

FALCON COVE

A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23,
T 7 S, R 12 W, VILLAGE OF CONSTANTINE, ST. JOSEPH COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, WAYNE A. MOSTROM, SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:

FALCON COVE, A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 12 WEST, VILLAGE OF CONSTANTINE, ST. JOSEPH COUNTY, MICHIGAN

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 23, T 7 S, R 12 W, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, T 7 S, R 12 W, AND RUNNING THENCE N89°41'54"E, ALONG THE SOUTH LINE OF SAID SECTION, 1705.52 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N00°07'30"W 172.86 FEET; THENCE N08°45'30"E 380.60 FEET; THENCE N00°07'30"W 1087.05 FEET TO THE CENTERLINE OF LOCUST STREET; THENCE N02°20'00"E, ALONG SAID CENTERLINE 210.79 FEET; THENCE SOUTHERLY, ALONG THE CENTERLINE OF JEREMY STREET, ALONG THE FOLLOWING SIX COURSES: S27°40'00"E 232.89 FEET; SOUTHERLY, ALONG A 237.45 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 113.36 FEET, WITH A DELTA ANGLE OF 27°21'11" (CHORD = 513°59'25"E 142.29 FEET); S00°18'49"E 480.72 FEET; SOUTHERLY, ALONG A 1300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 322.68 FEET, WITH A DELTA ANGLE OF 1°13'19" (CHORD = S06°47'50"W 321.86 FEET); S13°54'29"W 456.82 FEET AND S00°13'25"W 62.50 FEET; THENCE S00°13'25"W 111.27 FEET; THENCE S89°41'54"W, ALONG THE SECTION LINE, 231.24 FEET TO THE POINT OF BEGINNING. THIS PLAT CONTAINS 11.055 ACRES. THIS PLAT CONTAINS 13 NUMBERED LOTS. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND; THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT; THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY SECTION 126 OF THE ACT; THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 126 OF THE ACT; THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 126(3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE: 4/2/2003 Wayne A. Mostrom

WAYNE A. MOSTROM, P.S. 14100
PRESIDENT OF MOSTROM & ASSOC., INC.
610 N. BURR OAK ST.
CENTREVILLE, MICHIGAN 49032



PROPRIETOR'S CERTIFICATE - CORPORATION

THE VILLAGE OF CONSTANTINE, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY PATRICIA WEISS, PRESIDENT, PROPRIETOR, HAS CAUSED THE LAND TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT PORTION OF LOCUST STREET AND JEREMY STREET THAT FALL WITHIN THE BOUNDARY OF THIS PLAT ARE FOR THE USE OF THE PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT.

Dorothy Hostetler VILLAGE OF CONSTANTINE
DOROTHY HOSTETLER, WITNESS 115 WHITE PIGEON STREET
CONSTANTINE, MICHIGAN 49042
Jody Lynn Baullette Patricia Weiss
JODY LYNN BAULETTE, WITNESS PATRICIA WEISS, PRESIDENT

ACKNOWLEDGMENT

STATE OF MICHIGAN
ST. JOSEPH COUNTY
PERSONALLY CAME BEFORE ME THIS 5th DAY OF MAY, 2003, PATRICIA WEISS, PRESIDENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE FREE ACT AND DEED OF SAID CORPORATION, BY ITS AUTHORITY.
NOTARY PUBLIC Jody Lynn Baullette ST. JOSEPH COUNTY, MICHIGAN
JODY LYNN BAULETTE
MY COMMISSION EXPIRES 02/21/04

PROPRIETOR'S CERTIFICATE - INDIVIDUALS

I, AS PROPRIETOR, CERTIFY THAT I CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT PORTION OF LOCUST STREET AND JEREMY STREET THAT FALL WITHIN THE BOUNDARY OF THIS PLAT IS FOR THE USE OF THE PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT.

OWNER: RONALD LOUIS KRULL
BY: Theodore R. Krull
THEODORE R. KRULL
PERSONAL REPRESENTATIVE OF THE
ESTATE OF RONALD LOUIS KRULL
17684 STEARS ROAD
WHITE PIGEON, MICHIGAN 49099
LIBER 1135, PAGE 279
ST. JOSEPH COUNTY RECORDS
Lila Mostrom
LILA MOSTROM, WITNESS
Lori L. King
LORI L. KING, WITNESS

ACKNOWLEDGMENT FOR CO-TRUSTEE & POWER OF ATTORNEY

STATE OF MICHIGAN S.S.
ST. JOSEPH COUNTY
PERSONALLY CAME BEFORE ME THIS 2nd DAY OF APRIL, 2003
THE ABOVE NAMED THEODORE R. KRULL, PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD LOUIS KRULL, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS SUCH PERSONAL REPRESENTATIVE AS HIS FREE ACT AND DEED.
NOTARY PUBLIC Lila Mostrom ST. JOSEPH COUNTY, MICHIGAN
LILA MOSTROM
MY COMMISSION EXPIRES Jan. 14, 2004

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING May 6, 2003, INVOLVING LANDS INCLUDED IN THIS PLAT.
Janet L. Beals
JANET L. BEALS, ST. JOSEPH COUNTY TREASURER

DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON May 06, 2003, AS COMPLYING WITH SECTION 192 OF ACT 288, P.A. 1967, AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF ST. JOSEPH.
David D. Hassenger
DAVID D. HASSENGER, DRAIN COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF CONSTANTINE AT A MEETING HELD July 21, 2003, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A. 1967. PUBLIC WATER AND SEWER ARE INSTALLED AND READY FOR CONNECTION.
Ruth Stranser
RUTH STRANSER, CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD ON March 24, 2003, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288, P.A. 1967, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.
Cynthia L. Jarratt Janet L. Beals
CYNTHIA L. JARRATT REGISTER OF DEEDS JANET L. BEALS COUNTY TREASURER

Pattie S. Bender
PATTIE S. BENDER
COUNTY CLERK

RECORDING CERTIFICATE

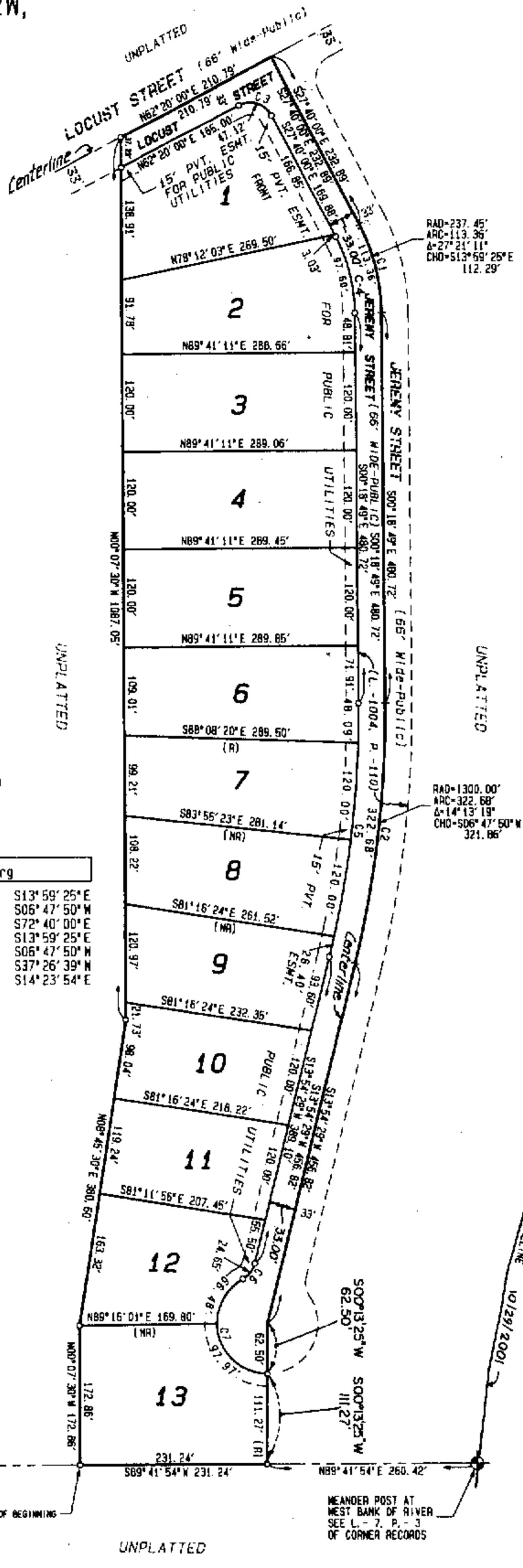
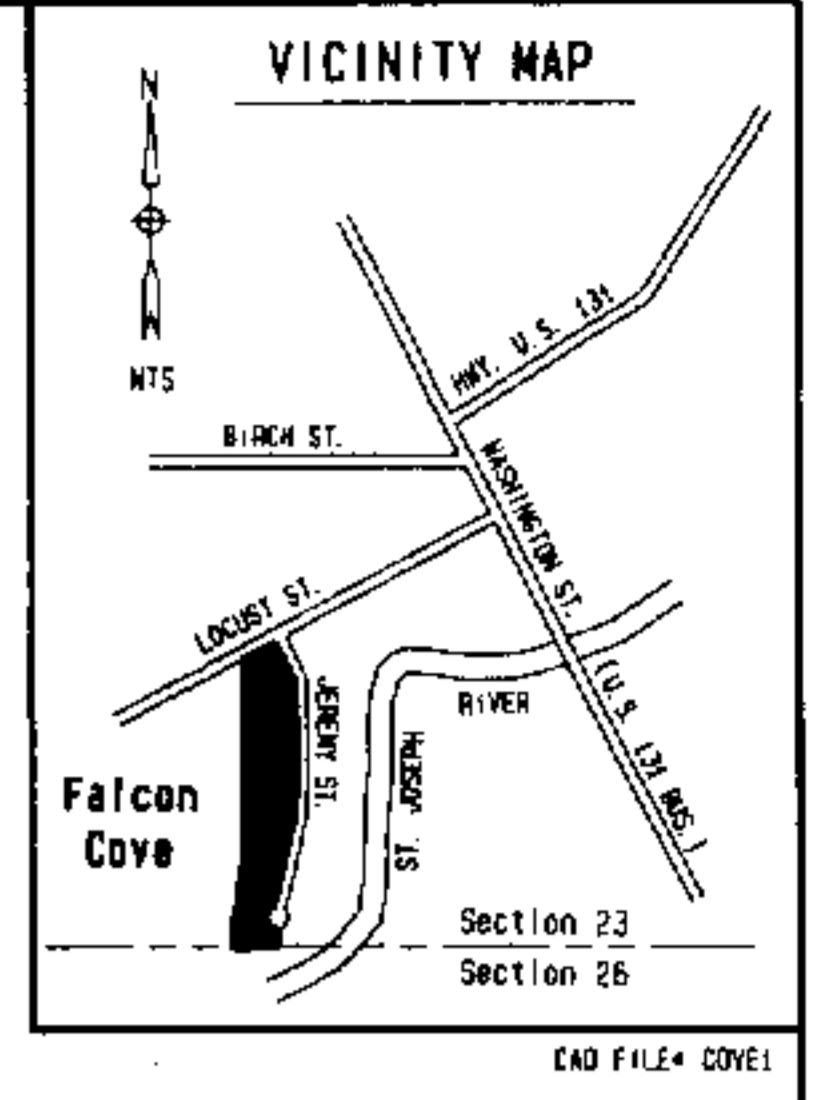
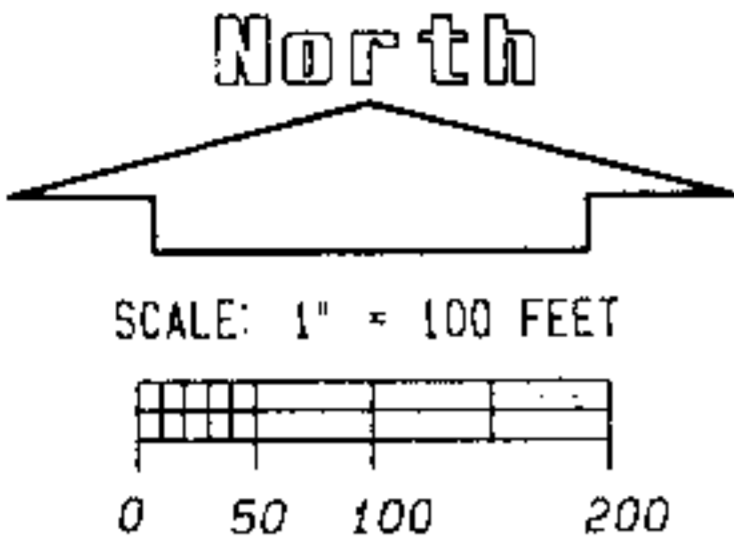
STATE OF MICHIGAN
ST. JOSEPH COUNTY
THIS PLAT WAS RECEIVED FOR RECORD ON THE 27th DAY OF October, 2003, AT 4:06 P.M. AND RECORDED IN LIBER 62 OF PLATS, ON PAGE (S) 211 & 212.

Cynthia L. Jarratt
CYNTHIA L. JARRATT
REGISTER OF DEEDS

EXAMINED AND APPROVED
DATE Oct. 23, 2003
BY DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES
Maynard R. Dyer
MAYNARD R. DYER, R.B., DIRECTOR
OFFICE OF LAND SURVEY AND REMONUMENTATION

FALCON COVE

Located in the Southwest
1/4 of Section 23, T7S, R12W,
Village of Constantine,
St. Joseph County,
Michigan



- LEGEND
1. ALL DIMENSIONS ARE IN FEET.
 2. ALL CURVE DIMENSIONS ARE ARC LENGTHS.
 3. MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS, 36 INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER, WERE PLACED AT ALL POINTS MARKED THUS: ○
 4. LOT CORNERS ARE MARKED BY A 1/2 INCH STEEL BAR 12 INCHES IN LENGTH AND WITH A PLASTIC CAP MARKED 32398/46879.
 5. (R) DENOTES A RADIAL LOT LINE.
 6. (NR) DENOTES A NON-RADIAL LOT LINE.
 7. BEARINGS ARE BASED ON THE ASSESSOR'S PLAT OF GARBER'S ADDITION RECORDED IN LIBER 2 OF PLATS ON PAGE 49.

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	237.45'	27°21'11"	113.36'	57.78'	112.29' S13°59'25"E
C2	1300.00'	14°13'19"	322.68'	162.48'	321.86' S06°47'50"W
C3	30.00'	90°00'00"	47.12'	30.00'	42.43' S72°40'00"E
C4	204.45'	27°21'11"	97.60'	49.75'	96.68' S13°59'25"E
C5	1267.00'	14°13'19"	314.49'	158.06'	313.69' S06°47'50"W
C6	30.00'	47°04'19"	24.65'	13.07'	23.96' S37°26'39"W
C7	62.50'	150°45'23"	164.45'	239.57'	120.95' S14°23'54"E



Wayne A. Mottson

SOUTHWEST COR. SEC. 23
SEE L-7, P. 2
OF CORNER RECORDS

MEANDER POST AT
WEST BANK OF RIVER
SEE L-7, P. 3
OF CORNER RECORDS