

COVER SHEET

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 17

EXHIBIT B TO MASTER DEED OF

STONE CLIFF

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31 AND A PART OF LOTS 1 & 2 OF THE PLAT OF "SHERWOOD", T 7 S, R 9 W, CITY OF STURGIS, ST. JOSEPH COUNTY, MICHIGAN

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RCP# 0001 0001 0001 0001
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 STATE OF MICHIGAN
 ST. JOSEPH COUNTY
 REGISTERED
 15 DEC 2003 11:22:34 AM
 CYNTHIA L. JARROTT
 REGISTERED CLERK

ATTENTION COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN PROPERLY ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 2

DEVELOPER: WELLMAN INVESTMENTS, L.L.C.
 C/O JEFF WELLMAN
 111 SOUTH LAKE STREET
 BOYNE CITY, MICHIGAN 49712

PREPARED BY: MOSTROM & ASSOC., INC.
 610 W. BURR OAK ST. (M-86)
 P.O. BOX 85
 CENTREVILLE, MI. 49032
 PH. (269) 467-6348

DESCRIPTION

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31 AND A PART OF LOTS 1 & 2 OF THE PLAT OF "SHERWOOD", T 7 S, R 9 W, CITY OF STURGIS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 AND RUNNING THENCE N00°00'00"E, ALONG THE SECTION LINE, 160.95 FEET TO AN OLD PROPERTY CORNER AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°00'00"E, ALONG SAID SECTION LINE, 192.30 FEET; THENCE S89°52'00"E 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THE RECORDED PLAT OF "SHERWOOD" (LIBER 3 OF PLATS, PAGE 93); THENCE N00°00'00"E, ALONG THE EASTERLY LINE OF NORTH LAKEVIEW AVENUE, 150.08 FEET; THENCE S89°53'32"E, PARALLEL WITH THE NORTH LINE OF LOT 2 OF SAID PLAT OF "SHERWOOD", A DISTANCE OF 259.91 FEET; THENCE S00°00'46"E, ALONG AN OLD BUILDING AS MONUMENTED, 342.51 FEET; THENCE N89°52'00"W, ALONG AN OLD BUILDING AS MONUMENTED, 293.00 FEET TO THE POINT OF BEGINNING.

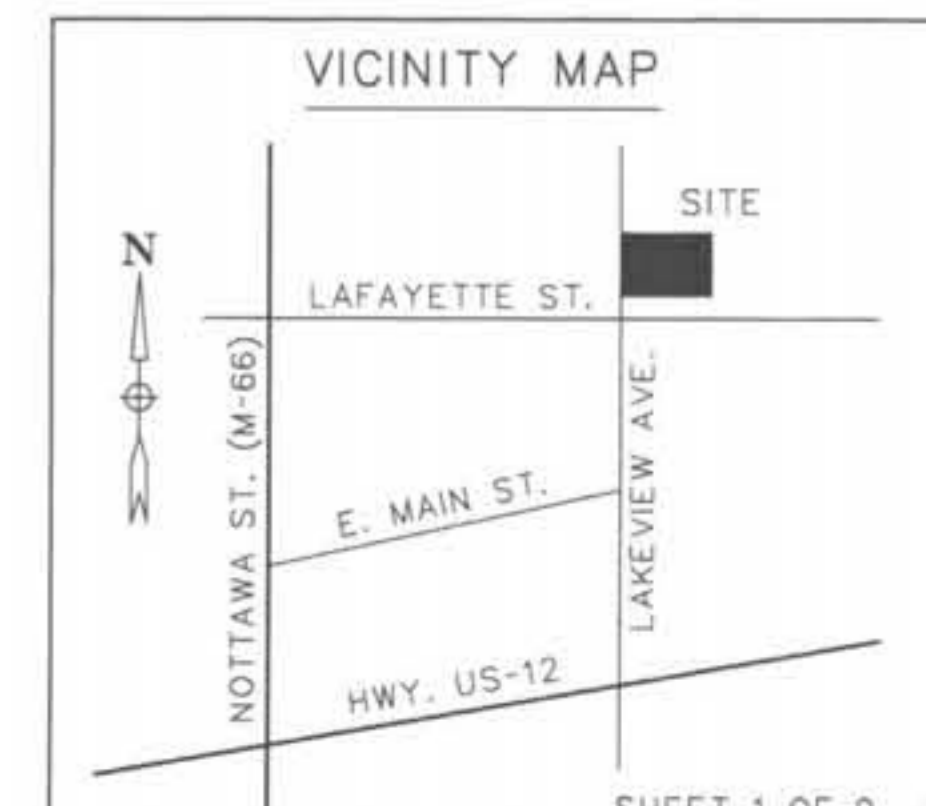
CONTAINING 2.189 ACRES, MORE OR LESS.

SHEET INDEX

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3. SITE AND UTILITY PLAN
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9. SOUTH BUILDING SECTION PLANS



Wayne A. Mostrom



SURVEY PLAN

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 17

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STONE CLIFF

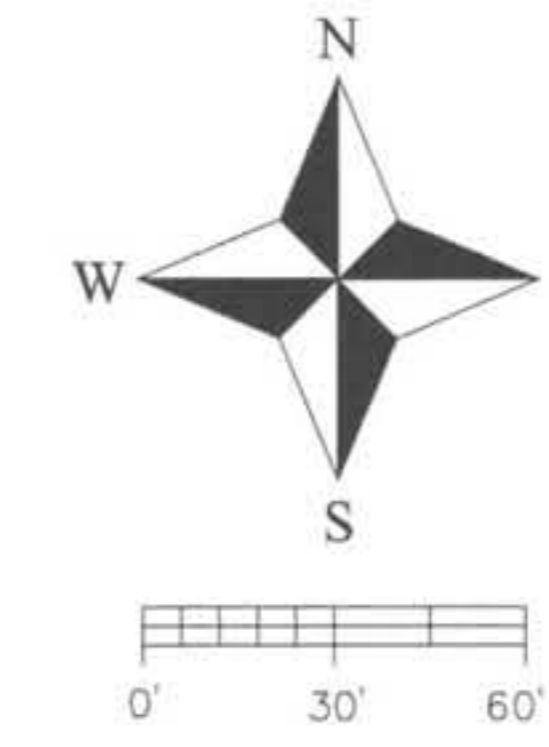
ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31 AND A PART OF LOTS 1 & 2 OF THE PLAT OF "SHERWOOD", T 7 S, R 9 W, CITY OF STURGIS, ST. JOSEPH COUNTY, MICHIGAN

LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. ALL CURVE DIMENSIONS ARE ARCS.
3. MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS 36 INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER AND 36 INCHES LONG WERE PLACED AT ALL POINTS MARKED THUS: ○
4. MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER WERE FOUND AT ALL POINTS MARKED THUS: ●
5. LOT CORNERS ARE MARKED BY A CAPPED 1/2 INCH STEEL BAR 18 INCHES IN LENGTH.
6. (R) DENOTES A RADIAL LINE.
7. (NR) DENOTES A NON-RADIAL LINE.
8. BEARINGS WERE ESTABLISHED FROM

R = RECORDED DIMENSION
 M = MEASURED DIMENSION
 ⚙ = LIGHT POLE

- x — = 4' HIGH CHAIN-LINK FENCE
-  = LIMITED COMMON ELEMENT
-  = GENERAL COMMON ELEMENT



SURVEYOR'S NOTE:

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 31 AS RUNNING N00°00'00"E AS SHOWN ON THE PLAT OF "SHERWOOD", L.-3, P.-93.
2. UNDERGROUND UTILITIES, OTHER THAN THOSE SHOWN, MAY EXIST. ALL CONTRACTORS MUST CALL "MISS DIG" AT 1-800-482-7171 AT LEAST 3 DAYS PRIOR TO EXCAVATION.

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. 17, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND THE PROPERTY HEREIN DESCRIBED, EXCEPT THE SHED AT THE NORTH BOUNDARY LINE, AS SHOWN.

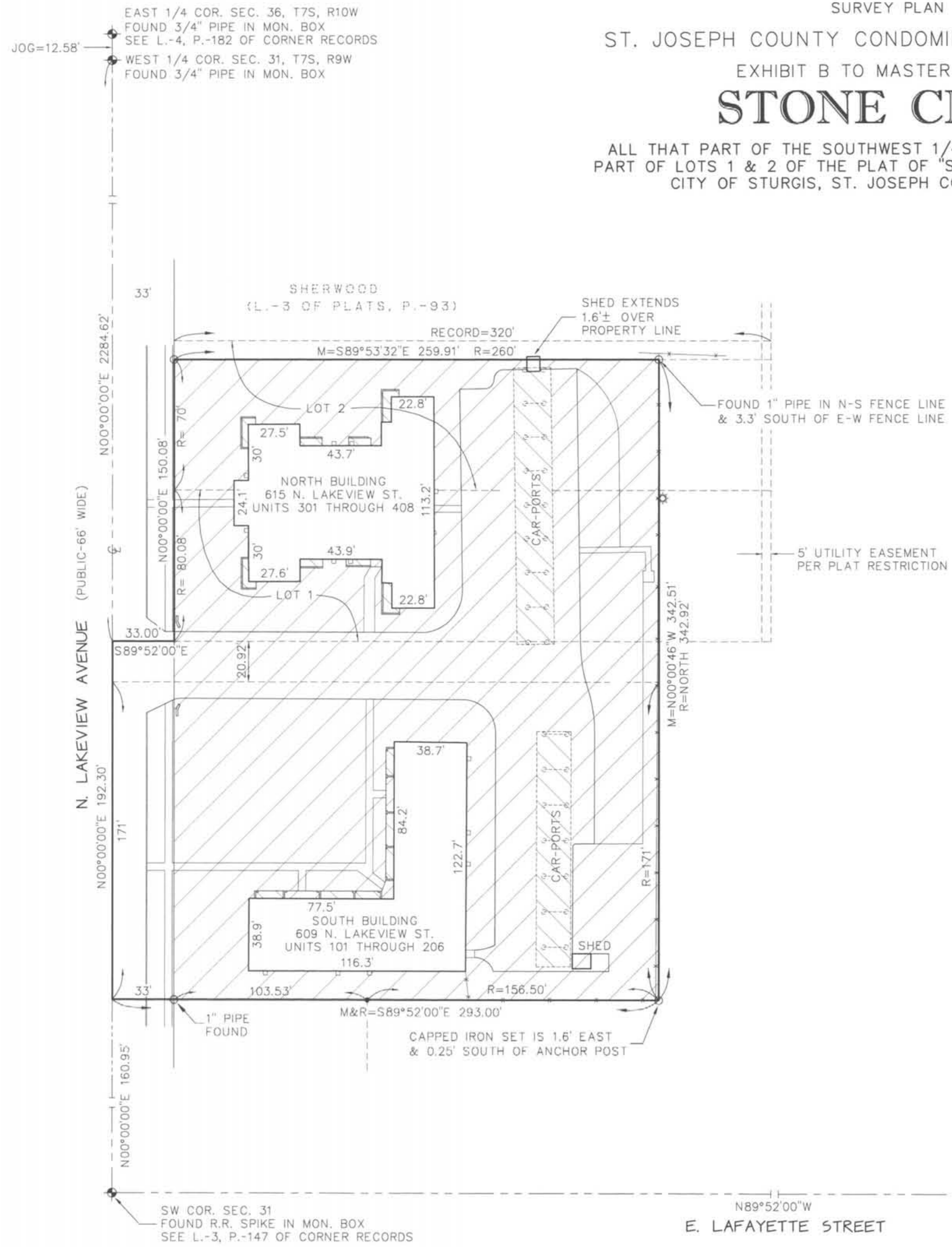
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

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 PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

12/10/03
DATE

Wayne A. Mostrom
 WAYNE A. MOSTROM
 LICENSED LAND SURVEYOR NO. 14100
 MOSTROM & ASSOC., INC.
 610 W. BURR OAK ST.
 CENTREVILLE, MI 49032



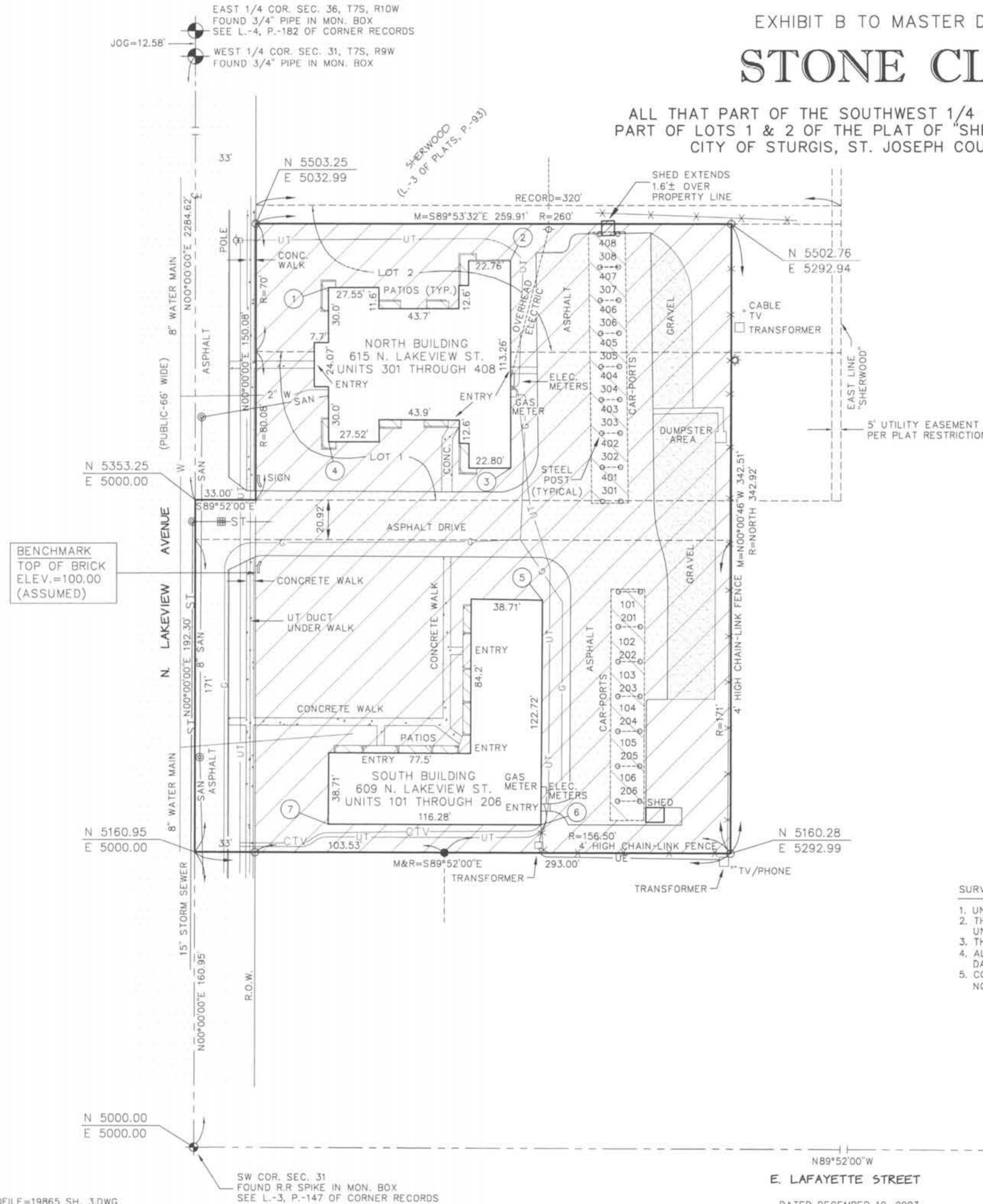
SOUTH 1/4 COR. SEC. 31
 FOUND STAND. REMON.
 IRON IN MON. BOX
 SEE L.-4, P.-79 OF
 CORNER RECORDS

N89°52'00"W
 E. LAFAYETTE STREET

SITE & UTILITY PLAN
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 17

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STONE CLIFF

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31 AND A
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CITY OF STURGIS, ST. JOSEPH COUNTY, MICHIGAN



LEGEND

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2. ALL CURVE DIMENSIONS ARE ARCS.
3. MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS 36 INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER AND 36 INCHES LONG WERE PLACED AT ALL POINTS MARKED THUS: ○
4. MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER WERE FOUND AT ALL POINTS MARKED THUS: ●
5. BEARINGS WERE ESTABLISHED FROM THE PLAT OF SHERWOOD.

R = RECORDED DIMENSION
M = MEASURED DIMENSION

- ☐ = CATCH BASIN
- = POWER POLE
- ⊙ = LIGHT POLE
- X— = FENCE
- UE-- = UNDERGROUND ELECTRIC (CITY OF STURGIS ELECTRIC DEPT.)
- UT- = UNDERGROUND TELEPHONE (VERIZON)
- SAN- = SANITARY SEWER (CITY OF STURGIS)
- W- = WATER (CITY OF STURGIS)
- ST- = STORM SEWER (CITY OF STURGIS)
- G- = GAS
- CTV- = CABLE TV
- ▭ = LIMITS OF ASPHALT
- ▭ = LIMITS OF CONCRETE
- ▭ = LIMITS OF GRAVEL
- ▭ = LIMITED COMMON ELEMENT
- ▭ = GENERAL COMMON ELEMENT



BENCHMARK
TOP OF BRICK
ELEV.=100.00
(ASSUMED)

SURVEYOR'S NOTES:

1. UNDERGROUND UTILITIES, OTHER THAN THOSE SHOWN, MAY EXIST.
2. THERE ARE NO RECORDS AVAILABLE AS TO THE LOCATION OF THE UNDERGROUND STORM SEWER ON THIS SITE.
3. THE SHED ENCLOSES THE NORTH PROPERTY LINE, AS SHOWN.
4. ALL CONTRACTORS MUST CALL "MISS DIG" AT 1-800-482-7171 AT LEAST 3 DAYS PRIOR TO EXCAVATION.
5. COORDINATES ARE BASED ON THE SOUTHWEST CORNER OF SECTION 31 AS NORTH 5000, EAST 5000 (ASSUMED).

COORDINATE TABLE FOR BUILDING CORNERS

POINT #	NORTHING	EASTING
1	5468.47	5072.66
2	5483.21	5172.05
3	5369.95	5172.36
4	5384.38	5072.84
5	5298.63	5189.57
6	5175.92	5189.27
7	5176.19	5072.99



Wayne A. Mostrom

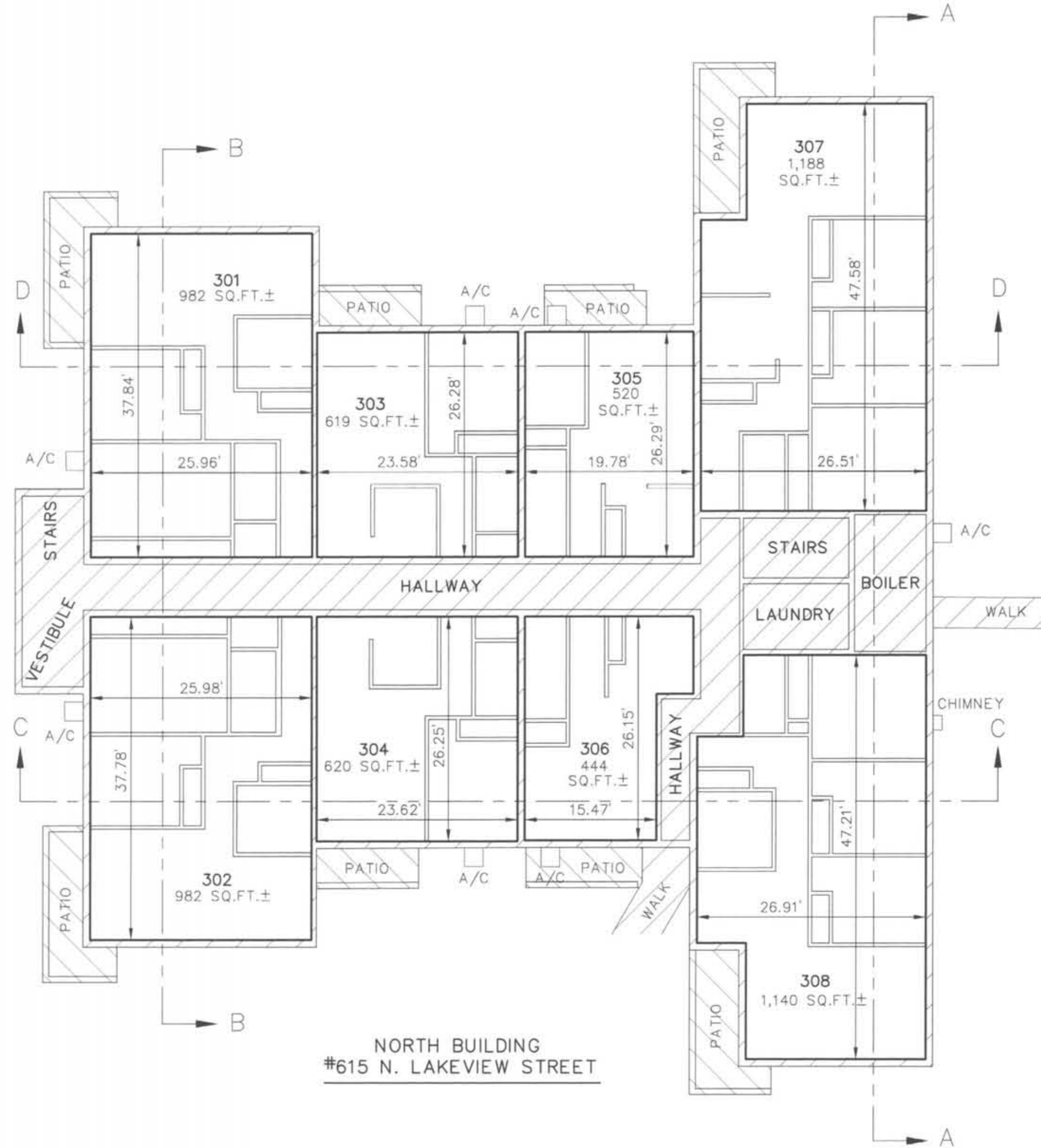
NORTH BUILDING FIRST FLOOR PLAN
(UNITS 301 THRU 308)

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 17

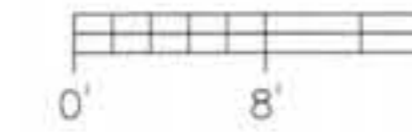
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NORTH BUILDING
#615 N. LAKEVIEW STREET



- = LIMITED COMMON ELEMENT
- = GENERAL COMMON ELEMENT
- = LIMITS OF OWNERSHIP
OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.



Wayne A. Mstrom

NORTH BUILDING SECOND FLOOR PLAN

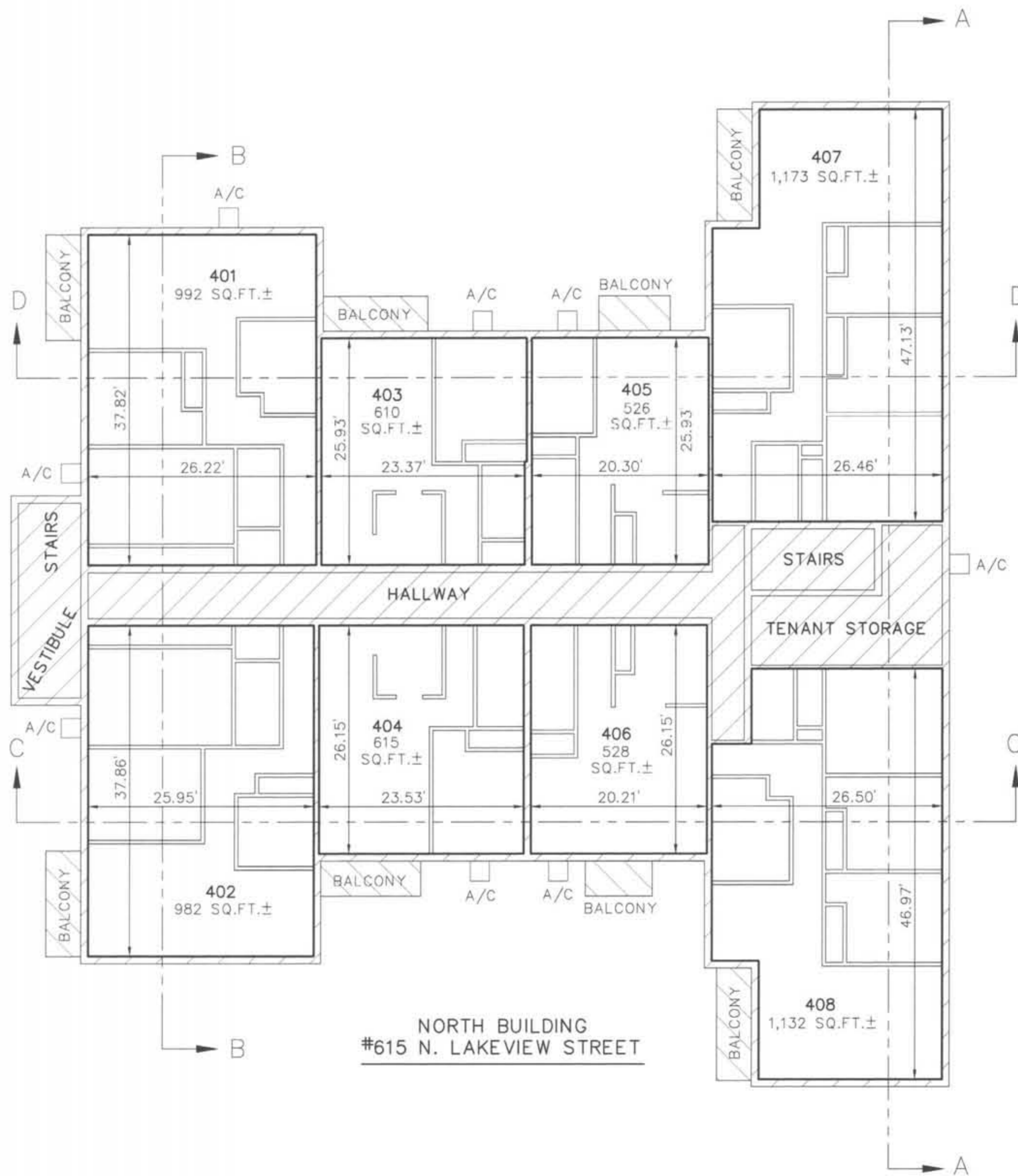
(UNITS 401 THRU 408)

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 17

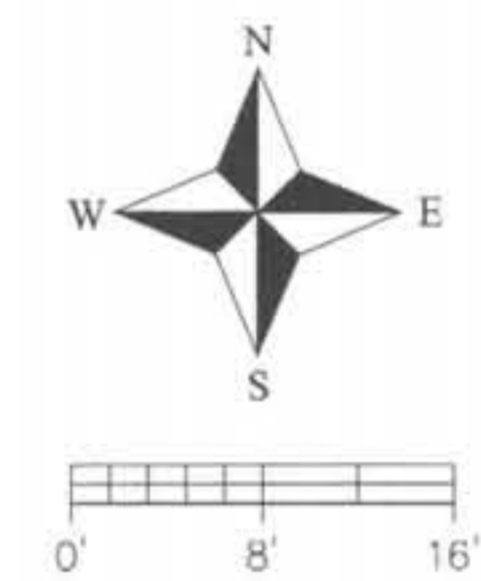
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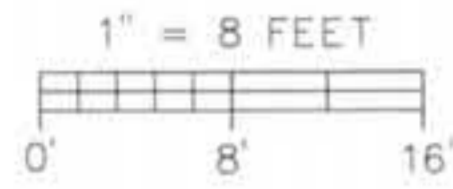
NORTH BUILDING SECTION PLANS

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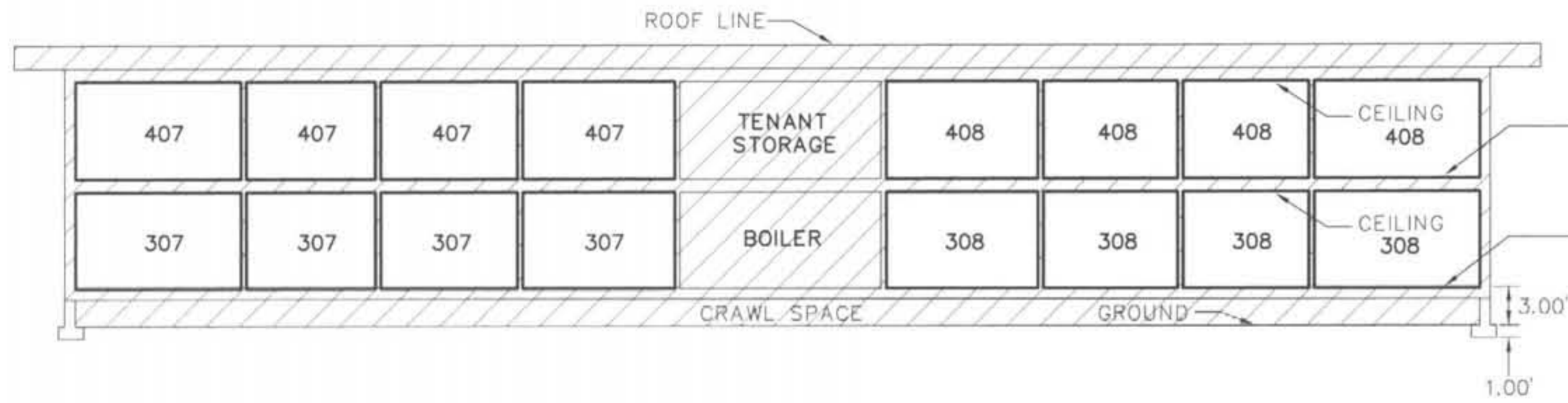
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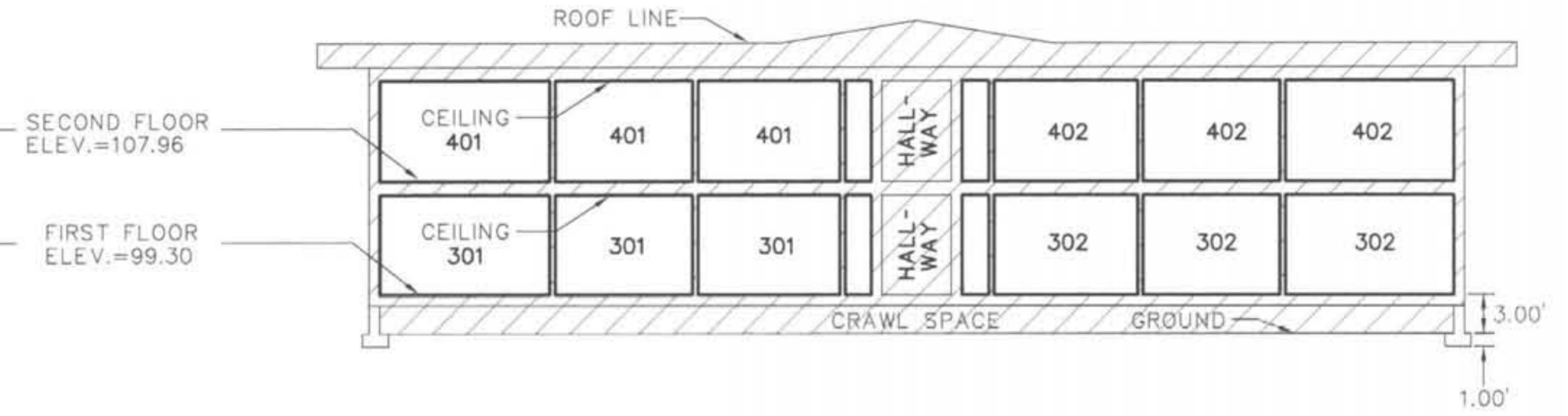
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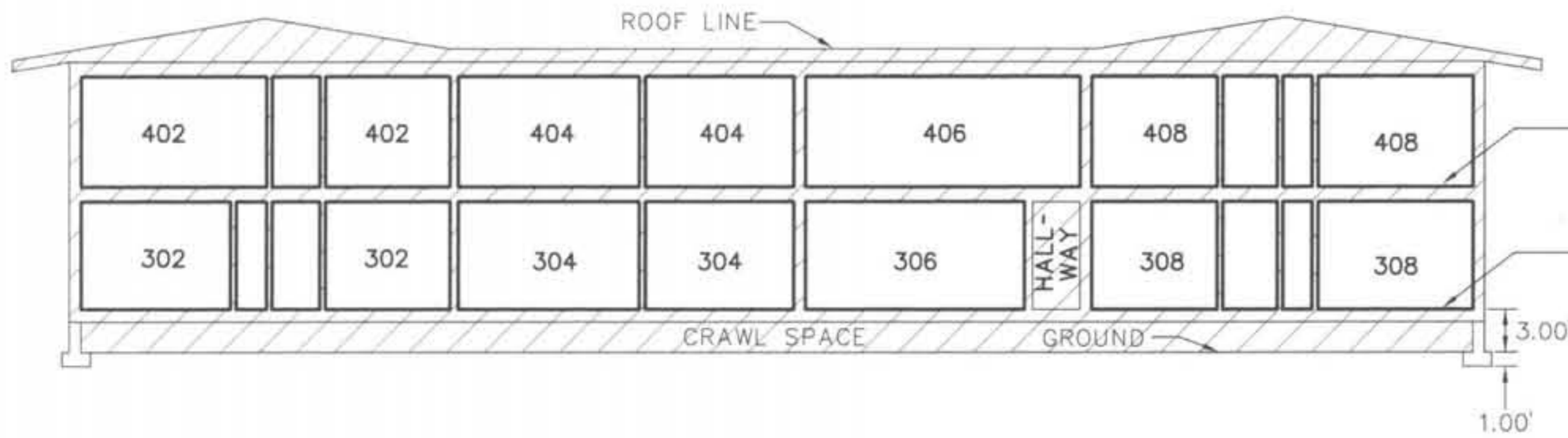
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SECTION "A-A"

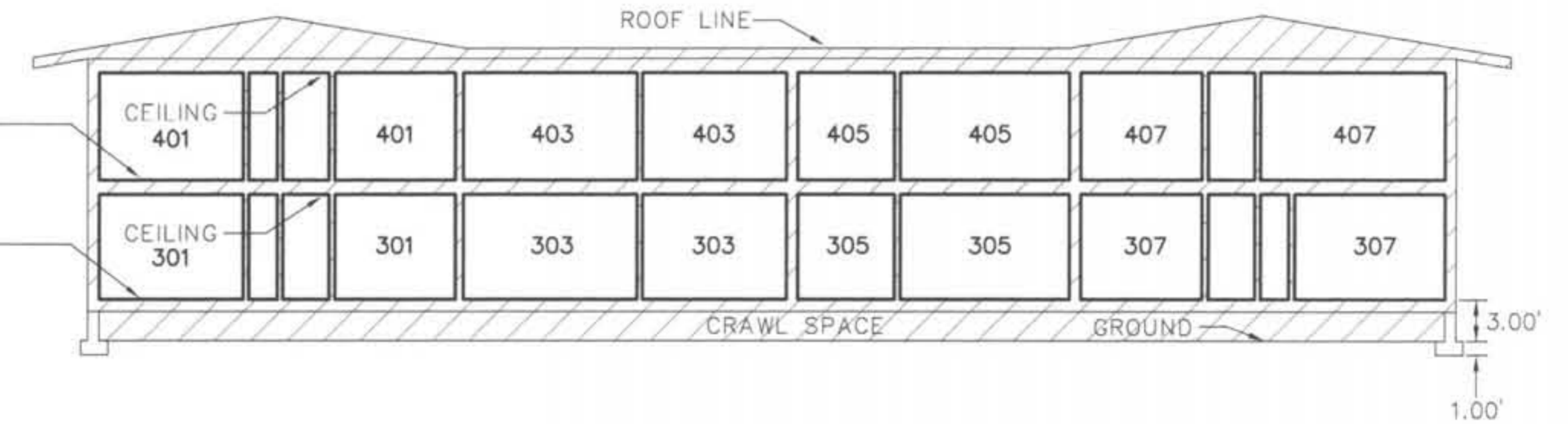


SECTION "B-B"



SECTION "C-C"

NORTH BUILDING
#615 N. LAKEVIEW STREET



SECTION "D-D"

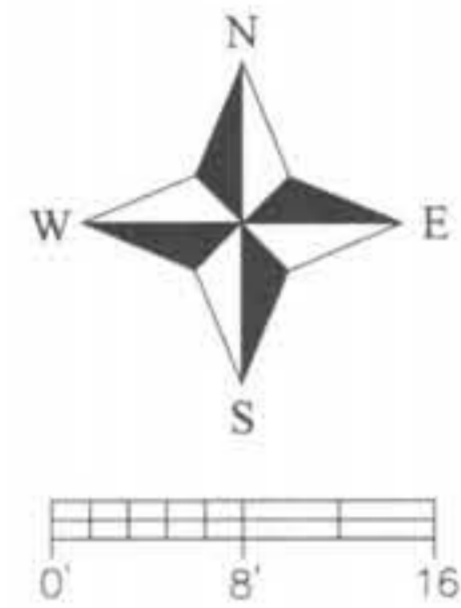


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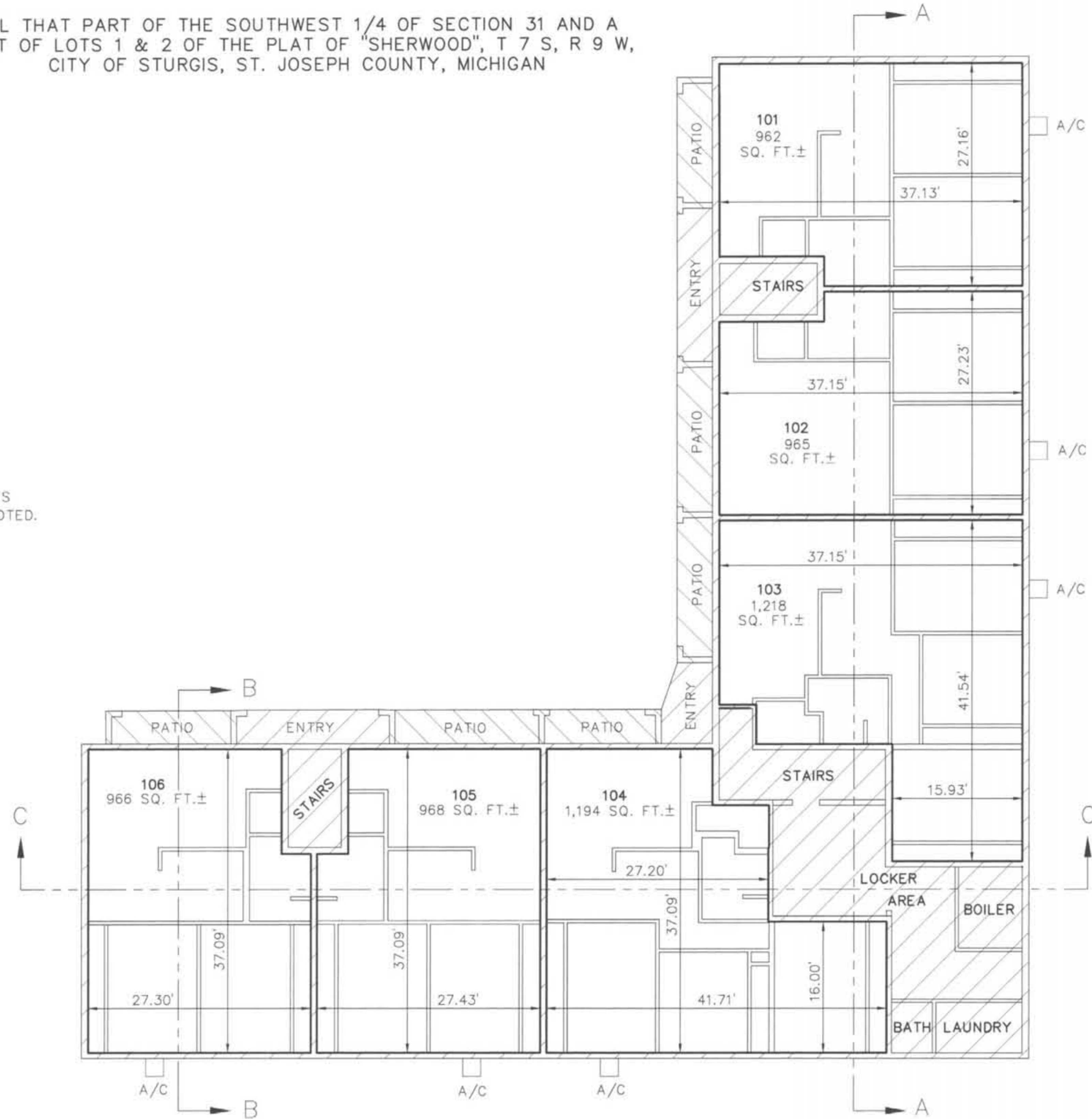
SOUTH BUILDING FIRST FLOOR PLANS
 (UNITS 101 THRU 106)
 ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 17
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SOUTH BUILDING
 #609 N. LAKEVIEW STREET



Wayne A. Mstrom

SOUTH BUILDING SECOND FLOOR PLAN

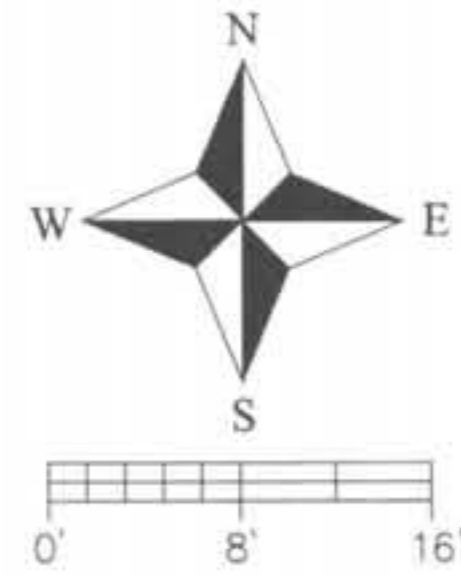
(UNITS 201 THRU 206)

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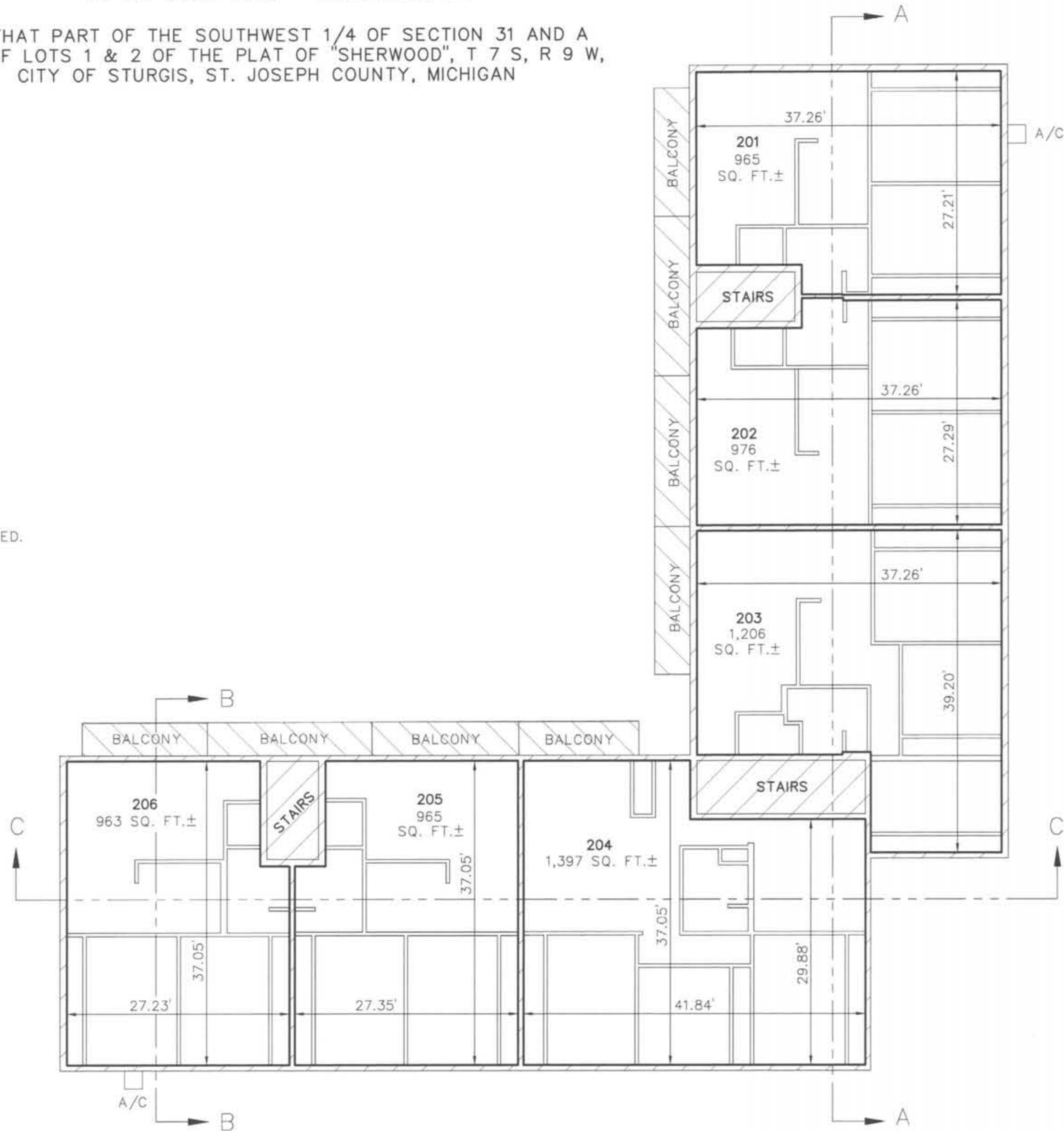
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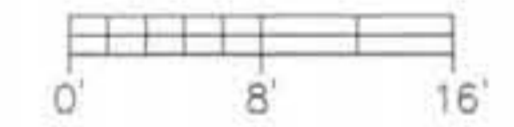
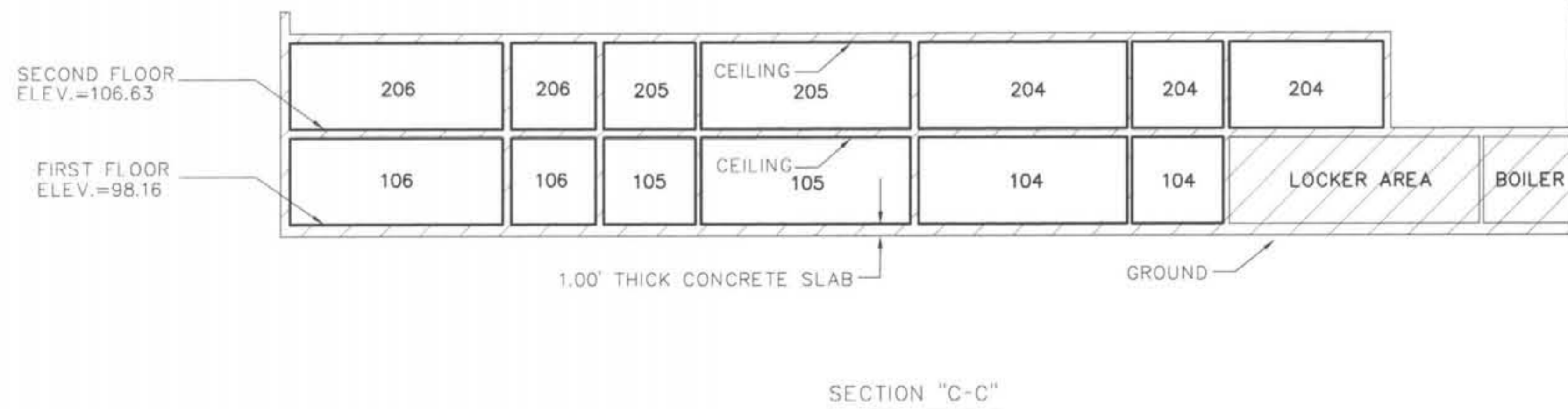
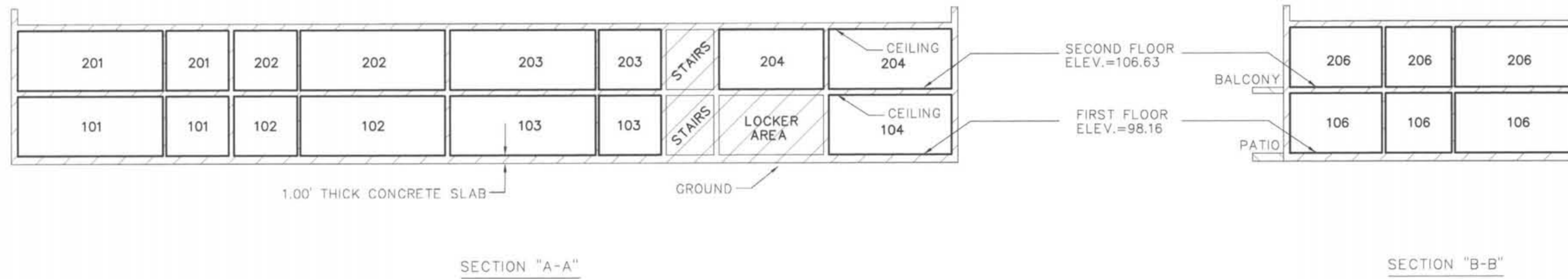
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