

PLATINUS POINTE No. 2

PART OF THE NORTHEAST FRACTIONAL 1/4 AND THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, T14N-R6W, VILLAGE OF LAKE ISABELLA, ISABELLA COUNTY, MICHIGAN

RECORDING CERTIFICATE

STATE OF MICHIGAN)
ISABELLA COUNTY)

THIS PLAT WAS RECEIVED FOR RECORDING ON THE 18th DAY OF December 1998, AT 1:56 P.M., RECORDED IN LIBER 10 OF PLATS ON PAGES 695

Sharon A. Brown
SHARON A. BROWN,
REGISTER OF DEEDS

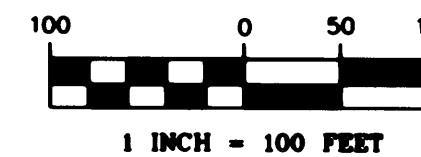
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD DIST
1	23.77	232.20	05°51'52"	11.89	S37°35'17"W	23.76
2	64.85	167.00	22°14'53"	32.84	S45°44'36"W	64.44
3	87.54	233.00	21°31'31"	44.29	N346°06'44"E	87.02

NORTH 1/4 CORNER
SECTION 3, T14N-R6W
BROOMFIELD TWP.,
ISABELLA CO., MICHIGAN
(L.C.R.C., PAGE 1403)

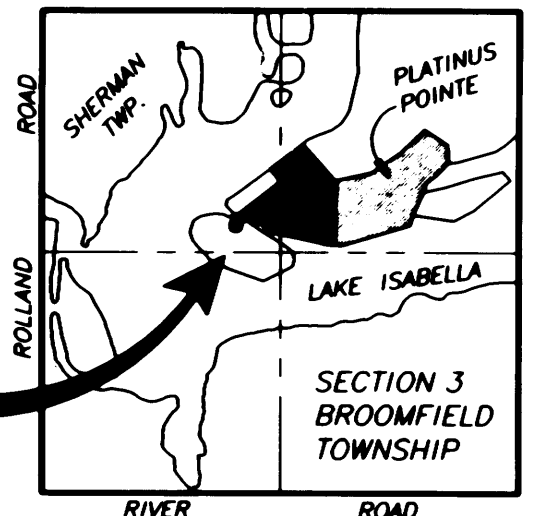
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED, ON ALL LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY WHICH ARE RECORDED IN LIBER 933, PAGES 823-826 OF RECORDS OF THIS COUNTY.



RONALD R. HARRIS, P.S.
No. 4917



PLATINUS
POINTE No.2

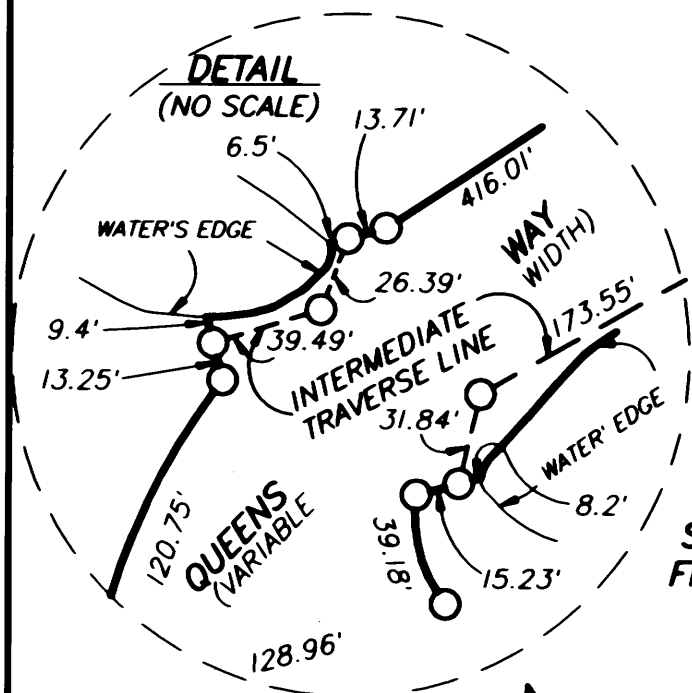


LOCATION SKETCH
NO SCALE

PROPERTY CONTROLLING CORNER
SECTION 3, T14N-R6W
BROOMFIELD TWP.,
ISABELLA CO., MICHIGAN
(L.C.R.C. PAGE 1367)

LEGEND

1. ALL DIMENSIONS ARE GIVEN IN FEET.
2. ALL CURVE DIMENSIONS ARE CHORDS.
3. (1) INDICATES CURVE NUMBER
4. MONUMENTS CONSISTING OF 1/2 INCH DIAMETER STEEL ROD 36 INCHES IN LENGTH COMPLETELY ENCASED IN CONCRETE 4 INCHES IN DIAMETER HAVE BEEN PLACED AT POINTS MARKED "O".
5. MONUMENTS CONSISTING OF 1/2 INCH DIAMETER STEEL ROD 36 INCHES IN LENGTH COMPLETELY ENCASED IN CONCRETE 4 INCHES IN DIAMETER HAVE BEEN FOUND AT POINTS MARKED "●".
6. LOT CORNERS HAVE BEEN MARKED WITH A CAPPED (#41917) REROD, 18 INCHES IN LENGTH
7. BEARINGS WERE ESTABLISHED FROM "LAKE ISABELLA PLAT NO. 4", RECORDED IN LIBER 9 OF PLATS, PAGE 501.
8. ALL BEARINGS ARE IN DEGREES (°), MINUTES (') AND SECONDS (").
9. (R) INDICATES RADIAL LINE. (NR) INDICATES NON RADIAL LINE.
10. (20) DISTANCE FROM INTERMEDIATE TRAVERSE LINE TO THE FLOODPLAIN
11. ALL WATER FRONT LOT LINES EXTEND TO THE WATER'S EDGE.



LAKE ISABELLA
LEGAL LAKE LEVEL
895.0 (NGVD DATUM 1929)
(NOVEMBER 11, 1996)

FLOODPLAIN CONTOUR AS ESTABLISHED BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY ELEVATION 899.0 FEET, (N.G.V. DATUM 1929)

UNPLATTED

CURVE DATA
CHD BRG & DIST =
N22°42'28"E, 120.75'
DELTA = 30°02'06"
RADIUS = 233.00'
TAN = 62.51'
ARC = 122.14'

CURVE DATA
CHD BRG & DIST =
S74°46'58"W, 128.96'
DELTA = 225°48'45"
RADIUS = 70.00'
TAN = 165.66'
ARC = 275.88'

CURVE DATA
CHD BRG & DIST =
S15°03'20"E, 39.18'
DELTA = 46°08'49"
RADIUS = 50.00'
TAN = 21.30'
ARC = 40.26'

SOUTH 1/4 CORNER
SECTION 3, T14N-R6W
BROOMFIELD TWP.,
ISABELLA CO., MICHIGAN
(L.C.R.C. PAGE 713)

LAKE ISABELLA
LEGAL LAKE LEVEL
895.0 (NGVD DATUM 1929)
(NOVEMBER 11, 1996)

BENCHMARK #1
TOP OF STEEL ROD ENCASED IN CONCRETE LOCATED ON SOUTHERLY RIGHT OF WAY OF BUNDY DRIVE 130.75' SW OF THE NE CORNER OF LOT 11 ELEVATION = 902.25



ROWE INCORPORATED
PROFESSIONAL ENGINEERS & LAND SURVEYORS
127 SOUTH MAIN STREET
MT. PLEASANT, MICHIGAN 48858
Ph. (517) 772-2138

65153

PLATINUS POINTE No. 2

PART OF THE NORTHEAST FRACTIONAL 1/4 AND THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, T14N-R6W, VILLAGE OF LAKE ISABELLA, ISABELLA COUNTY, MICHIGAN

PROPRIETOR'S CERTIFICATE

PLATINUS POINTE LAND COMPANY, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY, DIANNE C. MOREY, PRESIDENT, AS PROPRIETOR, HAS CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT; AND THAT THE PLAT INCLUDES ALL LAND TO THE WATER'S EDGE. *, THAT THE ROADS SHOWN ARE FOR THE USE OF THE PUBLIC

WITNESSES:

PLATINUS POINTE LAND COMPANY, INC.
5201 SOUTH MISSION ROAD
MT. PLEASANT, MICHIGAN 48858

David B. Shoemaker
DAVID B. SHOEMAKER

Dianne C. Morey
DIANNE C. MOREY
PRESIDENT

Ronald R. Harris
RONALD R. HARRIS

ACKNOWLEDGMENT

STATE OF MICHIGAN)
COUNTY OF ISABELLA) SS

PERSONALLY CAME BEFORE ME THIS 5TH DAY OF OCTOBER 1998, DIANNE C. MOREY, PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE FREE ACT AND DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES: October 29, 2002

Emily Spurlock
EMILY SPURLOCK
NOTARY PUBLIC,
ISABELLA COUNTY, MICHIGAN

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING Oct 6, 1998, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

Steven W. Pickens
STEVEN W. PICKENS,
ISABELLA COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON 10-6-98, 1998, AS COMPLYING WITH SECTION 192 OF ACT 288 P.A. 1967, AND THE APPLICABLE RULE AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF ISABELLA.

Gary J. McBride
GARY J. MCBRIDE,
ISABELLA COUNTY DRAIN COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE BOARD, OF LAKE ISABELLA, AT A MEETING HELD Oct. 06, 1998, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A., 1967. PRELIMINARY PLAT APPROVAL BY CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT DATED, MARCH 16, 1998.

Mary K. Swanson
MARY K. SWANSON
VILLAGE CLERK

CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF CONSUMER
AND INDUSTRY SERVICES

BY Maynard R. Dyer
MAYNARD R. DYER, P.S.
MANAGER
SUBDIVISION CONTROL SECTION

DATE 1-14-99

SURVEYOR'S CERTIFICATE

I, RONALD R. HARRIS, SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:

"PLATINUS POINTE No. 2"

PART OF THE NORTHEAST FRACTIONAL 1/4 AND THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 6 WEST, VILLAGE OF LAKE ISABELLA, ISABELLA COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT WHICH IS S 00°00'23" E, ALONG THE EAST LINE OF SAID SECTION 3, 2336.49 FEET AND S 89°59'37" W, AT RIGHT ANGLES TO SAID SECTION LINE, 2084.02 FEET FROM THE NORTHEAST CORNER OF SECTION 3, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PLAT OF "PLATINUS POINTE" (AS RECORDED IN LIBER 10 OF PLATS, PAGE 685, ISABELLA COUNTY RECORDS); THENCE S 16°44'18" E, ALONG THE WESTERLY LINE OF SAID PLAT OF "PLATINUS POINTE", 271.70 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE NORTHERLY BANK OF LAKE ISABELLA, SAID POINT BEING N 16°44'18" W, 38.0 FEET FROM THE WATER'S EDGE OF LAKE ISABELLA; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING SIX (6) COURSES: (1) S 75°53'00" W, 196.30 FEET, (2) N 79°54'30" W, 205.64 FEET, (3) N 78°36'00" W, 300.93 FEET, (4) N 65°53'00" W, 217.98 FEET, (5) S 60°51'03" W, 173.55 FEET AND (6) S 13°34'34" W, 31.84 FEET TO THE TERMINUS OF SAID TRAVERSE LINE (SAID POINT BEING BEING S 75°00'00" W, 8.2 FEET FROM THE WATER'S EDGE); THENCE S 75°00'00" W, 15.23 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 46°08'49", AN ARC LENGTH OF 40.26 FEET, AND A CHORD BEARING AND DISTANCE OF S 15°03'20" E, 39.18 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 225°48'45", AN ARC LENGTH OF 275.88 FEET AND A CHORD BEARING AND DISTANCE OF S 74°46'58" W, 128.96 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 30°02'06", AN ARC LENGTH OF 122.14 FEET, AND A CHORD BEARING AND DISTANCE OF N 22°42'28" E, 120.75 FEET; THENCE N 15°00'00" W, 13.25 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE (SAID POINT BEING S 15°00'00" E, 9.4 FEET FROM THE WATER'S EDGE); THENCE ALONG SAID INTERMEDIATE TRAVERSE LINE THE FOLLOWING TWO (2) COURSES: (1) N 73°02'09" E, 39.49 FEET AND (2) N 20°46'11" E, 26.39 FEET TO THE TERMINUS OF SAID TRAVERSE

LINE (SAID POINT BEING N 75°00'00" E, 6.5 FEET FROM THE WATER'S EDGE); THENCE N 75°00'00" E, 13.71 FEET; THENCE N 56°52'01" E, 416.01 FEET; THENCE N 33°00'00" W, 183.10 FEET (SAID POINT BEING S 33°00'00" E, 28.5 FEET FROM THE WATER'S EDGE OF SAID LAKE); THENCE ALONG AN INTERMEDIATE TRAVERSE LINE THE FOLLOWING TWO (2) COURSES: (1) N 55°25'56" E, 200.07 FEET AND (2) N 63°22'45" E, 221.36 FEET TO THE NORTHWEST CORNER OF LOT 614 OF "LAKE ISABELLA PLAT NO. 4", AS RECORDED IN LIBER 09 OF PLATS PAGE 501, ISABELLA COUNTY RECORDS, AND THE TERMINUS OF SAID TRAVERSE LINE (SAID POINT BEING S 32°56'37" E, 21.7 FEET FROM SAID WATER'S EDGE); THENCE S 32°56'37" E, ALONG THE WESTERLY LINE OF SAID "LAKE ISABELLA PLAT NO. 4", 133.30 FEET (RECORDED AS S 33°00'00" E, 133.65 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF QUEENS WAY; THENCE S 56°35'45" W, ALONG SAID NORTHERLY RIGHT-OF-WAY, 51.77 FEET (RECORDED AS S 57°00'00" W, 51.90 FEET); THENCE S 33°00'00" E, 445.79 FEET (RECORDED AS 446.00 FEET) ON THE WESTERLY RIGHT-OF-WAY OF BUNDY DRIVE AS RECORDED IN SAID PLAT OF "LAKE ISABELLA PLAT NO. 4"; THENCE N 56°58'39" E (RECORDED AS N 57°00'00" E), ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BUNDY DRIVE, 130.75 FEET TO THE POINT OF BEGINNING. CONTAINING 9.1 ACRES, MORE OR LESS AND CONSISTING OF TWELVE (12) NUMBERED LOTS.

THAT PLAT INCLUDES ALL LANDS BETWEEN INTERMEDIATE TRAVERSE LINE AND THE WATER'S EDGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF.

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY SECTION 125 OF THE ACT.

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 126 OF THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 126 (3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE 10/02/98



ROWE INCORPORATED
127 S. MAIN STREET
MT. PLEASANT, MICHIGAN 48858



R.R.H.
RONALD R. HARRIS, PS
No. 41917

Paul N. Brown
PAUL N. BROWN, PS, VICE-PRESIDENT
No. 33134

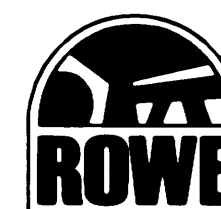
COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ISABELLA COUNTY PLAT BOARD ON October 15, 1998, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288, P.A. 1967, AND THE PLAT BOARDS APPLICABLE RULES AND REGULATIONS.

Steven W. Pickens
STEVEN W. PICKENS,
COUNTY TREASURER

Betty Prout
BETTY PROUT, COUNTY CLERK

Sharon A. Brown
SHARON A. BROWN,
REGISTER OF DEEDS



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