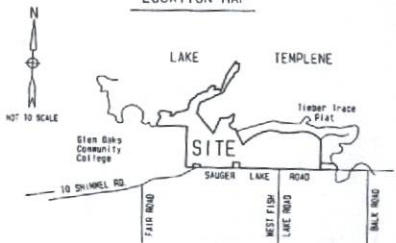
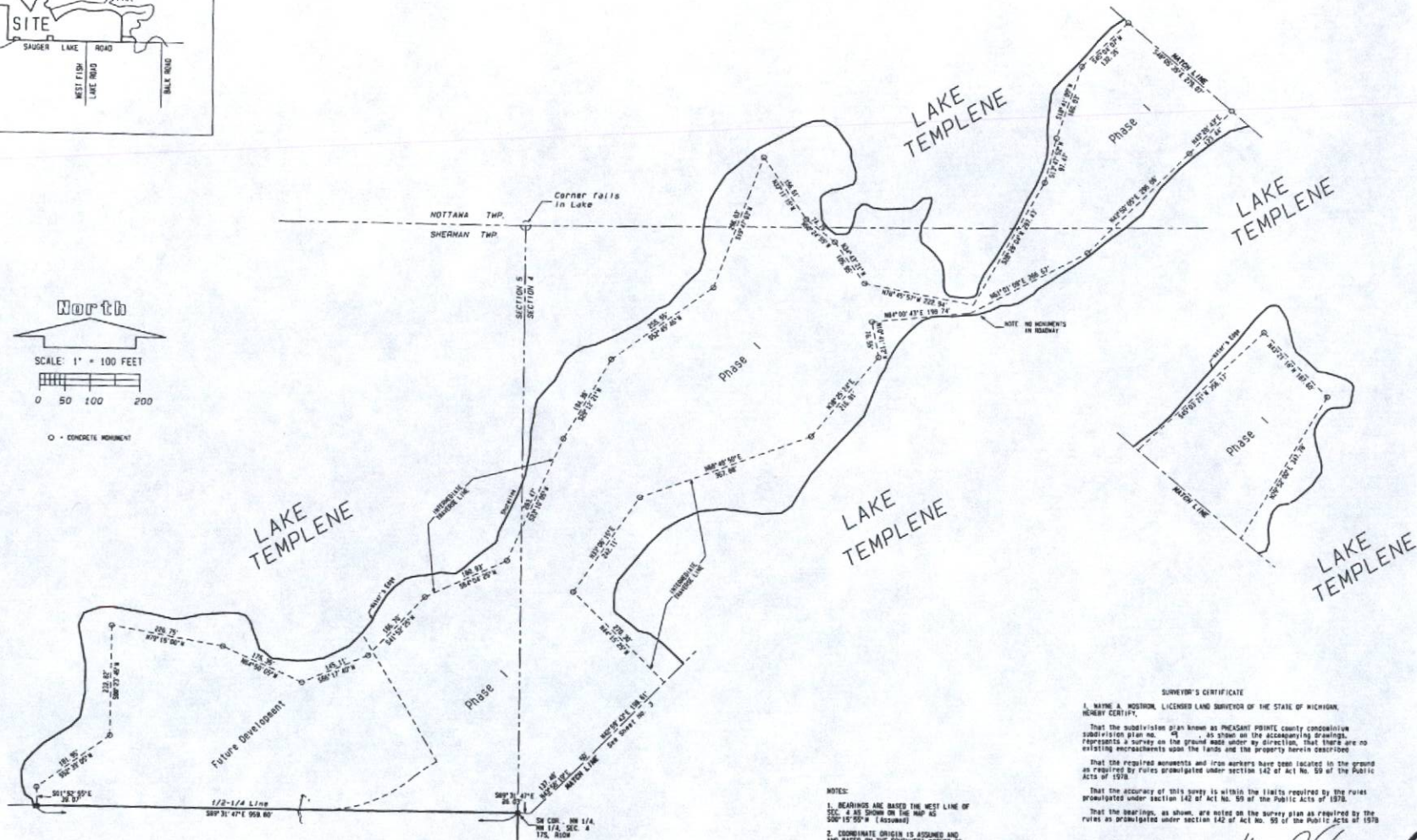
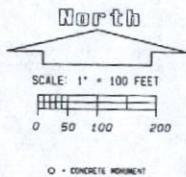


LOCATION MAP



SURVEY PLAN PHEASANT POINTE



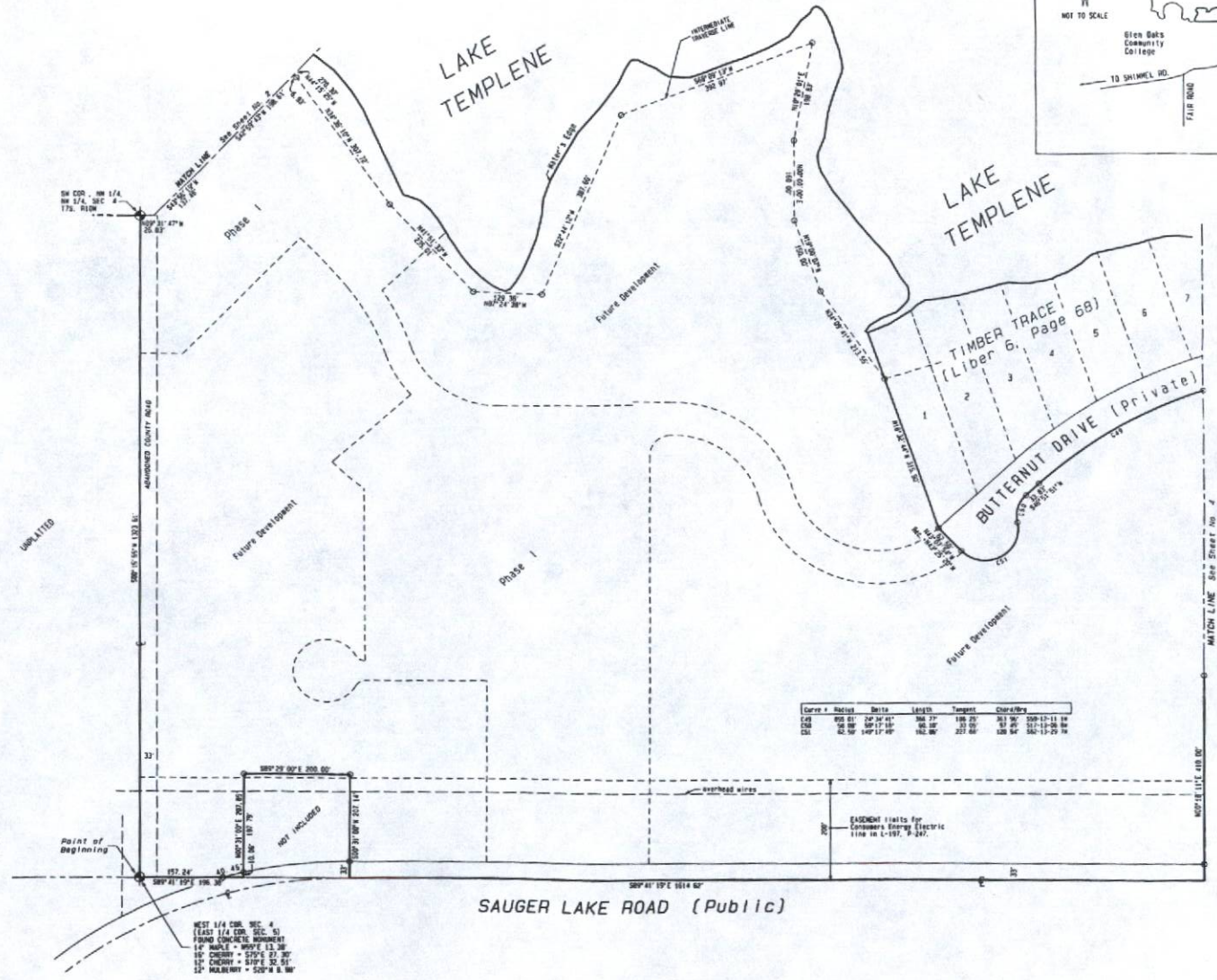
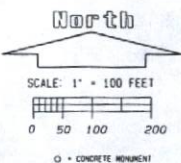
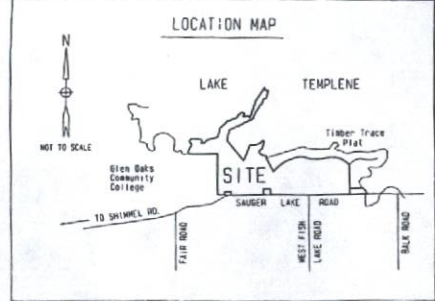
NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF SEC. 4 AS SHOWN ON THE MAP AS 500°15'50" W (Assumed)
2. COORDINATE ORIGIN IS ASSUMED AND BASED ON THE SOUTHWEST CORNER OF LOT 1 OF "TIMBER TRACT" AS BEING NORTH 144.66, 214, EAST 019.63, 222

SURVEYOR'S CERTIFICATE
I, WAYNE A. ROSTRON, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
That the subdivision plan known as PHEASANT POINTE county condominium subdivision plan no. 48, 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 on the ground as required by rules promulgated under section 142 of Act No. 50 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. 50 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. 50 of the Public Acts of 1978.

July 16, 1979
DATE
Wayne A. Rostrom
WAYNE A. ROSTROM
LICENSED LAND SURVEYOR NO. 14100
ROSTROM & ASSOC., INC.
610 N. BOND ST. ST.
CENTREVILLE, MI 49032



SURVEY PLAN PHEASANT POINTE



NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SEC. 4 AS SHOWN ON THE MAP AS S20P 83° 50' 0" (ASSUMED)
2. COORDINATE ORIGIN IS ASSUMED AND BASED ON THE SOUTHWEST CORNER OF LOT 3 OF "TIMBER TRACE" AS BEING NORTH 14488.954, EAST 613631.222

SURVEYOR'S CERTIFICATE

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

That the subdivision plan known as PHEASANT POINTE county condominium subdivision plan no. 3 is 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. 50 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. 50 of the Public Acts of 1978.

That the bearings, as shown, are made on the survey plan as required by the rules as promulgated under section 142 of act no. 50 of the Public Acts of 1978

July 16, 1997
DATE

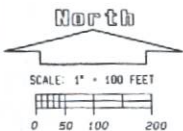
Wayne A. Nostrom
WAYNE A. NOSTROM
LICENSED LAND SURVEYOR NO. 14500
NOSTROM & ASSOC., INC.
810 N. BROAD ONE ST.
CENTREVILLE, MI 49032

Curve	Radius	Delta	Length	Tangent	Chord
C1	400.00'	24.47°	306.22'	100.00'	283.90'
C2	50.00'	17.10°	60.86'	20.00'	51.13'
C3	42.00'	10.07°	46.82'	15.00'	38.13'

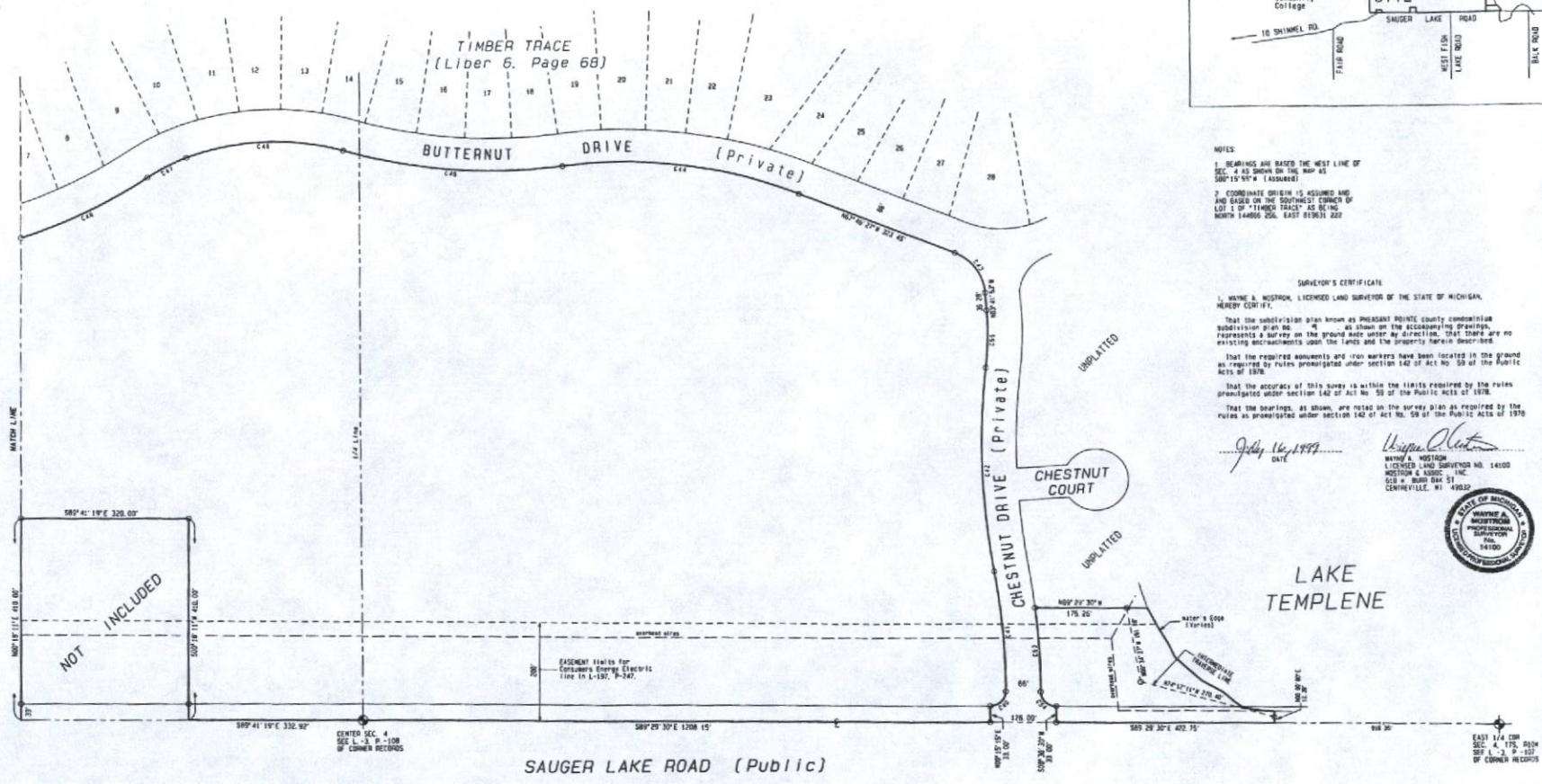
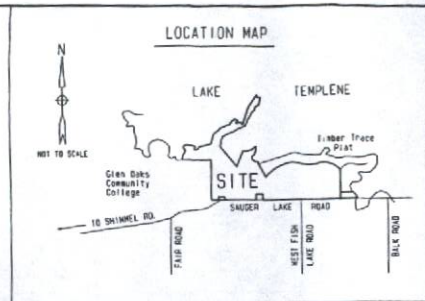
NEXT 1/4 COR. SEC. 4
(EAST 1/4 COR. SEC. 5)
FOUND CONCRETE MONUMENT
14" NAIL - ABOVE 13.36'
18" CHERRY - 57° E 23.30'
12" CHERRY - 81° E 20.51'
12" MULBERRY - 52° N 8.88'



SURVEY PLAN PHEASANT POINTE



○ - CONCRETE MONUMENT



NOTES

1. BEARINGS ARE BASED THE WEST LINE OF SEC. 4 AS SHOWN ON THE MAP AS SHOWN BY A LABORER.
2. COORDINATE ORIGIN IS ASSUMED AND BASED ON THE SOUTHWEST CORNER OF LOT 1 OF TIMBER TRACE AS BEING NORTH 14865 256. EAST 81931 222

SURVEYOR'S CERTIFICATE

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

That the subdivision plan known as PHEASANT POINTE county common law subdivision plan No. 48 as shown on the accompanying drawings, represents a survey on the ground made under my direction, that same are no existing encroachments upon the lands and the property therein 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.

Wayne A. Morton
 DATE: July 16, 1999

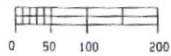


Curve #	Relative	Bearing	Length	Target	Coordinate
C10	120.00	90°00'00"	47.87	20.00	100-00-00-00
C11	120.00	120°00'00"	24.00	10.00	100-00-00-00
C12	120.00	150°00'00"	15.00	5.00	100-00-00-00
C13	120.00	180°00'00"	10.00	5.00	100-00-00-00
C14	120.00	210°00'00"	7.00	5.00	100-00-00-00
C15	120.00	240°00'00"	5.00	5.00	100-00-00-00
C16	120.00	270°00'00"	4.00	5.00	100-00-00-00
C17	120.00	300°00'00"	3.00	5.00	100-00-00-00
C18	120.00	330°00'00"	2.00	5.00	100-00-00-00
C19	120.00	360°00'00"	1.00	5.00	100-00-00-00
C20	120.00	0°00'00"	1.00	5.00	100-00-00-00
C21	120.00	30°00'00"	1.00	5.00	100-00-00-00
C22	120.00	60°00'00"	1.00	5.00	100-00-00-00
C23	120.00	90°00'00"	1.00	5.00	100-00-00-00
C24	120.00	120°00'00"	1.00	5.00	100-00-00-00
C25	120.00	150°00'00"	1.00	5.00	100-00-00-00
C26	120.00	180°00'00"	1.00	5.00	100-00-00-00
C27	120.00	210°00'00"	1.00	5.00	100-00-00-00
C28	120.00	240°00'00"	1.00	5.00	100-00-00-00
C29	120.00	270°00'00"	1.00	5.00	100-00-00-00
C30	120.00	300°00'00"	1.00	5.00	100-00-00-00
C31	120.00	330°00'00"	1.00	5.00	100-00-00-00
C32	120.00	360°00'00"	1.00	5.00	100-00-00-00

SITE & FLOODPLAIN PLAN PHEASANT POINTE

North

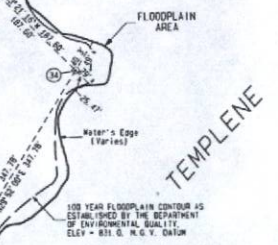
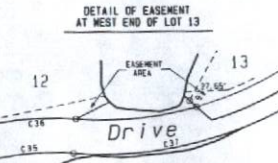
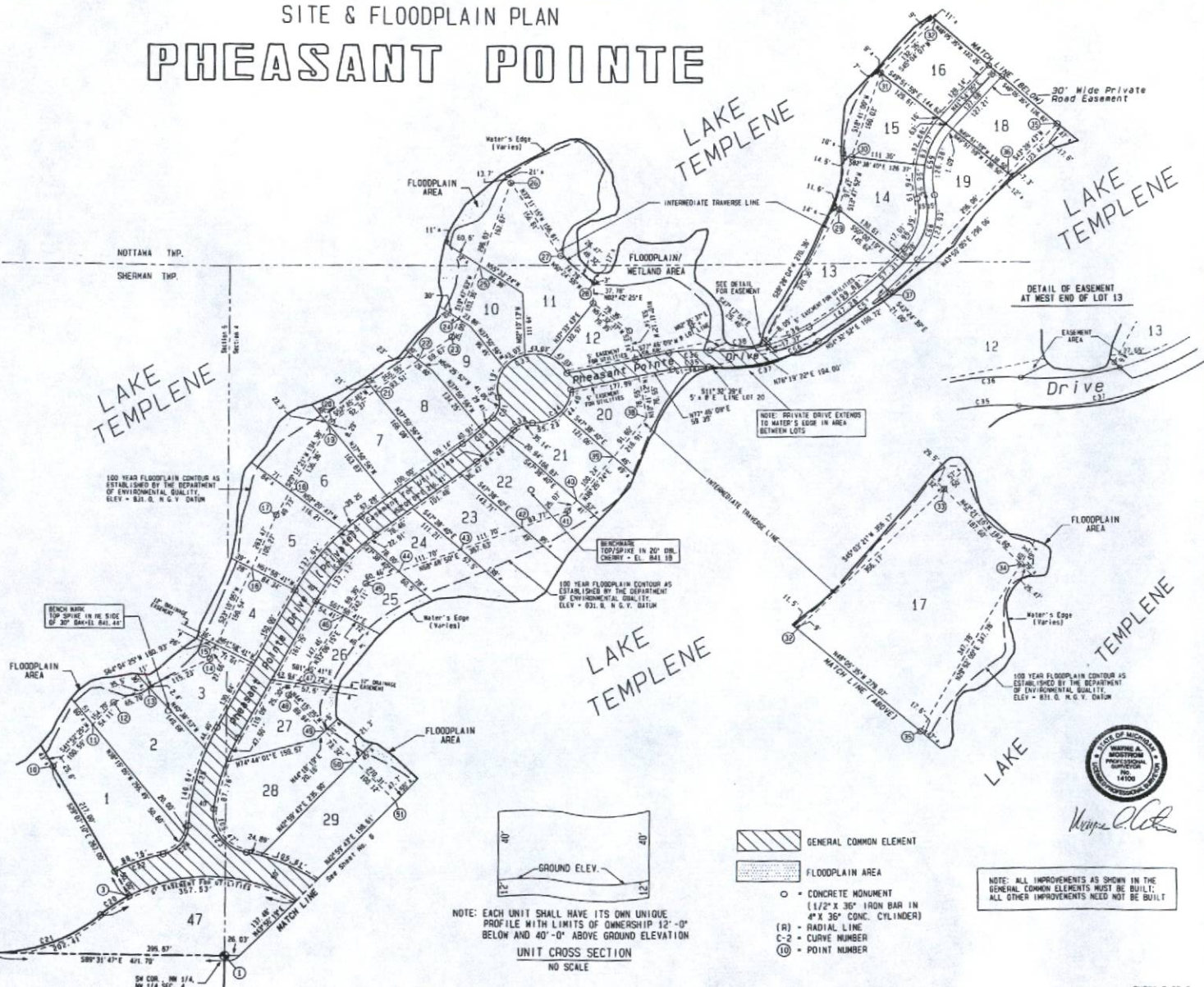
SCALE: 1" = 80 FEET



POINT	NORTH	EAST
1	145493.923	018135.971
2	145497.172	017731.318
3	145501.214	017564.657
10	145534.453	017934.728
11	145539.351	017931.868
12	145949.656	017937.989
13	145978.383	017997.081
14	145928.752	018100.710
15	146064.187	018111.590
16	146192.506	018170.817
17	146269.371	018272.235
18	146332.779	018235.501
19	146451.800	018303.035
20	146459.040	018307.083
21	146514.533	018380.519
22	146571.519	018455.088
23	146613.677	018510.535
24	146648.612	018562.362
25	146743.875	018557.369
26	146692.234	018610.735
27	146761.171	018596.458
28	146713.513	018754.099
29	146844.460	019174.888
30	146939.117	019198.134
31	147090.710	019249.286
32	147184.185	019343.097
33	147435.787	019595.190
34	147299.379	019713.979
35	146997.788	019550.769
36	146908.219	019465.854
37	146854.657	019363.938
38	146469.494	018844.065
39	146397.728	018787.137
40	146319.199	018724.843
41	146298.560	018709.789
42	146269.288	018631.611
43	146228.920	018527.611
44	146188.522	018422.851
45	146166.703	018366.491
46	146108.607	018328.613
47	145995.354	018243.075
48	145963.852	018234.259
49	145899.479	018257.023
50	145846.183	018349.195
51	145775.016	018417.526

LOT #	SQ. FT.
1	32,781
2	30,496
3	19,419
4	17,400
5	24,400
6	26,300
7	20,200
8	18,950
9	18,190
10	18,480
11	61,985
12	26,320
13	20,850
14	20,075
15	20,080
16	110,000
17	15,433
18	20,520
19	23,550
20	
21	19,945
22	22,644
23	25,433
24	15,756
25	16,738
26	15,205
27	16,298
28	32,696
29	26,733
47	40,483

Curve #	Radius	Delta	Length	Tangent	Chord/Bis
C01	275.00'	17°30'00"	89.28'	126.15'	554-39-18.84
C02	275.00'	43°10'30"	202.41'	158.04'	589-23-03.54
C03	325.00'	15°30'00"	88.78'	144.60'	550-20-18.78
C04	30.00'	88°19'58"	105.43'	85.66'	93-78-30-08.08
C05	65.00'	77°32'51"	76.80'	41.11'	85-85-139-33-15-25
C06	428.00'	70°14'50"	109.54'	54.64'	182-54-119-24-03.11
C07	428.00'	24°07'00"	176.88'	89.77'	175-57-140-07-11.71
C08	360.00'	24°07'00"	160.03'	85.91'	158-85-143-04-01.01
C09	480.00'	8°23'20"	78.32'	75.22'	70-26-147-07-14.71
C10	510.00'	8°54'00"	85.42'	82.81'	64-24-147-04-01.01
C11	40.00'	58°48'00"	41.09'	22.54'	33-27-114-21-22.71
C12	40.00'	59°29'00"	39.14'	18.86'	34-07-147-04-01.01
C13	62.50'	164°53'20"	184.27'	644.74'	134-42-109-25-08.81
C14	62.50'	164°53'20"	184.27'	644.74'	134-42-109-25-08.81
C15	210.00'	18°54'38"	61.98'	31.32'	81-76-586-13-27.84
C16	210.00'	18°54'38"	61.98'	31.32'	81-76-586-13-27.84
C17	240.00'	38°42'50"	137.32'	102.90'	144-07-586-13-27.84
C18	278.00'	20°49'30"	101.84'	51.09'	100-49-584-10-01.58
C19	278.00'	19°52'18"	101.84'	51.09'	100-49-584-10-01.58
C20	293.00'	14°07'54"	72.27'	36.32'	72-09-165-21-53.81
C21	742.00'	17°00'00"	221.37'	111.11'	220-54-165-21-53.81
C22	120.00'	53°38'44"	110.16'	58.20'	114-34-165-21-53.81
C23	190.00'	53°38'11"	140.42'	75.87'	115-25-165-21-53.81



Wayne A. Clout

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

- GENERAL COMMON ELEMENT
- FLOODPLAIN AREA
- CONCRETE MONUMENT (1/2" X 36" IRON BAR IN 4" X 36" CONC. CYLINDER)
- (R) RADIAL LINE
- C-2 CURVE NUMBER
- ⑩ POINT NUMBER

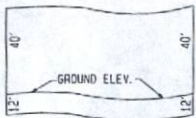
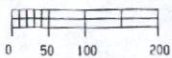
NOTE: ALL IMPROVEMENTS AS SHOWN IN THE GENERAL COMMON ELEMENTS MUST BE BUILT; ALL OTHER IMPROVEMENTS NEED NOT BE BUILT

SITE & FLOODPLAIN PLAN

PHEASANT POINTE

North

SCALE: 1" = 80 FEET



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

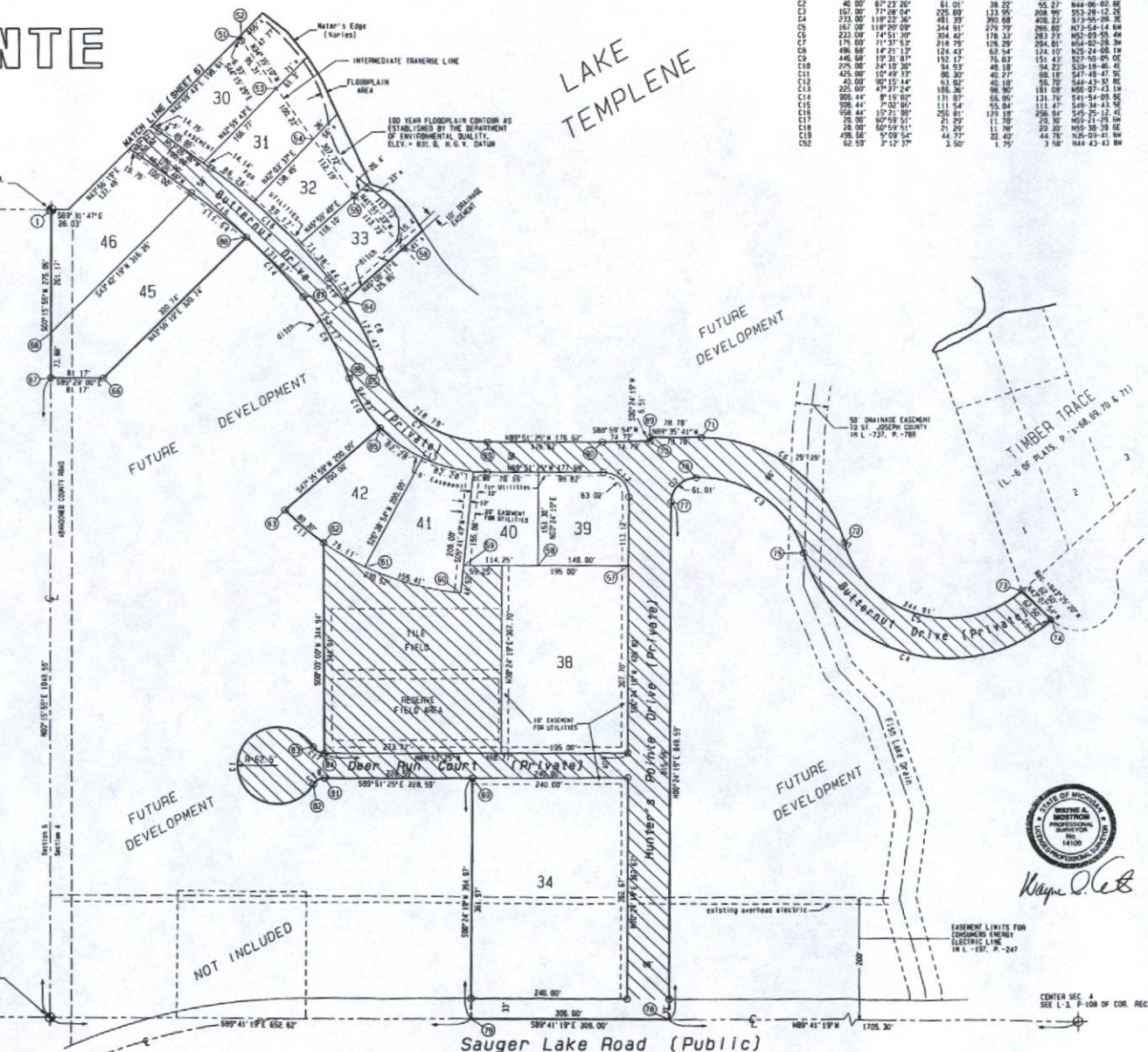
POINT	NORTH	EAST
51	145775.259	818417.063
52	145770.293	818422.696
53	145651.830	818476.999
54	145608.325	818533.886
55	145516.961	818597.571
56	145432.256	818673.454
57	144908.839	819018.705
58	144909.188	818878.706
59	144909.473	818764.458
60	144854.779	818759.979
61	144907.825	818611.570
62	144947.253	818547.759
63	145001.100	818488.346
64	145345.252	818582.730
65	145232.948	818635.967
66	145218.144	818206.866
67	145210.676	818125.697
68	145262.753	818126.039
69	145112.681	818801.751
70	145113.547	819053.155
71	145113.425	819131.981
72	144945.769	819355.668
73	144886.256	819631.222
74	144816.153	819676.414
75	144928.961	819251.839
76	145053.378	819123.910
77	145013.690	819095.449
78	144165.121	819078.445
79	144166.784	818773.449
80	144561.743	818776.243
81	144562.314	818547.959
82	144562.054	818530.141
83	144612.660	818530.293
84	144502.313	818547.759
85	145135.761	818636.036
86	145217.310	818636.036
87	145309.643	818945.888
88	145449.101	818425.421
89	145130.053	818053.801
90	145112.240	818978.373

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

LOT	SQ. FT.
30	24,950
31	21,359
32	16,298
33	18,884
34	86,957
35	31,577
39	21,115
40	16,433
41	23,769
42	23,769
45	38,259
46	29,693

WEST 1/4 COR. SEC. 4
EAST 1/4 COR. SEC. 3
FOUND CONCRETE MONUMENT
14" MAPLE - 53°E 13.38'
16" CHERRY - 53°E 27.36'
12" CHERRY - 57°E 30.51'
12" MULBERRY - 82°W 8.58'

Curve #	Radius	Delta	Length	Tangent	Chord/Bis
C1	62.50	301°59'42"	378.43'	80.61'	600-09-35.0M
C2	40.00	87°23'26"	61.01'	38.22'	844-06-02-05
C3	161.00	77°28'04"	225.69'	133.96'	208-99-533-24-12
C4	273.00	118°52'36"	481.39'	390.88'	406-23-573-59-28-36
C5	161.00	118°50'08"	344.91'	270.79'	296-66-607-54-14-84
C6	233.00	74°51'30"	304.42'	178.23'	802-09-05-48
C7	176.00	71°37'51"	214.29'	126.29'	604-02-058-39
C8	496.00	14°21'12"	124.42'	76.83'	805-24-08-19
C9	446.00	19°31'07"	152.17'	82.54'	827-59-05-05
C10	225.00	24°10'36"	94.93'	48.18'	854-18-46-41
C11	425.00	10°49'53"	86.30'	48.18'	847-49-47-06
C12	43.00	80°15'44"	63.62'	40.68'	854-18-46-41
C13	225.00	47°27'24"	186.26'	98.90'	886-07-43-19
C14	305.44	81°02'51"	131.03'	66.96'	841-54-08-52
C15	398.44	7°03'00"	111.54'	55.04'	848-34-43-52
C16	296.44	10°27'25"	250.81'	129.18'	845-25-12-06
C17	176.00	80°59'51"	21.25'	11.70'	802-11-28-06
C18	26.00	60°59'51"	21.25'	11.70'	802-11-28-06
C19	496.00	5°59'54"	44.72'	25.42'	848-34-43-52
C20	62.50	3°12'37"	3.50'	1.75'	844-43-43-88

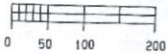


STATE OF MICHIGAN
NOTARY PUBLIC
PROFESSIONAL
NUMBER
14100
Kayne O. C.

EASEMENT LIMITS FOR
ELECTRIC LINE
IN L-197, P-247
CENTER SEC. 4
SEE L-3, P-108 OF COR. REC.

North

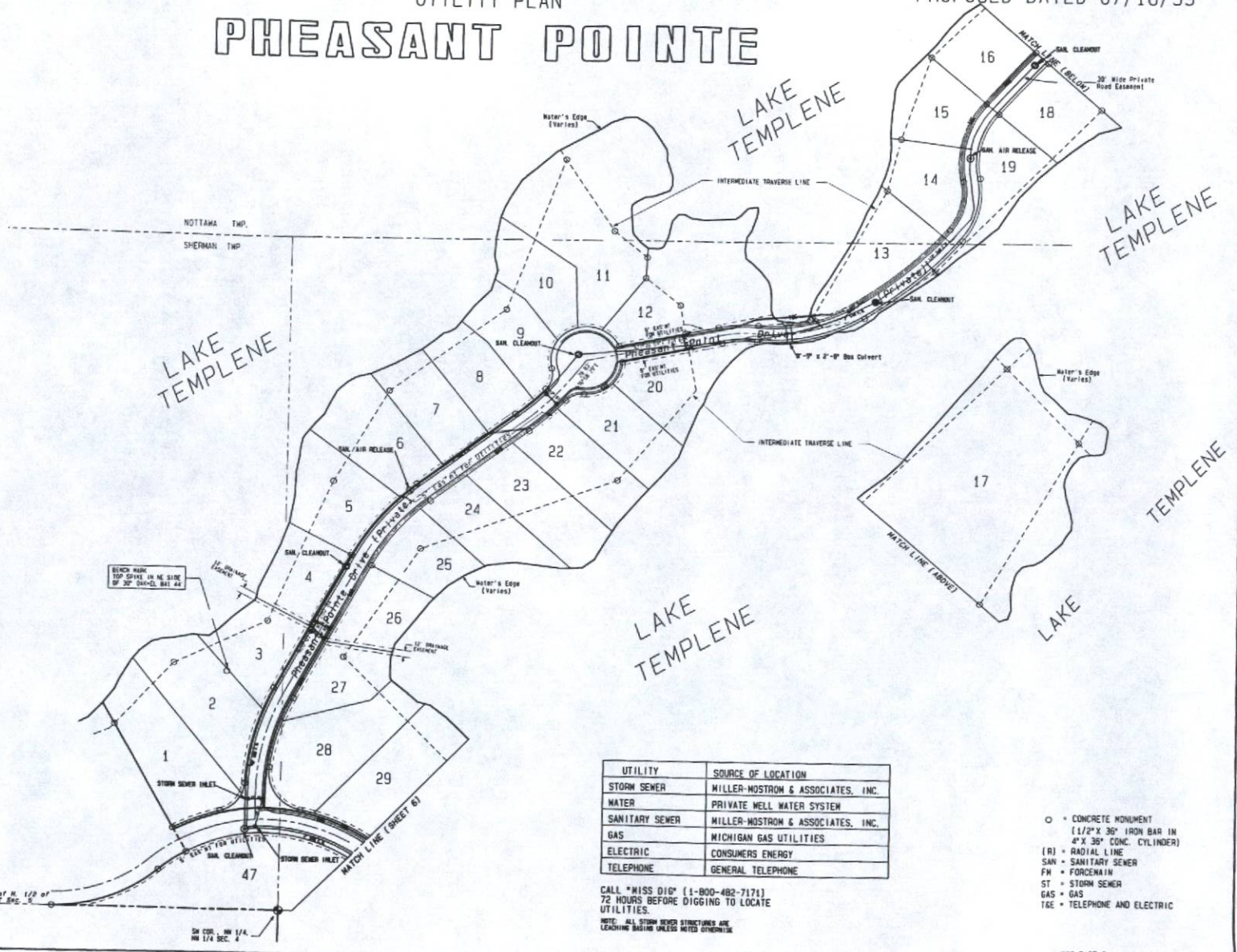
SCALE: 1" = 80 FEET



UTILITY PLAN

PHEASANT POINTE

PROPOSED DATED 07/16/99



LAKE TEMPLENE

LAKE TEMPLENE

LAKE TEMPLENE

LAKE TEMPLENE

LAKE TEMPLENE



Prepared by:
Gary J. Miller
John J. Miller



MILLER-MOSTROM & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 P.O. BOX 85, 810 N. BURN OAK ST.
 CENTREVILLE, MICHIGAN 49832-0085
 TELEPHONE: (616) 467-6340
 FAX: (616) 467-7063

UTILITY	SOURCE OF LOCATION
STORM SEWER	MILLER-MOSTROM & ASSOCIATES, INC.
WATER	PRIVATE WELL WATER SYSTEM
SANITARY SEWER	MILLER-MOSTROM & ASSOCIATES, INC.
GAS	MICHIGAN GAS UTILITIES
ELECTRIC	CONSUMERS ENERGY
TELEPHONE	GENERAL TELEPHONE

- = CONCRETE MONUMENT (1/2" X 36" IRON BAR IN 4" X 36" CONC. CYLINDER)
- (R) = RADIAL LINE
- SAN = SANITARY SEWER
- FM = FORCE MAIN
- ST = STORM SEWER
- GA = GAS
- T&E = TELEPHONE AND ELECTRIC

CALL "MISS DIG" (1-800-482-7171) 72 HOURS BEFORE DIGGING TO LOCATE UTILITIES.
 NOTE: ALL STORM SEWER STRUCTURES ARE LEACHING BASINS UNLESS NOTED OTHERWISE.

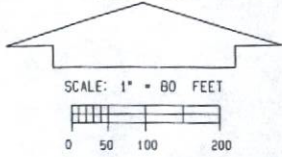
UTILITY PLAN

PROPOSED DATED 07/16/99

PHEASANT POINTE

LAKE
TEMPLNE

North



- CONCRETE MONUMENT
(1 1/2" x 36" IRON BAR IN
4" x 36" CONC. CYLINDER)
- (R) RADIAL LINE
- SAN SANITARY SEWER
- FM FORCE MAIN
- ST STORM SEWER
- GAS GAS
- T&E TELEPHONE AND ELECTRIC

UTILITY	SOURCE OF LOCATION
STORM SEWER	MILLER-MOSTROM & ASSOCIATES, INC
WATER	PRIVATE WELL WATER SYSTEM
SANITARY SEWER	MILLER-MOSTROM & ASSOCIATES, INC
GAS	MICHIGAN GAS UTILITIES
ELECTRIC	CONSUMERS ENERGY
TELEPHONE	GENERAL TELEPHONE

CALL "MISS DIG" (1-800-482-7171)
72 HOURS BEFORE DIGGING TO LOCATE
UTILITIES.

NOTE: ALL STORM SEWER STRUCTURES ARE
LEACHING BASINS UNLESS NOTED OTHERWISE



PREPARED BY:



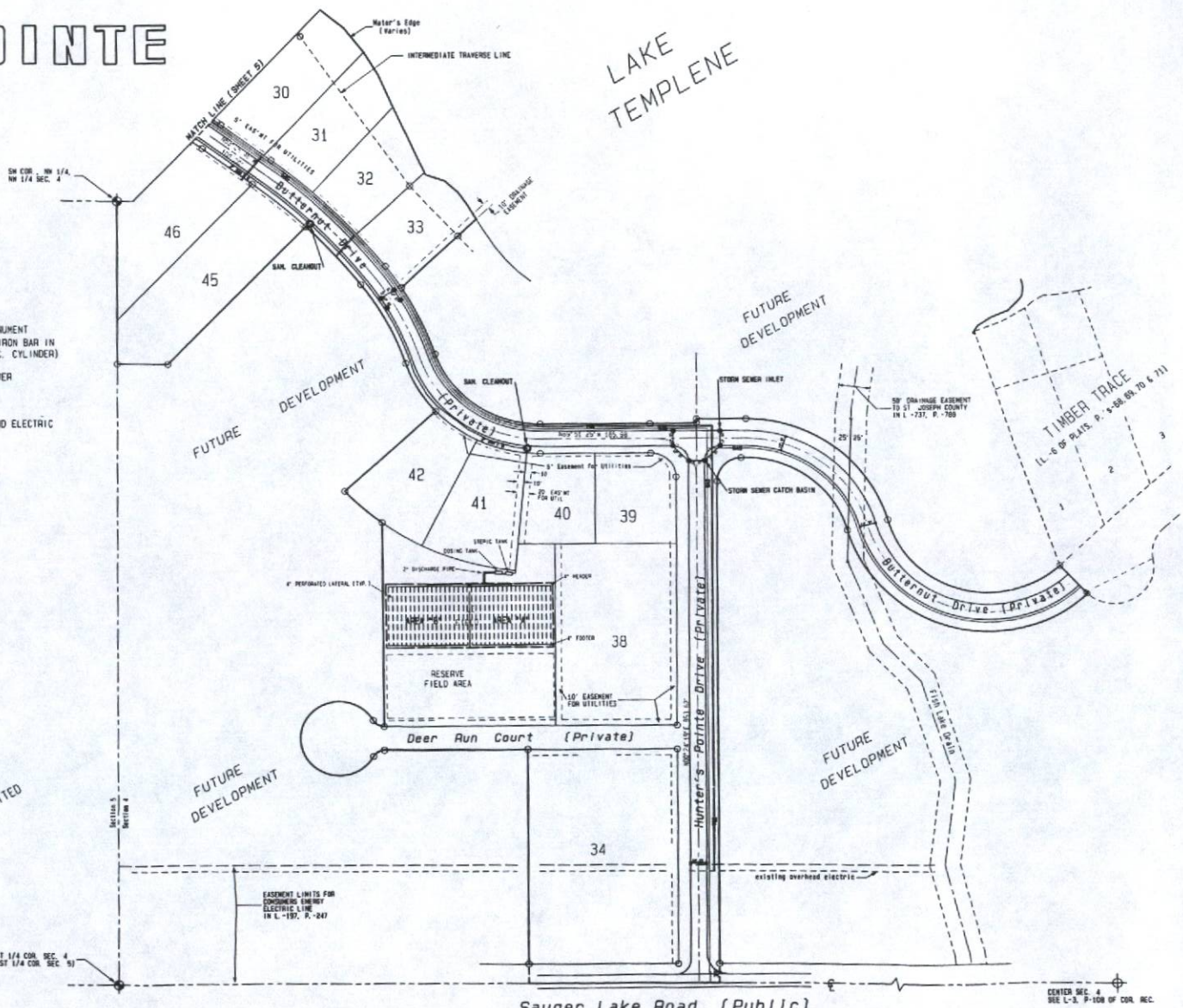
MILLER-MOSTROM & ASSOCIATES, INC.
ENGINEERING & SURVEYING
P. O. BOX 95, 810 N. BARR OAK ST.
CENTREVILLE, MICHIGAN 49032-0095
TELEPHONE: (616) 467-4248
FAX: (616) 487-7003

WEST 1/4 COR. SEC. 4
(EAST 1/4 COR. SEC. 5)

EASEMENT LIMITS FOR
CONDUIT UNDER
ELECTRIC LINE
IS L-150, P-247

Sauger Lake Road (Public)

CENTER SEC. 4
SEE L-3, P-108 OF COR. REC.
SHEET 8 OF 8



Cynthia L. Jarratt Register Of Deeds
St. Joseph County, Michigan



Recorded
September 04, 2008 09:01:06 AM
Liber 9 Page 1-4 \$0.00
Receipt # 45471 002



Liber 9 Page 1

**COVER SHEET & PROPERTY DESCRIPTION
REPLAT NO. 2**

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 9
EXHIBIT B TO MASTER DEED OF

PHEASANT POINTE

SITUATED IN THE NE 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 4, TOWN 7 SOUTH,
RANGE 10 WEST, 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 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.

DESCRIPTION

UNITS 38, 39 AND 40 OF PHEASANT POINTE, ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 9 AS RECORDED IN LIBER 902, ON PAGE 532, ST. JOSEPH COUNTY RECORDS AND UNITS 48, 49 AND 50 OF REPLAT NUMBER 1 OF PHEASANT POINTE, ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 8 AS RECORDED IN LIBER 1373, ON PAGE 396, ST. JOSEPH COUNTY RECORDS, STATE OF MICHIGAN.

DEVELOPERS:

PHEASANT RIDGE DEVELOPMENT COMPANY, INC.
P.O. BOX 535
BRISTOL, INDIANA 46507

SURVEYOR:

MOSTROM & ASSOC., INC.
810 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (269) 487-8348

PURPOSE OF REPLAT NO. 2

- (1) UNITS 38, 39 AND 40 (BEING COMBINED) IN THIS PROJECT ARE OWNED BY ELIZABETH CALHOUN, 82198 HUNTERS POINTE DRIVE, STURGIS, MICHIGAN.
- (2) UNITS 48, 49 AND 50 (BEING COMBINED) IN THIS PROJECT ARE OWNED BY RICHARD P. & LUELLE G. RHODES, 23927 BUTTERNUT DRIVE, STURGIS, MICHIGAN.

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. 9, 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.



8/26/08
DATE

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

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. SITE PLAN
4. UTILITY PLAN







**SITE PLAN
REPLAT NO. 2
ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. —
EXHIBIT B TO THE MASTER DEED
PHEASANT POINT**

SITUATED IN THE NE 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 4, TOWN 7
SOUTH, RANGE 10 WEST, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

PREPARED BY:
WAYNE A. MOSTROM
MOSTROM & ASSOC., INC.
810 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI 49032
PH. (269) 467-5348

SW COR., NW 1/4,
NW 1/4 SEC. 4

Note: The purpose of this Replat is to combine Units 38, 39 and 40 which when combined will be Revised Unit No. 38. Units 48, 49 and 50 are also combined which will be Revised Unit 48.

-  GENERAL COMMON ELEMENT
-  FLOODPLAIN AREA
-  CONCRETE MONUMENT
(1/2" x 3/8" IRON BAR IN
4" x 36" CONC. CYLINDER)
-  RADIAL LINE
-  CURVE NUMBER
-  POINT NUMBER

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**

NOTE: ALL IMPROVEMENTS AS SHOWN IN THE
GENERAL COMMON ELEMENTS MUST BE BUILT.
ALL OTHER IMPROVEMENTS MUST BE BUILT.

LOT AREAS

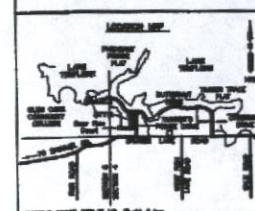
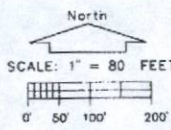
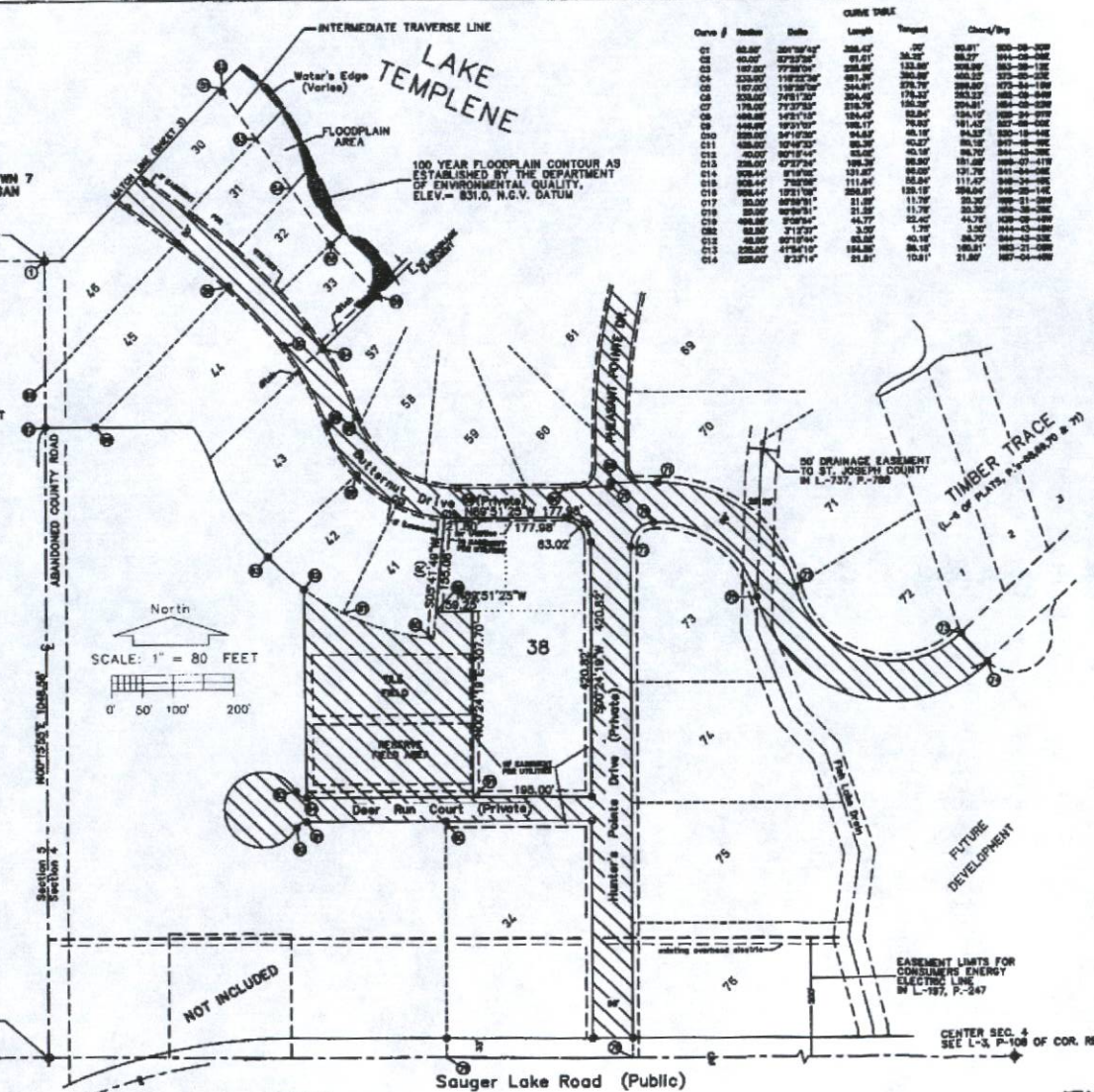
LOT #	NO. FT.
38	21,500
39	18,800
40	17,200
48	15,200
49	15,200
50	15,200

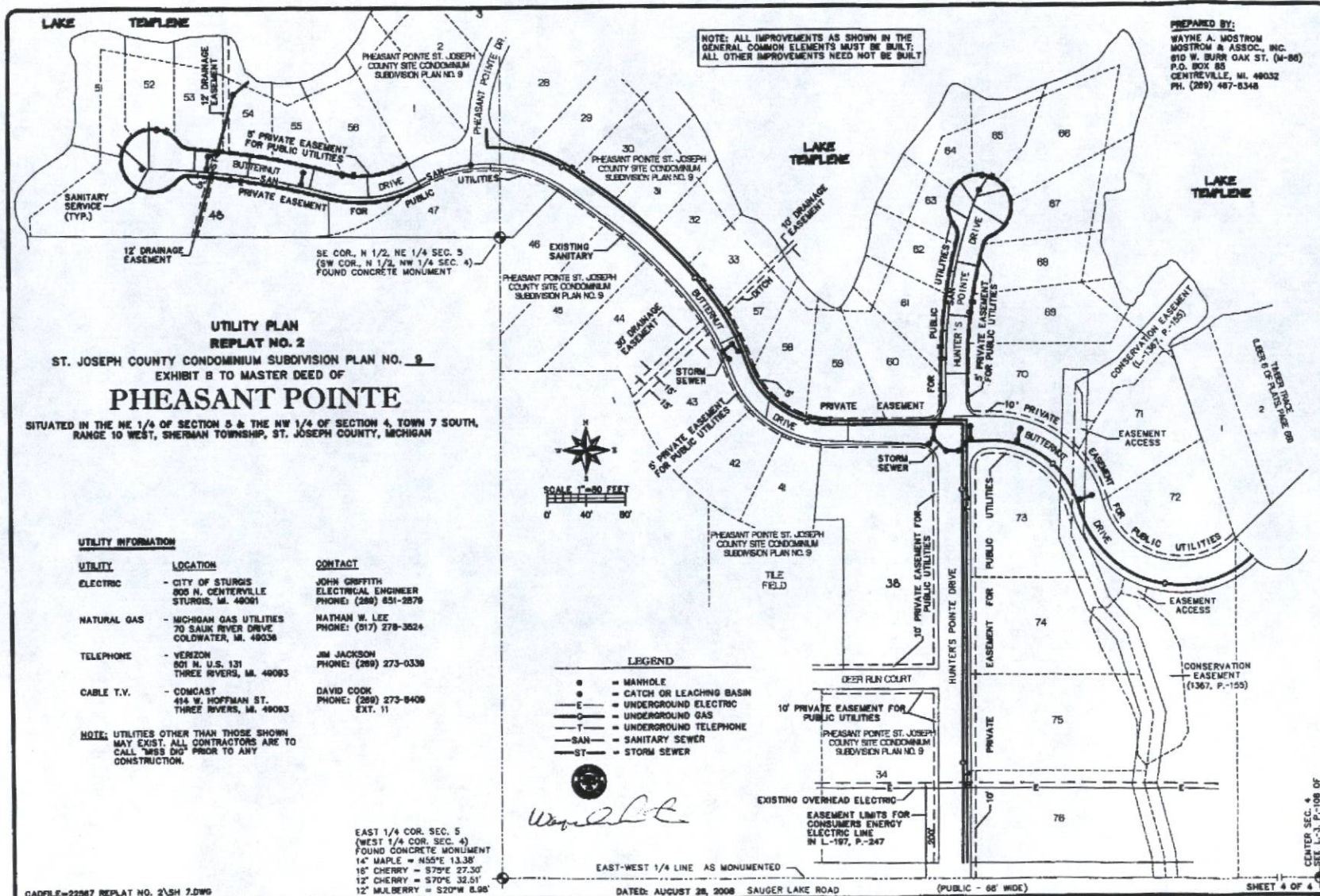
COORDINATE LIST

POINT	NORTH	EAST
80	148775.288	892677.883
81	148775.288	892677.883
82	148888.288	892677.883
83	148888.288	892677.883
84	148888.288	892677.883
85	148888.288	892677.883
86	148888.288	892677.883
87	148888.288	892677.883
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91	148888.288	892677.883
92	148888.288	892677.883
93	148888.288	892677.883
94	148888.288	892677.883
95	148888.288	892677.883
96	148888.288	892677.883
97	148888.288	892677.883
98	148888.288	892677.883
99	148888.288	892677.883
100	148888.288	892677.883

WEST 1/4 COR. SEC. 4
(EAST 1/4 COR. SEC. 5)
FOUND CONCRETE MONUMENT
14" MAPLE = N82°E 13.3'
15" CHERRY = S70°E 22.3'
12" CHERRY = S70°E 33.5'
12" MULBERRY = S20°W 8.9'

Curve #	Radius	Delta	CURVE DATA		Chord/Byg
			Length	Tangent	
01	60.00	201°00'00"	208.47	30'	60.01 000-00-000
02	60.00	272°30'00"	61.01	34.25	60.02 000-00-000
03	180.00	77°00'00"	308.86	133.88	60.03 000-00-000
04	520.00	118°20'00"	481.30	240.87	60.04 000-00-000
05	180.00	118°20'00"	344.81	273.70	60.05 000-00-000
06	250.00	74°00'00"	304.65	178.23	60.06 000-00-000
07	170.00	71°20'00"	278.20	162.20	60.07 000-00-000
08	400.00	193°15'00"	124.45	62.84	60.08 000-00-000
09	440.00	193°10'00"	108.17	58.15	60.09 000-00-000
10	300.00	94°10'00"	245.65	68.15	60.10 000-00-000
11	400.00	104°30'00"	98.30	62.27	60.11 000-00-000
12	40.00	80°00'00"	55.00	40.10	60.12 000-00-000
13	200.00	47°20'00"	198.30	88.00	60.13 000-00-000
14	900.00	81°00'00"	131.00	68.00	60.14 000-00-000
15	900.00	74°00'00"	111.00	62.00	60.15 000-00-000
16	900.00	102°10'00"	208.00	108.10	60.16 000-00-000
17	30.00	80°00'00"	31.00	11.70	60.17 000-00-000
18	30.00	80°00'00"	31.00	11.70	60.18 000-00-000
19	400.00	80°00'00"	44.70	32.40	60.19 000-00-000
20	60.00	71°20'00"	3.50	1.70	60.20 000-00-000
21	40.00	80°00'00"	40.10	28.70	60.21 000-00-000
22	200.00	47°20'00"	194.80	88.10	60.22 000-00-000
23	200.00	47°20'00"	25.80	10.10	60.23 000-00-000





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

PREPARED BY:
 WAYNE A. MOSTROM
 MOSTROM & ASSOC., INC.
 810 W. BURN OAK ST. (M-88)
 P.O. BOX 85
 CENTREVILLE, MI. 49032
 PH. (269) 487-8348

UTILITY PLAN
REPLAT NO. 2
 ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 9
 EXHIBIT B TO MASTER DEED OF
PHEASANT POINTE
 SITUATED IN THE NE 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 4, TOWN 7 SOUTH,
 RANGE 10 WEST, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

UTILITY INFORMATION

UTILITY	LOCATION	CONTACT
ELECTRIC	CITY OF STURGIS 800 N. CENTREVILLE STURGIS, MI. 49081	JOHN GRIFFITH ELECTRICAL ENGINEER PHONE: (269) 631-2879
NATURAL GAS	MICHIGAN GAS UTILITIES 70 SAUK RIVER DRIVE COLDWATER, MI. 49038	NATHAN W. LEE PHONE: (517) 278-3624
TELEPHONE	VERIZON 501 N. U.S. 131 THREE RIVERS, MI. 49083	JIM JACKSON PHONE: (269) 273-0330
CABLE T.V.	COMCAST 414 W. HOFFMAN ST. THREE RIVERS, MI. 49083	DAVID COOK PHONE: (269) 273-8408 EXT. 11

NOTE: UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. ALL CONTRACTORS ARE TO CALL "888" DDD PRIOR TO ANY CONSTRUCTION.

- LEGEND**
- = MANHOLE
 - = CATCH OR LEACHING BASIN
 - E— = UNDERGROUND ELECTRIC
 - G— = UNDERGROUND GAS
 - T— = UNDERGROUND TELEPHONE
 - SAN— = SANITARY SEWER
 - ST— = STORM SEWER

EAST 1/4 COR. SEC. 5
 (WEST 1/4 COR. SEC. 4)
 FOUND CONCRETE MONUMENT
 14" MAPLE = N55°E 13.38'
 18" CHERRY = S79°E 27.30'
 12" CHERRY = S70°E 32.51'
 12" MULBERRY = S20°W 8.98'

EAST-WEST 1/4 LINE AS MONUMENTED
 DATED: AUGUST 28, 2008 SAUGER LAKE ROAD (PUBLIC - 66' WIDE)

Recorded
May 18, 2006 10:26:43 AM
Liberal Page 1-7
Receipt # 20944

Liber 9 Page 1



COVER SHEET & PROPERTY DESCRIPTION

REPLAT NO. 1

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 9

EXHIBIT B TO MASTER DEED OF

PHEASANT POINTE

SITUATED IN THE NE 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 4, TOWN 7 SOUTH, RANGE 10 WEST, 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 PROPERLY ASSIGNED TO THIS PROJECT. IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE OR SHEET 1.

DESCRIPTION - CURRENT DEVELOPMENT AREA

8.8 ACRE PARCEL

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 7 SOUTH, RANGE 10 WEST, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5 AND RUNNING THENCE N00°13'55"E, ALONG THE SECTION LINE, 1323.61 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF UNIT 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY RUNS THENCE N88°31'47"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 858.80 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE, ALONG THE FOLLOWING 7 COURSES: N01°32'55"W 38.07 FEET, N89°30'07"E 181.95 FEET, N00°23'45"E 232.83 FEET, S79°15'00"E 226.75 FEET, S84°30'05"E 175.35 FEET, N08°47'40"E 145.11 FEET, N41°52'23"E 12.00 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF UNIT 1 OF PHEASANT POINTE (ST. JOSEPH COUNTY SITE CONDOMINIUM SUBDIVISION PLAN NO. 9); THENCE S29°07'07"E, ALONG THE WEST LINE OF SAID PHEASANT POINTE, 267.00 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHERLY RIGHT OF WAY, ALONG A 275.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 62°08'40" AND AN ARC LENGTH OF 296.27 FEET (CHORD = S80°15'56"E 283.86 FEET) TO A CONCRETE MONUMENT FOUND AT THE NORTHERLY MOST CORNER OF UNIT 48 OF SAID PHEASANT POINTE; THENCE S43°56'15"W, ALONG THE BOUNDARY OF SAID UNIT 48, A DISTANCE OF 137.48 FEET TO A CONCRETE MONUMENT FOUND; THENCE N08°31'47"W, ALONG THE BOUNDARY OF SAID UNIT 48, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN THE INTERMEDIATE TRAVERSE LINES AND THE SHORELINE OF LAKE TEMPLENE, AS BOUNDED BY THE SIDE LOT LINES EXTENDED.

THIS PARCEL CONTAINS 8.8 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

8.171 ACRE PARCEL

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 7 SOUTH, RANGE 10 WEST, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 4 AND RUNNING THENCE S89°41'19"E, ALONG THE EAST-WEST 1/4 LINE AS MONUMENTED, 868.62 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N00°24'19"E, ALONG THE EAST RIGHT OF WAY LINE OF HUNTER'S POINTE DRIVE, AND ITS SOUTHERLY EXTENSION, AS SHOWN IN PHEASANT POINTE (ST. JOSEPH COUNTY SITE CONDOMINIUM SUBDIVISION PLAN NO. 9), 848.59 FEET TO A CONCRETE MONUMENT FOUND; THENCE, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BUTTERNUT DRIVE AS SHOWN IN PHEASANT POINTE (ST. JOSEPH COUNTY SITE CONDOMINIUM SUBDIVISION PLAN NO. 9), ALONG THE FOLLOWING THREE COURSES: NORTHEASTERLY, ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 87°23'28" AND AN ARC LENGTH OF 61.81 FEET (CHORD = N44°06'03"E 53.27 FEET) TO A CONCRETE MONUMENT FOUND, SOUTHEASTERLY, ALONG A 187.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 77°25'04" AND AN ARC LENGTH OF 225.00 FEET (CHORD = S52°25'22"E 208.99 FEET) TO A CONCRETE MONUMENT FOUND, SOUTHEASTERLY, ALONG A 233.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 0°02'41" AND AN ARC LENGTH OF 4.25 FEET (CHORD = S19°15'31"E 4.25 FEET) TO A CONCRETE MONUMENT; THENCE ALONG THE CENTERLINE OF THE FISH LAKE DRAIN AS RECORDED IN LIBER 733, PAGE 788, ALONG THE FOLLOWING 8 COURSES: S02°03'07"W 48.58 FEET, S21°31'44"E 78.70 FEET, S21°07'40"E 71.03 FEET, S42°38'34"E 88.89 FEET, S17°58'15"E 174.77 FEET, S0°02'04"W 144.85 FEET, S14°22'22"E 153.40 FEET TO A CONCRETE MONUMENT, S03°48'29"E 48.83 FEET TO THE EAST-WEST 1/4 LINE; THENCE N08°41'19"W, ALONG THE EAST-WEST 1/4 LINE AS MONUMENTED, 400.16 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.171 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

1.878 ACRE PARCEL

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 7 SOUTH, RANGE 10 WEST, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 4 AND RUNNING THENCE N00°13'55"E, ALONG THE SECTION LINE, 1048.86 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF UNIT 45 OF PHEASANT POINTE (ST. JOSEPH COUNTY SITE CONDOMINIUM SUBDIVISION PLAN NO. 9); THENCE S88°05'00"E, ALONG THE BOUNDARY OF SAID PHEASANT POINTE, 81.17 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID UNIT 45 WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N43°58'15"E, ALONG THE BOUNDARY OF SAID UNIT 45, A DISTANCE OF 308.74 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID UNIT 45; THENCE, ALONG THE FOLLOWING RIGHT OF WAY LINE OF BUTTERNUT DRIVE, ALONG THE FOLLOWING THREE COURSES: SOUTHEASTERLY, ALONG A 808.44 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 08°18'02" AND AN ARC LENGTH OF 131.87 FEET (CHORD = S41°54'16"E 131.78 FEET) TO A CONCRETE MONUMENT, SOUTHEASTERLY, ALONG A 448.88 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 19°31'07" AND AN ARC LENGTH OF 152.17 FEET (CHORD = S27°58'05"E 151.43 FEET) TO A CONCRETE MONUMENT, SOUTHEASTERLY, ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 24°19'30" AND AN ARC LENGTH OF 84.93 FEET (CHORD = S30°18'47"E 84.23 FEET) TO A CONCRETE MONUMENT FOUND AT THE NORTHERLY MOST CORNER OF UNIT 42 OF SAID PHEASANT POINTE; THENCE S47°35'59"W 200.00 FEET TO A CONCRETE MONUMENT FOUND AT THE WESTERLY MOST CORNER OF SAID UNIT 42; THENCE NORTHWESTERLY, ALONG A 423.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 24°18'37" AND AN ARC LENGTH OF 179.33 FEET (CHORD = N30°18'47"E 178.00 FEET) TO A CONCRETE MONUMENT; THENCE NORTHWESTERLY, ALONG A 288.88 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 18°05'42" AND AN ARC LENGTH OF 69.25 FEET (CHORD = N28°18'22"W 69.07 FEET) TO A CONCRETE MONUMENT; THENCE N48°29'00"W 181.08 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.878 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

12.0 ACRE PARCEL

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 7 SOUTH, RANGE 10 WEST, SHERMAN TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 4 AND RUNNING THENCE S89°41'19"E, ALONG THE EAST-WEST 1/4 LINE AS MONUMENTED, 1510.40 FEET; THENCE N00°00'00"E 704.13 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF TIMBER TRACE (LIBER 8 OF PLATS, PAGE 68), WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUTTERNUT DRIVE, AS SHOWN IN PHEASANT POINTE (ST. JOSEPH COUNTY SITE CONDOMINIUM SUBDIVISION PLAN NO. 9), ALONG THE FOLLOWING 8 COURSES: WESTERLY, ALONG A 187.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 118°50'00" AND AN ARC LENGTH OF 34.91 FEET (CHORD = N73°54'14.8"W 28.86 FEET) TO A CONCRETE MONUMENT FOUND, NORTHWESTERLY, ALONG A 233.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 74°57'37" AND AN ARC LENGTH OF 304.42 FEET (CHORD = N52°07'55.4"W 283.23 FEET) TO A CONCRETE MONUMENT FOUND, N09°30'41"W 78.70 FEET TO A CONCRETE MONUMENT FOUND, S00°25'19"W 83.11 FEET TO A CONCRETE MONUMENT FOUND, N08°15'15"W 178.62 FEET TO A CONCRETE MONUMENT FOUND, NORTHWESTERLY, ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 71°37'37" AND AN ARC LENGTH OF 218.79 FEET (CHORD = N54°02'28.3"W 204.81 FEET) TO A CONCRETE MONUMENT FOUND, NORTHWESTERLY, ALONG A 408.88 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 14°21'13" AND AN ARC LENGTH OF 124.42 FEET (CHORD = N25°24'08.1"W 124.30 FEET) TO A CONCRETE MONUMENT FOUND AT THE SOUTHERLY MOST CORNER OF UNIT 33 OF SAID PHEASANT POINTE; THENCE WESTERLY, ALONG THE BOUNDARY OF SAID UNIT 33, A DISTANCE OF 125.85 FEET TO A CONCRETE MONUMENT FOUND; THENCE, ALONG AN INTERMEDIATE TRAVERSE LINE, ALONG THE FOLLOWING 6 COURSES: S41°51'33"E 121.28 FEET, S87°24'30"E 129.36 FEET, N22°44'11"E 387.80 FEET, N88°00'11"E 362.84 FEET, S10°02'07"W 453.18 FEET, S04°14'02"E 249.71 FEET; THENCE S18°32'44"E (RECORDED AS S18°50'50"E), ALONG THE WEST LINE OF SAID TIMBER TRACE, 388.40 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN THE INTERMEDIATE TRAVERSE LINES AND THE SHORELINE OF LAKE TEMPLENE, AS BOUNDED BY THE SIDE LOT LINES EXTENDED.

THIS PARCEL CONTAINS 12.0 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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. 9, 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 RECORDS, 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.

DATE



Wayne A. Mostrom

WAYNE A. MOSTROM
PROFESSIONAL LAND SURVEYOR NO. 14100
MOSTROM & ASSOC., INC.
610 W. BURR OAK ST.
CENTREVILLE, MI 49632

DEVELOPER:

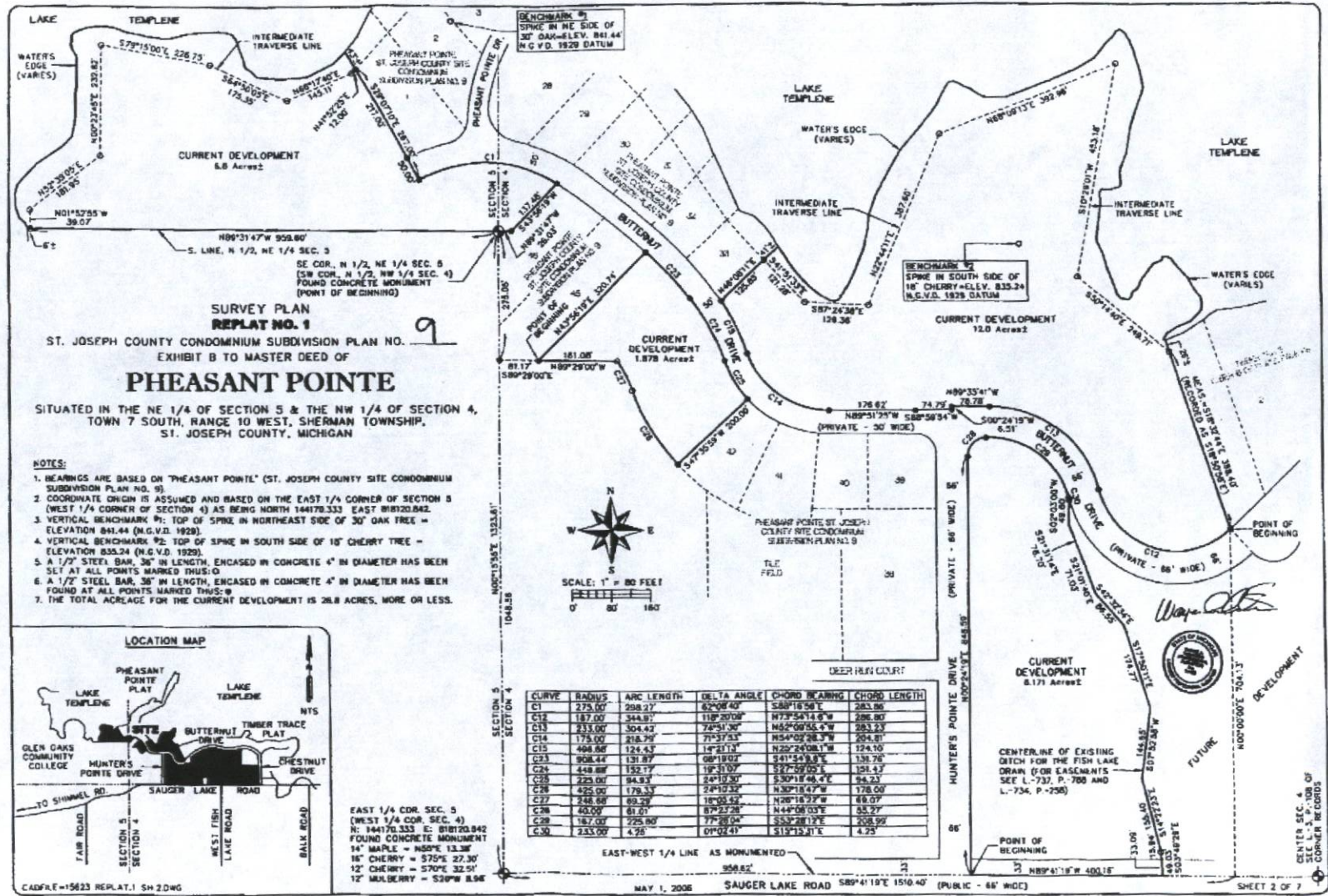
PHEASANT RIDGE DEVELOPMENT CO., INC.
54560 C.R. 17
ELKHART, INDIANA 46516

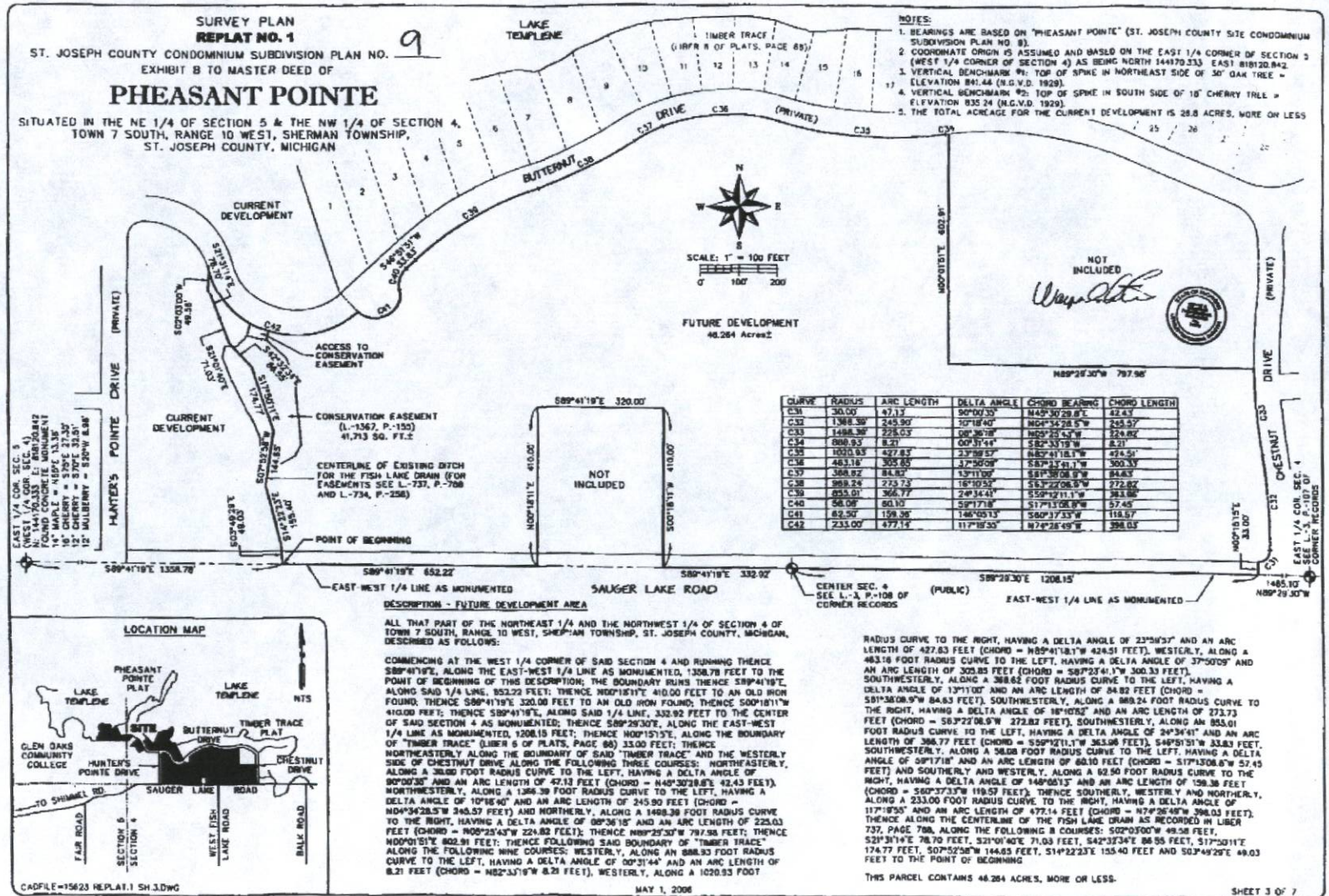
SURVEYOR:

MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
Ph. (268) 487-8340

SHEET INDEX

- 1. COVER SHEET & PROPERTY DESCRIPTION
- 2. SURVEY PLAN
- 3. SURVEY PLAN
- 4. SITE & FLOODPLAIN PLAN
- 5. SITE & FLOODPLAIN PLAN
- 6. SITE & FLOODPLAIN PLAN
- 7. UTILITY PLAN





LOCATION MAP

CADFILE=15623 REPLAT.1 SH.1.DWG
MAY 1, 2006
SHEET 3 OF 7

