

# LAKE ISABELLA SOUTH

PART OF THE SE 1/4 SECTION 3 AND THE SW 1/4 SECTION 2,  
T14N-R6W, BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN

**PROPRIETOR'S CERTIFICATE**

Michigan National Bank, a Federal Corporation, organized and existing under the laws of the United States of America by WILLIAM R. SHOSKEY

and DONNA M. GAERTNER - ASST-V.PRES. as proprietor has caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that all roads, drives, lanes and courts are dedicated to the public and that Boa Vista Park, El Pardo Park, San Fernando Park, El Topo Park and Baja Beach are not dedicated to the public but are hereby reserved for the use of the lot owners, including lot owners in future contiguous subdivisions,

and that the public utility easements are private easements and that all other easements are for the uses shown on the plat. All waterfront lots extend to the water's edge.

Witness

MICHIGAN NATIONAL BANK  
501 Lapeer Street  
Saginaw, Michigan 48605

Leon Bowerman Jr.  
LEON BOWERMAN JR.  
Earl E. McMillon  
EARL E. McMILLON

William R. Shoskey  
WILLIAM R. SHOSKEY  
Donna M. Gaertner  
DONNA M. GAERTNER, ASST-V.PRES.

**ACKNOWLEDGEMENT**

STATE OF MICHIGAN } SS  
COUNTY OF ISABELLA } ACTING IN SAGINAW COUNTY

Personally came before me this 4 day of JUNE, 1975, WILLIAM R. SHOSKEY, VICE-PRESIDENT and DONNA M. GAERTNER, ASST. VICE-PRESIDENT of the above corporation to me known to be the persons who executed the foregoing instrument and to me known to be such VICE-PRESIDENT and ASST. VICE-PRESIDENT of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation by its authority.

My commission expires JUNE 5, 1977.

Margie Adamson  
Notary Public  
MARGIE ADAMSON

**COUNTY DRAIN COMMISSIONER'S CERTIFICATE**

Approved on JUNE 5, 1975, as complying with Section 192 of Act 288, P.A. 1967, and the applicable rules and regulations published by my office in the County of Isabella.

Evert O. Bowerman  
Evert O. Bowerman, Drain Commissioner

**RECORDING CERTIFICATE**

REGISTER OF DEEDS OFFICE } SS  
ISABELLA COUNTY }

This plat of Lake Isabella South was recorded this 5th day of April, 1976, at 9:15 o'clock in the 10 M. in Liber 10 of Plats on Pages 559

s/s Donald R. Sandbrook  
Donald R. Sandbrook, Register of Deeds

This plat is subject to restrictions as required by Act 288 of 1967, as amended on certain lots with respect to the requirements of the Michigan Department of Natural Resources and/or the Michigan Department of Public Health, which are recorded in Liber 404, Page 51 of records of this county.

**PROPRIETOR'S CERTIFICATE**

Lake Isabella Corporation, a corporation duly organized and existing under the laws of the State of Michigan by Kenneth B. VanderSchoor, President, and Margie Adamson, Secretary, as proprietor has caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that all roads, drives, lanes and courts are dedicated to the public and that Boa Vista Park, El Pardo Park, San Fernando Park, El Topo Park and Baja Beach are not dedicated to the public but are hereby reserved for the use of the lot owners, including lot owners in future contiguous subdivisions,

and that the public utility easements are private easements and that all other easements are for the uses shown on the plat. All waterfront lots extend to the water's edge.

WITNESS

LAKE ISABELLA CORPORATION  
Route 2A  
Weidman, Michigan 48893

Leon Bowerman Jr.  
LEON BOWERMAN JR.

Kenneth B. VanderSchoor  
Kenneth B. VanderSchoor,  
President

Madelyn Vander Schoor  
MADELYN VANDER SCHOOR

Margie Adamson  
Margie Adamson, Secretary

**ACKNOWLEDGEMENT**

STATE OF MICHIGAN } SS  
COUNTY OF SAGINAW }

Personally came before me this 4 day of JUNE, 1975, Kenneth B. VanderSchoor, President, and Margie Adamson, Secretary, of the above named corporation to me known to be the persons who executed the foregoing instrument and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation by its authority.

My Commission Expires SEPTEMBER 14, 1975

Donna M. Gaertner  
Notary Public  
DONNA M. GAERTNER

**CERTIFICATE OF COUNTY ROAD COMMISSIONERS**

Approved on June 12, 1975, 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.

Lionel Duncan  
Lionel Duncan, Chairman

Douglas M. Farlane  
Douglas McFarlane, Member

Earl House  
Earl House, Member

**COUNTY TREASURER'S CERTIFICATE**

The records in my office show no unpaid taxes or special assessments for the five years preceding June 5, 1975, involving the lands included in this plat.

Laynce J. Gierschbach  
Laynce J. Gierschbach, Isabella County Treasurer

**CERTIFICATE OF MUNICIPAL APPROVAL**

I certify that this plat was approved by the Township Board of Broomfield Township at a meeting held June 17, 1975, and was reviewed and found to be in compliance with Act 288, P.A. 1967.

Central Michigan District Health Department approval was given April 24, 1975.

Gale E. Krueger  
Gale Krueger, Clerk

**SURVEYOR'S CERTIFICATE**

I, Jerry L. Jones, Surveyor, certify that I have surveyed, divided and mapped the land shown on this plat, described as follows:

**LAKE ISABELLA SOUTH**

Part of the SE 1/4 of Section 3 and the SW 1/4 of Section 2, T14N-R6W, Broomfield Township, Isabella County, Michigan, described as beginning at the SE Corner of said Section 3; thence N 89°-36'-40" E, 33.00 ft. along the South line of said Section 2; thence N 0°-19'-20" W, 119.39 ft.; thence along a curve to the left having a central angle of 49°-40'-40" and a radius of 228.03 ft., a long chord bearing and distance of N 15°-55'-37" W, 122.68 ft. to the East line of said Section 3; thence N 00°-19'-20" W, 212.14 ft. along the East line of said Section 3; thence N 50° W, 347.52 ft.; thence N 05°-15'-57" W, 14.21 ft.; thence N 83°-03'-45" E, 164.32 ft.; thence N 47°-53'-11" E, 138.09 ft. to said East line of Section 3; thence N 00°-19'-20" W, 1268.84 ft. along said East line of Section 3 to a traverse along the S'y bank of Lake Isabella; thence N 86°-34'-05" W, 321.50 ft.; thence S 82°-28'-55" W, 674.36 ft.; thence S 71°-38'-55" W, 179.68 ft.; thence S 02°-54'-55" W, 127.44 ft.; thence N 64°-43'-05" W, 152.03 ft. to the terminus of the traverse along the S'y bank of Lake Isabella; thence S 03°-30'- W, 354.73 ft.; thence S 21° E, 270.0 ft.; thence S 10°-30' W, 227.19 ft.; thence S 39°-46'-26" W, 67.29 ft.; thence S 51° W, 1185.00 ft.; thence S 18°-10'-34" W, 133.54 ft.; thence S 01°-19'-20" E, 179.50 ft. to the South line of said Section 3; thence N 88°-40'-40" E, 2284.00 ft. to the point of beginning, containing 74.62 acres more or less, 172 numbered lots and 5 private parks.

That I have made such survey, land-division and plat by the direction of the owners of such land;

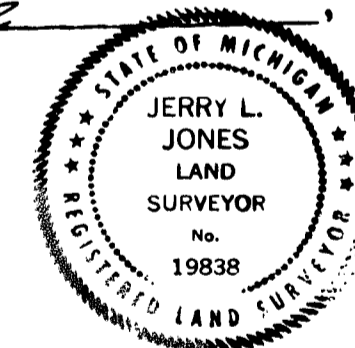
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it;

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.

JUNE 7, 1975



RUDELL ENGINEERING  
200 Michael Avenue  
Shepherd, Michigan 48883

Jerry L. Jones  
Jerry L. Jones, Principal  
RLS 19838

**COUNTY PLAT BOARD CERTIFICATE**

This plat has been reviewed and is approved by the Isabella County Plat Board on February 4, 1976, as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Donald R. Sandbrook  
Donald R. Sandbrook  
Register of Deeds

Laynce J. Gierschbach  
Laynce J. Gierschbach  
County Treasurer

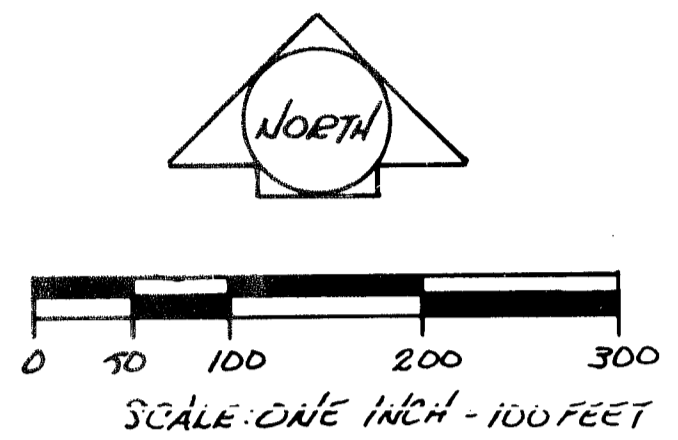
Betty Proant  
Betty Proant, County Clerk

55072

RUDELL ENGINEERING  
MT. PLEASANT, MICHIGAN  
SHEET 1 OF 4 SHEETS

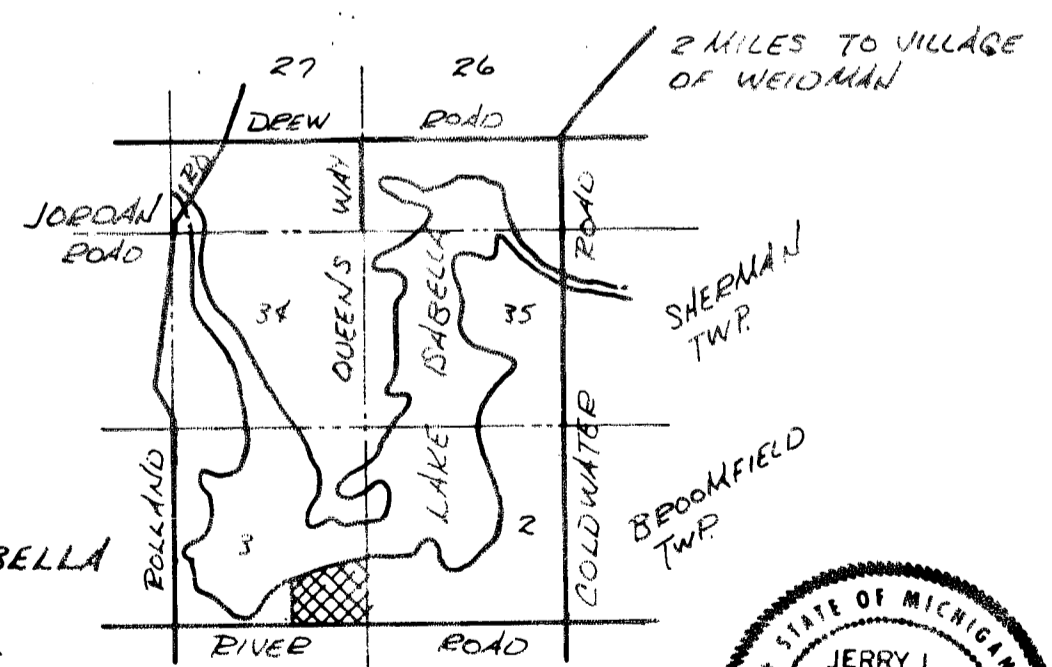
# LAKE ISABELLA SOUTH

PART OF THE SE 1/4 SECTION 3 AND THE SW 1/4 SECTION 2,  
T14N-R6W, BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN



### LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. ALL CURVE DIMENSIONS ARE ALONG THE CHORD.
3. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED THUS 'O'.
4. LOT CORNERS HAVE BEEN MARKED WITH 3/4" PIPES, 18" IN LENGTH.
5. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF "LAKE ISABELLA GOLF ESTATES NO. 2", LIBER NO. 9, PAGE 509.
6. ALL WATERFRONT LOT LINES EXTEND TO THE WATERS EDGE.
7. CURVE DATA CHART SEE SHEET NO. 4 OF 4.
8. (1) - INDICATES CURVE NUMBER IN CURVE DATA CHART.



### LOCATION SKETCH

NO SCALE

550.72

RUDDELL ENGINEERING  
MT. PLEASANT, MICH.  
SHEET 2 OF 4 SHEETS

# LAKE ISABELLA SOUTH

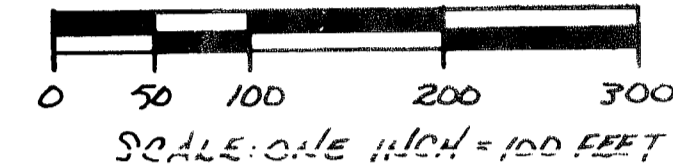
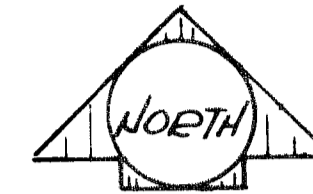
PART OF THE SE 1/4 SECTION 3 AND THE SW 1/4 SECTION 2,  
T14N-R6W, BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN

WATER SURFACE DISTANCES

LOT	LINE COMMON TO LOTS	25	26	27	28	29	30	31	32	33	34	35	36	37
LOT LINE EXTENDED TO WATER'S EDGE		4'	18'	21'	12'	2'	0'	12'	5'	10'	11'	8'	21'	17'
DISTANCE FROM TRAVERSE LINE TO FLOOD PLAIN		0'	0'	0'	7'	38'	48'	13'	22'	53'	45'	40'	64'	49'

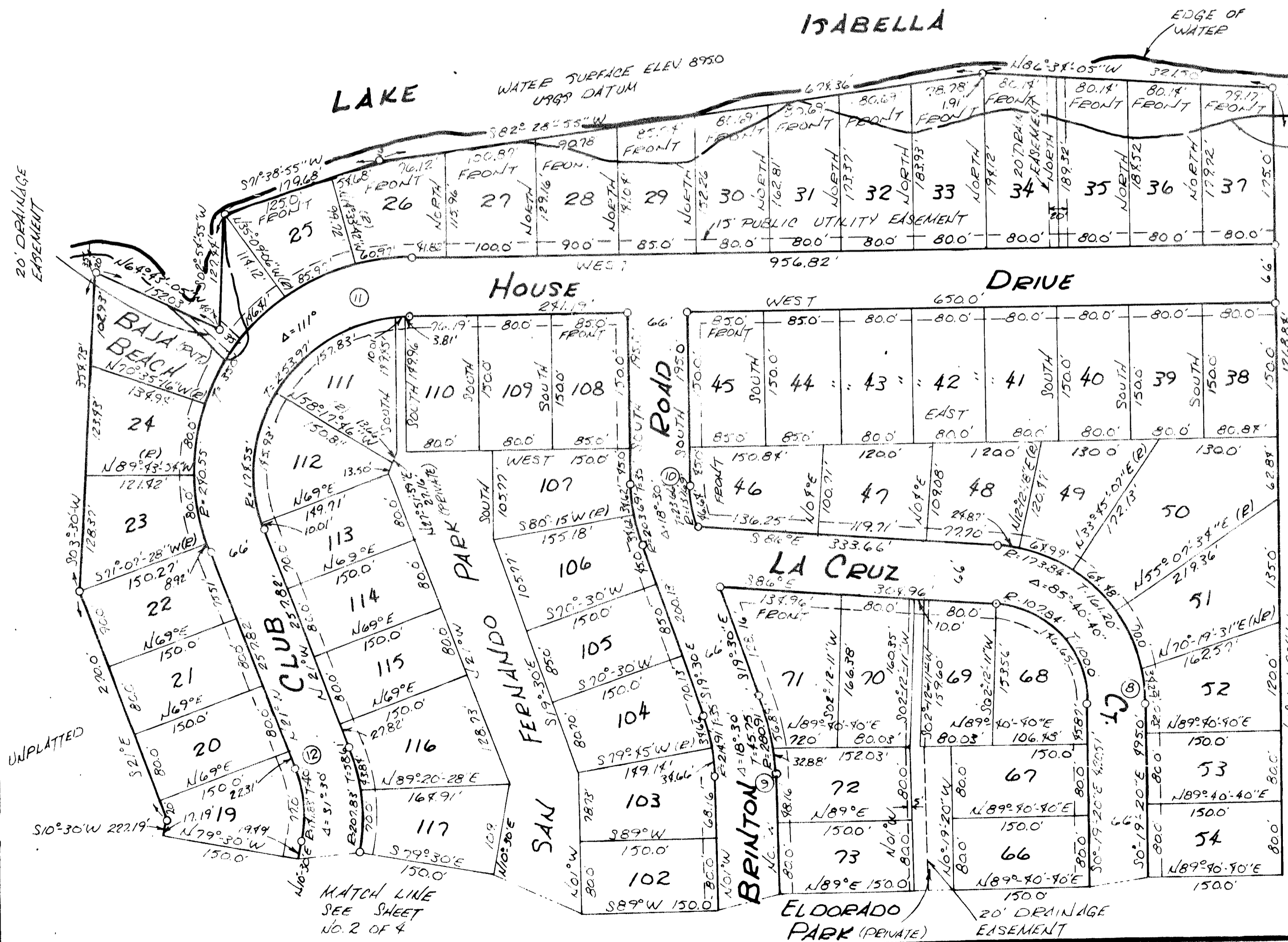
Generated as a copy of Recorded Plat

*Allison Green*  
ALLISON GREEN  
STATE TREASURER  
By *Richard E. Lomax*  
Richard E. Lomax - Plat Examiner  
Date April 12, 1976

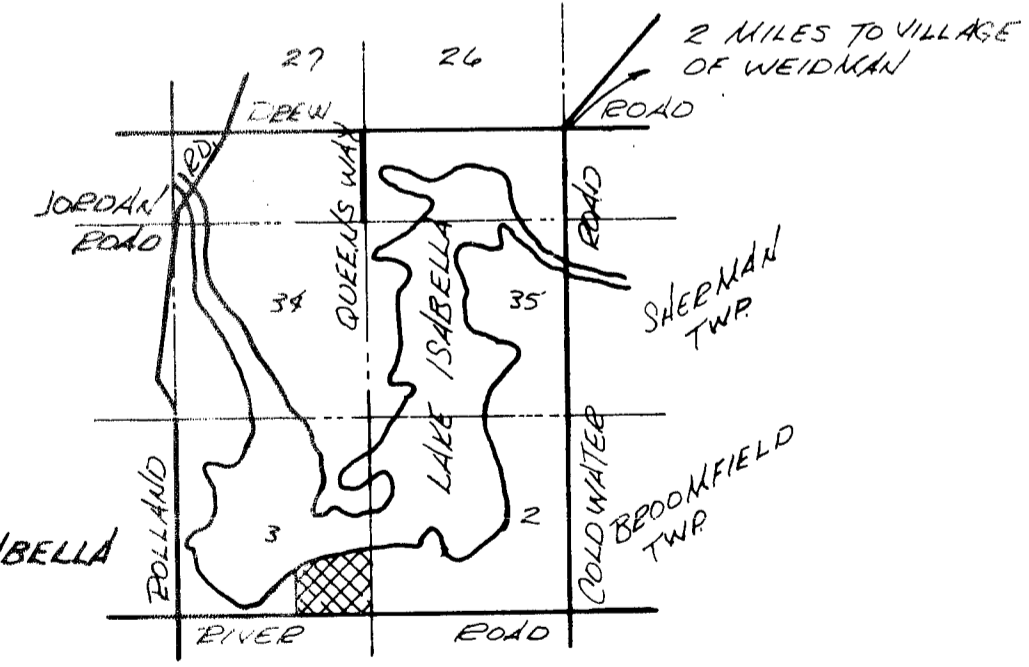


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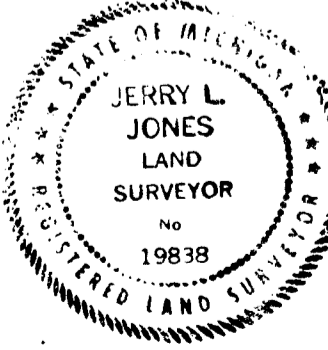


FLOOD PLAIN AREA  
FLOOD PLAIN AS ESTABLISHED BY WATER RESOURCES COMMISSION ELEV 899.0 (1979 DATUM)



LOCATION SKETCH

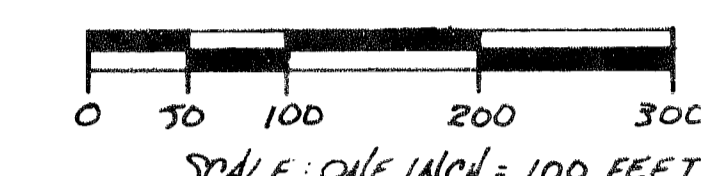
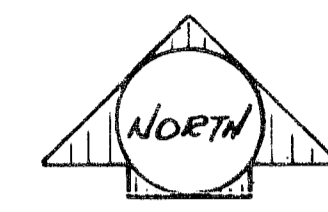
No SCALE



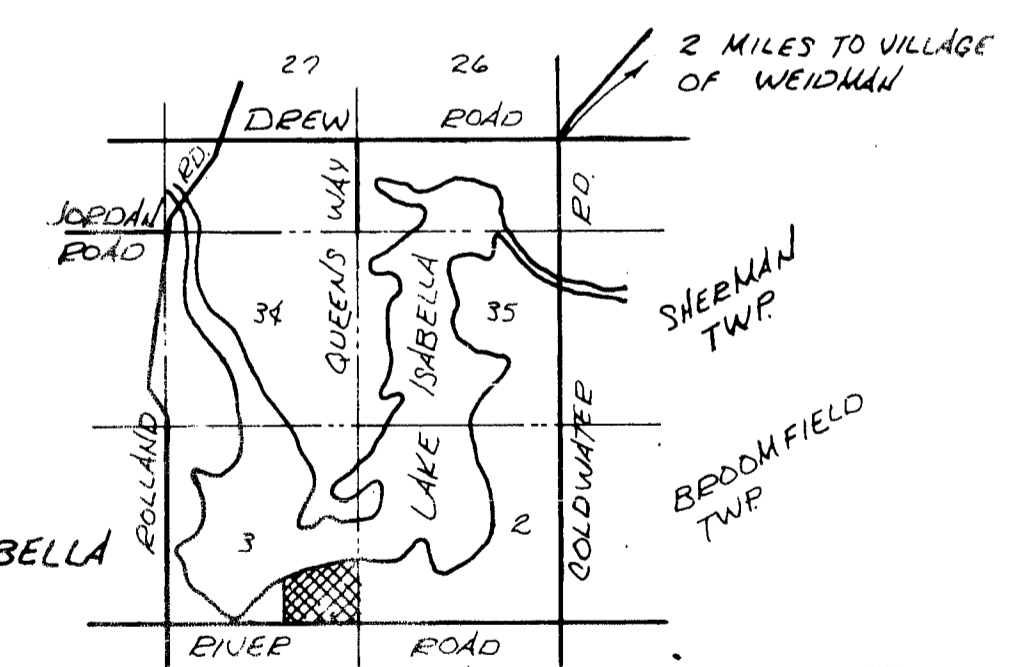
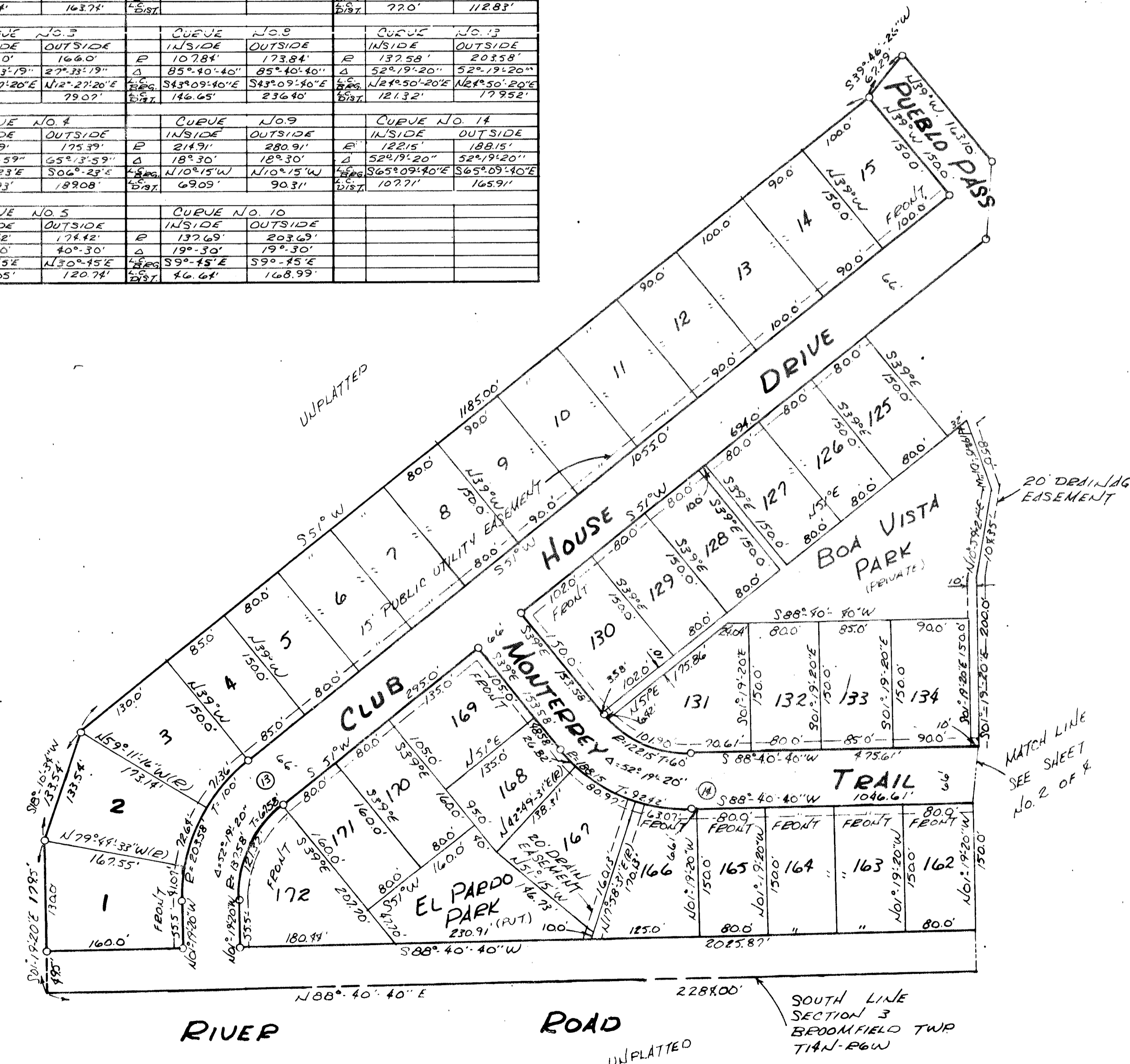
# LAKE ISABELLA SOUTH

PART OF THE SE 1/4 SECTION 3 AND THE SW 1/4 SECTION 2,  
T14N-R6W, BROOMFIELD TOWNSHIP, ISABELLA COUNTY, MICHIGAN

CURVE DATA CHART					
CURVE No. 1		CURVE No. 6		CURVE No. 11	
INSIDE	OUTSIDE	INSIDE	OUTSIDE	INSIDE	OUTSIDE
162.03'	228.03'	131.49'	197.49'	171.55'	240.55'
R 19°40'40"	R 19°40'40"	R 19°	R 19°	R 11°	R 11°
136.13'	191.58'	109.06'	163.80'	287.20'	376.49'
CURVE No. 2		CURVE No. 7		CURVE No. 12	
132.65'	198.65'	75°		141.83'	207.83'
R 48°40'40"	R 48°40'40"	R 276°53'24"		R 31°30'	R 31°30'
109.37'	163.74'			72.0'	112.83'
CURVE No. 3		CURVE No. 8		CURVE No. 13	
100.0'	166.0'	107.84'	173.84'	137.58'	203.58'
R 27°33'19"	R 27°33'19"	R 85°40'40"	R 85°40'40"	R 52°19'20"	R 52°19'20"
79.07'		146.65'	236.40'	121.32'	179.52'
CURVE No. 4		CURVE No. 9		CURVE No. 14	
109.39'	175.39'	214.91'	280.91'	122.15'	188.15'
R 65°13'59"	R 65°13'59"	R 18°30'	R 18°30'	R 52°19'20"	R 52°19'20"
117.93'	189.08'	69.09'	90.31'	107.71'	165.91'
CURVE No. 5		CURVE No. 10			
108.42'	174.42'	137.69'	203.69'		
R 40°30'	R 40°30'	R 19°30'	R 19°30'		
75.05'	120.74'	46.64'	168.99'		



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LOCATION SKETCH  
No SCALE

