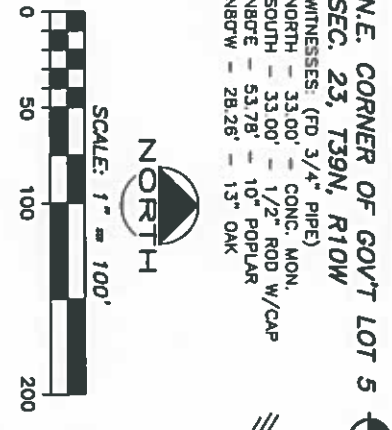
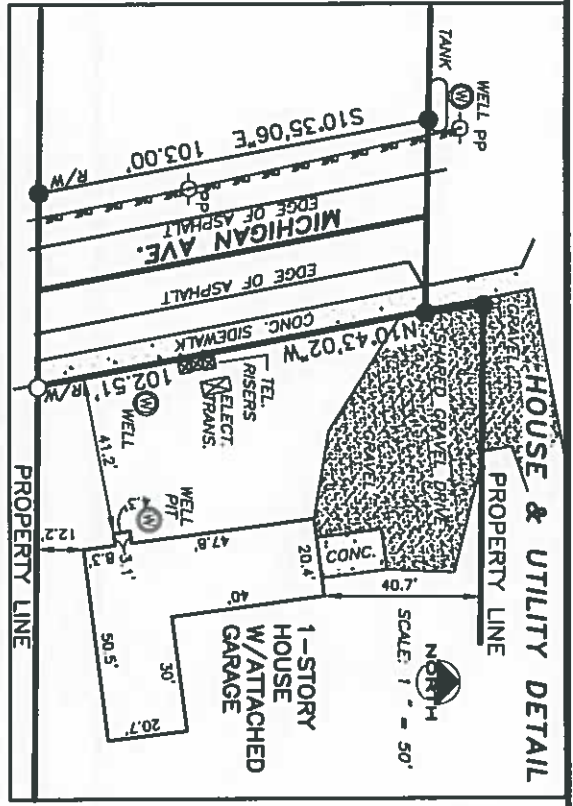
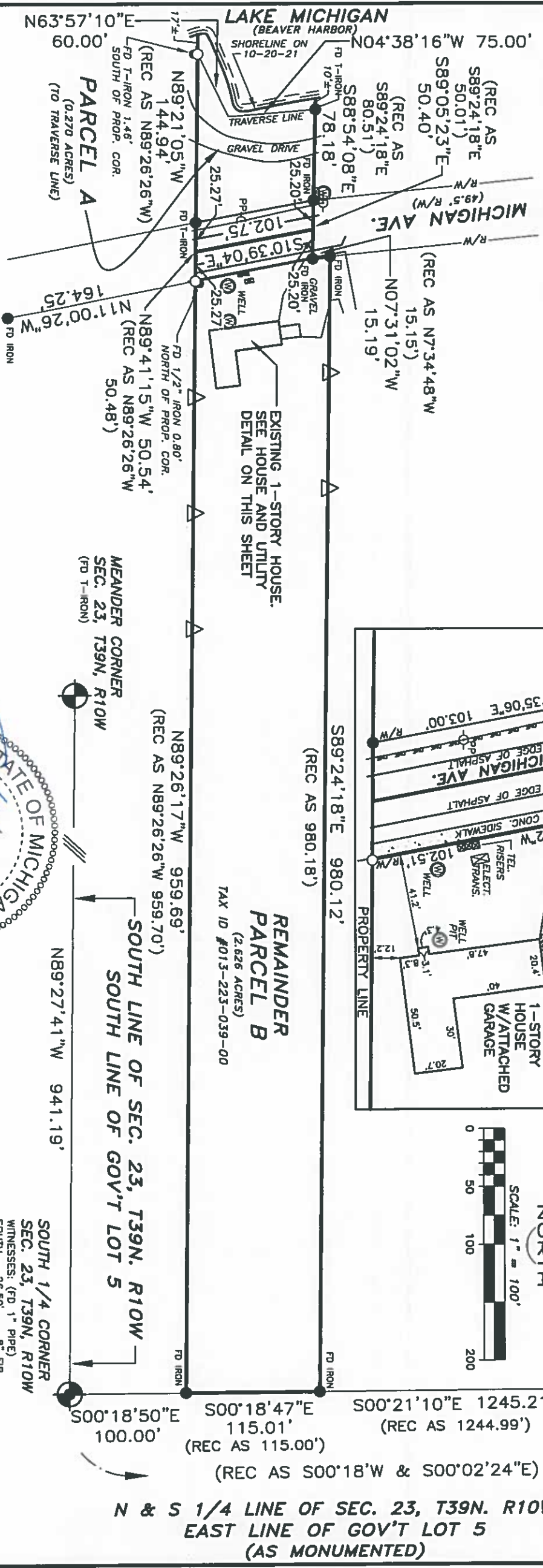
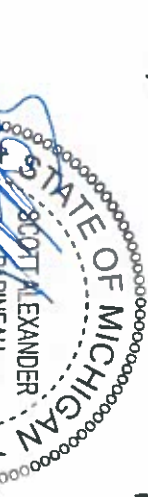


CERTIFICATE OF BOUNDARY SURVEY
 CERTIFIED TO: ST. JAMES TOWNSHIP
 37830 KINGS HIGHWAY
 BEAVER ISLAND, MI 49782

PART OF GOV'T LOT 5,
SECTION 23, TOWN 39 NORTH, RANGE 10 WEST
ST. JAMES TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN



SOUTH 1/4 CORNER
SEC. 23, T39N, R10W
 WITNESSES: (FD 1" PIPE)
 SOUTH - 26.50' - 8" FIR
 N05E - 7.60' - 5" FIR
 N15W - 12.00' - 16" SPRUCE
 S40W - 10.40' - 4" SPRUCE
 S15E - 4.95' - 2" CEDAR



SCOTT A. PAPINEAU, PROFESSIONAL SURVEYOR, NO. 0001050446
 I HEREBY CERTIFY that I have surveyed and mapped the parcel herein described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of A. 132 of 1970, as amended, have been complied with.

- LEGEND:**
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS BASED ON CERTIFIED BOUNDARY SURVEY DATED 10-29-01 BY S. CHAMBERLAIN JR., PS NO. 25834.
 3. ● INDICATES IRON/ROD FOUND IN PLACE.
 4. 1/2" x 24" STEEL RODS WITH I.D. CAPS HAVE BEEN SET AT ALL POINTS MARKED WITH "O".
 5. ▲ FD NAIL SET ALONG PROPERTY LINE ON PAST SURVEY.
- This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certification hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

FIELD: 10-20-21 STAKED: SAP DRAWN: IDS
 JOB: SB-15201c.98(21) DATE: 11/07/2021

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 103 W. UPRIGHT STREET, CHARLEVOIX, MICHIGAN 49720
 (231) 547-6882 - FAX (231) 547-0021
 EMAIL: info@fcasurveying.com

SHEET 1 OF 2

November 16, 2021

Job No. SB-15201C-98 (21)

Legal Description for: St. James Township

Parcel A

In the Township of St. James, Charlevoix County, Michigan, Commencing at the Southwest corner of Government Lot 5, Section 23, Township 39 North, Range 10 West; thence along the South line of said section, South 89°27'41" East 941.19 feet to the South one-quarter corner of said section; thence along the North and South one-quarter line of said section as monumented, North 0°18'50" West (recorded as North 0°18'00" East and North 0°02'24" West) 100.00 feet to a ½" iron rod; thence North 89°26'17" West 959.69 feet (recorded as North 89°26'26" West 959.70 feet) to a ½" iron rod on the East line of Michigan Avenue; thence North 89°41'15" West (recorded as North 89°26'26" West) 25.27 feet to the centerline of Michigan Avenue, being the POINT OF BEGINNING; thence continuing North 89°41'15" West (recorded as North 89°26'26" West) 25.27 feet to a T-iron on the West line of said road; thence North 89°21'05" West (recorded as North 89°26'26" West) 144.94 feet to a ½" iron rod on an intermediate traverse line of Lake Michigan (Beaver Harbor); thence along said traverse line, North 63°57'10" East 60.00 feet; thence continuing along said traverse line, North 4°38'16" West 75.00 feet to a T-iron; thence leaving said traverse line South 88°54'08" East 78.18 feet (recorded as South 89°24'18" East 80.51 feet) to a T-iron on the West line of said road; thence continuing South 88°54'08" East (recorded as South 89°24'18" East) 25.20 feet to the centerline of said road; thence along said centerline South 10°39'04" East 102.75 feet to the Point of Beginning, being a part of Government Lot 5, Section 23, Township 39 North, Range 10 West and containing 0.270 acres. The above described property extends to the water's edge of Lake Michigan Westerly of the courses described as being along the intermediate traverse line. Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

Parcel B (Remainder)

In the Township of St. James, Charlevoix County, Michigan, Commencing at the Southwest corner of Government Lot 5, Section 23, Township 39 North, Range 10 West; thence along the South line of said section, South 89°27'41" East 941.19 feet to the South one-quarter corner of said section; thence along the North and South one-quarter line of said section as monumented, North 0°18'50" West (recorded as North 0°18'00" East and North 0°02'24" West) 100.00 feet to a ½" iron rod being the POINT OF BEGINNING; thence North 89°26'17" West 959.69 feet (recorded as North 89°26'26" West 959.70 feet) to a ½" iron rod on the East line of Michigan Avenue; thence North 89°41'15" West (recorded as North 89°26'26" West) 25.27 feet to the centerline of Michigan Avenue; thence along said centerline North 10°39'04" West 102.75 feet; thence South 89°05'23" East (recorded as South 89°24'18" East) 25.20 feet to an iron rod on the East line of said road; thence along said East road line, North 7°31'02" West 15.19 feet (recorded as North 7°34'48" West 15.15 feet) to an iron rod; thence South 89°24'18" East 980.12 feet (recorded as 980.18 feet) to a ½" iron rod on the said one-quarter line; thence along said one-quarter line, South 0°18'47" East 115.01 feet (recorded as South 0°18'00" West and South 0°02'24" East 115.00 feet) to the Point of Beginning, being a part of Government Lot 5, Section 23, Township 39 North, Range 10 West and containing 2.626 acres. Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

Prepared by:
Ferguson & Chamberlain Associates, Inc.
103 West Upright Street
Charlevoix, Michigan 49720



Scott A. Papineau, P.S. No. 4001050446

