

COVER SHEET & PROPERTY DESCRIPTION
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 21

EXHIBIT B TO THE MASTER DEED OF
IRONGATE CIRCLE

LOCATED IN THE EAST 1/2 OF SECTION 32, T6S, R10W,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



ATTENTION: COUNTY REGISTER OF DEEDS
THE CONDOMINIUM 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 AND THE SURVEYOR'S CERTIFICATE ON SHEET 2.

PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST
1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 10 WEST,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32 AND
RUNNING THENCE S00°04'00"E, ALONG THE EAST LINE OF SECTION
32, A DISTANCE OF 1893.88 FEET; THENCE S89°56'00"W 858.51
FEET, (RECORDED AS 862.00 FEET), TO A CONCRETE MONUMENT
FOUND AT THE NORTHWEST CORNER OF "HIDDEN RIVER HILLS NUMBER
2" (RECORDED IN LIBER 5 OF PLATS, PAGE 70); THENCE S10°36'13"W,
ALONG THE WEST RIGHT-OF-WAY LINE OF RAIN TREE BOULEVARD,
624.76 FEET (RECORDED AS 625.00 FEET), TO A CONCRETE
MONUMENT; THENCE S79°23'36"E 66.00 FEET TO A CONCRETE
MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF RAIN TREE
BOULEVARD, WHICH IS THE POINT OF BEGINNING OF THIS
DESCRIPTION; THENCE N10°36'13"E, ALONG SAID EAST RIGHT-OF-WAY
LINE, 267.40 FEET; THENCE NORTHERLY AND EASTERLY ALONG A
30.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 47.11
FEET AND A DELTA ANGLE OF 89°58'46" (CHORD=N55°35'16"E 42.42
FEET); THENCE S79°21'53"E, ALONG THE SOUTHERLY RIGHT-OF-WAY
LINE OF IRONGATE DRIVE, 165.86 FEET; THENCE S59°59'16"E, ALONG
SAID RIGHT-OF-WAY 4.41 FEET; THENCE S10°36'13"W 218.43 FEET;
THENCE S48°25'05"E 171.55 FEET; THENCE S56°00'00"W, ALONG THE
WESTERLY RIGHT-OF-WAY LINE OF IRONGATE DRIVE, 185.54 FEET;
THENCE N34°00'00"W 29.48 FEET; THENCE N73°39'58"W 200.02 FEET;
THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF
RAIN TREE BOULEVARD, ALONG A 1060.00 FOOT RADIUS CURVE TO THE
LEFT AN ARC DISTANCE OF 100.36 FEET AND A DELTA ANGLE OF
05°25'28" (CHORD=N13°18'42"E 100.32 FEET) TO THE POINT OF
BEGINNING.

THIS PARCEL CONTAINS 2.262 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPER

PHEASANT RIDGE DEVELOPMENT CO., INC.
P.O. BOX 535
BRISTOL, INDIANA 46507

ST. JOSEPH COUNTY LAKE AND LAND DEVELOPMENT CORPORATION
61071 RAIN TREE BOULEVARD
STURGIS, MICHIGAN 49091

SURVEYOR

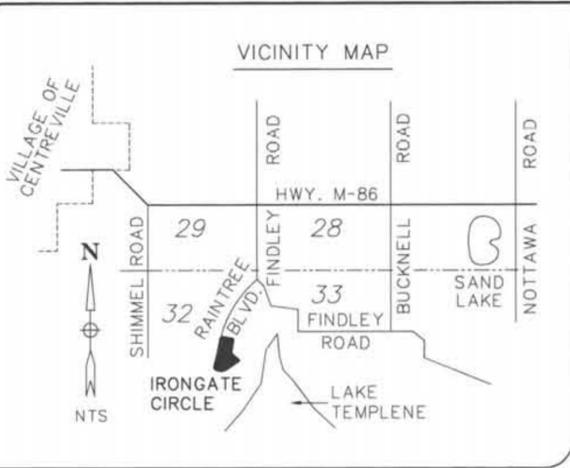
MOSTROM & ASSOCIATES, INC.
610 W. BURR OAK STREET (M-86)
P.O. BOX 85
CENTREVILLE, MICHIGAN 49032

SHEET INDEX

- 1.) COVER SHEET & PROPERTY DESCRIPTION
- 2.) SURVEY PLAN
- 3.) SITE & UTILITY PLAN



Wayne A. Mostrom

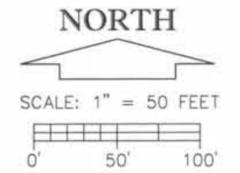


SURVEY PLAN IRONGATE CIRCLE

LOCATED IN THE EAST 1/2 OF SECTION 32, T6S, R10W,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

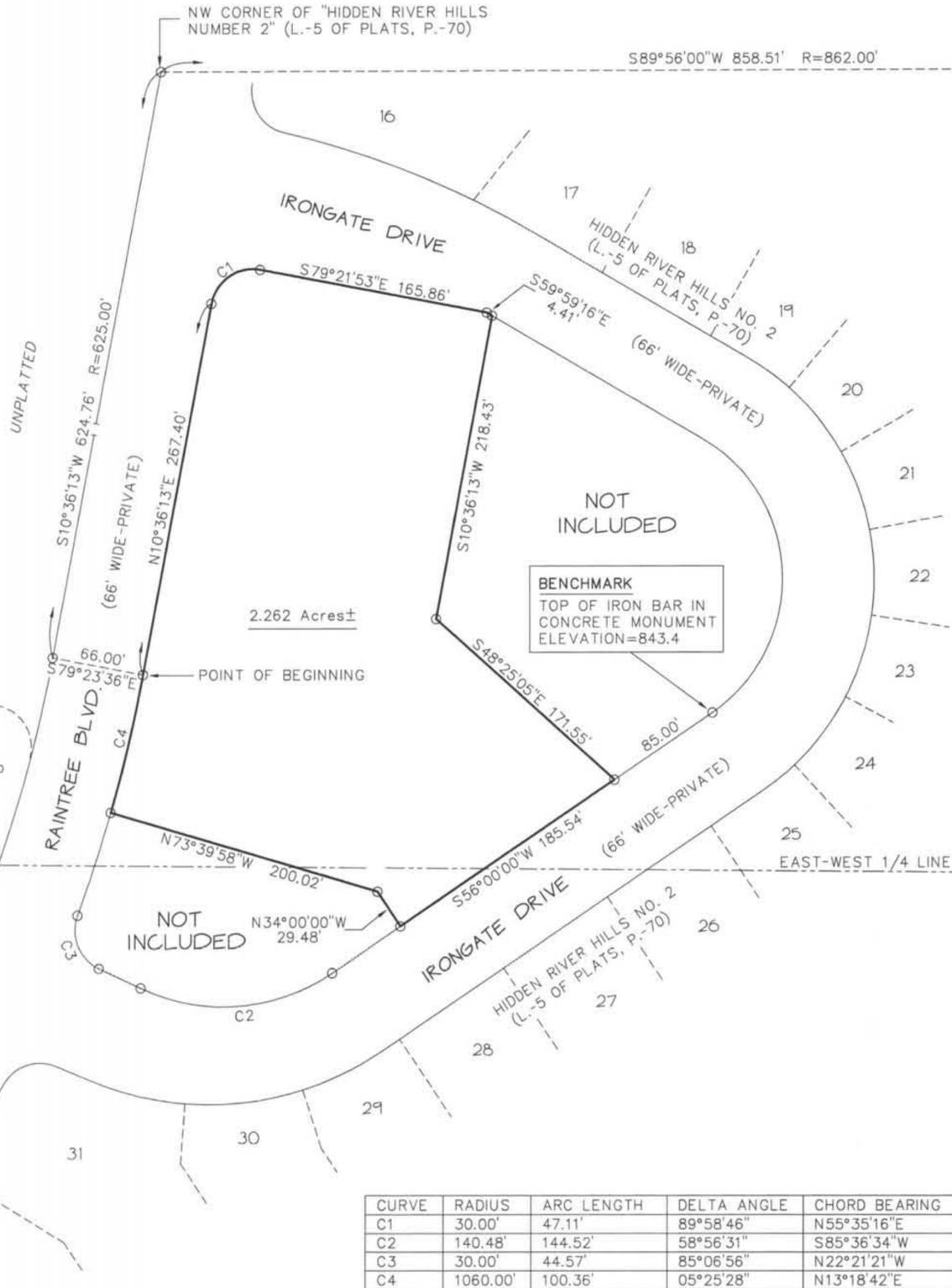
NE COR. SEC. 32, T6S, R10W
SEE L.-2, P.-232 OF COR. RECORDS

S00°04'00"E 1893.88'
EAST LINE SECTION 32



LEGEND

○ = 1/2 INCH IRON BAR ENCASED IN
4 INCH DIAMETER CONCRETE 36
INCHES IN LENGTH



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IRONGATE DRIVE AS RUNNING S56°00'00"W AS PER THE PLAT OF HIDDEN RIVER HILLS NO. 2 (RECORDED IN LIBER 5 OF PLATS ON PAGE 70).
2. COORDINATE ORIGIN IS ASSUMED.

SURVEYOR'S CERTIFICATE

I, WAYNE A. MOSTROM, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 21, 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.

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.

5-14-2004
DATE

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



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.11'	89°58'46"	N55°35'16"E	42.42'
C2	140.48'	144.52'	58°56'31"	S85°36'34"W	138.23'
C3	30.00'	44.57'	85°06'56"	N22°21'21"W	40.58'
C4	1060.00'	100.36'	05°25'28"	N13°18'42"E	100.32'



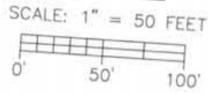
PREPARED BY:
MOSTROM & ASSOC., INC.
610 W. BURR OAK ST.
CENTREVILLE, MI. 49032

JOB NO.: 32610-18376
CADFILE: IRONGATE CIRCLE-SH2.DWG

DATE: MAY 13, 2004

SHEET 2 OF 3

NORTH



SITE & UTILITY PLAN IRONGATE CIRCLE

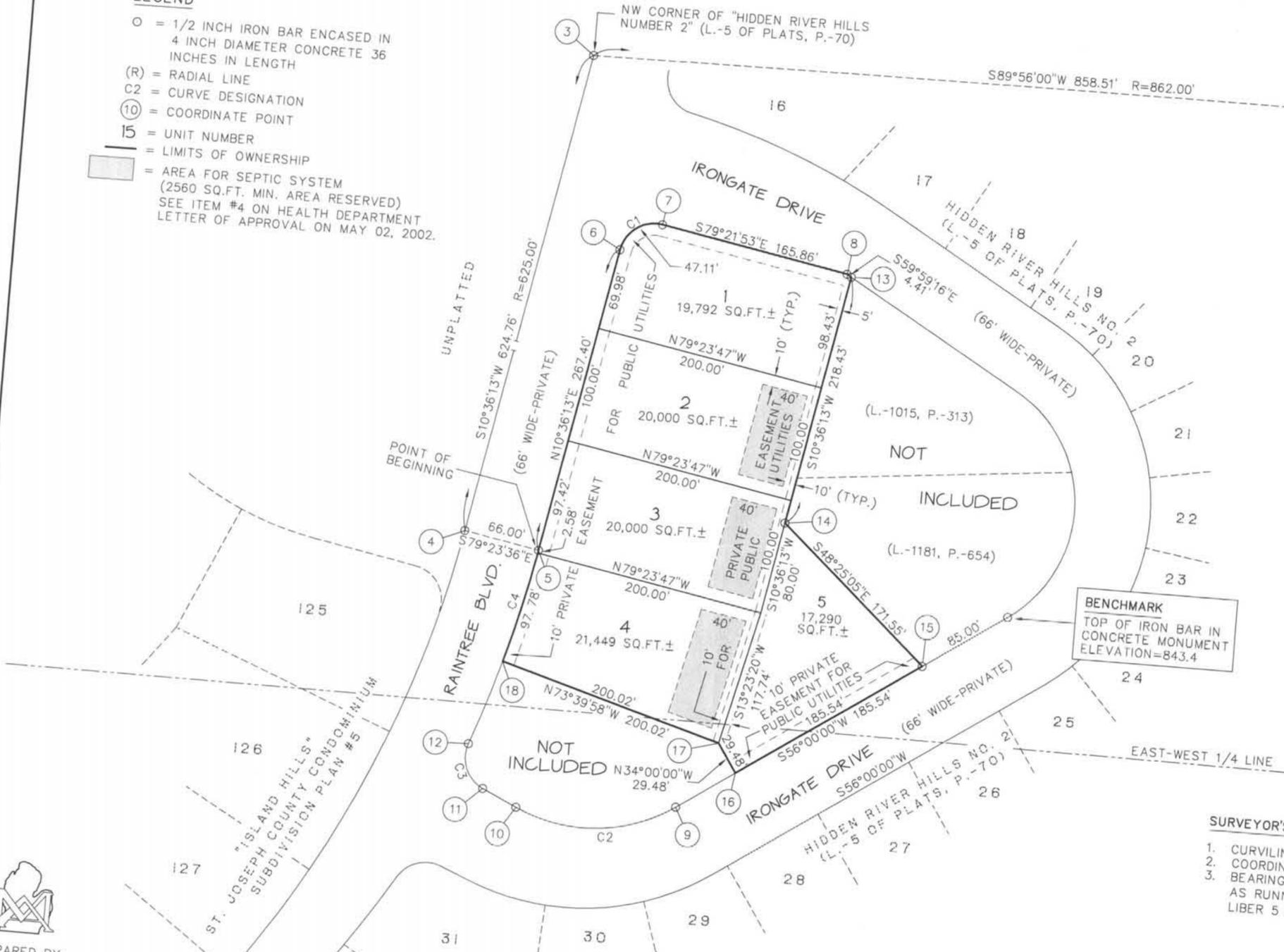
LOCATED IN THE EAST 1/2 OF SECTION 32, T6S, R10W,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

NE COR. SEC. 32, T6S, R10W
SEE L.-2, P.-232 OF COR. RECORDS

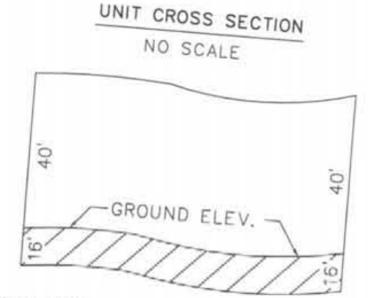
LEGEND

- = 1/2 INCH IRON BAR ENCASED IN 4 INCH DIAMETER CONCRETE 36 INCHES IN LENGTH
- (R) = RADIAL LINE
- C2 = CURVE DESIGNATION
- ⑩ = COORDINATE POINT
- 15 = UNIT NUMBER
- = LIMITS OF OWNERSHIP
- ▭ = AREA FOR SEPTIC SYSTEM (2560 SQ.FT. MIN. AREA RESERVED) SEE ITEM #4 ON HEALTH DEPARTMENT LETTER OF APPROVAL ON MAY 02, 2002.

COORDINATES		
POINT NO.	NORTHING	EASTING
1	12625.051	4710.083
2	10731.172	4707.880
3	10730.283	3849.370
4	10116.185	3734.474
5	10104.036	3799.347
6	10366.870	3848.552
7	10390.843	3883.547
8	10360.233	4046.553
9	9892.583	3935.550
10	9882.000	3797.728
11	9895.863	3767.816
12	9933.393	3752.381
13	10358.028	4050.371
14	10143.331	4010.178
15	10029.474	4138.499
16	9925.720	3984.678
17	9950.160	3968.193
18	10006.413	3776.248



BUILDING SET-BACK LINES (MIN.)
 FRONT - 25 FEET
 SIDE - 10 FEET
 REAR - 35 FEET



NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 16' BELOW AND 40' ABOVE GROUND ELEVATION

BENCHMARK
 TOP OF IRON BAR IN CONCRETE MONUMENT
 ELEVATION=843.4

SURVEYOR'S NOTES

1. CURVILINEAR DIMENSIONS ARE ARC LENGTHS.
2. COORDINATE SYSTEM IS ASSUMED.
3. BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IRONGATE DRIVE AS RUNNING S56°00'00"W AS PER THE PLAT OF HIDDEN RIVER HILLS NO. 2 (RECORDED IN LIBER 5 OF PLATS ON PAGE 70).



Wayne A. Mostrom

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.11'	89°58'46"	N55°35'16"E	42.42'
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C4	1060.00'	100.36'	05°25'28"	N13°18'42"E	100.32'

ALL IMPROVEMENTS NEED NOT BE BUILT

DATED: MAY 13, 2004

PREPARED BY:
 MOSTROM & ASSOC., INC.
 510 W. BURR OAK ST.
 CENTREVILLE, MI. 49032
 JOB NO.: 32610-18376
 CADFILE: IRONGATE CIRCLE-SH3.dwg