

COVER SHEET & PROPERTY DESCRIPTION
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 000 16



EXHIBIT B TO THE MASTER DEED OF
TROYER'S ADDITION

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SEC. 1,
T8S, R12W, VILLAGE OF WHITE PIGEON, ST. JOSEPH COUNTY, MI.

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.

DEVELOPER

MOSE TROYER
TROYER'S MARKETING CORP.
350 W. CHICAGO RD., P.O. BOX 398
WHITE PIGEON, MI. 49099

SURVEYOR

MOSTROM & ASSOCIATES, INC.
610 W. BURR OAK STREET, P.O. BOX 85
CENTREVILLE, MI. 49032
PHONE: (616)467-6348

SHEET INDEX

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

PROPERTY DESCRIPTION

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 1, TOWN 8 SOUTH, RANGE 12 WEST, VILLAGE OF WHITE PIGEON,
ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 1 AS RECORDED
IN LIBER 2, PAGE 294 OF CORNER RECORDS AND RUNNING THENCE
S89°52'45"W, ALONG THE EAST-WEST 1/4 LINE, 1665.53 FEET TO THE
POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE
S00°11'00"E 782.07 FEET; THENCE S85°44'10"W 319.08 FEET; THENCE
N00°02'42"W 805.12 FEET; THENCE N89°52'45"E, ALONG THE EAST-WEST
1/4 LINE, 316.33 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.779 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

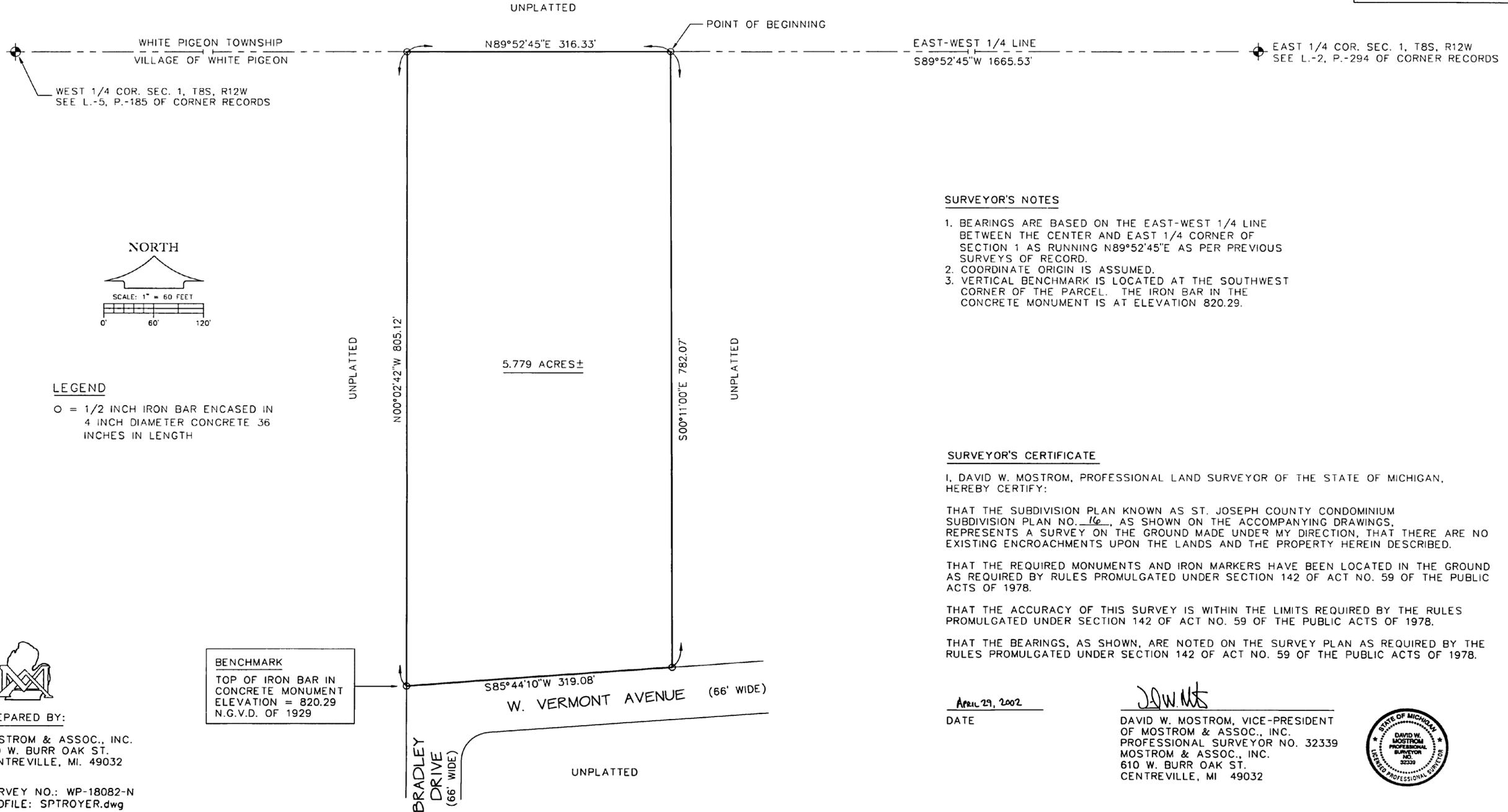
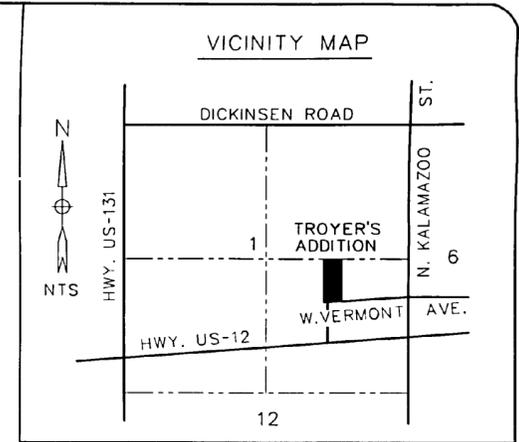


D.W. Mostrom

SURVEY PLAN

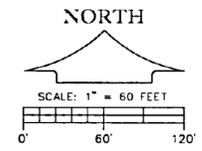
TROYER'S ADDITION

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SEC. 1,
T8S, R12W, VILLAGE OF WHITE PIGEON, ST. JOSEPH COUNTY, MI.



WHITE PIGEON TOWNSHIP
VILLAGE OF WHITE PIGEON
WEST 1/4 COR. SEC. 1, T8S, R12W
SEE L.-5, P.-185 OF CORNER RECORDS

EAST 1/4 COR. SEC. 1, T8S, R12W
SEE L.-2, P.-294 OF CORNER RECORDS



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

BENCHMARK
TOP OF IRON BAR IN
CONCRETE MONUMENT
ELEVATION = 820.29
N.G.V.D. OF 1929

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

SURVEY NO.: WP-18082-N
CADFILE: SPTROYER.dwg

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE EAST-WEST 1/4 LINE BETWEEN THE CENTER AND EAST 1/4 CORNER OF SECTION 1 AS RUNNING N89°52'45"E AS PER PREVIOUS SURVEYS OF RECORD.
2. COORDINATE ORIGIN IS ASSUMED.
3. VERTICAL BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF THE PARCEL. THE IRON BAR IN THE CONCRETE MONUMENT IS AT ELEVATION 820.29.

SURVEYOR'S CERTIFICATE

I, DAVID W. MOSTROM, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 16, 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.

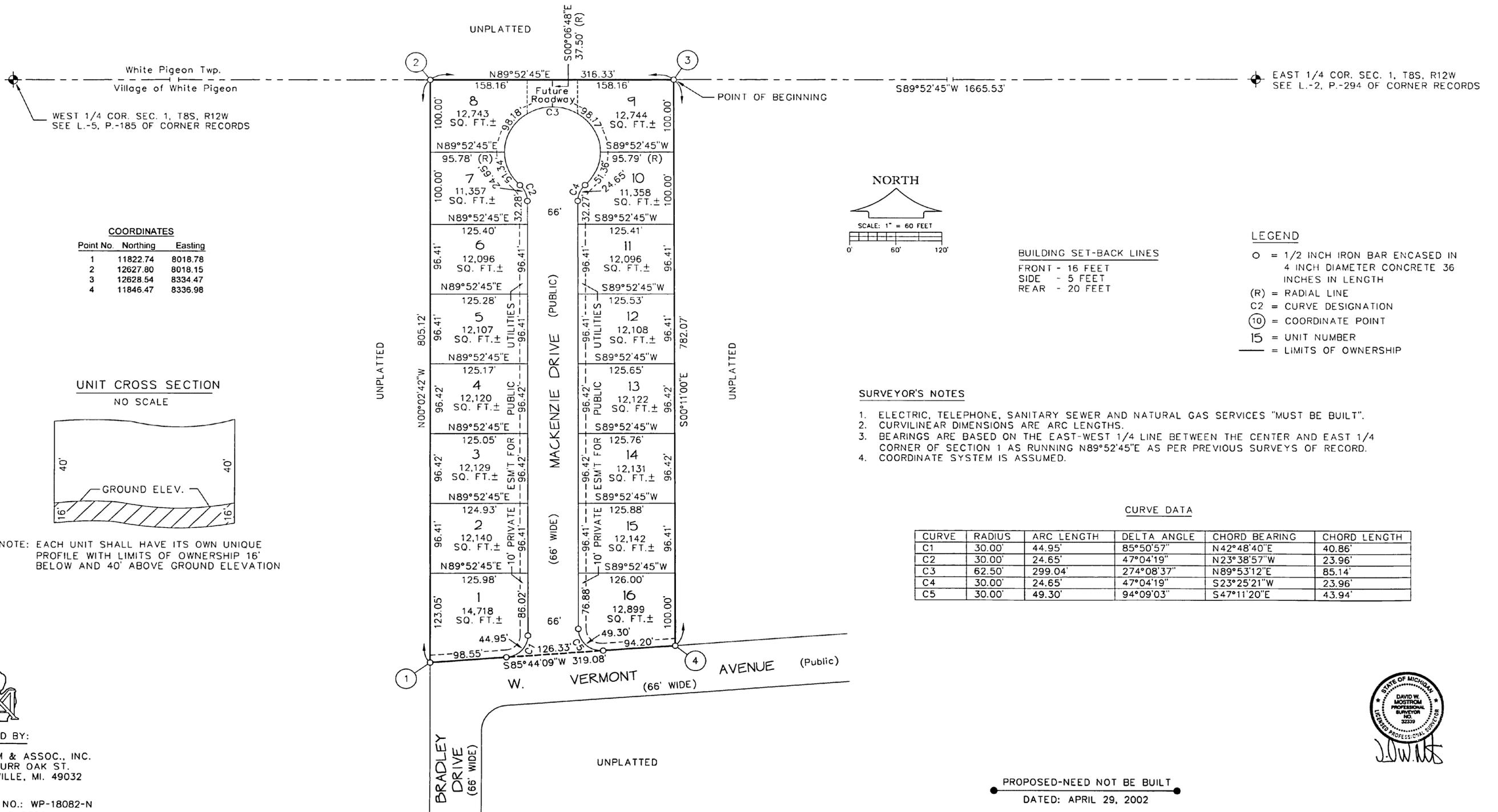
DATE April 29, 2002

David W. Mostrom
DAVID W. MOSTROM, VICE-PRESIDENT
OF MOSTROM & ASSOC., INC.
PROFESSIONAL SURVEYOR NO. 32339
MOSTROM & ASSOC., INC.
610 W. BURR OAK ST.
CENTREVILLE, MI 49032



SITE AND UTILITY PLAN TROYER'S ADDITION

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SEC. 1,
T8S, R12W, VILLAGE OF WHITE PIGEON, ST. JOSEPH COUNTY, MI.

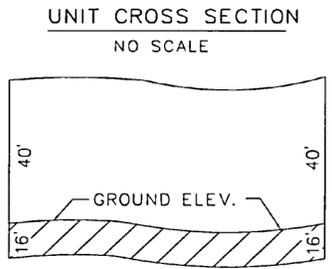


White Pigeon Twp.
Village of White Pigeon
WEST 1/4 COR. SEC. 1, T8S, R12W
SEE L.-5, P.-185 OF CORNER RECORDS

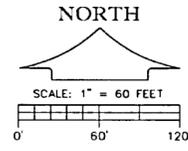
EAST 1/4 COR. SEC. 1, T8S, R12W
SEE L.-2, P.-294 OF CORNER RECORDS

COORDINATES

| Point No. | Northing | Easting |
|-----------|----------|---------|
| 1 | 11822.74 | 8018.78 |
| 2 | 12627.80 | 8018.15 |
| 3 | 12628.54 | 8334.47 |
| 4 | 11846.47 | 8336.98 |



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



BUILDING SET-BACK LINES
FRONT - 16 FEET
SIDE - 5 FEET
REAR - 20 FEET

- 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

SURVEYOR'S NOTES

- ELECTRIC, TELEPHONE, SANITARY SEWER AND NATURAL GAS SERVICES "MUST BE BUILT".
- CURVILINEAR DIMENSIONS ARE ARC LENGTHS.
- BEARINGS ARE BASED ON THE EAST-WEST 1/4 LINE BETWEEN THE CENTER AND EAST 1/4 CORNER OF SECTION 1 AS RUNNING N89°52'45"E AS PER PREVIOUS SURVEYS OF RECORD.
- COORDINATE SYSTEM IS ASSUMED.

CURVE DATA

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|-------------|---------------|--------------|
| C1 | 30.00' | 44.95' | 85°50'57" | N42°48'40"E | 40.86' |
| C2 | 30.00' | 24.65' | 47°04'19" | N23°38'57"W | 23.96' |
| C3 | 62.50' | 299.04' | 274°08'37" | N89°53'12"E | 85.14' |
| C4 | 30.00' | 24.65' | 47°04'19" | S23°25'21"W | 23.96' |
| C5 | 30.00' | 49.30' | 94°09'03" | S47°11'20"E | 43.94' |

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

SURVEY NO.: WP-18082-N
CADFILE: SUP TROYER.dwg



PROPOSED-NEED NOT BE BUILT
DATED: APRIL 29, 2002