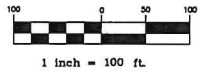
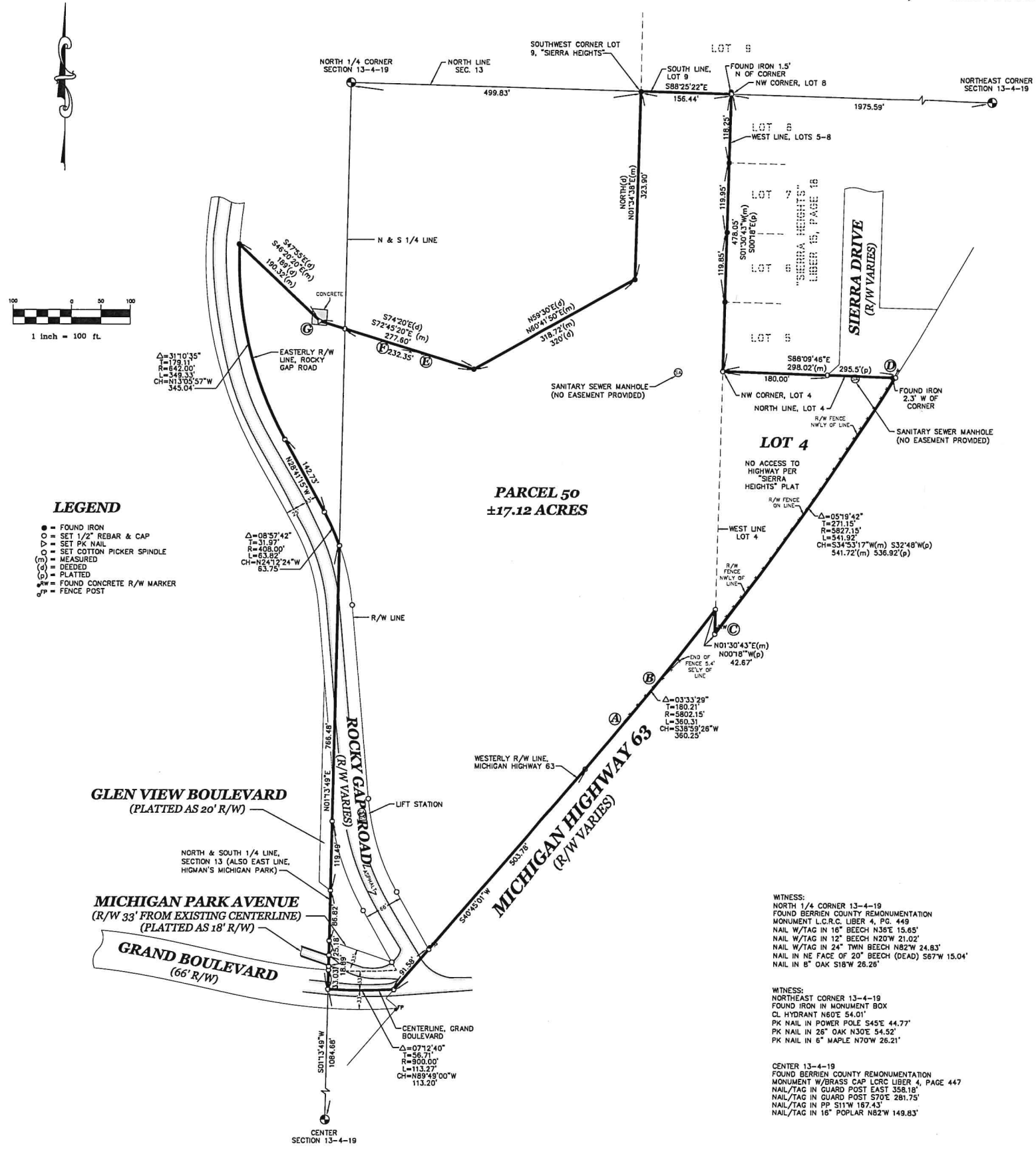


**BOUNDARY SURVEY IN THE NORTHEAST AND NORTHWEST
QUARTERS OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 19 WEST,
BENTON TOWNSHIP, BERRIEN COUNTY, MICHIGAN.**



- LEGEND**
- = FOUND IRON
 - = SET 1/2" REBAR & CAP
 - ⊕ = SET PK NAIL
 - ⊙ = SET COTTON PICKER SPINDLE
 - (m) = MEASURED
 - (d) = DEEDED
 - (p) = PLATTED
 - = FOUND CONCRETE R/W MARKER
 - ⊞ = FENCE POST

DESCRIPTION PER TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 110372927CML, EFFECTIVE DATE APRIL 11, 2005: LOT 4, SIERRA HEIGHTS, BENTON TOWNSHIP, BERRIEN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1957, IN VOLUME 15 OF PLATS, PAGE 18.

ALSO, THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 19 WEST, EAST OF HIGHWAY'S MICHIGAN PARK AND THAT PART OF THE WEST FRACTIONAL HALF OF THE WEST FRACTIONAL HALF OF THE NORTHEAST QUARTER OF SECTION 13, LYING NORTH OF HIGHWAY U. S. 31; EXCEPT COMMENCING 814.44 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13; THENCE SOUTH 323.9 FEET; THENCE SOUTH 59° 30' WEST 320 FEET; THENCE NORTH 74° 20' WEST 277.6 FEET; THENCE NORTH 47° 55' WEST 189 FEET TO THE EASTERLY RIGHT OF WAY OF THE HIGHWAY; THENCE NORTHERLY ON RIGHT OF WAY TO A POINT WEST OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

DESCRIPTION AS SURVEYED: LOT 4, "SIERRA HEIGHTS," BEING A SUBDIVISION IN SECTIONS 12 AND 13, TOWNSHIP 4 SOUTH, RANGE 19 WEST, BENTON TOWNSHIP, BERRIEN COUNTY, MICHIGAN, RECORDED IN LIBER 15, PAGE 18, AND THAT PART OF THE NORTH HALF OF SAID SECTION 13, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 13 THAT IS 499.83 FEET SOUTH 88° 25' 22" EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 13, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 9, SAID "SIERRA HEIGHTS"; THENCE SOUTH 88° 25' 22" EAST ON THE NORTH LINE OF SAID SECTION 13 AND SOUTH LINE OF LOT 9, SAID "SIERRA HEIGHTS," 156.44 FEET TO THE NORTHWEST CORNER OF LOT 8, SAID "SIERRA HEIGHTS"; THENCE SOUTH 01° 30' 43" WEST (PLATTED SOUTH 00° 18' EAST) ON THE WEST LINE OF LOTS 5 THROUGH 8 INCLUSIVE OF SAID "SIERRA HEIGHTS" 478.05 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID "SIERRA HEIGHTS"; THENCE SOUTH 88° 09' 46" EAST ON THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 298.02 FEET (PLATTED 295.5 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 63; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE 541.92 FEET ON A 5827.15 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 34° 53' 17" WEST 541.72 FEET (PLATTED SOUTH 32° 45' WEST 536.92 FEET); THENCE NORTH 01° 30' 43" EAST (PLATTED NORTH 00° 18' WEST) ON SAID WESTERLY RIGHT OF WAY LINE AND ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 42.67 FEET; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE 336.31 FEET ON A 5802.15 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 38° 59' 28" WEST 360.25 FEET; THENCE SOUTH 40° 45' 01" WEST 503.78 FEET TO THE CENTERLINE OF HIGHWAY PARK ROAD; THENCE NORTHWESTERLY ON SAID CENTERLINE 113.27 FEET ON A 900.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 89° 49' 00" WEST 113.20 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 13 AND EAST LINE OF "HIGHWAY'S MICHIGAN PARK," BEING A SUBDIVISION IN SAID SECTIONS 12 AND 13, RECORDED IN LIBER 3, PAGE 72, BERRIEN COUNTY RECORDS; THENCE NORTH 01° 13' 49" EAST ON SAID NORTH AND SOUTH QUARTER LINE AND SAID EAST SUBDIVISION LINE 768.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROCKY GAP ROAD; THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE 63.82 FEET ON A 408.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 24° 12' 24" WEST 63.75 FEET; THENCE NORTH 28° 41' 15" WEST ON SAID EASTERLY RIGHT OF WAY LINE 142.73 FEET; THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE 349.33 FEET ON A 642.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 13° 05' 57" WEST 345.04 FEET; THENCE SOUTH 46° 20' 20" EAST 190.32 FEET (DEEDED SOUTH 47° 5' EAST 189 FEET); THENCE SOUTH 72° 45' 20" EAST (DEEDED SOUTH 74° 20' EAST) 277.60 FEET; THENCE NORTH 60° 41' 50" EAST 318.72 FEET (DEEDED NORTH 59° 30' EAST 320 FEET); THENCE NORTH 01° 34' 38" EAST (DEEDED NORTH) 323.90 FEET TO THE POINT OF BEGINNING, CONTAINING 17.12 ACRES MORE OR LESS.

SURVEY NOTES

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THIS SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED, EXCEPT FOR PAPER SIZE.

BEARINGS ARE RELATED TO THE NAD83 MICHIGAN SOUTH ZONE STATE PLANE COORDINATE SYSTEM.

NOTE: THE DESCRIPTION CONTAINED IN THE TITLE COMMITMENT DESCRIBES PORTIONS OF THE SAME PROPERTY REFERENCED IN QUIT CLAIM DEED RECORDED IN LIBER 1452, PAGE 161.

PROPERTY LINE NOTES

- Ⓐ END OF RIGHT OF WAY FENCE IS 2.2' INTO PROPERTY.
- Ⓑ RIGHT OF WAY FENCE CROSSES LINE 164.4' SWLY OF RIGHT OF WAY ANGLE POINT.
- Ⓒ END OF RIGHT OF WAY FENCE 2.1' NWLY OF LINE.
- Ⓓ RIGHT OF WAY FENCE CROSSES NORTH LINE 2.8' WEST OF CORNER.
- Ⓔ END OF VERY OLD FENCE 0.6' SOUTH OF LINE.
- Ⓕ END OF VERY OLD FENCE 4.7' SOUTH OF LINE.
- Ⓖ OLD CONCRETE FOUNDATION. SW CORNER OF FOUNDATION IS 15.1' SW OF LINE. SE CORNER OF FOUNDATION IS 4.2' SW OF LINE.

WITNESS:
NORTH 1/4 CORNER 13-4-19
FOUND BERRIEN COUNTY REMONUMENTATION
MONUMENT L.C.R.C. LIBER 4, PG. 449
NAIL W/TAG IN 16" BEECH N38E 15.85'
NAIL W/TAG IN 12" BEECH N20W 21.02'
NAIL W/TAG IN 24" TWN BEECH N82W 24.83'
NAIL IN NE FACE OF 20" BEECH (DEAD) S67W 15.04'
NAIL IN 8" OAK S18W 28.26'

WITNESS:
NORTHEAST CORNER 13-4-19
FOUND IRON IN MONUMENT BOX
CL HYDRANT N60E 54.01'
PK NAIL IN POWER POLE S45E 44.77'
PK NAIL IN 26" OAK N30E 54.52'
PK NAIL IN 6" MAPLE N70W 26.21'

CENTER 13-4-19
FOUND BERRIEN COUNTY REMONUMENTATION
MONUMENT W/BRASS CAP LORC LIBER 4, PAGE 447
NAIL/TAG IN GUARD POST EAST 358.18'
NAIL/TAG IN GUARD POST S70E 281.75'
NAIL/TAG IN PG 511W 187.43'
NAIL/TAG IN 16" POPLAR N82W 149.83'

| | |
|--|---|
| | REV. DESCRIPTION BY DATE _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ |
| BRIAN P. LIEBERG PS-43060 | |
| | |
| WIGHTMAN & ASSOCIATES INC. ENGINEERING • SURVEYING • ARCHITECTURE BENTON HARBOR, MI 49022 2303 PIPESTONE ROAD BENTON HARBOR, MI 49085 PHONE: (269) 927-0100 FAX: (269) 927-1300 www.wightman-assoc.com | |
| THE MELROSE COMPANY 400 RIVERVIEW DRIVE, SUITE 420 BENTON HARBOR, MI 49085 | BOUNDARY SURVEY PARCEL 50 |
| JOB NO. 041267N | |
| DRAWN BY: BPL/TLH CHECKED BY: APPROVED BY: DATE: 5/25/2005 SCALE: 1" = 100' | |
| DRAWING NO. X-5363 | |