ATTENTION: COUNTY REGISTER OF DEEDS
THE CONDIMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET, THE SURVEYOR'S CERTIFICATE ON SHEET 2, AND THE MASTER DEED.

COND 18

RCPT# 4318: STN 3
02 00 CD1

STATE OF MICHIGAN
ST. JOSEPH COUNTY
RECORDED
18 DEC 2003 12 48 29 PM
CYNTHIA L. JARRATT
REGISTER OF DEEDS

ST JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 18

EXHIBIT B TO THE MASTER DEED OF

LAKESHORE TOWNHOMES OF KLINGER LAKE

WHITE PIGEON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

OWNER / DEVELOPER

KLINGER LAKE DEVELOPMENT COMPANY, LLC
826 HUNTER DRIVE
WESTVILLE, INDIANA 46391

SURVEYOR / ENGINEER

WIGHTMAN PETRIE, INC.
4703 CHESTER DRIVE
ELKHART, IN 46516

INDEX OF PLANS

X-1048-01 COVER SHEET
X-1048-02 SURVEY PLAN
X-1048-03 SITE PLAN
X-1048-04 UTILITY PLAN
X-1048-05 FLOODPLAIN PLAN
X-1048-06 FIRST FLOOR – UNITS 1-6
X-1048-07 SECOND FLOOR – UNITS 1-6
X-1048-08 SECTION AA THRU SECTION DD UNITS 1-6

LEGAL DESCRIPTION

LOTS 5 AND 6 OF DOGWOOD SHORES RECORDED IN VOLUME 2 OF PLATS, PAGE 100 BEING IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 35, TOWN 7 SOUTH, RANGE 11 WEST, WHITE PIGEON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

STATE OF MICHIGAN
DALE L. KESSLER
LAND SURVEYOR
No. 38117
LICENSED LAND SURVEYOR

PROPOSED

REV	DESCRIPTION	BY	DATE

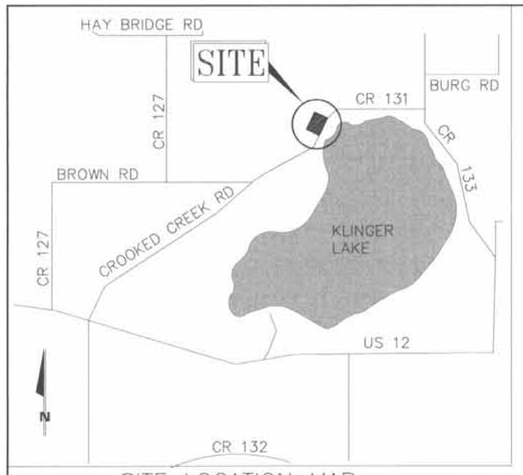
CONSULTING ENGINEERS & LAND SURVEYORS
Wightman Petrie, Inc.
ELKHART, INDIANA
FAX: (574) 294-3717
4703 CHESTER DRIVE
PHONE: (574) 293-7782

LAKESHORE TOWNHOMES OF KLINGER LAKE
HELMAN ARCHITECTURE & DESIGN
129 N. SECOND ST ELKHART, IN 46516
COVER SHEET

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK
DESIGNED BY: NAME
APPROVED BY: NAME
DATE: NOVEMBER 2002
SCALE: NONE

X-1048-01



SITE LOCATION MAP
N.T.S.

CERTIFICATE

I, DALE KESLER, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS ST JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN No. 18, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

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 SURVEY PLAN AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

1/07/03
DATE

Dale L. Kesler
DALE L. KESLER
L.S. 38117
WIGHTMAN PETRIE, INC.
4703 CHESTER DRIVE
ELKHART, IN 46516

STATE OF MICHIGAN
DALE L. KESLER
LAND SURVEYOR
No. 38117
LICENSED LAND SURVEYOR

NOTE

1) SURVEY BEARINGS ARE REFERENCED FROM THE RECORDED PLAT OF DOGWOOD SHORES, RECORDED IN VOLUME 2 OF PLATS, PAGE 100, ST JOSEPH COUNTY RECORDS.

LEGAL DESCRIPTION

LOTS 5 AND 6 OF DOGWOOD SHORES RECORDED IN VOLUME 2 OF PLATS, PAGE 100 BEING IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 35, TOWN 7 SOUTH, RANGE 11 WEST, WHITE PIGEON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

LEGEND

- O CONCRETE MONUMENT
- (m) MEASURED
- (r) RECORDED

PROPOSED – MUST BE BUILT
SHEET 2 OF 8

REV.	DESCRIPTION	BY	DATE

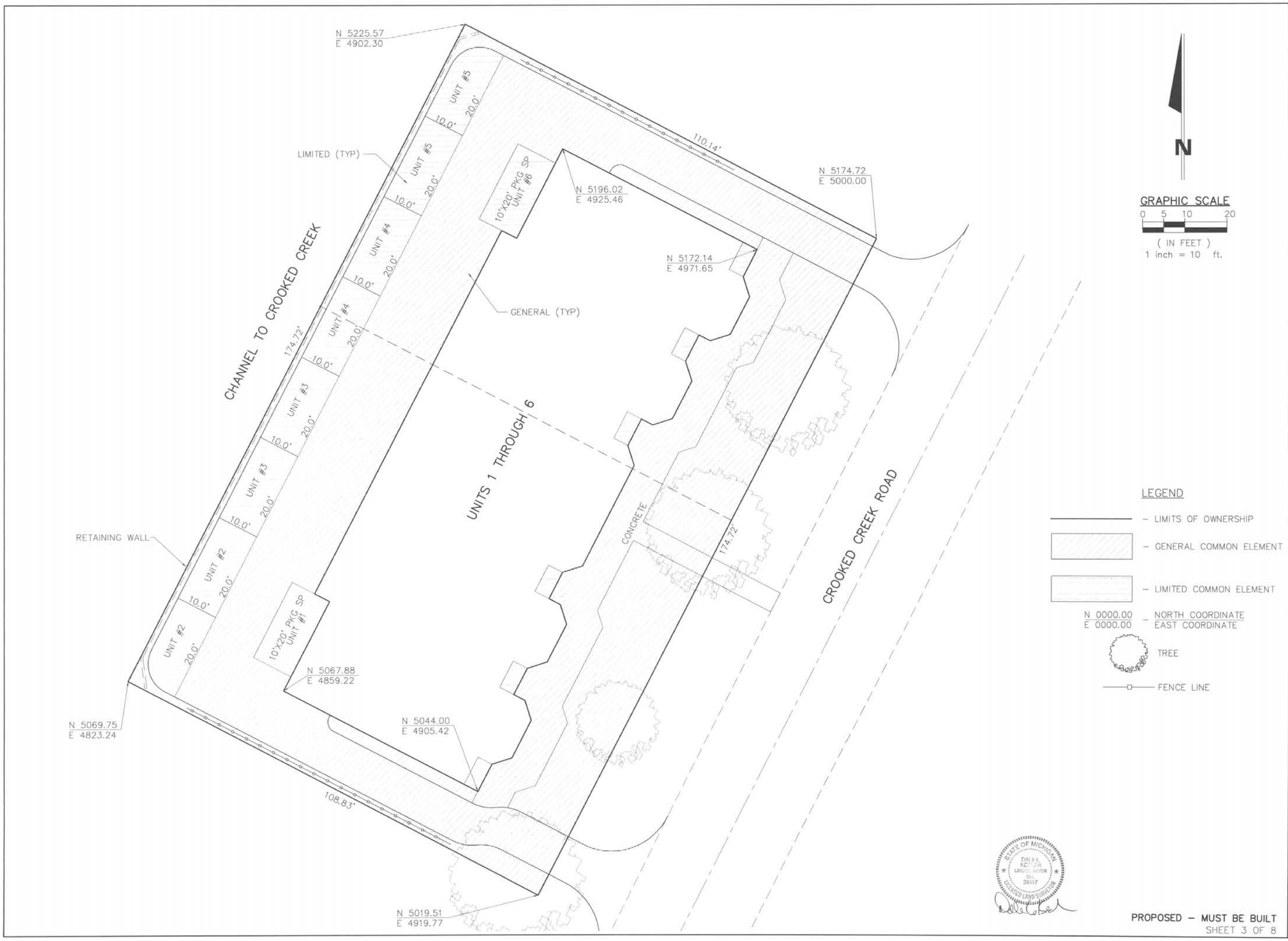
CONSULTING ENGINEERS & LAND SURVEYORS
Wightman Petrie, Inc.
ELKHART, INDIANA
FAX: (574) 294-3717
4703 CHESTER DRIVE
PHONE: (574) 293-7782

LAKESHORE TOWNHOMES OF KLINGER LAKE
HELMAN ARCHITECTURE & DESIGN
129 N. SECOND ST ELKHART, IN 46516
SURVEY PLAN

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK
DESIGNED BY: NAME
APPROVED BY: NAME
DATE: NOVEMBER 2002
SCALE: 1"=20

X-1048-02



REV	DESCRIPTION	BY	DATE

CONSULTING ENGINEERS & LAND SURVEYORS

Wightman Petrie, Inc.

ELKHART, INDIANA
FAX: (574) 294-3717

4703 CHESTER DRIVE
PHONE: (574) 293-7582

LAKESHORE TOWNHOMES OF KLINGER LAKE

HELMAN ARCHITECTURE & DESIGN

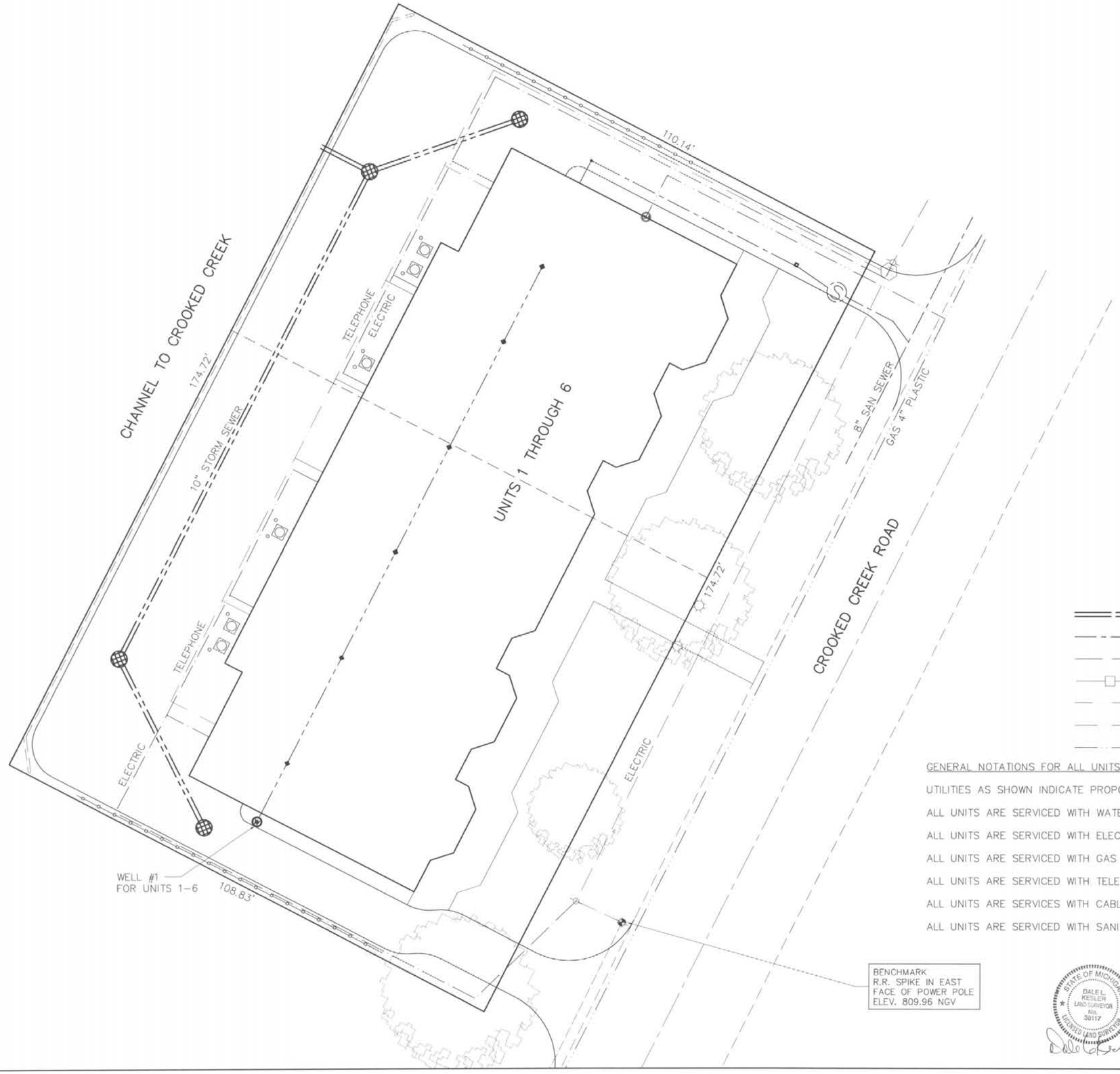
129 N. SECOND ST ELKHART, IN 46516

SITE PLAN

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK
DESIGNED BY: NAME
APPROVED BY: NAME
DATE: NOVEMBER 2002
SCALE: 1"=10'

X-1048-03



N

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- GM – GAS METER
- LIGHT POLE
- STORM SEWER MANHOLE
- WATER TAP
- W – WELL
- S – SANITARY SEWER MANHOLE
- CLEANOUT
- T – TELEPHONE PEDESTAL
- UTILITY POLE
- AC UNIT ON CONCRETE PAD
- PIPE BOLLARD
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- FENCELINE
- GAS
- TELEPHONE
- WATER

GENERAL NOTATIONS FOR ALL UNITS:

UTILITIES AS SHOWN INDICATE PROPOSED LOCATION OF FACILITIES

ALL UNITS ARE SERVICED WITH WATER BY ON SITE WELL

ALL UNITS ARE SERVICED WITH ELECTRIC POWER BY AEP

ALL UNITS ARE SERVICED WITH GAS BY AQUILA, INC.

ALL UNITS ARE SERVICED WITH TELEPHONE BY VERIZON

ALL UNITS ARE SERVICES WITH CABLE BY CHARTER CABLE

ALL UNITS ARE SERVICED WITH SANITARY SEWER BY CITY OF WHITE PIGEON

STATE OF MICHIGAN
DALE L. KESLER
LAND SURVEYOR
No. 38117
LICENSED LAND SURVEYOR

PROPOSED – MUST BE BUILT

SHEET 4 OF 8

REV.	DESCRIPTION	BY	DATE

CONSULTING ENGINEERS & LAND SURVEYORS

Wightman Petric, Inc.

ELKHART, INDIANA
FAX: (574) 294-3717

4703 CHESTER DRIVE
PHONE: (574) 293-7782

LAKESHORE TOWNHOMES OF KLINGER LAKE

HELMAN ARCHITECTURE & DESIGN

129 N. SECOND ST ELKHART, IN 46516

UTILITY PLAN

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK

DESIGNED BY: NAME

APPROVED BY: NAME

DATE: NOVEMBER 2002

SCALE: 1"=10'

X-1048-04

NOTE:
WHITE PIGEON TOWNSHIP DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM THEREFORE A FLOOD PLAIN ELEVATION HAS NOT BEEN DETERMINED. KLINGER LAKE DOES HAVE A COURT ORDER LEGAL LAKE LEVEL OF 806.52 THAT WAS ESTABLISHED OCTOBER 10, 1966.

PROPOSED – MUST BE BUILT

SHEET 6 OF 8

REV	DESCRIPTION	BY	DATE

CONSULTING ENGINEERS & LAND SURVEYORS

Wightman Petrie, Inc.

4703 CHESTER DRIVE
PHONE: (574) 293-7762
ELKHART, INDIANA
FAX: (574) 294-3717

LAKESHORE TOWNHOMES OF KLINGER LAKE

HELMAN ARCHITECTURE & DESIGN

129 N. SECOND ST ELKHART, IN 46516

FLOODPLAIN PLAN

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK

DESIGNED BY: NAME

APPROVED BY: NAME

DATE: NOVEMBER 2002

SCALE: 1"=20'

X-1048-05

FIRST FLOOR PLAN - UNITS 1-6

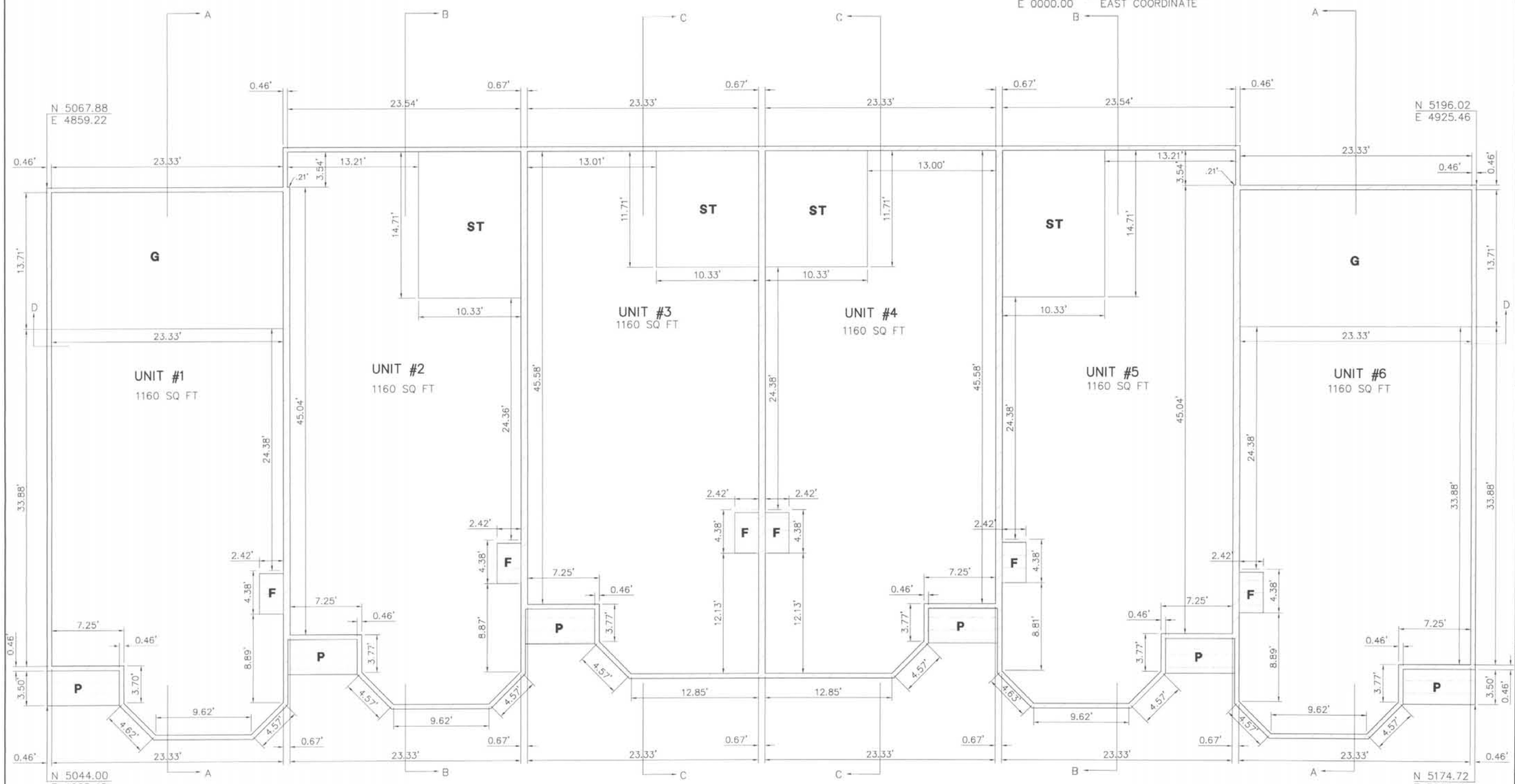
LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

F – FIREPLACE
G – GARAGE
S – STAIRWAY
P – PORCH
C – CHASE
ST – STORAGE
N 0000.00 / E 0000.00 – NORTH COORDINATE / EAST COORDINATE

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 5 ft.

STATE OF MICHIGAN
DALE L. KESLER
LAND SURVEYOR
No. 38117
LICENSED LAND SURVEYOR



SHEET 6 OF 8 PROPOSED – MUST BE BUILT

REV	DESCRIPTION	BY	DATE

CONSULTING ENGINEERS & LAND SURVEYORS
Wightman Petrie, Inc.
ELKHART, INDIANA
FAX: (574) 294-3717
4703 CHESTER DRIVE
PHONE: (574) 293-7762

LAKESHORE TOWNHOMES OF KLINGER LAKE
HELMAN ARCHITECTURE & DESIGN
129 N. SECOND ST ELKHART, IN 46516
FIRST FLOOR PLAN - UNITS 1-6

JOB NUMBER: 2001-051.3

DRAWN BY: K. KLINK
DESIGNED BY: NAME:
APPROVED BY: NAME:
DATE: NOVEMBER 2002
SCALE: 1"=5'

X-1048-06

SECOND FLOOR PLAN - UNITS 1-6

LEGEND

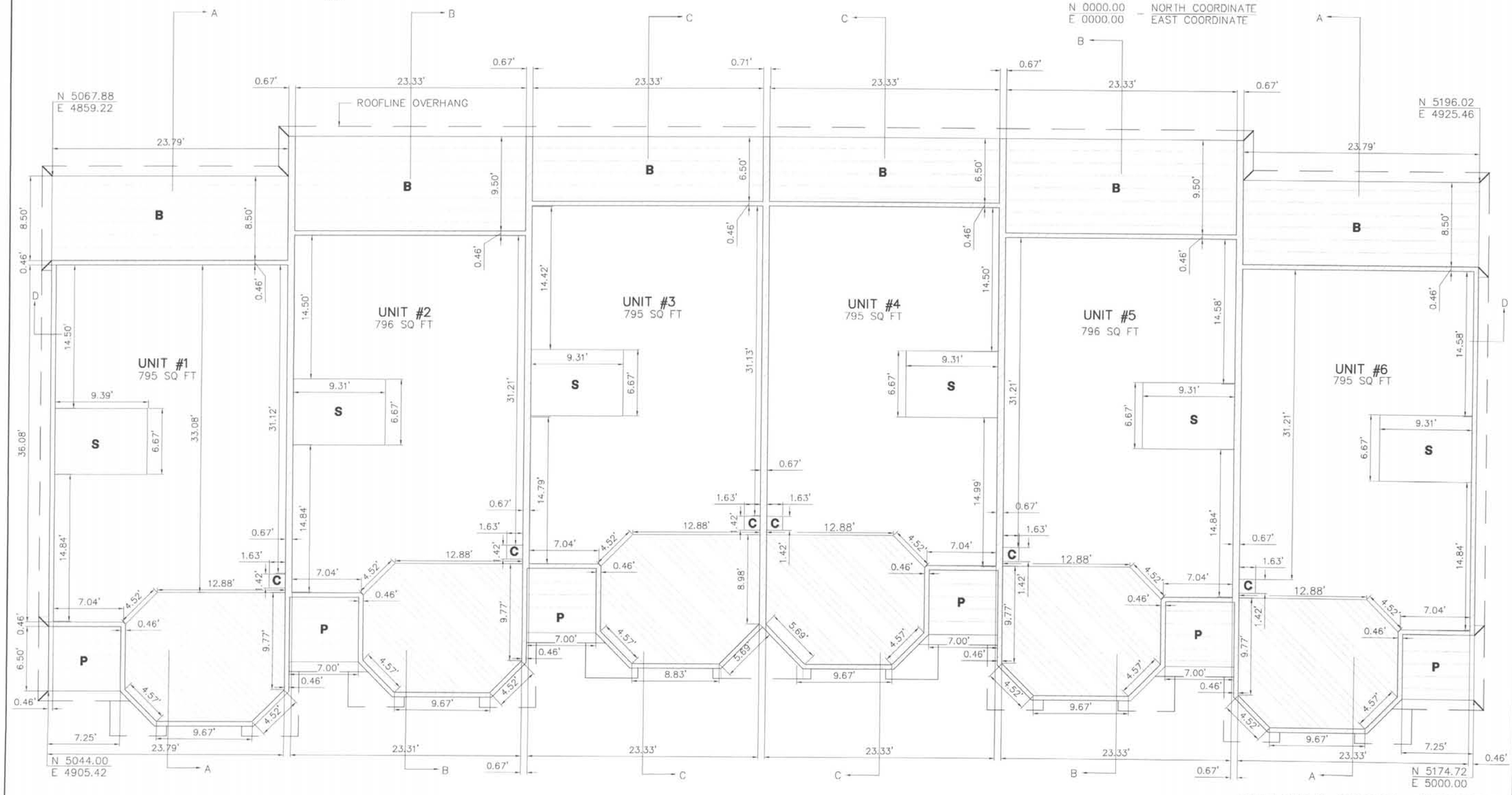
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- CATHEDRAL CEILING

B – BALCONY
S – STAIRWAY
P – COVERED PORCH
C – CHASE

N 0000.00 / E 0000.00 – NORTH COORDINATE / EAST COORDINATE

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

STATE OF MICHIGAN
DALE L. KESLER
LAND SURVEYOR
No. 38117
LICENSED LAND SURVEYOR



SHEET 7 OF 8 PROPOSED – MUST BE BUILT

REV	DESCRIPTION	BY	DATE

CONSULTING ENGINEERS & LAND SURVEYORS

Wightman Petrie, Inc.

ELKHART, INDIANA
FAX: (574) 294-3717
4703 CHESTER DRIVE
PHONE: (574) 293-7792

LAKESHORE TOWNHOMES OF KLINGER LAKE

HELMAN ARCHITECTURE & DESIGN
129 N. SECOND ST ELKHART, IN 46516

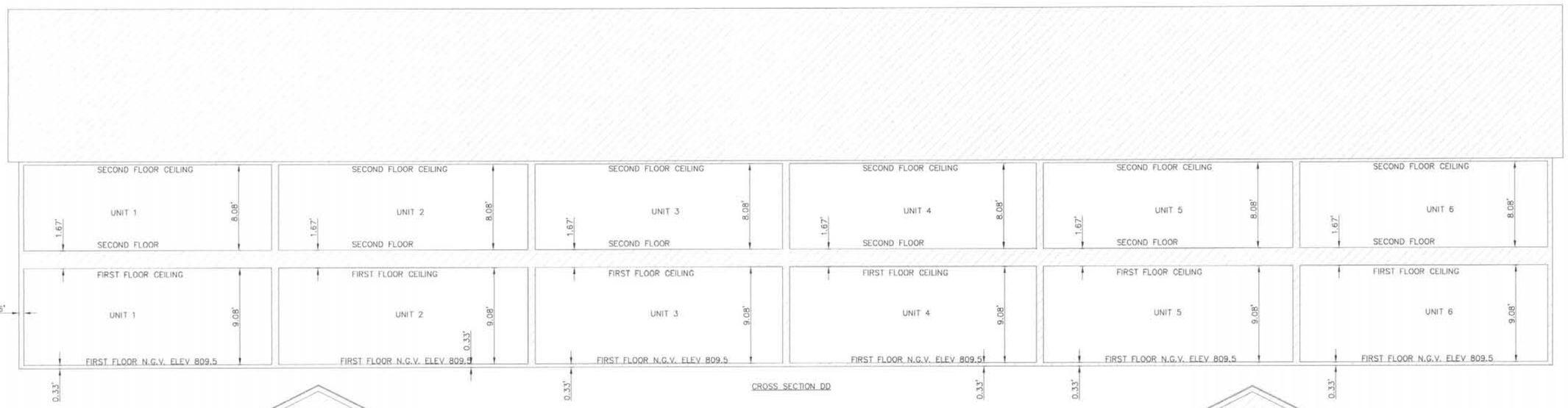
SECOND FLOOR PLAN - UNITS 1-6

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK
DESIGNED BY: NAME
APPROVED BY: NAME
DATE: NOVEMBER 2002
SCALE: 1"=5'

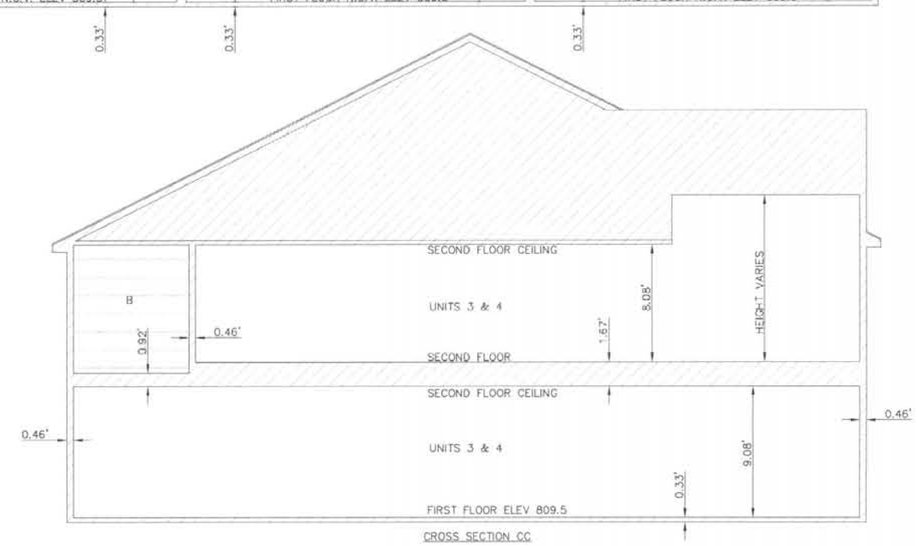
X-1048-07

CROSS SECTIONS



CROSS SECTION DD

CROSS SECTION BB



CROSS SECTION CC

CROSS SECTION AA

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 5 ft.

STATE OF MICHIGAN
DALE L. KESLER
LAND SURVEYOR
No. 38117
LICENSED LAND SURVEYOR

LEGEND

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- B – BALCONY
- G – GARAGE

SHEET 8 OF 8

PROPOSED – MUST BE BUILT

REV.	DESCRIPTION	BY	DATE

CONSULTING ENGINEERS & LAND SURVEYORS
Wightman Petrie, Inc.
4703 CHESTER DRIVE
PHONE: (574) 293-7762
ELKHART, INDIANA
FAX: (574) 294-3717

LAKESHORE TOWNHOMES OF KLINGER LAKE

HELMAN ARCHITECTURE & DESIGN

129 N. SECOND ST ELKHART, IN 46516

SECTION AA THRU DD UNIT 1-6

JOB NUMBER: 2001-0513

DRAWN BY: K. KLINK
DESIGNED BY: NAME
APPROVED BY: NAME
DATE: NOVEMBER 2002
SCALE: 1" = 5'

X-1048-08