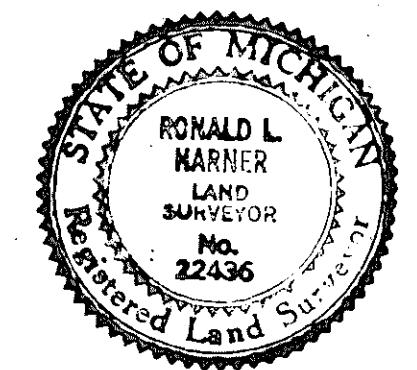


DUNEWOOD NO. 3

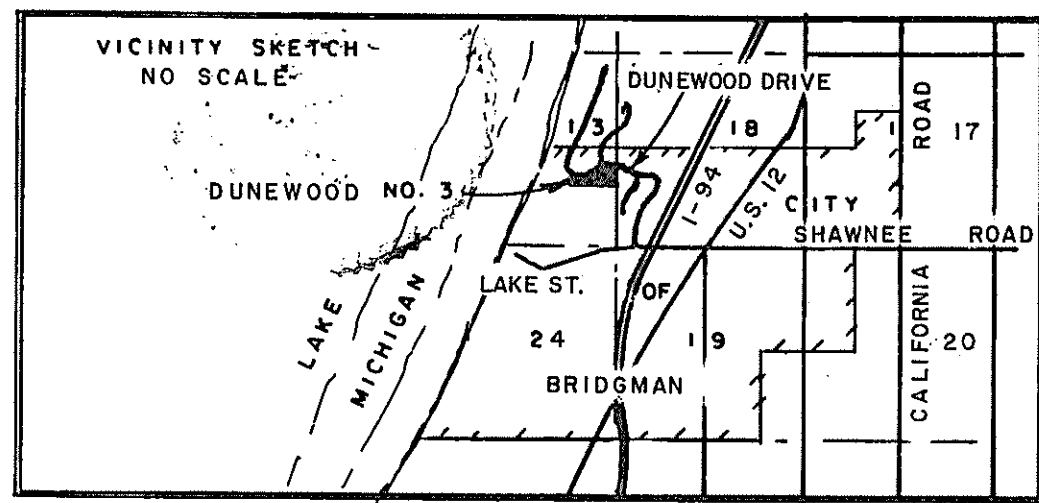
PART OF NORTH FRL. 1/2 OF SOUTH FRL. 1/2 OF FRL. SECTION 13, T. 6 S., R. 20 W.
CITY OF BRIDGMAN, BERRIEN COUNTY, MICHIGAN

EAST 1/4 CORNER OF
FRL. SEC. 13, T. 6 S., R. 20 W.

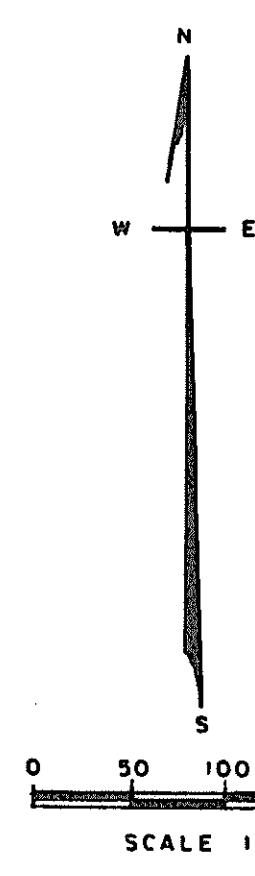


RESTRICTION CERTIFICATE

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 226 of records of this county.

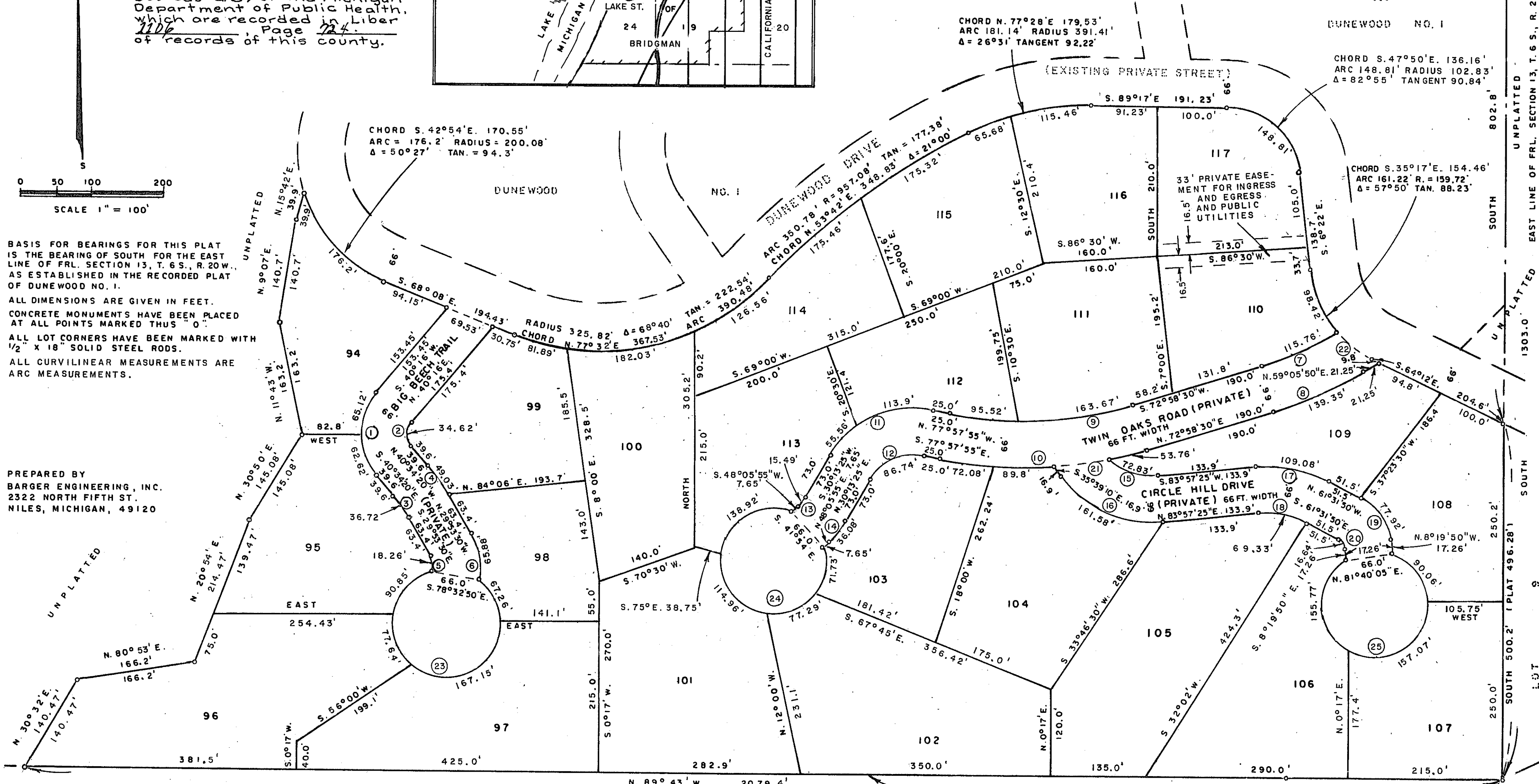


NOTE
DUNEWOOD DRIVE WAS DEDICATED AS A PRIVATE STREET FOR USE BY (AMONG OTHERS) THE PROPERTY OWNERS IN THE N 1/2 OF S 1/2 OF SECTION 13, T. 6 S., R. 20 W. IN THE RECORDED PLAT OF DUNEWOOD NO. 1.
DUNEWOOD NO. 3 IS IN THE N 1/2 OF S 1/2 OF SECTION 13, T. 6 S., R. 20 W.
PUBLIC UTILITIES TO BE CONSTRUCTED WITHIN THE RIGHT OF WAY OF STREETS.



BASIS FOR BEARINGS FOR THIS PLAT IS THE BEARING OF SOUTH FOR THE EAST LINE OF FRL. SECTION 13, T. 6 S., R. 20 W. AS ESTABLISHED IN THE RECORDED PLAT OF DUNEWOOD NO. 1.
ALL DIMENSIONS ARE GIVEN IN FEET.
CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED THUS "O".
ALL LOT CORNERS HAVE BEEN MARKED WITH 1/2" X 18" SOLID STEEL RODS.
ALL CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.

PREPARED BY
BARGER ENGINEERING, INC.
2322 NORTH FIFTH ST.
NILES, MICHIGAN, 49120



CURVE DATA					CURVE DATA					CURVE DATA				
CURVE	CHORD	RADIUS	ARC	Δ	CURVE	CHORD	RADIUS	ARC	Δ	CURVE	CHORD	RADIUS	ARC	Δ
1	S. 0°09'10" E. 117.41'	90.54'	127.74'	80°50'20"	8	N. 66°02'10" E. 139.0'	575.3'	139.35'	13°52'40"	15	N. 72°08'34" W. 70.74'	87.3'	72.83'	47°48'06"
2	N. 0°09'10" W. 31.82'	24.54'	34.62'	80°50'20"	9	S. 87°30'18" W. 256.42'	511.04'	259.19'	29°03'35"	16	S. 65°50'53" E. 154.2'	153.3'	161.58'	60°23'25"
3	S. 35°13'55" E. 36.67'	197.0'	36.72'	10°40'50"	10	N. 87°30'18" E. 289.54'	577.04'	292.67'	29°03'35"	17	N. 78°47'13" W. 107.44'	181.09'	109.08'	34°30'45"
4	N. 35°13'55" W. 48.96'	263.0'	49.03'	10°40'50"	11	S. 66°07'45" W. 158.59'	135.21'	169.46'	71°48'40"	18	S. 78°47'13" E. 68.28'	115.09'	69.33'	34°30'45"
5	S. 9°13'10" E. 17.86'	25.3'	18.26'	41°20'40"	12	N. 66°07'45" E. 81.18'	69.21'	86.74'	71°48'40"	19	N. 34°55'50" W. 75.15'	83.92'	77.92'	53°12'00"
6	N. 9°13'10" W. 64.46'	91.3'	65.88'	41°20'40"	13	S. 39°09'40" W. 15.43'	49.66'	15.49'	17°52'30"	20	S. 34°55'50" E. 16.05'	17.92'	16.64'	53°12'00"
7	S. 66°27'49" W. 115.51'	509.3'	115.76'	13°01'22"	14	N. 39°09'40" E. 35.94'	115.66'	36.08'	17°52'30"	21	N. 82°08'27" E. 76.98'	577.04'	77.03'	7°38'58"

POINT OF BEGINNING
SE CORNER OF NORTH FRL. 1/2 OF
SOUTH FRL. 1/2 OF FRL. SEC. 13,
T. 6 S., R. 20 W

ASSESSOR'S
KRAMAR
PLAT
HEIGHTS
LOT 10

SHEET 2 OF 2 SHEETS

DUNEWOOD NO. 3PART OF NORTH FRL. 1/2 OF SOUTH FRL. 1/2 OF FRL. SECTION 13, T. 6 S., R. 20 W.
CITY OF BRIDGMAN, BERRIEN COUNTY, MICHIGAN**COUNTY TREASURER'S CERTIFICATE**

The records in my office show no Unpaid taxes or special assessments for the five years preceding March 15, 1979, involving the lands included in the plat.

Wm C. Heyn Wm C. Heyn
County Treasurer, Berrien County

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on March 16, 1979 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rule and regulations published by my office in the County of Berrien.

Frank Kotyuk Frank Kotyuk
County Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I hereby certify that this plat was approved by the City Commission of the City of Bridgman at a meeting held April 2, 1979 and was reviewed and found to be in compliance with Act 288, P.A. 1967. Approved by the Berrien County Health Department on December 28, 1978.

Phyllis S. Weber Phyllis S. Weber
City Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Berrien County Plat Board on April 18, 1979 as being in compliance with all the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Judith Litke Hecht Judith Litke Hecht
Register of Deeds

Forrest H. Kesterke Forrest H. Kesterke
County Clerk

Wm C. Heyn Wm C. Heyn
County Treasurer

SURVEYOR'S CERTIFICATE

I, Ronald L. Harner, Surveyor, certify: That I have surveyed, divided and mapped the land shown on this plat, described as follows: DUNEWOOD NO. 3, Part of North Frl. 1/2 of South Frl. Section 13, T. 6 S., R. 20 W., City of Bridgman, Berrien County, Michigan:
From the East Quarter corner of Frl. Section 13, T. 6 S., R. 20 W., measure South along the East line of said Section 13, a distance of 1303.0 feet to the Southeast corner of North Frl. Half of South Frl. Half of said Frl. Section 13, said corner being the point of beginning of the land herein described, thence N. 89° 43' W., along the South line of said North Frl. Half, a distance of 2079.4 feet, thence N. 30° 32' E., a distance of 140.47 feet, thence N. 80° 53' E., a distance of 166.2 feet, thence N. 20° 54' E., a distance of 214.47 feet, thence N. 30° 50' E., a distance of 145.08 feet, thence N. 11° 43' W., a distance of 163.2 feet, thence N. 9° 07' E., a distance of 140.7 feet, thence N. 15° 42' E., a distance of 39.9 feet to the Southerly line of Dunewood Drive in the recorded plat of Dunewood No. 1, thence Southeasterly on a 200.08 ft. radius curve to the left a distance of 176.2 feet, the long chord of said curve measures S. 42° 54' E., a distance of 170.55 feet, thence S. 68° 08' E., a distance of 194.43 feet, thence Easterly on a 325.82 ft. radius curve to the left, a distance of 390.48 feet, the long chord of said curve measures N. 77° 32' E., a distance of 367.53 feet, thence Northeasterly on a 257.08 ft. radius curve to the right, a distance of 350.78 feet, the long chord of said curve measures N. 53° 42' E., a distance of 348.83 feet, thence Northeasterly on a 391.41 ft. radius curve to the right, a distance of 181.14 feet, the long chord of said curve measures N. 77° 28' E., a distance of 179.53 feet, thence S. 89° 17' E., a distance of 191.23 feet, thence Southeasterly on a 102.83 ft. radius curve to the right, a distance of 148.81 feet, the long chord of said curve measures S. 47° 50' E., a distance of 136.16 feet, thence S. 6° 22' E., a distance of 138.7 feet, thence Southeasterly on a 159.72 ft. radius curve to the left, a distance of 161.22 feet, the long chord of said curve measures S. 35° 17' E., a distance of 154.46 feet, thence S. 64° 12' E., a distance of 204.6 feet, all measured along the Southerly line of said Dunewood Drive to the East line of said Section 13, thence South a distance of 500.2 feet to the point of beginning, containing 30.75 acres, more or less, and being divided into 24 lots.

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.

Date MARCH 9, 1979

Ronald L. Harner
Ronald L. Harner
Reg. Land Surveyor No. 22436
2322 North Fifth Street
Niles, Michigan, 49120

**PROPRIETOR'S CERTIFICATE**

Dunewood III Corporation, a corporation duly organized and existing under the laws of the State of Michigan by Robert E. DuBois, President and Louise E. Christensen, Secretary-Treasurer, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are private streets dedicated to the use of the lot owners only; that the public utility easements are private easements and all other easements are for the uses shown on the plat.

Witnesses

Charles W. Barger
Charles W. Barger

Joseph S. Stanuszek
Joseph S. Stanuszek

Dunewood III Corporation
Post Office Box 65
Bridgman, Michigan, 49106

Robert E. DuBois
Robert E. DuBois, President

Louise E. Christensen
Louise E. Christensen
Secretary-Treasurer

State of Michigan } S.S.
Berrien County }

Personally came before me this 13 day of MARCH, 1979, Robert E. DuBois, President and Louise E. Christensen, Secretary-Treasurer 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-Treasurer 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.

Notary Public Wanda B. Durham Berrien County, Michigan

My commission expires November 9, 1981

ATTORNEY'S CERTIFICATE

I, Robert P. Small, a duly licensed attorney-at-law, do certify that I have examined the Abstract of Title on lands embraced within "DUNEWOOD NO. 3, Part of North Frl. 1/2 of South Frl. 1/2 of Frl. Section 13, T. 6 S., R. 20 W., City of Bridgman, Berrien County, Michigan, as herein delineated, and as of the date of the signing of the dedication hereon. I certify that all persons holding Title of Record herein have joined in the execution thereof as required by law.

Date MARCH 12, 1979

Robert P. Small
Robert P. Small
1211 E. Napier Ave.
Benton Harbor, Michigan
49022

RECORDING CERTIFICATE

State of Michigan)
Berrien County)

This plat was received for record on the 10th day of July, A. D. 1979, at 3:30 P.M. and recorded in July 23 of Plats on Page 27.

Judith Litke Hecht Judith Litke Hecht
Register of Deeds

EXAMINED AND APPROVED

Date July 9, 1979

Loren E. Monroe

LOREN E. MONROE
STATE TREASURER

By Richard E. Lomas
Richard E. Lomas, Plat Examiner

10

NOV 14 12 25 PM '79 \$ 07.70
NOV 14 12 26 PM '79 \$ 09.00
NOV 14 12 26 PM '79 \$ 01.00

BERRIEN COUNTY

0 5 5 1 9 7

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX



Dept. of Education NOV 14 1979 \$ 0 7 7 0

PR 10002

WARRANTY DEED

This indenture, made this 9th day of November, 1979, between DUNEWOOD III CORPORATION, of the City of Bridgman, County of Berrien, State of Michigan, a corporation organized and existing under and by virtue of the laws of the State of Michigan, party of the first part, and DAVID S. HACKER and ELAINE S. HACKER, Husband and Wife, as tenants by the entireties,

of 319 Wesley Avenue, Evanston, ILL. 60202 parties of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of Six Thousand, Nine Hundred and no/100----- (\$6,900.00) Dollars, to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant unto the said parties of the second part, and their heirs and assigns, FOREVER, all that certain piece or parcel of land, situate and being in the City of Bridgman, County of Berrien, and State of Michigan, known and described as follows, to-wit:

Lot One Hundred Three (103) in Dunewood No. 3 according to the plat thereof, recorded in Liber 23 of Plats, on Page 29, in the Office of the Register of Deeds for Berrien County, Michigan, and that portion of Twin Oaks Road included within the Southline of said Lot extended Northwesterly to the center of the turn around in said road and the East line thereof extended Northerly to the center line of said road.

11-56-0113-0151-02-4

I HEREBY CERTIFY, That there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process of collection. Also except, Deferred Special Assessments, if any, under Act No. 225, Public Acts of 1976, as amended.

St. C. Alyn
Treasurer

Date NOV 13 1979
No. 8799

Together with and subject to easements of record, and all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the said premises, as herein described, with the appurtenances unto the said parties of the second part, and to their heirs and assigns, FOREVER.

And the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the above granted premises in FEE SIMPLE: that they are free from all encumbrances whatever, except easements of record, and that it will and its successors shall forever warrant and defend the same against all lawful claims whatsoever.

RECORDED

Nov 14 9 10 AM '79

LIBER 1116 PAGE 773

Judith Lee Holt
REGISTER OF DEEDS
BERRIEN COUNTY, MICHIGAN

Conveyance of above lot is made subject to the following restrictions:

1) The lot and easements shall be used for residential purposes only and cannot be subdivided;

2) Only one single-family residence and one accessory building can be constructed on this lot, and the land shall not be used for any purpose other than construction, maintenance and use of a single-family residence;

3) Any dwelling shall contain a minimum of 5,000 cubic feet and shall include modern plumbing facilities installed according to "Restrictions: Sewer and Water" recorded in Liber 1106, Page 724.

4) Said lot shall be sold only according to the regulations, if any, of owners' association.

Each of the foregoing restrictions may be enforced by any person owning a lot subject to similar restrictions or the Dunewood Association. Any violation, or attempted violation, may be enjoined by any court having jurisdiction over the land, and any injunction shall be issued without requiring the plaintiff to post surety of any kind. In addition to such injunctive relief, the plaintiff shall be entitled to recover any damages sustained and any expenses incurred, including, without limitation, all court costs and reasonable attorney's fees.

Rights of access between Dunewood No. 3 and the public road known as Lake Street in the City of Bridgman, Michigan, is recorded in:

- 1) Liber 118 of Misc., Page 427, as amended by
- 2) Liber 120 of Misc., Page 393.

As part consideration of this conveyance, Grantees covenant, which covenant shall run with the land herein conveyed, that they will associate themselves with other owners of lands within said Section Thirteen (13) in an association, corporate or incorporate, for the purposes of: 1) effectuating the covenants and restrictions herein contained and like covenants in the deeds of said other owners, 2) maintaining said access roads and bridge thereon in accordance with easements for use, and 3) regulation and control of subsequent conveyances of said lands.

Grantees covenant that should payment of above shares of maintenance costs be refused or unpaid when maintenance costs are due, any owner of common easement may pay the same and by filing notice of such payment in the Office of the Register of Deeds for Berrien County shall have a lien therefor with seven (7) percent interest thereon, which lien may be foreclosed as a mortgage containing power of sale, according to the laws of this State, if the amount so paid be not repaid within six (6) months after advance.

IN WITNESS WHEREOF, the said Dunewood III Corporation has caused these presents to be signed in its name by its President and Secretary and sealed with its corporate seal, the day and year first above written.

DUNEWOOD III CORPORATION

WITNESSES:

Robert P. Small
Robert P. Small

BY: *Robert E. DuBois*
Robert E. DuBois
President

Terry L. Crow
Terry L. Crow

BY: *Louise E. Christensen*
Louise E. Christensen
Secretary

STATE OF MICHIGAN)
)SS
COUNTY OF BERRIEN)

On this 9th day of November, 1979, before me, a Notary Public in and for said County, appeared Robert E. DuBois and Louise E. Christensen, to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the President and Secretary of the Corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said Corporation; and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors; and said Robert E. DuBois and Louise E. Christensen acknowledged said instrument to be the free act and deed of said Corporation.

Robert P. Small
Robert P. Small, Notary Public
Berrien County, Michigan 49022
Commission expires: Nov. 2, 1982.

PREPARED BY:
SMALL, SMALL & DETTMAN, P.C.
1211 E. Napier
Benton Harbor, MI. 49022
926-6135

NOTICE TO GRANTEE PURSUANT TO SECTION 261 OF
ACT 288 OF 1967, BEING THE SUBDIVISION CONTROL ACT OF 1967

TO: DAVID S. HACKER and ELAINE S. HACKER, husband and wife,
tenants by the entireties.

TAKE NOTICE, that with reference to the lands described in the attached deed, the access easement which immediately serves said premises and the roads connecting the same with the public road known as Lake Street, City of Bridgman, Berrien County, Michigan, are private roads which have not been dedicated to, or acknowledged by any public body as a road, street or public thoroughfare. The means of ingress and egress between said premises and said Lake Street are private and are not required to be maintained by the Board of County Road Commissioners or any other public body.

THIS NOTICE is given pursuant to the requirement of Section 261 of Act 288 Public Acts of 1967, Subdivision Control Act of 1967.

Dated: July 18, 1979

WITNESSES:

Robert P. Small
Robert P. Small
Terry L. Crow
Terry L. Crow

DUNEWOOD III CORPORATION

By: Robert E. DuBois
Robert E. DuBois, President
Attest: Louise E. Christensen
Louise E. Christensen, Secretary

STATE OF MICHIGAN)
COUNTY OF BERRIEN)SS.

On this 18th day of July, 1979, in the year of our Lord one thousand nine hundred and seventy-nine, before me, a Notary Public in and for said County, appeared Robert E. DuBois and Louise E. Christensen to me personally known, who, being by me duly sworn, did each for himself/herself say that he/she is respectively the President and Secretary of the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by authority of its board of directors; and said Robert E. DuBois and Louise E. Christensen acknowledged said instrument to be the free act and deed of said corporation.

(SEAL)

Robert P. Small
Notary Public, Robert P. Small
Berrien County, Michigan
My commission expires: 11/2/82.

ACKNOWLEDGEMENT

The undersigned Grantees in the attached deed hereby acknowledge receipt of the above Notice prior to conveyance.

Dated: July 23, 1979

WITNESSES:

A. R. Shroud
A. R. Shroud
Patricia H. Wilson
Patricia H. Wilson

David S. Hacker
DAVID S. HACKER
Elaine S. Hacker
ELAINE S. HACKER