

COVER SHEET & PROPERTY DESCRIPTION

REPLAT NO. 1

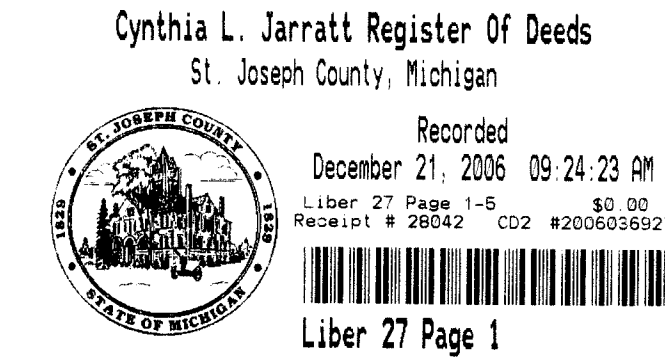
ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27
EXHIBIT B TO MASTER DEED OF

ISLAND HILLS PHASE II

SITUATED IN SECTIONS 29 AND 32, TOWN 6 SOUTH, RANGE 10 WEST,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER
MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE
WHEN A NUMBER HAS BEEN PROPERLY ASSIGNED
TO THIS PROJECT, IT MUST BE PROPERLY SHOWN
IN THE TITLE ON THIS SHEET AND IN THE
SURVEYOR'S CERTIFICATE ON SHEET 1.



DEVELOPER: PHEASANT RIDGE DEVELOPMENT COMPANY, INC.
P.O. BOX 535
BRISTOL, IN. 46507
(219)389-0255

SURVEYOR: MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (269) 467-6348

DESCRIPTION - CURRENT DEVELOPMENT (FUTURE DEVELOPMENT OF NORTH AREA AS SHOWN
ON ORIGINAL SITE CONDOMINIUM SUBDIVISION PLAN)

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF
SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY,
MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32 AND RUNNING THENCE N89°31'34"W,
ALONG THE SECTION LINE AS MONUMENTED, 379.53 FEET TO THE WEST LINE OF RAINTREE
BOULEVARD, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS
THENCE SOUTHERLY, ALONG SAID BOULEVARD, ALONG A 626.27 FOOT RADIUS CURVE TO THE
LEFT, HAVING A DELTA ANGLE OF 41°15'09" AND AN ARC LENGTH OF 450.91 FEET (CHORD =
S04°44'31"W 441.23 FEET) TO THE NORTHEAST CORNER OF UNIT 48 OF "ISLAND HILLS PHASE
II"; THENCE N89°31'31"W 221.74 FEET TO THE NORTHWEST CORNER OF SAID UNIT 48; THENCE
N00°28'29"E 304.00 FEET; THENCE N89°31'31"W 712.00 FEET; THENCE N64°37'51"W 783.92 FEET;
THENCE N89°31'33"W 595.85 FEET; THENCE N00°06'37"W, ALONG THE NORTH-SOUTH 1/4 LINE
OF SECTION 29, A DISTANCE OF 469.05 FEET; THENCE S89°31'41"E, ALONG THE NORTH LINE
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, A
DISTANCE OF 1327.39 FEET; THENCE S00°03'01"W, ALONG THE EAST LINE OF THE SOUTH 1/2
OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, A DISTANCE OF 331.55
FEET; THENCE S89°31'37"E 1319.03 FEET TO THE WEST LINE OF FINDLEY ROAD; THENCE
S12°06'15"E, ALONG THE WEST LINE OF FINDLEY ROAD, 0.84 FEET TO THE WEST LINE OF
RAINTREE BOULEVARD; THENCE SOUTHWESTERLY, ALONG THE WEST LINE OF RAINTREE
BOULEVARD, ALONG A 626.27 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF
46°44'25" AND AN ARC LENGTH OF 510.89 FEET (CHORD = S48°44'18"W 496.84 FEET) TO THE
POINT OF BEGINNING.

THIS PARCEL CONTAINS 29.654 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, WAYNE A. MOSTROM, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN,
HEREBY CERTIFY,

THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION
PLAN NO. 27 REPLAT NO. 1, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A
SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING
ENCROACHMENTS UPON THE LANDS AND THE PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND
AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC
ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES
PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE
RULES AS PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.



Nov. 29, 2006
DATE

Wayne A. Mostrom
WAYNE A. MOSTROM
PROFESSIONAL LAND SURVEYOR NO. 14100
MOSTROM & ASSOC., INC.
610 W. BURR OAK ST.
CENTREVILLE, MI 49032

SHEET INDEX

1. COVER SHEET & PROPERTY DESCRIPTION
2. SURVEY PLAN
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**SURVEY PLAN
REPLAT NO. 1**

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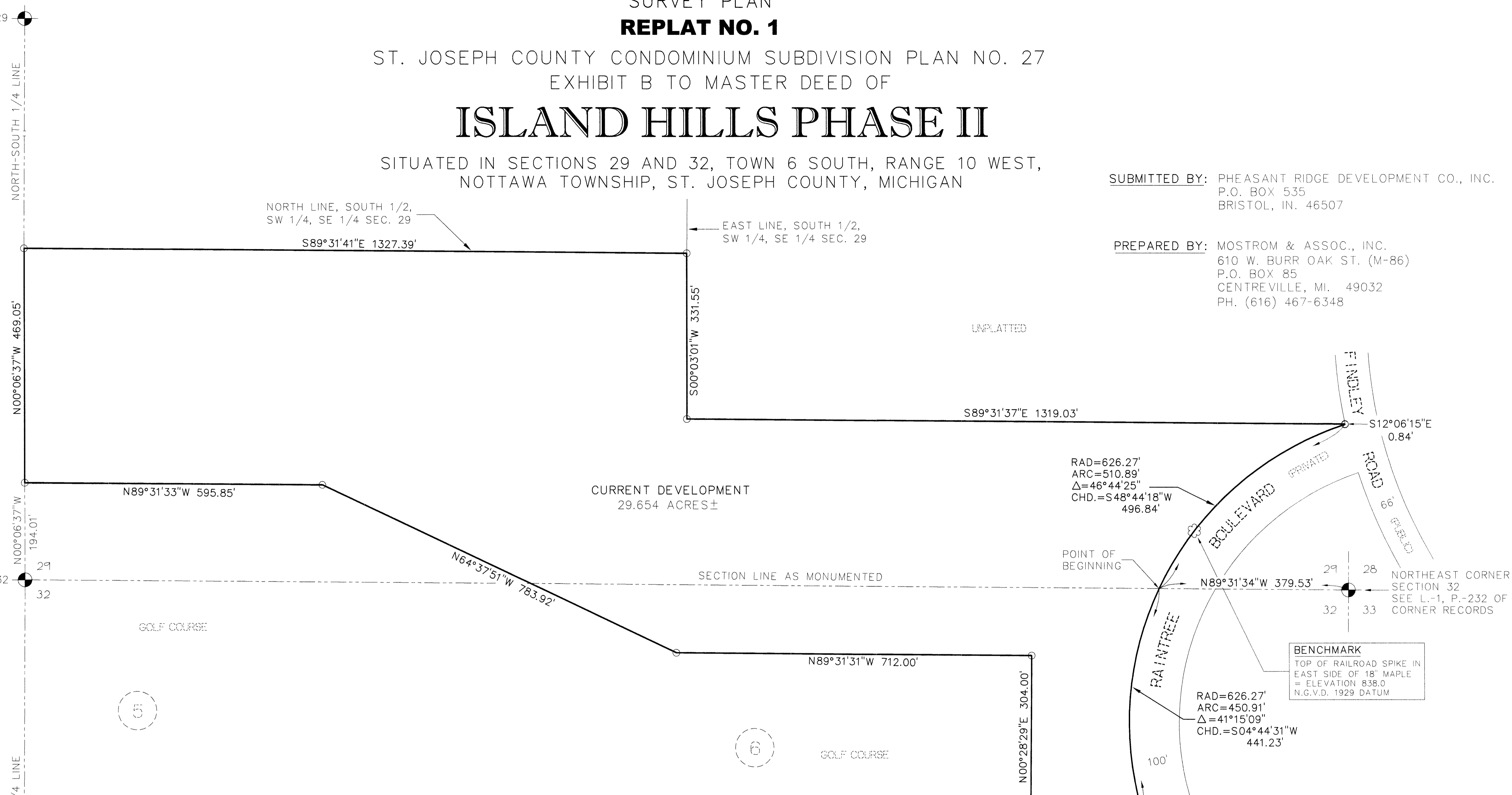
SUBMITTED BY: PHEASANT RIDGE DEVELOPMENT CO., INC.
P.O. BOX 535
BRISTOL, IN. 46507

PREPARED BY: MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
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NORTH 1/4 COR. SEC. 29 -
SEE L.-5, P.-105
OF CORNER RECORDS

NORTH 1/4 COR. SEC. 32 -
SEE L.-5, P.-103
OF CORNER RECORDS

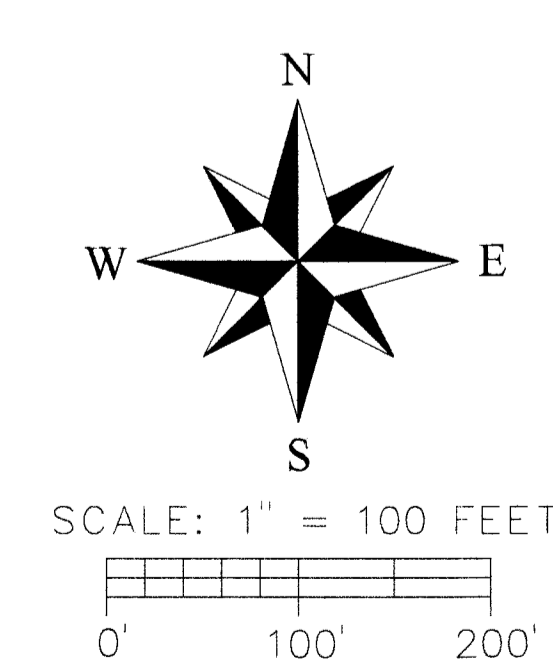
SOUTH 1/4 COR. SEC. 32 -
SEE L.-5, P.-104
OF CORNER RECORDS



NOTES:

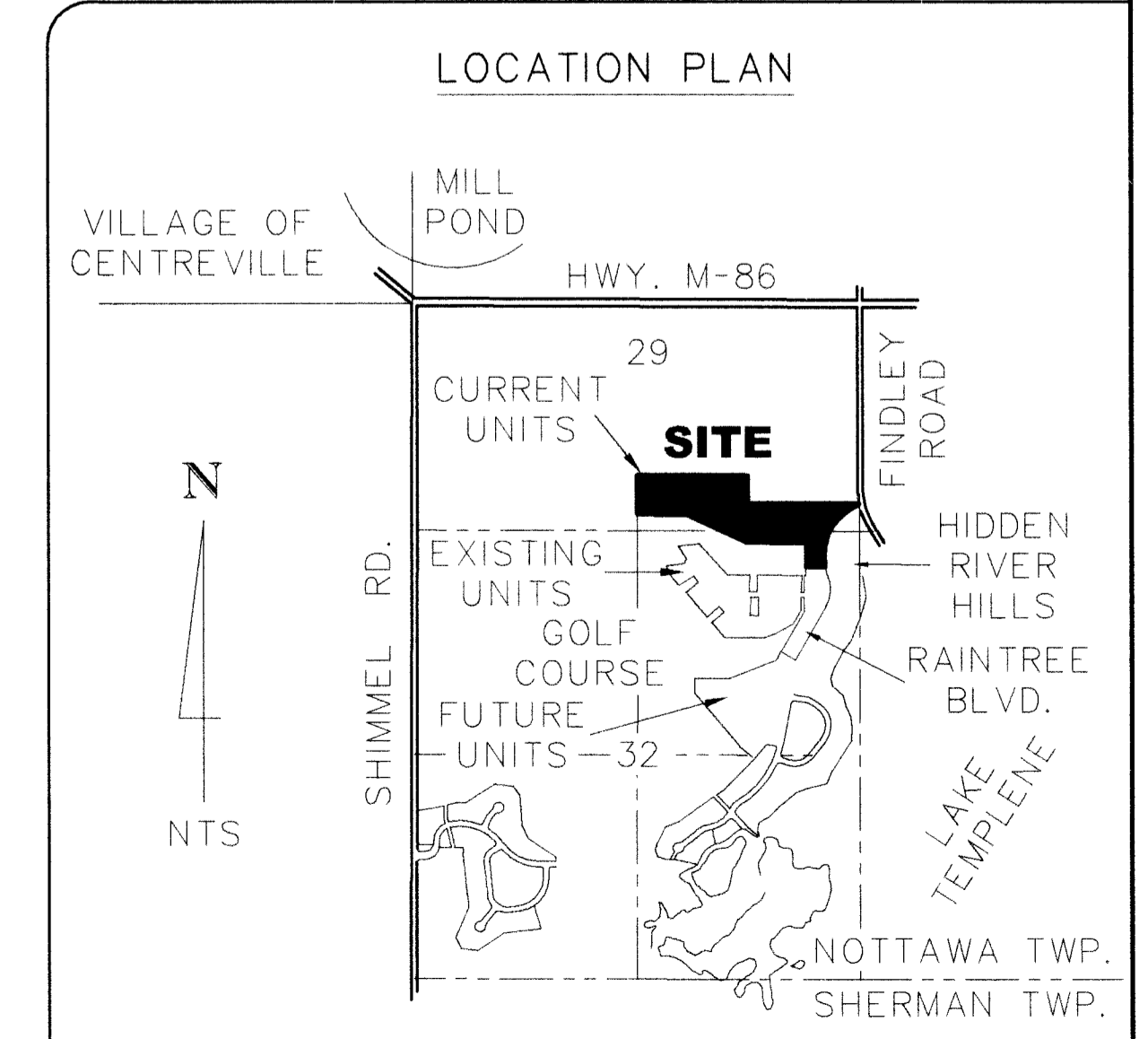
1. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM - MICHIGAN SOUTH ZONE, ALONG THE NORTH LINE OF SECTION 32.
2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE "POINT OF BEGINNING" AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 29 AND THE WESTERLY RIGHT OF WAY LINE OF RAIN TREE BLVD. AS BEING NORTH 152006.592, EAST 817880.371.
3. VERTICAL BENCHMARK: TOP OF RAILROAD SPIKE IN THE EAST SIDE OF 18" MAPLE TREE NEAR THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF PROPOSED GALES COURT AND THE WESTERLY RIGHT OF WAY LINE OF RAIN TREE BLVD. = ELEVATION 838.0 (N.G.V.D. 1929).
4. A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE 4" INCHES IN DIAMETER HAS BEEN SET AT ALL POINTS MARKED THUS: ○
5. A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE 4" INCHES IN DIAMETER HAS BEEN FOUND AT ALL POINTS MARKED THUS: ●
6. THE TOTAL ACREAGE FOR THE SUBJECT PROPERTY IS 29.654 ACRES, MORE OR LESS.

○ DENOTES - HOLE NO. AT GOLF COURSE



Wayne A. Mostrom

DATE: OCTOBER 27, 2006

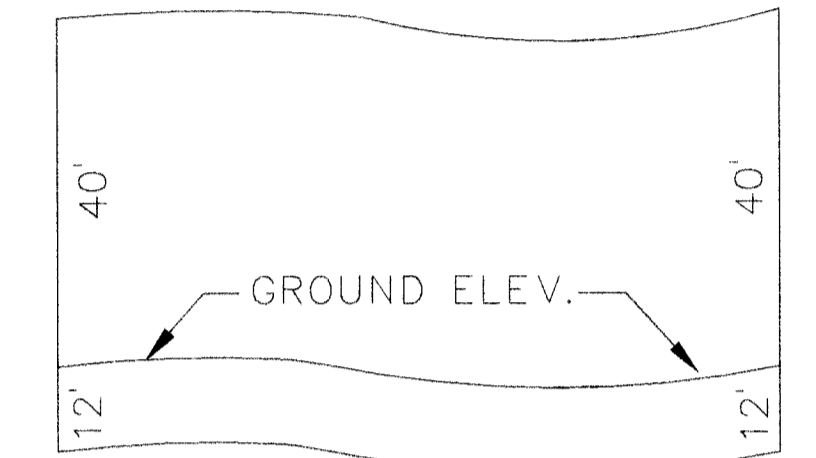
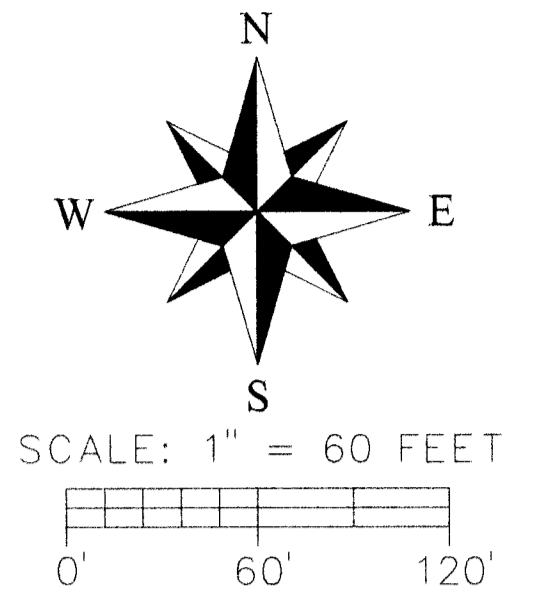


NORTH 1/4 COR. SEC. 29
SEE L.-5, P.-105
OF CORNER RECORDS

SITE PLAN
REPLAT NO. 1

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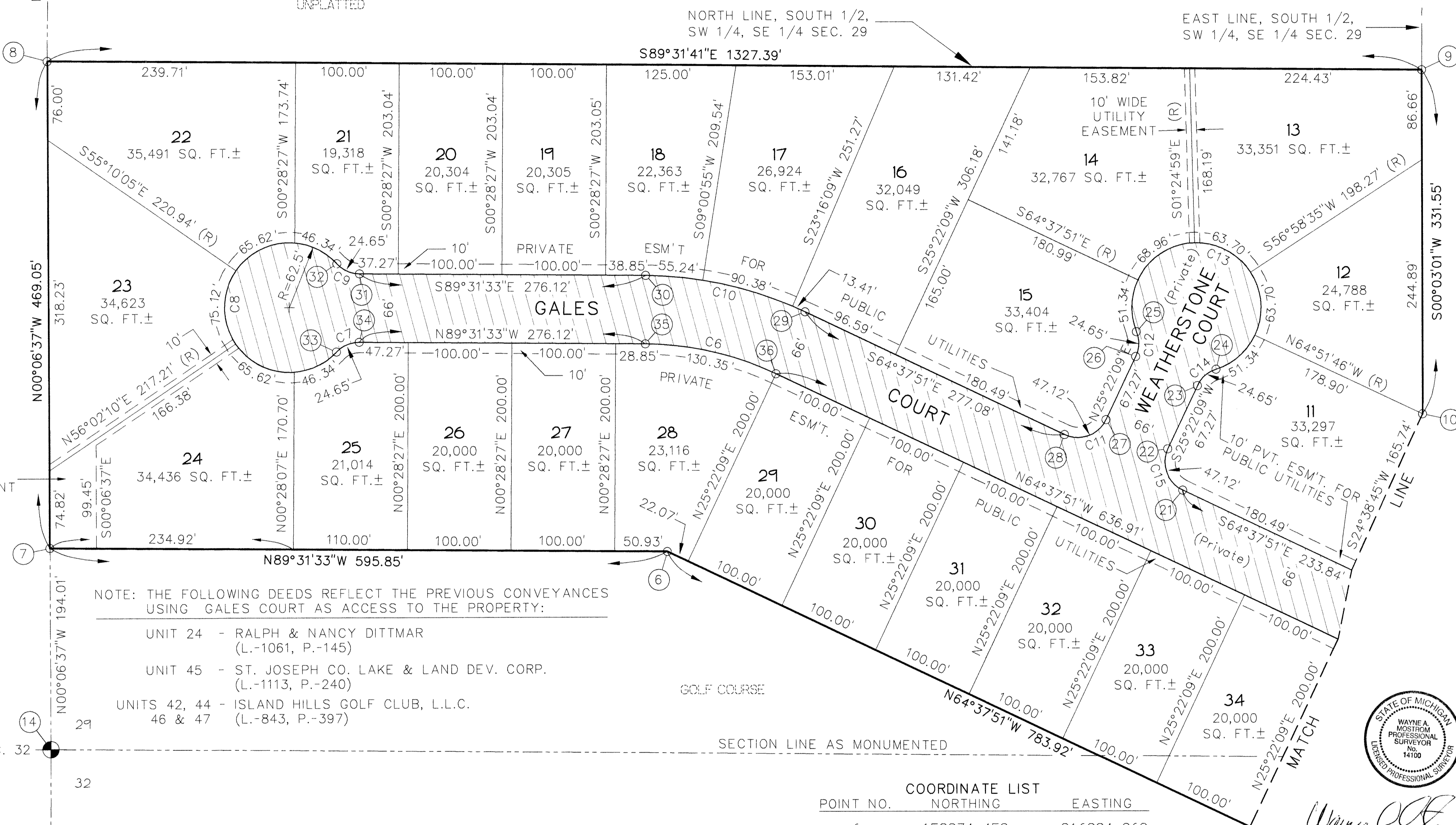


NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 12'-0" BELOW AND 40'-0" ABOVE GROUND ELEVATION.

UNIT CROSS SECTION
NO SCALE

LEGEND

- = GENERAL COMMON ELEMENT
- = LIMITED COMMON ELEMENT
- = UNITS
- = CONCRETE MONUMENT (1/2" X 36" IRON BAR 4" X 36" CONC. CYLINDER)
- (R) = RADIAL LINE
- C2 = CURVE NUMBER
- (10) = POINT NUMBER
- LOT CORNERS ARE MARKED BY A 1/2 INCH DIAMETER STEEL BAR 18 INCHES LONG



NOTE: THE FOLLOWING DEEDS REFLECT THE PREVIOUS CONVEYANCES USING GALES COURT AS ACCESS TO THE PROPERTY:

- UNIT 24 - RALPH & NANCY DITTMAR (L.-1061, P.-145)
- UNIT 45 - ST. JOSEPH CO. LAKE & LAND DEV. CORP. (L.-1113, P.-240)
- UNITS 42, 44 - ISLAND HILLS GOLF CLUB, L.L.C. 46 & 47 (L.-843, P.-397)

NOTE: ALL IMPROVEMENTS AS SHOWN IN THE GENERAL COMMON ELEMENTS MUST BE BUILT; ALL OTHER IMPROVEMENTS NEED NOT BE BUILT

NOTE: THE UNITS IN THIS DEVELOPMENT ARE NOT AFFECTED BY ANY 100-YEAR FLOOD PLAIN.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	300.00'	130.35'	24°53'43"	N77°04'42"W	129.33'
C7	30.00'	24.65'	47°04'19"	S66°56'17"W	23.96'
C8	62.50'	299.04'	274°08'37"	N00°28'27"E	85.14'
C9	30.00'	24.65'	47°04'19"	S65°59'24"E	23.96'
C10	366.00'	159.03'	24°53'43"	S77°04'42"E	157.78'
C11	30.00'	47.12'	90°00'00"	N70°22'09"E	42.43'
C12	30.00'	24.65'	47°04'19"	N01°50'00"E	23.96'
C13	62.50'	299.04'	274°08'37"	S64°37'51"E	85.14'
C14	30.00'	24.65'	47°04'19"	S48°54'18"W	23.96'
C15	30.00'	47.12'	90°00'00"	S19°37'51"E	42.43'

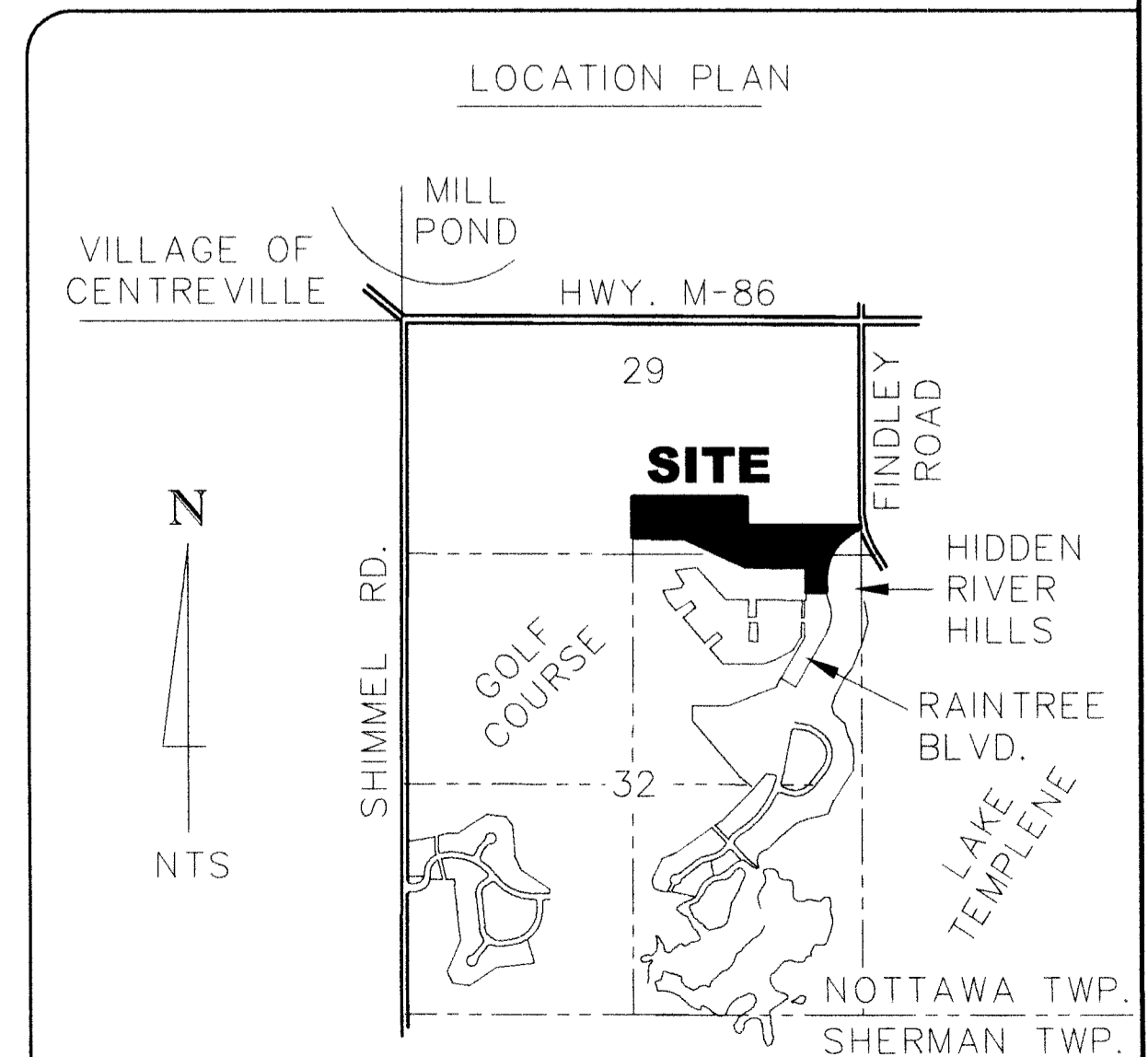
COORDINATE LIST

POINT NO.	NORTHING	EASTING
6	152274.459	816204.369
7	152279.389	815608.537
8	152748.440	815607.634
9	152737.507	816934.977
10	152405.961	816934.686
14	152085.380	815608.910
15	149425.459	815593.864
21	152332.651	816702.489
22	152372.612	816688.236
23	152433.395	816717.058
24	152449.144	816735.114
25	152485.620	816658.189
26	152461.673	816657.422
27	152400.889	816628.600
28	152386.636	816588.640
29	152505.350	816338.281
30	152540.633	816184.497
31	152542.917	815908.383
32	152552.666	815886.497
33	152467.534	815885.792
34	152476.919	815907.837
35	152474.635	816183.951
36	152445.715	816310.004

PREPARED BY:
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NOTE: UNITS ARE SUBJECT TO EASEMENTS AND CONDITIONS AS OUTLINED IN L.-708, P.-21, L.-843, P.-182, L.-843, P.-160, L.-586, P.-496 AND IN L.-906, P.-303.

DATE: OCTOBER 27, 2006



NORTH 1/4 COR. SEC. 32
SEE L.-5, P.-103
OF CORNER RECORDS

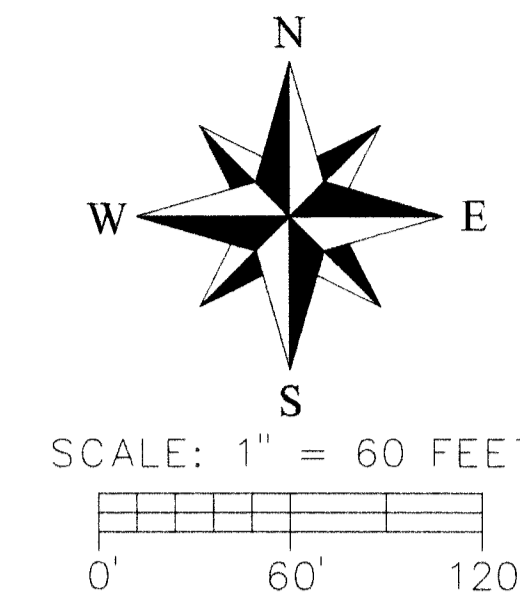
SOUTH 1/4 COR. SEC. 32
SEE L.-5, P.-104
OF CORNER RECORDS

**SITE PLAN
REPLAT NO. 1**

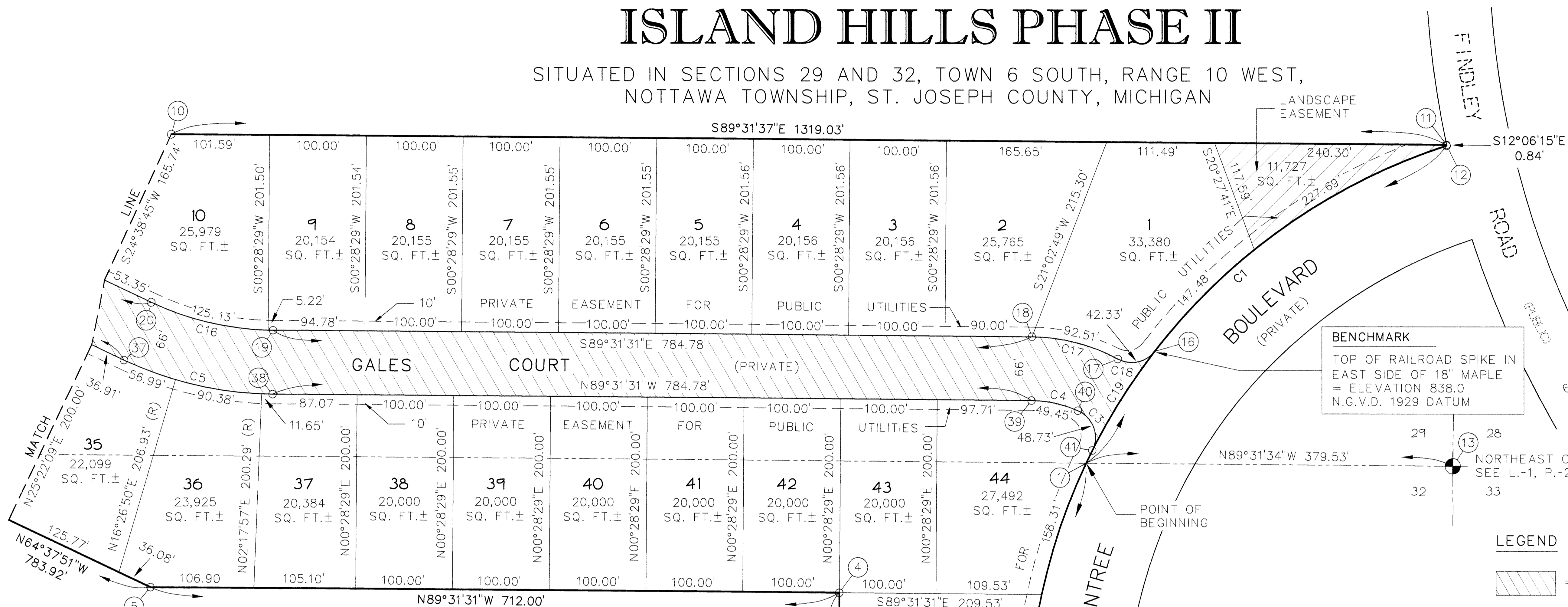
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- LEGEND**
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 - = CONCRETE MONUMENT (1/2" X 36" IRON IRON BAR 4" X 36" CONC. CYLINDER)
 - (R) = RADIAL LINE
 - C2 = CURVE NUMBER
 - ⑩ = POINT NUMBER
- LOT CORNERS ARE MARKED BY A 1/2 INCH DIAMETER STEEL BAR 18 INCHES LONG

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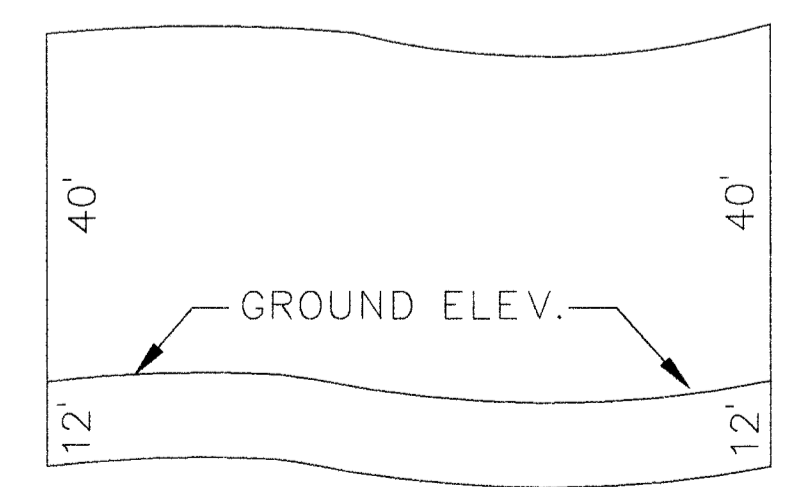
NOTE: THE UNITS IN THIS DEVELOPMENT ARE NOT AFFECTED BY ANY 100-YEAR FLOOD PLAIN.

COORDINATE LIST

POINT NO.	NORTHING	EASTING
1	152066.588	817880.370
2	151626.864	817843.893
3	151628.701	817622.156
4	151932.691	817624.674
5	151938.589	816912.692
10	152405.961	816934.686
11	152395.072	818253.675
12	152394.255	818253.850
13	152063.448	818259.880
16	152181.992	817951.302
17	152174.039	817913.222
18	152197.044	817824.579
19	152203.545	817039.824
20	152232.465	816913.775
37	152172.829	816885.497
38	152137.547	817039.278
39	152131.046	817824.033
40	152120.784	817872.067
41	152079.816	817886.833

NOTE: THE FOLLOWING DEEDS REFLECT THE PREVIOUS CONVEYANCES USING GALES COURT OR RAINTREE BLVD. AS ACCESS TO THE PROPERTY:

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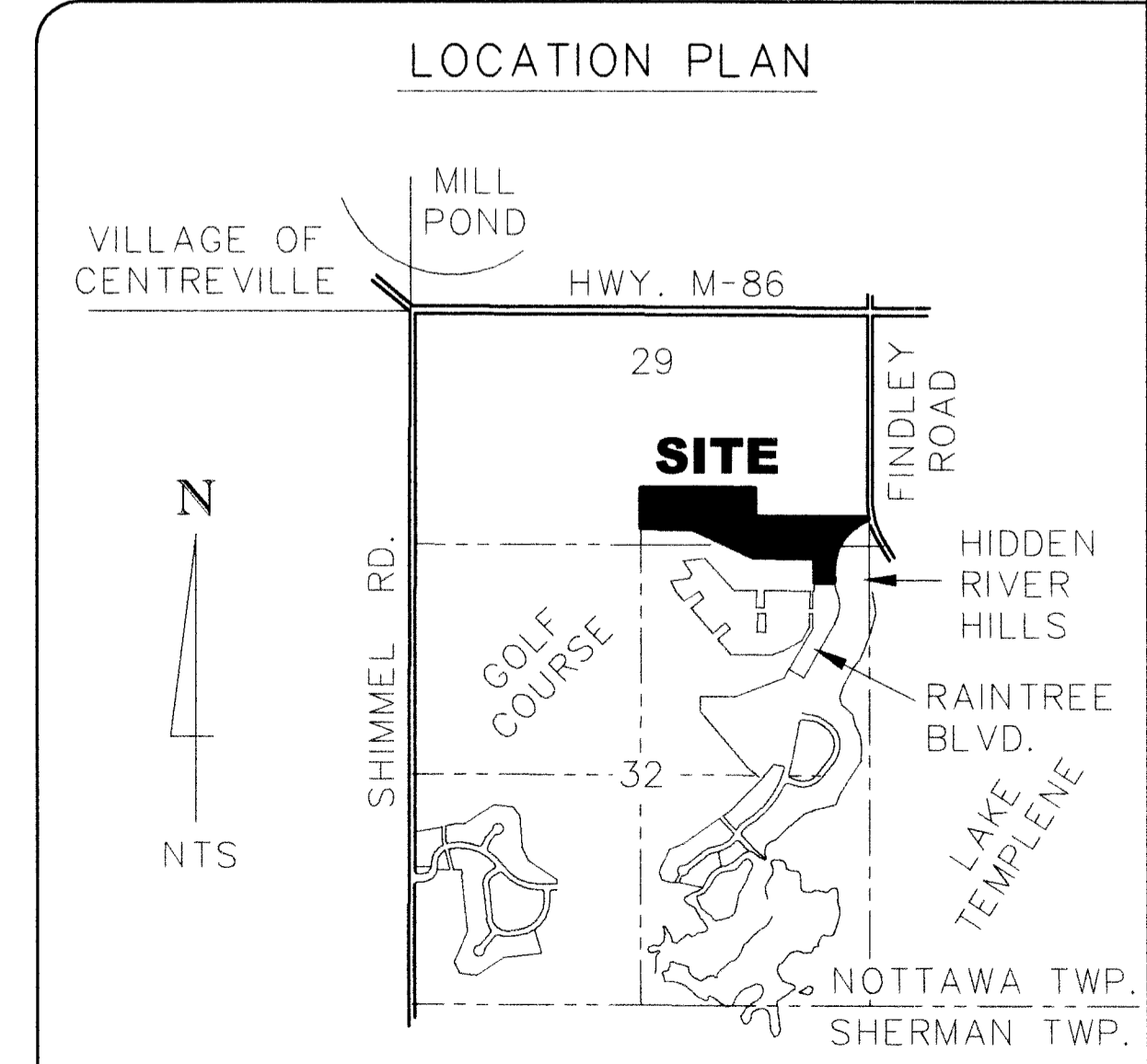
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UNIT CROSS SECTION
NO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	626.27'	510.89'	46°44'25"	S48°44'18"W	496.84'
C2	626.27'	450.91'	41°15'09"	S04°44'31"W	441.23'
C3	30.00'	48.73'	93°04'19"	N19°49'14"W	43.55'
C4	122.30'	49.45'	23°10'08"	N77°56'28"W	49.12'
C5	366.00'	159.02'	24°53'41"	N77°04'41"W	157.78'
C16	300.00'	130.35'	24°53'41"	S77°04'41"E	129.32'
C17	188.30'	92.51'	28°08'52"	S75°27'05"E	91.58'
C18	30.00'	42.33'	80°50'13"	N78°12'14"E	38.90'
C19	626.27'	121.00'	11°04'13"	S32°15'01"W	120.81'



Wayne A. Mostrom



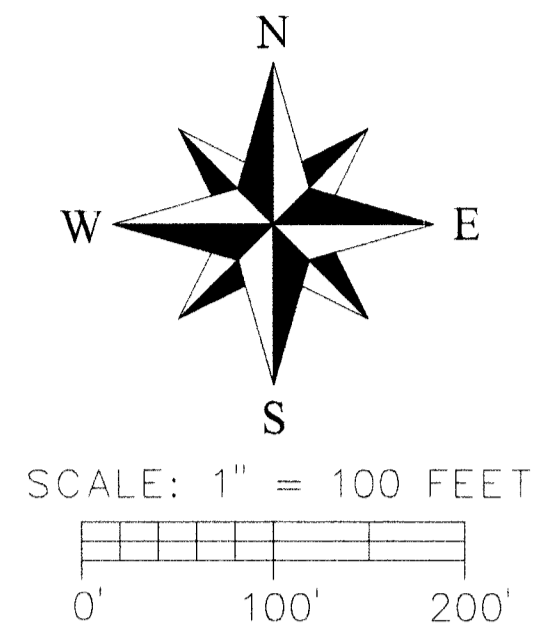
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UTILITY PLAN
REPLAT NO. 1

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NORTH 1/4 COR. SEC. 29
 SEE L-5, P-105
 OF CORNER RECORDS

NORTH-SOUTH 1/4 LINE

NORTH LINE, SOUTH 1/2,
 SW 1/4, SE 1/4 SEC. 29

EAST LINE, SOUTH 1/2,
 SW 1/4, SE 1/4 SEC. 29

NORTH 1/4 COR. SEC. 32
 SEE L-5, P-103
 OF CORNER RECORDS

NORTH-SOUTH 1/4 LINE

SECTION LINE AS MONUMENTED

NORTHEAST CORNER
 SECTION 32
 SEE L-1, P-232 OF
 CORNER RECORDS

NOTE: ALL IMPROVEMENTS AS SHOWN IN THE
 GENERAL COMMON ELEMENTS MUST BE BUILT;
 ALL OTHER IMPROVEMENTS NEED NOT BE BUILT

UTILITY INFORMATION

UTILITY	LOCATION	CONTACT
ELECTRIC	- CITY OF STURGIS 805 N. CENTERVILLE STURGIS, MI. 49091	JOHN GRIFFITH ELECTRICAL ENGINEER PHONE: (269) 651-2879
NATURAL GAS	- SEMCO ENERGY 16587 ENTERPRISE DR. THREE RIVERS, MI. 49093	GENE DUNNINGTON PHONE: (269) 278-2033 EXT. 213
TELEPHONE	- VERIZON 601 N. U.S. 131 THREE RIVERS, MI. 49093	JIM JACKSON PHONE: (269) 273-0339
CABLE T.V.	- COMCAST 414 W. HOFFMAN ST. THREE RIVERS, MI. 49093	DAVID COOK PHONE: (269) 273-8409 EXT. 11

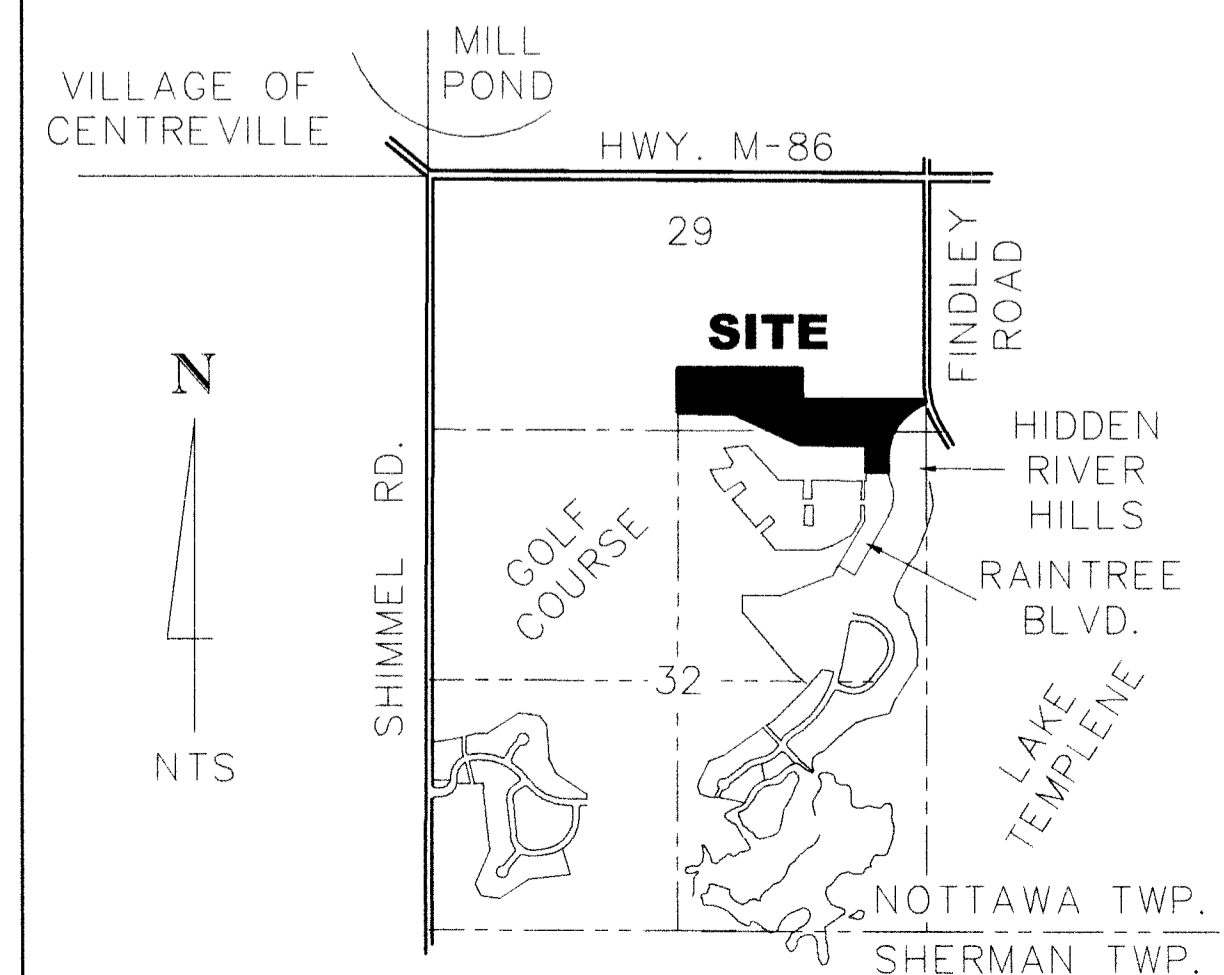


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LOCATION PLAN



SOUTH 1/4 COR. SEC. 32
 SEE L-5, P-104
 OF CORNER RECORDS