

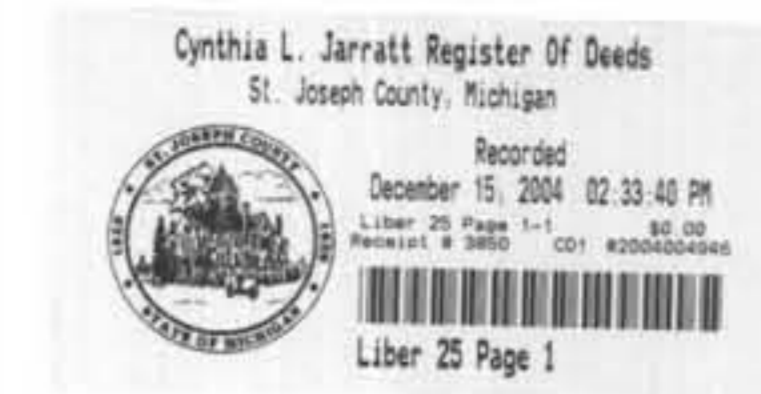
COVER SHEET & PROPERTY DESCRIPTION
ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 25

EXHIBIT B TO THE MASTER DEED OF
GOLDEN POND

SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 3,
T7S, R10W, SHERMAN 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 ASSIGNED TO THIS PROJECT. IT MUST BE PROPERLY SHOWN IN THE TITLE AND THE SURVEYOR'S CERTIFICATE ON SHEET 2.



PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 3, T 7 S, R 10 W, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3 AND RUNNING THENCE N89°59'06"W, ALONG THE 1/4 LINE AS MONUMENTED, 2597.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N89°59'06"W, ALONG SAID 1/4 LINE 1002.11 FEET; THENCE FOLLOWING THE BOUNDARY OF "BROKEN TREE" ALONG THE FOLLOWING SIX COURSES; THENCE N00°04'14"E 33.00 FEET; THENCE NORTHWESTERLY ALONG A 30 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 47.15 FEET AND A DELTA ANGLE OF 90°03'20" (CHORD = N44°57'26"W 42.45 FEET); THENCE N00°04'14"E 77.21 FEET THENCE NORTHEASTERLY ALONG A 250 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 392.46 FEET AND A DELTA ANGLE OF 89°56'41" (CHORD = N45°02'34"E 353.38 FEET); THENCE S89°59'06"E 103.59 FEET; THENCE N00°04'14"E 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID "BROKEN TREE"; THENCE NORTHEASTERLY ALONG A 736.89 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 603.96 FEET AND A DELTA ANGLE OF 46°57'37" (CHORD = N66°32'06"E 587.20 FEET); THENCE S35°24'44"E 60.15 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE ALONG THE FOLLOWING SIX COURSES: THENCE N44°29'18"E 156.70 FEET; THENCE N27°25'30"W 166.57 FEET; THENCE N26°25'29"E 49.76 FEET; THENCE N33°13'35"E 102.24 FEET; THENCE N76°25'28"E 102.36 FEET; THENCE S78°36'23"E 50.31 FEET; THENCE N32°37'52"E 86.50 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF PROPOSED SWAN BAY DRIVE ALONG THE FOLLOWING TWO COURSES: THENCE EASTERLY ALONG A 770.33 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 72.12 FEET AND A DELTA ANGLE OF 05°D21'51" (CHORD = N80°09'17"E 72.09 FEET); THENCE EASTERLY ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 128.68 FEET AND A DELTA ANGLE OF 43°22'05" (CHORD = S75°48'25"E 125.63 FEET); THENCE S54°11'21"W 10.55 FEET; THENCE ALONG THE CENTERLINE OF PROPOSED SWAN BAY DRIVE ALONG THE FOLLOWING FIVE COURSES: THENCE SOUTHEASTERLY ALONG A 160.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 4.68 FEET AND A DELTA ANGLE OF 01°40'33" (CHORD = S54°07'29"E 4.68 FEET); THENCE SOUTHEASTERLY ALONG A 170.58 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 76.20 FEET AND A DELTA ANGLE OF 25°35'40" (CHORD = S43°56'34"E 75.57 FEET); THENCE S30°52'46"E 197.89 FEET; THENCE SOUTHEASTERLY ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 80.87 FEET AND A DELTA ANGLE OF 30°53'19" (CHORD = S15°26'07"E 79.89 FEET); THENCE S00°00'33"W 95.43 FEET; THENCE N89°59'06"W 420.00 FEET; THENCE S00°00'33"W 200.00 FEET; THENCE S89°59'06"E 420.00 FEET; THENCE ALONG THE CENTERLINE OF SWAN BAY DRIVE ALONG THE FOLLOWING TWO COURSES: THENCE S00°00'33"W 69.66 FEET; THENCE SOUTHEASTERLY ALONG A 150.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 30.55 FEET AND A DELTA ANGLE OF 11°40'16" (CHORD = S05°49'35"E 30.50 FEET; THENCE N89°59'06"W 466.99 FEET; THENCE S23°42'24"W 251.57 FEET; THENCE S00°00'33"W 162.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT LAND LYING BETWEEN THE ABOVE DESCRIBED INTERMEDIATE TRAVERSE LINE AND THE WATER'S EDGE OF GOLDEN POND AS DESCRIBED IN LIBER 937, PAGE 833.

SUBJECT TO A PRIVATE ROAD AND UTILITY EASEMENT IN LIBER 937, PAGE 833, LIBER 855, PAGE 640 AND IN SURVEY OF RECORD ON LIBER 1259, PAGE 798.

DEVELOPER:

PHEASANT RIDGE DEVELOPMENT CO., INC.
P.O. BOX 535
BRISTOL, INDIANA 46507
PHONE: (219) 389-0255

SURVEYOR:

MOSTROM & ASSOCIATES, INC.
610 W. BURR OAK STREET (M-86)
P.O. BOX 85
CENTREVILLE, MICHIGAN 49032
PHONE: (269) 467-6348

ALSO:

KENT E. DAVIDSON & JARALEE DAVIDSON
62261 SWAN BAY DRIVE
STURGIS, MICHIGAN 49091

SHEET INDEX

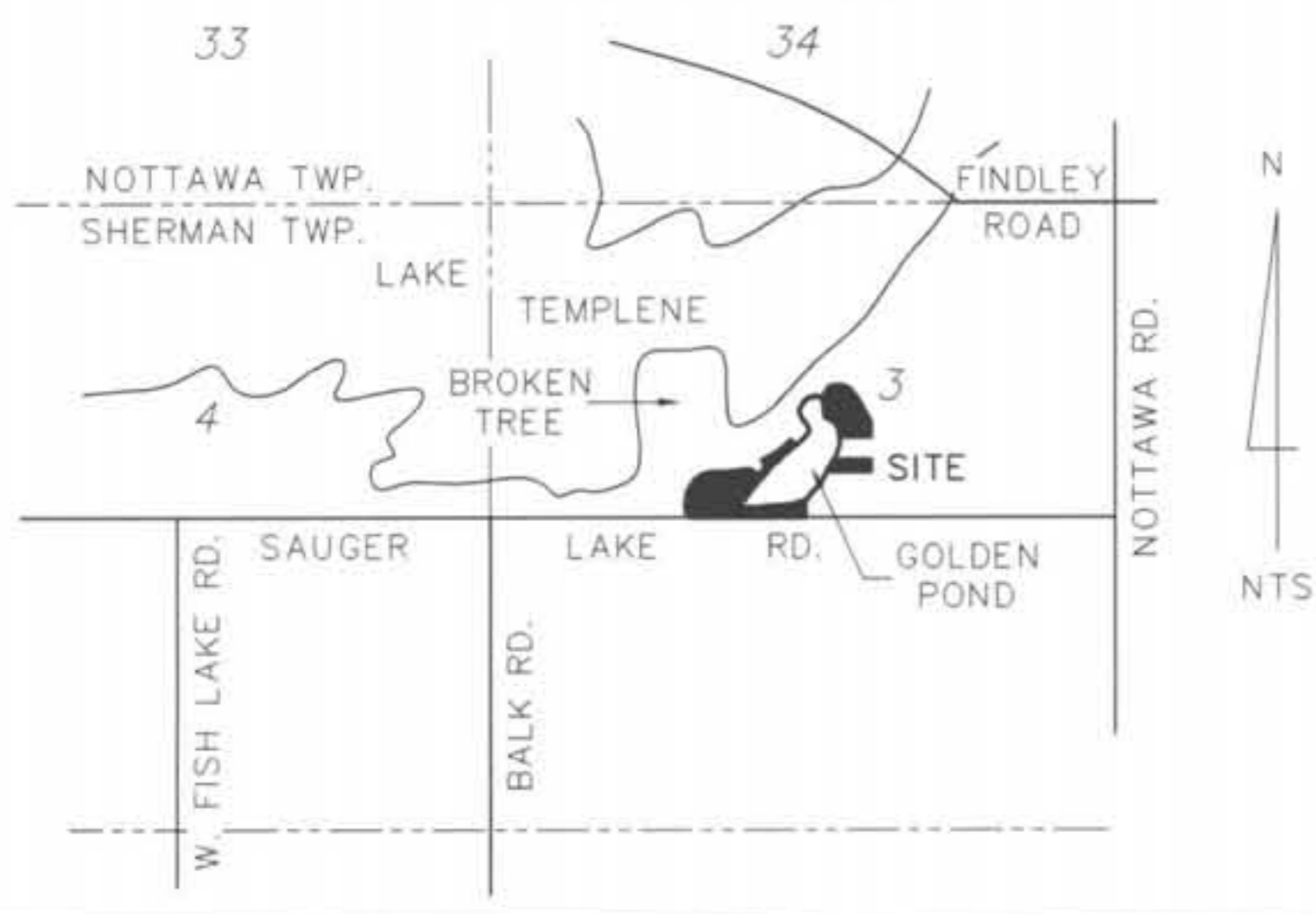
- 1.) COVER SHEET & PROPERTY DESCRIPTION
- 2.) SURVEY PLAN
- 3.) SITE PLAN
- 4.) UTILITY PLAN

*KENT E. DAVIDSON AND JARALEE DAVIDSON HAVE EXECUTED THE MASTER DEED FOR THE LIMITED PURPOSE OF SUBMITTING TO THE CONDOMINIUM THE PARCEL OF LAND PREVIOUSLY SOLD TO THEM BY DEVELOPER PURSUANT TO A METES AND BOUNDS DESCRIPTION. THIS PARCEL IS NOW ACTING AS UNIT 5 OF THE CONDOMINIUM. THEY ARE NOT ACTING AS THE DEVELOPER AND DISCLAIM ANY RIGHTS, INTERESTS, OR OBLIGATIONS AS DEVELOPER.



Wayne A. Mostrom

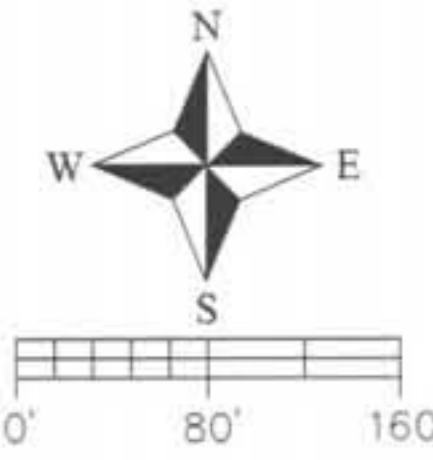
LOCATION MAP



SURVEY PLAN

GOLDEN POND

SITUATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 3, T7S, R10W, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.15'	90°03'20"	N44°57'26"W	42.45'
C2	250.00'	392.46'	89°56'41"	N45°02'34"E	353.38'
C3	802.89'	185.87'	13°15'50"	N83°23'15"E	185.45'
C4	30.00'	34.44'	65°46'10"	S70°21'35"E	32.58'
C5	62.50'	274.70'	251°49'36"	N16°36'43"E	101.24'
C6	736.89'	603.96'	46°57'37"	N66°32'06"E	587.20'
C7	770.33'	72.12'	05°21'51"	N80°09'17"E	72.09'
C8	170.00'	128.68'	43°22'05"	S75°28'45"E	125.63'
C9	160.00'	4.68'	01°40'33"	S54°07'29"E	4.68'
C10	170.58'	76.20'	25°35'40"	S43°56'34"E	75.57'
C11	150.00'	80.87'	30°53'19"	S15°26'07"E	79.89'
C12	150.00'	30.55'	11°40'16"	S05°49'35"E	30.50'
C13	766.89'	311.59'	23°16'46"	N55°09'05"E	309.45'



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. 25, 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. 18, 2004
DATE

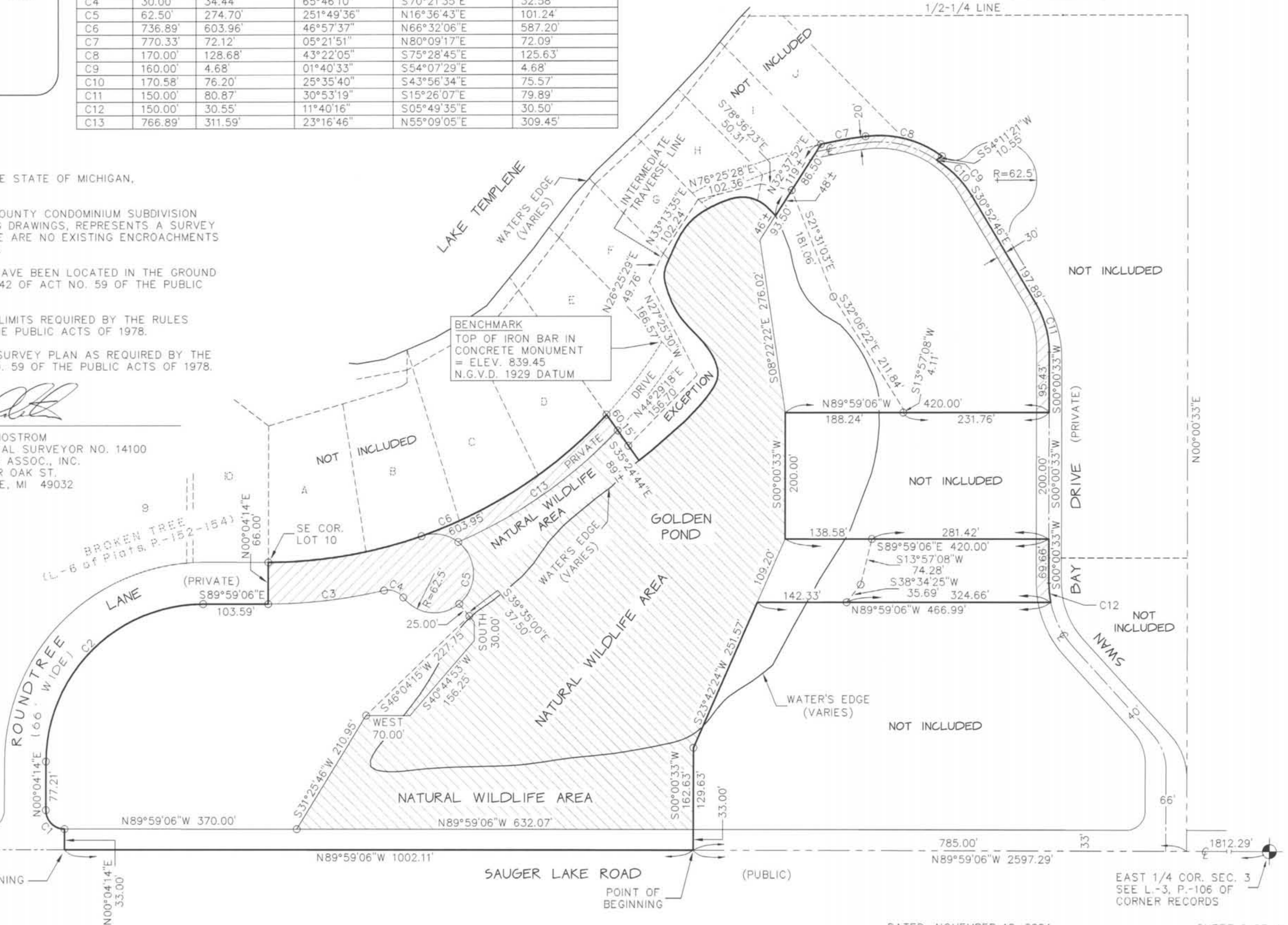
Wayne A. Mostrom

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



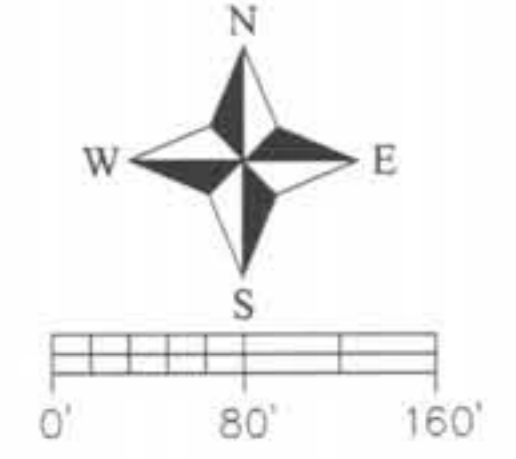
NOTES:

- BEARINGS ARE BASED ON THE RECORDED PLAT OF "BROKEN TREE" (L-6 OF PLATS, P.-152-154).
- COORDINATE ORIGIN IS ASSUMED AND BASED ON THE SOUTHEAST CORNER OF LOT 10 OF "BROKEN TREE" AS BEING N 4999.407, E 4883.141.
- VERTICAL BENCHMARK: TOP OF IRON BAR IN CONCRETE MONUMENT=ELEVATION 839.45.
- VERTICAL DATUM BASED ON N.G.V.D. 1929.
- A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE 4" IN DIAMETER HAS BEEN SET AT ALL POINTS MARKED THUS: O LOT CORNERS ARE MARKED BY A 1/2 INCH DIAMETER STEEL BAR 18 INCHES IN LENGTH.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 17.513 ACRES, MORE OR LESS.



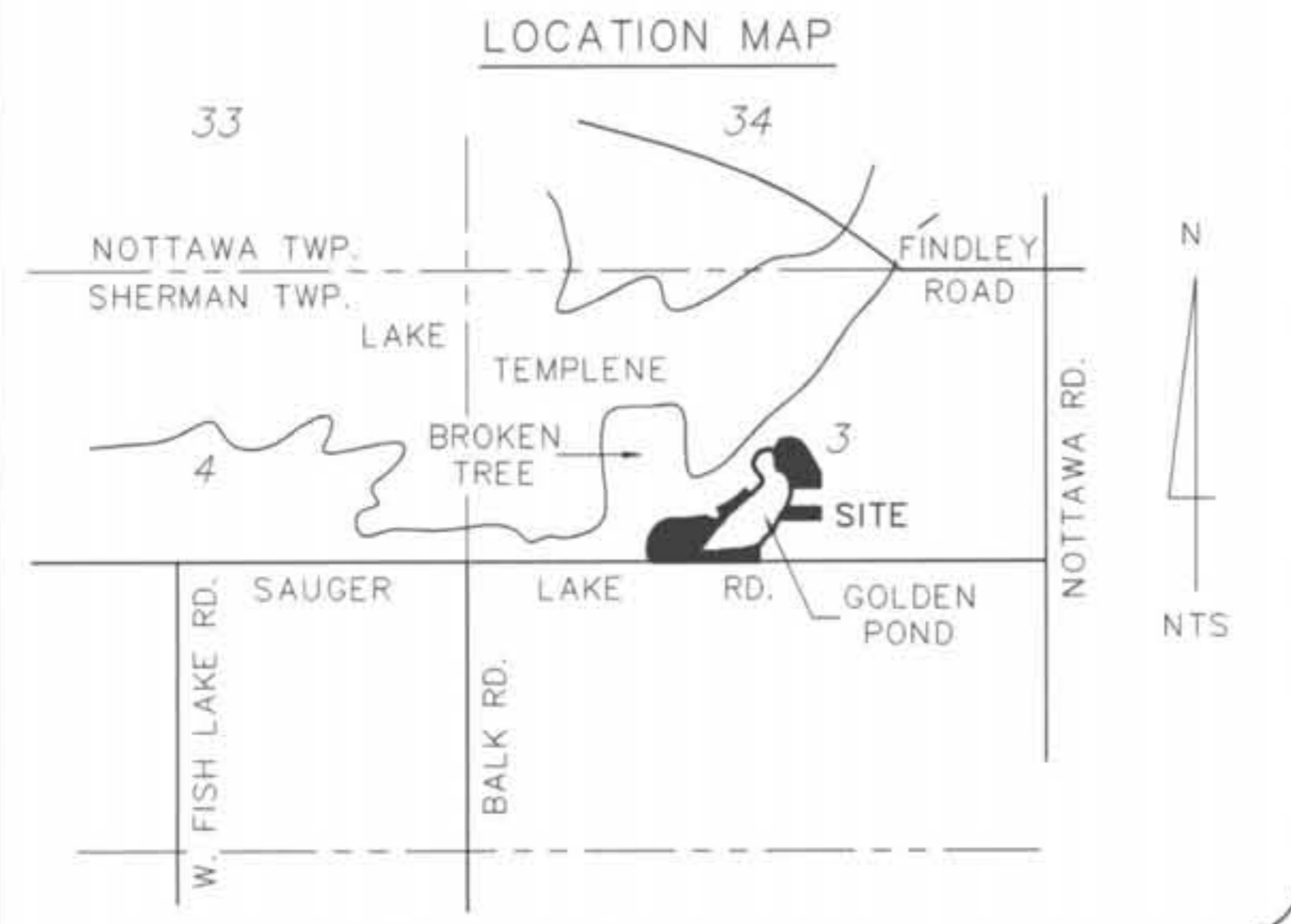
SITE PLAN GOLDEN POND

SITUATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 3,
T7S, R10W, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

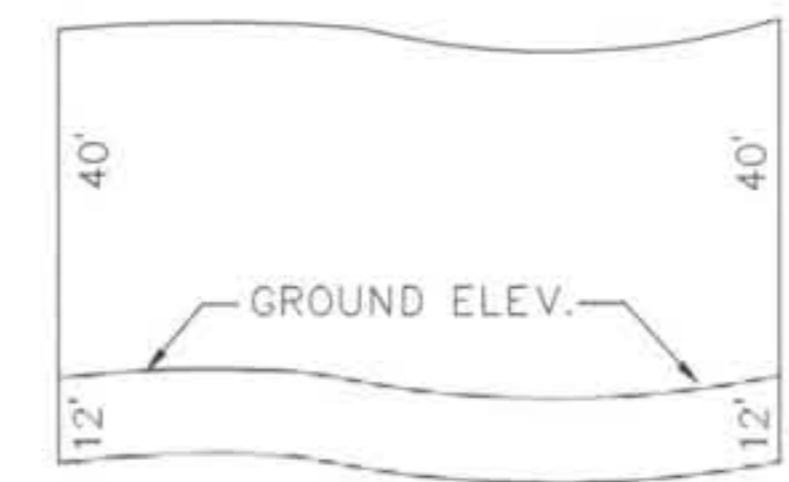


PREPARED BY: MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (269) 467-6348

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.15'	90°03'20"	N44°57'26"W	42.45'
C2	250.00'	392.46'	89°56'41"	N45°02'34"E	353.38'
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C6	736.89'	603.96'	46°57'37"	N66°32'06"E	587.20'
C7	770.33'	72.12'	05°21'51"	N80°09'17"E	72.09'
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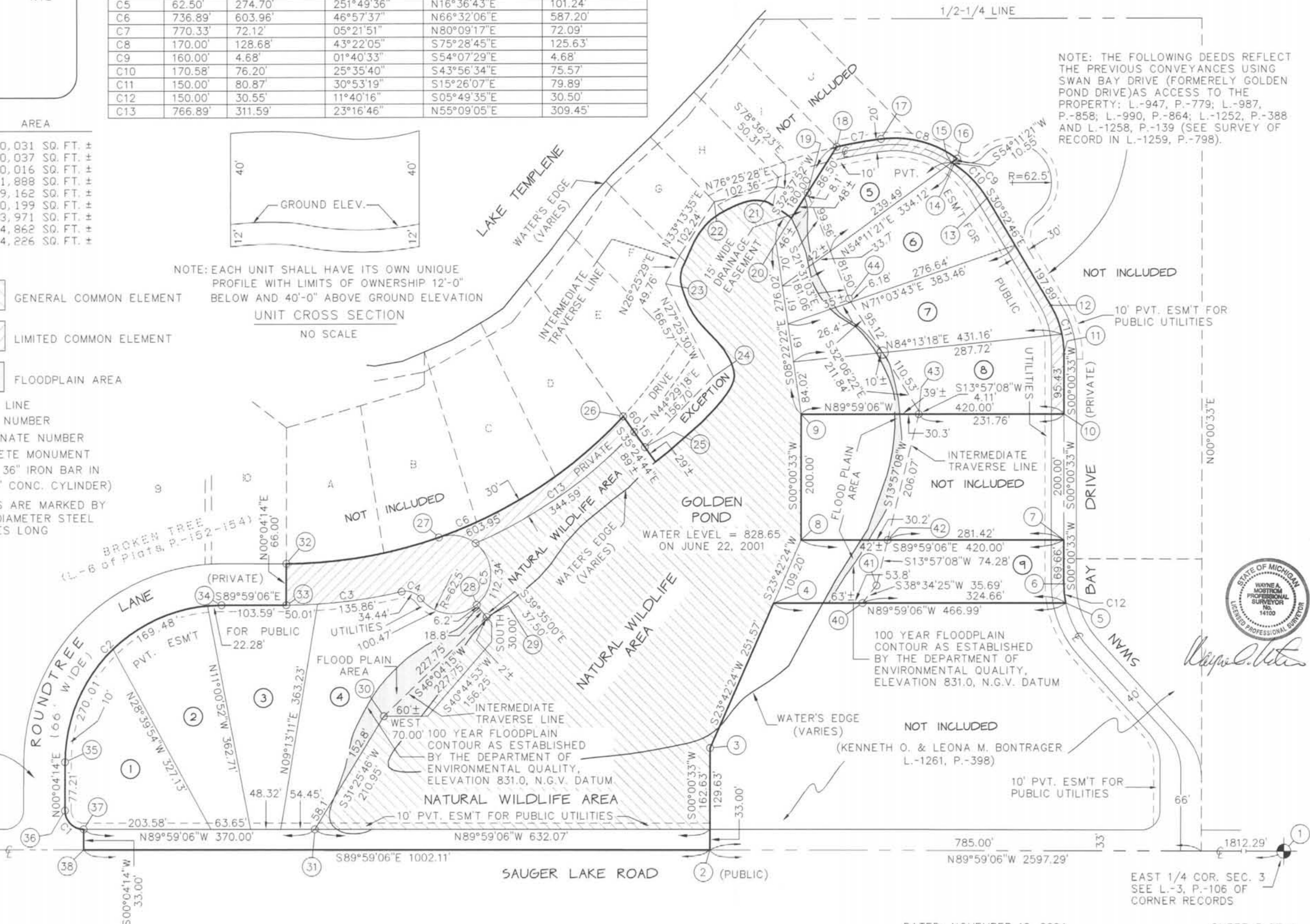


COORD. POINT	NORTHING	EASTING	LOT	AREA
1	4542.553	8158.653	1	40,031 SQ. FT. ±
2	4543.232	5561.363	2	40,037 SQ. FT. ±
3	4705.861	5561.389	3	40,016 SQ. FT. ±
4	4936.206	5662.536	4	61,888 SQ. FT. ±
5	4936.084	6129.527	5	29,162 SQ. FT. ±
6	4966.428	6126.431	6	40,199 SQ. FT. ±
7	5036.085	6126.442	7	43,971 SQ. FT. ±
8	5036.195	5706.442	8	44,862 SQ. FT. ±
9	5236.195	5706.474	9	44,226 SQ. FT. ±
10	5236.085	5126.474		
11	5331.514	6126.489		
12	5408.523	6105.227		
13	5578.363	6003.662		
14	5632.774	5951.223		
15	5635.515	5947.433		
16	5641.687	5955.987		
17	5673.185	5834.375		
18	5660.858	5763.344		
19	5588.011	5716.701		
20	5509.269	5666.283		
21	5597.950	5667.382		
22	5573.924	5567.884		
23	5443.841	5489.719		
24	5295.987	5566.441		
25	5184.201	5456.634		
26	5233.223	5421.780		
27	5040.825	5126.904		
28	4933.670	5187.388		
29	4914.402	5203.318		
30	4756.398	5039.295		
31	4576.398	4929.295		
32	4999.407	4883.141		
33	4933.407	4883.060		
34	4933.441	4779.470		
35	4683.741	4529.398		
36	4606.532	4529.303		
37	4576.495	4559.295		
38	4543.495	4559.254		
39	4543.944	2842.584		
40	4936.169	5804.864		
41	4964.072	5827.118		
42	5036.158	5845.027		
43	5236.145	5894.712		
44	5419.572	5783.111		



NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 12'-0" BELOW AND 40'-0" ABOVE GROUND ELEVATION
NO SCALE

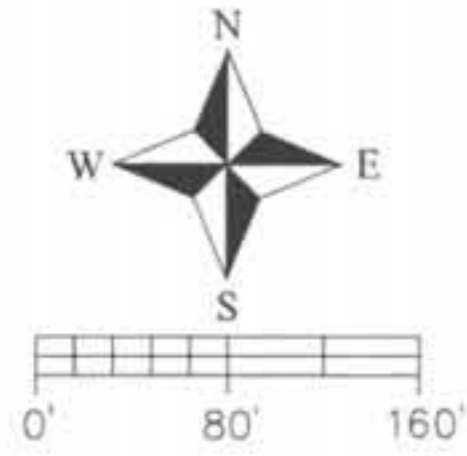
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- FLOODPLAIN AREA
- (R) = RADIAL LINE
- C2 = CURVE NUMBER
- (10) = COORDINATE NUMBER
- = CONCRETE MONUMENT
(1/2" X 36" IRON BAR IN
4" X 36" CONC. CYLINDER)
- LOT CORNERS ARE MARKED BY
A 1/2 INCH DIAMETER STEEL
BAR 18 INCHES LONG



Wayne A. Mostrom

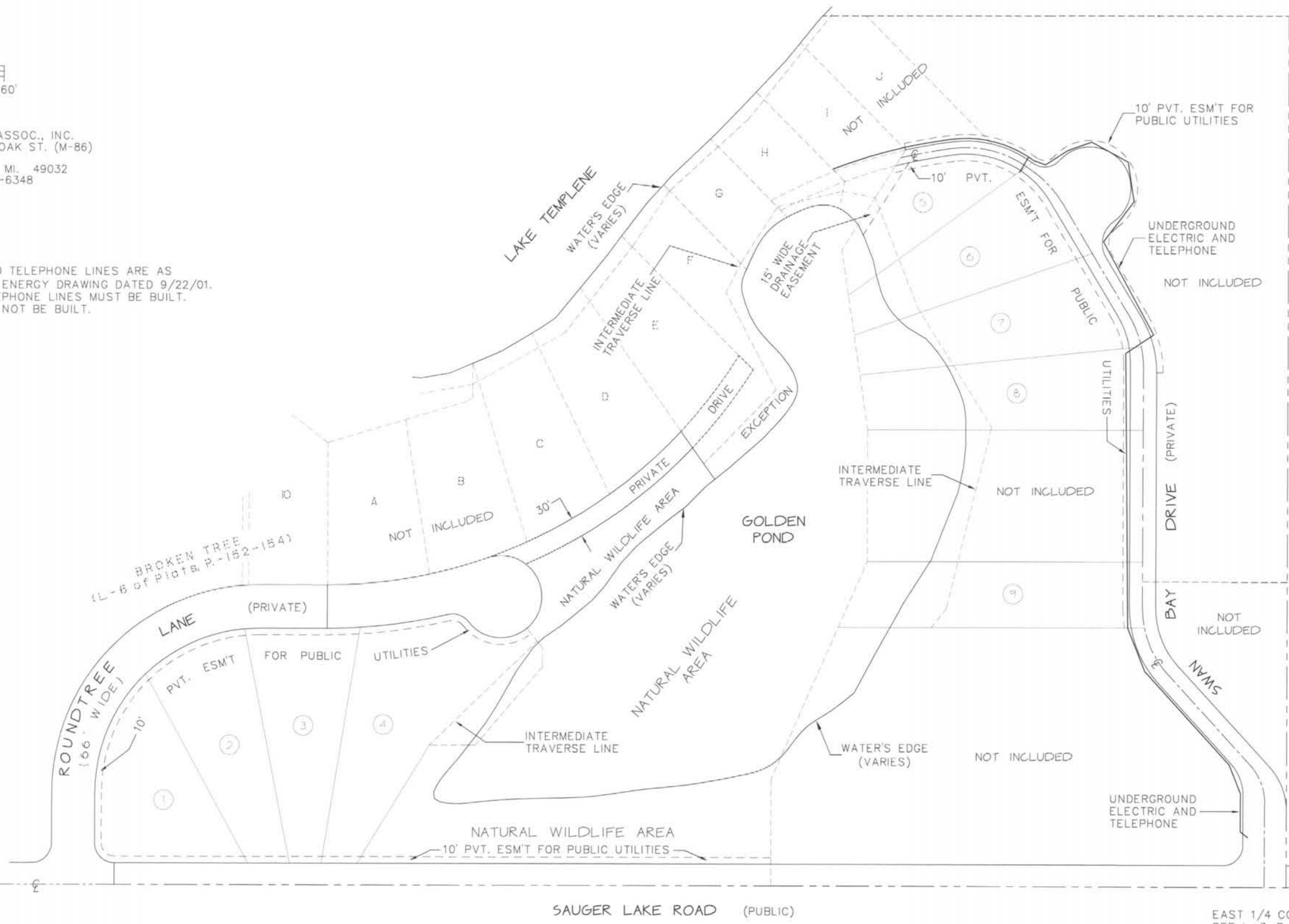
UTILITY PLAN
GOLDEN POND

SITUATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 3,
 T7S, R10W, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



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- NOTES:
1. LOCATION OF ELECTRIC AND TELEPHONE LINES ARE AS FURNISHED BY CONSUMERS ENERGY DRAWING DATED 9/22/01.
 2. ROADS, ELECTRIC AND TELEPHONE LINES MUST BE BUILT. ALL OTHER UTILITIES NEED NOT BE BUILT.



Wayne A. Mostrom

WEST 1/4 COR. SEC. 3
 SEE L.-3, P.-107 OF
 CORNER RECORDS

SAUGER LAKE ROAD (PUBLIC)

EAST 1/4 COR. SEC. 3
 SEE L.-3, P.-106 OF
 CORNER RECORDS