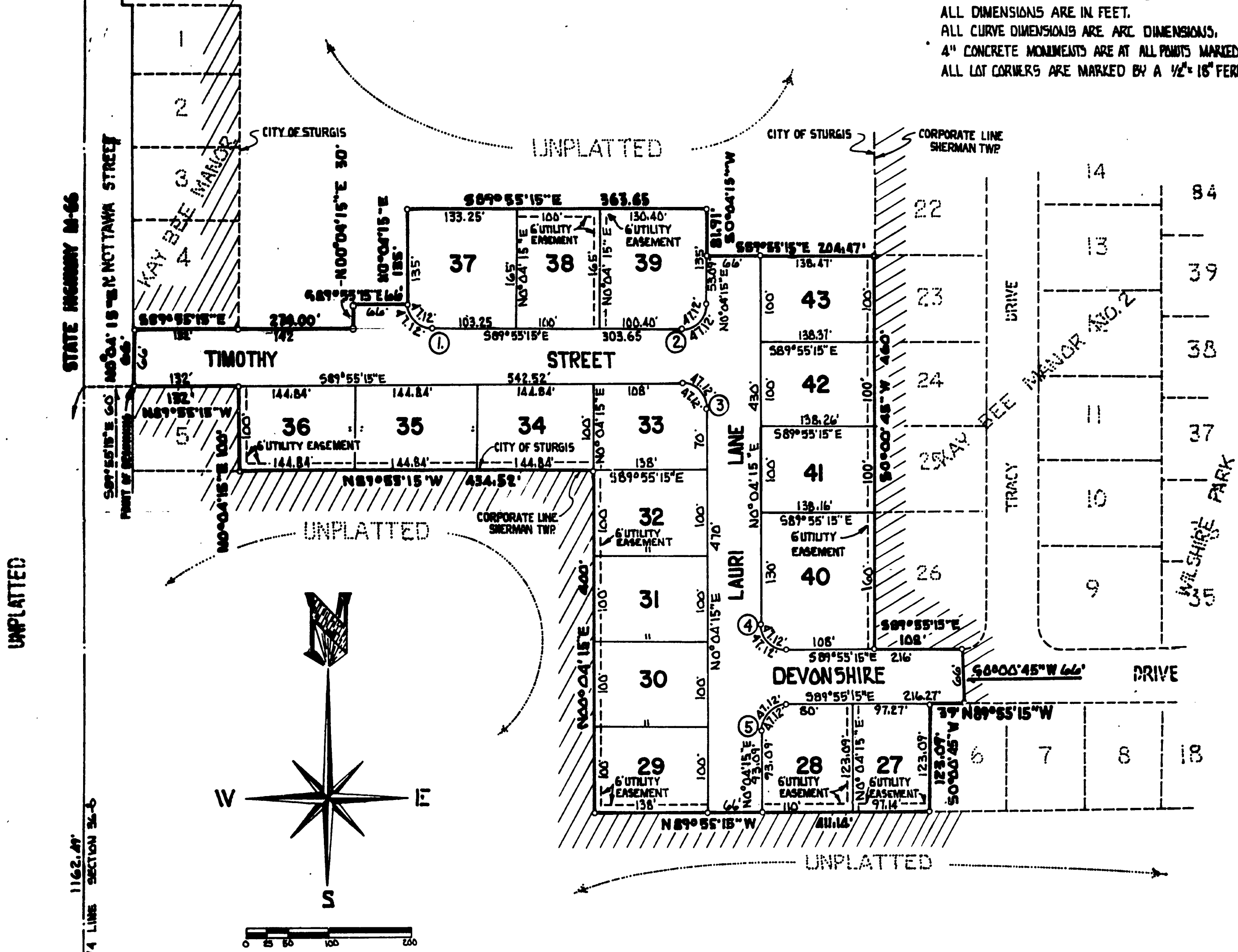


# KAY-BEE MANOR NUMBER 3

A SUBDIVISION SITUATED IN THE CITY OF STURGIS IN THE EAST 1/2 OF SECTION 36, T7S, R10W, ST. JOSEPH COUNTY, MICHIGAN

## LEGEND

BEARINGS WERE ESTABLISHED BY THE N5 1/4 LINE OF SECTION 36 AS SHOWN IN KAY-BEE MANOR NO.2 RECORDED IN LIBER 5 PAGE 16  
 ALL DIMENSIONS ARE IN FEET.  
 ALL CURVE DIMENSIONS ARE ARC DIMENSIONS.  
 4" CONCRETE MONUMENTS ARE AT ALL POINTS MARKED THIS "O"  
 ALL LOT CORNERS ARE MARKED BY A 1/2" x 1 1/2" FERROUS BAR.

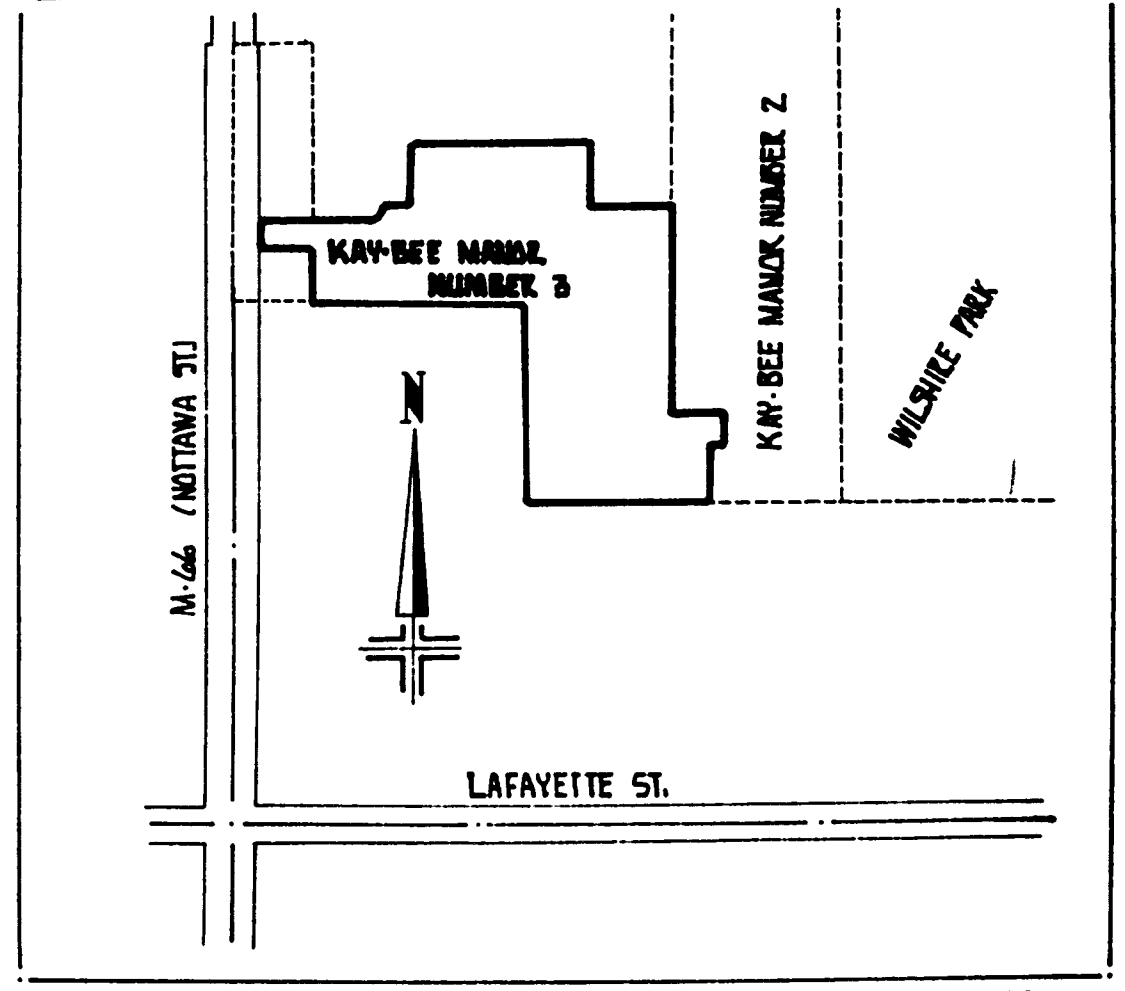


EXAMINED AND APPROVED  
 Date April 29 1975  
*Richard E. Lomax*  
 ALLISON GREEN  
 STATE TREASURER  
 Richard E. Lomax, Plat Examiner

SOUTH 1/4 CORNER, SEC. 36,  
 T7S, R10W, MICHIGAN.

CURVE	RADIUS 'I'	ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	30'	90°	30'	47.12'	S44°55'15"E	42.43'
2	30'	90°	30'	47.12'	N45°04'45"E	42.43'
3	30'	90°	30'	47.12'	S44°55'15"E	42.43'
4	30'	90°	30'	47.12'	S44°55'15"E	42.43'
5	30'	90°	30'	47.12'	N45°04'45"E	42.43'

VICINITY MAP (NO SCALE)



# KAY-BEE MANOR NUMBER 3

A SUBDIVISION SITUATED IN THE CITY OF STURGIS IN THE EAST 1/2 OF SECTION 36, T7S, R10W ST. JOSEPH COUNTY, MICHIGAN

## SURVEYORS CERTIFICATE

WAYNE A. MOSTROM, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND SHOWN ON THIS PLAT DESCRIBED AS FOLLOWS: KAY-BEE MANOR NUMBER 3, A SUBDIVISION SITUATED IN THE CITY OF STURGIS IN THE EAST 1/2 OF SECTION 36, T7S, R10W, ST. JOSEPH COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36 AND RUNNING, THENCE N00°04'15"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 36 1162.49 FEET, THENCE S89°55'15"E 60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N00°04'15"E ALONG THE EAST RIGHT-OF-WAY OF HIGHWAY M-66 AND PARALLEL WITH SAID NORTH-SOUTH 1/4 LINE OF SAID SECTION 36 A DISTANCE OF 66 FEET, THENCE S89°55'15"E 274.00 FEET, THENCE N00°04'15"E PARALLEL WITH SAID NORTH-SOUTH 1/4 LINE 30 FEET, THENCE S89°55'15"E 66 FEET, THENCE N00°04'15"E 135 FEET, THENCE S89°55'15"E 363.65 FEET, THENCE S00°04'15"W 81.91 FEET, THENCE S89°55'15"E 204.47 FEET, THENCE S00°04'15"W 460 FEET, THENCE S89°55'15"E 108 FEET, THENCE S00°04'15"W 66 FEET, THENCE N89°55'15"W 39 FEET, THENCE S00°04'15"W 123.09 FEET, THENCE N89°55'15"W 41.14 FEET, THENCE N00°04'15"E 400 FEET, THENCE N89°55'15"W 434.52 FEET, THENCE N00°04'15"E 100 FEET, THENCE N89°55'15"W 132 FEET TO THE POINT OF BEGINNING OF THIS SUBDIVISION; THIS SUBDIVISION CONTAINS 17 NUMBERED LOTS, THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND, THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND AND THE SUBDIVISION OF IT, THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND, AS REQUIRED BY SECTION 125 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.

Wayne A. Mostrom  
WAYNE A. MOSTROM R.L.S. #14100  
P.O. BOX 212, STURGIS, MICH. 49091  
SEPTEMBER 16, 1974  
DATE



## PROPRIETOR'S CERTIFICATE-CORPORATION

KAY-BEE MANOR LAND CO., A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY HERBERT L. KAUFFMAN AND MARJORIE M. KAUFFMAN, PRESIDENT AND SECRETARY, RESPECTIVELY, AS PROPRIETOR HAS CAUSED THE LAND TO BE SURVEYED, DIVIDED, MONUMENTED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THAT PORTION OF DEVONSHIRE DRIVE, LAURI LANE AND TIMOTHY STREET WHICH FALL WITHIN THE BOUNDARY OF SAID 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.

Herbert L. Kauffman  
HERBERT L. KAUFFMAN, PRESIDENT

Marjorie M. Kauffman  
MARJORIE M. KAUFFMAN, SECRETARY

Tom L. Young  
TOM L. YOUNG, WITNESS

Tom L. Young  
TOM L. YOUNG, WITNESS

Wayne A. Mostrom  
WAYNE A. MOSTROM, WITNESS

## ACKNOWLEDGEMENT CORPORATION

STATE OF MICHIGAN S.S.  
COUNTY OF ST. JOSEPH  
PERSONALLY CAME BEFORE ME THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 1974, HERBERT L. KAUFFMAN, PRESIDENT, AND MARJORIE M. KAUFFMAN, SECRETARY, OF THE ABOVE NAME CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY RESPECTIVELY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE FREE ACT AND DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC Nancy C. Fisher, St. Joseph County, Michigan  
NANCY C. FISHER ST. JOSEPH  
MY COMMISSION EXPIRES Sept 16, 1977

## PROPRIETORS CERTIFICATE CORPORATION

STURGIS SAVINGS AND LOAN ASSOCIATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA BY R. G. STANARD AND DONNA M. BAILEY, EXECUTIVE VICE PRESIDENT AND TREASURER, RESPECTIVELY, AS PROPRIETOR, HAS CAUSED THE LAND TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT ALL STREETS WITHIN THE BOUNDARY OF SAID 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.

STURGIS SAVINGS AND LOAN ASSOCIATION  
107 EAST CHICAGO ROAD,  
STURGIS, MICHIGAN 49091  
MORTGAGEE

R.G. Stanard  
R.G. STANARD  
EXECUTIVE VICE PRESIDENT  
Donna M. Bailey  
DONNA M. BAILEY  
TREASURER  
Wayne A. Mostrom  
WAYNE A. MOSTROM, WITNESS  
Tom L. Young  
TOM L. YOUNG, WITNESS

## ACKNOWLEDGEMENT CORPORATION

STATE OF MICHIGAN S.S.  
COUNTY OF ST. JOSEPH  
PERSONALLY CAME BEFORE ME THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 1974, R.G. STANARD, EXECUTIVE VICE PRESIDENT, AND DONNA M. BAILEY, TREASURER, OF THE ABOVE NAME CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH EXECUTIVE VICE PRESIDENT AND TREASURER RESPECTIVELY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THEIR FREE ACT AND DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC Joyce L. Waltke, St. Joseph County, Michigan  
JOYCE L. WALTKE ST. JOSEPH  
My Commission expires: 6-28-78  
MY COMMISSION EXPIRES JUNE 28, 1978

## CERTIFICATE OF DEPARTMENT OF STATE HIGHWAYS

APPROVED ON 1 Apr 1974, AS COMPLYING WITH ACT 288 P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE DEPARTMENT OF STATE HIGHWAYS.

John E. Glab  
JOHN E. GLAB  
CHIEF DEPUTY DIRECTOR

## COUNTY TREASURER'S CERTIFICATE

RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING THE 16<sup>TH</sup> DAY OF DEC. 1974, INVOLVING THE LAND INCLUDED IN THIS PLAT.

Stanley M. Huff  
STANLEY M. HUFF, ST. JOSEPH COUNTY TREASURER

## COUNTY DRAIN COMMISSIONERS CERTIFICATE

APPROVED ON DEC. 18, 1974, AS COMPLYING WITH SECTION 192 OF ACT 288 P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF MY OFFICE IN THE COUNTY OF ST. JOSEPH.

Lloyd J. Cupp  
LLOYD J. CUPP, DRAIN COMMISSIONER

## COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD ON Jan. 30 1975, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288 P.A. 1967 AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

Donna E. Donmyer  
DONNA E. DONMYER  
REGISTER OF DEEDS  
Beverly J. Burnham  
BEVERLY J. BURNHAM  
COUNTY CLERK  
Stanley M. Huff  
STANLEY M. HUFF  
COUNTY TREASURER

## CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF STURGIS AT A MEETING HELD Dec. 23, 1974, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288 P.A. 1967. PUBLIC WATER AND PUBLIC SANITARY SEWER ARE AVAILABLE AND ACCESSIBLE TO THIS PLAT. THE CITY OF STURGIS HAS A SUBDIVISION ORDINANCE AND ZONING ORDINANCE AND WAIVES THE MINIMUM LOT SIZE SPECIFIED.

Kensall D. Wise  
KENSALL D. WISE, STURGIS CITY CLERK

## RECORDATION CERTIFICATE

REGISTER OF DEEDS OFFICE  
COUNTY OF ST. JOSEPH  
THIS PLAT OF KAY-BEE MANOR NUMBER 3 WAS RECORDED ON 17 DAY OF May 1976, AT  
O'CLOCK PM IN LIBER 5 OF PLATS ON PAGE 83

Edith M. Kubiak  
EDITH M. KUBIAK, REGISTER OF DEEDS