

RIVERVIEW ESTATES

PART OF THE EAST 1/2 OF SECTION 36, T15N-R10W, BIG RAPIDS TOWNSHIP AND PART OF THE WEST 1/2 OF SECTION 31, T15N-R9W, COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN

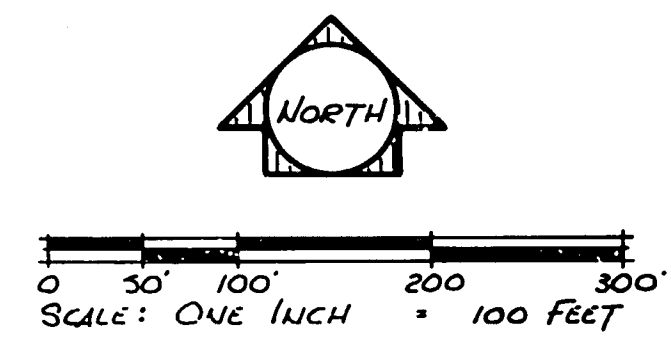
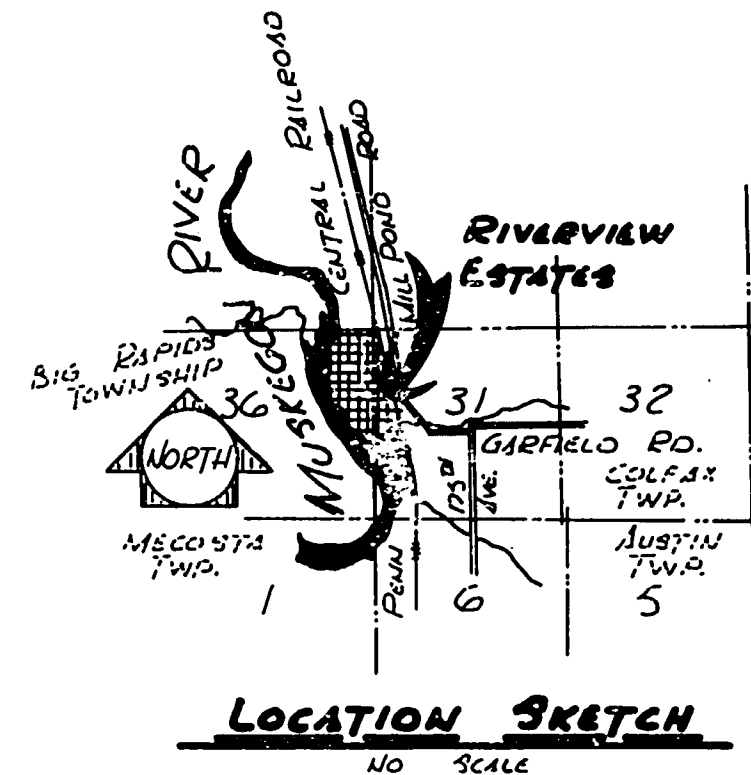
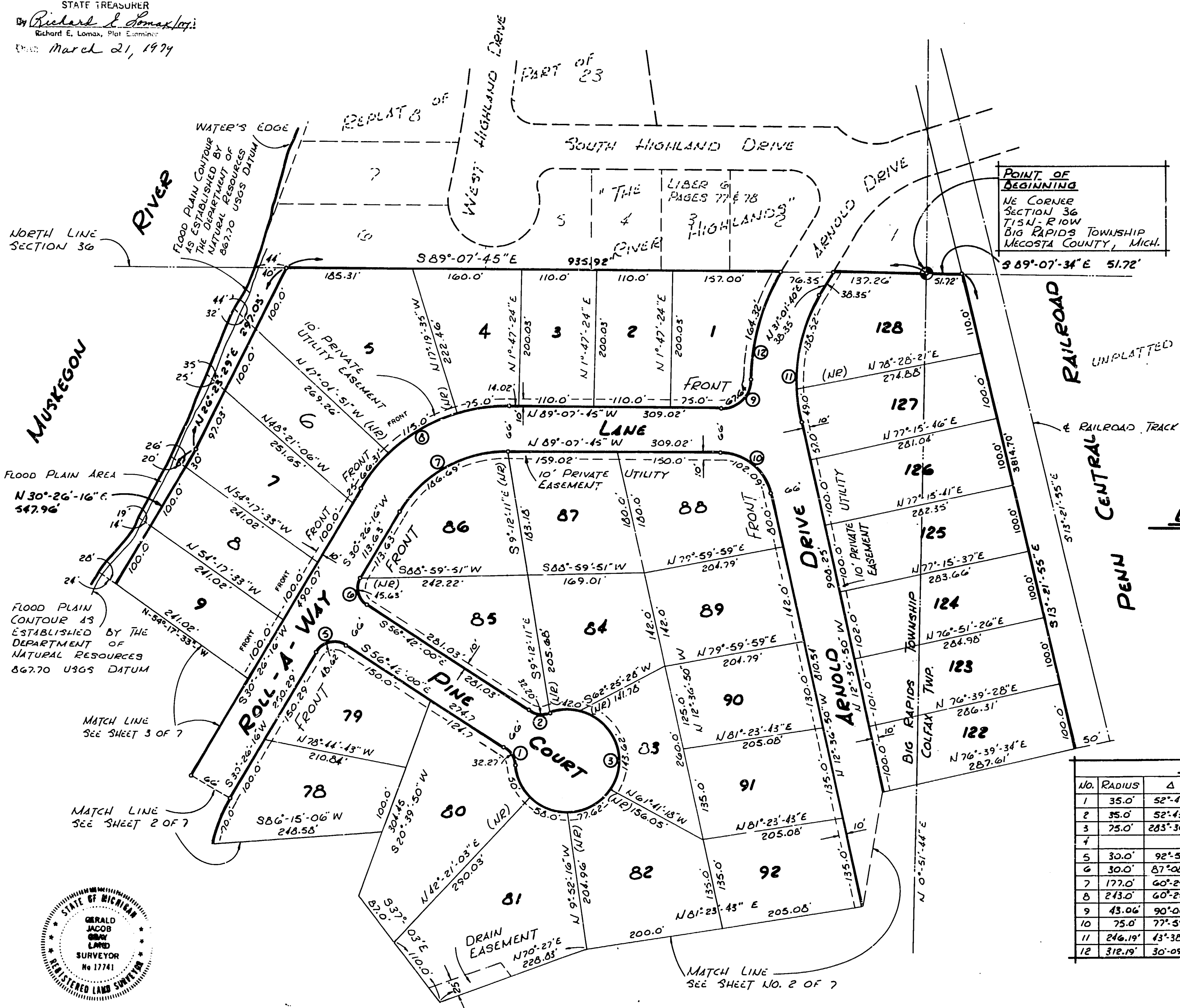
CERTIFIED TRUE AND CORRECT
RECORDED PLAT

Loren J. Manoal

CONFORMS TO THE
STATE TREASURER

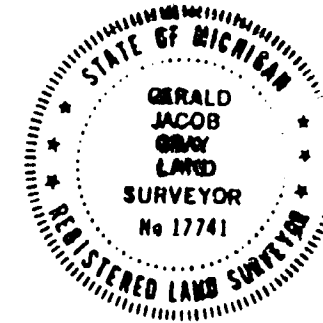
By *Richard E. Lomax*
Richard E. Lomax, Plat Examiner

Dated March 21, 1974



- LEGEND**
1. ALL DIMENSIONS ARE IN FEET.
 2. ALL CURVE DIMENSIONS ARE ALONG THE ARC.
 3. LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIAMETER IRON RODS, 18 INCHES IN LENGTH.
 4. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED THUS "o".
 5. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF THE "REPLAT OF THE RIVER HIGHLANDS", LIBER 6 AND PAGES 77 & 78.

CURVE DATA						
NO.	RADIUS	Δ	ARC.	TAN	CHORD	CHORD BEG.
1	35.0'	52°-49'-42"	32.27'	17.38'	31.18'	
2	35.0'	52°-43'-08"	32.20'	17.34'	31.08'	
3	75.0'	283°-36'-20"	371.24'		92.76'	
4						
5	30.0'	92°-51'-44"	48.62'	31.53'	43.47'	N76°-52'-36"E
6	30.0'	87°-08'-16"	45.63'	28.54'	41.36'	N13°-07'-54"W
7	177.0'	60°-25'-59"	186.69'	103.09'	178.15'	N60°-39'-15"E
8	243.0'	60°-25'-59"	256.30'	141.52'	244.59'	N60°-39'-15"E
9	43.06'	90°-00'-00"				N45°-43'-40"E
10	75.0'	77°-59'-28"	102.09'	60.78'	94.39'	N39°-35'-20"E
11	246.19'	43°-38'-30"	187.52'	98.56'	183.01'	N9°-12'-25"E
12	312.19'	30°-09'-27"	164.32'	84.11'	162.45'	N15°-56'-37"E

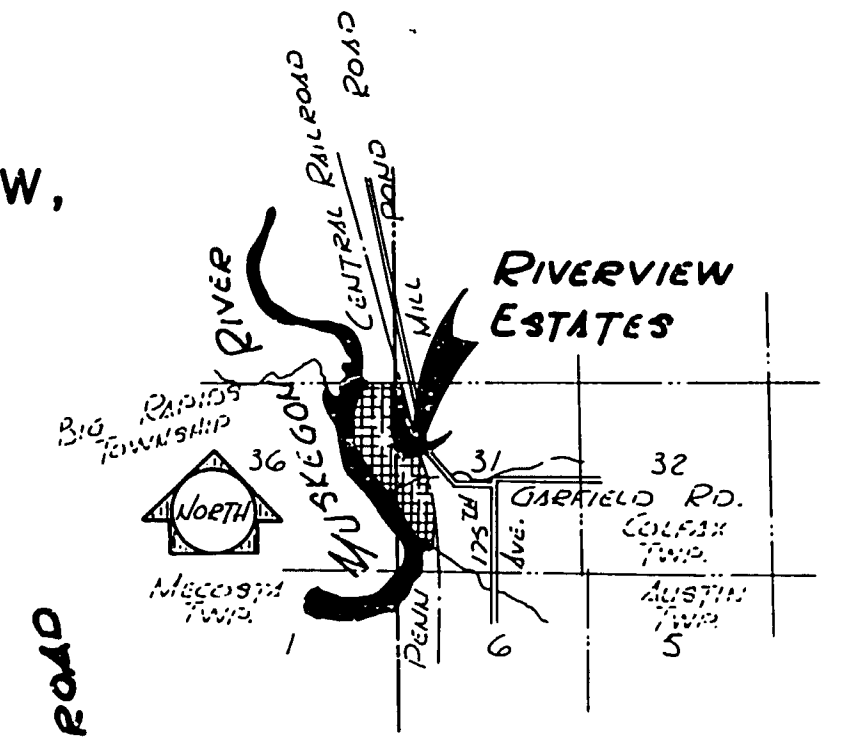


MID-MICHIGAN ENGINEERING & SURVEY
BIG RAPIDS, MICHIGAN

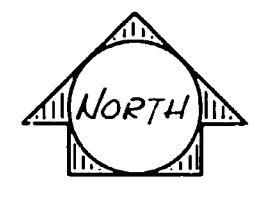
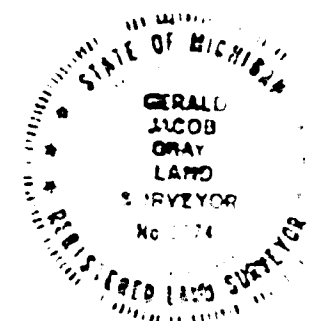
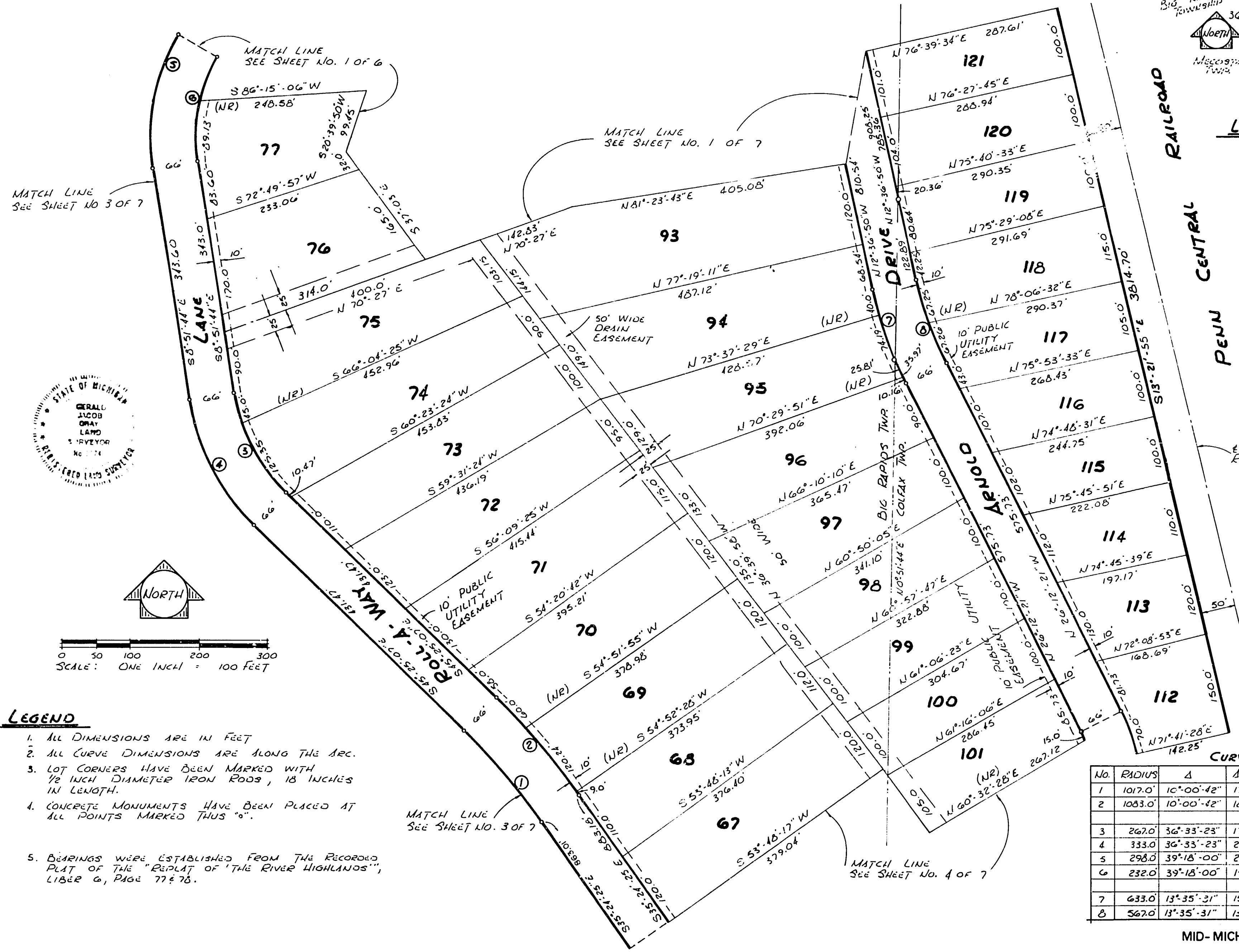
SHEET 1 OF 7
56722

RIVERVIEW ESTATES

PART OF THE EAST 1/2 OF SECTION 36, T15N-R10W, BIG RAPIDS TOWNSHIP AND PART OF THE WEST 1/2 OF SECTION 31, T15N-R9W, COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN



LOCATION SKETCH
NO SCALE



0 50 100 200 300
SCALE: ONE INCH = 100 FEET

LEGEND

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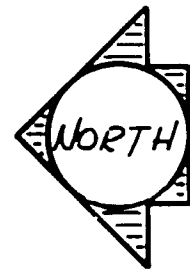
CURVE DATA

No.	RADIUS	Δ	ARC	TAN.	CHORD	BEARING
1	1017.0'	10°-00'-42"	177.71'	89.08'	177.48'	N40°-24'-16" W
2	1083.0'	10°-00'-42"	189.24'	94.86'	189.00'	N40°-24'-16" W
3	267.0'	36°-33'-23"	170.35'	88.19'	167.48'	N27°-08'-26" W
4	333.0'	36°-33'-23"	212.46'	109.99'	208.88'	N27°-08'-26" W
5	298.0'	39°-18'-00"	204.40'	106.41'	200.43'	N10°-47'-16" E
6	232.0'	39°-18'-00"	159.13'	82.84'	156.03'	N10°-47'-16" E
7	633.0'	13°-35'-31"	150.16'	75.44'	149.82'	N19°-24'-36" W
8	567.0'	13°-35'-31"	134.51'	67.57'	134.19'	N19°-24'-36" W

MID-MICHIGAN ENGINEERING & SURVEY
BIG RAPIDS, MICHIGAN

RIVERVIEW ESTATES

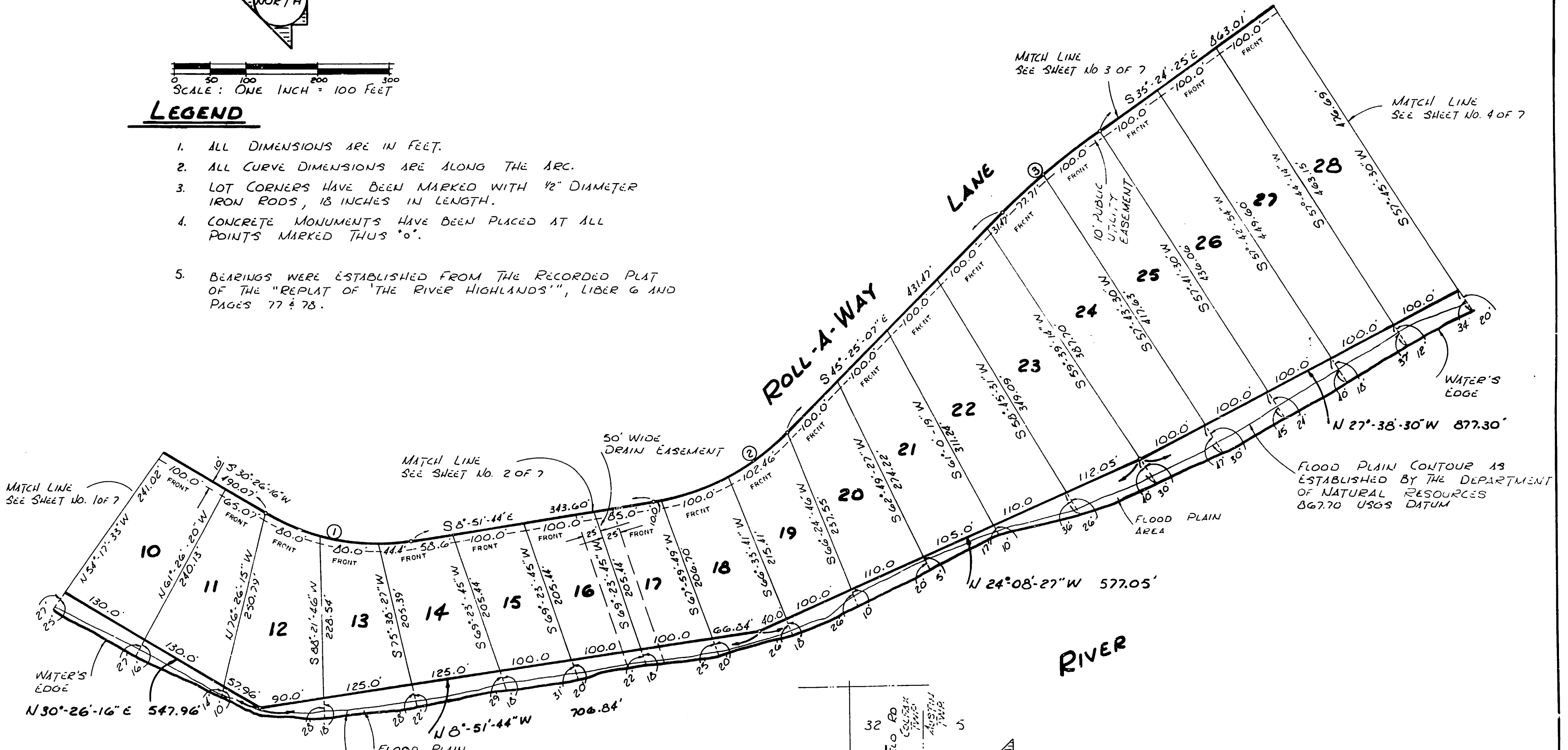
PART OF THE EAST 1/2 OF SECTION 36, T15N - R10W, BIG RAPIDS
TOWNSHIP AND PART OF THE WEST 1/2 OF SECTION 31, T15N - R9W,
COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN



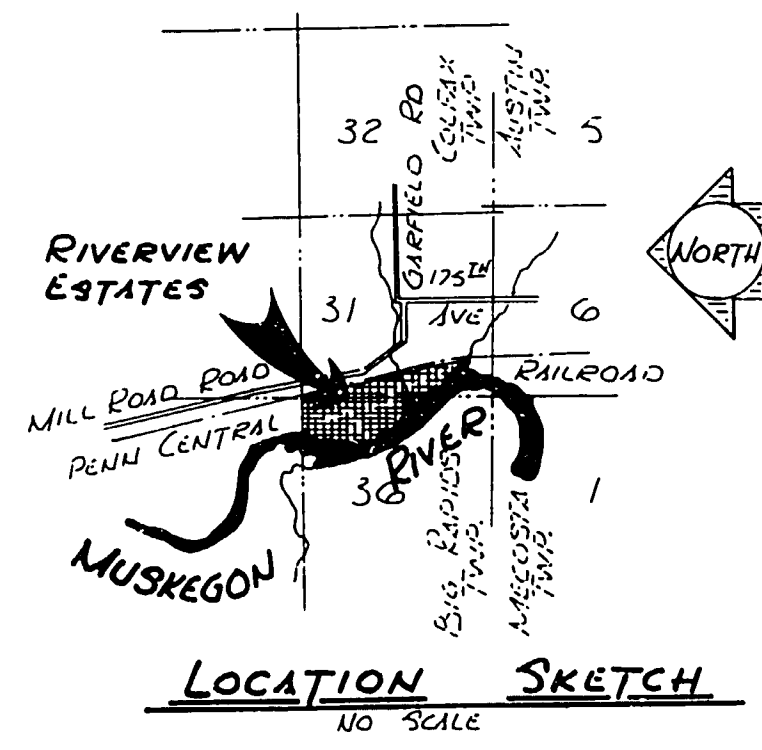
0 50 100 200 300
SCALE: ONE INCH = 100 FEET

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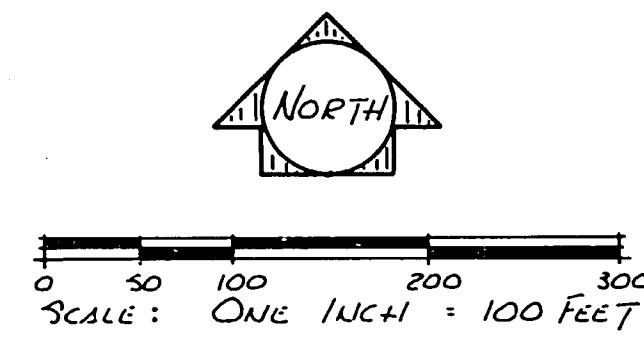
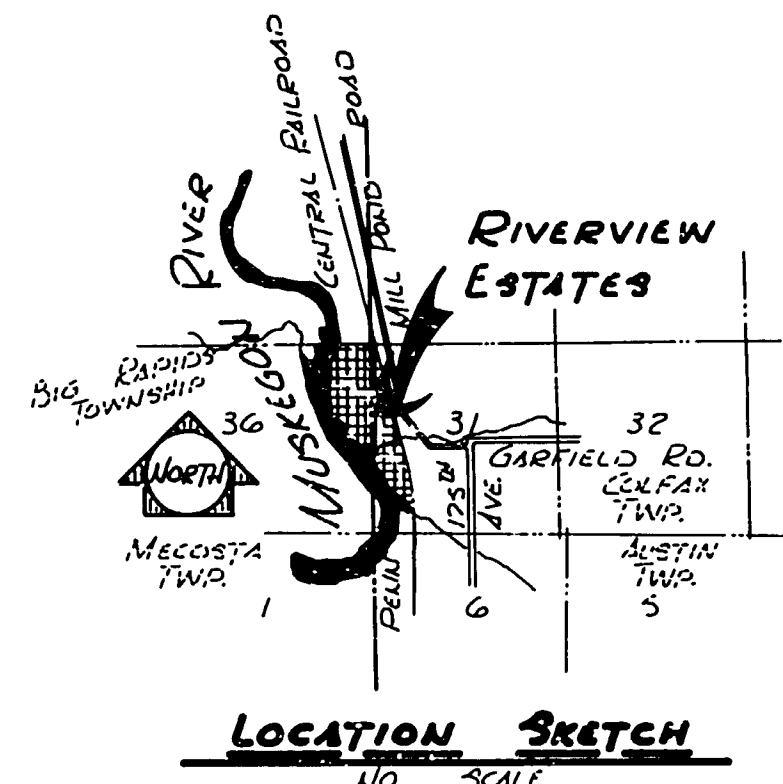
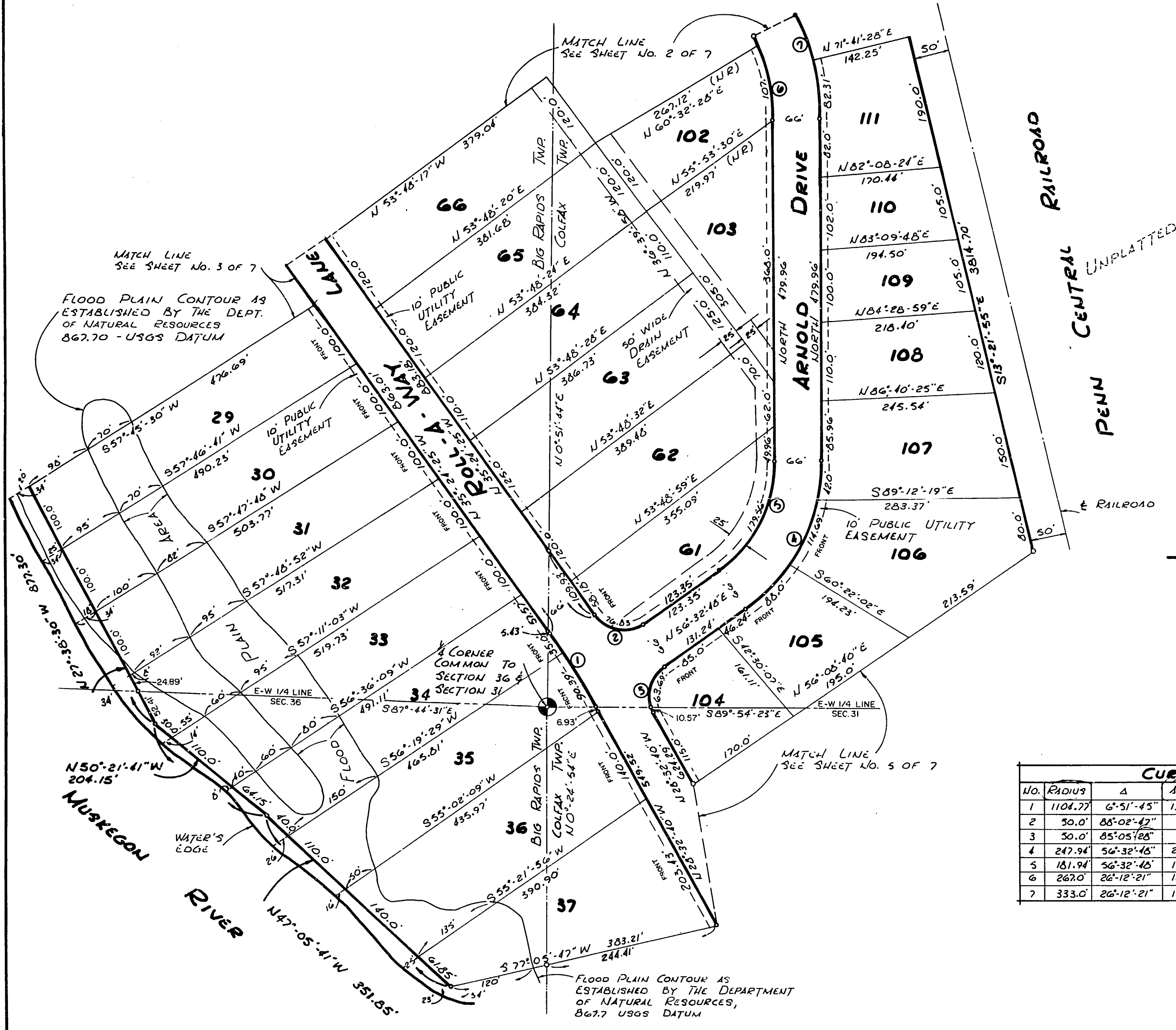


CURVE DATA					
NO.	RADIUS	Δ	ARC	TAN	CHORD BEG.
1	298.0	39°-18'-00"	204.40	106.41	200.13 N10°-47'-16"E
2	333.0	36°-33'-23"	212.46	109.99	208.88 N27°-08'-26"W
3	1017.0	10°-00'-42"	177.71	89.06	177.43 N48°-24'-46"W



RIVERVIEW ESTATES

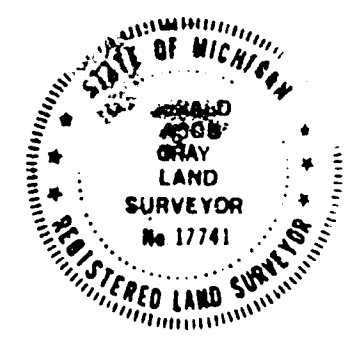
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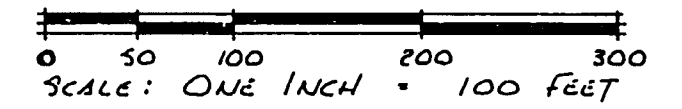
CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1	1104.77	6°51'45"	132.32'	66.24'	132.24'	N31°58'33"W
2	50.0'	88°02'42"	76.63'	48.32'	69.49'	S79°25'49"E
3	50.0'	85°05'28"	74.26'	45.89'	67.62'	N14°00'04"E
4	247.94'	56°32'45"	244.69'	133.35'	234.88'	N28°16'24"E
5	181.94'	56°32'40"	179.56'	97.89'	172.36'	N28°16'24"E
6	267.0'	26°12'21"	122.12'	62.15'	121.06'	N13°06'11"W
7	333.0'	26°12'21"	152.31'	77.51'	150.98'	N13°06'11"W



MID-MICHIGAN ENGINEERING & SURVEY
BIG RAPIDS, MICHIGAN 56722

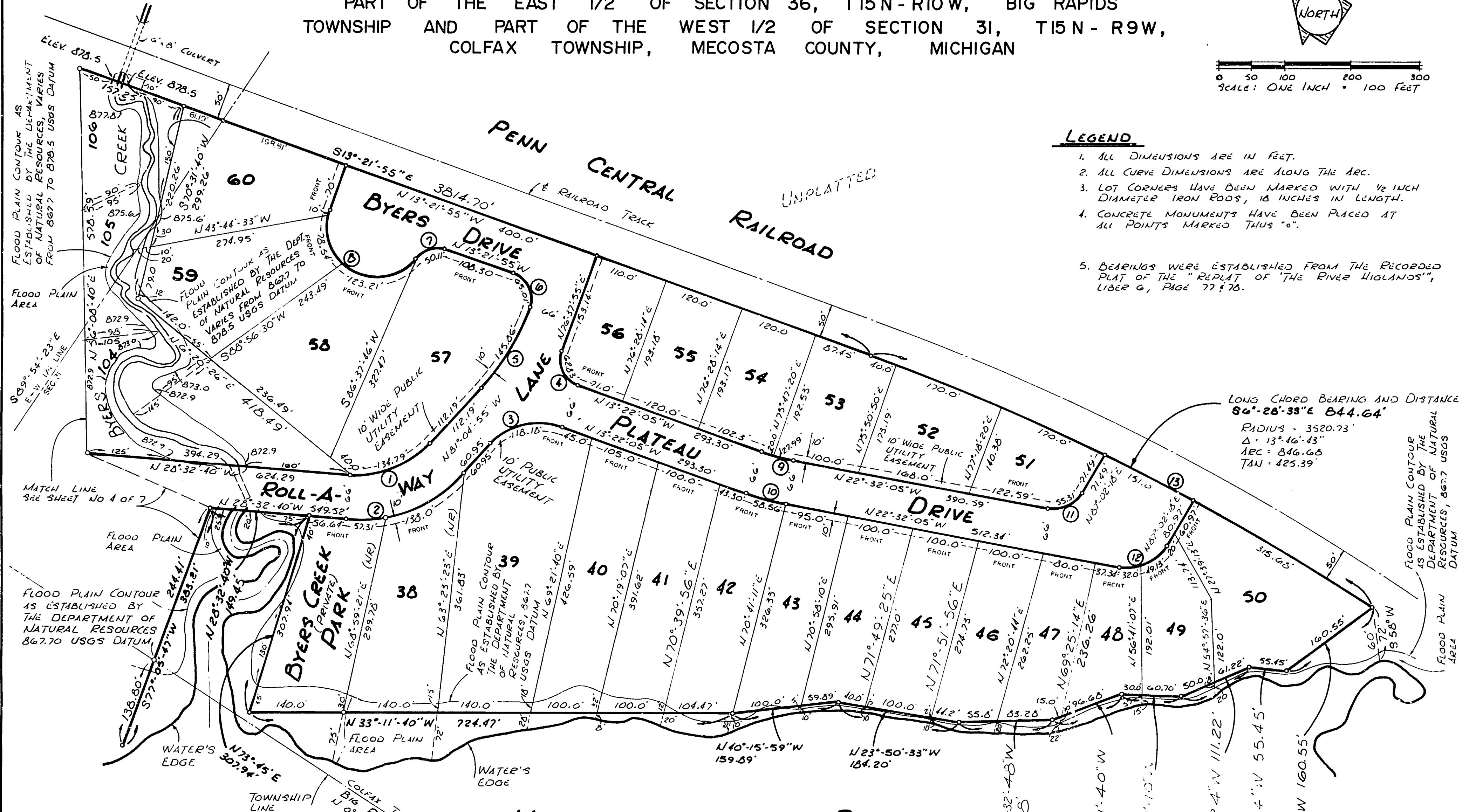
RIVERVIEW ESTATES

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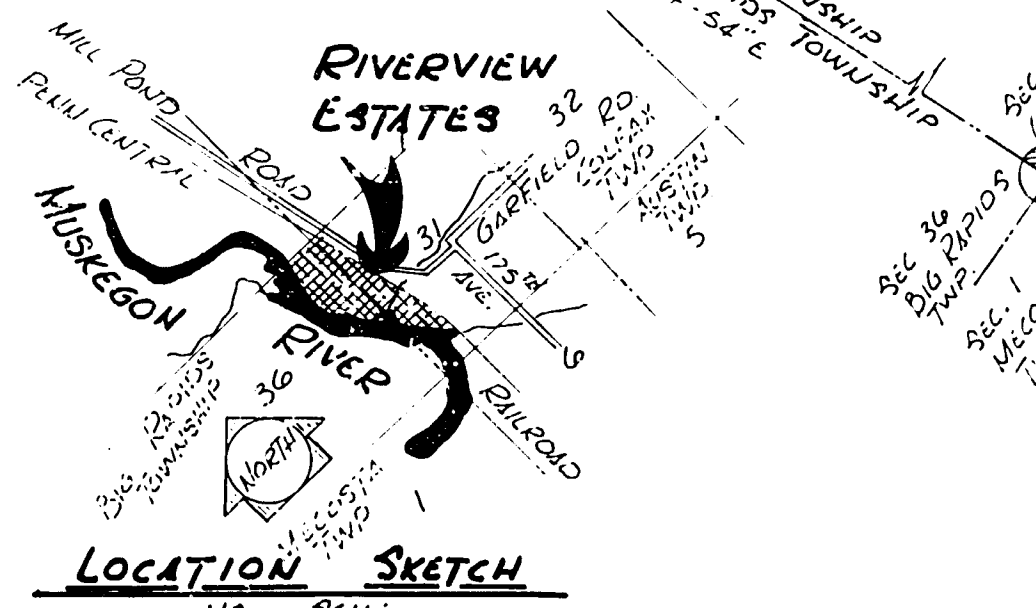


LONG CHORD BEARING AND DISTANCE
S6°-28'-33"E 844.64'
 RADIUS = 3520.73'
 Δ = 13°-46'-43"
 ARC = 846.68
 TAN = 425.39'

MUSKEGON RIVER

RIVER

NO.	RADIUS	Δ	ARC	TAN.	CHORD	CHA BRG.
1	147.0	52°-32'-15"	134.79	72.55	130.12	N54°-48'-48"W
2	213.0	52°-32'-15"	195.31	105.13	168.54	N54°-48'-48"W
3	100.0	67°-42'-50"	118.18	67.09	111.42	N47°-13'-30"W
4	40.0	90°-00'-00"	62.83	40.0	56.57	N31°-37'-55"W
5	375.0	22°-17'-10"	145.86	73.86	144.94	S87°-46'-30"W
6	41.39	89°-59'-50"	65.01	41.39	58.53	S31°-38'-00"W
7	40.0	71°-46'-51"	50.11	28.94	46.90	N49°-15'-21"W
8	75.0	161°-46'-01"	211.75		148.11	
9	300.0	9°-10'-00"	47.99	24.05	47.94	N12°-57'-05"W
10	366.0	9°-10'-00"	58.56	29.34	58.49	N12°-57'-05"W
11	45.0	70°-25'-37"	55.31	31.76	51.89	N57°-44'-54"W
12	66.0	70°-25'-37"	81.13	46.58	76.12	N57°-44'-54"W
13	3520.73	13°-46'-43"	846.68	425.39	844.64	N6°-28'-33"W



MID-MICHIGAN ENGINEERING & SURVEY
 BIG RAPIDS, MICHIGAN

RIVERVIEW ESTATES

PART OF THE EAST 1/2 OF SECTION 36, T15N-R10W, BIG RAPIDS
TOWNSHIP AND PART OF THE WEST 1/2 OF SECTION 31, T15N-R9W,
COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, Gerald J. Gray, surveyor, certify:
That I have surveyed, divided and mapped the land shown on this plat, described as follows: The land embraced in the plat of RIVERVIEW ESTATES, being a part of the East 1/2 of Section 36, T15N-R10W, Big Rapids Township and part of the West 1/2 of Section 31, T15N-R9W, Colfax Township, Mecosta County, Michigan, particularly described as beginning at the NE Corner of Section 36, T15N-R10W, also being the NW Corner of Section 31, T15N-R9W; Thence S89°-07'-34"E, 51.72 feet along the South line of the Recorded Plat of the "Replat of Part of 'The River Highlands'"; Thence S13°-21'-55"E, 3814.70 feet along the Westerly ROW line of the Railroad; Thence S1°Ely along said Railroad ROW line on a curve to the right having an arc length of 846.68 feet, a radius of 3520.73 feet, a central angle of 13°-46'-43" and a long chord bearing and distance of S6°-28'-33"E, 844.64 feet; Thence N68°-49'-11"W, 160.55 feet along a meander traverse line on the Easterly Bank of the Muskegon River; Thence N26°-23'-54"W, 55.45 feet; Thence N56°-32'-24"W, 111.22 feet; Thence N31°-22'-10"W, 90.70 feet; Thence N54°-01'-40"W, 111.68 feet; Thence N34°-32'-48"W, 139.08 feet; Thence N23°-50'-33"W, 184.20 feet; Thence N40°-15'-59"W, 159.89 feet; Thence N33°-11'-40"W, 724.47 feet; Thence N73°-45'-00"E, 307.94 feet; Thence N28°-32'-40"W, 149.45 feet; Thence S77°-05'-47"W, 383.21 feet; Thence N47°-05'-41"W, 351.85 feet; Thence N50°-21'-41"W, 204.15 feet; Thence N27°-38'-30"W, 877.30 feet; Thence N24°-08'-27"W, 577.05 feet; Thence N8°-51'-44"W, 706.84 feet; Thence N30°-26'-16"E, 547.96 feet; Thence N26°-23'-29"E, 297.03 feet to the terminus of said meander traverse line along the Easterly Bank of the Muskegon River; Thence S89°-07'-45"E, 935.92 feet along the Southerly line of said Recorded Plat of the "Replat of Part of 'The River Highlands'" and North line of Section 36 to the NE Corner of Section 36 and the Point of Beginning, containing 117.94 acres.
That this plat contains one hundred twenty-eight (128) lots and one (1) private park
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.

**PROPRIETORS CERTIFICATE
CO-PARTNERSHIP**

WE AS PROPRIETORS CERTIFY THAT WE CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT; THAT ARNOLD DRIVE, BYERS DRIVE, ROLL-A-WAY LANE AND PLATEAU DRIVE ARE HEREBY DEDICATED TO THE PUBLIC, THAT BYERS CREEK PARK IS PRIVATE AND HEREBY DEDICATED FOR THE USE OF THE LOT OWNERS OF THIS PLAT; THAT THE PLAT INCLUDES ALL LAND TO THE WATER'S EDGE, THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT, THAT ALL LOTS FRONTING ON THE MUSKEGON RIVER EXTEND TO THE WATER'S EDGE, LOTS # 37, 104, 105, 106, 58, 59, 60, AND BYERS CREEK PARK EXTEND TO THE THREAD OF BYERS CREEK AND ARE SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN THESE WATERS.

MECOSTA COUNTY
CLERK'S OFFICE
1978 FILE D # 18

RIVERVIEW ESTATES
CO-PARTNERSHIP
1216 WEST JOLLY ROAD
OKEMOS, MICHIGAN 48864

T.A. Forsberg
T. A. Forsberg, Inc. co-partner
Its: President

Joseph Spagnuolo
Joseph Spagnuolo co-partner

James E. Burns
James E. Burns co-partner

Cyril W. Hackett
Cyril W. Hackett co-partner

Gerald J. Gray
Witness Gerald J. Gray

Arden Ranshaw
Witness Arden Ranshaw

**ACKNOWLEDGMENT
CO-PARTNERSHIP**

State of Michigan)
Mecosta County) ss.

Personally came before me this 5th day of May, 1978, T. A. Forsberg, Co-partner, James E. Burns, Co-partner, Cyril W. Hackett, Co-partner, Joseph Spagnuolo, Co-partner of the above named Co-partnership, to me known to be the persons who executed the foregoing instrument, and to me known to be such co-partners of said co-partnership and acknowledge that they executed the foregoing instrument as such co-partners as the free act and deed of said co-partnership.

Notary Public Judy M. Saddoris Mecosta County, Michigan
Judy M. Saddoris

My Commission Expires July 18, 1979

PROPRIETORS CERTIFICATE

Riverview Development Corporation, a corporation duly organized and existing under laws of the State of Michigan by T. A. Forsberg, President and James E. Burns, Secretary-Treasurer as proprietors certify that we caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat; that Arnold Drive, Byers Drive, Roll-A-Way Lane and Plateau Drive are hereby dedicated to the public, that Byers Creek Park is hereby dedicated for the use of the lot owners of this plat, that the plat includes all land to the water's edge, that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

T.A. Forsberg
T. A. Forsberg
President

James E. Burns
James E. Burns
Secretary-Treasurer

Gerald J. Gray
Witness Gerald J. Gray

Arden Ranshaw
Witness Arden Ranshaw

ACKNOWLEDGMENT

State of Michigan)
Mecosta County) ss.

Personally came before me this 5th day of May, 1978, T. A. Forsberg, President and James E. Burns, Secretary-Treasurer of above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of said corporation and acknowledge that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Notary Public Judy M. Saddoris Mecosta County, Michigan
Judy M. Saddoris

My Commission expires July 18, 1979

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding May 8, 1978 involving the land included in this plat.

Virginia Tighe
Virginia Tighe Mecosta County Treasurer

COUNTY DRAIN COMMISSIONERS CERTIFICATE

Approved May 8, 1978 as complying with Section 192 of Act 288, P.A. of 1967 and the applicable rules and regulations published by my office in the County of Mecosta

Jack J. Robinson
Jack J. Robinson Drain Commissioner

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on May 9, 1978 as complying with Section 183 of Act 288, P.A. of 1967 and the applicable rules and regulations of the Board of County Road Commissioners of Mecosta County.

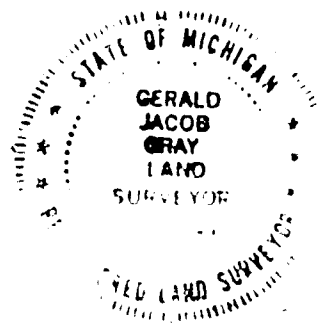
(ABSENT)

F. E. Wheatlake Chairman

Robert C. Tice
Robert C. Tice Vice-Chairman

Fred A. Carey
Fred A. Carey Member

ALL LOTS FRONTING ON THE MUSKEGON RIVER EXTEND TO THE WATER'S EDGE. LOTS # 37, 104, 105, 106, 58, 59, 60, AND BYERS CREEK PARK EXTEND TO THE THREAD OF BYERS CREEK AND ARE SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN THESE WATERS.



MID-MICHIGAN ENG. & SURVEY CO., INC.
110 1/2 N. Michigan Avenue
Big Rapids, Michigan 49307

Gerald J. Gray
Gerald J. Gray, President
Registered Land Surveyor No. 17741

RIVERVIEW DEVELOPMENT CORPORATION
1216 W. JOLLY RD.
OKEMOS, MICHIGAN

RIVERVIEW ESTATES

PART OF THE EAST 1/2 OF SECTION 36, T15N-R10W, BIG RAPIDS
TOWNSHIP AND PART OF THE WEST 1/2 OF SECTION 31, T15N-R9W,
COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN

CERTIFICATION OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Township of Big Rapids, at a meeting held June 6, 1978, and was reviewed and found to be in compliance with Act 288, P.A. of 1967. This plat was approved by the Mecosta County Health Department on April 28, 1978 as required on the preliminary plat.

MaLine McClelland
MaLine McClelland Big Rapids Twp. Clerk

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 384 on Pages 358 of records of the County of Mecosta.

CERTIFICATION OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Township of Colfax, at a meeting held June 8, 1978, and was reviewed and found to be in compliance with Act 288, P.A. of 1967. This plat was approved by the Mecosta County Health Department on April 28, 1978 as required on the preliminary plat.

Marion Jeffs
Marion Jeffs Colfax Twp. Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Mecosta County Plat Board on Oct 4, 1978 as being in compliance with all the provisions of Act 288, P.A. of 1967 and the plat board's applicable rules and regulations.

Carl Waldron
Carl Waldron, Chairman Register of Deeds

Elda H. Wells
Elda H. Wells County Clerk

Virginia Tighe
Virginia Tighe County Treasurer

RECORDING CERTIFICATE

State of Michigan)
Mecosta County)

This plat was received for record on the 14th day of March A.D. 1978 at 9:00 A.M., recorded in Liber 7 of Plats on Pages 80-86.

Carl Waldron
Carl Waldron Register of Deeds

