

RECORDED

2002 OCT -1 P 3:38

NANCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

LIVINGSTON COUNTY TREASURER'S CERTIFICATE  
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 are same as paid for five  
years previous to the date of this instrument  
or appear on the records in this  
office except as stated.

10-1-02 *7230*  
*025* *Dianne H. Hardy*  
Dianne H. Hardy, Treasurer  
Sec. 185 Act 266, 1993 as Amended  
Taxes not examined

RECEIVED

SEP 18 2002

LIV. CTY. HEALTH DEPT.

HOMESTEAD DEMANDS NOT EXAMINED

47/2

THIRD AMENDMENT TO MASTER DEED  
MEADOW VIEW ESTATES

This Third Amendment to the Master Deed of Meadow View Estates is made and executed this 13<sup>th</sup> day of September, 2002, by Berhart Land Co., LLC, a Michigan limited liability company (the "Developer") whose address is 399 Old U.S. 23, Brighton, Michigan 48114. The Developer has established MEADOW VIEW ESTATES, as a condominium project pursuant to the Master Deed thereof as recorded on August 10, 2000 in Liber 2810, Pages 805 through 826, inclusive, as amended by First Amendment to Master Deed, recorded in Liber 3254, Pages 762 through 805, inclusive, as amended by Second Amendment to Master Deed, recorded in Liber 3254, Pages 806 through 810, inclusive, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 197 and the Developer does hereby execute and declare this Third Amendment to the Master Deed of Meadow View Estates pursuant to the authority granted in Article VI and Article VIII-2a of the Master Deed for the purposes of expanding the Condominium from twenty-eight (28) Units to fifty-seven (57) Units by the addition of land as described in Section 1 below, redefining the common elements as a result of such expansion, establishing water and sewage disposal restrictions and other restrictions for the Units added to the Condominium by this Amendment, clarifying easements and the Contractible Area portion of the added land, and amending the Use and Occupancy Restrictions of Article VII of the Bylaws of the Condominium (Exhibit "A" to the Master Deed) to provide restrictions for street trees for Units 29-57.

Said Master Deed is amended in the following manner:

- 1. The land which is being added to the Condominium by this Amendment is more particularly described as follows:

Commencing at the East 1/4 corner of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence S 86°34'03" W 1329.74 feet along the East and West 1/4 line of said Section 32; thence S 02°13'58"E 239.40 feet along the East line of "MEADOW VIEW ESTATES," Livingston County Condominium Subdivision Plan No. 197, as recorded in Liber 2810, Page 805, Livingston County Records, to the PLACE OF

08-32-400-004 CML  
08-32-400-005

BEGINNING; thence N 87°45'43" E 136.10 feet; thence N 36°33'28" E 150.42 feet; thence S 79°57'59" E 722.27 feet; thence S 05°23'30" W 674.94 feet; thence S 16°48'56" W 326.34 feet to Point "A;" thence continuing S 16°48'56" W 58.68 feet to the Northerly water's edge of Blaine Lake; thence Westerly, Southwesterly and Southeasterly 1813 feet along said water's edge of Blaine Lake; thence S 87°04'05" W 43.21 feet along the North line of "BITTEN BEACH" (Liber 4 of Plats, Page 21, Livingston County Records) to Point "B," said point being located the following four (4) courses along the Intermediate Traverse Line from the above mentioned Point "A:" N 78°46'06" W 261.73 feet, and S 24°49'20" W 776.26 feet, and S 14°39'49" E 460.16 feet, and S 36°06'57" E 429.91 feet; thence continuing S 87°04'05" W 470.00 feet along said North line (and its extension) of "BITTEN BEACH;" thence N 02°20'13" W 666.11 feet; thence S 87°04'40" W 1319.02 feet; thence N 02°31'55" W 1080.34 feet along the North and South 1/4 line of said Section 32; thence the following two courses along the boundary of said "MEADOW VIEW ESTATES:" N 87°45'43" E 1324.56 feet and N 02°13'58" W 725.35 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan. Containing 64.45 acres of land, more or less. Including all the land to the water's edge of Blaine Lake. Subject to the correlative rights of the other riparian owners and the public trust in the waters of Divine and Blaine Lakes, also subject to and together with all easements and restrictions affecting title to the described above premises.

2. First Amended Article II of said Master Deed of Meadow View Estates, as set forth below, shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, replace and supersede Article II of the Master Deed as originally recorded, and the originally recorded Article II shall be of no further force or effect.

**FIRST AMENDED ARTICLE II OF THE MASTER DEED  
OF MEADOW VIEW ESTATES**

**ARTICLE II**

**LEGAL DESCRIPTION**

The land which is submitted to the Condominium established by this Master Deed is particularly described as follows:

**"MEADOW VIEW ESTATES CONDOMINIUM"  
(Phase I and Phase II combined)**

Commencing at the North 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 86°40'03" E 618.57 feet along the North line of said Section 32 to the **PLACE OF BEGINNING**; thence continuing N 86°40'03" E 141.79 feet along said North line of Section 32, also being the centerline of Bergin Road; thence S 02°34'23" E 435.60 feet; thence N 86°40'03" E 399.96 feet; thence S 02°34'06" E 2240.88 feet; thence N 86°34'03" E 159.71 feet along the East and West 1/4 line of said Section 32; thence S 02°13'58" E 239.40 feet; thence N 87°45'43" E 136.10 feet; thence N 36°33'28" E 150.42 feet; thence S 79°57'59" E 722.27 feet; thence S 05°23'30" W 674.94 feet; thence S 16°48'56" W 326.34 feet to Point "A;" thence continuing S 16°48'56" W 58.68 feet to the Northerly water's edge of Blaine Lake; thence Westerly, Southwesterly and Southeasterly 1813 feet along said water's edge of Blaine Lake; thence S 87°04'05" W 43.21 feet along the North line of "BITTEN BEACH" (Liber 4 of Plats, Page 21, Livingston County Records) to Point "B," said point being located the following four (4) courses along the Intermediate Traverse Line from the above mentioned Point "A:" N 78°46'06" W 261.73 feet, and S 24°49'20" W 776.26 feet, and S 14°39'49" E 460.16 feet, and S 36°06'57" E 429.91 feet; thence continuing S 87°04'05" W 470.00 feet along said North line (and its extension) of "BITTEN BEACH;" thence N 02°20'13" W 666.11 feet; thence S 87°04'40" W 1319.02 feet; thence N 02°31'55" W 2017.38 feet along the North and South 1/4 line of said Section 32 to the Center Post of said Section 32; thence continuing along said North and South 1/4 line N 02°21'43" W 1589.68 feet; thence N 86°40'03" E 200.00 feet; thence N 02°21'43" W 348.00 feet; thence N 86°40'20" E 262.64 feet; thence N 13°55'10" E 229.14 feet; thence Northeasterly 111.23 feet along the arc of a 283.00 foot radius curve to the right through a central angle of 22°31'11", having a chord bearing N 25°10'46" E 110.52 feet; thence Northerly 182.21 feet along the arc of a 267.00 foot radius reverse curve to the left through a central angle of 39°06'06", having a chord bearing N 16°53'19" E 178.70 feet; thence Northerly 80.79 feet along the arc of a 382.50 foot radius compound curve to the left through a central angle of 12°06'05", having a chord bearing N 08°42'47" W 80.64 feet; thence Northerly 80.79 feet along the arc of a 382.50 foot radius reverse curve to the right through a central angle of 12°06'05", having a chord bearing N 08°42'47" W 80.64 feet; thence N 02°39'44" W 96.73 feet to the Place of Beginning. Being part of the Northeast 1/4

and Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan. Containing 149.66 acres of land, more or less.

Subject to the rights of the public over the Northerly 50.00 feet in Bergin Road, also subject to all easements and restrictions disclosed in Master Deed for "Meadow View Estates," Livingston County Condominium Subdivision Plan No. 197, as recorded in Liber 2810, Page 805, Livingston County Records, also subject to the correlative rights of the other riparian owners and the public trust in the waters of Blaine Lake and Divine Lake, also subject to and together with all easements and restrictions affecting title to the above described premises and subject to all governmental limitations.

3. Article IV-2 of the Master Deed of Meadow View Estates Condominium shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, be amended to add subparagraph c thereto as follows:

ARTICLE IV

COMMON ELEMENTS

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2. Responsibilities

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c. Limited Common Element Boat Docks. The boat docks designated on the Condominium Subdivision Plan (Exhibit "B" to this Master Deed) are limited common elements appurtenant to Units 46-56. Each boat dock is limited in use to the Condominium Unit that the dock services. The co-owners of the Condominium Unit to which the boat dock is an appurtenance shall bear all costs of maintenance, repair, and replacement of the boat dock.

4. Article IV - 4 of the Master Deed of Meadow View Estates Condominium shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, be amended to add subparagraph v thereto as follows:

ARTICLE IV

COMMON ELEMENTS

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4. Water and Sewage Disposal.

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v. The following restrictions shall apply to Units 29-57

- 1) No unit shall be used for other than a single family dwelling.
- 2) There shall be no future subdividing of any building unit which would utilize individual onsite sewage disposal and/or water supply systems.
- 3) Phase II of Meadow View Estates Condominium has been approved for 29 individual Units as described in Desine, Inc. site plan Job #9500 dated April 12, 2002. The wells and septic shall be located in the exact area as indicated on the preliminary site plan.
- 4) All wells shall be drilled by a Michigan licensed well driller and be drilled to a depth that will penetrate a minimum of a 10 foot impervious clay layer and/or shall maintain a minimum of 50 foot from the static water level to the bottom of the casing or top of the screen if clay protection is not encountered.
- 5) The test wells used to determine onsite water supply adequacy have been drilled on Units 31 and 56. If these wells are not intended for the use as a potable water supply, then they must be properly abandoned according to Part 127, Act 368 of the Groundwater Quality Control Act.
- 6) Test well results have revealed that individual wells may contain arsenic levels which exceed the US EPA drinking water standards established at .01 mg/l. Test well results showed levels to be between .01 and .025 mg/l. Some people who drink water containing arsenic in excess of the established standards over many years could experience skin damage or problems with their circulatory system, and may have increased risk of getting cancer.
- 7) Each individual well shall be sampled for arsenic at the time of construction.

APPROVED  
Livingston County Department  
of Public Health

Name J. [Signature]  
Date 8-12-02

If the results reveal arsenic concentrations above .01 mg/1, it will be required that point of use treatment device, certified for reduction of arsenic to levels below .01 mg/1 be installed and maintained. All treatment devices need regular maintenance. Failure to properly maintain a treatment system may result in exposure to higher levels of arsenic than that coming from the well. This point of use treatment shall be reviewed and approved by the Livingston County Department of Public Health. After the point of use treatment device has been installed a second arsenic sample shall be taken to verify that the point of use treatment device has reduced the arsenic level to less than .01mg/1 prior to final approval of water supply by Livingston County Department of Public Health.

- 8) The test wells throughout the project which are not functional must be abandoned according to Part 127, Act 368, P.A. 1976 of the Groundwater Quality Control Act. Written certification as to the abandonment of these wells by a licensed well driller must be submitted **prior to final master deed approval.**
- 9) There shall be no underground utility lines located within the areas designated as active and reserve septic system areas.
- 10) The reserve septic locations as designated on the preliminary plan on file at the Livingston County Department of Public Health must be maintained vacant and accessible for future sewage disposal uses.
- 11) Prior to issuance of permits for Units 30, 33, 34, 44, and 55, each building site will require detailed engineer plans reflecting the design of an alternative system which is consistent with the minimum design requirements outlined by the Michigan Department of Environmental Quality and the Livingston County Department of Public Health. The size and configuration of the lots and the area needed for the alternative system, may limit available building area for some houses being proposed. Therefore, careful consideration must be given to design the house around the onsite sewage disposal needs. Permits will not be issued until all minimum requirements have been met in accordance with these restrictions. Due to the fact that engineered plans shall be required along with written engineer approval after the septic areas have been prepared, the cost of the system may be higher than a typical conventional sewage disposal system.
- 12) A Homeowners Operation and Maintenance Manual must be developed for each septic system on Units 30, 33, 34, 44, and 55. The manual must inform owners of the details, use, and maintenance needs of their system. A copy of the manual must be submitted to the Livingston County Department of Public Health. A deed restriction must be recorded informing homeowners

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of Public Health  
Name [Signature]  
Date 9/2/02

of the mechanical nature of their septic system and that an operation and maintenance manual is on file at the Livingston County Department of Public Health.

- 13) The active and reserve septic areas shall be prepared according to the information submitted by the engineer on Units 29, 31, 32, 43, 45, 46, 56, and 57. Elevation and design specifications have been submitted to the Livingston County Department of Public Health for review and have been approved. Engineer certification is required prior to final master deed approval indicating that these units have been prepared under engineer guidelines and written certification is required along with an "as-built" drawing depicting the original grades and final constructed grades in the cut or filled areas.
- 14) The onsite sewage disposal systems for Units 39, 42, 47, and 48 will require the excavation of slow permeable soils to a more permeable soil ranging between 5.5-9 ft. in depth. Due to the fact that unsuitable soils will be excavated in the area and replaced with a clean sharp sand, the cost of the system may be higher than a conventional sewage disposal system.
- 15) Units 29-32, 34, and 57 will require the top soil to be stripped and backfilled with a clean sharp sand to the original grade. The bottom of the stone bed shall be no deeper than highest original grade.
- 16) Unit 55 will require that the bottom of the stone be no deeper than 6 inches below the original grade.
- 17) Unit 54 will require that the bottom of the stone be no deeper than 12 inches below the original grade.
- 18) Units 33 and 52 will require that the bottom of the stone be no deeper than 18 inches below the original grade.
- 19) Units 36, 37, and 39 will require that the bottom of the stone be no deeper than 24 inches below the original grade.
- 20) Due to elevation differences between proposed house grades and septic locations, Units 29-37, 47, 48, 52-55, and 57 may require a pump type sewage disposal system. If pumping is necessary, engineer specifications for a pump size and design must be submitted prior to permits being issued.
- 21) Unit 44 will require an enlarged system due to the heavy soil structure witnessed on these units. Please refer to the soil condition on file at LCDPH.

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 Livingston County Department  
 of Public Health  
 Name [Signature]  
 Date 9-23-87

- 22) The engineer must give written certification that any additional grades, filling and/or land balancing that has taken place as part of the construction of the development has not affected the placement for either the active or reserve sewage disposal systems. This certification must be given stating that there has been no changes on any units affected **prior to final master deed approval.**
- 23) **Prior to final master deed approval,** written engineer certification must be given which indicates that all storm drains which are within 50 ft. (greater than 25 ft.) to the proposed active or reserve septic systems have been sealed with a watertight premium joint material. All septic systems shall maintain no less than 50 ft. from any detention/retention pond unless approved by Livingston County Department of Public Health.
- 24) A 1400 sq. ft. area has been designated on each unit for the active and reserve sewage disposal systems to accommodate a typical four bedroom single family home. Proposed homes exceeding four bedrooms must show that sufficient area exists for both active and reserve sewage systems which meet all acceptable isolation distances.
- 25) There shall be no activity within the regulated wetlands unless permits have been obtained from the Michigan Department of Environmental Quality. Because Units 46-56 have regulated wetlands, unit owners will need to comply with MDEQ rules before impacting wetlands.
- 26) All restrictions placed on Phase II of Meadow View Estates Condominium by the Livingston County Department of Public Health are not severable and shall not expire under any circumstances unless otherwise amended or approved by the Livingston County Department of Public Health.

APPROVED

Livingston County Department  
of Public Health

Name [Signature]

Date 9-27-02

5. Upon the recording of this Third Amendment to Master Deed with the Livingston County Register of Deeds, Article VI of the Master Deed shall be amended and restated in its entirety as follows:

**SECOND AMENDED ARTICLE VI OF THE MASTER DEED  
OF MEADOW VIEW ESTATES**

**ARTICLE VI**

**EXPANSION OF PROJECT**

The Condominium Project established pursuant to the initial Master Deed of Meadow View

Estates, as amended by this Third Amendment to Master Deed, and consisting of fifty-seven (57) Units may, in the Developer's sole discretion, be the first two phases of an expansion project which may contain, in its entirety, a maximum of seventy-two (72) Units. Additional Units, if any, not to exceed fifteen (15) additional Units, will be constructed upon all or some portion of the following described land:

**"FUTURE EXPANDABLE AREA NO. 1"**

**BEGINNING** at the East 1/4 corner of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, said corner being located S 02°21'43" E 2678.68 feet along the North and South 1/4 line of Section 32 and N 86°34'03" E 2659.48 feet along the East and West 1/4 line of said Section 32 from the North 1/4 corner of said Section; thence S 02°23'49" E 2614.47 feet along the East line of said Section 32; thence N 84°10'30" W 159.53 feet; thence S 11°52'26" W 140.05 feet; thence S 87°29'34" W 616.31 feet along the South line of said Section 32; thence Northwesterly, Northeasterly and Easterly 1833 feet along the Westerly water's edge of Blaine Lake; thence N 16°48'56" E 385.02 feet; thence N 05°23'30" E 674.94 feet; thence N 79°57'59" W 722.27 feet; thence S 36°33'28" W 150.42 feet; thence S 87°45'43" W 136.10 feet; thence N 02°13'58" W 239.40 feet; thence N 86°34'03" E 1329.74 feet along said East and West 1/4 line of Section 32 to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan. Containing 50.58 acres of land, more or less.

**"FUTURE EXPANDABLE AREA NO. 2"**

Commencing at the North 1/4 corner of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence the following two courses along the North and South 1/4 line of said Section 32: S 02°21'43" E 2678.68 feet to the Center Post of said Section 32, and S 02°31'55" E 2684.06 feet to the South 1/4 corner of said Section 32; thence N 87°29'34" E 887.63 feet along the South line of said Section 32 to the **PLACE OF BEGINNING**; thence N 18°15'40" W 697.96 feet; thence N 87°04'40" E 620.58 feet; thence S 02°20'13" E 676.24; thence S 87°29'34" W 429.06 feet along said South line of Section 32 to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan. Containing 8.13 acres, more or less.

(hereinafter referred to as "Expandable Area"). Therefore, any other provision of this Master Deed notwithstanding, the Units in the Project, subject to Township approval, may at the option of the

Developer or its successors or assigns, from time to time, within a period ending no later than six years from recording of the initial Master Deed, be increased by the addition to the Project of any portion of the Expandable Area and the construction of residential Units thereon. The nature, appearance and location of all such additional Units as may be constructed thereon shall be determined by Developer, in its sole discretion, and as may be approved by the Township of Hartland, Livingston County, Michigan. Such increase in size of this Condominium Project shall be by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the discretion of the Developer or its successors, and in which the percentages of value set forth in Article V hereof shall be pro-ratably readjusted in order to preserve a total value of one hundred (100%) percent for the entire Project resulting from such amendment or amendments to this Master Deed. Such amendment or amendments to the Master Deed shall also contain further definitions and re-definitions of General or Limited Common Elements as may be necessary to adequately describe and service the additional section or sections being added to the Project by such amendment. In connection with any such amendment(s), Developer shall have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article, including but not limited to, the creation or expansion of easements for utilities or the connection of roadways and sidewalks in the Project to any roadways and sidewalks that may be located on, or planned for, the Expandable Area, and to provide access to any Unit that is located on, or planned for the Expandable Area, from the roadways and sidewalks located in the Project. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing and, subject to the limitations set forth herein, to any proportionate reallocation of percentages of value of existing Units which Developer or its successors may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purposes of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of a re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto; PROVIDED, HOWEVER, that a Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments thereto. These provisions hereby give notice to all persons acquiring an interest in the Condominium that such amendment of the Master Deed may be made and recorded and no further notice of such amendment shall be required. Nothing herein contained, however, shall in any way obligate Developer to enlarge the Condominium Project beyond the legal description established in Article II of this Master Deed and Developer (or its successor or assigns) may in its discretion, establish all or a portion of said Expandable Area as a rental development, a separate condominium project (or projects) or any other form of development or facility, whether residential or commercial. There are no restrictions on the election of the Developer to expand the Project other than as explicitly set forth herein. There is no obligation on the part of the Developer to add to the Condominium Project all or any portion of the Expandable Area described in this Article VI nor is there any obligation to add portions thereof in any particular order nor to construct particular improvements thereon in any specific locations.

6. Article VII of the Master Deed of Meadow View Estates Condominium shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, be amended to add Sections 7-10 thereto as follows:

## ARTICLE VII

### EASEMENTS

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Section 7. Emergency Access and Dry Hydrant Agreements. The Association is hereby authorized to enter into maintenance agreements, on behalf of the co-owners, with Hartland Township and with the Developer for the maintenance of emergency access areas and for the maintenance of dry hydrants, as same may be required by the Township.

Section 8. Private Easements for Storm Drainage, Public Utilities, and Dry Hydrants. The Condominium is subject to certain private easements for storm drainage, private easements for public utilities, and private easements for dry hydrants as depicted on the Condominium Subdivision Plan (Exhibit "B" to the Master Deed).

Section 9. Private Easement Over Units 54 and 55. Unit Nos. 54 and 55 are each subject to a thirty foot (30') wide private easement for ingress and egress and public utilities as depicted on the Condominium Subdivision Plan (Exhibit "B" to the Master Deed).

Section 10. Temporary Thirty Foot (30') Wide Easement for Ingress and Egress of Public Emergency Services. The Condominium is subject to a temporary thirty foot (30') wide easement for ingress and egress of public emergency services over Tamarack Park as depicted on the Condominium Subdivision Plan (Exhibit "B" to the Master Deed). Said easement shall be extinguished upon the extension of Tamarack Trails Court to Old U.S. 23 Highway (public road).

7. Article X of the Master Deed of Meadow View Estates shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, be added to the Master Deed as follows:

## ARTICLE X

### CONTRACTION OF CONDOMINIUM

Pursuant to the authority granted to the Developer as set forth in Article I of the Master Deed, the portion of the land that is being added to the Condominium by this Amendment is designated as a Contractible Area on the Condominium Subdivision Plan (Exhibit "B" to the Master

Deed). The Developer and its successors reserve the right to elect, within six (6) years after the initial recording of the Master Deed for the Condominium, to contract the Condominium by withdrawing all or part of the land described as the Contractible Area on the Condominium Subdivision Plan (Exhibit "B" to the Master Deed) by an amendment or a series of amendments to the Master Deed, without the consent of any co-owner, mortgagee, or other party. The provisions of this Article X shall not be construed to limit the right of the Developer to further contract the size of the Condominium as provided in Article I of the Master Deed.

8. Article VII of the Bylaws of Meadow View Estates (Exhibit "A" to the Master Deed), shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, be amended to add a Section 17 thereto as follows:

**ARTICLE VII**

**USE AND OCCUPANCY RESTRICTIONS**

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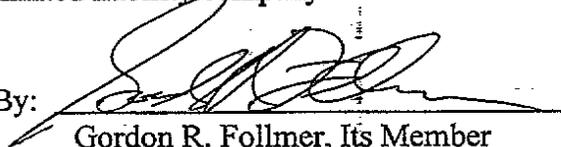
17. Street Trees for Units 29-57. One street tree for each 40 feet of road frontage shall be provided for each of Units 29-57. Street trees may be clustered or grouped within the front 30' of each unit. Street trees shall be provided and planted prior to occupancy of the Unit. Tree species shall be as shown on the plant list as found in the Township Zoning Ordinance or as allowed by the Township.

9. Sheets 1, 2, 3 and 6 of Replat No. 1 of the Condominium Subdivision Plan of Meadow View Estates, as attached hereto, shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, replace and supersede originally recorded Sheets 1, 2, 3 and 6 of the Condominium Subdivision Plan of Meadow View Estates, and the aforescribed originally recorded Sheets shall be of no further force or effect.

10. Sheets 5A, 5B, 8A and 8B of Replat No. 1 of the Condominium Subdivision Plan of Meadow View Estates, as attached hereto, shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, be incorporated as part of the Condominium Subdivision Plan of Meadow View Estates.

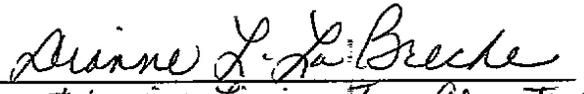
In all other respects, other than as hereinabove indicated, the initial Master Deed of Meadow View Estates, including the Bylaws and the Condominium Subdivision Plan respectively attached thereto as Exhibit "A" and "B", recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

Berhart Land Co., LLC, a Michigan  
limited liability company

By:   
Gordon R. Follmer, Its Member

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF LIVINGSTON    )

On the 13<sup>th</sup> day of September, 2002, the foregoing Third Amendment to the Master Deed of Meadow View Estates was acknowledged before me, a notary public, by Gordon R. Follmer, Member of Berhart Land Co., LLC, a Michigan limited liability company, on behalf of the limited liability company.

  
*acting in Livingston County*  
Notary Public, OAKLAND County, Michigan  
My Commission Expires: 9-18-05

THIRD AMENDMENT TO MASTER DEED DRAFTED BY  
AND WHEN RECORDED RETURN TO:

✓ Samuel K. Hodgdon  
Harnisch & Gadd P.C.  
30700 Telegraph Road, Ste. 3475  
Bingham Farms, MI 48025  
(248) 644-8600

**DIANNE L. LABRECHE**  
**NOTARY PUBLIC OAKLAND CO., MI**  
**MY COMMISSION EXPIRES Sep 18, 2005**

DEVELOPER

BERNARD LAND COMPANY, L.L.C.  
399 OLD US-23  
BRIGHTON, MICHIGAN 48114

# MEADOW VIEW ESTATES

REPLAT NO. 1 OF EXHIBIT "B" TO THE MASTER DEED OF

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4  
OF SECTION 32, TOWN 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 197

PREPARED BY

DESINE, INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
(810) 227-9533

LEGAL DESCRIPTIONS

"MEADOW VIEW ESTATES CONDOMINIUM"

Commencing at the North 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 89°40'03" E 68.57 feet along the North line of said Section 32 to the PLACE OF BEGINNING; thence continuing N 89°40'03" E 141.79 feet along said North line of Section 32, also being the centerline of Bawn Road; thence S 02°33'42" E 435.60 feet; thence N 89°40'03" E 389.89 feet; thence S 02°33'42" E 224.08 feet; thence S 02°33'58" E 158.71 feet along the East and West 1/4 line of said Section 32; thence S 02°33'58" E 239.40 feet; thence N 87°45'43" E 136.10 feet; thence S 05°23'30" W 874.94 feet; thence S 79°57'59" E 722.27 feet to Point "A"; thence continuing S 16°48'58" W 58.68 feet to the Northernly edge of Blaine Lake; thence Westerly, Southwesterly and Southeastly 1813 feet along said water's edge of Blaine Lake; thence S 87°04'05" W 43.21 feet along the North line of "BITTEN BEACH" (Taber 4 of Plat, Page 21, Livingston County Record) to Point "B"; said point being located the following four (4) courses along the Intermediate Traverse Line from the above mentioned Point "A": N 78°46'08" W 281.73 feet, and S 36°05'57" E 429.91 feet; thence continuing S 87°04'05" W 470.00 feet along said North line of said Section 32; thence N 02°33'58" W 207.38 feet; thence S 87°04'40" W 1319.02 feet; thence N 02°33'58" W 207.38 feet; thence the North and South 1/4 line of said Section 32 to the Center Post of said Section 32; thence continuing along said North and South 1/4 line N 02°21'43" W 1899.68 feet; thence N 89°40'03" E 200.00 feet; thence N 13°55'19" E 228.14 feet; thence Northwesterly 111.23 feet along the arc of a 283.00 foot radius curve to the right through a central angle of 22°37'11"; having a chord bearing N 25°10'46" E 110.52 feet; thence Northwesterly 182.21 feet along the arc of a 287.00 foot radius reverse curve to the left through a central angle of 39°04'08"; having a chord bearing N 16°53'19" E 178.70 feet; thence Northwesterly 80.79 feet along the arc of a 382.50 foot radius compound curve to the left through a central angle of 12°05'03"; having a chord bearing N 08°42'47" W 80.84 feet; thence Northwesterly 80.78 feet along the arc of a 382.50 foot radius reverse curve to the right through a central angle of 12°05'03"; having a chord bearing N 08°42'47" W 80.84 feet; thence N 02°33'42" W 98.73 feet to the Place of Beginning. Being part of the Northeast 1/4 and Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

"FUTURE CONTRACTIBLE AREA"

Commencing at the North 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence the following two courses along the North and South 1/4 line of said Section 32: S 02°21'43" E 2978.68 feet to the Center Post of said Section 32; thence S 02°33'58" E 337.04 feet to the PLACE OF BEGINNING; thence S 02°33'58" E 384.86 feet; thence S 18°19'40" E 940.25 feet; thence S 87°04'40" W 877.02 feet; thence N 02°33'58" W 1080.34 feet along said North and South 1/4 line of Section 32 to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 10.00 acres, more or less

"LAND BEING ADDED TO THE CONDOMINIUM"

Commencing at the North 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence the following two courses along the North and South 1/4 line of said Section 32: S 02°21'43" E 2878.68 feet to the Center Post of said Section 32; thence S 02°33'58" E 337.04 feet to the PLACE OF BEGINNING; thence S 02°33'58" E 384.86 feet; thence S 18°19'40" E 940.25 feet; thence S 87°04'40" W 877.02 feet; thence N 02°33'58" W 1080.34 feet along said North and South 1/4 line of Section 32 to the Place of Beginning. Being part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

"FUTURE EXPANDABLE AREA NO. 1"

Commencing at the East 1/4 corner of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence the following two courses along the North and South 1/4 line of said Section 32: S 02°21'43" E 2878.68 feet along the North and South 1/4 line of said Section 32 from the North 1/4 corner of said Section 32; thence S 02°23'49" E 2818.47 feet along the East line of said Section 32; thence N 89°40'03" W 188.53 feet; thence S 11°52'26" W 140.05 feet; thence S 87°29'35" W 810.31 feet along the South line of said Section 32; thence Northwesterly and Easterly 833.3 feet along the westerly water's edge of Blaine Lake; thence N 16°46'08" E 385.02 feet; thence N 05°23'30" E 674.94 feet; thence S 87°49'43" W 172.27 feet; thence S 36°33'28" W 150.42 feet; thence N 89°40'03" W 136.10 feet; thence N 02°19'58" W 239.40 feet; thence S 87°04'05" E 1320.74 feet along said East and West 1/4 line of Section 32 to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

"FUTURE EXPANDABLE AREA NO. 2"

Commencing at the North 1/4 corner of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence the following two courses along the North and South 1/4 line of said Section 32: S 02°21'43" E 2878.68 feet to the Center Post of said Section 32; thence S 02°33'58" E 337.04 feet to the PLACE OF BEGINNING; thence S 02°33'58" E 384.86 feet; thence S 18°19'40" E 940.25 feet; thence S 87°04'40" W 877.02 feet; thence N 02°33'58" W 1080.34 feet along said South line of Section 32 to the Place of Beginning. Being a part of the Southeast 1/4 of Section 32, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 8.13 acres, more or less.

SHEET INDEX

SHEET No.	COVER	DESCRIPTION
*1	COVER	
*2	COVER	
*3	COVER	
*4	COVER	
*5	COVER	
*6	COVER	
*7	COVER	
*8	COVER	
*9	COVER	

NOTE:  
THE ASTERISK (\*) INDICATES AMENDED OR SUPPLEMENTAL SHEETS WHICH ARE REVISED OR NEW. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO SHEETS PREVIOUSLY RECORDED.



Harold L. Lukomicz  
Professional Surveyor No. 38118

(810) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

SEPTEMBER 10, 2002  
PROPOSED DATED  
SHEET 1



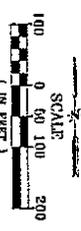


DEVELOPER

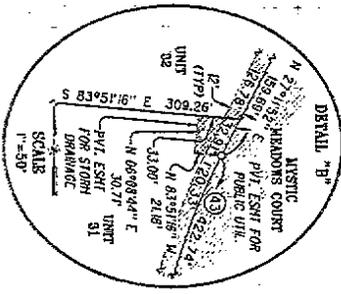
DEHART LAND COMPANY, L.L.C.  
399 OLD US-23  
BRIGHTON, MICHIGAN 48114

# MEADOW VIEW ESTATES

REPLAT No. 1 OF EXHIBIT "B" TO THE MASTER DEED OF  
PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4  
OF SECTION 32, TOWN 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



SURVEY PLAN



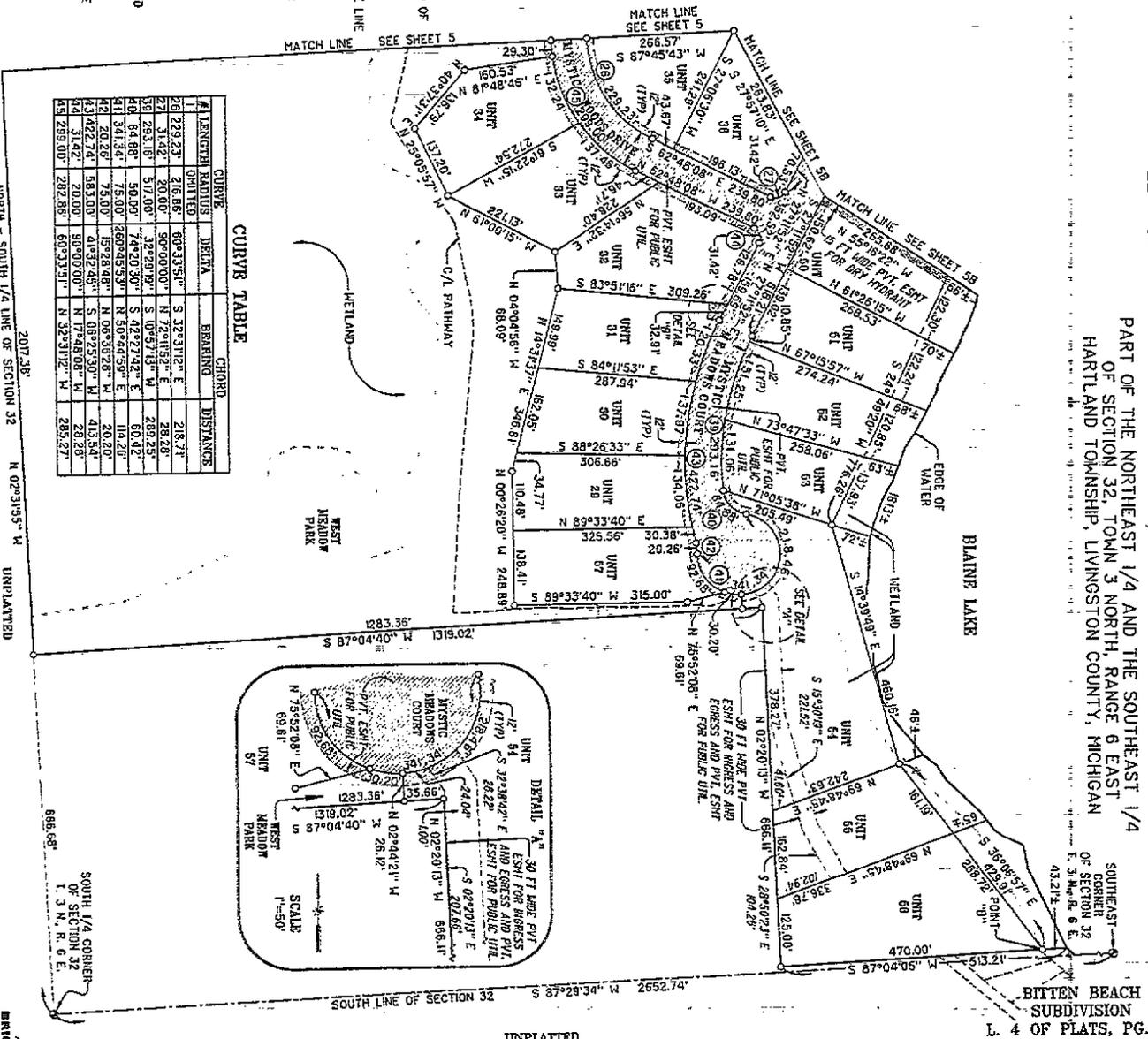
LEGEND

ALL DIMENSIONS ARE IN FEET.  
ALL CURVE/ARC DIMENSIONS ARE SHOWN ALONG THE ARC.  
THE SYMBOL "O" INDICATES A BENCHMARK.  
BEARINGS ARE BASED ON THE PLAT OF "SAN MARIANO HEADINGS" AS RECORDED IN LER 29 OF 1/2 IN. X 36 IN. CONCRETE MONUMENT.  
COUNTY RECORDS.

- BOUNDARY LINE
- INTERMITTENT TRANSVERSE LINE
- C/L PATHWAY
- UNITS OF MEASUREMENT
- PRIVATE EASEMENT FOR PUBLIC UTILITIES
- PRIVATE EASEMENT FOR DRY HYDRANT
- CURVE IDENTIFIER

BENCHMARK

A 1-RAILROAD SPIKE IN THE SOUTHEAST CORNER OF UTILITY PILOT LOCATED AT THE SOUTHWEST CORNER OF BERGON ROAD AND MYSTIC WOODS DRIVE.  
ELEVATION = 893.51 (U.S.C.G.S.)  
A 2-RAILROAD SPIKE IN THE NORTH SIDE OF A 36" OAK LOCATED ON THE EAST SIDE OF MYSTIC WOODS DRIVE NEAR SOUTHWEST CORNER OF UNIT 10.  
ELEVATION = 903.12 (U.S.C.G.S.)



CURVE TABLE

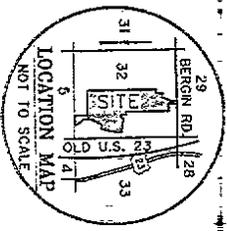
CHORD	BEARING	DISTANCE
1	S 32°31'12" E	218.71
2	S 02°20'13" W	28.25
3	S 10°45'15" W	288.25
4	S 42°27'42" E	60.42
5	S 56°44'55" E	114.26
6	N 08°31'32" W	20.20
7	N 08°25'50" W	413.34
8	N 17°44'08" W	28.25
9	N 32°31'12" W	285.27
10	S 61°33'31" E	285.27

2017.38  
NORTH - SOUTH 1/4 LINE OF SECTION 32  
N 02°31'55" W  
UNPLATTED

SOUTH 1/4 CORNER  
OF SECTION 32  
T. 3 N., R. 6 E.  
686.65'

SOUTHEAST CORNER OF SECTION 32  
F. 3 M., R. 6 E.  
432.14' E  
268.72' N  
POINT 1  
5 36°45'31" E  
476.00' W  
513.21' W  
BITTEN BEACH SUBDIVISION  
L. 4 OF PLATS, PG. 21

UNPLATTED



PREPARED BY  
OSINE, INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
(810) 227-9333

HARNUZ L. LURKONCZ  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
(410) 227-9333  
PROPOSED DATED  
SEPTEMBER 10, 2002  
SHEET 5A



**NOTES:**  
1) ALL EASEMENTS OF RECORD LISTED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY METROPOLITAN TITLE COMPANY, COMMITMENT No. C9-439456 01-2000 STR. EFFECTIVE DATE: JUNE 27, 2002 AT 8:00 A.M. ARE SHOWN HEREON.  
2) THE SUBPARCEL PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 260784 0005-000, EFFECTIVE DATE: MAY 12, 1989.  
3) ALL INTERIOR ROADS (MYSTIC WOODS DRIVE, LONE MEADOW COURT, MYSTIC MEADOWS COURT AND TAMARACK TRAIL) ARE 66 FT. WIDE PRIVATE ROADS.  
4) SIDE LINES OF UNITS 50 THROUGH 56, INCLUSIVE, EXTEND TO THE WATER'S EDGE OF BIANNE LAKE.  
**SURVEYOR'S CERTIFICATE**  
I, HARNUZ L. LURKONCZ, a Professional Surveyor of the State of Michigan, hereby certify that the development plan known as "MEADOW VIEW ESTATES", Livingston County Condominium Subdivision No. 197, on shown on the accompanying drawings, represents a survey on the ground made under my direction.  
That there are no existing visible encroachments upon the land and property herein described.  
That the required monuments and iron markers have been located in the ground as required by rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978 unless otherwise placed within one year from the date of map recordation.  
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.  
That the bearings as shown, are noted on the survey plans as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

DEVELOPER  
 BREHART LAND COMPANY, L.L.C.  
 399 OLD US-23  
 BRIGHTON, MICHIGAN 48114

# MEADOW VIEW ESTATES

REPLAT No. 1 OF EXHIBIT "B" TO THE MASTER DEED OF  
 PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4  
 OF SECTION 32, TOWN 3 NORTH, RANGE 6 EAST  
 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PREPARED BY  
 DESINE INC.  
 2183 PLEAS DRIVE  
 BRIGHTON, MICHIGAN 48114  
 (810) 227-9533



### LEGEND

ALL DIMENSIONS ARE IN FEET.  
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
 THE SYMBOL "C" INDICATES A 1/2 M. X 26 IN. CONCRETE PIERCEMENT.  
 DEARINGS ARE BASED ON THE PLAT OF "SAN MARINO HEADQUARTERS" AS RECORDED IN LIBER 29 OF COUNTY RECORDS.

- BOUNDARY LINE
- INTERMITTENT TRAVERSE LINE
- C/A PATHWAY
- LIMITS OF WETLAND
- PRIVATE EASEMENT FOR PUBLIC UTILITIES
- PRIVATE EASEMENT FOR STORM DRAINAGE
- PRIVATE EASEMENT FOR DRY HYDRAULIC CURVE IDENTIFIER

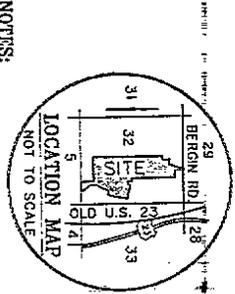
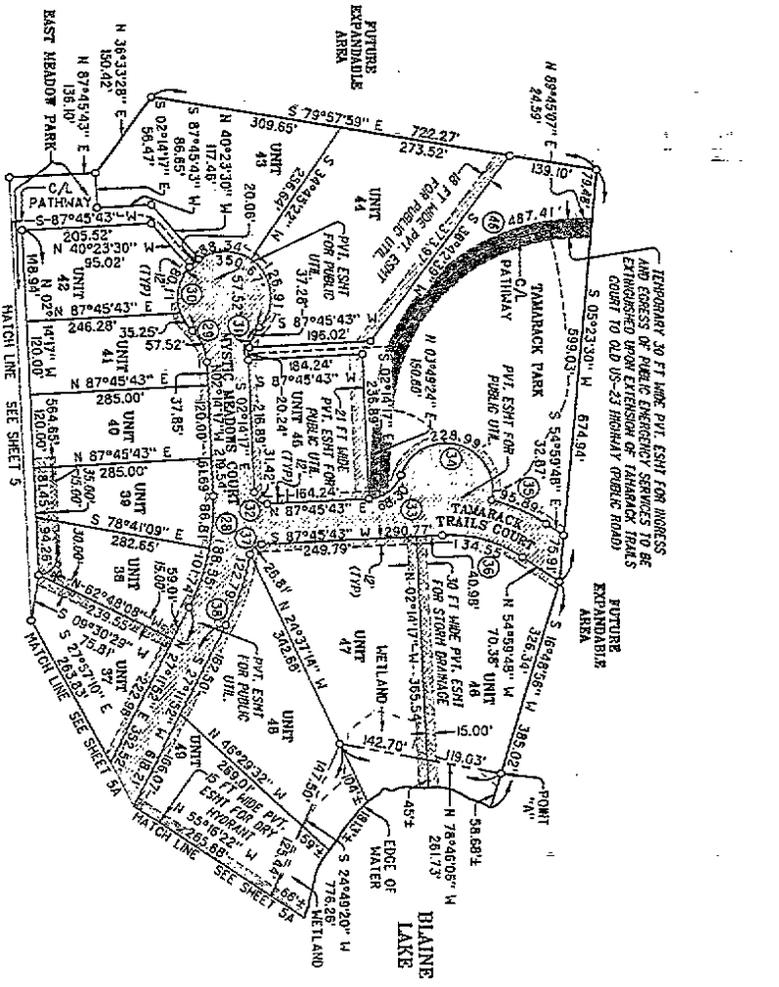
### CURVE TABLE

CURVE	CHORD	BEARING	DISTANCE
1. LENGTH RADIUS	DELTA		
28. 108.55'	367.00'	29°20'09"	165.48'
29. 57.52'	75.00'	43°56'44"	56.12'
30. 350.57'	75.00'	257°53'28"	108.00'
31. 57.52'	75.00'	43°56'44"	56.12'
32. 314.2'	20.00'	90°00'00"	28.28'
33. 68.30'	57.00'	88°38'58"	64.28'
34. 228.39'	75.00'	174°56'12"	149.85'
35. 95.89'	273.00'	20°07'30"	95.40'
36. 134.55'	267.00'	37°48'29"	132.18'
37. 28.31'	20.00'	76°48'44"	24.85'
38. 122.79'	433.00'	16°45'33"	122.38'
39. 487.41'	325.00'	85°55'43"	443.00'

### BENCHMARK

1. A-RAILROAD SPIKE IN THE SOUTHEAST SIDE OF UTILITY POLE LOCATED AT THE SOUTHWEST CORNER OF BENCHMARK AND HYSTIC MOODS DRIVE (U.S.C.G.S.) ELEVATION = 983.31

2. A-RAILROAD SPIKE IN THE NORTH SIDE OF A 36" OAK LOCATED ON THE EAST SIDE OF HYSTIC MOODS DRIVE NEAR SOUTHERLY CORNER OF UNIT (ID. ELEVATION = 983.12 (U.S.C.G.S.))



**NOTES:**

- ALL EASEMENTS OF RECORD LISTED ON COMMENTARY FOR TITLE INSURANCE ISSUED BY METROPOLITAN TITLE COMPANY, COMMITMENT NO. CR-439458 01-2000 STR, EFFECTIVE DATE JUNE 27, 2002 AT 8:00 A.M. ARE SHOWN HEREON.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBERS 240784 0003-0004, EFFECTIVE DATE: MAY 17, 1989.
- ALL INTERIOR ROADS (HYSTIC MOODS DRIVE, LONE HEADQUARTERS, HYSTIC HEADQUARTERS COURT AND TAMARACK HEADQUARTERS COURT) ARE 66.00 FOOT WIDE PRIVATE ROAD RIGHT-OF-WAYS.
- SIDE LINES OF UNITS 46, 47, 48 AND 49 EXTEND TO THE WATER'S EDGE OF BLAINE LAKE.

**SURVEYOR'S CERTIFICATE**

I, HARROLD L. LIKOWICZ, a Professional Surveyor of the State of Michigan, hereby certify:

That the development plan herein as "MEADOW VIEW ESTATES", Livingston County Condominium Subdivision, then No. 197, as shown on the accompanying drawings, represents a survey on the ground made under my direction.

That there are no existing visible encroachments upon the lands and property herein described.

That the required monuments and iron markers have been located in the ground as required by rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978 unless otherwise placed within one year from the date of plan recording.

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.

That the bearings as shown, are noted on the survey plans as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

RAUGHTON, MICHIGAN 48114

(810) 227-9533  
 CIVIL ENGINEERS  
 LARS PLEAS DRIVE

SEPTEMBER 10, 2002  
 PROPOSED DATED

HARROLD L. LIKOWICZ  
 PROFESSIONAL SURVEYOR No. 38119

SHEET 5B

**DEVELOPER**

BERNARD LAND COMPANY, L.L.C.  
399 OLD US-23  
BRIGHTON, MICHIGAN 48114

# MEADOW VIEW ESTATES

REPLAT No. 1 OF EXHIBIT "B" TO THE MASTER DEED OF  
PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4  
OF SECTION 32, TOWN 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

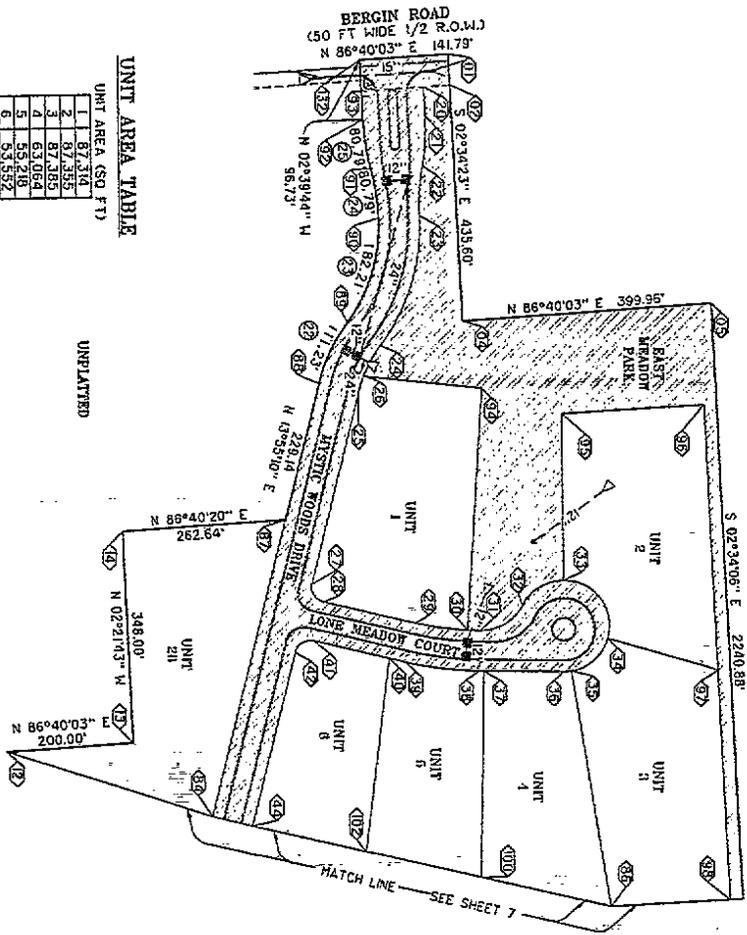
**PREPARED BY**

DESIGN INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
(810) 227-9533



**COORDINATE POINTS**

PT #	NORTHING	EASTING
1	20382.06	13763.60
2	20382.06	13763.60
3	20382.06	13763.60
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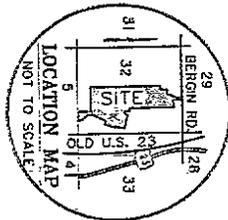
**UNIT AREA TABLE**

UNIT	AREA (SQ. FT.)
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131	87,317
132	87,317

**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	BEARING	CHORD	DISTANCE
1	112.23'	283.00'	22°31'11"	N 25°10'46" E	10.52'	10.52'
2	182.21'	287.00'	38°06'08"	N 16°53'19" E	178.70'	178.70'
3	80.75'	382.50'	12°06'05"	N 08°42'47" M	80.64'	80.64'
4	80.75'	382.50'	12°06'05"	N 08°42'47" M	80.64'	80.64'
5	80.75'	382.50'	12°06'05"	N 08°42'47" M	80.64'	80.64'

UNITS: UPPER VERTICAL LIMITS  
VARI: FINISH FLOOR  
N: LOWER VERTICAL LIMITS  
TYPICAL UNIT CROSS SECTION  
NOT TO SCALE



**LEGEND**

- ALL STORM SEWERS AND ROADS MUST BE BUILT.
- LOCATIONS OF ELECTRIC, TELEPHONE, CABLE, TV, APPROPRIATE UTILITY LINES ON FILE WITH APPROPRIATE UTILITY COMPANY. THE ACTUAL LOCATION OF THESE LINES WILL BE SHOWN ON AS-BUILT PLANS.
- BEARINGS ARE BASED ON THE PLAT OF "SAN MARINO READINGS" AS RECORDED IN LIBER 29 OF PLATS, PAGES 6 THROUGH 11, LIVINGSTON COUNTY RECORDS.
- FLARED END SECTION
- STORM SEWER CONTROL STRUCTURE
- CATCH BASIN
- STORM SEWER
- STORM SEWER PIPE DIAMETER
- BOUNDARY LINE
- COORDINATE POINTS
- GENERAL COMMON ELEMENT
- LIMITS OF OWNERSHIP



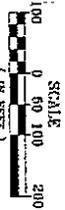
DESIGNED BY: *Harjusz Lukonicz*  
 HARJUSZ L. LUKONICZ  
 PROFESSIONAL SURVEYOR No. 38119  
 SEPTEMBER 10, 2002  
 PROPOSED DATED  
 SHEET 6

(810) 227-9533  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 2183 PLESS DRIVE  
 BRIGHTON, MICHIGAN 48114

NOTE:  
 COORDINATE POINTS 3, 11, 15-18,  
 43, 85, 99, 101, 103 AND 113  
 WERE INTENTIONALLY OMITTED.

DEVELOPER

BERNARD LAND COMPANY, L.L.C.  
399 OLD US-23 AND  
BRIGHTON, MICHIGAN 48114



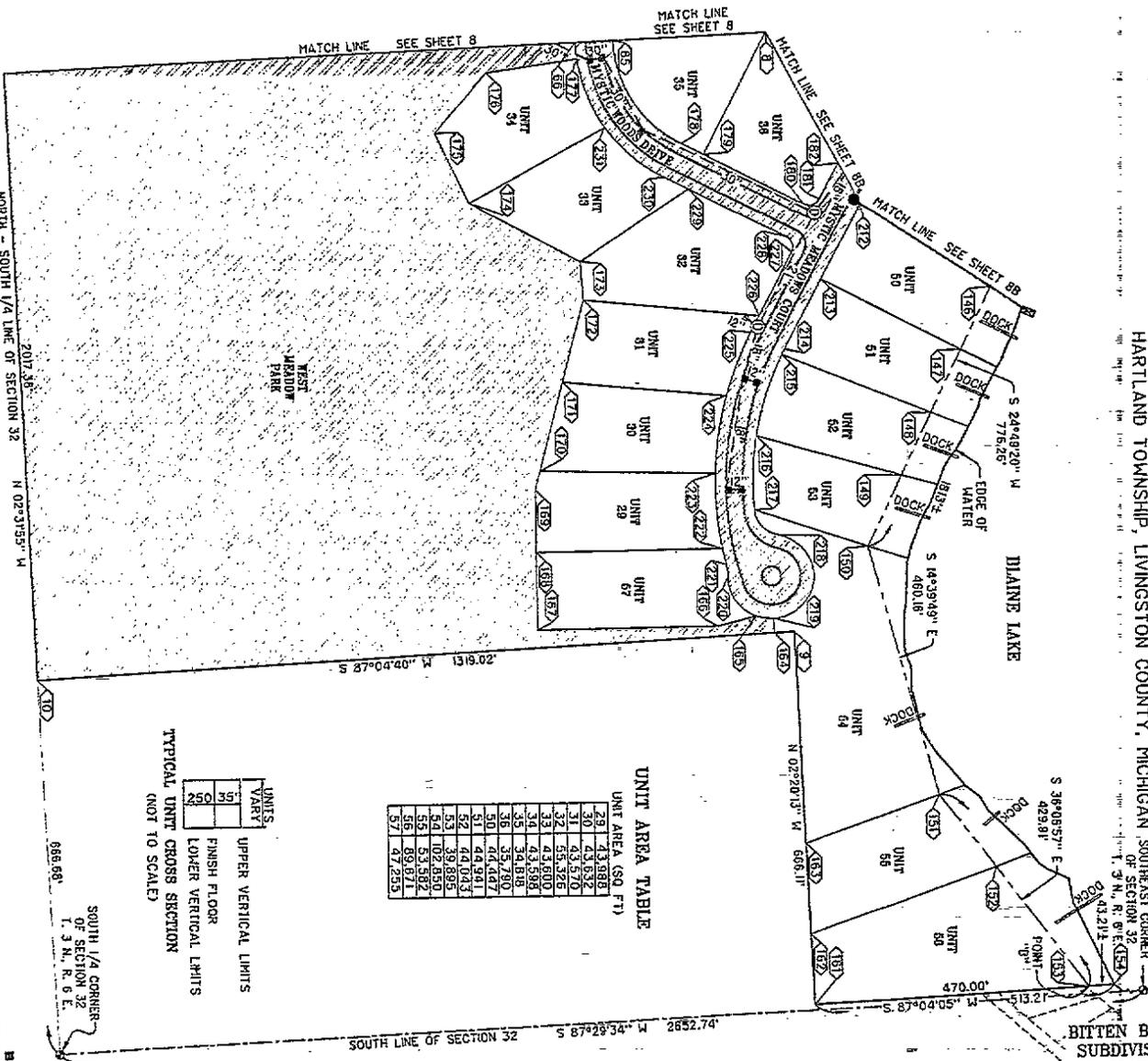
SITE & UTILITY PLAN

COORDINATE POINTS

#	NORTHING	EASTING
1	15277.82	16210.25
2	15174.08	16517.73
3	15068.85	16824.21
4	14967.42	17130.69
5	14862.88	17437.17
6	14756.87	17743.65
7	14649.87	18050.13
8	14541.42	18356.61
9	14431.92	18663.09
10	14321.92	18969.57
11	14211.92	19276.05
12	14101.92	19582.53
13	13991.92	19889.01
14	13881.92	20195.49
15	13771.92	20501.97
16	13661.92	20808.45
17	13551.92	21114.93
18	13441.92	21421.41
19	13331.92	21727.89
20	13221.92	22034.37
21	13111.92	22340.85
22	13001.92	22647.33
23	12891.92	22953.81
24	12781.92	23260.29
25	12671.92	23566.77
26	12561.92	23873.25
27	12451.92	24179.73
28	12341.92	24486.21
29	12231.92	24792.69
30	12121.92	25099.17
31	12011.92	25405.65
32	11901.92	25712.13
33	11791.92	26018.61
34	11681.92	26325.09
35	11571.92	26631.57
36	11461.92	26938.05
37	11351.92	27244.53
38	11241.92	27551.01
39	11131.92	27857.49
40	11021.92	28163.97
41	10911.92	28470.45
42	10801.92	28776.93
43	10691.92	29083.41
44	10581.92	29389.89
45	10471.92	29696.37
46	10361.92	30002.85
47	10251.92	30309.33
48	10141.92	30615.81
49	10031.92	30922.29
50	9921.92	31228.77
51	9811.92	31535.25
52	9701.92	31841.73
53	9591.92	32148.21
54	9481.92	32454.69
55	9371.92	32761.17
56	9261.92	33067.65
57	9151.92	33374.13
58	9041.92	33680.61
59	8931.92	33987.09
60	8821.92	34293.57
61	8711.92	34600.05
62	8601.92	34906.53
63	8491.92	35213.01
64	8381.92	35519.49
65	8271.92	35825.97
66	8161.92	36132.45
67	8051.92	36438.93
68	7941.92	36745.41
69	7831.92	37051.89
70	7721.92	37358.37
71	7611.92	37664.85
72	7501.92	37971.33
73	7391.92	38277.81
74	7281.92	38584.29
75	7171.92	38890.77
76	7061.92	39197.25
77	6951.92	39503.73
78	6841.92	39810.21
79	6731.92	40116.69
80	6621.92	40423.17
81	6511.92	40729.65
82	6401.92	41036.13
83	6291.92	41342.61
84	6181.92	41649.09
85	6071.92	41955.57
86	5961.92	42262.05
87	5851.92	42568.53
88	5741.92	42875.01
89	5631.92	43181.49
90	5521.92	43487.97
91	5411.92	43794.45
92	5301.92	44100.93
93	5191.92	44407.41
94	5081.92	44713.89
95	4971.92	45020.37
96	4861.92	45326.85
97	4751.92	45633.33
98	4641.92	45939.81
99	4531.92	46246.29
100	4421.92	46552.77
101	4311.92	46859.25
102	4201.92	47165.73
103	4091.92	47472.21
104	3981.92	47778.69
105	3871.92	48085.17
106	3761.92	48391.65
107	3651.92	48698.13
108	3541.92	49004.61
109	3431.92	49311.09
110	3321.92	49617.57
111	3211.92	49924.05
112	3101.92	50230.53
113	2991.92	50537.01
114	2881.92	50843.49
115	2771.92	51149.97
116	2661.92	51456.45
117	2551.92	51762.93
118	2441.92	52069.41
119	2331.92	52375.89
120	2221.92	52682.37
121	2111.92	52988.85
122	2001.92	53295.33
123	1891.92	53601.81
124	1781.92	53908.29
125	1671.92	54214.77
126	1561.92	54521.25
127	1451.92	54827.73
128	1341.92	55134.21
129	1231.92	55440.69
130	1121.92	55747.17
131	1011.92	56053.65
132	901.92	56360.13
133	791.92	56666.61
134	681.92	56973.09
135	571.92	57279.57
136	461.92	57586.05
137	351.92	57892.53
138	241.92	58199.01
139	131.92	58505.49
140	21.92	58811.97

# MEADOW VIEW ESTATES

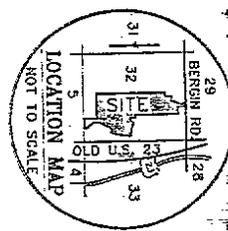
REPLAT No. 1 OF EXHIBIT "B" TO THE MASTER DEED OF  
PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4  
OF SECTION 32, TOWN 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



UNIT AREA TABLE

UNIT	AREA (SQ. FT.)
29	43,982
30	43,982
31	43,982
32	55,326
33	43,982
34	43,982
35	34,818
36	35,780
37	44,981
38	44,981
39	44,981
40	44,981
41	44,981
42	44,981
43	44,981
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112	44,981
113	44,981
114	44,981
115	44,981
116	44,981
117	44,981
118	44,981
119	44,981
120	44,981

UNITS VARY  
UPPER VERTICAL LIMITS  
FINISH FLOOR  
LOWER VERTICAL LIMITS  
TYPICAL UNIT CROSS SECTION  
(NOT TO SCALE)



LEGEND

- ALL STORM SEWERS AND ROADS MUST BE BUILT.
- LOCATIONS OF ELECTRIC, TELEPHONE, CABLE T.V. AND NATURAL GAS UTILITY LINES ON FILE WITH APPROPRIATE UTILITY COMPANY. THE ACTUAL LOCATION OF THESE LINES WILL BE SHOWN ON AS-BUILT PLANS.
- BERNARDS ARE BASED ON THE PLAT OF "SAN MARINO BERNARDS" AS RECORDED IN LIBER 29 OF PLATS PAGES 8 THROUGH 14, LIVINGSTON COUNTY RECORDS
- DRY HYDRANT W/8" (DIA.) PIPE
- FLARED END SECTION
- CATCH BASIN
- STORM SEWER W/DIAMETER
- BOUNDARY LINE
- INTERCONNECTIVE TRAVERSE LINE
- COORDINATE POINTS
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

PREPARED BY  
DESIGN, INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
(810) 227-9533

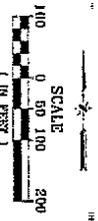
(810) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

HARDY L. TURKOWICZ  
PROFESSIONAL SURVEYOR NO. 38119  
SEPTEMBER 10, 2002  
PROPOSED DATED

SHEET 8A

**DEVELOPER**

BERNARD LAND COMPANY, L.L.C.  
399 OLD US-23  
BRIGHTON, MICHIGAN 48114



**SITE & UTILITY PLAN**

**COORDINATE POINTS**

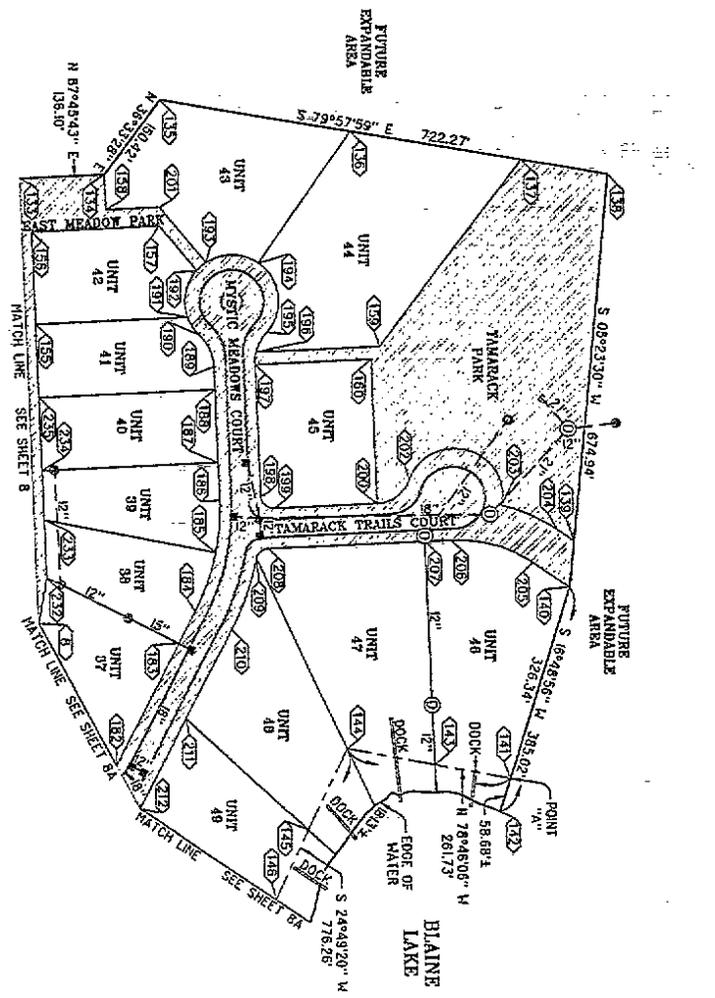
#	NORTHING	EASTING
1	16777.66	14270.25
2	17402.66	14442.00
3	17507.97	14577.99
4	17628.80	14667.50
5	17574.85	14972.50
6	17527.20	15241.84
7	17502.66	15378.81
8	16906.58	15322.52
9	16831.01	15315.39
10	16518.82	15220.98
11	16402.45	15200.00
12	16341.90	15104.23
13	16345.72	14902.34
14	16321.87	14849.69
15	17208.03	14808.24
16	17408.06	14748.72
17	17451.68	14580.20
18	17227.40	14518.20
19	17206.89	14500.59
20	16544.82	14593.92
21	16743.15	14222.81
22	16755.63	14222.81
23	16691.37	14258.25
24	16977.70	14263.11
25	17039.34	14760.70
26	17159.25	14756.01
27	17197.88	14731.82
28	17208.28	14731.82
29	17217.89	14718.04
30	17192.51	14727.86
31	17185.00	14736.39
32	17252.48	14638.43
33	17219.74	14622.41
34	17189.45	14624.48
35	16892.83	14628.95
36	16963.73	14649.72
37	16970.16	15013.84
38	17454.93	14656.78
39	17008.43	15005.77
40	16985.67	15209.09
41	16925.44	15295.89
42	16871.38	15297.73
43	16801.66	15130.91
44	16807.06	15089.95
45	16897.31	14940.36
46	16891.12	14921.90
47	16858.59	14707.24
48	16873.23	14631.33
49	16857.63	14609.78
50	16646.82	14475.08
51	17028.21	14475.08
52	17168.12	14471.33

**NOTE:**

COORDINATE POINTS 3, 11, 15-19, 43, 85, 99, 101, 103 AND 131 WERE INTERNATIONALLY OMITTED.

# MEADOW VIEW ESTATES

REPLAT No. 1 OF EXHIBIT "B" TO THE MASTER DEED OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 32, TOWN 5 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



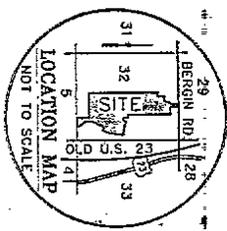
**UNIT AREA TABLE**

UNIT	AREA (SQ. FT.)
37	32,780
38	32,700
39	32,700
40	34,200
41	32,912
42	35,984
43	61,130
44	86,980
45	43,580
46	69,309
47	70,587
48	62,087
49	44,539

UNITS	UPPER VERTICAL LIMITS
37	32,780
38	32,700
39	32,700
40	34,200
41	32,912
42	35,984
43	61,130
44	86,980
45	43,580
46	69,309
47	70,587
48	62,087
49	44,539

FINISH FLOOR  
LOWER VERTICAL LIMITS

TYPICAL UNIT CROSS SECTION (NOT TO SCALE)



**LEGEND**

- STORM MANHOLE
  - CONTROL STRUCTURE
  - FLARED END SECTION
  - STORM SEWER W/DIAMETER
  - BOUNDARY LINE
  - INTERMEDIATE TRAVERSE LINE
  - COORDINATE POINTS
- GENERAL COMMON ELEMENT  
LIMITED COMMON ELEMENT  
LIMITS OF OWNERSHIP

ALL STORM SEWERS AND ROADS MUST BE BUILT LOCATIONS OF ELECTRIC, TELEPHONE, CABLE T.V. AND NATURAL GAS UTILITY LINES ON THE WITH APPROPRIATE UTILITY COMPANY. THE ACTUAL LOCATION OF THESE LINES WILL BE SHOWN ON AS-BUILT PLANS.

REMARKS ARE BASED ON THE PLAT OF "SAN MARINO MEADOWS" AS RECORDED IN DEED 28 OF PLATS PAGES 6 THROUGH 11, LIVINGSTON COUNTY RECORDS



HARUNISZ L. LUKOWICZ  
PROFESSIONAL SURVEYOR No. 38119

(610) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2483 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

SEPTEMBER 10, 2002  
PROPOSED DATED  
SHEET 8B