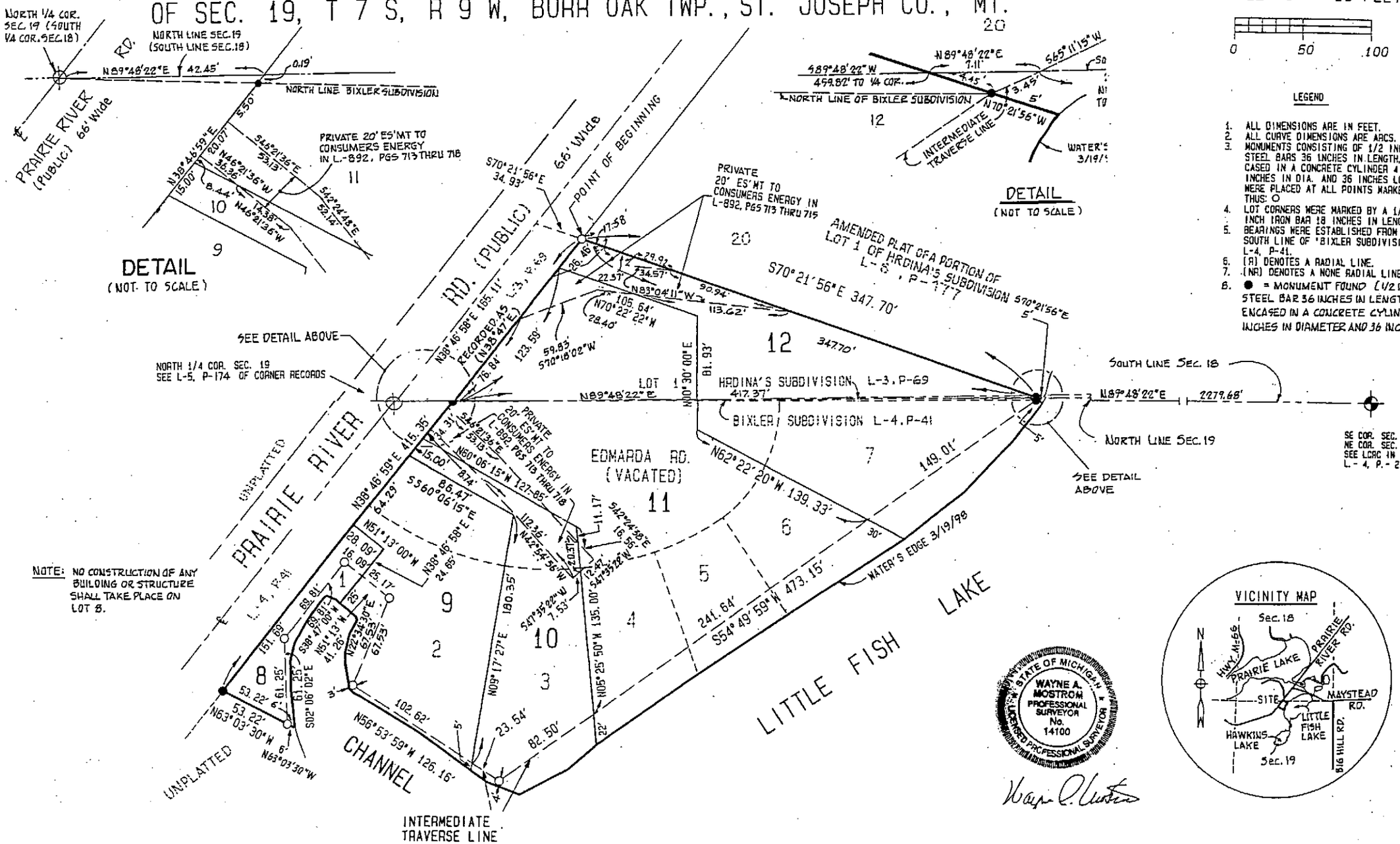
AMENDED PLAT OF BIXLER SUBDIVISION AND A PORTION OF LOT 1 OF HRDINA'S SUBDIVISION

PART OF THE SE FRL 1/4 OF SEC. 18 AND PART OF THE NW AND NE FRL 1/4 OF SEC. 19, T 7 S, R 9 W, BURR OAK TWP., ST. JOSEPH CO., MI.

North

SCALE: 1" = 50 FEET

0 50 100



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 DIA. AND 36 INCHES LONG WERE PLACED AT ALL POINTS MARKED THUS: O
4. LOT CORNERS WERE MARKED BY A 1/2 INCH IRON BAR 18 INCHES IN LENGTH.
5. BEARINGS WERE ESTABLISHED FROM THE SOUTH LINE OF "BIXLER SUBDIVISION" L-4, P-41.
6. (R) DENOTES A RADIAL LINE.
7. (NR) DENOTES A NONE RADIAL LINE.
8. ● = MONUMENT FOUND (1/2 INCH STEEL BAR 36 INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER AND 36 INCHES LONG

NOTE: NO CONSTRUCTION OF ANY BUILDING OR STRUCTURE SHALL TAKE PLACE ON LOT 8.

STATE OF MICHIGAN
WAYNE A. MOSTROM
PROFESSIONAL SURVEYOR
No. 14100
LICENSED PROFESSIONAL SURVEYOR

Wayne A. Mostrom

VICINITY MAP

AMENDED PLAT OF BIXLER SUBDIVISION AND A PORTION OF LOT 1 OF HRDINA'S SUBDIVISION

PART OF THE SE FRL 1/4 OF SEC. 18 AND PART OF THE NW AND NE FRL 1/4 OF SEC. 19, T 7 S, R 9 W, BURR OAK TWP., ST. JOSEPH CO., MI.

SURVEYOR'S CERTIFICATE

I, WAYNE A. MOSTROM, SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THE PLAT DESCRIBED AS FOLLOWS:

AMENDED PLAT OF BIXLER SUBDIVISION AND A PORTION OF LOT 1 OF HRDINA'S SUBDIVISION, PART OF THE SE FRL 1/4 OF SEC. 18 AND PART OF THE NW AND NE FRL 1/4 OF SEC. 19, T7S, R9W, BURR OAK TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19 AND RUNNING THENCE N38°46'58"E, ALONG THE CENTERLINE OF PRAIRIE RIVER ROAD, 165.11 FEET; THENCE S70°21'56"E 34.93 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S70°21'56"E 347.70 FEET, ALONG THE SOUTH LINE OF THE "AMENDED PLAT OF BIXLER SUBDIVISION AND OF LOT 1 HRDINA'S" (L.6 P.177) THENCE FOLLOWING AN INTERMEDIATE TRAVERSE LINE ALONG THE FOLLOWING SIX COURSES: THENCE S54°49'59"W 473.15 FEET; THENCE N56°53'59"W 126.16 FEET; THENCE N22°34'30"E 67.93 FEET; THENCE N51°13'00"W 41.26 FEET; THENCE S38°47'00"W 69.81 FEET; THENCE S02°06'02"E 61.25 FEET; THENCE N63°03'30"W, ALONG THE BOUNDARY OF "BIXLER SUBDIVISION" (LIBER 4, PAGE 41), 53.22 FEET; THENCE N38°46'58"E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PRAIRIE RIVER ROAD, A DISTANCE OF 415.35 FEET TO THE POINT OF BEGINNING.

INCLUDING ALL LAND BETWEEN THE INTERMEDIATE TRAVERSE LINE AND THE WATER'S EDGE OF LITTLE FISH LAKE AND THE CHANNEL.

COMPRISING 5 LOTS AND 2.606 ACRES.

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 THE LAND SURVEYED 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.

DATED 7/27/99

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

STATE OF MICHIGAN
WAYNE A. MOSTROM
PROFESSIONAL SURVEYOR
No. 14100
LICENSED PROFESSIONAL SURVEYOR

I, WAYNE A. MOSTROM, SURVEYOR, DO HEREBY CERTIFY THAT THE AMENDED PLAT OF BIXLER SUBDIVISION AND A PORTION OF LOT 1 OF HRDINA'S SUBDIVISION, PART OF THE SE FRL 1/4 OF SEC. 18 AND PART OF THE NW AND NE FRL 1/4 OF SEC. 19, T 7 S, R 9 W, BURR OAK TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, IS A TRUE AND EXACT COPY OF THE PORTION OF THE PLAT AS AMENDED BY THE ORDER TO VACATE IN THE MATTER OF EUGENE L. YODER AND JOYCE M. YODER, HUSBAND AND WIFE, CO-TRUSTEES FOR THE EUGENE L. YODER AND JOYCE M. YODER REVOCABLE LIVING TRUST AND GERALD SIMS AND LORRAINE SIMS, HUSBAND AND WIFE, PETITIONERS, WHICH WAS ENTERED BY PROBATE COURT JUDGE THOMAS E. SHUMAKER, CIRCUIT COURT JUDGE BY ASSIGNMENT, IN THE CIRCUIT COURT OF ST. JOSEPH COUNTY, MICHIGAN, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL IN ST. JOSEPH COUNTY, MICHIGAN.

THIS 27th DAY OF July, 1999.

CIRCUIT COURT FILE NO. 97-284-CH

Wayne A. Mostrom
WAYNE A. MOSTROM, PRESIDENT
PROFESSIONAL SURVEYOR NO. 14100
MOSTROM & ASSOC., INC.
610 W. BURR OAK STREET
CENTREVILLE, MICHIGAN 49032

STATE OF MICHIGAN
WAYNE A. MOSTROM
PROFESSIONAL SURVEYOR
No. 14100
LICENSED PROFESSIONAL SURVEYOR

I, PATTIE S. BENDER, CLERK OF ST. JOSEPH COUNTY, DO HEREBY CERTIFY THAT THIS PORTION OF THE AMENDED PLAT OF BIXLER SUBDIVISION AND A PORTION OF LOT 1 OF HRDINA'S SUBDIVISION, PART OF THE SE FRL 1/4 OF SEC. 18 AND PART OF THE NW AND NE FRL 1/4 OF SEC. 19, T 7 S, R 9 W, BURR OAK TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, IS A TRUE AND EXACT COPY OF THAT PART OF THE PLAT AS AMENDED BY THE ORDER IN THE MATTER OF EUGENE L. YODER AND JOYCE M. YODER, HUSBAND AND WIFE, CO-TRUSTEES FOR THE EUGENE L. YODER AND JOYCE M. YODER REVOCABLE LIVING TRUST AND GERALD SIMS AND LORRAINE SIMS, HUSBAND AND WIFE, PETITIONERS, WHICH WAS ENTERED BY PROBATE COURT JUDGE THOMAS E. SHUMAKER, CIRCUIT COURT JUDGE BY ASSIGNMENT, IN THE CIRCUIT COURT FOR ST. JOSEPH COUNTY, MICHIGAN, IN TESTIMONY WHEREOF; I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL IN ST. JOSEPH COUNTY, MICHIGAN, THIS 28th DAY OF July, 1999.

CIRCUIT COURT FILE NO. 97-284-CH

Pattie S. Bender
PATTIE S. BENDER, COUNTY CLERK

RECORDING CERTIFICATE

STATE OF MICHIGAN
ST. JOSEPH COUNTY

THIS PLAT WAS RECEIVED FOR RECORD ON THIS 21st DAY OF September, 1999, AND IS RECORDED IN LIBER 6 OF PLATS, PAGE 179 & 180

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

EXAMINED AND APPROVED
DATE Sept. 20, 1999
BY DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES
BY Maynard R. Dyer
MAYNARD R. DYER, P.S.
MANAGER
SUBDIVISION CONTROL SECTION