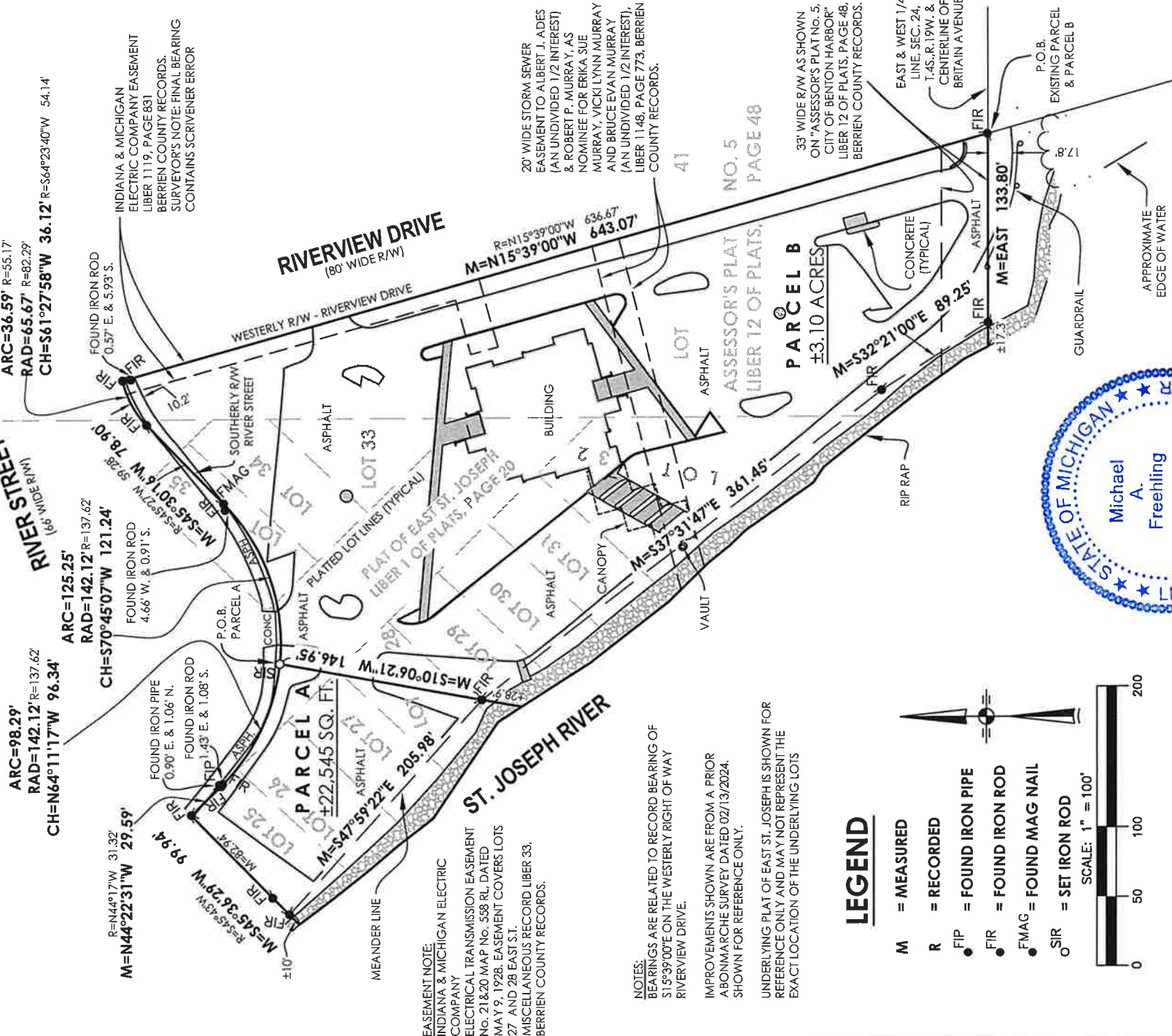


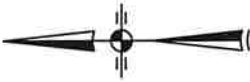
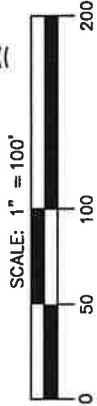
CERTIFICATE OF SURVEY

THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR IN MICHIGAN, CERTIFIES THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:
SEE SHEET 2 FOR DESCRIPTIONS



LEGEND

- M = MEASURED
- R = RECORDED
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FMAG = FOUND MAG NAIL
- SIR = SET IRON ROD



12/24/25

MICHAEL A. FREEHLING
PROFESSIONAL SURVEYOR No. 4001040159

THIS SURVEY WAS BASED ON THE INCLUDED LEGAL DESCRIPTION AS IT APPEARS ON A DEED OR TITLE INSURANCE POLICY, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS. ANY WRITTEN OR UNWRITTEN RIGHTS OF ADJOINERS ARE UNKNOWN UNLESS SPECIFICALLY NOTED.

PREPARED FOR:

GREENSPAN CONSTRUCTION

DRAWN BY: CJC	PART OF PLAT OF EAST ST. JOSEPH,
APPROVED BY: MAF	ASSESSOR'S PLAT No. 5 & SEC. 24
DATE: 05/12/2025	CITY OF BENTON HARBOR
SCALE: 1" = 100'	SHEET 1 OF 2

DATE OF CERTIFICATE

5/16/2025

CERTIFICATE OF SURVEY

THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR IN MICHIGAN, CERTIFIES THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

EXISTING PARCEL PER DEED LIBER 3395, PAGE 106;

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 19 WEST, AND PART OF THE PLAT OF EAST ST. JOSEPH, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 20, AND PART OF ASSESSOR'S PLAT No. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 12 OF PLATS, PAGE 48 OF BERRIEN COUNTY RECORDS, CITY OF BENTON HARBOR, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BRITAIN AVENUE AND THE WESTERLY LINE OF RIVERVIEW DRIVE; THENCE NORTH 15 DEGREES 39 MINUTES WEST 636.67 FEET TO THE SOUTHERLY LINE OF RIVER STREET; THENCE NORTH 15 DEGREES 39 MINUTES WEST 636.67 FEET TO THE SOUTHERLY LINE OF RIVER STREET; THENCE 55.17 FEET ALONG SAID SOUTHERLY LINE, AROUND A CURVE TO THE LEFT WHOSE RADIUS IS 82.29 FEET AND WHOSE CHORD BEARS SOUTH 64 DEGREES 23 MINUTES 40 SECONDS WEST 54.14 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 45 DEGREES 27 MINUTES WEST 59.28 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE 216.8 FEET AROUND A CURVE TO THE RIGHT, WHOSE RADIUS IS 137.62 FEET AND WHOSE CHORD BEARS NORTH 89 DEGREES 25 MINUTES WEST 195.07 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 44 DEGREES 17 MINUTES WEST 31.32 FEET; THENCE SOUTH 45 DEGREES 43 MINUTES WEST 86.5 FEET TO A MEANDER POINT; THENCE SOUTH 38 DEGREES 32 MINUTES EAST, ALONG A MEANDER LINE, 654.66 FEET TO A MEANDER POINT ON THE EAST AND WEST QUARTER LINE OF SAID SECTION; THENCE EAST 133.8 FEET TO THE PLACE OF BEGINNING.

ALSO ALL LAND LYING BETWEEN SAID MEANDER LINE AND THE EDGE OF THE ST. JOSEPH RIVER.

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.

PARCEL A:

PART OF THE PLAT OF EAST ST. JOSEPH, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 20, BERRIEN COUNTY RECORDS, CITY OF BENTON HARBOR, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BRITAIN AVENUE AND THE WESTERLY LINE OF RIVERVIEW DRIVE; THENCE NORTH 15 DEGREES 39 MINUTES 00 SECONDS WEST ON THE WESTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE 643.07 FEET (RECORDED 636.67 FEET) TO THE SOUTHERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY 36.59 FEET (RECORDED 55.17 FEET) ON SAID SOUTHERLY LINE, AROUND A CURVE TO THE LEFT WHOSE RADIUS IS 65.67 FEET (RECORDED 82.29 FEET) AND WHOSE CHORD BEARS SOUTH 61 DEGREES 39 MINUTES 00 SECONDS WEST ON THE WESTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE 643.07 FEET (RECORDED 636.67 FEET) TO THE SOUTHERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY 36.59 FEET (RECORDED 55.17 FEET) ON SAID SOUTHERLY LINE, AROUND A CURVE TO THE LEFT WHOSE RADIUS IS 65.67 FEET (RECORDED 82.29 FEET) AND WHOSE CHORD BEARS SOUTH 61 DEGREES 39 MINUTES 00 SECONDS WEST ON THE WESTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE 643.07 FEET (RECORDED 636.67 FEET) TO THE SOUTHERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY 36.59 FEET (RECORDED 55.17 FEET) ON SAID SOUTHERLY LINE, AROUND A CURVE TO THE RIGHT, WHOSE RADIUS IS 142.12 FEET (RECORDED 137.62 FEET) AND WHOSE CHORD BEARS SOUTH 70 DEGREES 45 MINUTES 07 SECONDS WEST 121.24 FEET, TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY 98.29 FEET ON SAID SOUTHERLY LINE AROUND A CURVE TO THE RIGHT, WHOSE RADIUS IS 142.12 FEET (RECORDED 137.62 FEET) AND WHOSE CHORD BEARS NORTH 64 DEGREES 11 MINUTES 17 SECONDS WEST 96.34 FEET; THENCE NORTH 44 DEGREES 22 MINUTES 31 SECONDS WEST ON SAID SOUTHERLY LINE 29.59 FEET (RECORDED NORTH 44 DEGREES 17 MINUTES WEST 31.32 FEET); THENCE SOUTH 45 DEGREES 36 MINUTES 29 SECONDS WEST (RECORDED SOUTH 45 DEGREES 43 MINUTES WEST) 99.94 FEET TO A MEANDER POINT; THENCE SOUTH 47 DEGREES 59 MINUTES 22 SECONDS EAST ON A MEANDER LINE 205.98 FEET TO A MEANDER POINT; THENCE NORTH 10 DEGREES 06 MINUTES 21 SECONDS EAST 146.95 FEET TO THE POINT OF BEGINNING.

ALSO ALL THE LAND LYING BETWEEN SAID MEANDER LINE AND THE WATER'S EDGE OF THE ST. JOSEPH RIVER, BETWEEN THE EASTERLY AND WESTERLY LINES OF SAID PARCEL EXTENDED SOUTHERLY ON THEIR RESPECTIVE BEARINGS.

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.

PARCEL B:

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 19 WEST, AND PART OF THE PLAT OF EAST ST. JOSEPH, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 20, BERRIEN COUNTY RECORDS, AND PART OF ASSESSOR'S PLAT No. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 12 OF PLATS, PAGE 48, BERRIEN COUNTY RECORDS, ALL IN THE CITY OF BENTON HARBOR, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BRITAIN AVENUE AND THE WESTERLY LINE OF RIVERVIEW DRIVE; THENCE NORTH 15 DEGREES 39 MINUTES 00 SECONDS WEST ON THE WESTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE 643.07 FEET (RECORDED 636.67 FEET) TO THE SOUTHERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY 36.59 FEET (RECORDED 55.17 FEET) ON SAID SOUTHERLY LINE, AROUND A CURVE TO THE LEFT WHOSE RADIUS IS 65.67 FEET (RECORDED 82.29 FEET) AND WHOSE CHORD BEARS SOUTH 61 DEGREES 39 MINUTES 00 SECONDS WEST 36.12 FEET (RECORDED SOUTH 64 DEGREES 23 MINUTES 40 SECONDS WEST 54.14 FEET); THENCE SOUTH 45 DEGREES 27 MINUTES 58 SECONDS WEST ON SAID SOUTHERLY LINE 78.90 FEET (RECORDED SOUTH 45 DEGREES 27 MINUTES 58 SECONDS WEST 59.28 FEET) (RECORDED SOUTH 45 DEGREES 27 MINUTES 58 SECONDS WEST 54.14 FEET); THENCE SOUTH 45 DEGREES 27 MINUTES 58 SECONDS WEST ON SAID SOUTHERLY LINE 78.90 FEET (RECORDED SOUTH 45 DEGREES 27 MINUTES 58 SECONDS WEST 54.14 FEET); THENCE SOUTHWESTERLY 36.59 FEET (RECORDED 55.17 FEET) ON SAID SOUTHERLY LINE, AROUND A CURVE TO THE LEFT WHOSE RADIUS IS 142.12 FEET (RECORDED 137.62 FEET) AND WHOSE CHORD BEARS SOUTH 70 DEGREES 45 MINUTES 07 SECONDS WEST 121.24 FEET; THENCE SOUTH 10 DEGREES 06 MINUTES 21 SECONDS WEST 146.95 FEET TO A MEANDER POINT; THENCE SOUTH 37 DEGREES 31 MINUTES 47 SECONDS EAST ON A MEANDER LINE 361.45 FEET TO A MEANDER POINT; THENCE SOUTH 32 DEGREES 21 MINUTES 00 SECONDS EAST ON A MEANDER LINE 89.25 FEET TO A MEANDER POINT AT THE CENTERLINE OF BRITAIN AVENUE EXTENDED; THENCE EAST ON SAID CENTERLINE EXTENSION 133.80 FEET TO THE POINT OF BEGINNING.

ALSO ALL THE LAND LYING BETWEEN SAID MEANDER LINE AND THE WATER'S EDGE OF THE ST. JOSEPH RIVER, BETWEEN THE WESTERLY LINE OF SAID PARCEL AND THE CENTERLINE OF BRITAIN AVENUE EXTENDED ON THEIR RESPECTIVE BEARINGS.

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.



5/16/2025

DATE OF CERTIFICATE

MICHAEL A. FREEHLING

PROFESSIONAL SURVEYOR No. 4001040159

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PREPARED FOR:

DRAWN BY: CJC	PART OF PLAT OF EAST ST. JOSEPH,
APPROVED BY: MAF	ASSESSOR'S PLAT No. 5 & SEC. 24
DATE: 05/12/2025	CITY OF BENTON HARBOR
SCALE: NONE	SHEET 2 OF 2

GREENSPAN CONSTRUCTION