

COVER SHEET & PROPERTY DESCRIPTION

REPLAT NO. 3

ST. JOSEPH COUNTY CONDOMINIUM 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 CO., 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

ALL THAT PART OF 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 SAID SECTION 32 AND RUNNING THENCE
N89°31'34"W, ALONG THE SECTION LINE AS MONUMENTED, 379.53 FEET; THENCE SOUTHERLY,
ALONG THE WESTERLY LINE OF RAINTREE 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 POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
SOUTHERLY, ALONG SAID RAINTREE BOULEVARD, ALONG THE FOLLOWING THREE COURSES:
THENCE SOUTHERLY, ALONG A 626.27 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA
ANGLE OF 08°38'21" AND AN ARC LENGTH OF 94.43 FEET (CHORD=S20°12'14"E 94.34 FEET);
THENCE SOUTHERLY, ALONG A 433.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA
ANGLE OF 54°40'30" AND AN ARC LENGTH OF 413.19 FEET (CHORD=S02°56'12"W 397.69 FEET);
THENCE S30°17'18"W 736.56 FEET; THENCE N59°43'13"W 200.00 FEET; THENCE N30°17'18"E
566.74 FEET; THENCE N00°28'29"E 161.52 FEET; THENCE N89°31'31"W, ALONG THE SOUTH
RIGHT-OF-WAY LINE OF BROOKSTONE DRIVE, 40.00 FEET; THENCE S00°28'29"W 150.87 FEET;
THENCE S30°18'01"W 193.86 FEET; THENCE S61°21'08"W 246.80 FEET; THENCE S70°46'38"W
138.89 FEET; THENCE N89°31'31"W 482.71 FEET; THENCE N40°57'58"W 203.15 FEET; THENCE
N49°02'02"E 202.70 FEET; THENCE NORTHWESTERLY, ALONG THE WESTERLY RIGHT-OF-WAY
LINE OF HIDDEN RIVER DRIVE, ALONG A 346.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A
DELTA ANGLE OF 07°10'04" AND AN ARC LENGTH OF 43.29 FEET (CHORD=N44°32'44"W 43.26
FEET); THENCE N40°57'58"W, ALONG SAID HIDDEN RIVER DRIVE, 56.83 FEET; THENCE
S49°02'02"W 200.00 FEET; THENCE N40°57'58"W 403.76 FEET; THENCE N50°22'44"E 200.07
FEET; THENCE NORTHWESTERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIDDEN RIVER
DRIVE, ALONG A 933.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF
05°47'10" AND AN ARC LENGTH OF 94.22 FEET (CHORD=N37°46'26"W 94.18 FEET); THENCE
S59°23'49"W 208.66 FEET; THENCE N40°57'58"W 126.15 FEET; THENCE N27°35'04"W 154.30 FEET;
THENCE N00°16'47"E 112.27 FEET; THENCE N49°08'12"E 189.81 FEET; THENCE N83°33'02"E
252.14 FEET; THENCE S42°02'42"E 504.45 FEET; THENCE S89°31'31"E 900.00 FEET; THENCE
S00°28'29"W 200.00 FEET; THENCE S89°31'31"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF
BROOKSTONE DRIVE, 40.00 FEET; THENCE N00°28'29"E 200.00 FEET; THENCE S89°31'31"E 20.00
FEET; THENCE N00°28'29"E 106.00 FEET; THENCE S89°31'31"E 221.74 FEET TO THE POINT OF
BEGINNING.

EXCEPTING THEREFROM:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32 AND RUNNING THENCE
S00°19'27"W, ALONG THE NORTH-SOUTH 1/4 LINE, 330.80 FEET; THENCE S89°40'33"E, AT RIGHT
ANGLES TO SAID 1/4 LINE, 322.35 FEET; THENCE N49°08'12"E 189.81 FEET; THENCE
N83°33'02"E 252.14 FEET; THENCE S42°02'42"E 504.45 FEET; THENCE S89°31'31"E 285.54 FEET;
THENCE S00°28'29"W 266.00 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION; THENCE
S89°31'31"E, ALONG THE SOUTH LINE OF BROOKSTONE DRIVE, 100.00 FEET; THENCE
S00°28'29"W 220.00 FEET; THENCE N89°31'31"W, ALONG THE NORTH LINE OF HIDDEN RIVER
DRIVE, 100.00 FEET; THENCE N00°28'29"E 220.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 29.815 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. 3, 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.

5/8/08
DATE

Wayne A. Mostrom

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



NOTE: REPLAT NO. 3 ONLY REDUCES UNIT 74
IN SIZE PER APRIL 22, 2008 MEETING OF
THE NOTTAWA TOWNSHIP BOARD OF APPEALS

SHEET INDEX

- 1. COVER SHEET & PROPERTY DESCRIPTION
- 2. SURVEY PLAN
- 3. SITE PLAN
- 4. UTILITY PLAN

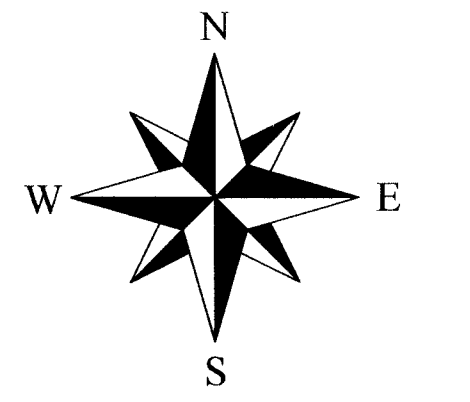
SURVEY PLAN
REPLAT NO. 3

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 27

EXHIBIT B TO MASTER DEED OF

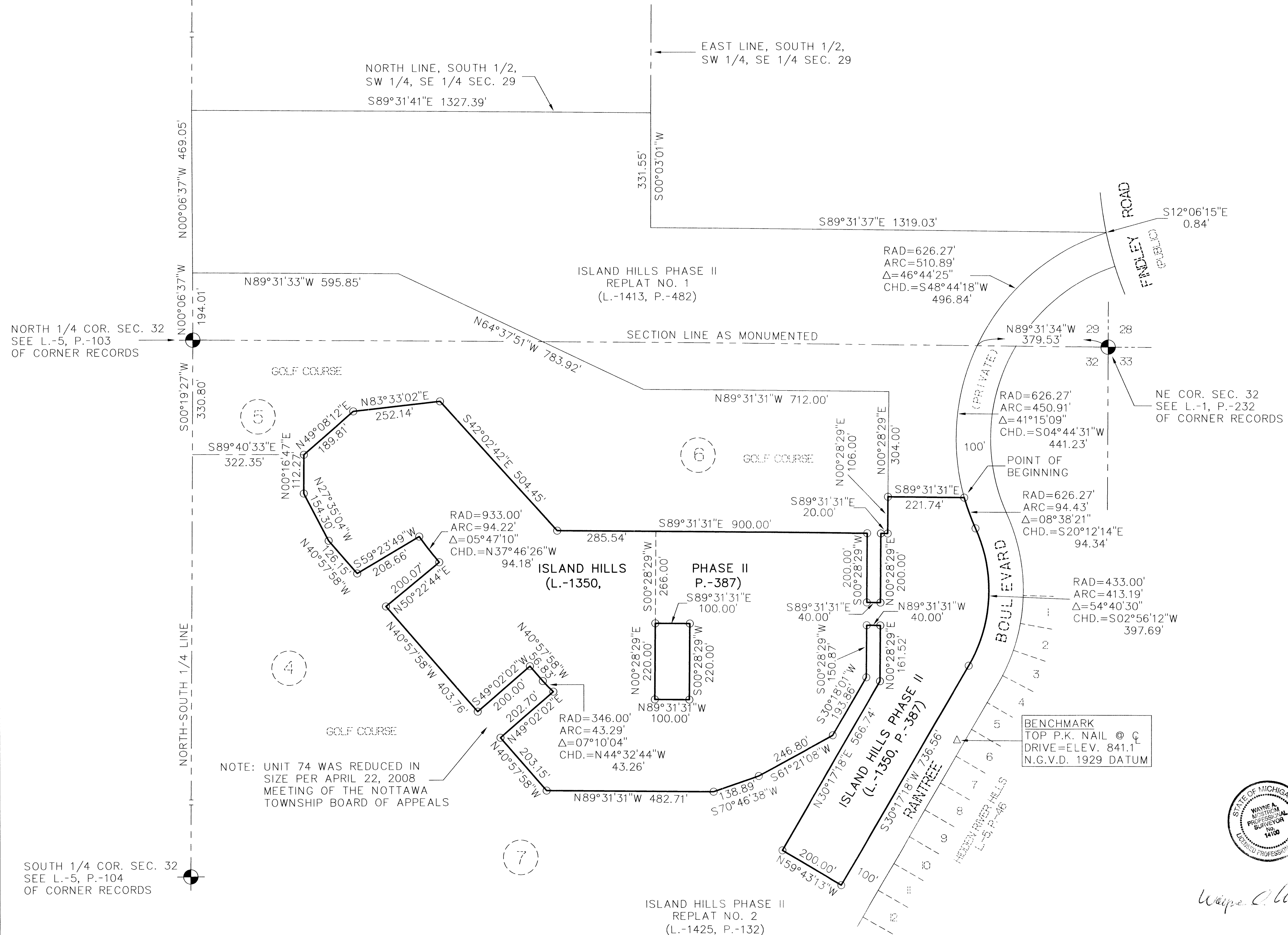
ISLAND HILLS PHASE II

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



SCALE: 1" = 150 FEET
 0' 150' 300'

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

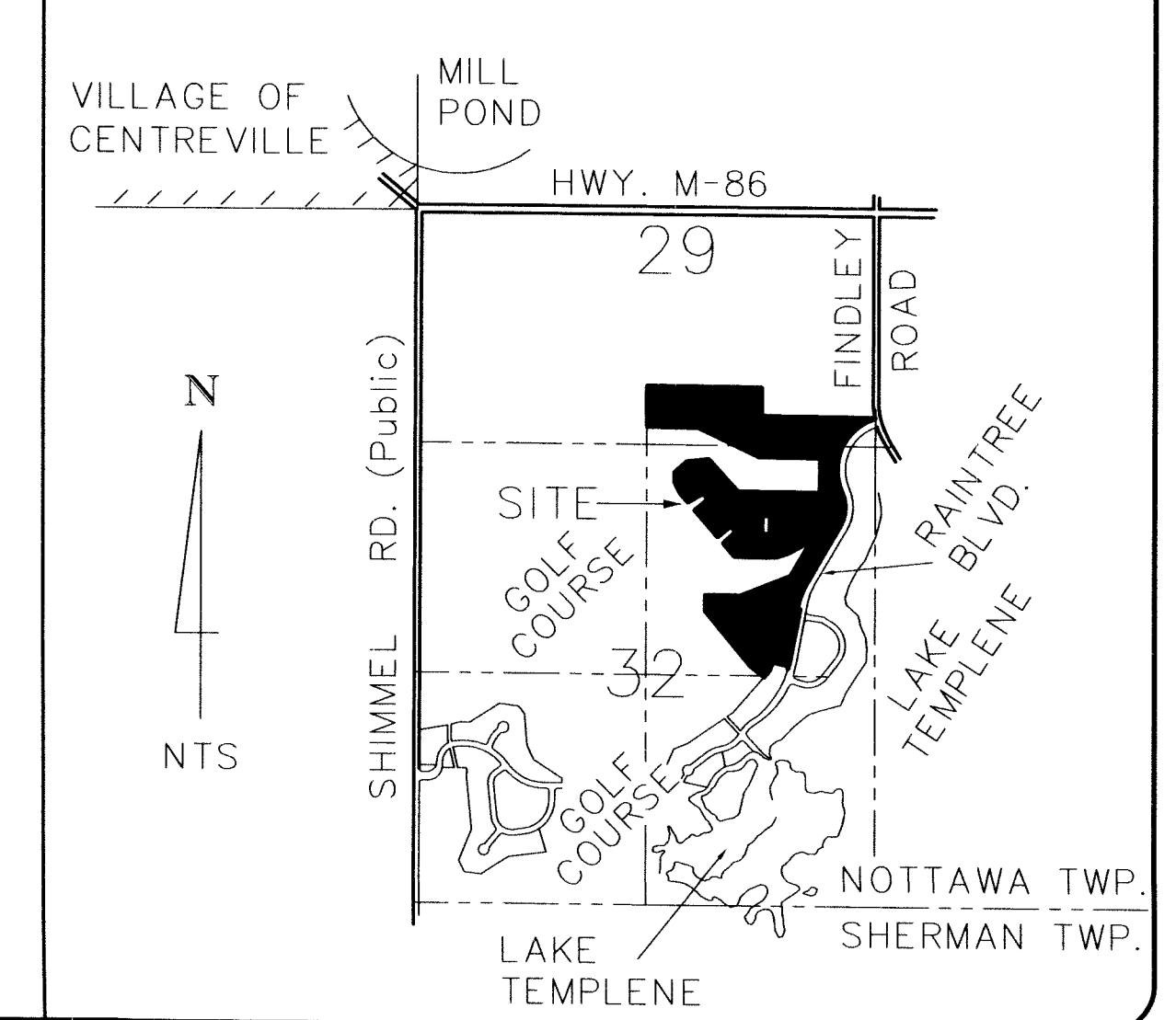


NOTES:

1. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, ALONG THE NORTH LINE OF SECTION 32.
2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE "POINT OF BEGINNING" AT THE NORTHEAST CORNER OF THE CURRENT DEVELOPMENT AS BEING NORTH 151626.864, EAST 817843.893 (NE CORNER OF PROPOSED UNIT 48).
3. VERTICAL BENCHMARK: TOP OF P.K. NAIL IN CENTERLINE OF DRIVE ON THE EAST SIDE OF RAIN TREE BLVD. EAST OF PROPOSED UNIT 92 (N.G.V.D. 1929).
4. A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE 4" IN DIAMETER HAS BEEN SET AT ALL POINTS MARKED THUS: ○
5. THE TOTAL ACREAGE FOR THE CURRENT DEVELOPMENT IS 30.321 ACRES, MORE OR LESS.

○ 7 DENOTES - HOLE NO. AT GOLF COURSE

LOCATION PLAN



Wayne A. Miller

DATE: 5/8/2008
 SHEET 2 OF 4

**SITE PLAN
REPLAT NO. 3**

ST. JOSEPH COUNTY CONDOMINIUM 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

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

- = GENERAL COMMON ELEMENT
- = LIMITED COMMON ELEMENT
- = UNITS

- = 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 STELL BAR 18 INCHES LONG

NOTE: THE FOLLOWING DEEDS REFLECT THE PREVIOUS CONVEYANCES USING
BROOKSTONE DRIVE AND HIDDEN RIVER DRIVE AS ACCESS TO THE PROPERTY:

NOTE: DUE TO THE 6 YEAR
TIME LIMIT, THE ORIGINAL
DEVELOPMENT OF ISLAND
HILLS HAS EXPIRED, THIS
DEVELOPMENT CONTINUES THE
SAME UNIT NUMBERING
SYSTEM TO AVOID ANY
CONFUSION.

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

POINT NO.	NORTHING	EASTING
1	151626.864	817843.893
2	151538.329	817876.475
3	151349.848	817915.045
4	151214.670	817890.229
5	151141.156	817856.099
6	150505.139	817484.613
7	150605.983	817311.898
8	151095.365	817597.737
9	151256.879	817599.075
10	151257.211	817559.076
11	151257.235	817556.100
12	151106.344	817557.827
13	150938.944	817460.051
14	150820.623	817243.464
15	150774.895	817112.319
16	150778.894	816629.626
17	151503.738	816000.282
18	151640.498	815928.833
19	151312.680	816166.168
20	151876.950	816072.931
21	151905.272	816323.471
22	151530.657	816661.311
23	151523.202	817561.280
24	151323.208	817559.623
25	151322.877	817599.622
26	151522.870	817601.278
27	151522.705	817621.278
28	151628.701	817622.156
29	151440.265	816320.276
30	151514.709	816262.586
31	151408.482	816082.988
32	150932.291	816496.439
33	151065.184	816649.498
34	151138.923	816581.898
35	151007.801	816430.878
36	151752.764	815929.381
38	151262.301	816944.633
39	151261.472	817044.629
40	151041.480	817042.807
41	151042.308	816942.810
42	151320.515	817884.803
43	151254.700	817862.205
44	151216.896	817452.507
45	151073.875	817299.279
46	150975.447	817046.511
47	150976.847	816877.569
48	151096.013	816619.154
49	151436.578	816323.460
50	151591.749	816214.282
51	151605.953	816196.228
52	151645.005	816271.946
53	151620.050	816274.095
54	151480.317	816372.889
55	151246.577	816575.834
56	151243.592	816618.155
57	151271.653	816650.474



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

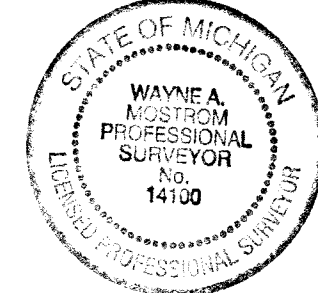
NO SCALE

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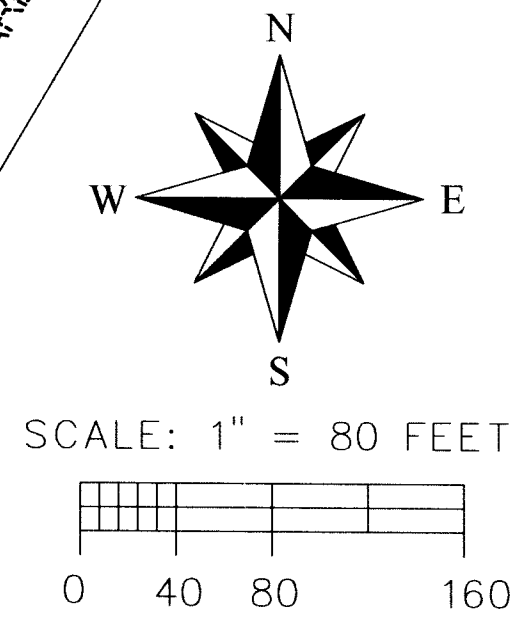
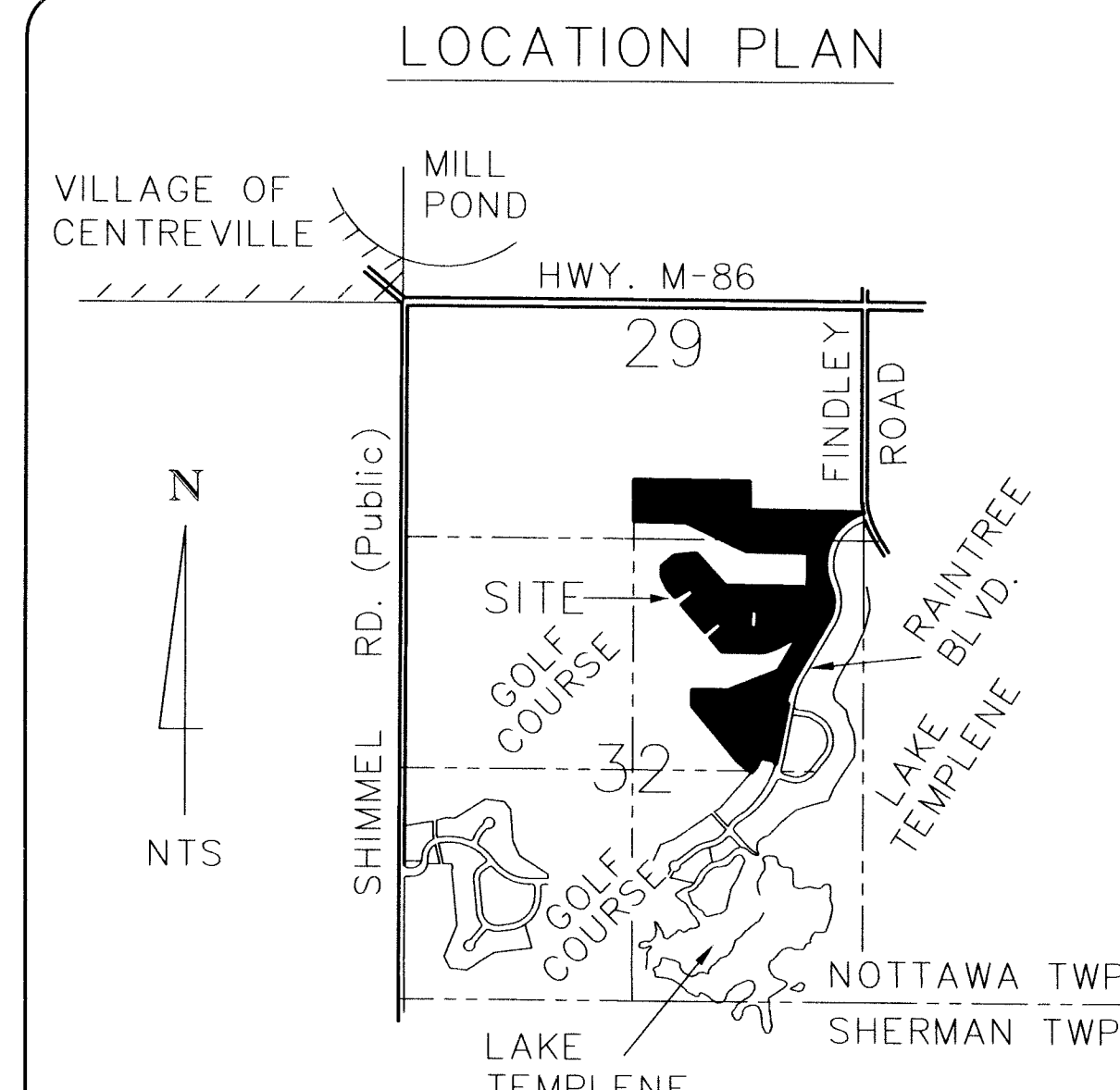
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD/BEARING
C1	626.27'	8°38'21"	94.43'	47.30'	94.34' S20°12'14"E
C2	433.00'	54°40'30"	413.19'	223.85'	397.69' S02°56'12"W
C3	30.00'	109°03'33"	57.10'	42.10'	48.86' N34°59'45"W
C4	150.00'	43°30'05"	113.89'	59.85'	111.17' S68°43'26"W
C5	366.00'	43°30'05"	277.88'	146.02'	271.26' N68°43'26"E
C6	346.00'	41°23'45"	249.98'	130.73'	244.58' N68°49'39"W
C7	933.00'	05°35'11"	90.97'	45.52'	90.93' N32°05'15"W
C8	30.00'	45°01'21"	23.57'	12.43'	22.97' N51°48'20"W
C9	62.50'	274°04'05"	298.96'	.00'	85.20' N62°43'02"E
C10	30.00'	49°20'55"	25.84'	13.78'	25.05' S04°55'23"E
C11	867.00'	11°19'39"	171.41'	85.98'	171.13' S35°15'40"E
C12	30.00'	90°00'00"	47.12'	30.00'	42.43' S85°57'58"E
C13	236.00'	41°26'26"	170.69'	89.27'	167.00' N69°45'16"W
C14	30.00'	89°12'15"	46.71'	29.59'	42.13' N45°52'21"E
C15	30.00'	136°29'55"	71.47'	75.19'	55.73' S21°16'34"E
C16	300.00'	43°30'05"	227.77'	119.69'	222.34' S68°43'26"W
C17	280.00'	48°33'34"	237.31'	126.31'	230.27' N65°14'45"W
C18	30.00'	90°00'00"	47.12'	30.00'	42.43' N04°02'02"E
C19	170.00'	41°26'26"	122.96'	64.31'	120.29' N69°45'16"E
C20	933.00'	05°47'10"	94.22'	47.15'	94.18' N37°46'26"W
C21	346.00'	07°10'04"	43.29'	21.67'	43.26' N44°32'44"W
C22	933.00'	00°17'57"	4.87'	2.44'	4.87' N40°48'59"W

POINT NO.	NORTHING	EASTING
58	151329.442	816807.153
59	151263.444	816806.607
60	151259.148	817325.191
61	151207.218	817345.412
62	151122.124	817254.245
63	151041.445	817047.058
64	151042.844	816878.116
65	151139.264	816669.008
66	151151.434	816658.441
67	151193.756	816661.425
68	151221.817	816693.744
69	152085.380	815608.910
70	152066.588	817880.370
71	152063.448	818259.880

NOTE: UNITS ARE SUBJECT
TO EASEMENTS AND
CONDITIONS AS OUTLINED IN
L-708, P-21, L-843, P-182
AND IN L-843, P-160.



Wayne A. Mostrom



DATE: 5/8/2008
SHEET 3 OF 4

UTILITY PLAN

REPLAT NO. 3

ST. JOSEPH COUNTY CONDOMINIUM 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

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

NE COR. SEC. 32
SEE L.-1, P.-232
OF CORNER RECORDS

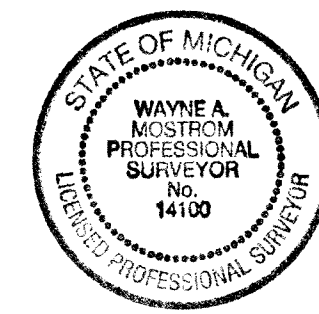
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CENTREVILLE, MI. 49032
PH. (269) 467-6348

ISLAND HILLS PHASE II
REPLAT NO. 1
(L.-1413, P.-482)

GOLF COURSE

GOLF COURSE

GOLF COURSE



Wayne A. Mostrom

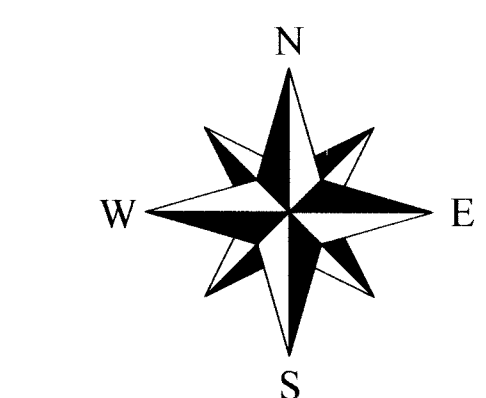
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ISLAND HILLS PHASE
II REPLAT NO. 2
(L.-1425, P.-132)

DATE: 5/8/2008
SHEET 4 OF 4

UTILITY INFORMATION

UTILITY	LOCATION	CONTACT
ELECTRIC	- CITY OF STURGIS 805 N. CENTREVILLE 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



SCALE: 1" = 80 FEET
0' 80' 160'

LOCATION PLAN

