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2010R-025093

RECORDED ON

09/15/2010 1:03:00 PM

SALLY REYNOLDS

REGISTER OF DEEDS

LIVINGSTON COUNTY, MI 48843

RECORDING: 46.00

REMON: 4.00

PAGES: 13

**THIRD AMENDMENT TO MASTER DEED OF FOX RIDGE I OF HARTLAND
(A RESIDENTIAL CONDOMINIUM)
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331**

THIS THIRD AMENDMENT to Master Deed of Fox Ridge I of Hartland is executed on this 15th day of September, 2010, by Fifth Third Bank, an Ohio banking corporation, successor by merger with Fifth Third Bank, a Michigan banking corporation, with offices located at 1000 Town Center, Suite 1500, Southfield, Michigan 48075 and is made in accordance with the Condominium Act, that is, Act 59 of the Public Acts of 1978, as amended.

RECITALS:

A. Fox Ridge Homes, L.L.C., a Michigan limited liability company ("Fox Ridge"), executed the Master Deed of Fox Ridge I of Hartland dated January 20, 2005 establishing Fox Ridge I of Hartland Condominium, which was recorded in Liber 4721, Pages 168-244, Livingston County Records, which was amended by the First Amendment to Master Deed dated June 2, 2005 recorded in Liber 4823, Pages 380-390, Livingston County Records and the Second Amendment to Master Deed dated April 14, 2006 recorded in ~~Liber 2006R Pages 42-55~~ ^{Doc#} 000042 Livingston County Records (collectively herein called, the "Master Deed"),

B. Fifth Third Bank, an Ohio banking corporation, successor by merger with Fifth Third Bank, a Michigan banking corporation, has succeeded to the interest of Fox Ridge in the Fox Ridge I of Hartland Condominium as Developer.

C. This Third Amendment to Fox Ridge I of Hartland Master Deed is made for the purpose of contracting the Fox Ridge I of Hartland Condominium by removing certain Units and land from the Condominium pursuant to Article VIII(c)(1), Article VIII(c)(7), Article XI(d) and Article XI(f) of the Master Deed, which amendment does not require the consent of any Co-Owner or Mortgagee.

D. Capitalized terms used but not defined herein shall have the meaning ascribed thereto in the Master Deed.

NOW THEREFORE, by recording of this Third Amendment, the Master Deed is amended as follows:

1. The land described as follows is hereby removed from the Condominium:

Commencing at the Southwest corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N02°38'53"W 1195.53 feet along the West line of said Section 21; thence N53°19'16"E 2.48 feet; thence N86°07'19"E 23.37 feet for a **PLACE OF BEGINNING**; thence N18°01'09"W 158.03 feet; thence along the Southerly line of "Fox Ridge II of Hartland", Livingston County Condominium Subdivision Plan No. 332, the following four courses: (1) 141.05 feet along the arc of a 531.00 foot radius non-tangential circular curve to the right, with a central angle of 15°13'11", having a chord which bears N78°30'42"E 140.64 feet, (2) N86°07'18"E 39.67 feet, (3) N03°52'42"W 25.00 feet and (4) N86°07'18"E 129.00 feet; thence S03°52'42"E 57.00 feet; thence N86°07'18"E 96.10 feet; thence 89.14 feet along the arc of a 669.00 foot radius circular curve to the right, with a central angle of 07°38'03", having a chord which bears N89°56'19"E 89.07 feet; thence S05°22'58"W 135.71 feet; thence S86°07'19"W 432.60 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 21 and the Southeast 1/4 of Section 20, containing 1.76 acres of land, more or less.

Containing 1.76 acres

2. Article II of the Master Deed is hereby deleted and is replaced with the following new Article II:

"ARTICLE II
LEGAL DESCRIPTION

The land which comprises the Condominium established by this Master Deed is a parcel of land in the Township of Hartland, Livingston County, Michigan, described as follows:

Commencing at the Southwest corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N02°38'53"W 1195.53 feet along the West line of said Section 21; thence N53°19'16"E 2.48 feet; thence N86°07'19"E 455.97 feet for a **PLACE OF BEGINNING**; thence N05°22'58"E 135.71 feet; thence 89.14 feet along the arc of a 669.00 foot radius non-tangential circular curve to the left, with a central angle of 07°38'03", having a chord which bears S89°56'19"W 89.07 feet; thence S86°07'18"W 96.10 feet; thence N03°52'42"W 32.00 feet; thence along the Southerly line of "Fox Ridge II of Hartland", Livingston County Condominium Subdivision Plan No. 332, the following nine courses: (1) N86°07'18"E 96.10 feet, (2) 238.03 feet along the arc of a 701.00 foot radius circular curve to the right, with a central angle of 19°27'19", having a chord which bears N84°09'03"E 236.89 feet, (3) 221.66 feet

along the arc of a 649.00 foot radius reverse curve to the left, with a central angle of 19°34'06", having a chord which bears S84°12'28"E 220.58 feet, (4) N86°00'28"E 123.92 feet, (5) 44.87 feet along the arc of a 27.00 foot radius circular curve to the left, with a central angle of 95°12'39", having a chord which bears N38°24'13"E 39.88 feet, (6) N81°30'42"E 32.00 feet, (7) 6.79 feet along the arc of a 301.00 foot radius non-tangential circular curve to the right, with a central angle of 01°17'33", having a chord which bears S08°28'43"E 6.79 feet, (8) 40.60 feet along the arc of a 27.00 foot radius reverse curve to the left, with a central angle of 86°09'04", having a chord which bears S50°54'45"E 36.88 feet, and (9) N86°00'26"E 130.98 feet; thence S03°59'31"E 386.92 feet along the Westerly Right-of-Way line of Whitmore Lake Road (Old U.S. 23) (200 feet wide); thence S86°00'30"W 132.01 feet; thence N03°59'31"W 10.76 feet; thence S86°00'30"W 196.40 feet; thence N03°59'31"W 82.60 feet; thence S85°59'16"W 321.64 feet; thence N04°00'44"W 199.49 feet; thence S86°07'19"W 75.12 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 21, containing 5.60 acres of land, more or less.

Containing 5.6 acres."

3. Article X(d) of the Master Deed is hereby deleted and is replaced by the following new Article X(d):

"(d) The land which may be added to the Condominium (herein referred to as the "Future Expansion Area") comprises a parcel of land referred to in the Plan as the "Proposed Future Development Area." The aforesaid parcel is situated in Hartland Township, Livingston County, Michigan, being more specifically described as follows:

Commencing at the Southwest corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N02°38'53"W 1195.53 feet along the West line of said Section 21 for a **PLACE OF BEGINNING**; thence S53°19'16"W 367.60 feet; thence S86°03'24"W 696.00 feet; thence N37°48'05"E 308.18 feet; thence N02°38'46"W 180.17 feet; thence along the Southerly line of Proposed Future Development Area of "Fox Ridge II of Hartland", Livingston County Condominium Subdivision Plan No. 332, the following twelve courses: (1) N87°21'14"E 76.75 feet, (2) S65°18'35"E 170.42 feet, (3) S30°43'46"E 115.49 feet and (4) S86°30'10"E 89.73 feet, (5) N88°31'26"E 32.00 feet, (6) S01°38'13"E 3.04 feet, (7) 46.94 feet along the arc of a 27.00 foot radius non-tangential circular curve to the left, with a central angle of 99°36'59", having a chord which bears S51°27'11"E 41.25 feet, (8) 164.03 feet along the arc of a 284.00 foot radius compound curve to the left, with a central angle of 33°05'32", having a chord which bears N62°11'06"E 161.76 feet, (9) 375.18 feet along the arc of a 531.00 foot radius reverse curve to the right, with a central angle of 40°28'55", having a chord which bears N65°52'51"E 367.42, (10) N86°07'18"E 39.67 feet, (11) N03°52'42"W 25.00 feet, (12) N86°07'18"E 129.00 feet; thence S03°52'42"E 57.00 feet; thence N86°07'18"E 96.10 feet; thence 89.14 feet along the arc of a

669.00 foot radius circular curve to the right, with a central angle of 07°38'03", having a chord which bears N89°56'19"E; thence S05°22'58"W 135.71 feet; thence S86°07'19"W 455.97 feet; thence S53°19'16"W 2.48 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 21 and the Southeast 1/4 of Section 20, T3N, R6E, Hartland Township, Livingston County, Michigan, containing 6.94 acres of land, more or less.

Containing 6.9 acres."

4. Sheets 1, 2, 3, 4, 5, 6, 7 and 8 attached hereto shall replace and supersede sheets 1, 2, 3, 4, 5, 6, 7 and 8 of Exhibit B to the Master Deed.

5. Sheets 4A, 6A, 8A, 9A, 14, 15, 16 and 17 of Exhibit B to the Master Deed are hereby deleted.

6. The Condominium consists of thirty six (36) "attached" residential Units contained in three (3) buildings with twelve (12) Units in each building, as shown on Exhibit B to the Master Deed, as amended hereby.

7. Developer (on its behalf and on behalf of its successor and assigns) hereby reserves permanent easements for ingress and egress over the roads and walks in the Future Expansion Area which are depicted on Exhibit B attached hereto, and permanent easements to use, tap into, enlarge or extend all roads, walks and utility lines in the Future Expansion Area which are depicted on Exhibit B attached hereto, including without limitation, all communication, water, gas, electric, storm and sanitary sewer lines and any pumps and sprinkler systems in the Future Expansion Area which are depicted on Exhibit B attached hereto, all of which easements shall be for the benefit of the Condominium and Fox Ridge II (as hereinafter defined). These easements shall run with the land in perpetuity. These easements, including the roads, utilities and other improvements within the easements shall be deemed as part of the General Common Elements and shall be maintained by the Community Association as Common Facilities under the Community Association Declaration.

8. In all other respects, the Master Deed, including the Condominium Bylaws attached thereto as Exhibit A, and Condominium Subdivision Plan attached thereto as Exhibit B, as previously amended, are hereby ratified, confirmed and redeclared.

EXECUTED as of the day and year first above written.

FIFTH THIRD BANK,

an Ohio banking corporation, successor by merger with Fifth Third Bank, a Michigan banking corporation,

By: 
Maryellen Vesles
Its: Assistant Vice President

CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	238.03	701.00	1922.19	S84°09'03"E	238.89
C2	221.86	649.00	1934.06	S84°12'28"E	220.88
C3	44.87	27.00	9512.39	N38°24'13"E	39.88
C4	6.79	301.00	117.33	S08°28'43"E	6.79
C5	40.60	27.00	86709.04	S50°54'45"E	36.88
C6	46.94	27.00	9926.59	S91°27'11"E	41.25
C7	164.03	284.00	33705.32	N82°11'08"E	161.76
C8	375.18	531.00	40278.55	N65°52'51"E	367.42
C9	89.14	669.00	738.03	S89°56'19"W	89.07

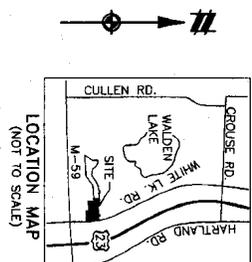
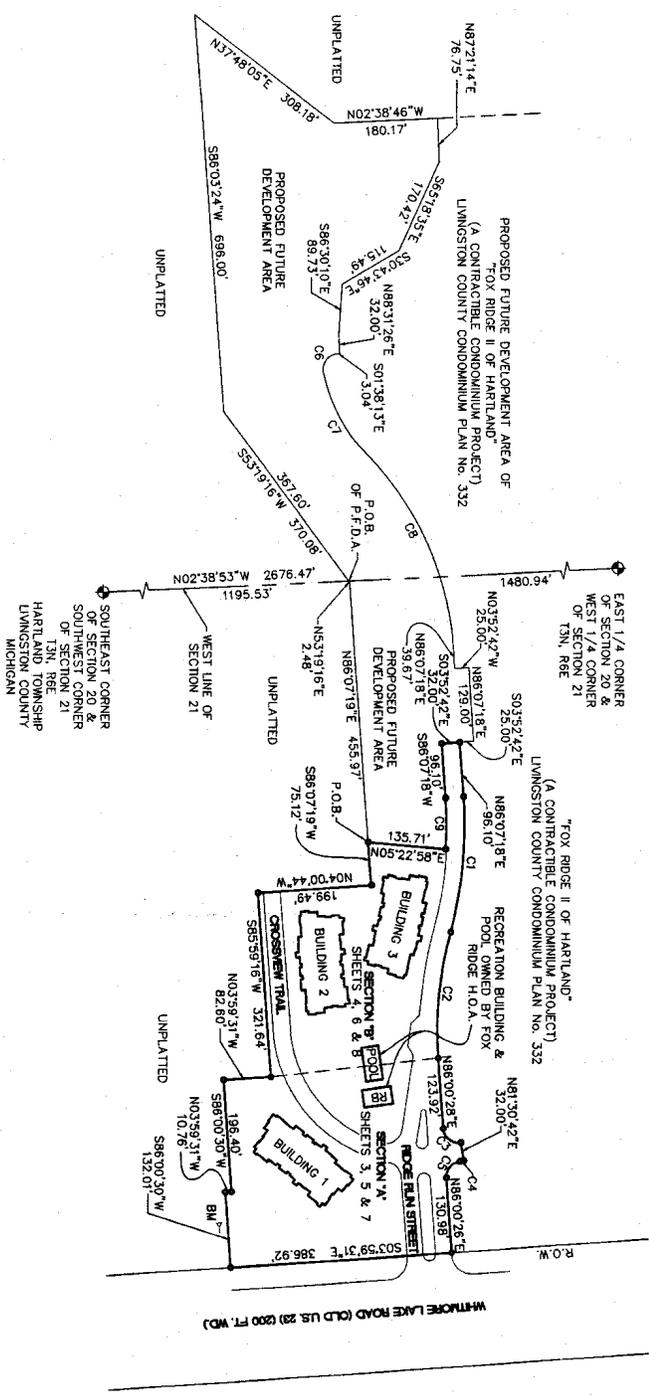
LEGEND
 ● CONCRETE MONUMENT
 ○ SECTION CORNER
 R.O.W. RIGHT-OF-WAY
 P.O.B. PLACE OF BEGINNING
 --- SHEET BREAK LINE

BENCHMARK: BM-7
 ARROW ON HYDRANT, LOCATED 77.4 FEET WEST OF WHITMORE LAKE ROAD (OLD U.S. 23) AND 156 FEET SOUTH OF PROPERTY LINE.
 ELEVATION = 697.37 (NAD 1929)

NOTES:
 ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
 FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 260784-0005-B, MAP REVISED DATE: SEPTEMBER 20, 1996, SHOWS SUBJECT CONDOMINIUM WITHIN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
 ALL EASEMENTS OF RECORD LISTED IN COMMITMENT FOR TITLE INSURANCE, ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, COMMITMENT NO. 5-412094, EFFECTIVE DATE: JANUARY 22, 2003 AT 8:00 a.m., ARE SHOWN ON SURVEY DETAIL PLANS.
 SUBJECT TO EASEMENT FOR GAS PRELINE IN FAVOR OF CONSUMERS ENERGY, AS RECORDED IN SUBJECT 5052, PAGE 946, LIVINGSTON COUNTY RECORDS (APPLICABLE FUTURE DEVELOPMENT AREA) No. 2008R-023946, LIVINGSTON COUNTY RECORDS.
 SEE SURVEY DETAIL PLANS FOR DEPICTION OF PUBLIC UTILITY EASEMENTS.
 SEE ARTICLE VI OF MASTER DEED FOR DESCRIPTION OF EASEMENTS.
 ALL ROADS (RIDGE RUN STREET AND CROSSVIEW TRAIL) ARE PRIVATE RIGHT-OF-WAYS.
 BEARINGS ARE BASED ON PREVIOUS SURVEY BY THE SPICER GROUP, DATED AUGUST 11, 2004, JOB NO. 102352.00.
 THE CONDOMINIUM IS SUBJECT TO CONTRACTION AS PROVIDED IN ARTICLE XI OF MASTER DEED, AS PROVIDED IN ARTICLE XII OF MASTER DEED.
 SUBJECT TO THE TERMS AS LAID OUT IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE FOX RIDGE OF HARTLAND COMMUNITY ASSOCIATION, AS RECORDED IN UBER 4721, PAGE 141, LIVINGSTON COUNTY RECORDS.
 ACREAGE: REPLAT NO. 2 OF FOX RIDGE I OF HARTLAND (SECTIONS A AND B) = 5.604 ACRES.
 PROPOSED FUTURE DEVELOPMENT AREA = 6.944 ACRES.

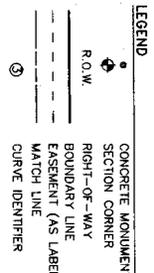
SURVEYOR'S CERTIFICATE:
 I, MICHAEL D. EMBRE, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
 THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT THERE IS SUFFICIENT EVIDENCE TO ESTABLISH ENOUGHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, WITHIN ONE YEAR FROM THE RECORDING OF THIS PLAN.
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.
 THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATED - APRIL 9, 2010
 MICHAEL D. EMBRE
 LICENSED PROFESSIONAL SURVEYOR NO. 56880
 10000 SOUTHWEST SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 (248) 447-2000



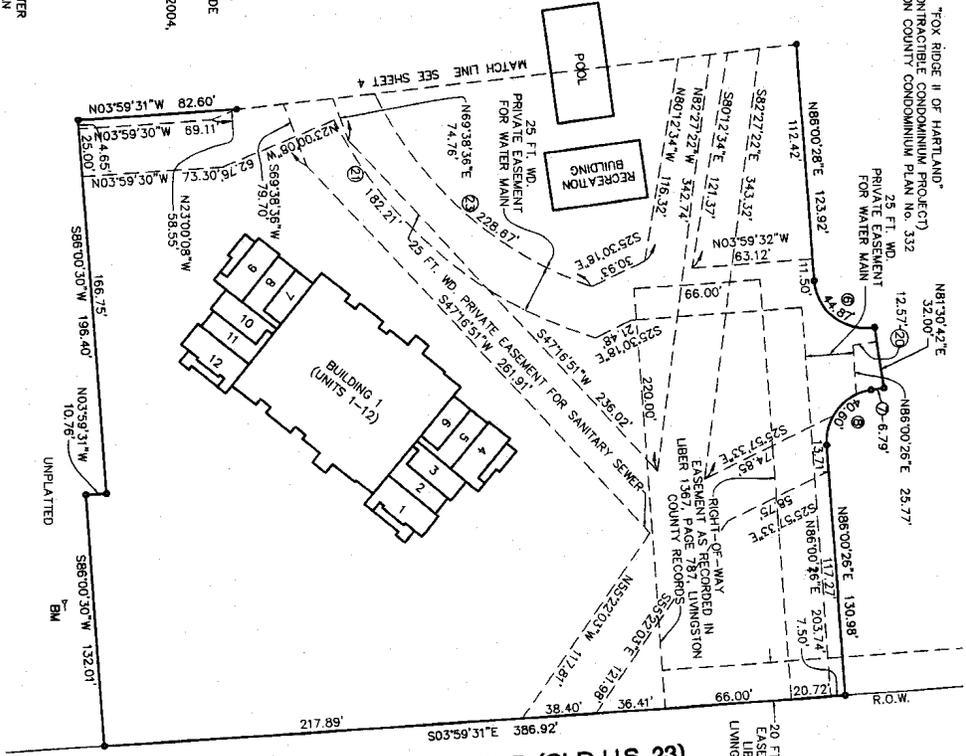
	CLIENT FOX RIDGE HOMES, L.L.C. FOX RIDGE I OF HARTLAND SURVEY - COMPOSITE PLAN	SECTION 21 TOWN 3 SOUTH, RANGE 8 EAST HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN		Land Development & Real Estate Power & Energy Telecommunications Infrastructure & Transportation Environmental & Solid Waste Water & Natural Resources
	DATE APRIL 9, 2010	SCALE 1" = 100 FEET		SHEET NO. 02

CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
6	44.87'	22.00'	9512.39°	N38°24'31"E	39.88'
7	6.79'	301.00'	117.33°	S08°28'43"E	6.79'
8	40.60'	27.00'	86°09'04"	S05°54'45"E	36.88'
20	12.57'	278.50'	07°35'10"	S07°52'44"E	12.57'
21	182.21'	221.50'	47°07'58"	S40°08'41"W	177.12'
23	228.67'	196.50'	65°40'33"	N52°38'56"E	215.98'



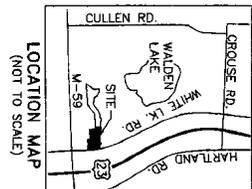
NOTES:
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 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
 FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 260784-0005-B, MAP REVISED DATE: SEPTEMBER 20, 1996, SHOW SUBJECT CONDOMINIUM WITHIN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
 BEARINGS ARE BASED ON PREVIOUS SURVEY BY THE SPICER GROUP, DATED: AUGUST 11, 2004, JOB NO. 102382.00.

ALL EASEMENTS OF RECORD LISTED IN COMMITMENT FOR TITLE INSURANCE, ISSUED BY TRANSPORTATION TITLE INSURANCE COMPANY, COMMITMENT NO. S-812694, EFFECTIVE DATE: JANUARY 22, 2003 AT 8:00 a.m., ARE SHOWN ON SURVEY DETAIL PLANS.
 SEE ARTICLE XI OF MASTER DEED FOR DESCRIPTION OF EASEMENTS.
 ALL ROADS (CROSSVIEW TRAIL AND RIDGE RUN STREET) ARE PRIVATE RIGHT-OF-WAYS.
 INGRESS AND EGRESS TO BUILDING 1 THROUGH 3 IS GRANTED IN ARTICLE VII OF THE MASTER DEED OF FOX RIDGE I OF HARTLAND, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION, PLAN NO. 331, AS RECORDED IN LIBER 4721, PAGE 232, LIVINGSTON COUNTY RECORDS, ARTICLE VII OF THE FOX RIDGE I OF HARTLAND, LIVINGSTON COUNTY MASTER DEED, AS RECORDED IN LIBER 4721, PAGE 247, LIVINGSTON COUNTY RECORDS.
 THE CONDOMINIUM IS SUBJECT TO CONTRACTION AS PROVIDED IN ARTICLE XI OF MASTER DEED, THE COMMON ELEMENTS AND UNITS IN THE CONDOMINIUM ARE ALL SUBJECT TO CONVERSION AS PROVIDED IN ARTICLE XII OF MASTER DEED.
 SUBJECT TO THE TERMS AS LAID OUT IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE FOX RIDGE OF HARTLAND COMMUNITY ASSOCIATION, AS RECORDED IN LIBER 4721, PAGE 141, LIVINGSTON COUNTY RECORDS.
 SUBJECT TO EASEMENT FOR GAS PIPELINE IN FAVOR OF CONSUMERS ENERGY, AS RECORDED IN LIBER 5052, PAGE 946, LIVINGSTON COUNTY RECORDS.
 SUBJECT TO EASEMENT IN FAVOR OF COMCAST OF MICHIGAN, LLC, AS RECORDED IN INSTRUMENT NO. 2008R-023848, LIVINGSTON COUNTY RECORDS.



"FOX RIDGE II OF HARTLAND"
 (A CONTRACTIBLE CONDOMINIUM PROJECT)
 LIVINGSTON COUNTY CONDOMINIUM PLAN NO. 332

WHITMORE LAKE ROAD (OLD U.S. 23)



BENCHMARK: BM-
 ARROW ON LYONBANK LOCATED 774 FEET WEST OF WHITMORE LAKE ROAD (OLD U.S. 23) AND 154 FEET SOUTH OF PROPERTY LINE.
 ELEVATION = 987.37 (NGVD 1929)

SURVEYOR'S CERTIFICATE:

I, MICHAEL D. EMBREE, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
 THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION, PLAN NO. 331, SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, WITHIN ONE YEAR FROM THE RECORDING OF THIS PLAN.
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.
 THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATED - APRIL 9, 2010
 MICHAEL D. EMBREE
 LICENSED PROFESSIONAL SURVEYOR NO. 56860
 ATWELL, LLC SQUARE, SUITE 700
 SOUTHERFIELD, MI 48076
 (248) 447-2000



	CLIENT FOX RIDGE HOMES, L.L.C. FOX RIDGE I OF HARTLAND SURVEY DETAIL PLAN SECTION "A"	SECTION 21 TOWN 3 SOUTH, RANGE 6 EAST HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	Land Development & Real Estate Power & Energy Telecommunications Infrastructure & Transportation Environmental & Solid Waste Water & Natural Resources
	DATE APRIL 9, 2010	SCALE 1" = 30 FEET DATE APRIL 9, 2010	

"FOX RIDGE II OF HARTLAND"
 (A CONTRACTIBLE CONDOMINIUM PROJECT)
 LIVINGSTON COUNTY CONDOMINIUM PLAN NO. 332

CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
4	238.03	701.00	19.2719°	S84°09'03"E	236.89
5	221.86	649.00	19.3420°	S84°12'28"E	220.88
18	62.95	673.50	4.2915°	S84°49'54"E	57.74
22	61.11	227.50	15.4823°	S78°05'04"E	60.91
23	228.87	668.50	68.4033°	N62°38'56"E	215.88
24	60.19	699.50	4.3547°	N84°07'31"W	60.08
25	42.32	659.50	3.4056°	N76°15'52"W	215.88
26	235.89	894.50	19.2719°	N81°09'03"W	234.89
29	89.14	693.00	7.3803°	S89°50'19"W	89.07

NOTES:
 ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 2607B-0005-B, MAP REVISED DATE: SEPTEMBER 20, 1985, SHOWS SUBJECT CONDOMINIUM WITHIN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).

BEARINGS ARE BASED ON PREVIOUS SURVEY BY THE SPICER GROUP, DATED: AUGUST 11, 2004, JOB NO. 102382.00.

ALL EASEMENTS OF RECORD LISTED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY TRANSPORTATION TITLE INSURANCE COMPANY, COMMITMENT NO. S-572094, EFFECTIVE DATE: JANUARY 22, 2003 AT 8:00 a.m., ARE SHOWN ON SURVEY DETAIL PLANS.

SEE ARTICLE VII OF MASTER DEED FOR DESCRIPTION OF EASEMENTS.
 ALL ROADS (CROSSVIEW TRAIL AND RIDGE RUN STREET) ARE PRIVATE RIGHT-OF-WAYS. INGRESS AND EGRESS TO BUILDING 1 THROUGH 3 IS GRANTED IN ARTICLE VI OF THE MASTER DEED OF "FOX RIDGE I OF HARTLAND", LIVINGSTON COUNTY CONDOMINIUM RECORDS AND ARTICLE NO. 331, AS REC'D RIDGE II OF HARTLAND, MASTER DEED, AS RECORDED IN LIBER 4721, PAGE 274, LIVINGSTON COUNTY RECORDS.

THE CONDOMINIUM IS SUBJECT TO CONTRACT AS PROVIDED IN ARTICLE XI OF MASTER DEED. THE COMMON ELEMENTS AND UNITS IN THE CONDOMINIUM ARE ALL SUBJECT TO CONVERSION AS PROVIDED IN ARTICLE XII OF MASTER DEED.

SUBJECT TO THE TERMS AS LAID OUT IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "FOX RIDGE OF HARTLAND COMMUNITY ASSOCIATION", AS RECORDED IN LIBER 4721, PAGE 141, LIVINGSTON COUNTY RECORDS.

SUBJECT TO EASEMENT FOR GAS PIPELINE IN FAVOR OF CONSUMERS ENERGY, AS RECORDED IN LIBER 5052, PAGE 946, LIVINGSTON COUNTY RECORDS.

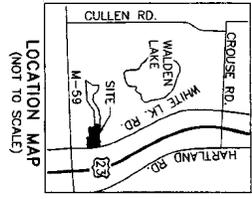
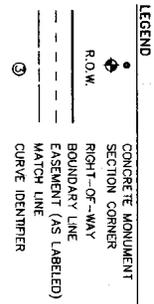
SUBJECT TO EASEMENT IN FAVOR OF COMCAST OF MICHIGAN, LLC, AS RECORDED IN INSTRUMENT NO. 2008R-023948, LIVINGSTON COUNTY RECORDS.

1 1/2 FT. WD. EASEMENT FOR GAS AS RECORDED IN LIBER 5052, PAGE 946, LIVINGSTON COUNTY RECORDS

PROPOSED FUTURE DEVELOPMENT AREA

PRIVATE EASEMENT FOR STORM WATER DRAINAGE

PRIVATE EASEMENT FOR WATER MAIN



BENCHMARK: BM-
 ARROW ON IMPRINT, LOCATED 774 FEET WEST OF WHITMORE LAKE ROAD (OLD U.S. 23) AND 154 FEET SOUTH OF PROPERTY LINE.
 ELEVATION = 987.37 (NGVD 1929)

SURVEYOR'S CERTIFICATE:

I, MICHAEL D. EMBREE, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING MONUMENTS OR MARKERS AND NO PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY THE RULES AND REGULATIONS UNDER SECTION 1972, 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, WITHIN ONE YEAR FROM THE RECORDING OF THIS PLAN.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES AND REGULATIONS UNDER SECTION 1972, 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES AND REGULATIONS UNDER SECTION 1972, 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATED - APRIL 9, 2010

MICHAEL D. EMBREE
 LICENSED PROFESSIONAL SURVEYOR NO. 56860
 ATWELL, LLC SQUARE SUITE 700
 SOUTHFIELD, MI 48076
 (248) 447-2000



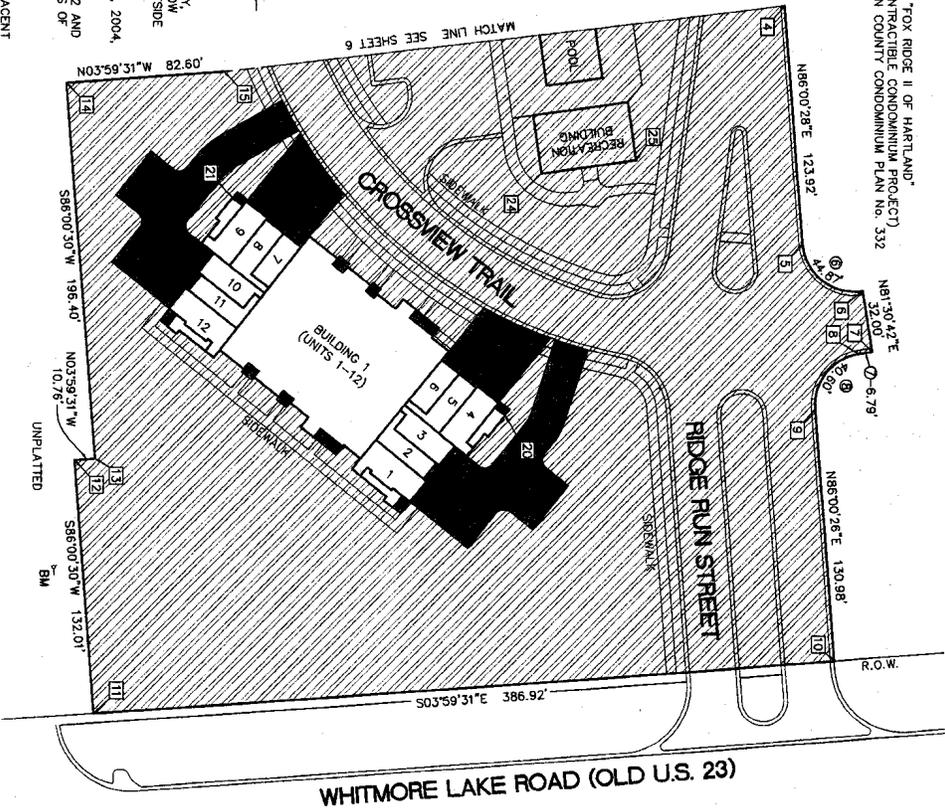
<p>ATWELL Land Development & Real Estate Survey & Mapping Telecommunications Infrastructure & Transportation Environmental & Solid Waste Water & Natural Resources</p>	<p>SECTION 21 TOWN 3 SOUTH, RANGE 6 EAST HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN</p>	<p>FOX RIDGE HOMES, LLC FOX RIDGE I OF HARTLAND SURVEY DETAIL PLAN SECTION "B" APRIL 9, 2010</p>	<p>LIVINGSTON COUNTY REGISTER OF DEEDS 2010R-025093</p>
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CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
6	44.87'	27.00'	9512.39"	N38°24'13"E	39.98'
7	6.79'	30.00'	117.33"	S08°28'43"E	6.79'
8	40.60'	27.00'	88.0904"	S50°54'45"E	36.86'

NO.	NORTHING	EASTING
4	11347.11	10778.29
5	11355.74	10901.91
6	11386.99	10928.68
7	11391.71	10958.34
8	11385.00	10959.34
9	11361.42	10988.27
10	11370.66	11118.83
11	10984.88	11145.56
12	10975.69	11013.87
13	10986.43	11013.12
14	10972.76	10817.20
15	11065.16	10811.45
20	1199.72	10990.70
21	11059.15	10878.95
24	11219.54	10864.54
29	11289.06	10857.75

FIRST FLOOR ELEVATION	NO. 1 ELEVATION
990.80	1001.30
990.80	1001.30
1001.30	1001.30
1001.30	1001.30
990.80	1001.30
990.80	1001.30
1001.30	1001.30
1001.30	1001.30
990.80	1001.30
990.80	1001.30
1001.30	1001.30
1001.30	1001.30

"FOX RIDGE II OF HARTLAND"
(A CONTRACTIBLE CONDOMINIUM PROJECT)
LIVINGSTON COUNTY CONDOMINIUM PLAN NO. 332



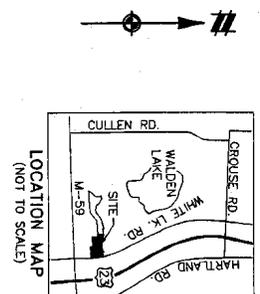
NOTES:
ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 260784-0005-B, MAP REVERSED DATE: SEPTEMBER 20, 1996, SHOW SUBJECT CONDOMINIUM WITHIN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
BEARINGS ARE BASED ON PREVIOUS SURVEY BY THE SPICER GROUP, DATED: AUGUST 11, 2004, JOB NO. 102392.00.
ALL PORCHES AND PATIOS ARE LIMITED COMMON ELEMENTS. REFER TO SHEETS 10, 11, 12 AND 13 AND ARTICLE IV OF THE MASTER DEED FOR GENERAL AND LIMITED COMMON ELEMENTS OF BUILDING INTERIOR.
BUILDING 1 (INCLUDING UNITS 1 THROUGH 12), SIDEWALKS AND ROADS MUST BE BUILT. BUILDINGS 2 AND 3 (INCLUDING UNITS 13 THROUGH 36), THE RECREATION BUILDING, ADJACENT SWIMMING POOL, AND PARKING NEED NOT BE BUILT.
SEE ARTICLE IV AND XV OF MASTER DEED FOR PROVISIONS REGARDING THE USE OF THE RECREATION BUILDING AND ADJACENT SWIMMING POOL.
THE LOCATION OF UNITS WITHIN EACH BUILDING IS SUBJECT TO MODIFICATION BASED ON THE TYPE OF UNIT THAT IS SELECTED BY PURCHASING CO-OWNERS. THE FINAL LOCATION OF UNITS WILL BE SHOWN ON THE CONSOLIDATED CONDOMINIUM SUBDIVISION PLAN.
ALL ROADS (GROSSVIEW TRAIL AND RIDGE RUN STREET) ARE PRIVATE RIGHT-OF-WAYS.
THE CONDOMINIUM IS SUBJECT TO CONTRACTION AS PROVIDED IN ARTICLE XI OF MASTER DEED. THE COMMON ELEMENTS AND UNITS IN THE CONDOMINIUM ARE ALL SUBJECT TO CONVERSION AS PROVIDED IN ARTICLE XII OF MASTER DEED.
SUBJECT TO THE TERMS AS LAID OUT IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOX RIDGE II OF HARTLAND CONDOMINIUM ASSOCIATION, AS RECORDED IN DEED #721, 7946C, 141, LIVINGSTON COUNTY RECORDS.

LEGEND	DESCRIPTION
---	RIGHT-OF-WAY
---	BOUNDARY LINE
---	EASEMENT (AS LABELED)
---	MATCH LINE
---	CURVE IDENTIFIER
---	COORDINATE POINT
---	LIMITED COMMON ELEMENT
---	GENERAL COMMON ELEMENT
---	LIMITS OF OWNERSHIP



DATED - APRIL 9, 2010
[Signature]
MICHAEL D. EMBREE
LICENSED PROFESSIONAL SURVEYOR NO. 56650
700 TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
(248) 447-2000

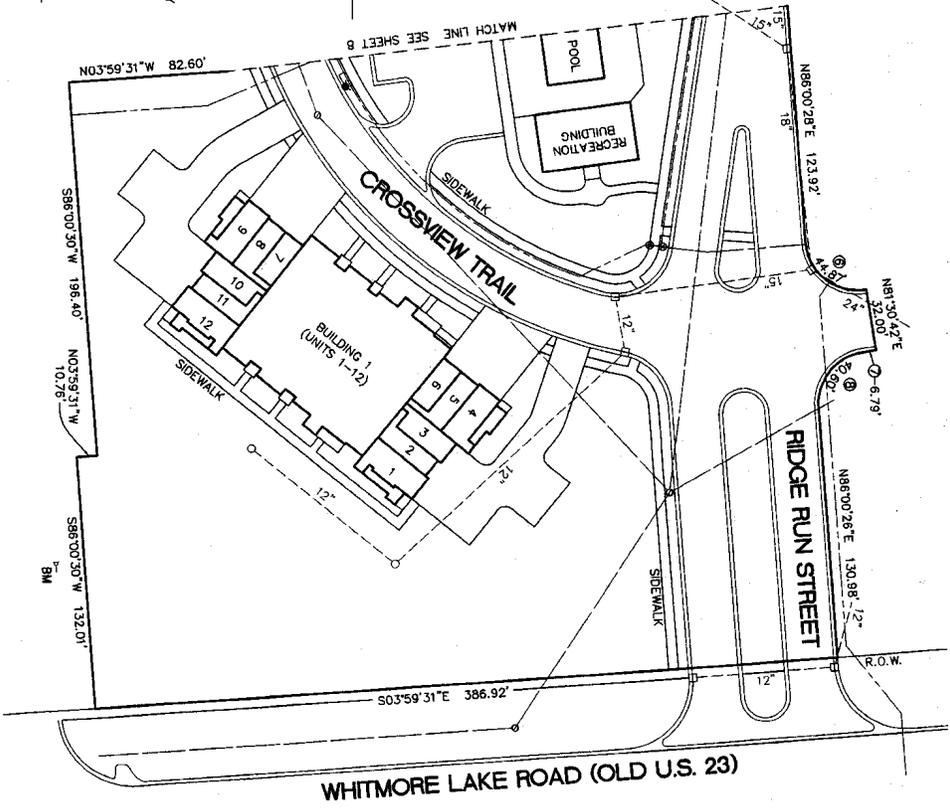
SURVEYOR'S CERTIFICATE:
I, MICHAEL D. EMBREE, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.
THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, WITHIN ONE YEAR FROM THE RECORDING OF THIS PLAN.
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.
THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.



BENCHMARK: BM-
ARROW ON HYDRANT, LOCATED 774 FEET WEST OF WHITMORE LAKE ROAD (OLD U.S. 23) AND 154 FEET SOUTH OF PROPERTY LINE.
ELEVATION = 997.37 (NGVD 1929)

<p>Atwell Land Development & Real Estate Survey & Mapping Telecommunications Infrastructure & Transportation Environmental & Solid Waste Water & Natural Resources</p>	<p>SECTION 21 TOWN 3 SOUTH, RANGE 6 EAST HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN</p>	<p>FOX RIDGE HOMES, L.L.C. FOX RIDGE I OF HARTLAND SITE PLAN SECTION "A"</p>
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NOTES:
 ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
 FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 260784-0005-B, MAP REVISED DATE: SEPTEMBER 20, 1996, SHOW SUBJECT CONDOMINIUM WITHIN "OTHER AREAS ZONE 'X'" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
 BEARINGS ARE BASED ON PREVIOUS SURVEY BY THE SPICER GROUP, DATED: AUGUST 11, 2004, JOB NO. 102382.00.
 BUILDING 1 (INCLUDING UNITS 1 THROUGH 12), STORM SEWERS, WATER MAINS, SANITARY SEWERS, SIDEWALKS AND ROADS "MUST BE BUILT".
 BUILDINGS 2 AND 3 (INCLUDING UNITS 13 THROUGH 36), THE RECREATION BUILDING, ADJACENT SWIMMING POOL AND PARKING "NEED NOT BE BUILT".
 STORM SEWERS, SANITARY SEWERS, WATER MAINS AND ROAD PER PLANS BY DESNE, INC., ON FILE WITH HARTLAND TOWNSHIP.
 LOCATION OF ELECTRIC, TELEPHONE, CABLE, TV, AND NATURAL GAS UTILITY LINES ON FILE WITH APPROPRIATE UTILITY COMPANY. THE ACTUAL LOCATION OF THESE LINES WILL BE SHOWN ON AS-BUILT PLANS.
 SEE ARTICLE VI AND XV OF MASTER DEED FOR PROVISIONS REGARDING THE USE OF THE RECREATION BUILDING AND ADJACENT SWIMMING POOL.
 THE LOCATION OF UNITS WITHIN EACH BUILDING IS SUBJECT TO MODIFICATION BASED ON THE TYPE OF UNIT THAT IS SELECTED BY PURCHASING CO-OWNERS. THE FINAL LOCATION OF UNITS WILL BE SHOWN ON THE "CONSOLIDATED CONDOMINIUM SUBDIVISION PLAN".
 ALL ROADS (CROSSVIEW TRAIL AND RIDGE RUN STREET) ARE PRIVATE RIGHT-OF-WAYS. THE CONDOMINIUM IS SUBJECT TO CONSTRUCTION AS PROVIDED IN ARTICLE XI OF MASTER DEED. THE ELEVATION OF UNITS IN THE CONDOMINIUM ARE ALL SUBJECT TO CONVERSION AS PROVIDED IN ARTICLE VIII OF MASTER DEED.
 SUBJECT TO THE TERMS AS LAID OUT IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "FOX RIDGE OF HARTLAND COMMUNITY ASSOCIATION", AS RECORDED IN LIBER 4721, PAGE 141, LIVINGSTON COUNTY RECORDS.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
6	44.87	27.00	93°17'39"	N38°24'13"E	59.88
7	6.79	301.00	171°33' "	S08°28'43"E	6.79
8	40.90	27.00	88°09'04"	S50°54'43"E	36.88

DATED - APRIL 9, 2010

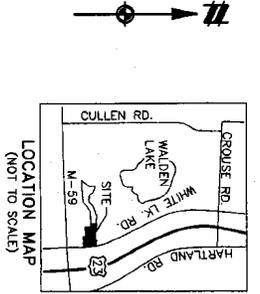
[Signature]

MICHAEL D. EMBRE
 LICENSED PROFESSIONAL SURVEYOR NO. 56860
 1700 TOWN SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 (248) 447-2000



- LEGEND**
- SANITARY SEWER MANHOLE
 - SANITARY SEWER 8" DIA. (TYP.) (UNLESS OTHERWISE NOTED)
 - YARD BASIN
 - CATCH BASIN
 - 12" STORM DRAIN PIPE W/DIAMETER
 - HYDRANT
 - GATE VALVE
 - WATER MAIN 8" DIA. (TYP.) (UNLESS OTHERWISE NOTED)
 - CURB
 - R.O.W.
 - RIGHT-OF-WAY BOUNDARY LINE
 - - - MATCH LINE
 - ① CURVE IDENTIFIER

BENCHMARK: BM¹
 ARROW ON HYDRANT LOCATED 774 FEET WEST OF WHITMORE LAKE ROAD (OLD U.S. 23) AND 154 FEET SOUTH OF PROPERTY LINE.
 ELEVATION = 967.37 (NGVD 1929)



	CLIENT FOX RIDGE HOMES, L.L.C. FOX RIDGE I OF HARTLAND UTILITY PLAN SECTION "A" DATE: APRIL 9, 2010	SECTION 21 TOWN 3 SOUTH, RANGE 6 EAST HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	Land Development & Real Estate Power & Energy Telecommunications Information & Transportation Environmental & Solid Waste Water & Natural Resources
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CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
4	238.03	701.00	19°27'19"	S84°09'03"E	236.89
5	221.56	649.00	19°34'06"	S84°12'48"E	220.98
29	89.14	699.00	7°38'03"	S89°50'19"W	89.07

NOTES:

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 25070784-0005-8, MAP REVISION DATE: SEPTEMBER 20, 1996, SHOW SUBJECT CONDOMINIUM WITHIN "OTHER AREAS ZONE 'X'" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).

BEARINGS ARE BASED ON PREVIOUS SURVEY BY THE SPIGEE GROUP, DATED: AUGUST 11, 2004, JOB NO. 102382.00.

BUILDING 1 (INCLUDING UNITS 1 THROUGH 12), STORM SEWERS, WATER MAINS, SANITARY SEWERS, SODAS AND ROADS MUST BE BUILT.
 BUILDING 2 (INCLUDING UNITS 13 THROUGH 36), THE RECREATION BUILDING, ADJACENT SWIMMING POOL, AND PARKING NEED NOT BE BUILT.
 STORM SEWERS, SANITARY SEWERS, WATER MAINS AND ROAD PER PLANS BY DESINE, INC., ON FILE WITH HARTLAND TOWNSHIP.

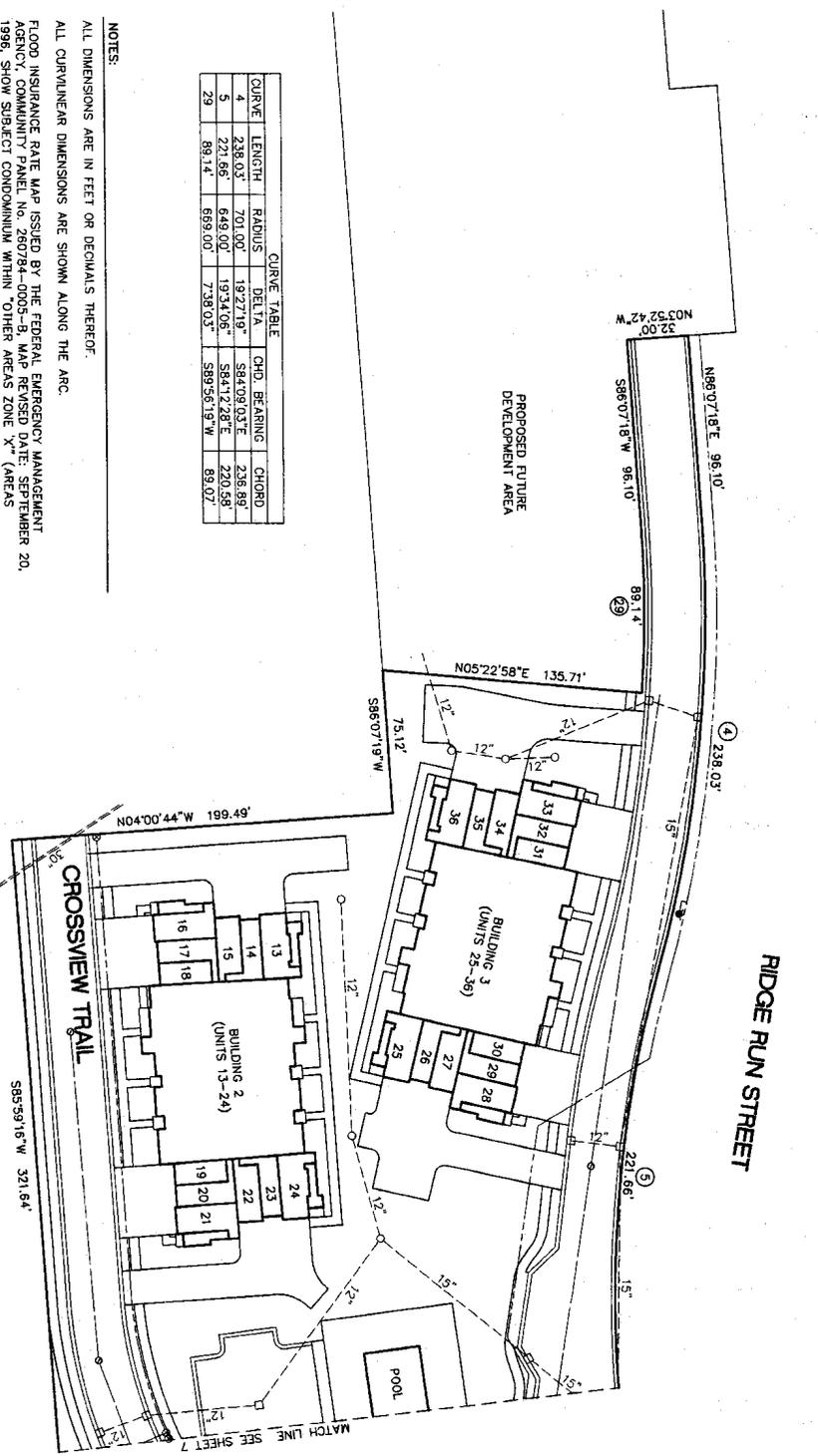
LOCATIONS OF ELECTRIC, TELEPHONE, CABLE T.V. AND NATURAL GAS UTILITY LINES ON FILE WITH PREVIOUS SURVEY BY THE SPIGEE GROUP. THE ACTUAL LOCATION OF THESE LINES WILL BE SHOWN ON AS-BUILT PLANS.

SEE ARTICLE VI AND XV OF MASTER DEED FOR PROVISIONS REGARDING THE USE OF THE RECREATION BUILDING AND ADJACENT SWIMMING POOL.

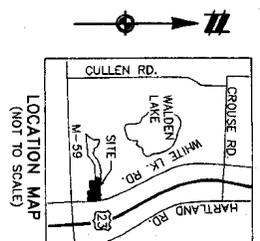
THE LOCATION OF UNITS WITHIN EACH BUILDING IS SUBJECT TO MODIFICATION BASED ON THE TYPE OF UNIT THAT IS SELECTED BY PURCHASING CO-OWNERS. THE FINAL LOCATION OF UNITS WILL BE SHOWN ON THE "CONSOLIDATED CONDOMINIUM SUBDIVISION PLAN".

ALL ROADS (CROSSVIEW TRAIL AND RIDGE RUN STREET) ARE PRIVATE RIGHT-OF-WAYS. THE CONDOMINIUM IS SUBJECT TO CONTRACTION AS PROVIDED IN ARTICLE XI OF MASTER DEED. THE COMMON AREAS AND BUILDINGS ARE SUBJECT TO CONVEYANCE AS PROVIDED IN ARTICLE XII OF MASTER DEED.

SUBJECT TO THE TERMS AS LAID OUT IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "FOX RIDGE OF HARTLAND COMMUNITY ASSOCIATION", AS RECORDED IN LIBER 4721, PAGE 141, LIVINGSTON COUNTY RECORDS.



- LEGEND**
- SANITARY SEWER MANHOLE
 - SANITARY SEWER 8" DIA. (TYP.) (UNLESS OTHERWISE NOTED)
 - YARD BASIN
 - CATCH BASIN
 - 12" STORM DRAIN PIPE W/DIAMETER
 - 12" FLARED END SECTION
 - HYDRANT
 - GATE VALVE
 - WATER MAIN 8" DIA. (TYP.) (UNLESS OTHERWISE NOTED)
 - CURB
 - R.O.W. RIGHT-OF-WAY
 - BOUNDARY LINE
 - MATCH LINE
 - CURVE IDENTIFIER



BENCHMARK: BM-
 ARROW ON HYDRANT LOCATED 774 FEET WEST OF WHITE LAKE ROAD (OLD U.S. 23) AND 154 FEET SOUTH OF PROPERTY LINE.
 ELEVATION = 967.37 (NGVD 1929)



DATED - APRIL 9, 2010

MICHAEL D. EMERLEE
 LICENSED PROFESSIONAL SURVEYOR NO. 56860
 ATWELL, LLC SQUARE SUITE 700
 SOUTHBFIELD, MI 48076
 (248) 447-2000

	CLIENT: FOX RIDGE HOMES, L.L.C. FOX RIDGE 1 OF HARTLAND UTILITY PLAN SECTION "B"	SECTION 21 TOWN 3 SOUTH, RANGE 8 EAST HARTLAND TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	Land Development & Real Estate Power & Energy Telecommunications Infrastructure & Transportation Environmental & Solid Waste Water & Natural Resources
	DATE: APRIL 9, 2010 DRAWN BY: M.D.E. CHECKED BY: M.D.E. SCALE: AS SHOWN SHEET NO. 08	Livingston County Register of Deeds. 2010R-025093	