

Rivers Glen Condo  
of C-7

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2  
EXHIBIT "B" TO THE MASTER DEED OF:

# RIVER GLEN CONDOMINIUM

CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MI.

ENGINEER: EXXEL ENGINEERING INC. 3959 CLAY AVE. SW. GRAND RAPIDS MI. 49508

SURVEYOR: MOSTROM & ASSOC. INC. 108 W MAIN ST. CENTREVILLE MI 49032

DEVELOPER: ROY & GERALDINE HACKENBERG 173 E MICHIGAN AVE THREE RIVERS MI. 49093

ST. JOSEPH COUNTY REGISTER OF DEEDS THE  
COLLECTOR OF SALES TAX AND CLERK OF THE DISTRICT COURT  
1000 SECURITY BLDG. ST. JOSEPH, MI 49781  
ASSOCIATION HAS PROTECTIVE PROPERTY RIGHTS  
CALL 517-233-1111 FOR SURVEYOR'S CERTIFICATE ON  
SHEET 2

**Legal Description**  
Commencing at the NE corner of Lot 6 of Block 56, Portage Addition to the City of Three Rivers, Michigan, according to plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan, in Liber 28 of Deeds on Page 425, and a certified copy recorded in Liber 2 of Plats on Page 22, which is the POINT OF BEGINNING of this description, and running thence S01°38'22"W, along the East line of Lots 6 and 12 of said Block 56 a distance of 374.49 feet, thence S46°01'41"W, traversing the St. Joseph River 73.78 feet, thence N72°03'29"W, traversing the St. Joseph River 118.81 feet, thence N32°05'21"W, traversing the St. Joseph River and the Portage River 273.41 feet, thence N49°26'32"E, along the South line of Michigan Avenue, 229.6 feet to the point of beginning. Containing 1.770 Acres, more or less, of land and including that land between the courses traversing the St. Joseph and Portage Rivers and the site's edges.

This description includes Lots 6 to 12, inclusive, of said Block 56 and lands lying adjacent thereto.

*See Instrument Number 201-160556 p. 15D*

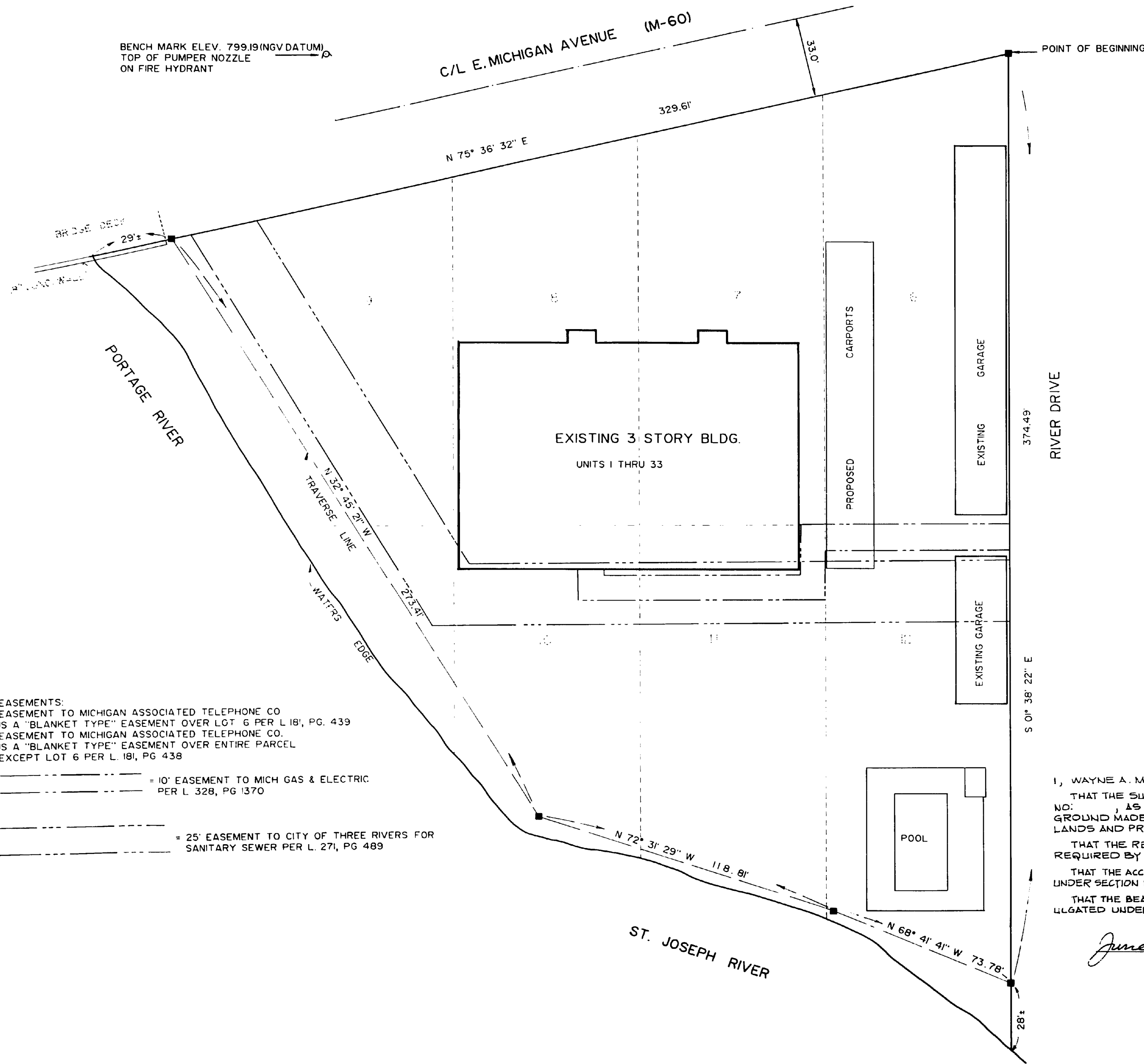
- SHEET INDEX**
- 1. FACE SHEET
  - 2. SURVEY PLAN
  - 3. SITE PLAN
  - 4. UTILITY AND FLOOD PLANNING PLAN
  - 5. BASEMENT FLOOR PLAN
  - 6. FIRST FLOOR PLAN
  - 7. SECOND FLOOR PLAN
  - 8. THIRD FLOOR PLAN
  - 9. BUILDING CROSS SECTIONS



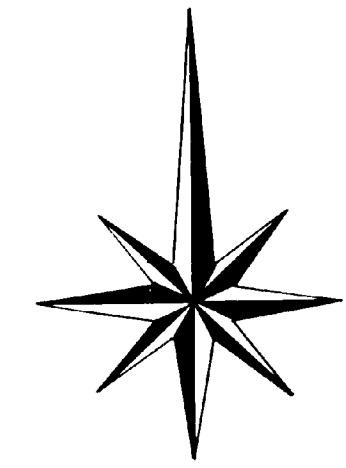
AS-BUILT JUNE 18, 1987

SHEET 1

BENCH MARK ELEV. 799.19(NGV DATUM)  
TOP OF PUMPER NOZZLE  
ON FIRE HYDRANT



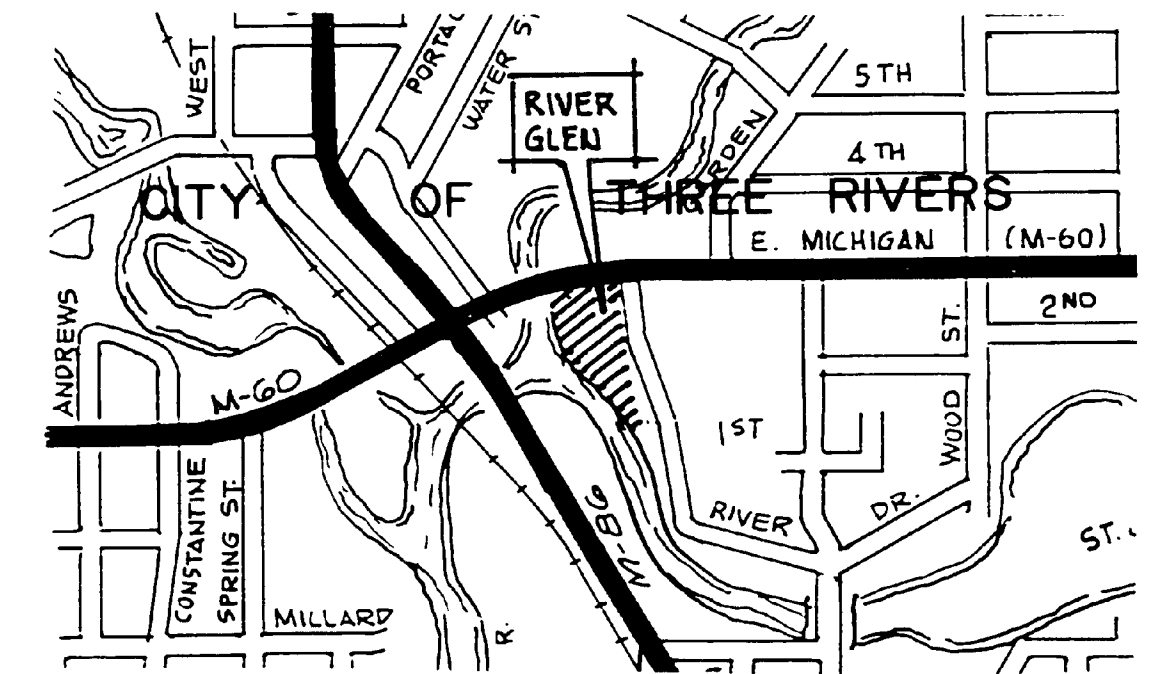
N



0' 10' 20' 40'  
SCALE

■ CONCRETE MONUMENT

NOTE: BEARINGS AS SHOWN HEREON RELATE TO TRUE NORTH  
AS DETERMINED BY SOLAR OBSERVATION



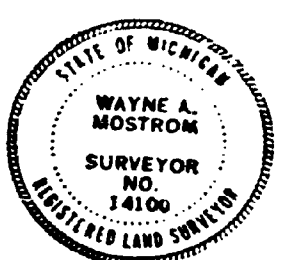
LOCATION MAP

EASEMENTS:  
EASEMENT TO MICHIGAN ASSOCIATED TELEPHONE CO  
IS A "BLANKET TYPE" EASEMENT OVER LOT 6 PER L 181, PG. 439  
EASEMENT TO MICHIGAN ASSOCIATED TELEPHONE CO.  
IS A "BLANKET TYPE" EASEMENT OVER ENTIRE PARCEL  
EXCEPT LOT 6 PER L 181, PG 438  
----- = 10' EASEMENT TO MICH GAS & ELECTRIC  
PER L 328, PG 1370  
----- = 25' EASEMENT TO CITY OF THREE RIVERS FOR  
SANITARY SEWER PER L. 271, PG 489

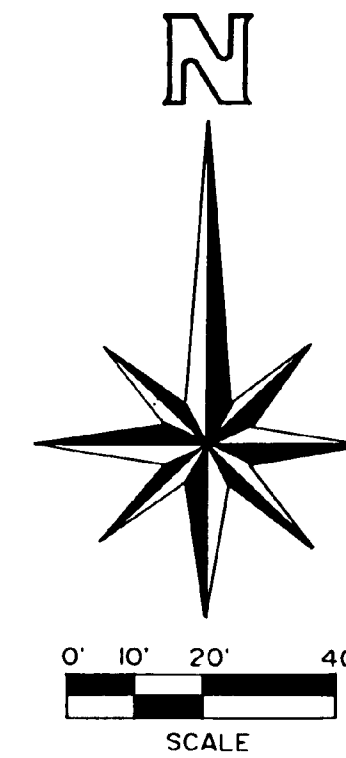
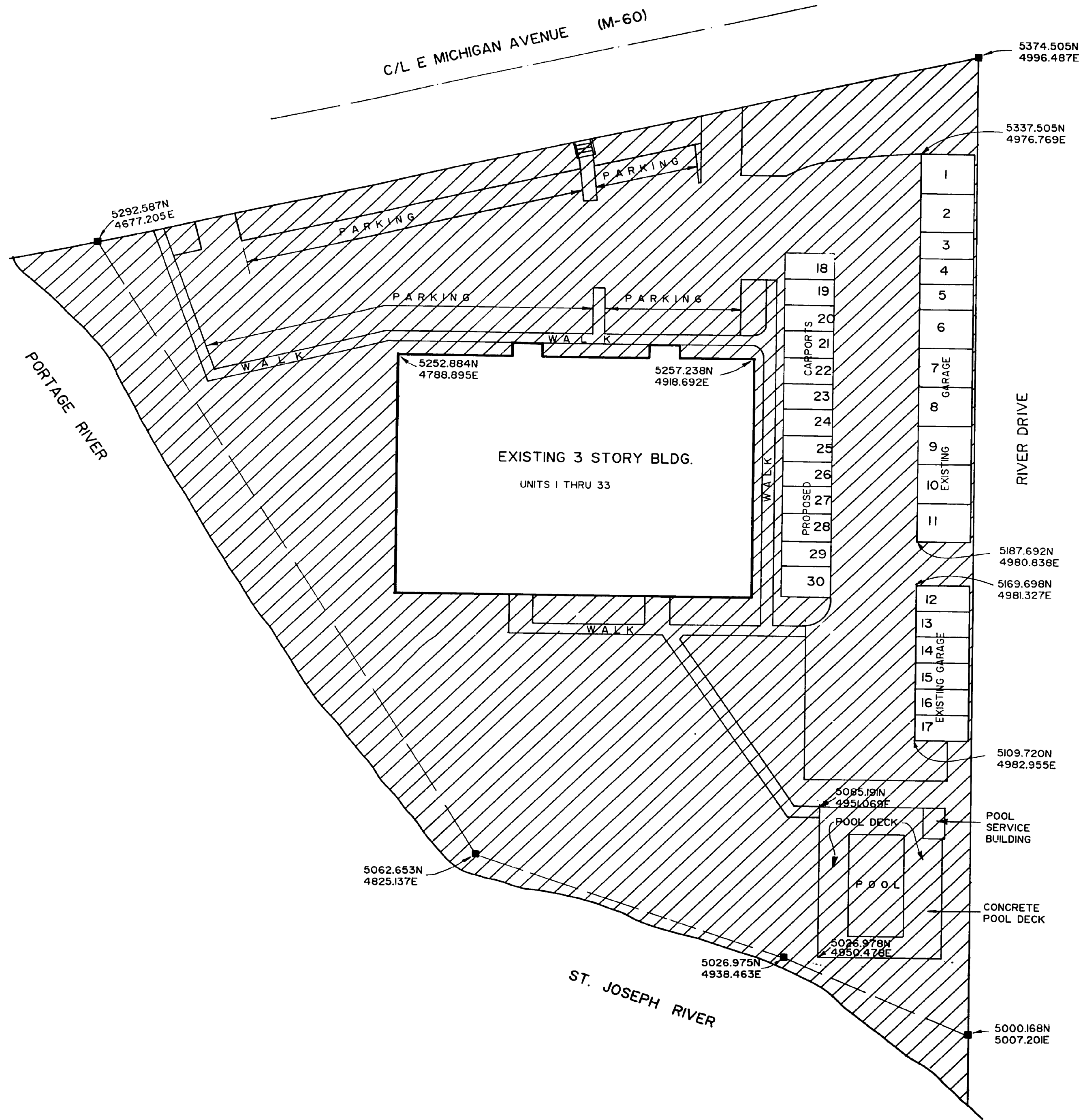
**SURVEYOR'S CERTIFICATE**  
I, WAYNE A. MOSTROM, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:  
THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN  
NO. \_\_\_\_\_, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE  
GROUND MADE UNDER MY DIRECTION, THAT THERE ARE EXISTING ENCROACHMENTS UPON THE  
LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN.  
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 PROM-  
ULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

June 15, 1987  
DATE

*Wayne A. Mostrom*  
WAYNE A. MOSTROM  
LICENSED LAND SURVEYOR NO. 14100  
MOSTROM & ASSOC., INC.  
108 W. MAIN ST.  
CENTREVILLE, MI. 49032



**SURVEY PLAN**  
**RIVER GLEN CONDOMINIUM**  
MOSTROM & ASSOC. INC. 108 W. MAIN ST. CENTREVILLE MI. 49032 SHEET 2



NOTE: COORDINATE ORIGIN IS ARBITRARY

NOTE: NUMBERS ASSIGNED TO EXISTING GARAGES AND PROPOSED CARPORTS ARE NOT UNIT NUMBERS BUT ARE SHOWN FOR IDENTIFICATION PURPOSES ONLY.

GARAGES AND PROPOSED CARPORTS ARE A LIMITED COMMON ELEMENT

 = GENERAL COMMON ELEMENT

NOTE: CARPORTS NEED NOT BE BUILT

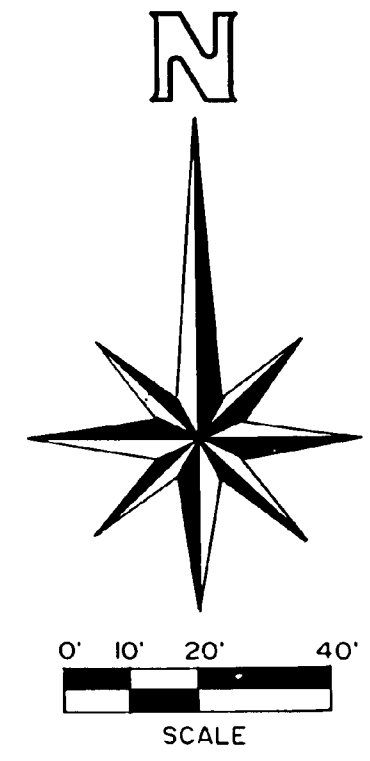
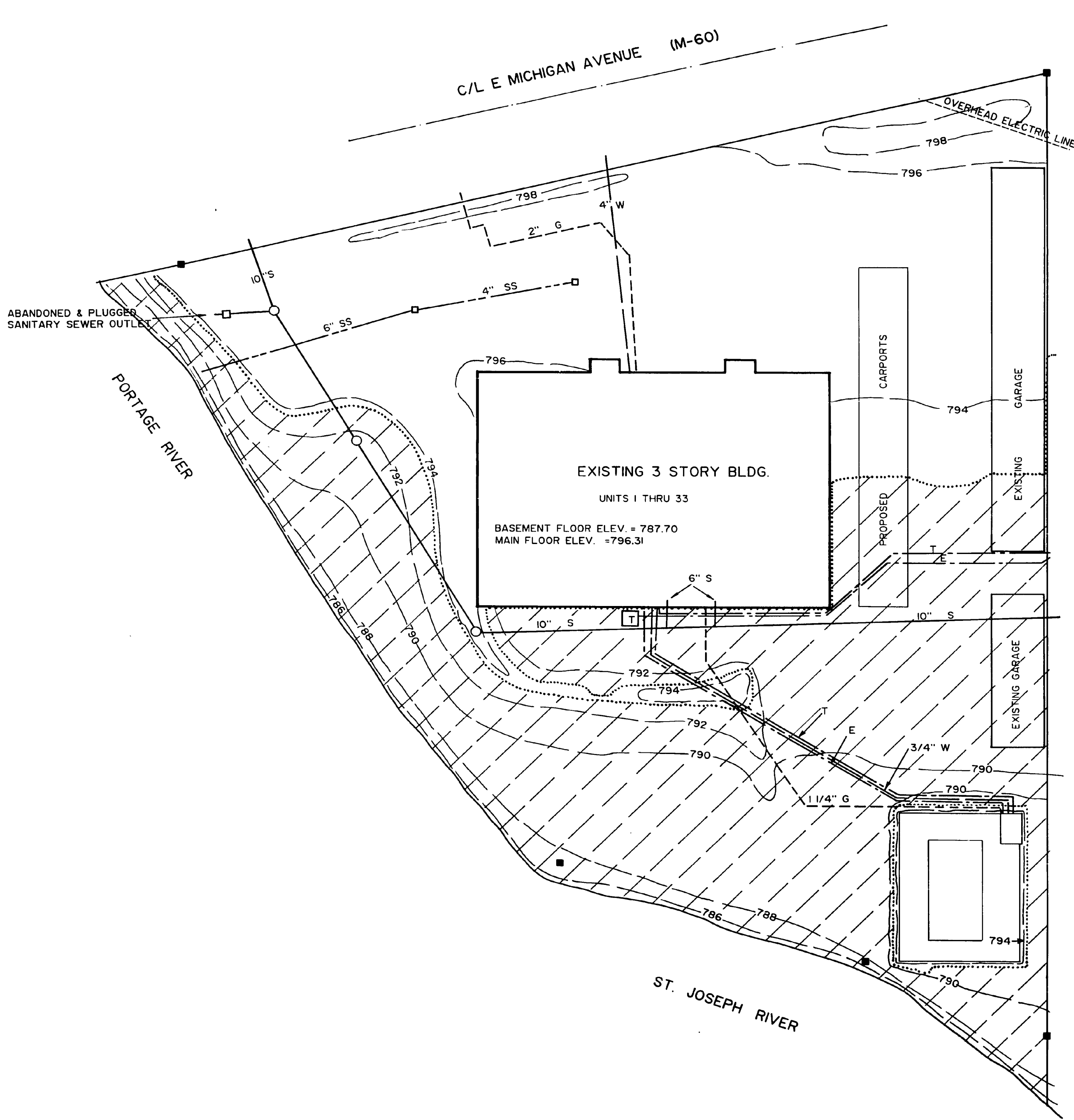


*Richard J. St. John*  
 AS-BUILT JUNE 18, 1987

# SITE PLAN RIVER GLEN CONDOMINIUM

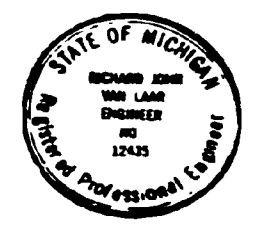
MOSTROM & ASSOC. INC. 108 W. MAIN ST. CENTREVILLE MI 49032

SHEET 3



NOTE: UTILITY INFORMATION AS SHOWN HEREON IS PER AVAILABLE INFORMATION, AND SHOULD NOT BE MISCONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.

| UTILITY        |  | SOURCE                |
|----------------|--|-----------------------|
| — W —          | = WATER LINE   | CITY OF THREE RIVERS  |
| - - - G - - -  | = GAS LINE   | MICHIGAN POWER CO.    |
| - - - T - - -  | = TELEPHONE LINE   | GENERAL TELEPHONE CO. |
| - - - E - - -  | = ELECTRIC LINE  | MICHIGAN POWER CO.    |
| - - - SS - - - | = STORM SEWER LINE W/ CATCH BASIN  | ON SITE INSPECTION    |
| - - - S - - -  | = SANITARY SEWER LINE  | CITY OF THREE RIVERS  |
| [T]            | = TRANSFORMER  |                       |
| .....          | = 100 YR FLOOD PLAIN CONTOUR ELEV. 793.50 (NGV DATUM) AS ESTABLISHED BY THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES |                       |
| [Hatched Box]  | = FLOOD PLAIN AREA   |                       |

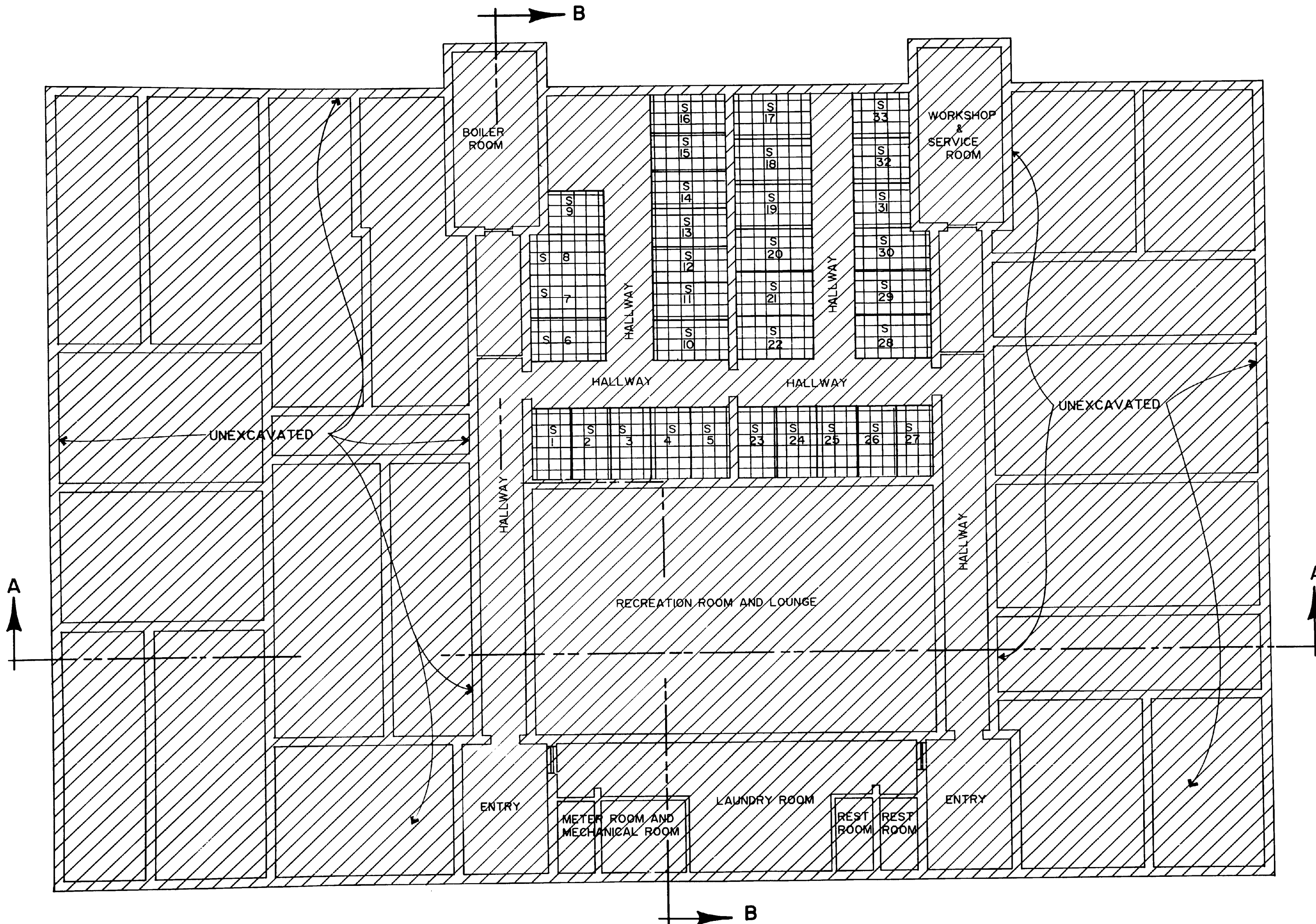


*Richard J. Saw*  
AS-BUILT JUNE 18, 1987


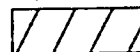
# UTILITY & FLOOD PLAIN PLAN RIVER GLEN CONDOMINIUM

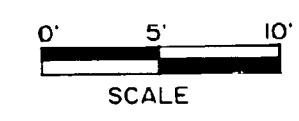
MOSTROM & ASSOC. INC. 108 W. MAIN ST. CENTREVILLE MI 49032

SHEET 4



S= STORAGE AREA  
 NOTE: NUMBERS ASSIGNED TO STORAGE AREAS ARE NOT UNIT NUMBERS, BUT ARE SHOWN FOR IDENTIFICATION PURPOSES ONLY.

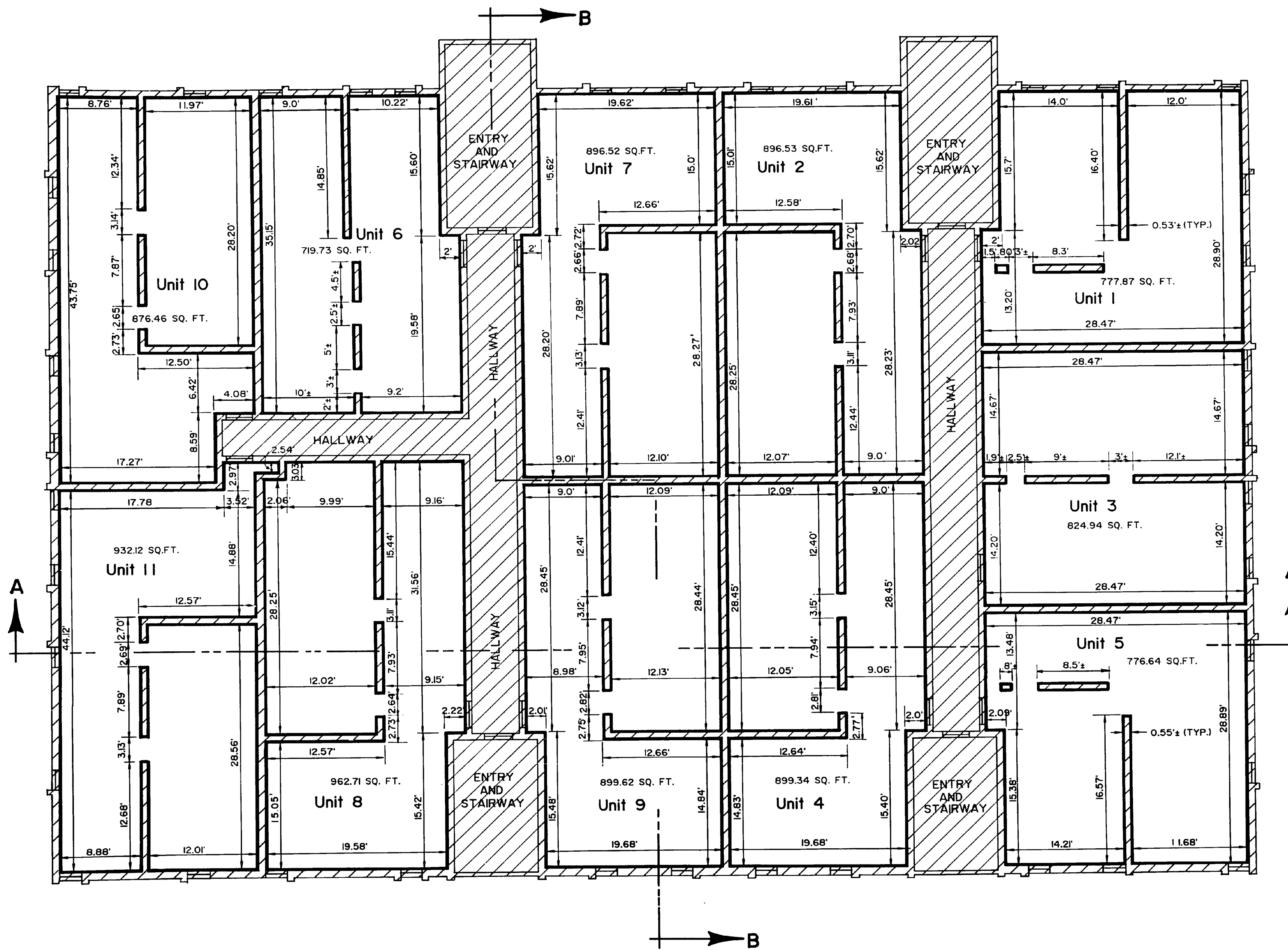
 = LIMITED COMMON ELEMENT  
 = GENERAL COMMON ELEMENT

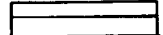
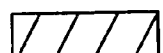


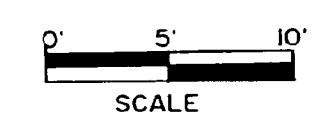
*Richard John Van Lan*  
 AS-BUILT JUNE 18, 1987

# BASEMENT FLOOR PLAN RIVER GLEN CONDOMINIUM

EXXEL ENGINEERING INC. 3959 CLAY AVE. S.W. GRAND RAPIDS MI. 49508



 = LIMITED COMMON ELEMENT  
 = GENERAL COMMON ELEMENT

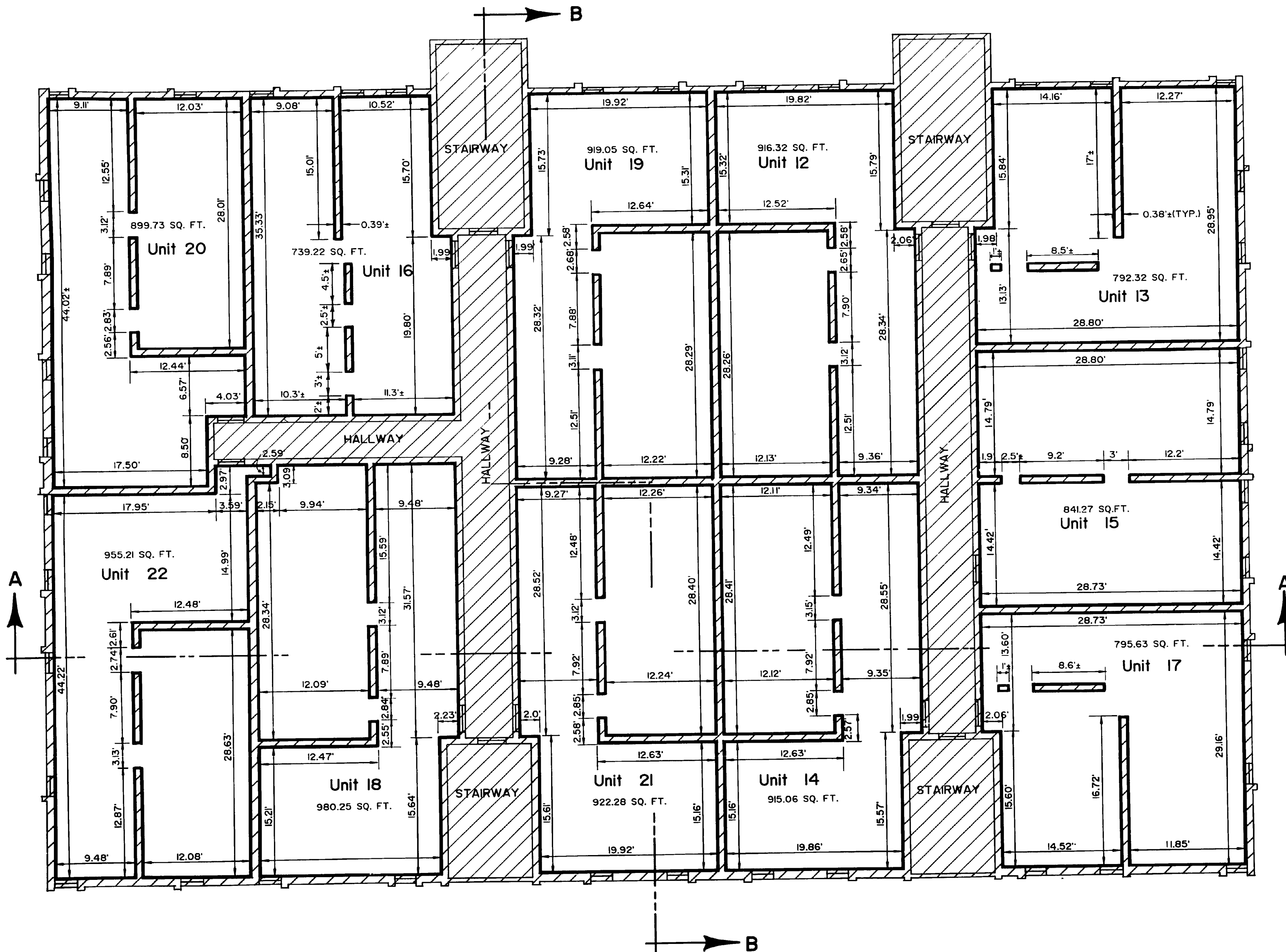


——— = LIMITS OF OWNERSHIP  
 OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.



*Edward W. Lee*  
 AS-BUILT JUNE 18, 1987

**FIRST FLOOR PLAN**  
**RIVER GLEN CONDOMINIUM**  
 EXCEL ENGINEERING INC. 3959 CLAY AVE. SW. GRAND RAPIDS MI. 49508

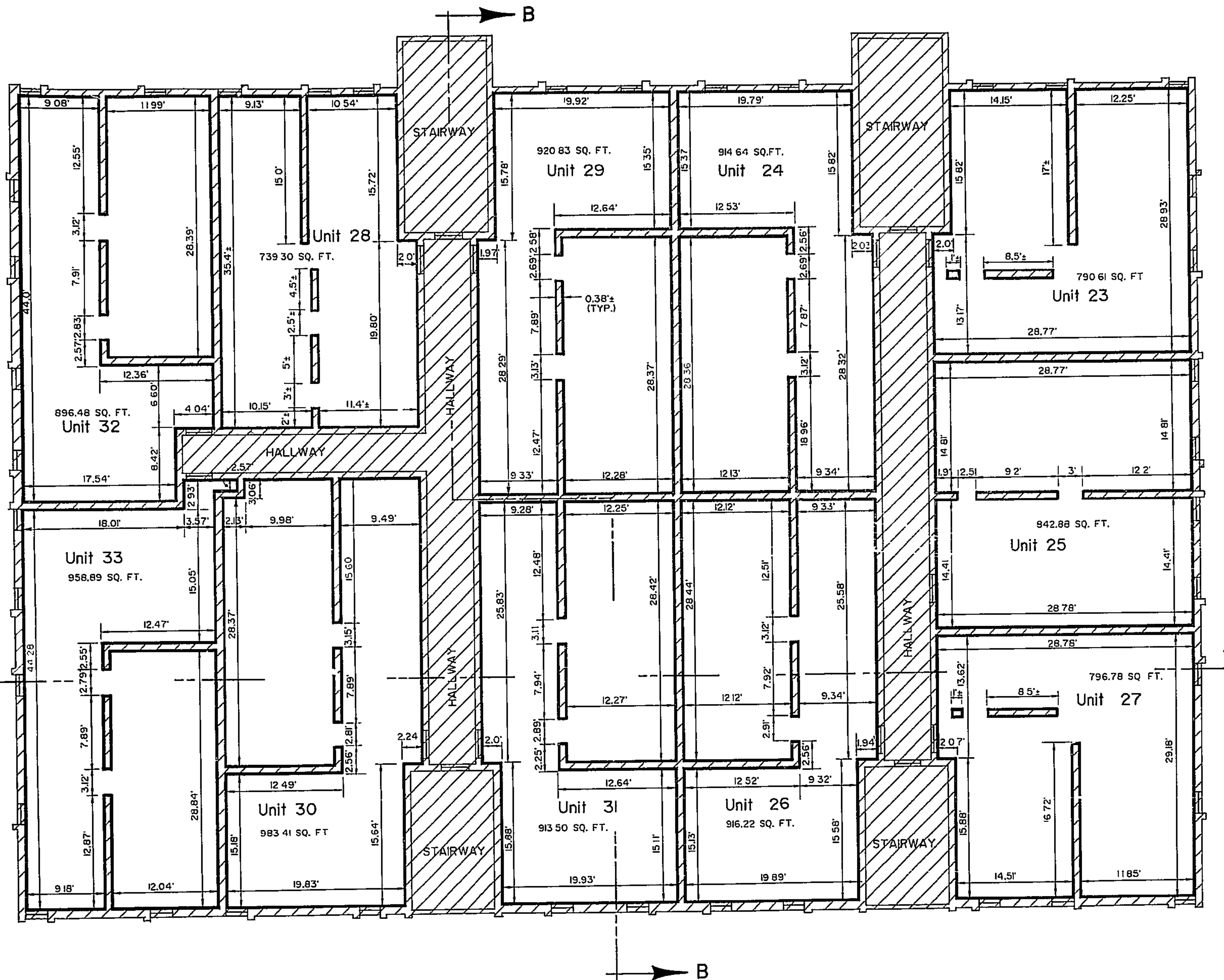


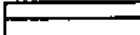

= LIMITED COMMON ELEMENT  
 = GENERAL COMMON ELEMENT  
  
 SCALE

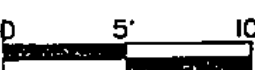
——— = LIMITS OF OWNERSHIP  
 OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.

*Richard S. New Year*  
 AS-BUILT JUNE 17 1987

**SECOND FLOOR PLAN**  
**RIVER GLEN CONDOMINIUM**  
 EXCEL ENGINEERING INC. 3959 CLAY AVE. SW. GRAND RAPIDS MI. 49508



 = LIMITED COMMON ELEMENT  
 = GENERAL COMMON ELEMENT

  
 SCALE

———— = LIMITS OF OWNERSHIP  
 OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.

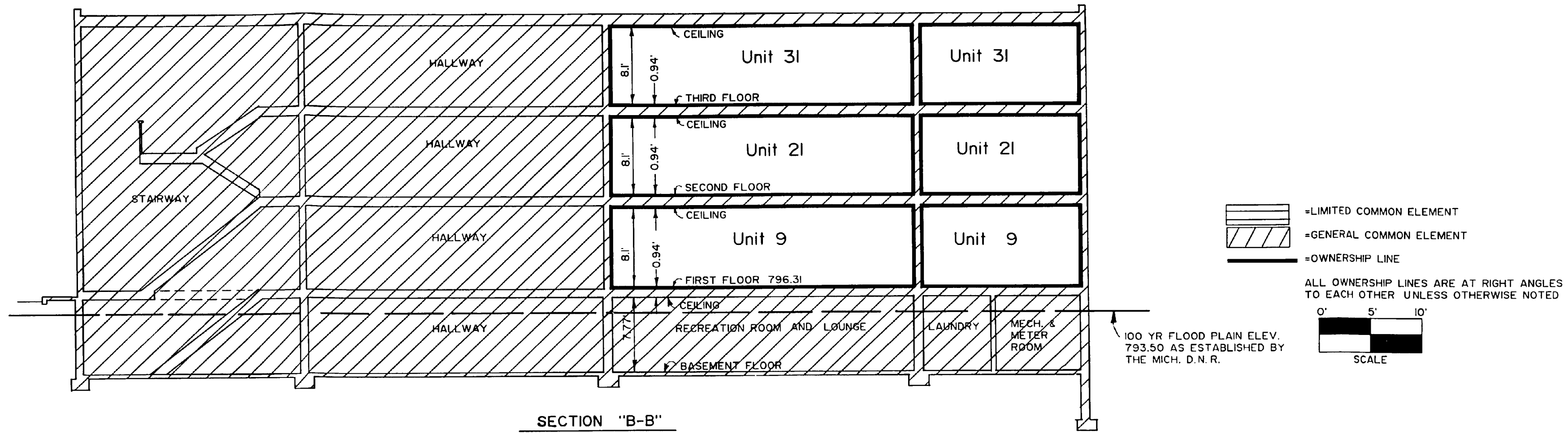


AS-BUILT JUNE 18, 1987

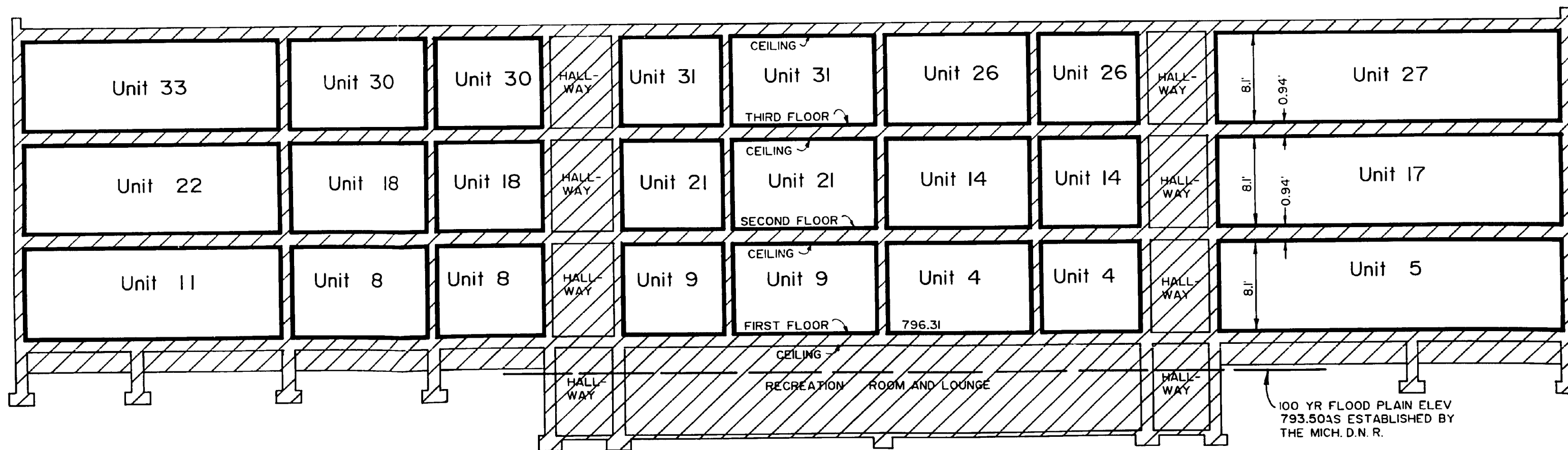
# THIRD FLOOR PLAN RIVER GLEN CONDOMINIUM

EXXEL ENGINEERING INC. 3959 CLAY AVE. SW. GRAND RAPIDS MI. 49508





SECTION "B-B"



SECTION "A-A"



*Richard M. Van Dyke*  
 AS-BUILT JUNE 18, 1987  
 AMENDED MARCH 28, 1994

# BUILDING CROSS SECTIONS RIVER GLEN CONDOMINIUM

EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49508