



Recorded
March 06, 2007 11:40:28 AM
Liber 27 Page 1-4 \$0.00
Worksheet # 30250-002 #2007038714
Liber 27 Page 1

COVER SHEET & PROPERTY DESCRIPTION

REPLAT NO. 2

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27

EXHIBIT B TO MASTER DEED OF

ISLAND HILLS PHASE II

SITUATED IN SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST,
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 PROPERLY ASSIGNED
TO THIS PROJECT, IT MUST BE PROPERLY SHOWN
IN THE TITLE ON THIS SHEET AND IN THE
SURVEYOR'S CERTIFICATE ON SHEET 1.

DEVELOPER: PHEASANT RIDGE DEVELOPMENT CO., INC.
P.O. BOX 535
BRISTOL, IN. 46507
(219)389-0255

SURVEYOR: MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (269) 467-6348

DESCRIPTION - CURRENT DEVELOPMENT (FUTURE DEVELOPMENT OF SOUTH AREA AS SHOWN
ON ORIGINAL SITE CONDOMINIUM SUBDIVISION PLAN)

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 32, TOWN 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 N89°31'34"W, ALONG
THE SECTION LINE AS MONUMENTED, 379.53 FEET TO THE WEST LINE OF RAINTREE BOULEVARD;
THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID WEST LINE, ALONG A 626.27 FOOT
RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 49°53'30" AND AN ARC LENGTH OF 545.34
FEET (CHORD = S00°25'21"W 528.27 FEET); THENCE SOUTHEASTERLY AND SOUTHWESTERLY, ALONG
SAID WEST LINE, ALONG A 433.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF
54°40'30" AND AN ARC LENGTH OF 413.19 FEET (CHORD = S02°56'12"W 397.69 FEET); THENCE
S30°17'18"W, ALONG SAID WEST LINE, 736.56 FEET TO THE SOUTHERLY MOST CORNER OF UNIT 97 OF
"ISLAND HILLS PHASE II" (ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27) AS
RECORDED IN LIBER 1350, PAGE 320; WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THE
BOUNDARY RUNS THENCE ALONG THE WEST LINE OF RAINTREE BOULEVARD, ALONG THE FOLLOWING 5
COURSES: S30°17'18"W 33.05 FEET, SOUTHWESTERLY, ALONG A 942.00 FOOT RADIUS CURVE TO THE
LEFT, HAVING A DELTA ANGLE OF 19°23'58" AND AN ARC LENGTH OF 318.95 FEET (CHORD =
S20°35'40"W 317.42 FEET), S79°06'27"E 34.00 FEET, S10°53'23"W 624.82 FEET, SOUTHWESTERLY,
ALONG A 994.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 04°11'42" AND AN
ARC LENGTH OF 72.74 FEET (CHORD = S12°59'52"W 72.72 FEET) TO THE EASTERLY MOST CORNER OF
UNIT 125 OF "ISLAND HILLS" (ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 5) AS
RECORDED IN LIBER 868, PAGE 357; THENCE ALONG THE NORTH LINE OF SAID UNIT 125 OF "ISLAND
HILLS", ALONG THE FOLLOWING 3 COURSES: NORTHWESTERLY, ALONG A 30.00 FOOT RADIUS CURVE
TO THE LEFT, HAVING A DELTA ANGLE OF 94°09'53" AND AN ARC LENGTH OF 49.30 FEET (CHORD =
N31°59'18"W 43.94 FEET), N79°04'15"W 92.44 FEET, NORTHWESTERLY, ALONG A 285.00 FOOT RADIUS
CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 13°23'46" AND AN ARC LENGTH OF 66.64 FEET
(CHORD = N72°22'22"W 66.48 FEET) TO THE NORTHERLY MOST CORNER OF SAID UNIT 125 OF "ISLAND
HILLS"; THENCE S24°18'08"W, ALONG THE WESTERLY LINE OF SAID UNIT 125, 116.41 FEET TO THE
NORTHERLY MOST CORNER OF UNIT 126 OF SAID "ISLAND HILLS"; THENCE S38°07'55"W, ALONG THE
WESTERLY LINE OF SAID UNIT 126, 87.27 FEET TO THE WESTERLY MOST CORNER OF SAID UNIT 126;
THENCE N51°52'05"W 200.15 FEET; THENCE N39°51'47"W 826.75 FEET; THENCE N00°16'47"E 180.00
FEET; THENCE S89°43'13"E 413.00 FEET; THENCE N68°19'27"E 623.85 FEET; THENCE N30°17'18"E 58.60
FEET TO THE WESTERLY MOST CORNER OF UNIT 97 OF SAID "ISLAND HILLS PHASE II"; THENCE
S59°43'13"E, ALONG THE SOUTHERLY LINE OF SAID UNIT 97, 200.00 FEET TO THE POINT OF
BEGINNING.

THIS PARCEL CONTAINS 18.320 ACRES, MORE OR LESS.

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. 27 REPLAT NO. 2, 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 AS PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

Jan 23, 2007
DATE

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



SHEET INDEX

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

NORTH 1/4 COR. SEC. 32
SEE L.-5, P.-103
OF CORNER RECORDS

SURVEY PLAN
REPLAT NO. 2

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27
EXHIBIT B TO MASTER DEED OF

ISLAND HILLS PHASE II

SITUATED IN SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

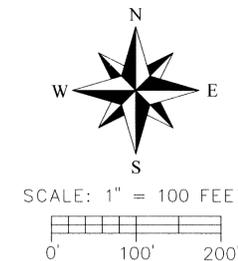
SUBMITTED BY: PHEASANT RIDGE DEVELOPMENT CO., INC.
P.O. BOX 535
BRISTOL, IN. 46507

PREPARED BY: MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (616) 467-6348

29 28
NORTHEAST CORNER
SECTION 32
SEE L.-1, P.-232 OF
CORNER RECORDS

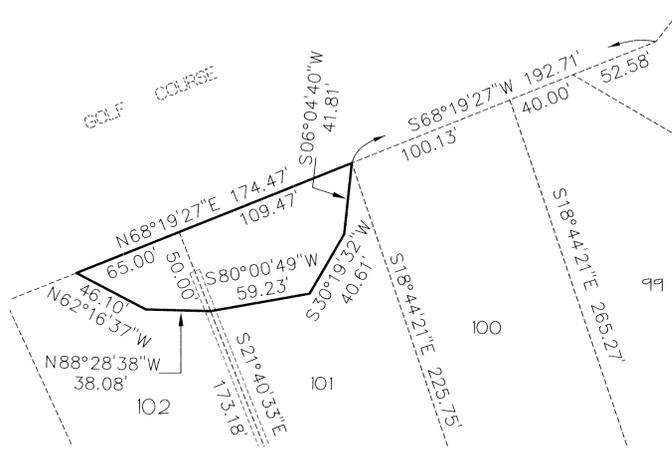
RAD=626.27'
ARC=545.34'
Δ=49°53'30"
CHD.=S00°25'21"W
528.27'

RAD=433.00'
ARC=413.19'
Δ=54°40'30"
CHD.=S02°56'12"W
397.69'

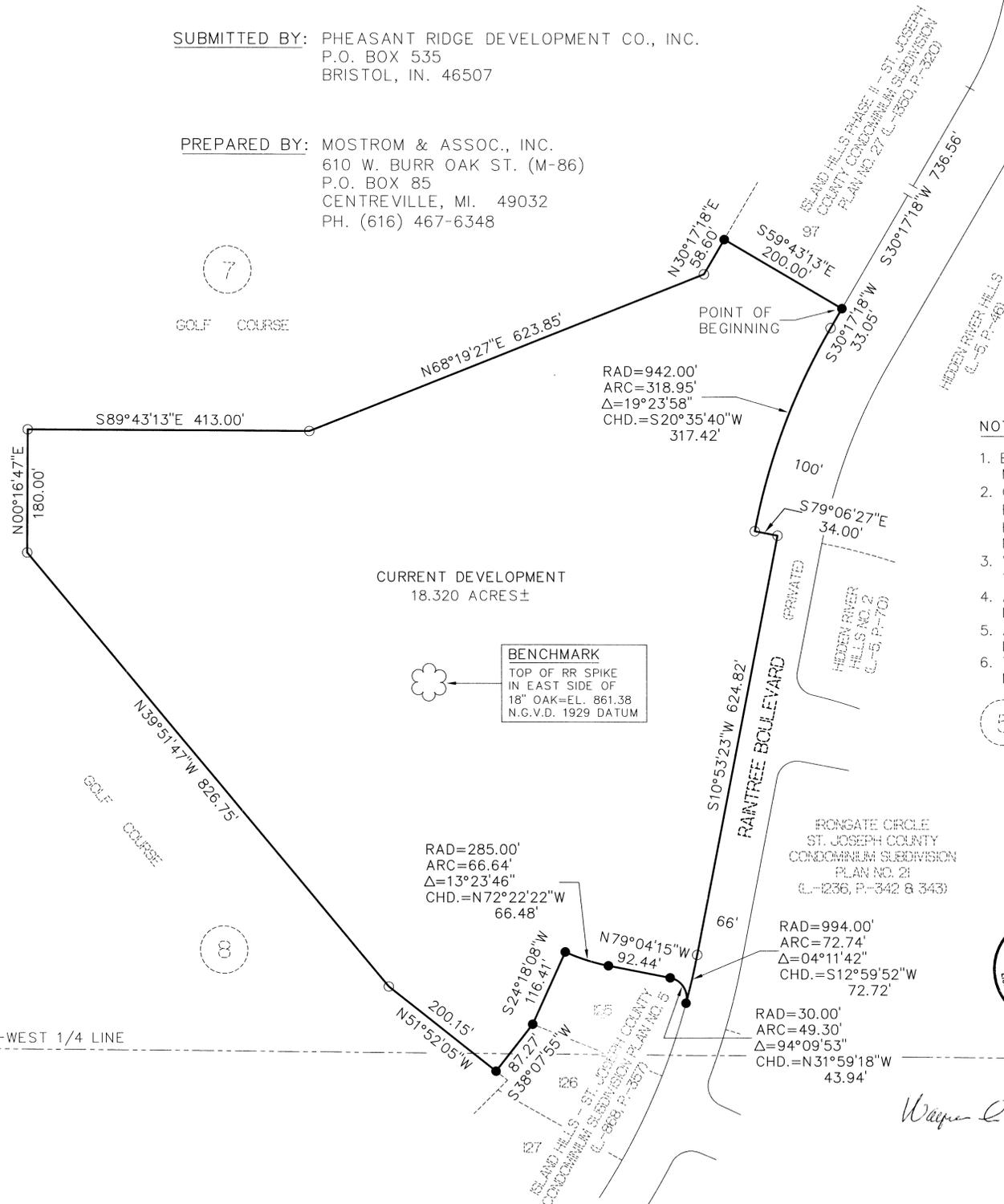


DRAINAGE EASEMENT DETAIL

SCALE: 1" = 50 FEET



GOLF COURSE



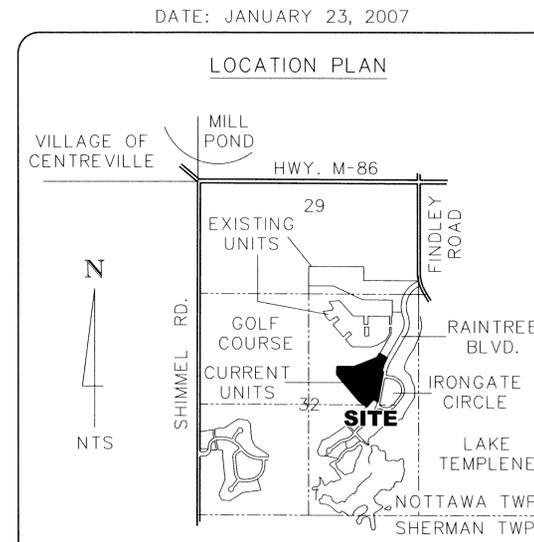
NOTES:

1. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM - MICHIGAN SOUTH ZONE, ALONG THE NORTH LINE OF SECTION 32.
2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE "POINT OF BEGINNING" AT THE SOUTHERLY MOST CORNER OF UNIT 97 OF "ISLAND HILLS PHASE II", ST JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27 AS BEING NORTH 150505.139, EAST 817484.613.
3. VERTICAL BENCHMARK: TOP OF R.R. SPIKE IN EAST SIDE OF 18" OAK TREE = ELEVATION 861.38 (N.G.V.D. 1929).
4. A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE 4" INCHES IN DIAMETER HAS BEEN SET AT ALL POINTS MARKED THUS: ○
5. A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE 4" INCHES IN DIAMETER HAS BEEN FOUND AT ALL POINTS MARKED THUS: ●
6. THE TOTAL ACREAGE FOR THE SUBJECT PROPERTY IS 18.320 ACRES, MORE OR LESS.

○ DENOTES - HOLE NO. AT GOLF COURSE



Wayne A. Mostrom



DATE: JANUARY 23, 2007

NORTH 1/4 COR. SEC. 32
SEE L.-5, P.-103
OF CORNER RECORDS

SITE PLAN
REPLAT NO. 2

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27
EXHIBIT B TO MASTER DEED OF

ISLAND HILLS PHASE II

SITUATED IN SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

NE COR. SEC. 32
SEE L.-1, P.-232 OF
CORNER RECORDS

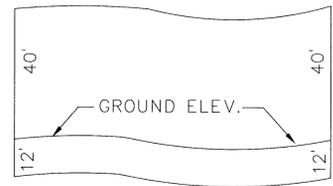
COORDINATE LIST

POINT NO.	NORTHING	EASTING
1	152066.588	817880.370
2	151538.329	817876.475
3	151141.156	817856.099
4	150476.603	817467.945
5	150232.884	817368.191
6	150505.139	817484.613
7	150605.983	817311.898
8	150183.959	817357.167
9	150219.228	817333.423
10	150179.465	817356.291
11	150173.040	817389.678
12	149588.465	817277.215
13	152063.448	818259.880
14	149559.469	817271.637
15	149512.389	816818.645
16	150146.983	816288.737
17	150326.981	816289.616
18	150324.965	816702.611
19	150555.384	817282.344
20	150257.443	817346.492
21	150230.711	817273.954
22	150269.986	817281.538
23	150130.463	816979.433
24	150036.038	816937.164
25	150016.487	816901.821
26	150091.677	816706.636
27	150117.438	816691.081
28	150059.909	816655.492
29	150059.037	816683.004
30	149977.745	816891.843
31	149943.931	816914.524
32	149785.377	816912.798
33	149564.676	817242.068
34	149582.682	817148.821
35	149790.691	816952.443
36	150110.771	817014.250
37	150117.358	817175.310
38	149724.613	817099.472
39	150278.088	817380.857
117	149388.801	816976.081
118	149457.444	817029.966
119	149563.540	817077.875
120	149543.408	817141.237
121	149525.881	817232.004
122	149488.610	817255.280

- LEGEND**
- = GENERAL COMMON ELEMENT
 - = LIMITED COMMON ELEMENT
 - = UNITS
 - = PROPOSED SEPTIC SYSTEMS
 - = CONCRETE MONUMENT SET (1/2" X 36" IRON BAR 4" X 36" CONC. CYLINDER)
 - = CONCRETE MONUMENT FOUND (1/2" X 36" IRON BAR 4" X 36" CONC. CYLINDER)
 - (R) = RADIAL LINE
 - C2 = CURVE NUMBER
 - ⑩ = POINT NUMBER
 - LOT CORNERS ARE MARKED BY A 1/2 INCH DIAMETER STEEL BAR 18 INCHES LONG

NOTE: UNITS ARE SUBJECT TO EASEMENTS AND CONDITIONS AS OUTLINED IN L.-906, P.-303, L.-708, P.-21, L.-843, P.-182, L.-586, P.-496 AND IN L.-843, P.-160. UNITS ARE ALSO SUBJECT TO TERMS & CONDITIONS OF A MASTER DEED RECORDED IN L.-868, P.-357 AND ALSO AS PHASE II RECORDED IN L.-1350, P.-320 AND FIRST AMENDMENT TO PHASE II RECORDED IN L.-1413, P.-482.

NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 12'-0" BELOW AND 40'-0" ABOVE GROUND ELEVATION.



UNIT CROSS SECTION
NO SCALE

LINE	BEARING	DISTANCE
L1	S18°44'21"E	225.75'
L2	S21°40'33"E	223.18'
L3	S24°44'06"E	256.38'
L4	S22°18'33"E	107.51'
L5	S79°04'15"E	199.99'
L6	S79°04'15"E	66.15'
L7	N79°04'15"W	60.57'

NOTE: THE FOLLOWING DEEDS REFLECT THE PREVIOUS CONVEYANCES USING RAINTREE BLVD., BRANDY WOOD DR. OR HIDDEN PINES DR. AS ACCESS TO THE PROPERTY:

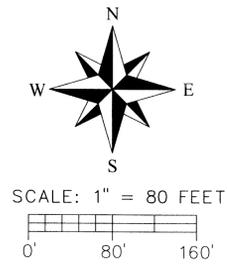
- UNIT 98 - PHEASANT RIDGE DEV. CO., INC. (L.-998, P.-458)
- UNITS 101 - PHEASANT RIDGE DEV. CO., INC. THRU 104 (L.-998, P.-458)
- UNIT 108 - PHEASANT RIDGE DEV. CO., INC. (L.-998, P.-458)
- UNITS 112 - PHEASANT RIDGE DEV. CO., INC. THRU 114 (L.-998, P.-458)
- UNITS 115 - PHEASANT RIDGE DEV. CO., INC. THRU 118 (L.-1113, P.-717)

UNITS OWNED BY OTHERS

UNITS 99-100, 105-107, 109-111, 119-124 - ISLAND HILLS GOLF COURSE, INC. A MICHIGAN CORPORATION N/K/A/ ISLAND HILLS PROPERTIES, INC. A MICHIGAN CORPORATION (L.-707, P.-996)

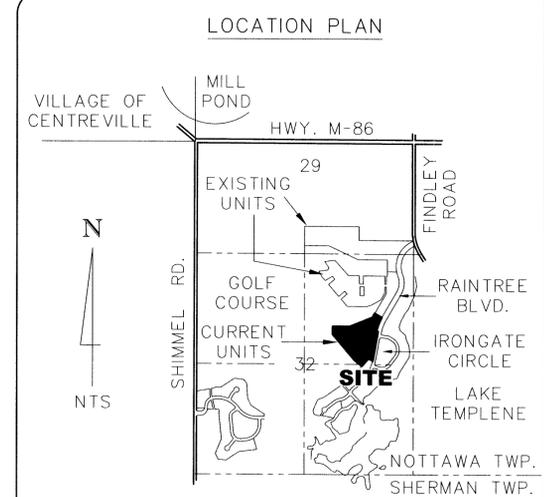
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	626.27'	545.34'	49°53'30"	S00°25'21"W	528.27'
C2	433.00'	413.19'	54°40'30"	S02°56'12"W	397.69'
C3	942.00'	318.95'	19°23'58"	S20°35'40"W	317.42'
C4	994.00'	72.74'	04°11'42"	S12°59'52"W	72.72'
C5	30.00'	49.30'	94°09'53"	N31°59'18"W	43.94'
C6	285.00'	66.64'	13°23'46"	N72°22'22"W	66.48'
C7	285.00'	288.70'	58°02'26"	N36°39'16"W	276.52'
C8	552.00'	159.11'	16°30'56"	N00°37'25"E	158.56'
C9	30.00'	44.75'	85°27'59"	N33°51'07"W	40.72'
C10	820.00'	224.81'	15°42'28"	N68°43'52"W	224.10'
C11	30.00'	28.60'	54°36'57"	N88°11'06"W	27.53'
C12	62.50'	321.22'	294°28'18"	N31°44'34"E	67.65'
C13	30.00'	31.52'	60°12'20"	S31°07'27"E	30.09'
C14	780.00'	209.80'	15°24'39"	S68°55'56"E	209.17'
C15	30.00'	44.31'	84°37'26"	N61°03'01"E	40.39'
C16	552.00'	103.61'	10°45'14"	N24°06'56"E	103.45'
C17	285.00'	355.34'	71°26'12"	N65°12'39"E	332.77'
C18	30.00'	43.90'	83°50'58"	N59°00'16"E	40.09'
C19	30.00'	47.25'	90°14'39"	N33°56'55"W	42.52'
C20	245.00'	305.47'	71°26'12"	S65°12'39"W	286.06'
C21	512.00'	331.77'	37°07'36"	S10°55'45"W	325.99'
C22	245.00'	305.47'	71°26'12"	S43°21'09"E	286.06'
C23	30.00'	47.14'	90°02'22"	N55°54'34"E	42.44'

NOTE: ALL IMPROVEMENTS AS SHOWN IN THE GENERAL COMMON ELEMENTS MUST BE BUILT; ALL OTHER IMPROVEMENTS NEED NOT BE BUILT



PREPARED BY:
WAYNE A. MOSTROM
MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (269) 467-6348

DATE: JANUARY 23, 2007



Wayne A. Mostrom

NOTE: THE UNITS IN THIS DEVELOPMENT ARE NOT AFFECTED BY ANY 100-YEAR FLOOD PLAIN.

NORTH-SOUTH 1/4 LINE 1755.06'
NORTH-SOUTH 1/4 LINE 1755.06'
S00°19'27"W 2659.96'
CENTER OF SEC. 32

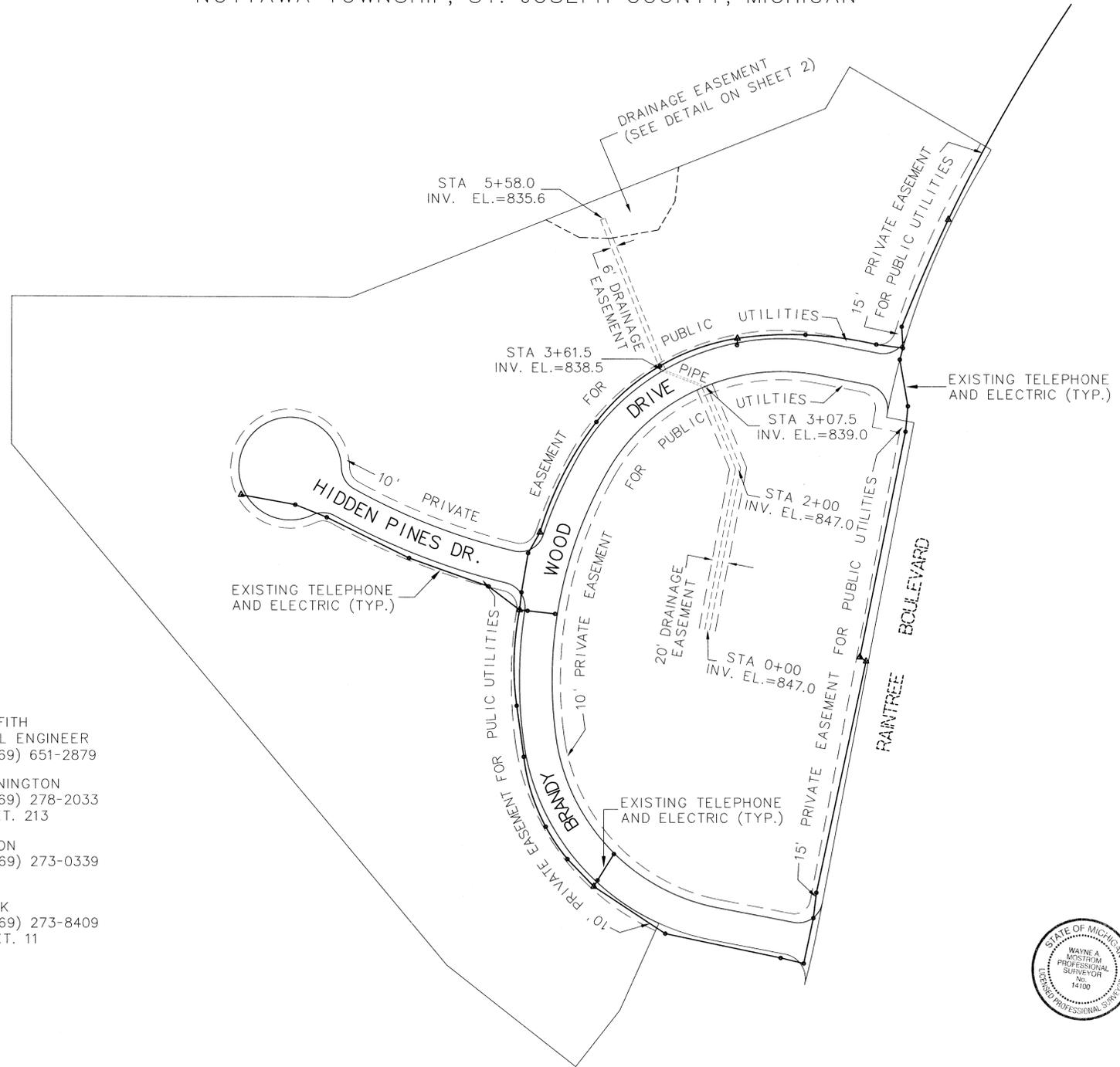
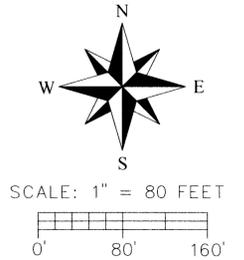
UTILITY PLAN
REPLAT NO. 2

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 27
 EXHIBIT B TO MASTER DEED OF

ISLAND HILLS PHASE II

SITUATED IN SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST,
 NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

NOTE: ALL IMPROVEMENTS AS SHOWN IN THE
 GENERAL COMMON ELEMENTS MUST BE BUILT;
 ALL OTHER IMPROVEMENTS NEED NOT BE BUILT



UTILITY INFORMATION

UTILITY	LOCATION	CONTACT
ELECTRIC	- CITY OF STURGIS 805 N. CENTERVILLE STURGIS, MI. 49091	JOHN GRIFFITH ELECTRICAL ENGINEER PHONE: (269) 651-2879
NATURAL GAS	- SEMCO ENERGY 16587 ENTERPRISE DR. THREE RIVERS, MI. 49093	GENE DUNNINGTON PHONE: (269) 278-2033 EXT. 213
TELEPHONE	- VERIZON 601 N. U.S. 131 THREE RIVERS, MI. 49093	JIM JACKSON PHONE: (269) 273-0339
CABLE T.V.	- COMCAST 414 W. HOFFMAN ST. THREE RIVERS, MI. 49093	DAVID COOK PHONE: (269) 273-8409 EXT. 11

PREPARED BY:
 WAYNE A. MOSTROM
 MOSTROM & ASSOC., INC.
 610 W. BURR OAK ST. (M-86)
 P.O. BOX 85
 CENTREVILLE, MI. 49032
 PH. (269) 467-6348

DATE: JANUARY 23, 2007



Wayne A. Mostrom

LOCATION PLAN

