

River Bend

OWNER: WHITE TAIL DEVELOPMENT, INC.

"DESIGNING WITH NATURE"
A GREEN DESIGN COMMUNITY
PESTICIDE / HERBICIDE FREE

# OF RIVER FRONT LOTS	8
Total # Lots:	22
Total # Acres:	98.28

ALL PUBLIC AND PRIVATE UTILITY EASMENTS WILL BE LOCATED IN THE 66' R.O.W. OF THE PROPOSED ROADWAYS.

(ALL LOTS ARE WOODED)
(PRIVATE STREETS)

Total # Acres:

UNIT #	ACRES	UNIT #	ACRES
Unit # 1	4.00	Unit # 12	3.82
Unit # 2	5.60	Unit # 13	4.89
Unit # 3	3.34	Unit # 14	4.45
Unit # 4	3.67	Unit # 15	9.10
Unit # 5	2.99	Unit # 16	4.67
Unit # 6	2.24	Unit # 17	4.60
Unit # 7	4.39	Unit # 18	4.21
Unit # 8	5.37	Unit # 19	6.59
Unit # 9	5.09	Unit # 20	4.92
Unit # 10	3.20	Unit # 21	4.37
Unit # 11	3.61	Unit # 22	3.05

LEGEND

- RIVER WALK (30' EASMENT)
- TRAIL (15' EASMENT)
- ROADWAYS (22' TYPICAL)
- DRIVEWAYS (12' TYPICAL)
- PROPOSED PROPERTY LINES
- HEAVY WOOD VEGETATION
- PROPOSED STRUCTURE UNLESS NOTED

NOTE:

Units Acreages are only approximate acreage sizes final unit sizes will be determined when final plat is recorded.

LEGAL DESCRIPTION

That part of the Northwest fractional Quarter of fractional Section 15, T. 8 S., R. 17 W., Bertrand Township, Berrien County, Michigan which is described as: Beginning at the West Quarter post of said Section, thence N. 00° 09' 12" E., along the West line of said Section and the centerline of Weaver Road, 1205.20 ft., thence N. 89° 06' 08" E. (recorded N. 89° 19' 00" E.), 233.00 ft., thence N. 00° 09' 12" E., 711.00 ft., thence N. 89° 06' 08" E. (recorded East), 2309.62 ft., thence S. 08° 00' 00" W., 511.50 ft. (31 rods) to an intermediate traverse line along the St. Joseph River, thence S. 66° 41' 03" W., 75.81 ft., thence S. 40° 14' 09" W., 198.69 ft., thence S. 27° 35' 17" W., 202.87 ft., thence S. 06° 17' 28" W., 184.84 ft., thence S. 23° 34' 11" W., 116.67 ft., thence S. 12° 01' 35" W., 172.56 ft., thence S. 48° 47' 39" E., 365.72 ft., thence S. 29° 01' 43" E., all along said traverse line, 378.92 ft. to the East and West Quarter line of said Section (South line of Government Lot 3), thence S. 88° 43' 46" W., along said line, 2541.12 ft. to the point of beginning. Containing 98.28 acres (to intermediate traverse line). ALSO: All land lying between said intermediate traverse line and the waters edge of the St. Joseph River. Subject to the rights of the public lying in Weaver Road. Subject also to all easements of record.

*PROPOSED PLAN FOR CONCEPTUAL USE ONLY
SUBJECT TO CHANGE WITHOUT NOTICE.



NORTH
Scale: 1"=100'

DESIGNED BY:

THE TROYER GROUP
550 Union Street Mishawaka, Indiana 46544
Phone Number (574) 259-9976 / Fax Number (574) 254-4048

DATE: 11-30-07

