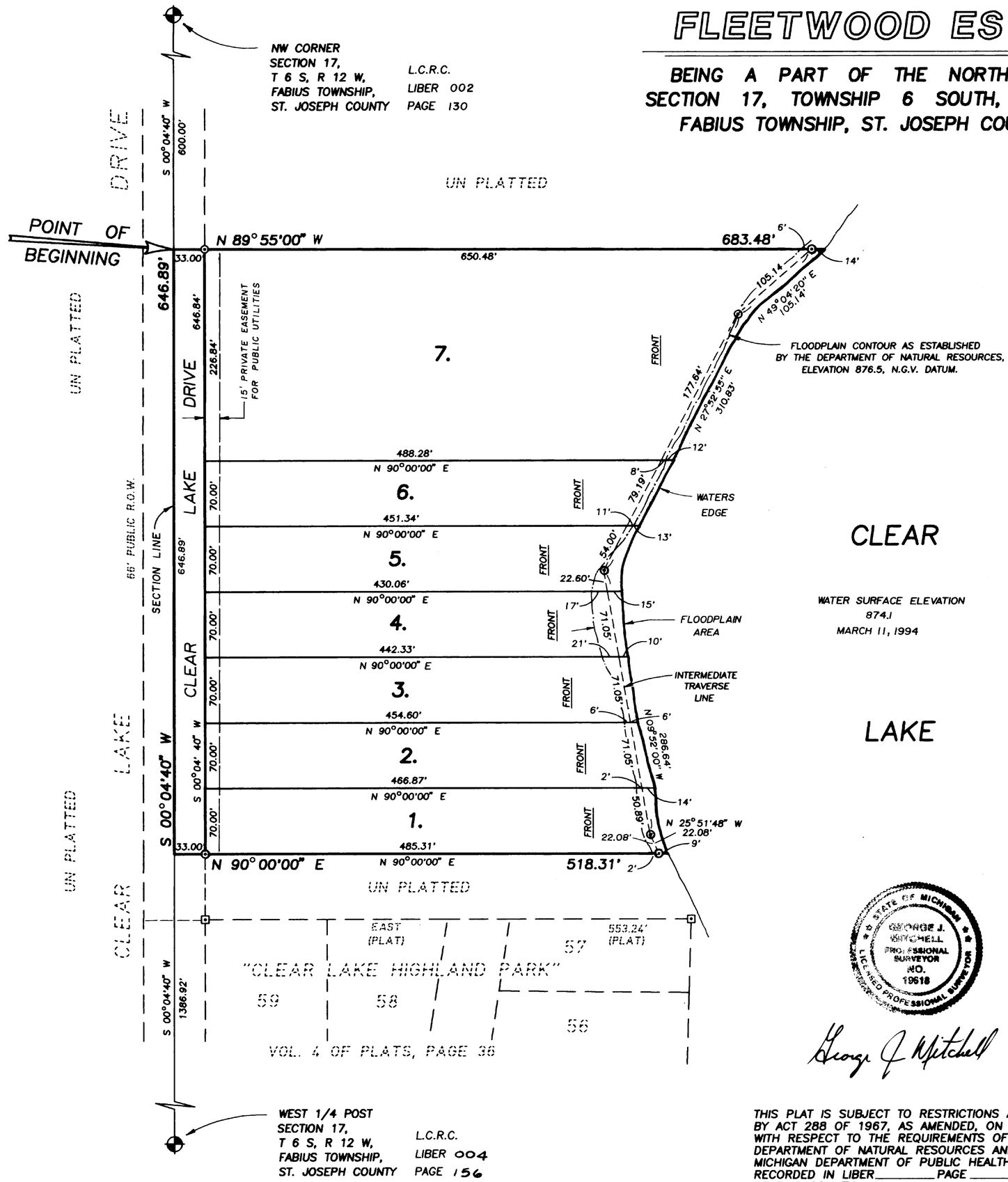
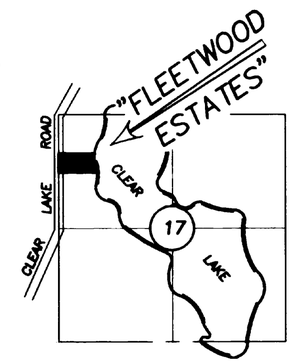
FLEETWOOD ESTATES

BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 12 WEST
FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN





LOCATION MAP

CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF COMMERCE
By Maynard R. Dyer
Maynard R. Dyer, P.S.
Manager
Subdivision Control Unit
Date 12/13/95

N

0 25' 50' 75' 100'
SCALE 1" =80'

LEGEND & NOTES

1. ALL DIMENSIONS ARE IN FEET.
2. ⊙ 1/2" DIAMETER STEEL BAR, 36" LONG, ENCASED IN 4" DIAMETER CONCRETE CYLINDER, 36" LONG.
3. ⊡ PLAT MONUMENT FOUND, DESCRIBED AS BEING 4" DIA. CONCRETE CYLINDER, WITH ENCASED 1/2" Ø REBAR.
4. ALL LOT CORNERS ARE MARKED WITH 1/2" DIAMETER x 18" LONG IRON BARS.
5. CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
6. PLAT BEARINGS WERE ESTABLISHED FROM THE BEARING OF 'EAST' ON THE NORTH LINE OF THE RECORDED PLAT OF 'CLEAR LAKE HIGHLAND PARK' SUBDIVISION, VOL. 4 OF PLATS, PAGE 36.

STATE OF MICHIGAN
GEORGE J. MITCHELL
PROFESSIONAL SURVEYOR
NO. 19618
LICENSED PROFESSIONAL SURVEYOR

George J. Mitchell

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND / OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER_____ PAGE _____ OF RECORDS OF THIS COUNTY.

063522

FLEETWOOD ESTATES

BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER SECTION 17, TOWNSHIP 6 SOUTH, RANGE 12 WEST FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, GEORGE J. MITCHELL, SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT DESCRIBED AS: "FLEETWOOD ESTATES", BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 17, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT FOUND BY COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWN 6 SOUTH, RANGE 12 WEST; THENCE SOUTH 00° 04' 40" WEST ON THE WEST SECTION LINE 600.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00° 04' 40" WEST ON SAID SECTION LINE, 646.89 FEET; THENCE NORTH 90° 00' 00" EAST, PARALLEL WITH THE NORTH LINE OF "CLEAR LAKE HIGHLAND PARK" SUBDIVISION, 518.31 FEET, TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ALONG CLEAR LAKE; THENCE ON SAID INTERMEDIATE TRAVERSE LINE THE FOLLOWING COURSES, NORTH 25° 51' 48" WEST, 22.08 FEET; NORTH 09° 52' 00" WEST, 286.64 FEET; NORTH 27° 52' 55" EAST, 310.83 FEET; AND NORTH 49° 04' 20" EAST, 105.14 FEET TO THE END OF SAID TRAVERSE LINE; THENCE NORTH 89° 55' 00" WEST, ±683.48 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND CLEAR LAKE.
CONTAINING 7 LOTS AND 7.75 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY 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 6/6/95

MITCHELL SURVEYS, INC.
404 BROADWAY
SOUTH HAVEN, MICHIGAN 49090

George J. Mitchell
GEORGE J. MITCHELL – PRESIDENT
PROFESSIONAL SURVEYOR – NO. 19618

STATE OF MICHIGAN
GEORGE J. MITCHELL
PROFESSIONAL SURVEYOR
NO. 19618
LICENSED PROFESSIONAL SURVEYOR

PROPRIETOR'S CERTIFICATE

WE AS PROPRIETOR'S CERTIFY THAT WE HAVE CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT CLEAR LAKE ROAD IS FOR THE USE OF THE PUBLIC, THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND ALL OTHER EASEMENTS ARE FOR USES SHOWN ON THE PLAT. LOTS 1 THRU 7 INCLUSIVE EXTEND TO THE WATERS EDGE.

Bruce Mitchell
BRUCE MITCHELL WITNESS

Bill Fleetwood
BILL FLEETWOOD
25512 COUNTY ROAD 665
BLOOMINGDALE, MICHIGAN 49026

Brandy Anderson
BRANDY ANDERSON WITNESS

Geraldine K. Fleetwood
GERALDINE K. FLEETWOOD
25512 COUNTY ROAD 665
BLOOMINGDALE, MICHIGAN 49026

ACKNOWLEDGMENT

STATE OF MICHIGAN)
COUNTY OF VAN BUREN) S.S.

PERSONALLY CAME BEFORE ME THIS 6th DAY OF June, 1995 THE ABOVE NAMED BILL FLEETWOOD AND GERALDINE K. FLEETWOOD, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC Lisa Williams, ALLEGAN COUNTY, ACTING IN VAN BUREN COUNTY, MICHIGAN.
LISA WILLIAMS

MY COMMISSION EXPIRES 6-25-96

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING June 12, 1995 INVOLVING THE LANDS INCLUDED IN THIS PLAT.

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

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON June 12 1995 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 Kline Sr
MAURICE KLINE, SR DRAIN COMMISSIONER

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

APPROVED ON June 14, 1995 AS COMPLYING WITH SECTION 183 OF ACT 288, P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF ROAD COMMISSIONERS OF ST. JOSEPH COUNTY.

Chester M. Dobrowolski
CHESTER M. DOBROWOLSKI MEMBER

Mason C. Meyer
MASON C. MEYER MEMBER

Robert J. Spillar
ROBERT J. SPILLAR CHAIRMAN

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FABIUS AT A MEETING HELD July 12, 1995 AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A. 1967, THE PRELIMINARY PLAT WAS APPROVED BY THE ST. JOSEPH COUNTY HEALTH DEPARTMENT ON ~~March 8, 1995~~

John T. Nykun
JOHN T. NYKUN CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD ON September 21, 1995, AS BEING IN COMPLIANCE WITH ALL THE PROVISIONS OF ACT 288, P.A. 1967, AND THE PLAT BOARDS APPLICABLE RULES AND REGULATIONS.

Cynthia L. Jarratt
CYNTHIA L. JARRATT REGISTER OF DEEDS

Pattie S. Bender
PATTIE S. BENDER COUNTY CLERK

Janet L. Beals
JANET L. BEALS COUNTY TREASURER

RECORDING CERTIFICATE

STATE OF MICHIGAN
ST. JOSEPH COUNTY

THIS PLAT WAS RECEIVED FOR RECORD ON THE 7th DAY OF Dec.
1995 AT 3:06 P.M., AND RECORDED IN LIBER 6
OF PLATS ON PAGE(S) 62 & 63

Cynthia L. Jarratt
CYNTHIA L. JARRATT REGISTER OF DEEDS

SHEET 2 OF 2

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