

**ST JOSEPH COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO. 18**

0000 18

REPT# 4318 STN 3  
10 AM 2001

STATE OF MICHIGAN  
ST. JOSEPH COUNTY  
REGISTERED

18 DEC 2003 12:48:29 PM  
CYNTHIA L. PERRY  
REGISTERED P. 0120

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 ON THIS  
SHEET, THE SURVEYOR'S CERTIFICATE ON SHEET 2,  
AND THE MASTER DEED.

**EXHIBIT B TO THE MASTER DEED OF  
LAKESHORE TOWNHOMES OF KLINGER LAKE  
WHITE PIGEON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN**

**OWNER / DEVELOPER**

KLINGER LAKE DEVELOPMENT COMPANY, LLC  
826 HUNTER DRIVE  
WESTVILLE, INDIANA 46391

**SURVEYOR / ENGINEER**

WIGHTMAN PETRIE, INC.  
4703 CHESTER DRIVE  
ELKHART, IN 46516

**INDEX OF PLANS**

- X-1048-01 COVER SHEET
- X-1048-02 SURVEY PLAN
- X-1048-03 SITE PLAN
- X-1048-04 UTILITY PLAN
- X-1048-05 FLOODPLAIN PLAN
- X-1048-06 FIRST FLOOR - UNITS 1-6
- X-1048-07 SECOND FLOOR - UNITS 1-6
- X-1048-08 SECTION AA THRU SECTION DD  
UNITS 1-6

**LEGAL DESCRIPTION**

LOTS 5 AND 6 OF DOGWOOD SHORES RECORDED IN VOLUME 2 OF  
PLATS, PAGE 100 BEING IN THE SOUTHEAST FRACTIONAL QUARTER  
OF SECTION 35, TOWN 7 SOUTH, RANGE 11 WEST, WHITE PIGEON  
TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

DATE	
BY	
DESCRIPTION	
REV	
<b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b>  <b>Wightman Petrie, Inc.</b> <small>ELKHART, INDIANA 4703 CHESTER DRIVE PHONE (574) 293-7762 FAX (574) 294-3711</small>	
<b>LAKESHORE TOWNHOMES OF KLINGER LAKE</b> <b>HELMAN ARCHITECTURE &amp; DESIGN</b> <small>129 N. SECOND ST ELKHART, IN 46516</small> <b>COVER SHEET</b>	
JOB NUMBER	2001-0513
DRAWN BY	K. KLINK
DESIGNED BY	APPROVED BY
NAME	NAME
DATE	NOVEMBER 2002
SCALE	NONE



PROPOSED  
SHEET 1 OF 8  
**X-1048-01**

2001-0513.DWG  
 2001-0513-01.dwg  
 11/21/02 10:45:11 AM



SITE LOCATION MAP  
N.T.S.

**CERTIFICATE**

I, DALE KESLER, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS ST JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN No. 18, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND 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 SURVEY PLAN AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

DATE 1/07/03

*Dale Kesler*  
DALE L. KESLER  
L.S. 38117  
WIGHTMAN PETRIE, INC.  
4703 CHESTER DRIVE  
ELKHART, IN 46516



**NOTE**

1) SURVEY BEARINGS ARE REFERENCED FROM THE RECORDED PLAT OF DOGWOOD SHORES, RECORDED IN VOLUME 2 OF PLATS, PAGE 100, ST JOSEPH COUNTY RECORDS.

**LEGAL DESCRIPTION**

LOTS 5 AND 6 OF DOGWOOD SHORES RECORDED IN VOLUME 2 OF PLATS, PAGE 100 BEING IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 35, TOWN 7 SOUTH, RANGE 11 WEST, WHITE PIGEON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

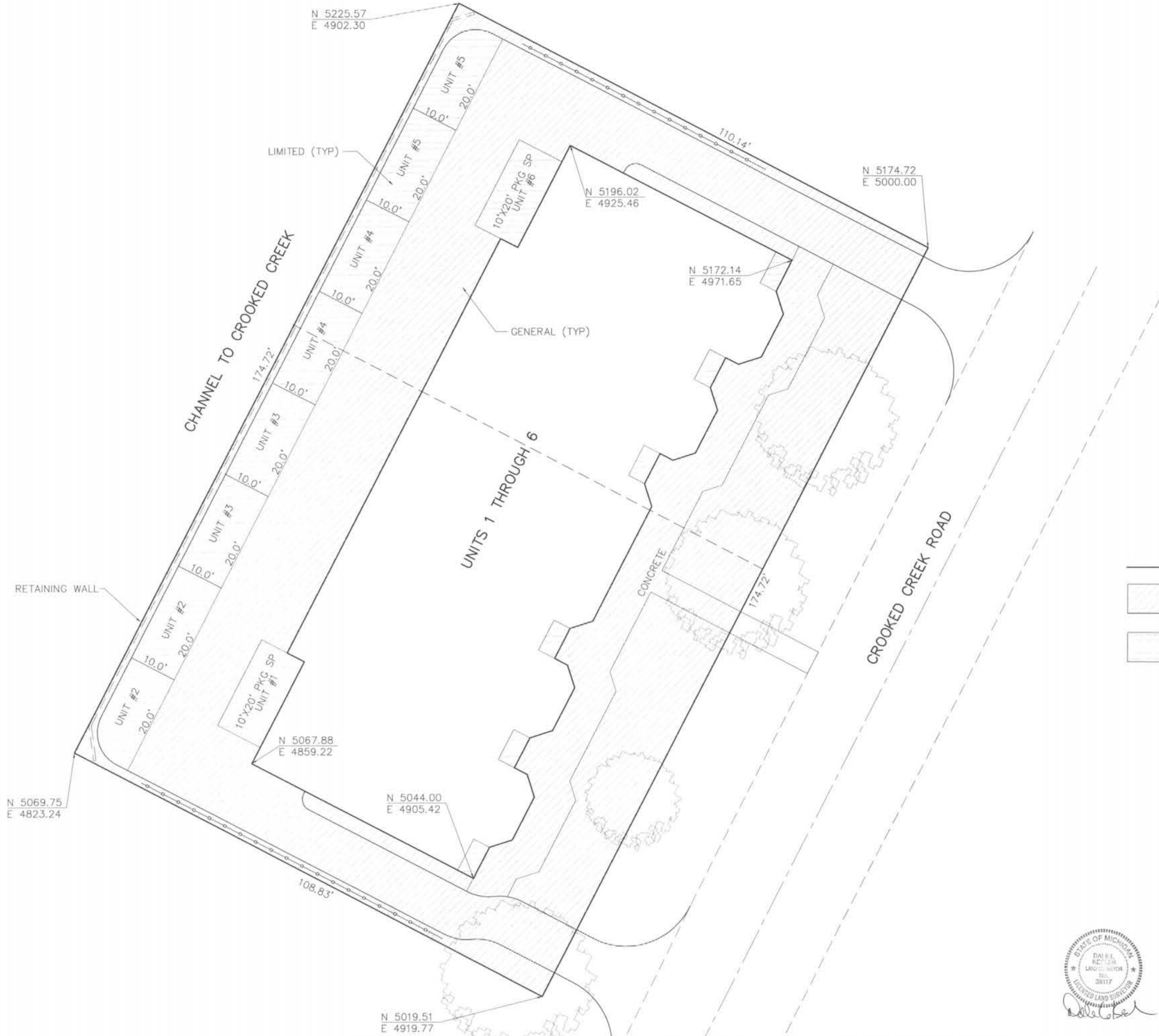


**LEGEND**

- CONCRETE MONUMENT
- (m) MEASURED
- (r) RECORDED

BENCHMARK  
R.R. SPIKE IN EAST  
FACE OF POWER POLE  
ELEV. 809.96 NGV

<p><b>W.P.</b> CONSULTING ENGINEERS &amp; LAND SURVEYORS <i>Wightman Petrie, Inc.</i></p> <p>4703 CHESTER DRIVE ELKHART, INDIANA PHONE: (574) 283-7782 FAX: (574) 284-3717</p>	<p>LAKESHORE TOWNHOMES OF KLINGER LAKE HELMAN ARCHITECTURE &amp; DESIGN 129 N. SECOND ST ELKHART, IN 46516 SURVEY PLAN</p>
<p>JOB NUMBER: 2001-0513</p>	
<p>DRAWN BY: K. KLINK</p>	<p>SCALE: 1"=20'</p>
<p>DESIGNED BY: NAME</p>	<p>DATE: NOVEMBER 2002</p>
<p>APPROVED BY: NAME</p>	
<p>DATE: NOVEMBER 2002</p>	
<p>SCALE: 1"=20'</p>	
<p>PROPOSED - MUST BE BUILT SHEET 2 OF 8</p>	
<p><b>X-1048-02</b></p>	



- LEGEND**
- LIMITS OF OWNERSHIP
  - GENERAL COMMON ELEMENT
  - LIMITED COMMON ELEMENT
  - N 0000.00  
E 0000.00 - NORTH COORDINATE  
EAST COORDINATE
  - TREE
  - FENCE LINE



PROPOSED - MUST BE BUILT  
SHEET 3 OF 8

DRAWN BY: K. KLINK		JOB NUMBER: 2001-0513	
DESIGNED BY: DALE KLINK	APPROVED BY: DALE KLINK	DATE: NOVEMBER 2002	SCALE: 1"=10'
LAKESHORE TOWNHOMES OF KLINGER LAKE		ELKHART, IN 46516	
HELMAN ARCHITECTURE & DESIGN		SITE PLAN	
129 N. SECOND ST		ELKHART, IN 46516	
CONSULTING ENGINEERS & LAND SURVEYORS		Wightman Petrie, Inc.	
4700 CHESTER DRIVE		ELKHART, INDIANA	
PHONE: (574) 293-7762		FAX: (574) 294-3717	
REV	DESCRIPTION	BY	DATE

X-1048-03



- LEGEND**
- GAS METER
  - LIGHT POLE
  - STORM SEWER MANHOLE
  - WATER TAP
  - WELL
  - SANITARY SEWER MANHOLE
  - CLEANOUT
  - TELEPHONE PEDESTAL
  - UTILITY POLE
  - AC UNIT ON CONCRETE PAD
  - PIPE BOLLARD
  - STORM SEWER
  - SANITARY SEWER
  - ELECTRIC
  - FENCELINE
  - GAS
  - TELEPHONE
  - WATER

**GENERAL NOTATIONS FOR ALL UNITS:**  
 UTILITIES AS SHOWN INDICATE PROPOSED LOCATION OF FACILITIES  
 ALL UNITS ARE SERVICED WITH WATER BY ON SITE WELL  
 ALL UNITS ARE SERVICED WITH ELECTRIC POWER BY AEP  
 ALL UNITS ARE SERVICED WITH GAS BY AQUILA, INC.  
 ALL UNITS ARE SERVICED WITH TELEPHONE BY VERIZON  
 ALL UNITS ARE SERVICES WITH CABLE BY CHARTER CABLE  
 ALL UNITS ARE SERVICED WITH SANITARY SEWER BY CITY OF WHITE PIGEON

BENCHMARK  
 R.R. SPIKE IN EAST  
 FACE OF POWER POLE  
 ELEV. 809.96 NGV



PROPOSED - MUST BE BUILT  
 SHEET 4 OF 8

DRAWN BY: K. KLUNK		DESIGNED BY: NAME	DATE: NOVEMBER 2002	SCALE: 1"=10'
APPROVED BY: NAME		JOB NUMBER: 2001-0513		
<b>LAKESHORE TOWNHOMES OF KLINGER LAKE</b> <b>HELMAN ARCHITECTURE &amp; DESIGN</b> 129 N. SECOND ST ELKHART, IN 46516 UTILITY PLAN		<b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b> <b>Wightman Petrie, Inc.</b> ELKHART, INDIANA 4703 CHESTER DRIVE PHONE: (574) 293-7762 FAX: (574) 294-3717		
REV	DESCRIPTION	BY	DATE	

NOTE:  
 WHITE PIGEON TOWNSHIP DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM THEREFORE A FLOOD PLAIN ELEVATION HAS NOT BEEN DETERMINED. KLINGER LAKE DOES HAVE A COURT ORDER LEGAL LAKE LEVEL OF 806.52 THAT WAS ESTABLISHED OCTOBER 10, 1966.



<b>WPD</b> <b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b> <i>Wightman Petrie, Inc.</i> 4703 CHESTER DRIVE ELKHART, INDIANA PHONE (574) 293-7762 FAX (574) 294-3717	
<b>LAKESHORE TOWNHOMES OF KLINGER LAKE</b> <b>HELMAN ARCHITECTURE &amp; DESIGN</b> 129 N. SECOND ST ELKHART, IN 46516	<b>FLOODPLAIN PLAN</b>
JOB NUMBER: 2001-0513	DRAWN BY: K. KLING DESIGNED BY: [NAME] DATE: NOVEMBER 2002 SCALE: 1"=20'
APPROVED BY: [NAME] DATE: [DATE]	REV. BY: [NAME] DATE: [DATE]



PROPOSED - MUST BE BUILT  
 SHEET 6 OF 8

**X-1048-05**

# FIRST FLOOR PLAN - UNITS 1-6

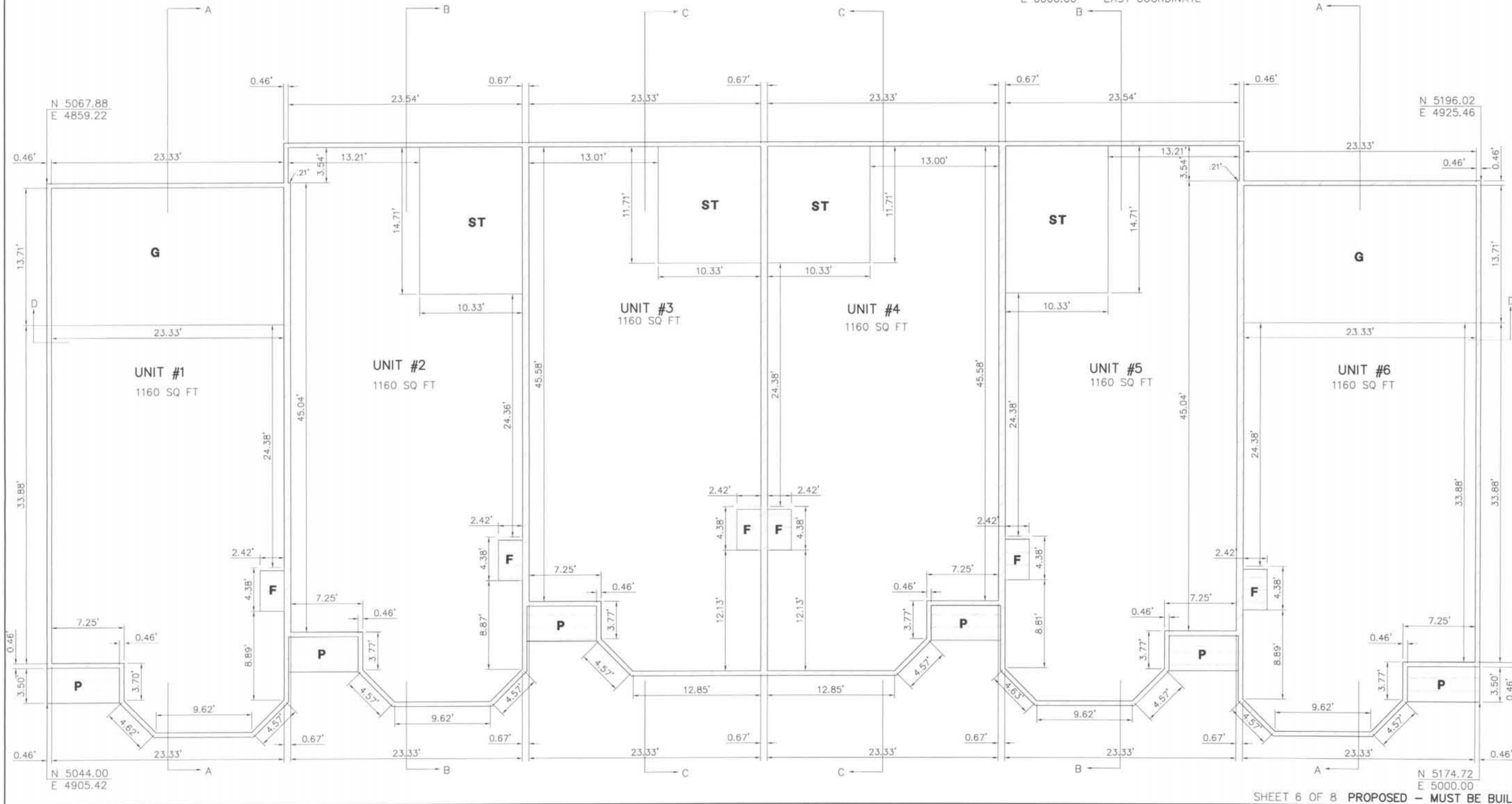
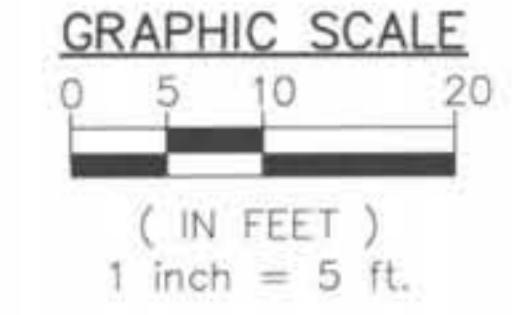


## LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

- F** - FIREPLACE
- G** - GARAGE
- S** - STAIRWAY
- P** - PORCH
- C** - CHASE


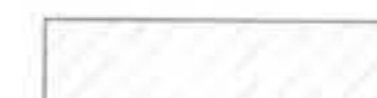
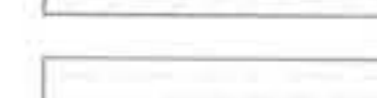
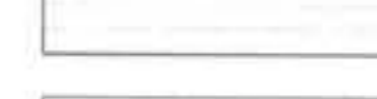
- ST** - STORAGE
- N 0000.00 - NORTH COORDINATE
- E 0000.00 - EAST COORDINATE



<b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b> <b>Wightman Petrie, Inc.</b> <small>4703 CHESTER DRIVE          ELKHART, INDIANA          PHONE: (574) 293-7782          FAX: (574) 294-3717</small>	<b>LAKESHORE TOWNHOMES OF KLINGER LAKE</b> <b>HELMAN ARCHITECTURE &amp; DESIGN</b> <small>129 N. SECOND ST          ELKHART, IN 46516</small> <b>FIRST FLOOR PLAN - UNITS 1-6</b>
JOB NUMBER: 2001-051.3 DRAWN BY: K. KLING DESIGNED BY: [NAME] DATE: NOVEMBER 2002 SCALE: 1"=5'	REV. BY: [NAME] DESCRIPTION: [TEXT] DATE: [DATE]

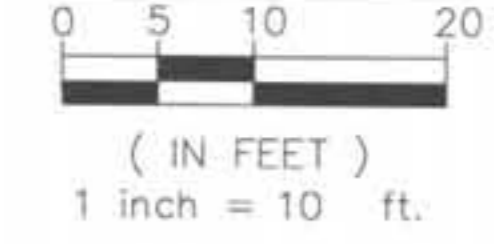
# SECOND FLOOR PLAN - UNITS 1-6

## LEGEND

-  - LIMITS OF OWNERSHIP
-  - GENERAL COMMON ELEMENT
-  - LIMITED COMMON ELEMENT
-  - CATHEDRAL CEILING



## GRAPHIC SCALE

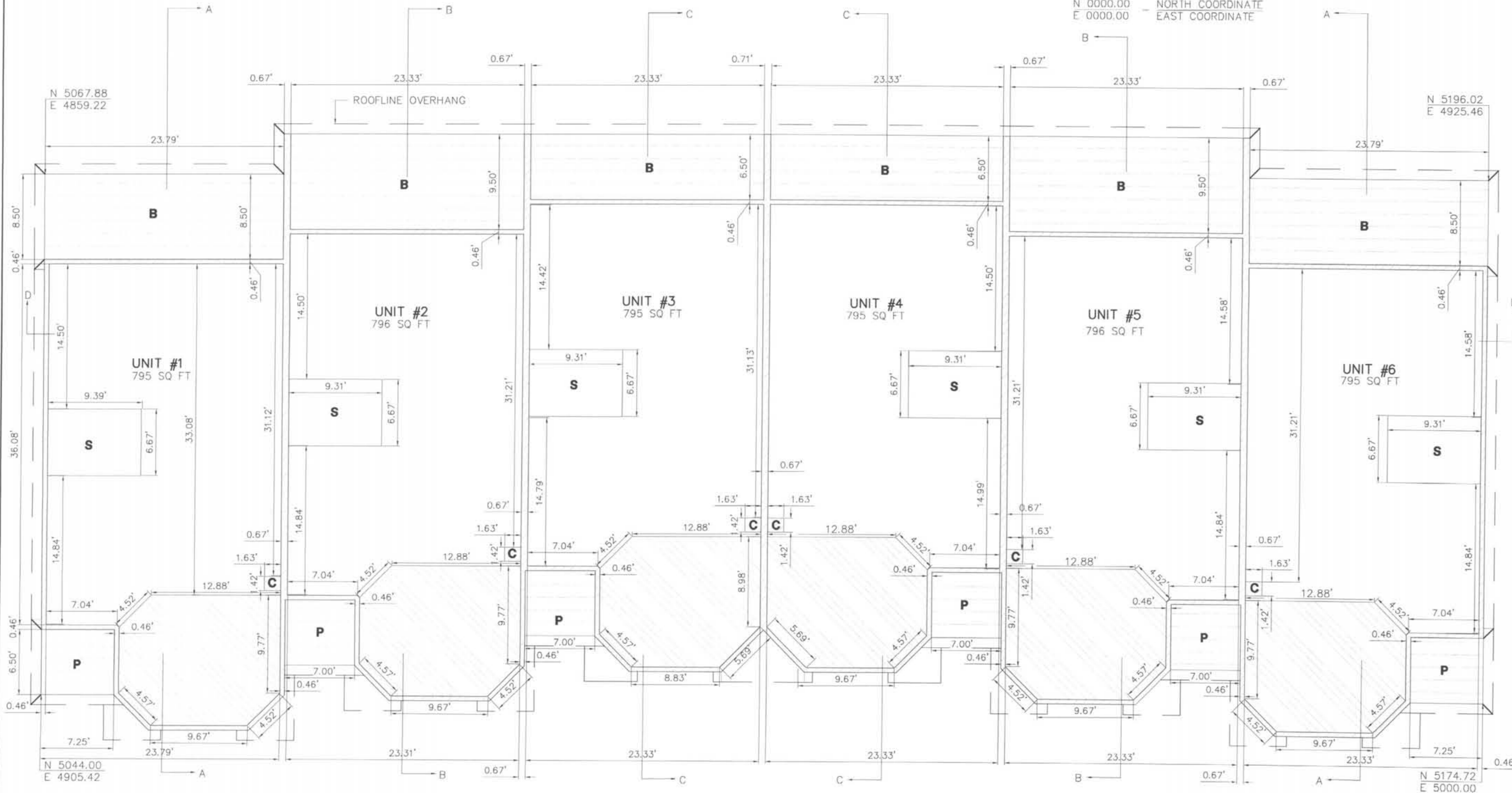


- B** - BALCONY
- S** - STAIRWAY
- P** - COVERED PORCH
- C** - CHASE

N 0000.00 - NORTH COORDINATE  
E 0000.00 - EAST COORDINATE



*Dale Kesler*



**CONSULTING ENGINEERS  
& LAND SURVEYORS**



**Wightman Peirce, Inc.**  
ELKHART, INDIANA  
4703 CHESTER DRIVE  
PHONE (317) 283-1702  
FAX (317) 284-3717

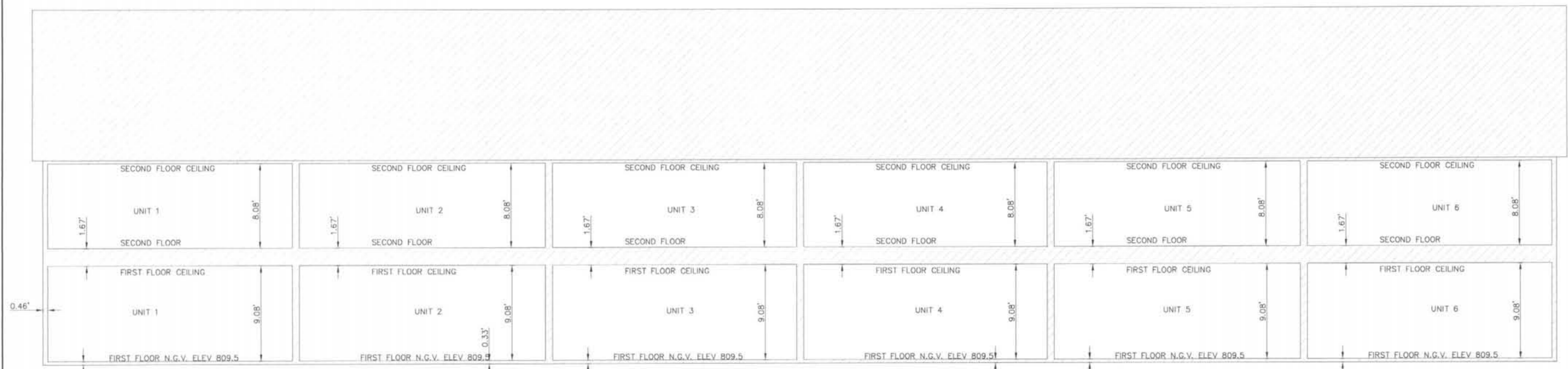
**LAKESHORE TOWNHOMES  
OF KLINGER LAKE**  
**HELMAN ARCHITECTURE & DESIGN**  
129 N. SECOND ST. ELKHART, IN 46516  
SECOND FLOOR PLAN - UNITS 1-6

JOB NUMBER 2001-0513

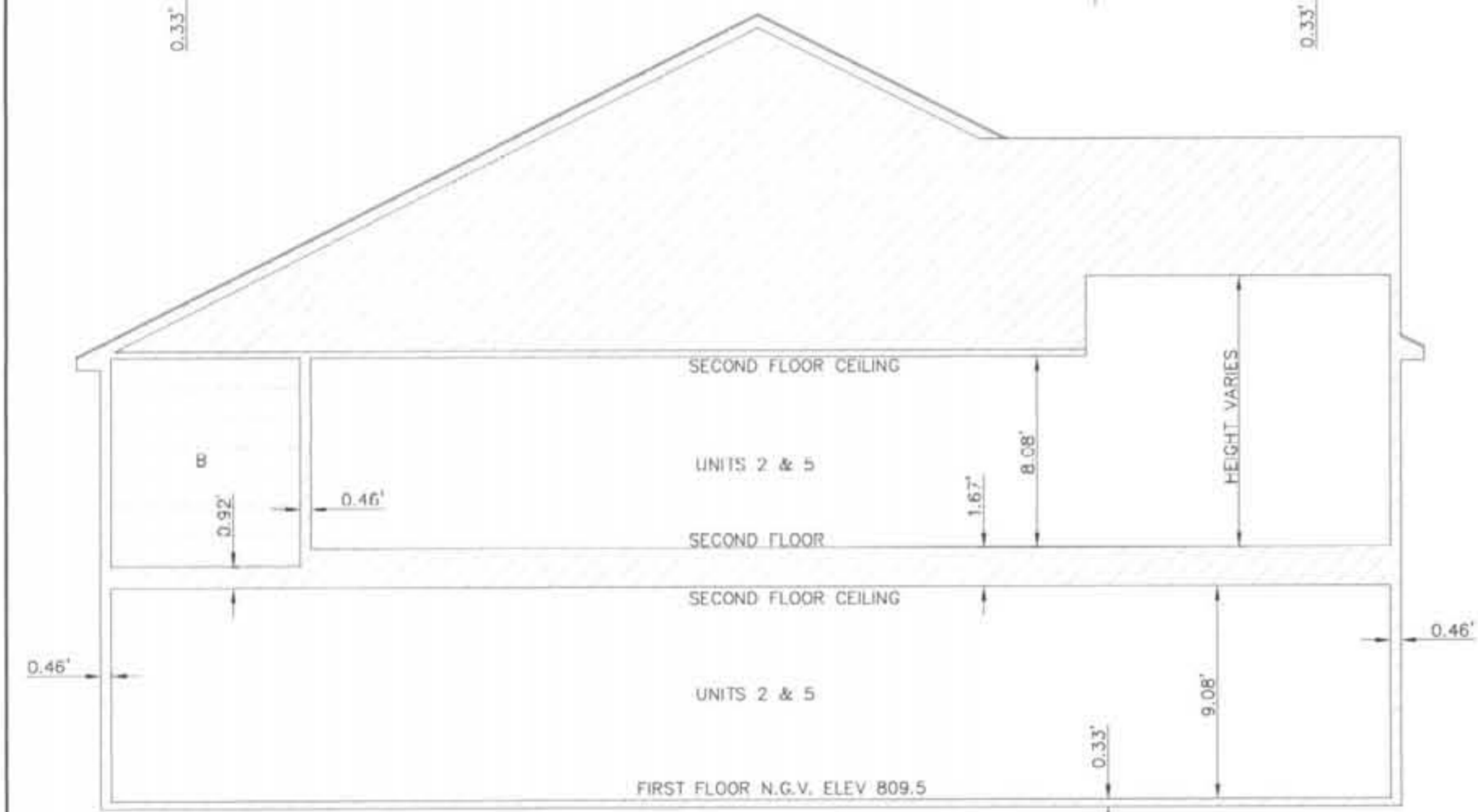
DRAWN BY K. KLINK  
DESIGNED BY NAME  
DATE NOVEMBER 2002  
SCALE 1"=5'

**X-1048-07**

CROSS SECTIONS



CROSS SECTION DD



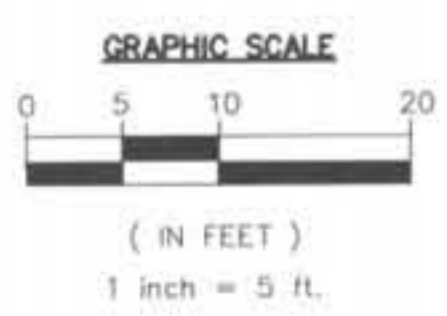
CROSS SECTION BB



CROSS SECTION CC



CROSS SECTION AA



LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- BALCONY
- GARAGE

<b>W&amp;P</b>	<b>CONSULTING ENGINEERS &amp; LAND SURVEYORS</b>		<i>Wightman Petrie, Inc.</i>		ELKHART, INDIANA PHONE: (574) 293-7762		
<b>LAKESHORE TOWNHOMES OF KLINGER LAKE</b>				<b>HELMAN ARCHITECTURE &amp; DESIGN</b>			
129 N. SECOND ST				ELKHART, IN 46516			
SECTION AA THRU DD UNIT 1-6				JOB NUMBER 2001-0513			
DRAWN BY: K. KLINK	DESIGNED BY: NAME	APPROVED BY: NAME	DATE: NOVEMBER 2002	SCALE: 1" = 5'			
<b>X-1048-08</b>							