COVER SHEET

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___

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

coun 17

15 DEC 2003 11 SZ 54 PM CTNTHIA L _PROBATT REGISTER OF DEEDS

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:

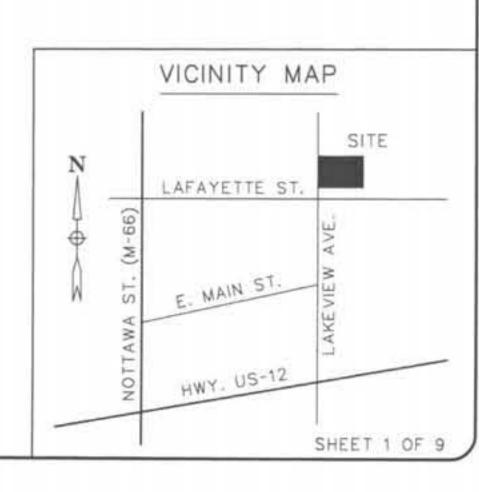
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 AND RUNNING THENCE NOO°00'00"E, ALONG THE SECTION LINE, 160.95 FEET TO AN OLD PROPERTY CORNER AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NO0°00'00"E, ALONG SAID SECTION LINE, 192.30 FEET; THENCE 589°52'00"E 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THE RECORDED PLAT OF "SHERWOOD" (LIBER 3 OF PLATS, PAGE 93); THENCE NO0°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

- COVER SHEET
- SURVEY PLAN 3. SITE AND UTILITY PLAN
- 4. NORTH BUILDING FIRST FLOOR PLANS
- 5. NORTH BUILDING SECOND FLOOR PLANS 6. NORTH BUILDING SECTION PLANS
- 7. SOUTH BUILDING FIRST FLOOR PLANS
- 8. SOUTH BUILDING SECOND FLOOR PLANS
- 9. SOUTH BUILDING SECTION PLANS





SURVEY PLAN

EAST 1/4 COR. SEC. 36, T7S, R10W FOUND 3/4" PIPE IN MON. BOX ★ WEST 1/4 COR. SEC. 31, T7S, R9W FOUND 3/4" PIPE IN MON. BOX

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/1__

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

SHERWOOD 33 SHED EXTENDS (L.-3 OF PLATS, P.-93) 1.6'± OVER PROPERTY LINE RECORD=320 M=S89°53'32"E 259.91' R=260' -FOUND 1" PIPE IN N-S FENCE LINE & 3.3' SOUTH OF E-W FENCE LINE NORTH BUILDING 615 N. LAKEVIEW ST. UNITS 301 THROUGH 408 - 5' UTILITY EASEMENT PER PLAT RESTRICTION S89°52'00"E

R=156.50

CAPPED IRON SET IS 1.6' EAST

& 0.25' SOUTH OF ANCHOR POST

38.7

M&R=S89°52'00"E 293.00'

SOUTH BUILDING

609 N. LAKEVIEW ST.

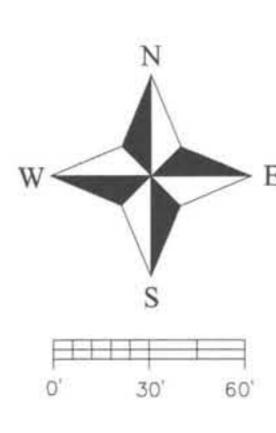
UNITS 101 THROUGH 206

FOUND

SW COR. SEC. 31

- FOUND R.R. SPIKE IN MON. BOX

SEE L.-3, P.-147 OF CORNER RECORDS



SURVEYOR'S NOTE:

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 31 AS RUNNING NO0°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.

LEGEND

- ALL DIMENSIONS ARE IN FEET.
- 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: O
- 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 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. /7 , 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 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. RON IN MON. BOX SEE L.-4, P.-79 OF CORNER RECORDS

N89°52'00"W E. LAFAYETTE STREET

DATED DECEMBER 10, 2003

CADFILE=19865 SH, 2.dwg

SHEET 2 OF 9

SITE & UTILITY PLAN ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___ EAST 1/4 COR. SEC. 36, T7S, R10W EXHIBIT B TO MASTER DEED OF FOUND 3/4" PIPE IN MON. BOX SEE L.-4. P.-182 OF CORNER RECORDS JOG=12.58' -WEST 1/4 COR. SEC. 31, T7S, R9W STONE CLIFF FOUND 3/4" PIPE IN MON. BOX 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 33 N 5503.25 SHED EXTENDS E 5032.99 ALL DIMENSIONS ARE IN FEET. 1.6'± OVER PROPERTY LINE RECORD=320 MONUMENTS CONSISTING OF 1/2 INCH M=S89°53'32"E 259.91' R=260' 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: O N 5502.76 E 5292.94 4. MONUMENTS CONSISTING OF 1/2 INCH STEEL BARS ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER WERE CABLE FOUND AT ALL POINTS MARKED THUS: . 5. BEARINGS WERE ESTABLISHED FROM THE TRANSFORMER PLAT OF SHERWOOD. NORTH BUILDING 615 N. LAKEVIEW ST. R = RECORDED DIMENSION ZUNITS 301 THROUGH 408 F M = MEASURED DIMENSION = CATCH BASIN 403 - POWER POLE 5 UTILITY EASEMENT DUMPSTER Q---0 PER PLAT RESTRICTION = LIGHT POLE 402 302 -X = FENCE N 5353.25 9---⊖ 401 E 5000.00 -- UE -- = UNDERGROUND ELECTRIC (CITY OF STURGIS ELECTRIC DEPT.) -UT- = UNDERGROUND TELEPHONE (VERIZON) -SAN- = SANITARY SEWER (CITY OF STURGIS) ASPHALT DRIVE - W - WATER (CITY OF STURGIS) BENCHMARK TOP OF BRICK -ST- = STORM SEWER (CITY OF STURGIS) CONCRETE WALK ELEV.=100.00 -- G -- = GAS (ASSUMED) 101 38.71 -CTV- = CABLE TV 201 UNDER WALK = LIMITS OF ASPHALT 102 ENTRY = LIMITS OF CONCRETE 103 203 = LIMITS OF GRAVEL 0---0 104 CONCRETE WALK 204 = LIMITED COMMON ELEMENT PATIOS ENTRY = GENERAL COMMON ELEMENT ENTRY 77.5 SOUTH BUILDING 106 609 N. LAKEVIEW ST. METER HELEC UNITS 101 THROUGH 206 ENTRY 116.28 N 5160.95 N 5160.28 E 5000.00 4 HIGH CHAIN-LINK PENC E 5292.99 (6) = COORDINATE POINT M&R=S89°52'00"E 293.00 TV/PHONE TRANSFORMER -TRANSFORMER -SURVEYOR'S NOTES: COORDINATE TABLE FOR BUILDING CORNERS 1. UNDERGROUND UTILITIES, OTHER THAN THOSE SHOWN, MAY EXIST. POINT # NORTHING EASTING 2. THERE ARE NO RECORDS AVAILABLE AS TO THE LOCATION OF THE UNDERGROUND STORM SEWER ON THIS SITE. 5468, 47 5072, 66 3. THE SHED ENCROACHES THE NORTH PROPERTY LINE, AS SHOWN. 5483. 21 5172.05 5369. 95 5384. 38 5172.36 4. ALL CONTRACTORS MUST CALL "MISS DIG" AT 1-800-482-7171 AT LEAST 3 DAYS PRIOR TO EXCAVATION. 5072.84 5. COORDINATES ARE BASED ON THE SOUTHWEST CORNER OF SECTION 31 AS 5298. 63 5189. 57 5175, 92 5176, 19 5189, 27 5072, 99 NORTH 5000, EAST 5000 (ASSUMED). N 5000.00 E 5000.00 N89°52'00"W SW COR. SEC. 31 E. LAFAYETTE STREET SOUTH 1/4 COR. SEC. 31 - FOUND R.R SPIKE IN MON. BOX FOUND STAND, REMON, IRON IN MON. BOX -SEE L.-3, P.-147 OF CORNER RECORDS CADFILE=19865 SH. 3.DWG SEE L.-4, P.-79 OF CORNER RECORDS DATED DECEMBER 10, 2003 SHEET 3 OF 9

NORTH BUILDING FIRST FLOOR PLAN

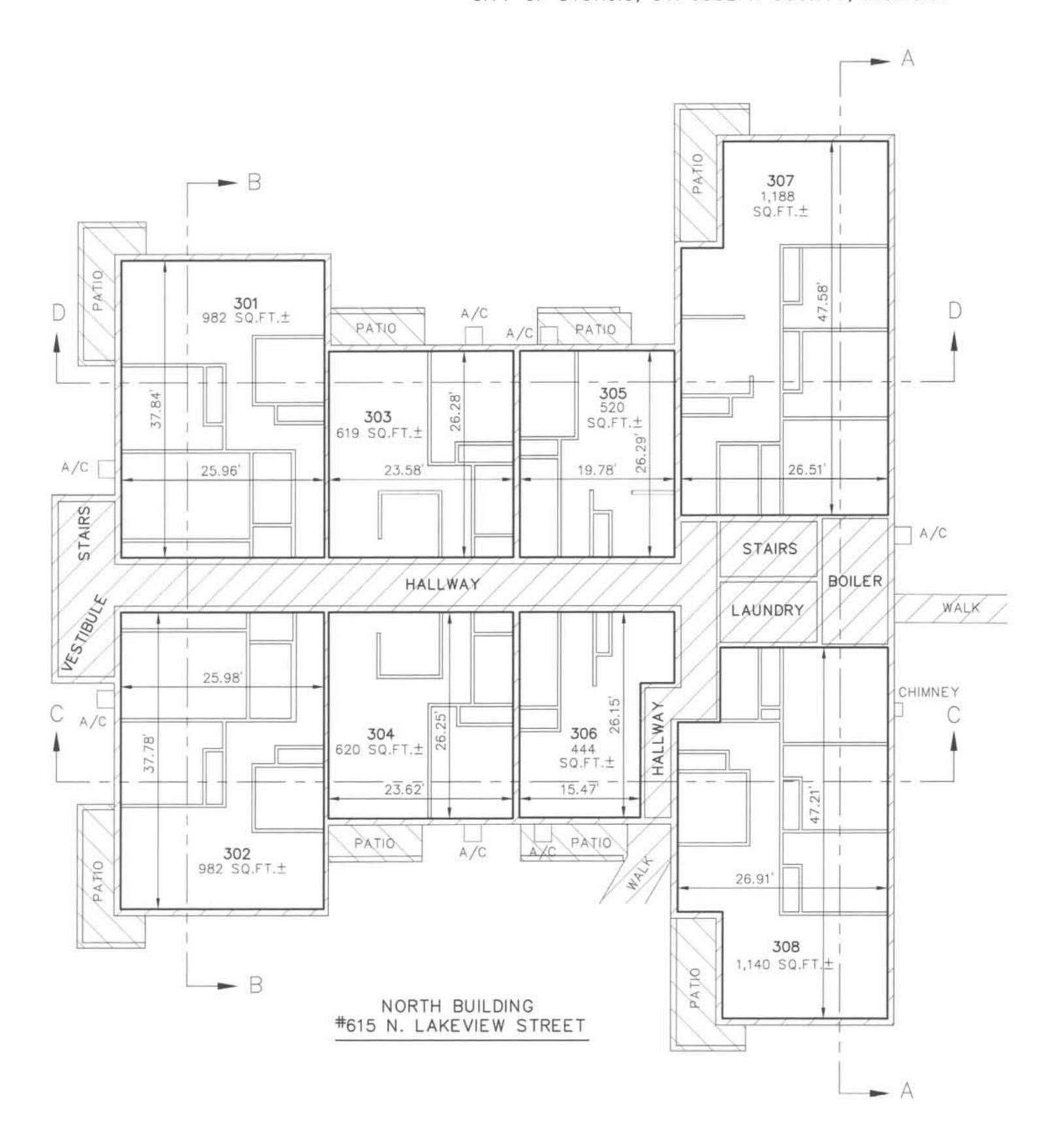
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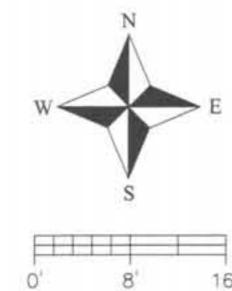
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___

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





= LIMITED COMMON ELEMENT

= GENERAL COMMON ELEMENT

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



NORTH BUILDING SECOND FLOOR PLAN

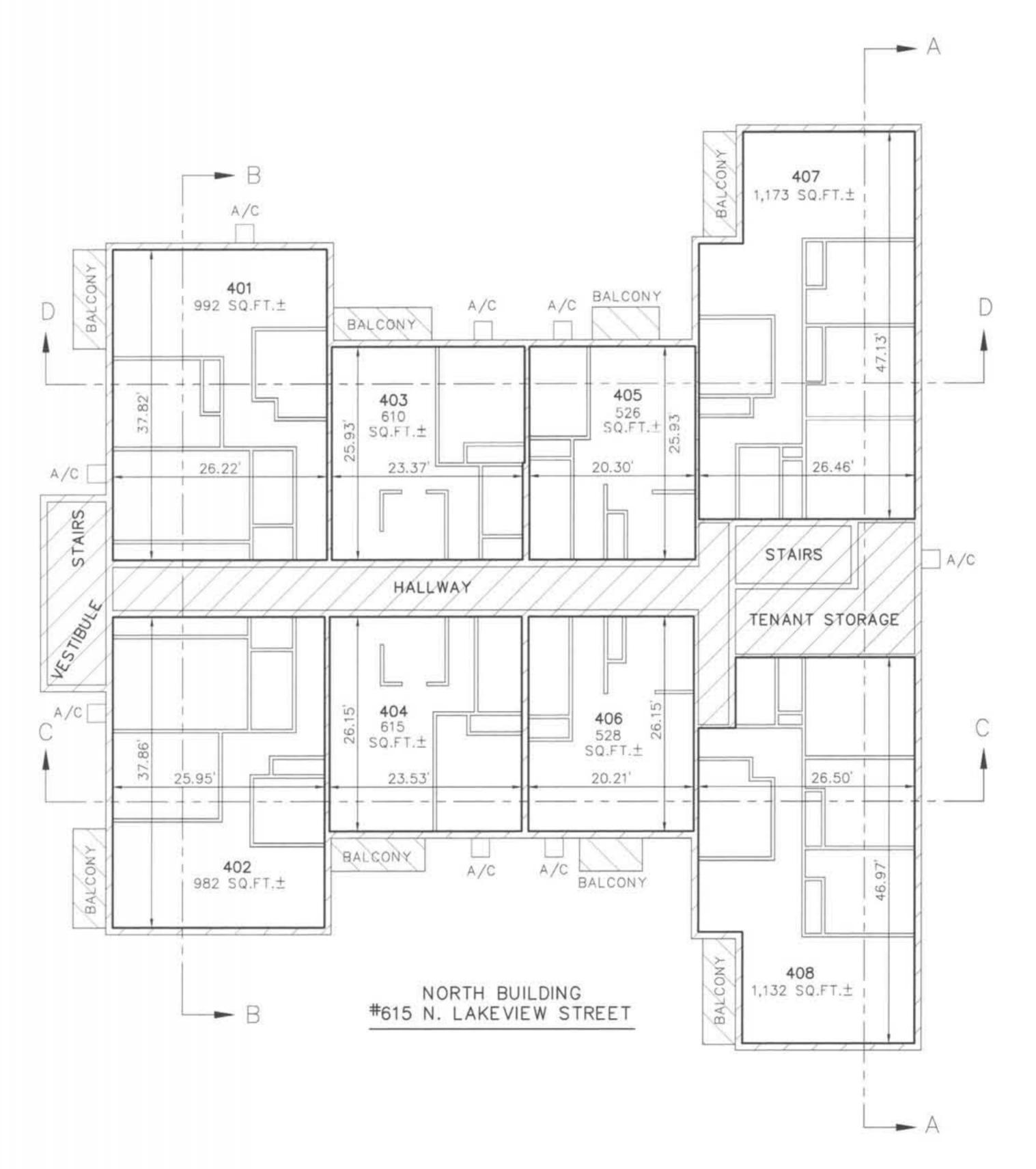
(UNITS 401 THRU 408)

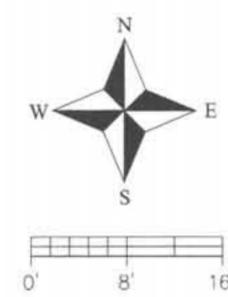
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___

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NORTH BUILDING SECTION PLANS

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___
EXHIBIT B TO MASTER DEED OF

STONE CLIFF

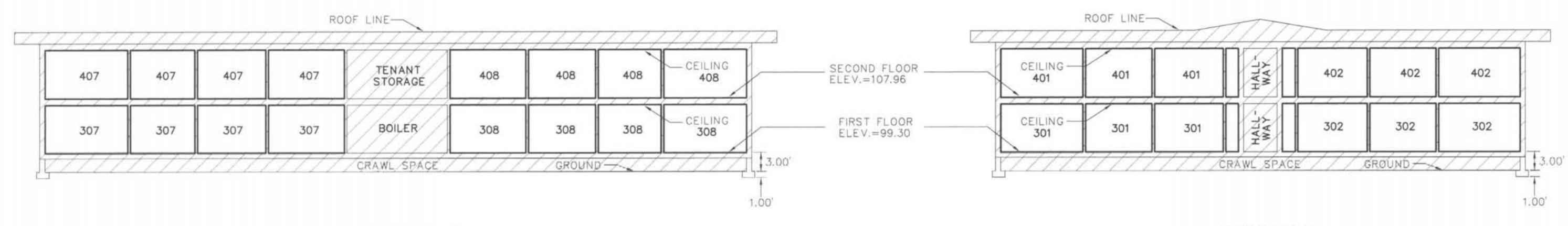
1" = 8 FEET

0' 8' 16

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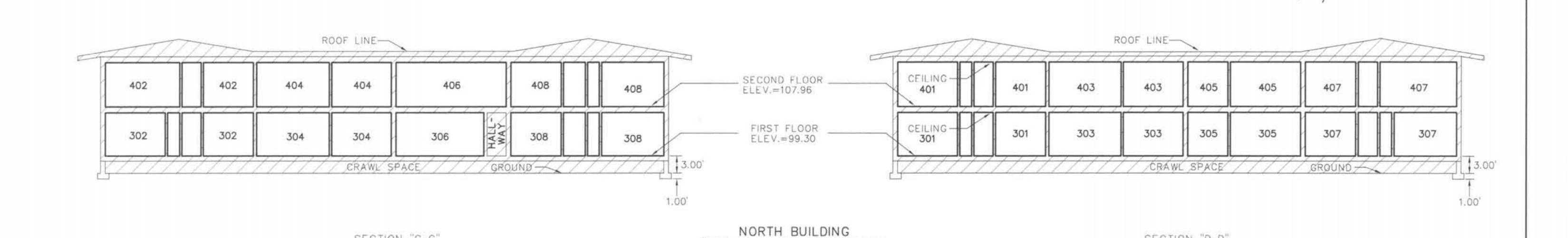


SECTION "A-A"

SECTION "C-C"

SECTION "B-B"

SECTION "D-D"



CADFILE=19865 SH. 6.dwg

DATED DECEMBER 10, 2003

#615 N. LAKEVIEW STREET

SHEET 6 OF 9

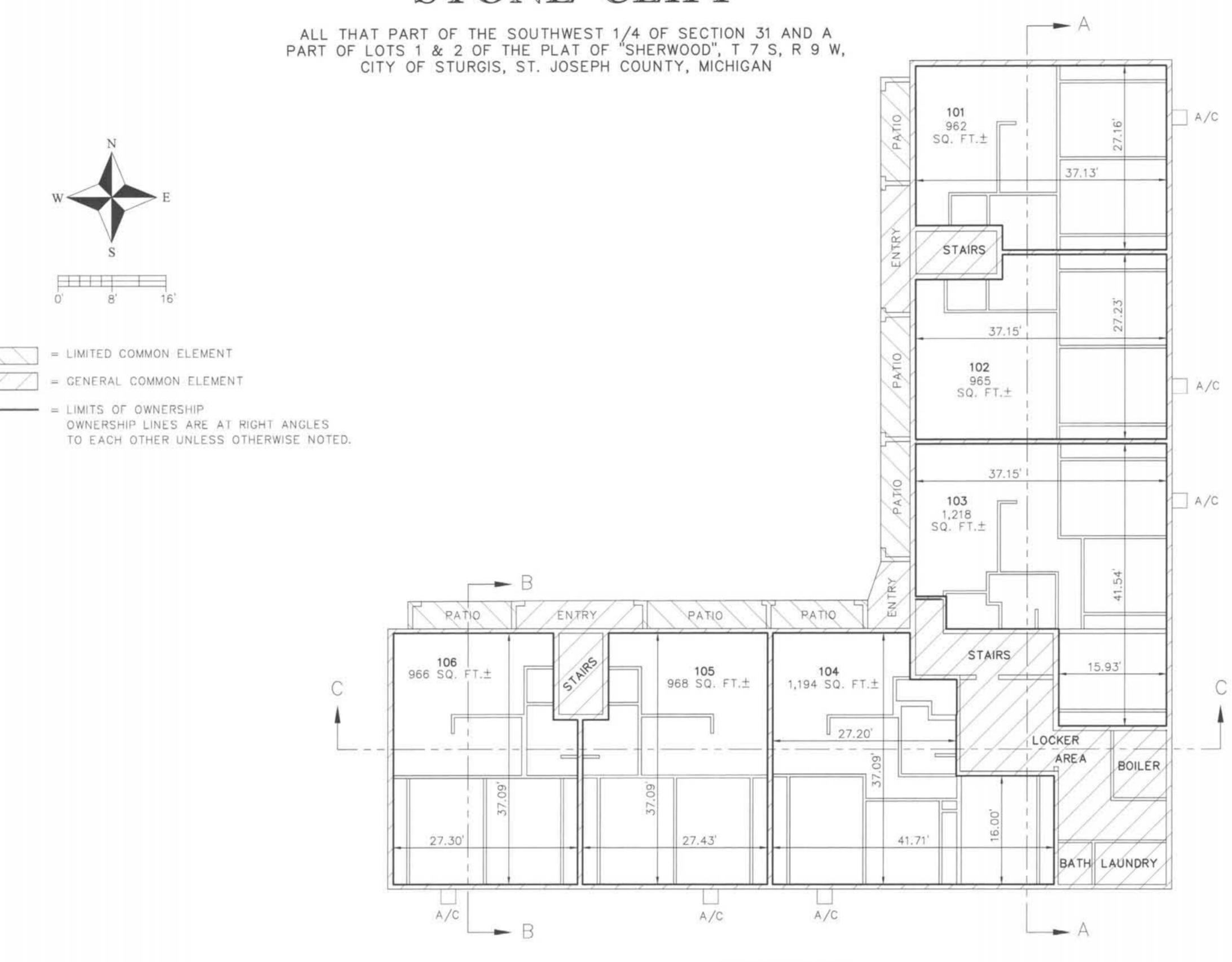
SOUTH BUILDING FIRST FLOOR PLANS

(UNITS 101 THRU 106)

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7__

EXHIBIT B TO MASTER DEED OF

STONE CLIFF



#609 N. LAKEVIEW STREET



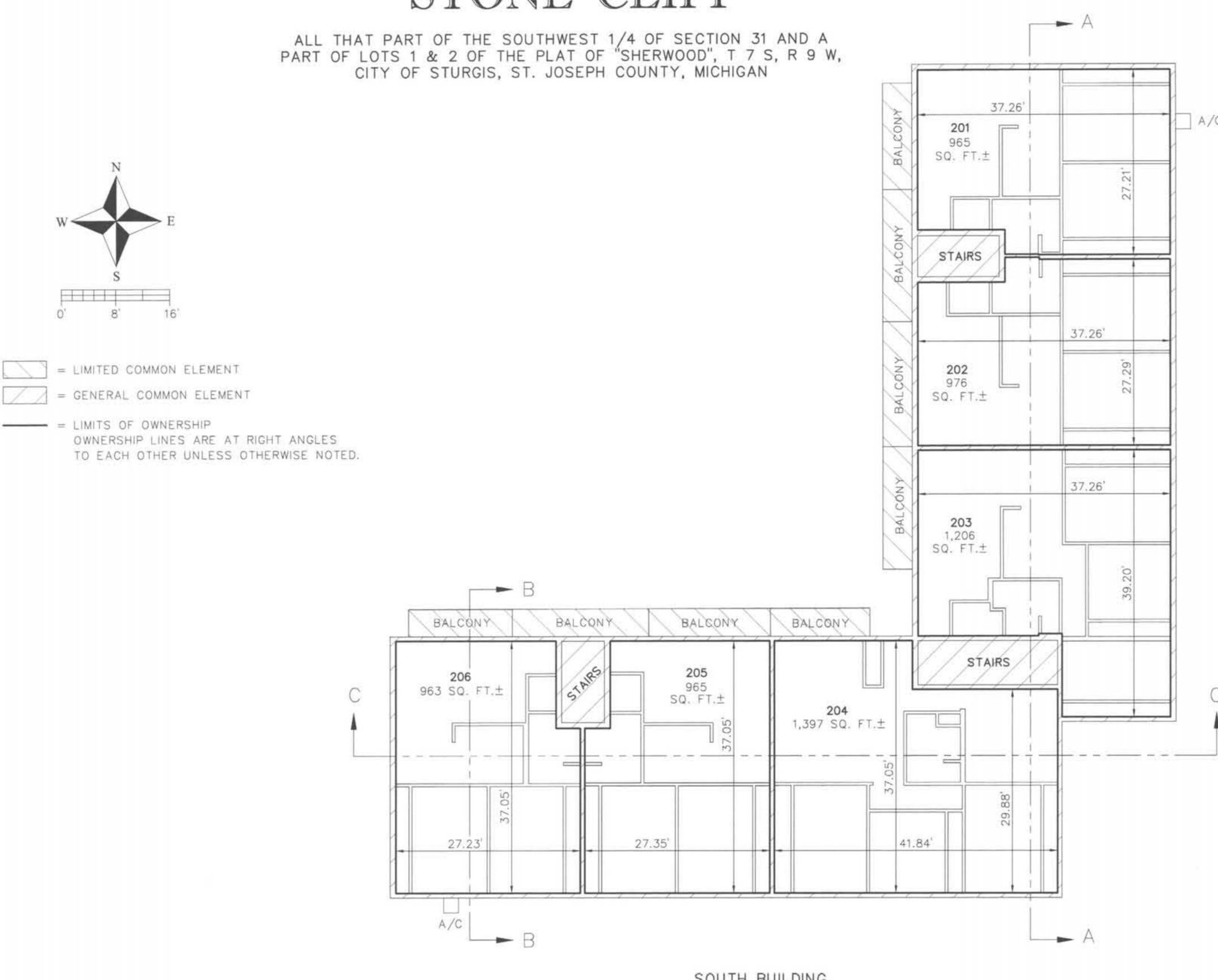
SOUTH BUILDING SECOND FLOOR PLAN

(UNITS 201 THRU 206)

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___

EXHIBIT B TO MASTER DEED OF

STONE CLIFF





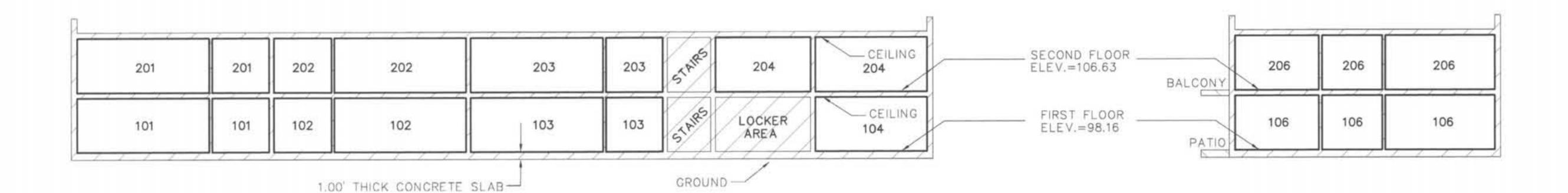
#609 N. LAKEVIEW STREET

SOUTH BUILDING SECTION PLANS

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. _/7___
EXHIBIT B TO MASTER DEED OF

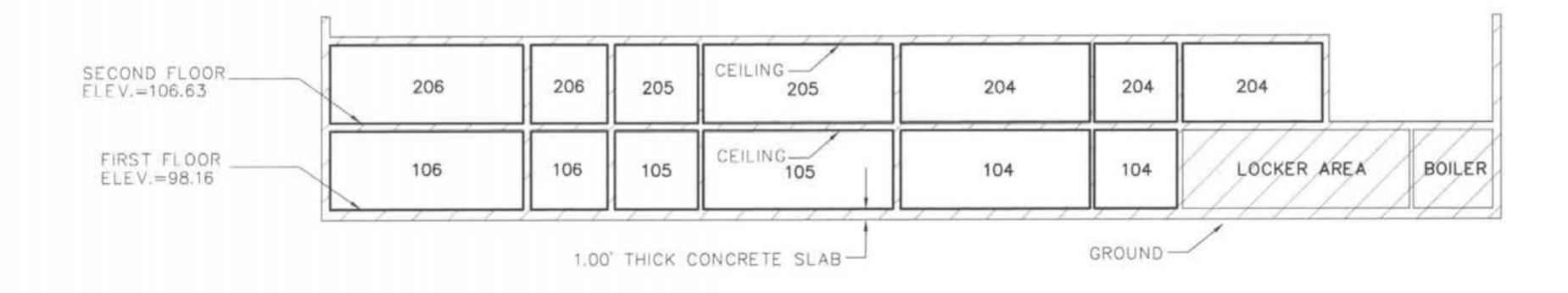
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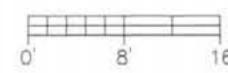
SECTION "A-A"

SECTION "B-B"



SECTION "C-C"

#609 N. LAKEVIEW STREET



// :

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