

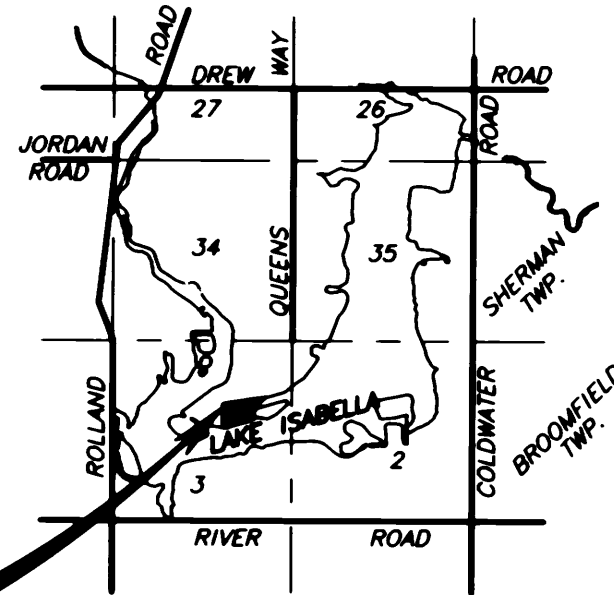
CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF CONSUMER
AND INDUSTRY SERVICES

BY Maunard R. Dyer
MAYNARD R. DYER, P.S.
MANAGER
SUBDIVISION CONTROL UNIT
DATE 10-21-97

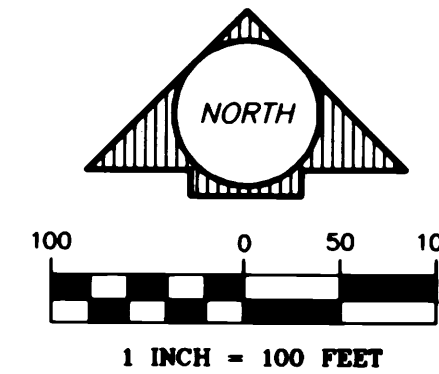
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF
1967, AS AMENDED, ON ALL LOTS WITH RESPECT TO THE REQUIREMENTS
OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY WHICH ARE
RECORDED IN LIBER 889, PAGES 519, OF
RECORDS OF THIS COUNTY.

PLATINUS POINTE

PART OF THE NE FRACTIONAL 1/4 OF SECTION 3, T14N-R6W,
BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN



PLATINUS POINTE
LOCATION SKETCH
NO SCALE



NORTHEAST CORNER
SECTION 3, T14N-R6W
BROOMFIELD TWP.,
ISABELLA CO., MICHIGAN
(L.C.R.C. PAGE 1363)

LEGEND

- ALL DIMENSIONS ARE GIVEN IN FEET.
- ALL CURVE DIMENSIONS ARE CHORDS.
- ① INDICATES CURVE NUMBER
- 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".
- 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 "●".
- LOT CORNERS HAVE BEEN MARKED WITH A CAPPED (#41917) REROD, 18 INCHES IN LENGTH
- BEARINGS WERE ESTABLISHED FROM "LAKE ISABELLA PLAT NO. 4", RECORDED IN LIBER 9 OF PLATS, PAGE 501.
- ALL BEARINGS ARE IN DEGREES (°), MINUTES (') AND SECONDS (").
- (R) INDICATES RADIAL LINE.
(NR) INDICATES NON RADIAL LINE.
- ALL WATER FRONT LOT LINES EXTEND TO THE WATER'S EDGE.

BENCHMARK #1

TOP OF STEEL ROD ENCASED IN CONCRETE LOCATED ON SOUTHERLY RIGHT OF WAY OF BUNDY DRIVE 130.75' SW OF THE NW CORNER OF LOT 10 ELEVATION = 902.25 FEET

BENCHMARK #2

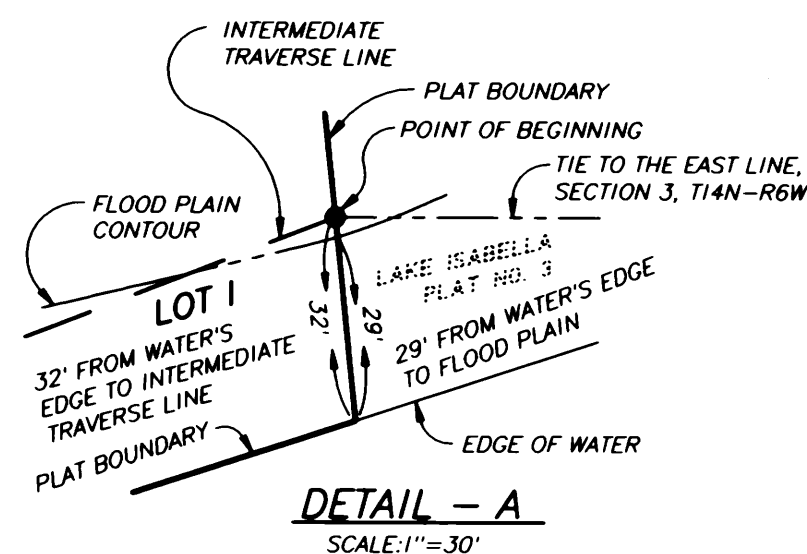
TOP OF STEEL ROD ENCASED IN CONCRETE LOCATED AT THE NW CORNER OF LOT 353 OF LAKE ISABELLA PLAT NO. 3 RECORDED IN LIBER 9, PAGE 491, ELEVATION = 908.29 FEET

CURVE No. 1

CHD BRG & DIST =
N41°58'38"E, 310.39'
DELTA = 29°58'19"
RADIUS = 600.18'
TAN = 160.66'
ARC = 313.96'

LAKE ISABELLA
PLAT NO. 4
LIBER 09 OF PLATS, PAGE 501
ISABELLA COUNTY RECORDS

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



RECORDING CERTIFICATE

STATE OF MICHIGAN)
ISABELLA COUNTY)

THIS PLAT WAS RECEIVED FOR RECORDING ON THE 2nd DAY OF October
1997, AT 9:12 A.M., RECORDED IN LIBER 10 OF PLATS ON PAGES 685

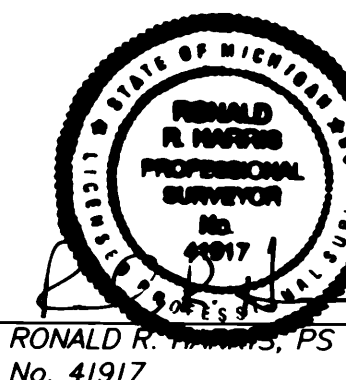
Sharon A. Brown
SHARON A. BROWN,
REGISTER OF DEEDS

64551

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	600.18'	313.96'	160.66'	310.39'	N 41°58'33" E	29°58'19"
1 (RECORDED AS)	(599.81')	(314.06')	(160.72')	(310.48')	(N 42°00'00" E)	(30°00'00")

LEGAL LAKE
LEVEL = 895.0 FEET (N.G.V.DATUM 1929)
(NOVEMBER 11, 1996)



RONALD R. DYER, P.S.
No. 41917



RUDELL ENGINEERING INC.
A DIVISION OF ROWE ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
127 SOUTH MAIN STREET
MT. PLEASANT, MICHIGAN 48858
Ph. (517) 772-2138

PLATINUS POINTE

PART OF THE NE FRACTIONAL 1/4 OF SECTION 3, T14N-R6W,
BROOMFIELD TOWNSHIP, 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, HAS CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT SANDIDO DRIVE IS PRIVATE FOR THE USE OF THE UNPLATTED LAND TO THE SOUTHEAST, 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.

WITNESSES:

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

Franklin W. Cooley
FRANKLIN W. COOLEY
Vicky L. Warner
VICKY L. WARNER

Dianne C. Morey
DIANNE C. MOREY
PRESIDENT

ACKNOWLEDGMENT

STATE OF MICHIGAN)
COUNTY OF ISABELLA) SS

PERSONALLY CAME BEFORE ME THIS 28 DAY OF April, 1997, 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: 9-26-99

Vicky L. Warner
VICKY L. WARNER
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 APRIL 28th, 1997, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

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

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON APRIL 28th, 1997, 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,
DRAIN COMMISSIONER

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

APPROVED ON MAY 1, 1997, AS COMPLYING WITH SECTION 183 OF ACT 288 P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF ROAD COMMISSIONERS OF ISABELLA COUNTY.

James M. Donald
JAMES MCDONALD, CHAIRMAN

Donald P. Cotter
DONALD P. COTTER, MEMBER

Gale Willoughby
GALE WILLOUGHBY, MEMBER



RUDDELL ENGINEERING INC.
A DIVISION OF ROWE ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
127 SOUTH MAIN STREET
MT. PLEASANT, MICHIGAN 48858
Ph. (517) 772-2138

64551

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"

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 6 WEST, BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT WHICH IS S00°00'23"E, ALONG THE EAST LINE OF SECTION 3, 2117.47 FEET AND S89°59'37"W, AT RIGHT ANGLES TO SAID SECTION LINE, 1120.90 FEET FROM THE NORTHEAST CORNER OF SECTION 3, SAID POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF "MINI BEACH" OF THE RECORDED PLAT OF LAKE ISABELLA PLAT NO.3; (AS RECORDED IN LIBER 09 OF PLATS, PAGE 491, ISABELLA COUNTY RECORDS), SAID POINT ALSO BEING N06°06'06"W, 32.0 FEET FROM THE WATER'S EDGE OF LAKE ISABELLA; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE ON THE NORTHERLY BANK OF LAKE ISABELLA THE FOLLOWING TWO (2) COURSES: (1)S68°38'12"W, 320.94 FEET AND (2)S41°41'08"W, 199.21 FEET (SAID POINT BEING N81°09'14"W, 30.1 FEET FROM THE WATERS EDGE); THENCE S06°46'14"W, 28.99 FEET (SAID POINT BEING N36°50'32"W, 64.0 FEET FROM THE WATER'S EDGE); THENCE ALONG AN INTERMEDIATE TRAVERSE LINE ON THE NORTHERLY BANK OF LAKE ISABELLA THE FOLLOWING TWO (2) COURSES: (1)S28°43'24"W, 113.48 FEET AND (2)S77°49'36"W, 404.62 FEET TO THE TERMINUS OF SAID TRAVERSE LINE (SAID POINT BEING N16°44'18"W, 38.0 FEET FROM THE WATER'S EDGE); THENCE N16°44'18"W, 271.70 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUNDY DRIVE AS RECORDED IN LAKE ISABELLA PLAT NO.4 (LIBER 09 OF PLATS, PAGE 501, ISABELLA COUNTY RECORDS); THENCE ALONG SAID RIGHT-OF-WAY, N56°58'39"E (RECORDED AS N57°00'00"E), 182.08 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 600.18 FEET, A CENTRAL ANGLE OF 29°58'19", AN ARC LENGTH OF 313.96 FEET AND A CHORD BEARING AND DISTANCE OF N41°58'33"E, 310.39 FEET (RECORDED AS A RADIUS OF 599.81 FEET, A CENTRAL ANGLE OF 30°00'00", AN ARC LENGTH OF 314.06 FEET AND A CHORD BEARING AND DISTANCE OF N42°00'00"E, 310.48 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, N27°00'20"E, 156.85 FEET (RECORDED AS N27°00'00"E, 157.0 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 476 OF THE RECORDED PLAT OF SAID LAKE ISABELLA PLAT NO.4; THENCE ALONG THE PLAT BOUNDARY OF LAKE ISABELLA PLAT NO.4, S63°00'41"E, 169.93 FEET (RECORDED AS S63°00'00"E, 170.0 FEET); THENCE N26°58'50"E, 224.77 FEET (RECORDED AS N27°00'00"E, 225.0 FEET); THENCE S63°03'28"E, 178.77 FEET (RECORDED AS S63°00'00"E, 178.81 FEET); THENCE ALONG THE PLAT BOUNDARY OF SAID LAKE ISABELLA PLAT NO.3, S06°15'13"E, 17.44 FEET (RECORDED AS S06°15'00"E, 17.20 FEET); THENCE N83°48'01"E, 73.75 FEET (RECORDED AS N83°45'00"E, 73.78 FEET); THENCE S06°12'00"E, 150.02 FEET (RECORDED AS S06°15'00"E, 150.0 FEET); THENCE N84°00'04"E, 12.97 FEET (RECORDED AS N83°45'00"E, 13.0 FEET); THENCE S06°06'36"E, 136.42 FEET (RECORDED AS S06°15'00"E, 136.0 FEET) TO THE POINT OF BEGINNING. CONTAINING 8.8 ACRES, MORE OR LESS AND CONSISTING OF TEN (10) NUMBERED LOTS.

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

THAT PLAT INCLUDES ALL LANDS BETWEEN INTERMEDIATE TRAVERSE LINE AND THE WATERS EDGE.

THAT SUCH PLAT IS 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 4/28/97



RUDDELL ENGINEERING INC.
127 S. MAIN STREET
MT. PLEASANT, MICHIGAN 48858



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

John D. Matonich Jr.
JOHN D. MATONICH JR., PS, VICE-PRESIDENT
No. 31598

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD, OF BROOMFIELD TOWNSHIP, AT A MEETING HELD MAY 19th, 1997, 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, DEC. 14, 1996.

Sharon A. Cueny
SHARON A. CUENY
TOWNSHIP CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ISABELLA COUNTY PLAT BOARD ON JUNE 3rd, 1997, 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