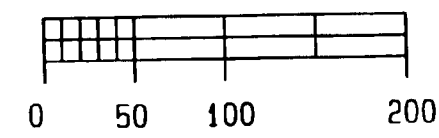


# STURGIS CITY SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, T8S, R9W,  
CITY OF STURGIS, ST. JOSEPH COUNTY, MICHIGAN

North

SCALE: 1" = 100 FEET

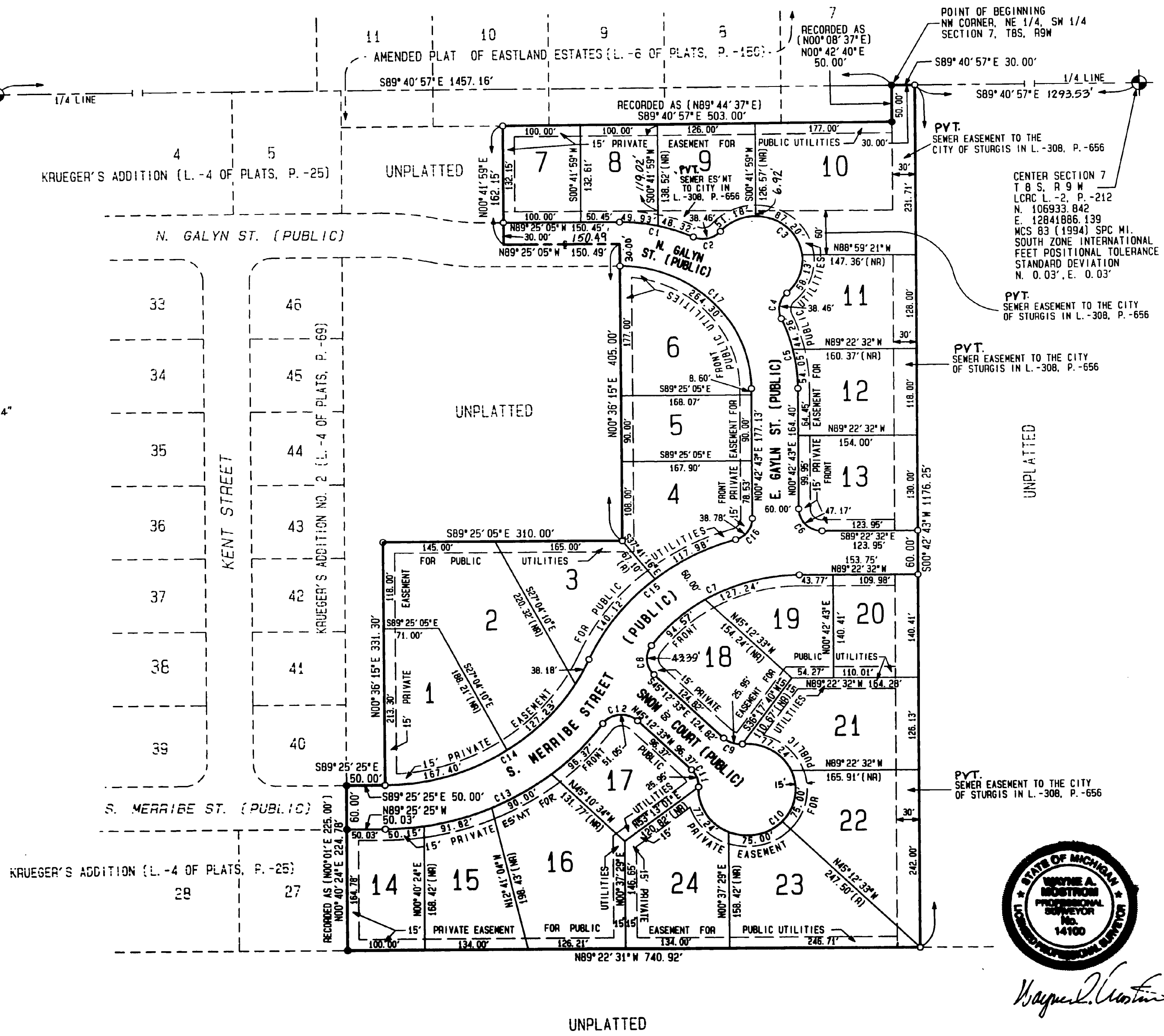
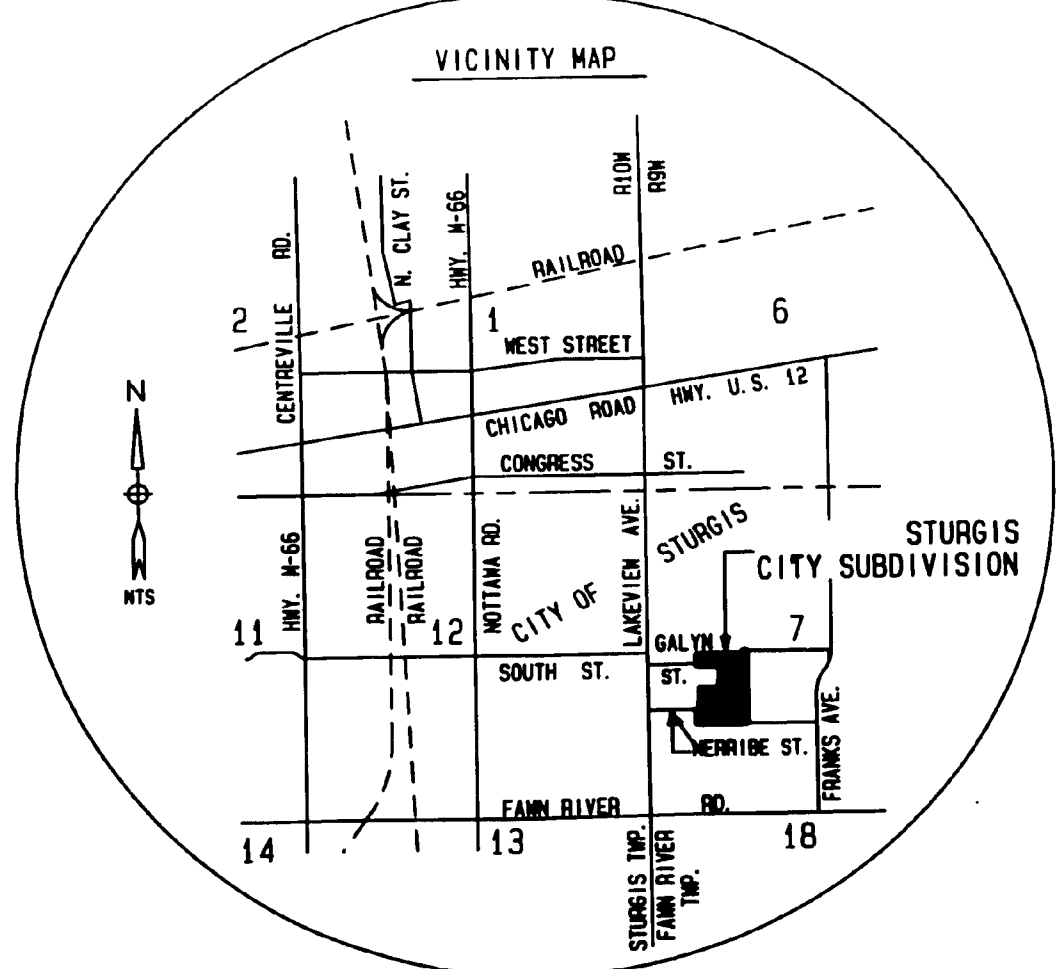


WEST 1/4 CORNER SECTION 7  
T 8 S, R 9 W  
LCRC L.-2, P.-212  
N. 106949.258  
E. 12839105.443  
MCS 83 (1994) SPC M1.  
SOUTH ZONE INTERNATIONAL  
FEET POSITIONAL TOLERANCE  
STANDARD DEVIATION  
N. 0.03', E. 0.03'

LEGEND

- ALL DIMENSIONS ARE IN FEET.
- ALL CURVE DIMENSIONS ARE ARCS.
- 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: ○
- MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS, 36 INCHES IN LENGTH, ENCASED IN CONCRETE WERE FOUND AT ALL POINTS MARKED THUS: ●
- LOT CORNERS ARE MARKED BY A 1/2 INCH CAPPED STEEL BAR 18 INCHES IN LENGTH.
- (R) DENOTES A RADIAL LOT LINE.
- (NR) DENOTES A NON-RADIAL LOT LINE.
- BEARINGS BASED ON MCS 83 (1994) STATE PLANE COORDINATE (S.P.C.) M1. SOUTH ZONE. GOVERNMENT CORNER COORDINATES ARE S.P.C. M1. SOUTH ZONE AS DEFINED IN ACT 54 OF P.A. 1988.
- NEAREST PUBLISHED CONTROL STATIONS USED ARE: HORIZONTAL CONTROL STATION WEST PID \*AAB117\* LAT: 41°48'42.722860"N, LONG: 85°25'49.469611"W HORIZONTAL CONTROL STATION POINT 41. A PRIVATE CONTROL POINT (AS CERTIFIED BY DONALD S. ANDREWS TO THE CITY OF STURGIS BY GLOBAL POSITIONING) POINT 41 IS ON THE SOUTHEAST SIDE OF STURGIS, MI., A 1/2" X 3/8" IRON BAR ENCASED IN A 4" X 3/8" CONCRETE CYLINDER ON THE EAST SIDE OF FRANKS AVE. AT A POINT 3660 FEET SOUTH OF HIGHWAY U.S. 12. A UTILITY POLE IS 12 FEET NORTH OF THE CORNER. STATE PLANE COORDINATES ARE: N. 108017.31450, E. 12841974.70370 BASED ON MICHIGAN COORDINATE SYSTEM SOUTH ZONE (MCS 83 1994) LAT: 41°47'29.976090"N, LONG: 85°23'54.353611"W. THE METHOD OF SURVEY USED TO DETERMINE THE COORDINATES OF THE WEST 1/4 CORNER, CENTER OF SECTION AND CONTROL STATION POINT 41 IS GLOBAL POSITIONING. THE POSITIONAL ERROR FOR ALL CONTROL POINTS IS N. 0.03', E. 0.03'.
- THE ELLIPSOID HEIGHT FOR THESE CALCULATIONS IS: 803.19'
- THE GEOD HEIGHT FOR THESE CALCULATIONS IS: 912.19'
- THE GRID SCALE FACTOR FOR THIS AREA IS: 1.00004447
- THE CONVERGENCE OF MERIDIAN FOR THE WEST 1/4 COR. SEC. 7, T 8 S, R 9 W IS: -0°42'33.4"
- BEARINGS AND DISTANCES SHOWN ARE GROUND BEARINGS AND GROUND DISTANCES.

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	228.02'	24°41'14"	98.25	49.90'	97.49' N77°03'56"W
C2	30.00'	73°27'35"	38.46	22.39'	35.88' S78°32'54"W
C3	60.00'	187°39'12"	196.51	119.73'	S44°21'17"E
C4	30.00'	73°27'35"	38.46	22.39'	S12°44'32"E
C5	228.02'	24°42'06"	98.31	49.93'	S11°38'13"E
C6	30.00'	90°05'14"	47.17	30.05'	S64°08'53"W
C7	240.00'	52°57'15"	221.81	119.54'	N44°19'47"W
C8	30.00'	82°52'41"	43.39	26.48'	N03°46'05"W
C9	30.00'	49°33'37"	25.95	13.85'	S69°59'14"E
C10	62.50'	279°07'13"	304.47	150.00'	S44°47'34"W
C11	30.00'	49°33'37"	25.95	13.85'	N20°25'27"W
C12	30.00'	97°30'21"	51.05	34.21'	S86°02'24"W
C13	353.00'	53°17'34"	328.34	177.13'	S63°56'00"W
C14	293.00'	65°04'47"	332.81	186.95'	S58°01'32"W
C15	300.00'	49°17'33"	258.10	137.64'	N50°07'55"E
C16	30.00'	74°03'51"	38.78	22.63'	S37°44'46"W
C17	168.02'	90°07'43"	264.30	168.40'	S44°21'01"E



*Wayne A. Bostrom*

See Restrictions recorded January 19, 2000 in Liber 922 page 626

# STURGIS CITY SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, T8S, R9W,  
CITY OF STURGIS, 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:

STURGIS CITY SUBDIVISION SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, T8S, R9W, CITY OF STURGIS, ST. JOSEPH COUNTY, MICHIGAN:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7 AND RUNNING THENCE S89°40'57"E, ALONG THE 1/4 LINE, 1457.16 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°40'57"E, ALONG SAID 1/4 LINE, 30.00 FEET, THENCE S00°42'43"W 1176.25 FEET; THENCE N89°22'31"W 740.92 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 27 OF "KRUEGER'S ADDITION" (LIBER 4, PAGE 25); THENCE N00°40'24"E 224.78 FEET (RECORDED AS N00°01'E 225.00 FEET) TO THE SOUTHEAST CORNER OF LOT 40 OF "KRUEGER'S ADDITION NO. 2" (LIBER 4, PAGE 69); THENCE S89°25'25"E 50.00 FEET; THENCE N00°36'15"E 331.30 FEET; THENCE S89°25'05"E 310.00 FEET; THENCE N00°36'15"E 405.00 FEET; THENCE N89°25'05"W, ALONG THE CENTERLINE OF NORTH GALYN STREET, 150.49 FEET; THENCE N00°41'59"E 162.15 FEET; THENCE S89°40'57"E (RECORDED AS N89°44'37"E), ALONG THE SOUTHERLY LINE OF "AMENDED PLAT OF EASTLAND ESTATES" (LIBER 6, PAGE 150), 503.00 FEET; THENCE N00°42'40"E, ALONG THE BOUNDARY OF SAID "AMENDED PLAT OF EASTLAND ESTATES" (LIBER 6, PAGE 150) (RECORDED AS N00°08'37"E) 50.00 FEET TO THE POINT OF BEGINNING.

THIS PLAT CONTAINS 14.673 ACRES, MORE OR LESS.

THIS PLAT CONTAINS 24 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 125 OF THE ACT.

THAT THE ACCURACY OF 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 8/23/99

*Wayne A. Mostrom*  
WAYNE A. MOSTROM, P.S. 14100  
PRESIDENT OF MOSTROM & ASSOC., INC.  
610 W. BURR OAK ST.  
CENTREVILLE, MI 49032



### PROPRIETOR'S CERTIFICATE - CORPORATION

THE CITY OF STURGIS, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY, CARL HOLSINGER, MAYOR, AND CAROL F. RAMBADT, CLERK, AS PROPRIETOR, HAVE CAUSED THE LAND TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT SNOW COURT, E. GALYN STREET, AND THAT PORTION OF N. GALYN STREET AND S. MERRIBE STREET 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.

CITY OF STURGIS  
130 N. NOTTAMA STREET  
STURGIS, MICHIGAN 49091

*Thomas R. Seymour*  
THOMAS R. SEYMOUR, WITNESS

*Carl Holsinger*  
CARL HOLSINGER, MAYOR

*Barry J. Cox*  
BARRY J. COX, WITNESS

*Carol F. Rambadt*  
CAROL F. RAMBADT, CLERK

### ACKNOWLEDGMENT

STATE OF MICHIGAN  
ST. JOSEPH COUNTY

PERSONALLY CAME BEFORE ME THIS 30<sup>th</sup> DAY OF AUGUST, 1999, CARL HOLSINGER, MAYOR, AND CAROL F. RAMBADT, CLERK OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MAYOR AND CLERK 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 *Vivian A. Van Nest*, ST. JOSEPH COUNTY, MICHIGAN  
VIVIAN A. VAN NEST

MY COMMISSION EXPIRES 1st 4, 2003

### COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING Aug. 30, 1999, INVOLVING LANDS INCLUDED IN THIS PLAT.

*Janet L. Beals*  
JANET L. BEALS, ST. JOSEPH COUNTY TREASURER

### DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON Aug. 30, 1999, 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.

*Maurice S. Kline*  
MAURICE S. KLINE, DRAIN COMMISSIONER

### CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF STURGIS AT A MEETING HELD SEPT. 22<sup>nd</sup>, 1999, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A. 1967, PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICES ARE INSTALLED AND READY FOR CONNECTION.

*Carol F. Rambadt*  
CAROL F. RAMBADT, CLERK

### COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD ON September 30, 1999 AND 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*  
CYNTHIA L. JARRATT  
REGISTER OF DEEDS

*Janet L. Beals*  
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 9<sup>th</sup> DAY OF December, 1999, AT 3:27 P.M. AND RECORDED IN LIBER 50 OF PLATS, ON PAGE(S) 121, 122

*Cynthia L. Jarratt*  
CYNTHIA L. JARRATT  
REGISTER OF DEEDS

### EXAMINED AND APPROVED

DATE Dec. 3, 1999  
BY DEPARTMENT OF CONSUMER  
AND INDUSTRY SERVICES

BY *Maynard R. Dyer*  
MAYNARD R. DYER, P.S.  
MANAGER  
SUBDIVISION CONTROL SECTION