

ST. JOSEPH COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 26
 EXHIBIT B TO THE MASTER DEED OF
 MEADOWBROOK FARMS CONDOMINIUM
 CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MI.



ATTENTION: COUNTY REGISTER OF DEEDS
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER
 MUST BE ASSIGNED CONSECUTIVE SEQUENCE.
 WHEN A NUMBER HAS BEEN ASSIGNED TO THIS
 PROJECT, IT MUST BE PROPERLY SHOWN IN THE
 TITLE ON THIS SHEET AND IN THE SURVEYOR'S
 CERTIFICATE ON THIS SHEET.

SHEET INDEX

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

DEVELOPER:

WELTON DEVELOPMENT CORPORATION
 56011 TRUMAN
 THREE RIVERS, MICHIGAN 49093

SURVEYOR:

GOVE ASSOCIATES, INC.
 1601 PORTAGE STREET
 KALAMAZOO, MICHIGAN 49001

CONDOMINIUM DESCRIPTION

A parcel of land situated in Sections 7 and 8, Town 6 South, Range 11 West, City of Three Rivers, St. Joseph County, Michigan further described as follows:

Beginning at the East Quarter corner of Section 7, Town 6 South, Range 11 West and running thence South 89°-50'-52" East 182.23 feet; thence South 00°-00'-13" East 208.64 feet; thence South 89°-57'-53" East 188.48 feet to the centerline of Portage Avenue; thence South 29°-01'-51" West along said centerline, 382.21 feet; thence South 25°-07'-31" West along said centerline, 386.12 feet; thence South 89°-46'-03" West 430.33 feet; thence North 00°-04'-53" West 131.05 feet; thence North 48°-35'-43" West 75.48 feet; thence North 00°-04'-53" West 120.00 feet; thence North 89°-55'-07" East 219.71 feet; thence North 25°-07'-52" East 191.21; thence North 28°-14'-01" West 90.24 feet; thence North 00°-00'-54" West to the East and West quarter line of said Section 7, 340.35 feet; thence South 89°-54'-35" East 207.83 feet to the Point of Beginning; containing 9.63 acres of land.

FUTURE DEVELOPMENT DESCRIPTION

A parcel of land situated in Sections 7 and 8, Town 6 South, Range 11 West, City of Three Rivers, St. Joseph County, Michigan further described as follows:

Commencing at the East Quarter corner of Section 7, Town 6 South, Range 11 West and running thence North 89°-54'-35" West along the East and West quarter line of Section 7, 207.83 feet for the Place of Beginning; thence South 00°-00'-54" East 340.35 feet; thence South 28°-14'-01" East 90.24 feet; thence South 25°-07'-52" West 191.21 feet; thence South 89°-55'-07" West 219.71 feet; thence South 00°-04'-53" East 120.00 feet; thence South 48°-35'-43" East 75.48 feet; thence South 00°-04'-53" East 131.05 feet; thence South 89°-46'-03" West 512.27 feet; thence South 00°-04'-53" East 425.83 feet to the Northwest corner of Lot 21, Kellogg Addition, according to the Plat thereof, as recorded in Liber 3 of Plats, Page 77, St. Joseph County Records; thence South 89°-46'-45" West along the North line of said plat 329.61 feet to the East line of Pine Street, according to the Plat of Sunnymede No. 1, as recorded in Liber 4 of Plats, Page 67, St. Joseph County Records; thence North 00°-04'-21" West along said line, 1325.91 feet to the recorded intersection of the East and West Quarter line of Section 7 and the East line of Pine Street and the Northeast corner of said Plat; thence South 89°-54'-35" East 1044.12 feet to the Point of Beginning; containing 23.20 acres of land.

OVERALL CONDOMINIUM DESCRIPTION

A parcel of land situated in Sections 7 and 8, Town 6 South, Range 11 West, City of Three Rivers, St. Joseph County, Michigan further described as follows:

Beginning at the East Quarter corner of Section 7, Town 6 South, Range 11 West and running thence South 89°-50'-52" East 182.23 feet; thence South 00°-00'-13" East 208.64 feet; thence South 89°-57'-53" East 188.48 feet to the centerline of Portage Avenue; thence South 29°-01'-51" West along said centerline, 382.21 feet; thence South 25°-07'-31" West along said centerline, 386.12 feet; thence South 89°-46'-03" West 942.60 feet; thence South 00°-04'-53" East 425.83 feet to the Northwest corner of Lot 21, Kellogg Addition, according to the Plat thereof, as recorded in Liber 3 of Plats, Page 77, St. Joseph County Records; thence South 89°-46'-45" West along the North line of said plat 329.61 feet to the East line of Pine Street according to the Plat of Sunnymede No. 1, as recorded in Liber 4 of Plats, Page 67, St. Joseph County Records; thence North 00°-04'-21" West along said line, 1329.91 feet to the recorded intersection of the East and West Quarter line of Section 7 and the East line of Pine Street and the Northeast corner of said Plat, thence South 89°-54'-35" East 1251.95 feet to the Point of Beginning; containing 32.83 acres of land.

SURVEYOR'S CERTIFICATE

I, CHARLES W. GLASNER, HEREBY CERTIFY: THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN AND THAT THE SUBDIVISION PLAN KNOWN AS ALLEGAN COUNTY CONDOMINIUM PLAN NO. 26, AS SHOWN REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

THAT THE SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, CORRECT AS SHOWN, WITH THE RELATIVE ERROR OF CLOSURE NOT GREATER THAN ONE FOOT IN 5,000 FEET AND IS SUFFICIENT ENOUGH TO ENABLE IT TO BE RETRACED.

THAT THE IRONS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, ALL AS SHOWN ON SAID SURVEY PLAN.

THAT PERMANENT CONCRETE MONUMENTS (C.M.) CONSISTING OF SOLID (IRON OR STEEL) BARS OR PIPES, NOT LESS THAN ONE-HALF INCH IN DIAMETER AND 36 INCHES IN LENGTH, COMPLETELY ENCASED IN CONCRETE AT LEAST FOUR INCHES IN DIAMETER, WILL BE SET BY JULY 25, 2005 AT POINTS AS SHOWN, AT ALL ANGLES IN THE BOUNDARIES OF SAID SURVEY, EXCEPT AS OTHERWISE NOTED. THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY DESCRIBED.

10-11-05
 DATE

Charles W. Glasner PS
 CHARLES W. GLASNER,
 PROFESSIONAL SURVEYOR
 LICENSE NO. 13165
 GOVE ASSOCIATES, INC.
 1601 PORTAGE STREET
 KALAMAZOO, MICHIGAN 49001



ARCHITECTS
 ENGINEERS
 PLANNERS
 SURVEYORS

GOVE ASSOCIATES, INC.
 1601 Portage Street
 Kalamazoo, Michigan
 (269) 385-0011

SHEET 1
 OF 4

PROJECT NUMBER
 B16647-1



UNPLATTED
LOCKPORT TOWNSHIP

CITY OF THREE RIVERS CORPORATION LINE

S89°54'35"E 1251.95'

1044.12'

E 1/4 CORNER SECTION 7, T.6S., R.11W.

P.O.B. S89°50'52"E 182.23'

CENTER SECTION 7, T.6S., R.11W.

EAST & WEST 1/4 LINE SECTION 7 N89°59'30"W 2651.71'

N89°55'06"E 66.10'

FOUND IRON ROD IS THE INTERSECTION OF THE EAST & WEST QUARTER LINE AND THE EAST LINE OF PINE STREET & THE NORTHEAST CORNER OF THE PLAT OF SUNNYMEDE NO. 1 & WAS USED FOR THIS SURVEY. THIS FOUND IRON LIES NORTH 00°03'30" WEST 1.79 FEET OF THE EAST & WEST QUARTER LINE AS FOUND REMONUMENTED THE EAST LINE OF PINE STREET AS FOUND.

KELLOGG AVE. (PUBLIC) (66' R/W)

PLAT OF SUNNYMEDE NO. 1 LIBER 4, PAGE 67

PINE STREET (PUBLIC) (66' R/W) 1325.91'

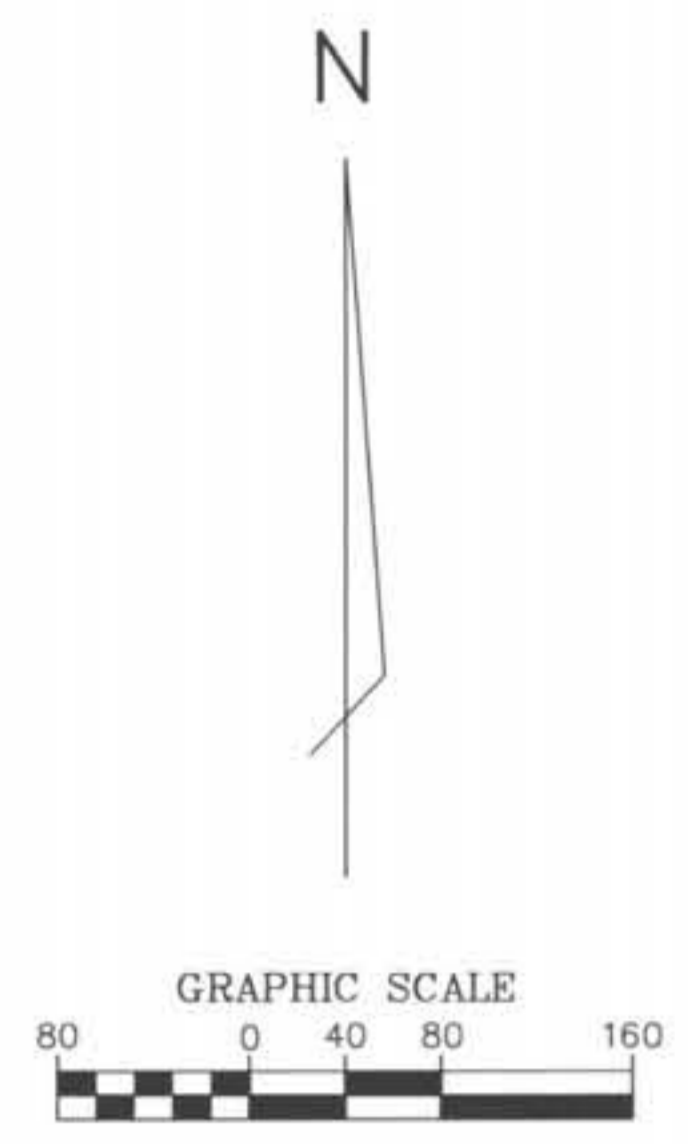
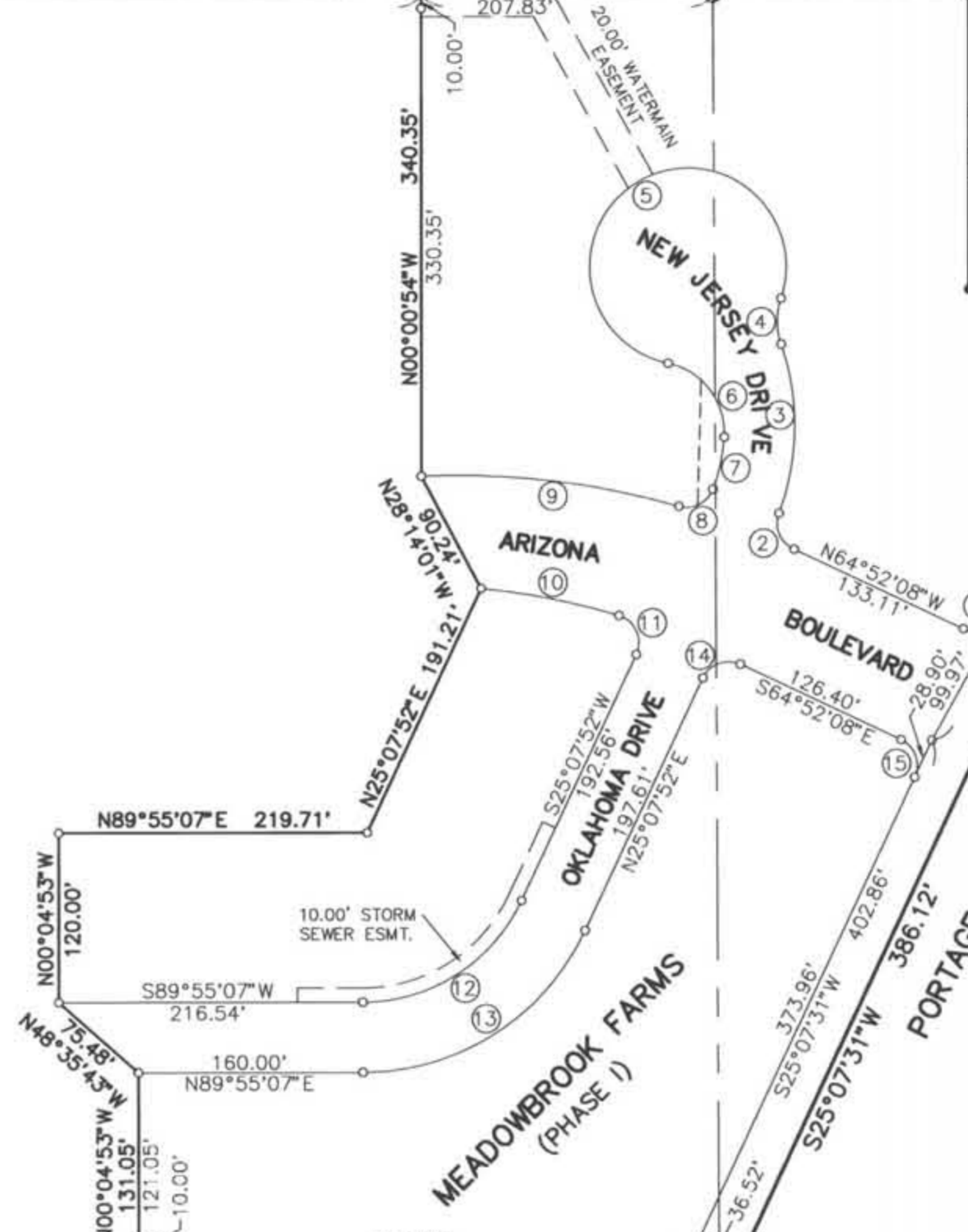
N00°04'21"W

EAST LINE OF PINE STREET

FUTURE DEVELOPMENT (NEED NOT BE BUILT)

NORTH & SOUTH 1/4 LINE SECTION 7 S00°04'04"E 2655.52'

CITY OF THREE RIVERS



NOTE:
THE PLATTED BEARING OF THE EAST & WEST QUARTER LINE, PER THE PLAT OF SUNNYMEDE NO. 1 WAS USED AS THE BEARING FOR THE EAST & WEST QUARTER LINE AS IT WAS MONUMENTED AT THE TIME OF SURVEY.

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
1	20.00'	30.05'	86°06'01"	S72°04'52"W 27.31'
2	20.00'	30.59'	87°38'02"	N23°06'13"W 27.69'
3	175.00'	121.93'	39°55'09"	N00°45'14"E 119.47'
4	50.00'	33.20'	38°02'51"	N00°10'55"W 32.60'
5	70.00'	338.76'	277°16'31"	S60°12'16"W 92.51'
6	50.00'	71.64'	82°05'48"	S37°23'05"E 65.67'
7	125.00'	37.82'	17°20'12"	S12°19'55"W 37.68'
8	20.00'	29.67'	85°00'16"	S63°30'09"W 27.02'
9	570.00'	185.64'	18°39'36"	N83°19'31"W 184.82'
10	500.00'	100.27'	11°29'26"	S78°55'41"E 100.11'
11	20.00'	34.32'	98°18'50"	S24°01'33"E 30.26'
12	125.00'	141.34'	64°47'15"	S57°31'30"W 133.93'
13	175.00'	197.88'	64°47'15"	N57°31'30"E 187.51'
14	20.00'	31.32'	90°00'00"	N70°07'52"E 28.28'
15	20.00'	31.41'	89°59'39"	S19°52'18"E 28.28'

S 1/4 CORNER SECTION 7, T.6S., R.11W.

S89°46'45"W 329.61'

LOCUST ST. (PUBLIC) (66' R/W)

SOUTH LINE SECTION 7

S89°46'03"W 942.60'

CITY OF THREE RIVERS UNPLATTED

EAST LINE SECTION 7 WEST LINE SECTION 8

SE CORNER SECTION 7, T.6S., R.11W.

	ISSUE & REVISION BLOCK	ARCHITECTS ENGINEERS PLANNERS SURVEYORS	GOVE ASSOCIATES, INC. 1601 Portage Street Kalamazoo, Michigan (616) 385-0011	SCALE: AS SHOWN DRAWN BY: RES CHECKED BY: HAK APPROVED BY: CMC	DATE 4/5/05 10/7/05 10/11/05	MEADOWBROOK FARMS (PHASE I) CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN SURVEY PLAN	SHEET 2 OF 4	PROJECT NUMBER B16647		
	<p>STATE OF MICHIGAN SURVEYOR 13165</p>									
	<p>UNPLATTED</p>									
	<p>UNPLATTED</p>									

