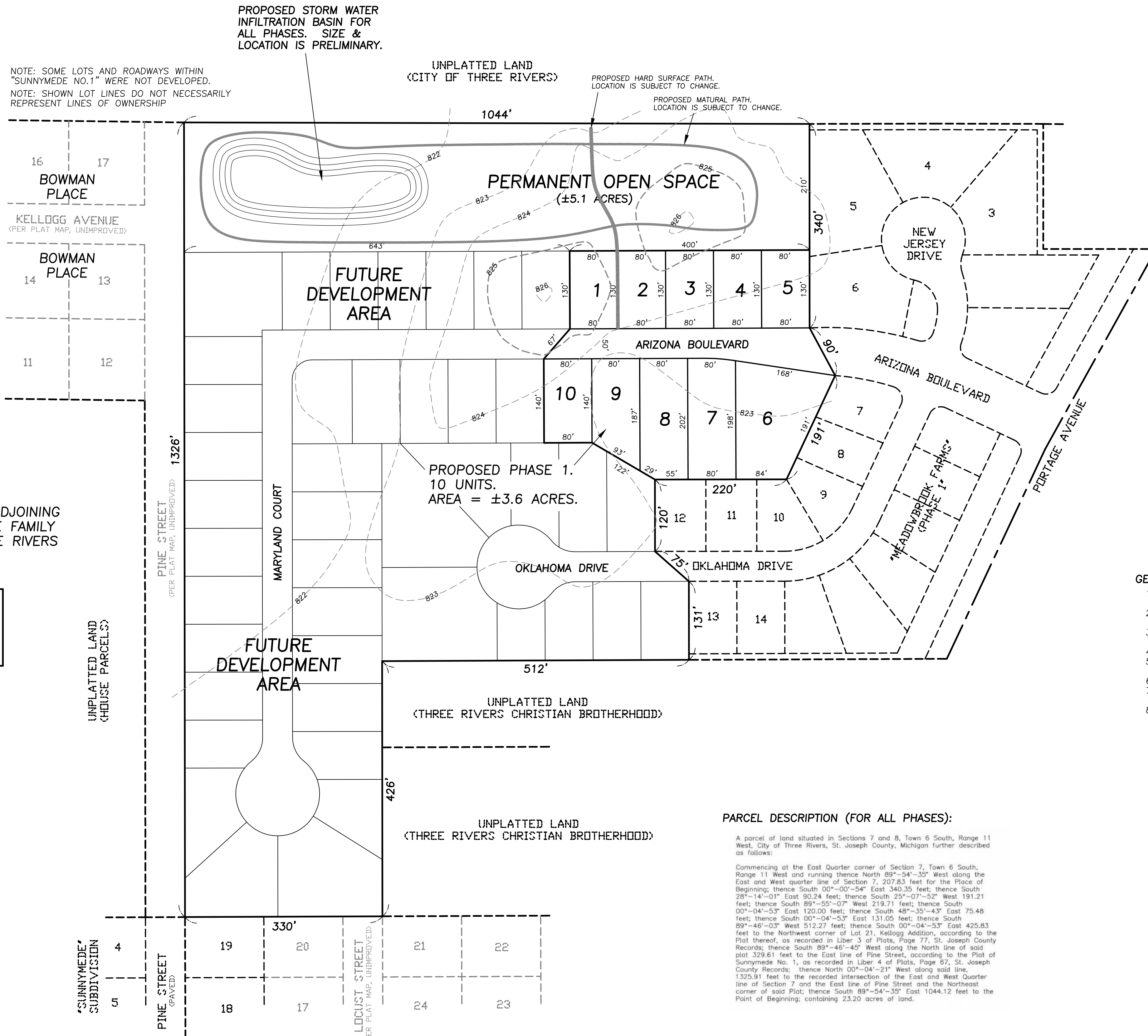
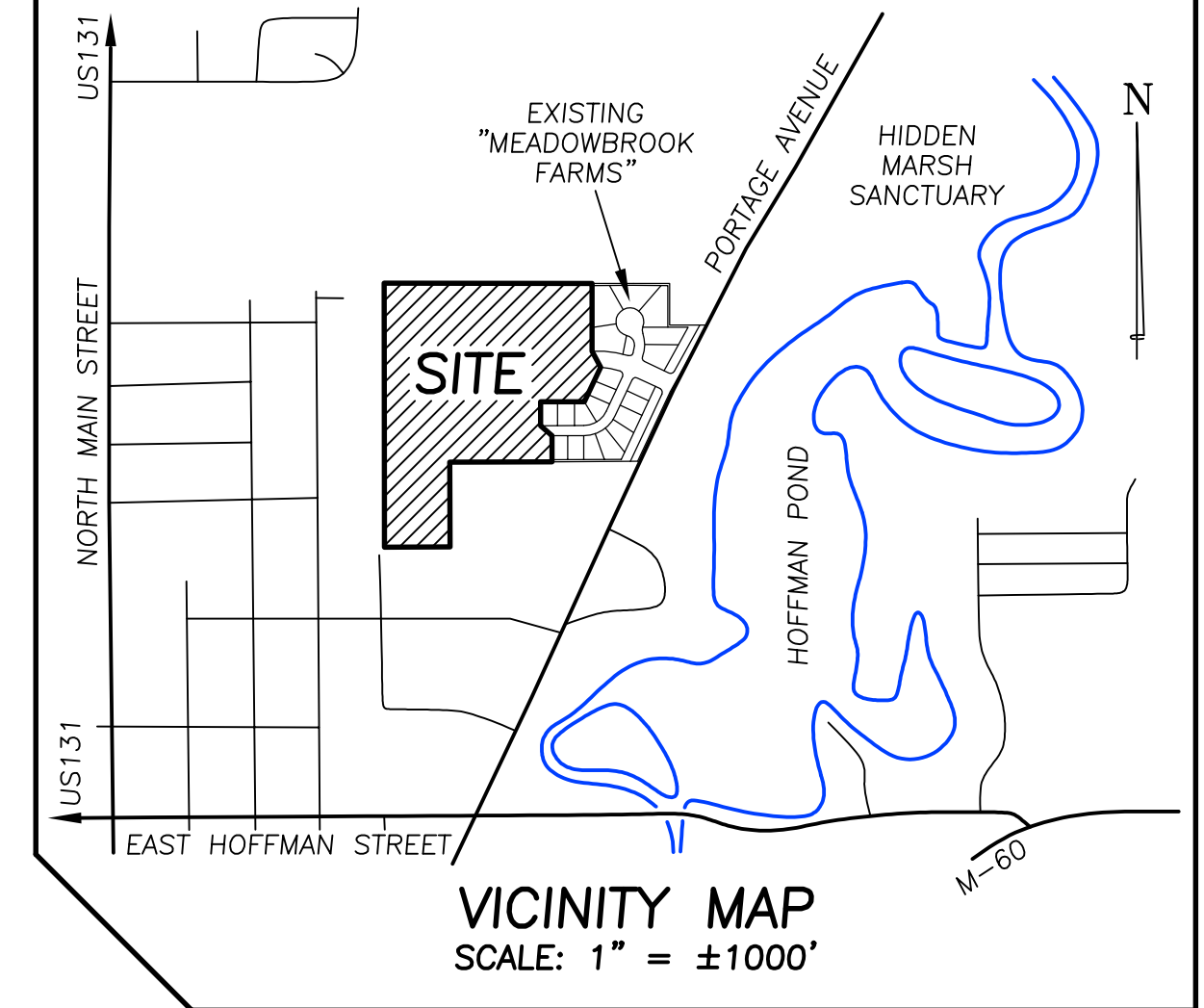
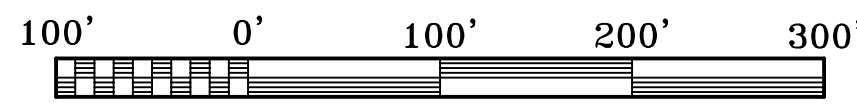
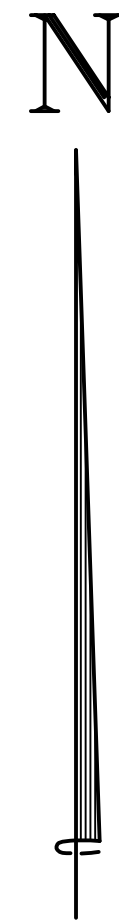


PRELIMINARY CONDOMINIUM PLAN for "MEADOWBROOK FARMS WEST"



NOTE: SOME LOTS AND ROADWAYS WITHIN "SUNNYMEDE NO.1" WERE NOT DEVELOPED.
NOTE: SHOWN LOT LINES DO NOT NECESSARILY REPRESENT LINES OF OWNERSHIP

UNPLATTED LAND
(CITY OF THREE RIVERS)

PROPOSED HARD SURFACE PATH.
LOCATION IS SUBJECT TO CHANGE.

PROPOSED NATURAL PATH.
LOCATION IS SUBJECT TO CHANGE.

"SUNNYMEDE NO.1" SUBDIVISION
(PER PLAT MAP, UNIMPROVED)

UNPLATTED LAND
(HOUSE PARCELS)

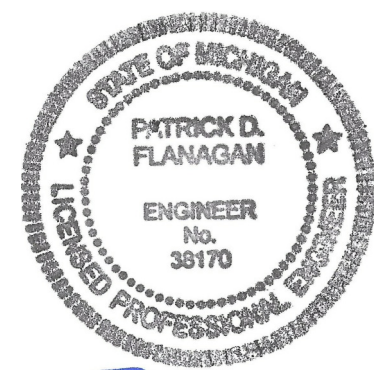
"SUNNYMEDE" SUBDIVISION

"KELLOGG ADDITION" SUBDIVISION
(PER PLAT MAP, UNIMPROVED)

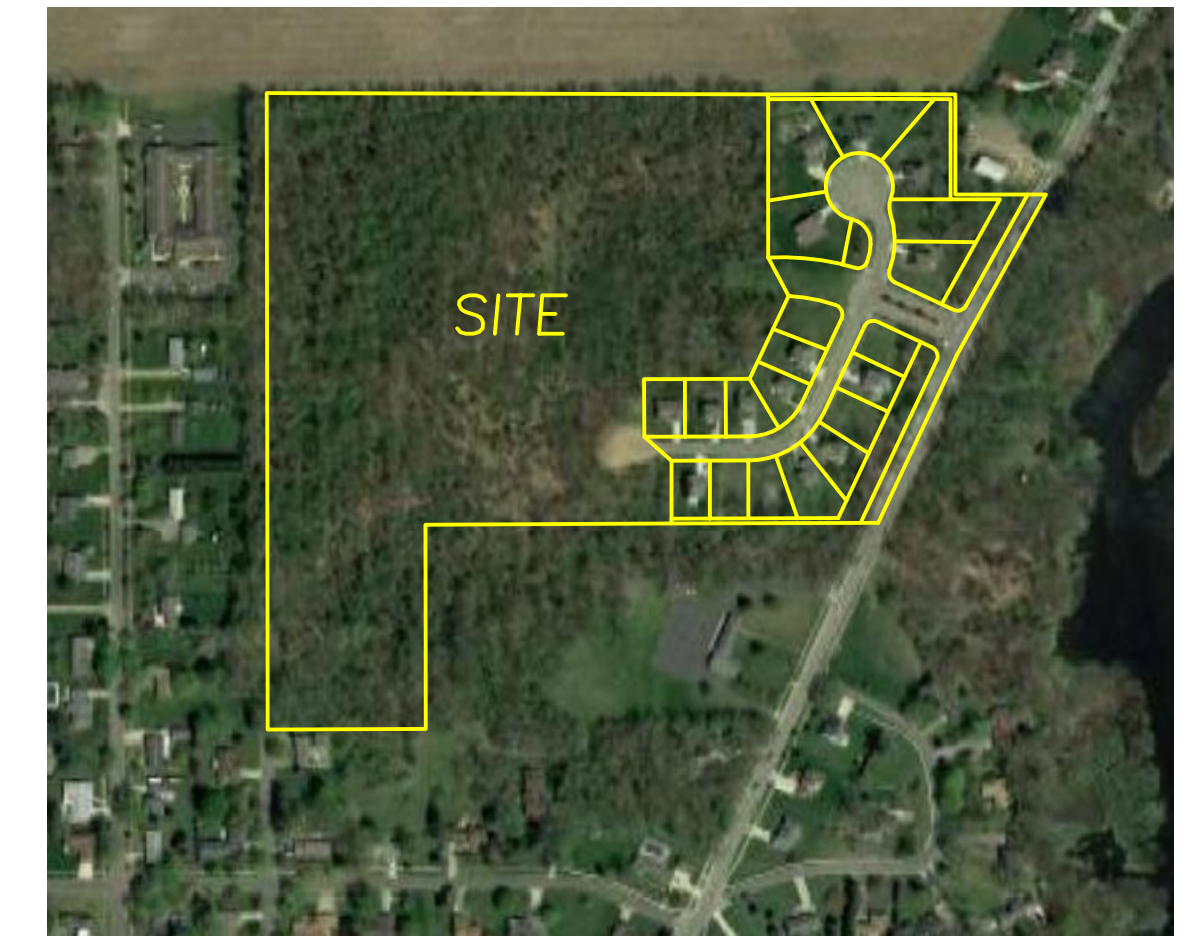
NOTE: SOME LOTS AND ROADWAYS WITHIN "KELLOGG ADDITION" WERE NOT DEVELOPED.
NOTE: SHOWN LOT LINES DO NOT NECESSARILY REPRESENT LINES OF OWNERSHIP

NOTE: SUBJECT PROPERTY AND ALL ADJOINING PROPERTIES ARE ZONED R-1 (SINGLE FAMILY RESIDENTIAL) PER THE CITY OF THREE RIVERS ZONING MAP.

CITY OF THREE RIVERS BUILDING SETBACKS FOR R-1 ZONING:
FRONT SETBACK: 30'
REAR SETBACK: 25'
SIDE SETBACK: 10'



Pat Flan



AERIAL PHOTO OF VICINITY
SCALE: 1" = 400'

GENERAL NOTES:

- 1) PROPERTY IS LOCATED IN THE CITY OF THREE RIVERS AND IS ZONED R-1 (ALONG WITH ALL ADJOINING PROPERTY).
- 2) SHOWN ARE 10 PROPOSED UNITS ON APPROXIMATELY 3.6 ACRES. AVERAGE OVERALL DENSITY IS 2.8 UNITS PER ACRE.
- 3) ALL NEW ROADWAYS WILL BE PAVED AND PUBLIC. ALL STREETS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
- 4) SITE WILL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
- 5) ON-SITE STORM SEWER WILL BE PUBLIC. STORM WATER BASIN WILL BE PUBLIC OR PRIVATE (OWNED BY CONDO ASSOCIATION).
- 6) ENTIRE SITE IS WOODED.
- 7) SHOWN ELEVATION CONTOURS ARE TRACED FROM CERTAIN AVAILABLE MAPS AND ARE APPROXIMATE.
- 8) SHOWN BOUNDARY LINE LOCATIONS AND DIMENSIONS TAKEN FROM EXISTING SURVEY RECORDS.

PARCEL DESCRIPTION (FOR ALL PHASES):

A parcel of land situated in Sections 7 and 8, Town 6 South, Range 11 West, City of Three Rivers, St. Joseph County, Michigan further described as follows:
Commencing at the East Quarter corner of Section 7, Town 6 South, Range 11 West and running thence North 89°-54'-35" West along the East and West quarter line of Section 7, 207.83 feet for the Place of Beginning; thence South 00°-00'-54" East 340.35 feet; thence South 28°-14'-01" East 90.24 feet; thence South 25°-07'-52" West 191.21 feet; thence South 89°-55'-07" West 219.71 feet; thence South 00°-04'-53" East 120.00 feet; thence South 48°-35'-43" East 75.48 feet; thence South 00°-04'-53" East 131.05 feet; thence South 89°-48'-03" West 512.27 feet; thence South 00°-04'-53" East 425.83 feet to the Northwest corner of Lot 21, Kellogg Addition, according to the Plat thereof, as recorded in Liber 3 of Plats, Page 77, St. Joseph County Records; thence South 89°-48'-45" West along the North line of said plot 329.61 feet to the East line of Pine Street, according to the Plat of Sunnymede No. 1, as recorded in Liber 4 of Plats, Page 67, St. Joseph County Records; thence North 00°-04'-21" West along said line, 1,325.91 feet to the recorded intersection of the East and West Quarter line of Section 7 and the East line of Pine Street and the Northeast corner of said Plot; thence South 89°-54'-35" East 1044.12 feet to the Point of Beginning; containing 23.20 acres of land.

APPLICANT:
WESTVIEW CAPITAL, LLC
2186 EAST CENTRE STREET
PORTAGE, MI 49002
(269) 321-2610

PRELIMINARY CONDOMINIUM PLAN for "MEADOWBROOK FARMS WEST" PART OF SEC. 7, T. 6 S., R. 11 W., CITY OF THREE RIVERS, MICHIGAN		DATE: 6/29/2020
Ingersoll, Watson & McMachen, Inc. CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		SHEET: 1
1209 East Milham Road • Portage, Michigan 49002 • Phone 269 344-6165 • Fax 269 344-0555		JOB No.: 36814

