Hartland Estates Public Documents

Master Deed Amendments

Category: Master Deed

Original source pages: 89

Upright exhibit/map pages preserved: 32

Recreated: May 3, 2026

Clean OCR transcription. Text pages have been rebuilt as selectable type. Survey, map, and drawing pages are preserved upright because retyping them would lose the drawing context. Please proofread against the source records before legal reliance.

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FIRST AMENDMENT TO THE

MASTER DEED OF

HARTLAND ESTATES

This First Amendment to the Master Deed of Hartland Estates is made and executed on this S

day of March, 2000, by HARTLAND ESTATES DEVELOPMENT, L.L.C., a

Michigan limited liability company, whose address is 20793 Farmington Road, Suite 18, Farmington, Michigan 48336, hereinafter referred to as "Developer," in pursuance of the provisions of the Michigan Condominium Act, as amended, hereinafter referred to as the "Act."

WITNESSETH:

WHEREAS, the Developer desires by recording this First Amendment to the Master Deed of Hartland Estates (Amended Master Deed), to amend the Master Deed of Hartland Estates recorded at Liber 2295, Page 0788 of the Livingston County Register of Deeds (Master Deed) to expand the condominium which is the subject hereof to include the land and Plans attached hereto as Exhibit B, both of which are incorporated herein by reference and made a part hereof, to establish that the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, is part of the residential Condominium Project or Development created under the provisions of the Act and pursuant to said Master Deed,

18-19-400-007 CML

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NOW, THEREFORE, the Developer does, upon the recording hereof, include in by

expansion of the Hartland Estates Condominium Project (A Site Condominium Planned Unit Development) under the Act, the land described below, and does re-declare that Hartland Estates, hereinafter and/or elsewhere referred to as the "Condominium," "Project," "Development" or the "Condominium Project," shall, after such inclusion or expansion, be held, conveyed,

hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in said Master Deed and Exhibits A (the Bylaws) and B (the Condominium Plan) thereto, and any recorded Restrictions for Hartland Estates, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer

(also elsewhere referred to as the "Declarant" and/or "Grantor"), its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, their grantees, successors, heirs, personal representatives and assigns.

In furtherance of the expansion of the Condominium Project, it is provided as follows:

That Article II of the Master Deed is amended to expand the Condominium Project to include the units depicted in Exhibit B hereto and to include in the land which is submitted to or a part of the Condominium Project established by the Master Deed, the property described as follows:

A parcel of land comprising 45.95 +/- acres

Commencing of the South ¼ Corner of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 88°36'56"E 1311.79 feet along the South line of said section: thence N 0123'04" W 1022.26 feet for a PLACE OF BEGINNING; thence continuing N 01°23'04" W 1166.84 feet; thence S 88°36'56" W 343.91 feet; thence N 01°52'30" W 464.52 feet; thence N 88°07'36" E 1366.80 feet along the East-West ¼ line of said section as monumented and occupied;

thence S 01°17'36" E 271.43 feet; thence N 88°42'24" E 192.36 feet;

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thence S 01917'36" E 400.00 feet; thence N 88°42'24" E 160.00 feet;

thence S 01°17'36" E 712.80 feet along the East line of said Section and the centerline of Cullen Road; thence S 8625'46" W 807.39 feet;

thence non-tangentially northerly 67.38 feet along the arc of a 567.00 foot radius curve to the left, through a central angle of 06°43'32" and having a chord bearing N 15°33'05" W 67.34 feet; thence nontangentially S 71°02'39" W 179.33 feet; thence S 00°05'36" E 238.63 feet; thence S 88°36'56" W 369.39 feet to the Place of Beginning.

Being a part of the Southeast ¼ of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan, containing 45.95 acres of land, more or less, being subject to the rights of the public over the easterly 50.00 feet thereof as occupied by Cullen Road, also being • subject to easements and restrictions of record.

Subject to all easements and restrictions of record, as shown on the Condominium Plan attached

hereto as Exhibit B, and subject to all public and governmental rights and/or limitations.

That Article III, Sections 5, 6, 7, 8, 11 and 14 of the Master Deed are amended as

follows:

(a)

Section 5 of the Master Deed, "Condominium Documents" is amended to

include this Amended Master Deed and Exhibit B hereto.

(b)

Section 6 of the Master Deed, "Condominium Premises" is amended to

include the land described above, all improvements and structures thereon, and all

easements, rights and appurtenances hereafter belonging to Hartland Estates pertaining

thereto.

(c)

Section 7 of the Master Deed, "Condominium Project, Condominium,

Development or Project" is amended to include in its definition, Hartland Estates as

expanded herein and as made expandable hereby.

(d)

Section 8 of the Master Deed, "Condominium Plan" is amended to include

Exhibit B hereto.

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(e)

Section 11 of the Master Deed, "Developer" means not only the entities or

entity or combination thereof identified above, which made and executed the Master Deed, but those who made and executed this Amended Master Deed as well, and its or their successors and assigns. Said term, where the context would indicate, may also be

referred to by use of the term Declarant or Grantor. Both successors and assigns shall always be deemed to be included within the term "Developer" or any other term which refers to the Developer whenever, however and wherever such term is used in the Condominium Documents.

Section 14 of the Master Deed, "Unit or Condominium Unit" is amended

to include in its meaning the single Units in Hartland Estates described on Exhibit B hereto and any which may hereafter be created in the expandable land area which is described herein;

3. That Article IV, of the Master Deed is amended to read:

COMMON ELEMENTS

The Common Elements of the Project described in Exhibit B of the Master Deed and

Exhibit B attached hereto, as may be modified or expanded from time to time pursuant to certain other provisions of this Amended Master Deed and the Bylaws attached to the Master Deed as Exhibit A, and the respective responsibilities for maintenance, decoration, repair or replacement thereof, are as follows:

Section 1. General Common Elements. The General Common Elements are:

Land. The land described in Article II hereof and of the Master Deed

(other than portion thereof constituting the Condominium Units or Limited Common Elements), including riparian and littoral rights, if any, attributable to such land.

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Improvements. (b) All roads and other surface improvements not located within a Limited Common Element and not located within the boundaries of a Condominium Unit.

Those structures and improvements that now or hereafter are located within the boundaries of a Condominium Unit or an appurtenant Limited Common Element shall be owned in their entirety by the Co-owner of the Unit in which they are located or the Co-owner of the unit appurtenant to the Limited Common Element and shall not, unless otherwise expressly provided in the Condorninium Documents, constitute Common Elements.

(C) Electrical. The electrical transmission system throughout the Project, up to, but not including, the electric meter for each building that now or hereafter is constructed within the perimeter of a Unit.

(d) Telephone. The telephone system through the Project, up to the point of connection with each building that now or hereafter is constructed within the perimeter of a Unit.

Gas. The gas distribution system throughout the Project up to, but not including, the gas meter for each building that now or hereafter is constructed within the perimeter of a Unit.

(f) Water. The water distribution system throughout the Project, up to the point where the service is stubbed for connection with each building that now or hereafter is constructed within the perimeter of a Unit.

(g) Sanitary Sewer. The sanitary sewer system, if any, throughout the Project up to the point where the service is stubbed for connection with each building that now or hereafter is constructed within the perimeter of a Unit.

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(h) Storm Sewer. The storm sewer system, if any, throughout the Project, including any ponds, up to the point where the service is stubbed for connection with each building that now or hereafter is constructed within the perimeter of a Unit.

(i) Telecommunications. Every telecommunications system, if and when it may be installed, up to, but not including, connections to provide service to each building that now or hereafter is constructed within the perimeter of a Unit.

Other. (i) Such other elements of the project not herein designated as General or Limited Common Elements which are not located within the perimeter of a unit, and which are intended for common use of are necessary to the existence, upkeep and safety of the Project such as, but not limited to, gating, certain roadways, certain amenities, parks, green areas, recreation and sports facilities, project fencing, etc.

Section 2. Limited Common Elements. Limited Common Elements shall be subject to

the exclusive use and enjoyment of the Co-owner of the Unit to which the Limited Common Elements are appurtenant. The Limited Common Elements are any land described in Article II hereof which is designated as a Limited Common Element pursuant to Article VI of the Master Deed.

Section 3.

Responsibilities. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

(a) Co-owner Responsibilities.

(i) Units and Other Areas. The responsibility for and the costs of maintenance, decoration, repair and replacement of the buildings and their appurtenances located within each Unit and the area appurtenant to each Unit as a Limited Common Element shall be borne by the Co-Owner of such Unit;

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provided, however, that the exterior appearance of such Units and improvements on appurtenant Limited Common Elements, to the extent visible from any other

Unit or Common Element on the Project, shall be subject at all times to the approval of the Association based on reasonable aesthetic and maintenance

standards prescribed by the Association in duly adopted rules and regulations or the Restrictive Covenants, whichever is applicable.

(ii) Utility Services. All costs of electricity, natural gas and any other utility services shall be borne by the Co-owner of the Unit to which such services are furnished

(b) Association Responsibilities. The costs of maintenance, repair and

replacement of all General Common Elements and the costs of maintenance, repair and replacement of all landscaping together with all snow removal for the Condominium, whether located within the boundaries of a Unit, appurtenant Limited Common Elements

or General Common Elements, shall be borne by the Association, subject to any

provisions of the Bylaws expressly to the contrary. The Association shall not be

responsible, in the first instance, for performing any maintenance, any repair, snow removal or replacement with respect to buildings and their appurtenances located within the Units or within the Limited Common Elements appurtenant thereto. Nevertheless, in

order to provide for flexibility in administrating the condominium, the Association acting through its Board of Directors, may undertake such other regularly recurring, reasonable

uniform, periodic exterior maintenance functions with respect to buildings constructed

within any Unit boundaries and their appurtenant Limited Common Elements as it may

deem necessary to maintain reasonable aesthetic and maintenance standards prescribed

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Nothing herein contained, by the Association in duly adopted rules and regulations.

however, shall compel the Association to undertake such responsibilities. Any such responsibilities undertaken by the Association shall be charged to any affected Co-owner on a reasonably uniform basis and collected in accordance with the assessment procedures established under Article II of the Bylaws. The Developer, in the initial maintenance budget for the Association, shall be entitled to deterrine the nature and extent of such services and reasonable rules and regulations may be promulgated in connection therewith.

Section 4. Utility Systems. Some or all of the utility lines, systems, including mains and

service leads, and equipment and the telecommunications system, if and when constructed, described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment, and the telecommunications system, if and when constructed, shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and the Developer makes no warranty

whatever with respect to the nature or extent of such interest, if any. The extent of the

Developer's and Association's responsibility will be to see to it that telephone, electric and

natural gas mains are installed within reasonable proximity to, or within, the Units and their Limited Common Element Areas. Each Co-owner will be entirely responsible for arranging for

and paying all costs in connection with extension of such utilities by laterals from the mains to any buildings and structures located within the Units and their respective Limited Common Element Areas.

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LIER 2 735 PAGO 38 |

4. That Article V, Section 1, of the Master Deed is amended to read:

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. Description of Units. Each Unit in the Condominium Project is described in

this paragraph with reference to the Condominium Plans of Hartland Estates as surveyed by Desine Engineers Inc., and attached to the Master Deed as Exhibit B, as attached hereto as Exhibit B and as the Project may hereafter be expanded. Each Unit shall currently consist of the land contained within the Unit boundaries as shown in said Exhibits and delineated with heavy

outlines, together with all appurtenances thereto.

That Article VI, Section 3, of the Master Deed is amended as follows:

EASEMENTS

Section 3.

Association and Developer Easements for Maintenance, Repair and

Replacement. The Developer, the Association and any other state or local governmental

authority shall have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements, but specifically excluding each building that now or hereafter is constructed within the perimeter of a Unit, as may be necessary to fulfill any responsibilities or maintenance, repair, decoration, replacement or upkeep which they or, any of them are required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium. While it is intended that each Co-owner shall be solely responsible for the performance and costs of all maintenance, repair and replacement of or decoration of the building and all other appurtenances and improvements constructed or otherwise located within the Unit or any Limited Common Elements appurtenant

thereto, it is nevertheless a matter of concern that a Co-owner may fail to properly maintain the within the confines of the Unit or any Limited Common Elements exterior of buildings

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appurtenant thereto in a proper manner and in accordance with the standards set forth in Article VI of the Bylaws. Therefore, in the event a Co-owner fails, as required by the Master Deed, Amended Master Deed, the Bylaws, the Restrictions of any Rules and Regulations promulgated by the Association, to properly and adequately maintain, decorate repair, replace or otherwise keep his Unit or any improvements or appurtenances located therein or any Limited Common Elements appurtenant thereto, the Asseciation, and/or the Developer during the Development and Sales Period, shall have the right, and all necessary easerents in furtherance thereto, but not the obligation, to take whatever reasonable action or actions it deems desirable to so maintain, decorate, repair or replace buildings within the confines of the Unit, its appurtenances or any of its Limited Common Elements, all at the expense of the Co-owner of the Unit. Failure of the Association or the Developer to take any such action shall not be deemed a waiver of the Association's or the Developer's right to take any such action at a future time. All

costs incurred by the Association or the Developer in performing any responsibilities which are required, in the first instance to be borne by any Co-owner, shall be assed against such Co-owner

and shall be due and payable with his monthly assessment next falling due; further, the lien for non-payment shall attach as in all cases of regular assessments and such assessments may be

enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection or regular assessments, including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

5. That Article VII of the Master Deed is amended to read:

AMENDMENT/EXPANSION

The Master Deed and the Condominium Plan (Exhibit B to Master Deed), Amended

Master Deed and Exhibit B hereto, and the Project may be amended and/or expanded either with

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the consent of 663% of the Co-owners or as provided below, except as otherwise hereinafter set forth:

Section 1. Modification of Units or Common Elements. No Unit dimension may be

modified without the consent of the Co-owner and mortgagee of such Unit nor may the nature or

extent of Limited Common Elements or the responsibility for maintenance, repair or replacement thereof be modified without the written consent of the Co-owner of any Unit to which the same

are appurtenant, except as otherwise expressly provided above or herein to the contrary.

Section 2. Mortgagee Consent. Wherever a proposed amendment would alter or change

the rights of mortgagees generally, then such amendment shall require the approval of 663% of all first mortgagees of record allowing one vote for each mortgage held.

Section 3. By Developer.

Pursuant to the Act, the Developer hereby reserves the right, on behalf of itself and on behalf of the Association, to amend the Master Deed, Amended Master

Deed, and the Condominium Documents without approval of any Co-owner or mortgagee for the purposes of correcting survey or other errors, for expansion and for any other purpose unless the

amendment would materially alter or change the rights of a Co-owner or mortgagee, in which

event mortgagee consent shall be required as provided in this Article.

Section 4. Change in Percentage of Value. The value of the vote of any Co-owner and

the corresponding proportion of common expenses assessed against such Co-owner shall not be modified without the written consent of such Co-owner and his mortgagee, nor shall the

percentage of value assigned to any Unit be modified without like consent, except as otherwise provided in this Master Deed or in the Bylaws or in the case of an expansion.

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Section 5. Termination, Vacation, Revocation or Abandonment. The Condominium

Project may not be terminated, vacated, revoked or abandoned without the written consent of 85% of all Co-owners.

Section 6. Developer Approval. During the Construction and Sales Period, Article VI

and Article VII of the Master Deed as amended shall not be amended nor shall the provisions

thereof be modified by any other amendment without the written consent of the Developer.

Section 7. Expansion.

The Condominium Project is an expandable condominium

project.

Section 8. Expansion Reservation of Right. The Developer reserves the right to expand

the Condominium Project without limitation.

Section 9. Expansion Election. The election to expand the Condominium Project expires

6 years after the initial recording of the Master Deed.

Section 10. Expansion Method. The Condominium Project can be expanded by a series

of successive amendments to the Master Deed, each adding additional land to the Condominium

Project as then constituted, or a series of separate Condominium Projects can be created within

the additional land area, all or some of which can then be merged into the expanded

Condominium Project or projects by the ultimate recordation of a consolidating Master Deed.

Section 11. Possible Expansion Area Description. The expandable area into and within

which the Condominium Project may be expanded in the future is described as follows:

A parcel of land comprising 76.51 +/- acres

Beginning of the South ¼ Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 2645.30 feet along the North-South ¼ line of said section as monumented and occupied; thence N 88°07'36" E 976.44 feet along the East-West ¼ line of said section as monumented and occupied;

thence S 01°52'30" E 464.52 feet; thence 88°36'56" E 343.91 feet;

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thence S 01°23'04" E 2189.10 feet; thence N. 88°36'56" W. 1311.79 feet along the South line of said section to the PLACE OF BEGINNING. Being a part of the Southeast ¼ of Section 19, Town 3 Hartland Township, Livingston County, North, Range 6 East, Michigan. Containing 76.51 acres of land, more or less. Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59, also being subject to easements and restrictions of record, if any.

HARTLAND ESTATES DEVELOPMENT, L.L.C.,

WITNESSES:

DEVELOPER

By:

soug LONGE of J. Rotondo Construction, Inc., Its Authorized Member Elizabeth Defamess Elizabeth Jamieson

STATE OF MICHIGAN SS.

COUNTY OF WAYNE

On this 3'd day of March, 2000, the foregoing Amended Master Deed was acknowledged before me by JOSEPH ROTONDO, on behalf of Developer.

County, Michigan wayne.

expires

KRISTEN M. FUGA ourity When Recorded Return To:

Notary Public, Wayne County, Mi My Commission Expires Dec 14, 2003 Mr. Joseph Rotondo 20793 Farmington Road, Suite 18 Farmington, Michigan 48336 96263

DrAFted by! Ste, 3000

DetRoit, MI 48307

13

Original Page 14 - Transcription

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EXHIBIT B

SURVEYOR\ENGINEER

DESINES:

DESCRIPTION

COVER COMPOSITE PLAN SITE PLANS UNITS 1 - 40 SURVEY & UTLITY PLANS UNITS 1 - 40 SITE PLANS UNITS 41 - B6 SURVEY & UTILITY PLANS UNITS 41 - 86

SHEET INDEX

SHEET 1.

3 = 4 5 - 6 7 - 9° 10 - 12" NOTE THE ASTERISK (°) INDICATES AMENDED OR SUPPLEMENTAL SHEETS WHICH ARE REVSED OR NEW. THESE SHEETS WITH THIS SUBHISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO SHEETS PREVIOUSLY RECORDED.

REPLAT NUMBER 1 OP EXHIBIT B TO THE MASTER DEED OF

HARTLAND ESTATES

76.51t ACRES

B3.70■ ACRES

DEVELOPER

formints) 474-0907 20793 Formington Road Sile S Hortiond Enlales Development, LLC.

commencing of the South 1/4 Corner of Sectan 19, Town 3 Morth, Ronge 6 East, Horllond Township. • PLACE OF BEGINHING: thenco N O125'01° W 2189.10 loal; thence S 80'30'36° M 343.91 loat; thenco N 01'52'30° W 181.92 loal: lhance N 9807'38" E 1308.80 loat dong the Eont - Meat 1/4 Ine of sald section on monumenied and occupied, lhance 9 011730° E 271.43 leal; Ihonce N88'42'24° € 192.30 loal; thence S 017736" E 400.00 loal; thenco N B0'42'24" E 160.00 leat; thence S 0117'36" E 1993.27 loat dong the last Ine of sold sociton and the centertine of Cullen Road to the Southeasl Corner of sold Section 19: thence S 88'36'38° W 1.366.01 leat along aold South Ine of Section 19 to the Ploce of Beginning. Being a port of the Southeast 1/4 of Seclon 19, Town 3 North, Range 6 Eost, Harlland Tornahlp, Livingalon Counly. Michigan. Contaning B3.70 acres of lond, more or lane. Bang subject la the topile of the pubile over the Southerly port thereol of occupled by Highway 1-99 (Highland Rood), baing subject la the righla of the public over the Easlarly 30.00 loal thereol on accupled by Cullen Rood, deo being subject to essements and antrictione of record. LEGAL DESCRIPTION FUTURE EXPANDABLE AREA BEGINNING at the Soulh 1/4 Corner of Section 18. Town 3 North, Range & Eaul, Mortiond Tornship, Lingeton County, Michigon; thance N 01'38'18° W 2845.30 loot dong the Morth-South 1/4 ine of sold section on monumenied ond occupled: thence N B807'36° € 978.44 loal dong the Eost-Mast 1/d Ine of sold saction on monumenled ond occupled: thence S 01'52'30° E 184.52 1oal; thenco N 88'36'36° E J43.91 leel; thence S 01'23'04° E 2189.10 loot: thenco S B8'36'36° W 1311.79 leat dong the South Ine of sold sacllon to the Ploce of Beginning. Being a port of the Southeost 1/4 of Seclan 19, Town 3 North, Ronge 8 Eosl, Hortlond Tormehip, Livingalon Counly, Michigan. Contoling 78.31 acres of land,

more or lass Baing subfact to the righte of the public over lhe Soulherly port thereof as accupled by Highway M-39, ds0 being subject to cosoments

LEGAL DESCRIPTION

HARTLAND ESTATES

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DEVELOPER

SURYEYOR\ ENGINEER

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CAST LiE oF SECTON19T 3,0110 352.30 MICHIGAN SECTON 19 SOUTHEAST CORNEF HART NO TONISHIP LIVNGSTON COUNTY

N 88'42'24

$ 01775C-

SHEETS 4 & 6 1300.9T.

SHEETS 3 * 5

SHEETS 8 & 11

SHEETS 1 & 10 2078.70 83.70* ACRES

SHEETS 9 & 12

101 6817

UNPLATTED

HIGHWAY M-59 343.91 P.O.B. ~ 5*49 5 8836'567 M-5O (HIGHLAND ROAD)

COMPOSITE PLAN

1311.79. REPLIT NUMBER I OF EXHIBIT B TO THE MASTER DEED OP SOUM LINE OF SECTION 19 AREA FUTURE EXPANDABLE 76.51 + ACRES

HARTLAND ESTATES

D70.A5- - EST LME ME OF :007M 0907 S6.0209561

055797

M.B.65.1O M

MORTH - SOUTH 1/A LAE OF SECTON 19

MICHIGAN LIVINGSTON COUNTY

CEMTES O, SEC BON 19-

PREMART MONUMENTED)

29 NJT

HIGHLAND RO.g

BERGIN RD.

NOT TO SCALE

LOCATION MAP

Original Page 16 - Upright Exhibit

REPLAT NUMBER 1 OF EXHIBIT B TO THE MASTER DEED OF

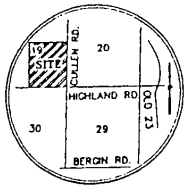
HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SITE PLAN

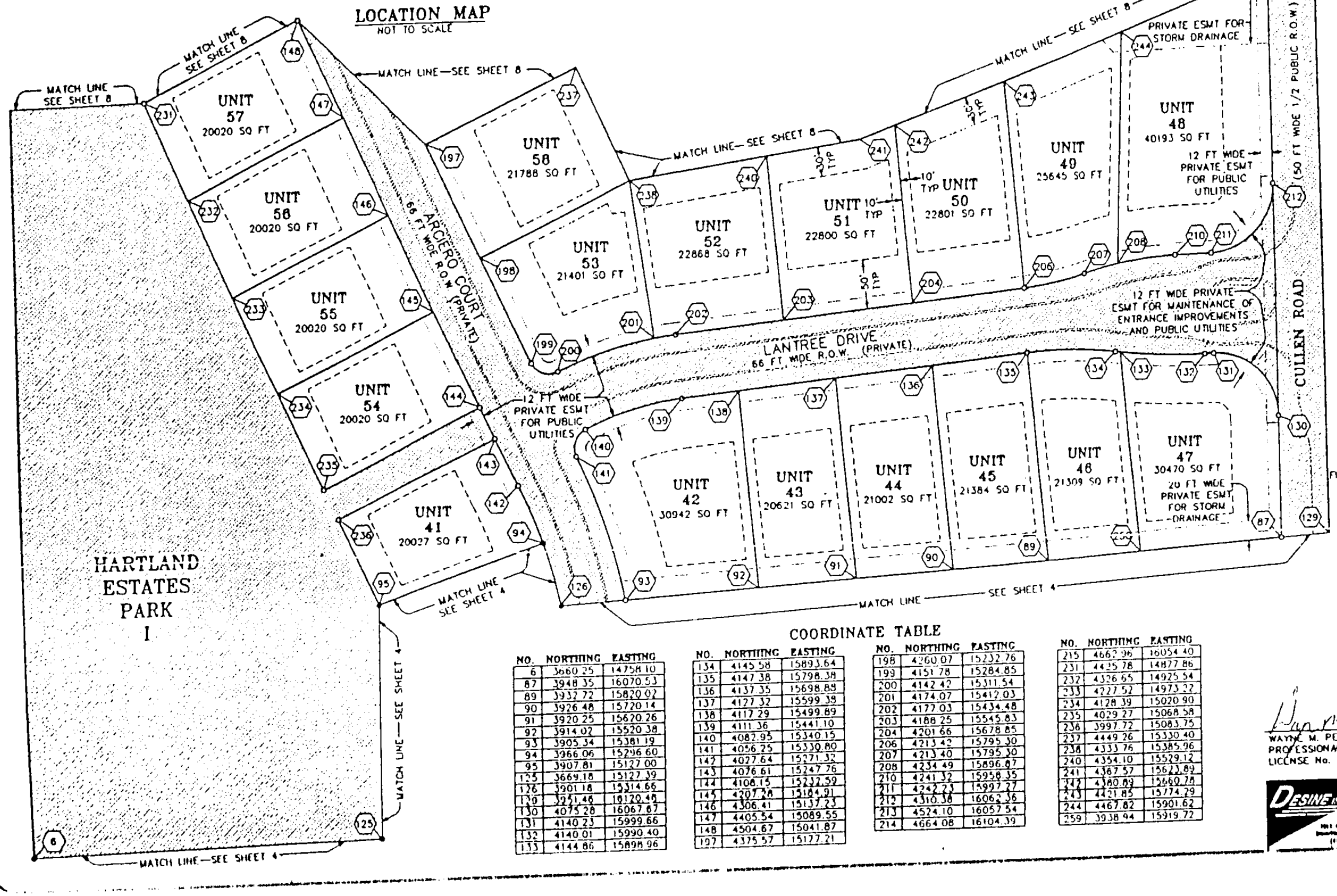
DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, MI 48336
(248) 474-0707

SURVEYOR\ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, MI 48114
(810) 227-9533



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
1 inch = 50 feet



NOTES

ALL DIMENSIONS ARE IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

BEARINGS ARE BASED ON " SAN MARINO MEADOWS " LIBER 29 OF PLATS, PAGES 8-11 LIVINGSTON COUNTY RECORDS

ALL ROADS MUST BE BUILT

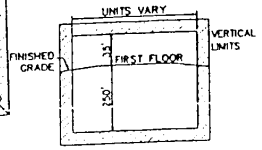
ALL STORM SEWERS MUST BE BUILT

LEGEND

- - - - - PROPOSED BUILDING SETBACKS
- -- - -- EASEMENTS
GENERAL COMMON ELEMENT
UNIT AREA
(XXX) COORDINATE IDENTIFIER

THE SYMBOL "●" INDICATES A FOUND CONCRETE MONUMENT.

THE SYMBOL "○" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. x 36 IN. CONCRETE MONUMENT.



TYPICAL UNIT CROSS SECTION
NO SCALE

COORDINATE TABLE

NO.	NORTHING	EASTING
6	3660.25	14758.10
87	3948.35	16070.53
89	3932.72	15820.02
90	3926.48	15720.14
91	3920.25	15620.26
92	3914.02	15520.38
93	3905.34	15381.19
94	3966.06	15296.60
95	3907.81	15127.00
125	3669.18	15127.39
126	3901.18	15314.66
129	3941.46	16120.48
130	4075.28	16067.67
131	4140.23	15999.66
132	4140.01	15990.40
133	4144.86	15898.96
134	4145.58	15893.64
135	4147.38	15798.38
136	4137.35	15698.88
137	4127.32	15599.38
138	4117.29	15499.89
139	4111.36	15441.10
140	4082.95	15340.15
141	4056.25	15330.80
142	4027.64	15271.32
143	4076.61	15247.76
144	4106.15	15232.59
145	4207.28	15184.91
146	4306.41	15137.23
147	4405.54	15089.55
148	4504.67	15041.87
197	4375.57	15177.21
198	4260.07	15232.76
199	4151.78	15284.85
200	4142.42	15311.54
201	4174.07	15417.03
202	4172.03	15434.48
203	4188.25	15545.83
204	4201.66	15678.85
206	4213.42	15795.30
207	4213.40	15795.30
208	4234.49	15896.87
210	4241.32	15958.35
211	4242.23	15997.27
212	4310.38	16062.36
213	4524.10	16057.54
214	4664.08	16104.39
215	4662.36	16054.40
231	4435.78	14877.86
232	4326.65	14925.54
233	4227.52	14973.22
234	4128.39	15020.90
235	4029.27	15068.58
236	3997.72	15083.75
237	4449.26	15330.40
238	4333.76	15385.96
240	4354.10	15529.12
241	4367.57	15623.89
242	4380.89	15660.78
243	4421.85	15774.29
244	4467.82	15901.62
259	3938.94	15919.72

WAYNE M. PERRY
PROFESSIONAL ENGINEER
LICENSE No. 34036

DESINE INC. ENGINEERS

Jan 18, 2000
DATE

Jan 18, 2000
PROPOSED DATED

SHEET 7
OF 12

Original Page 17 - Upright Exhibit

REPLAT NUMBER 1 OF EXHIBIT B TO THE MASTER DEED OF

HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

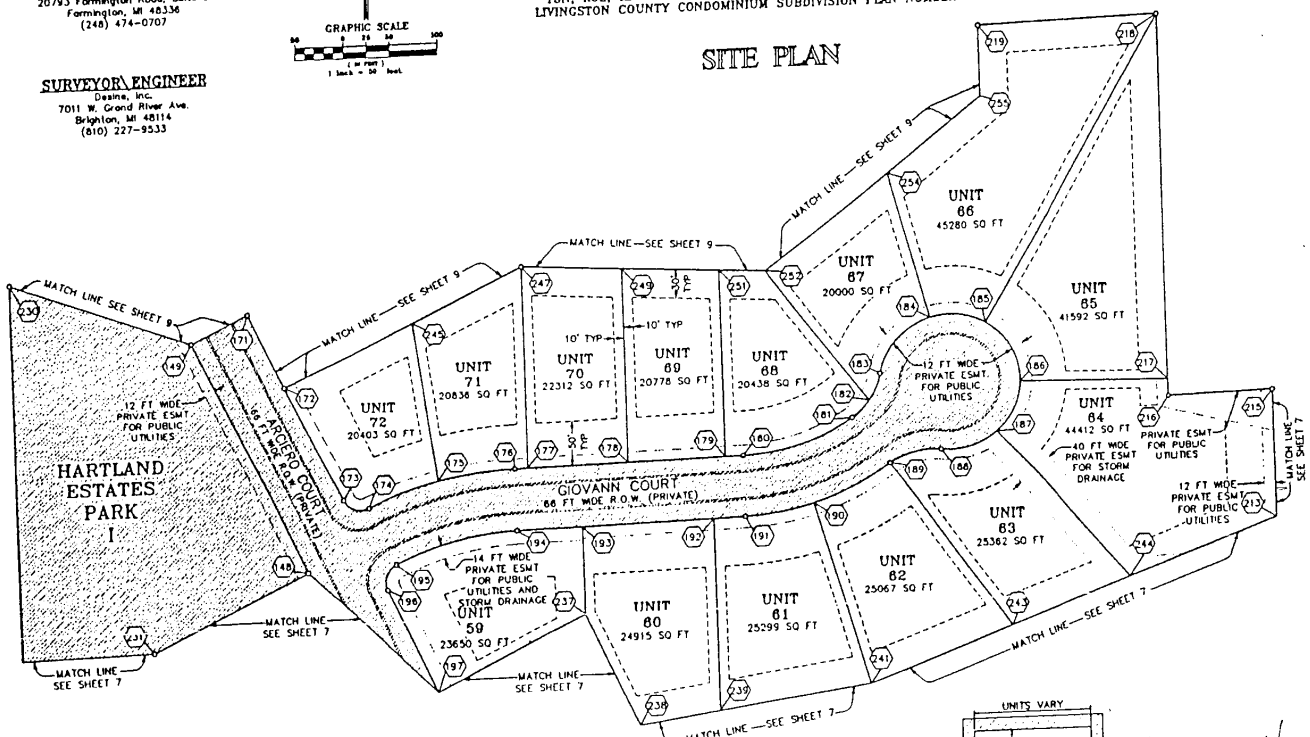
LIBER 2735 PAGE 389

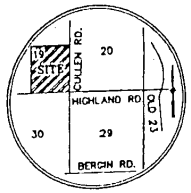
DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, MI 48336
(248) 474-0707

SURVEYOR\ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, MI 48114
(810) 227-9533

GRAPHIC SCALE
1 inch = 50 feet

SITE PLAN





NOTES

ALL DIMENSIONS ARE IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

BEARINGS ARE BASED ON " SAN MARINO MEADOWS " LIBER 29 OF PLATS, PAGES 6-11 LIVINGSTON COUNTY RECORDS

ALL ROADS MUST BE BUILT

ALL STORM SEWERS MUST BE BUILT

LEGEND

- - - - EASEMENTS
- - - - - PROPOSED BUILDING SETBACKS
GENERAL COMMON ELEMENT
UNIT AREA
(XXX) COORDINATE IDENTIFIER

THE SYMBOL "●" INDICATES A FOUND CONCRETE MONUMENT.

THE SYMBOL "○" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. x 36 IN. CONCRETE MONUMENT.

COORDINATE TABLE

NO.	NORTHING	EASTING
148	4504.67	15041.87
149	4758.49	14919.79
171	4987.09	14979.27
172	4706.34	15018.11
173	4578.69	15079.51
174	4569.34	15106.20
175	4595.59	15179.55
176	4606.10	15259.15
177	4606.42	15272.88
178	4608.84	15376.19
179	4611.18	15476.16
180	4611.61	15494.59
181	4649.83	15606.67

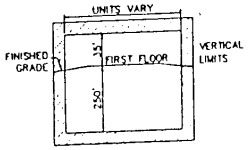
COORDINATE TABLE

NO.	NORTHING	EASTING
182	4668.36	15624.46
183	4697.58	15636.17
184	4756.95	15689.23
185	4749.19	15748.72
186	4683.04	15785.07
187	4626.87	15759.71
188	4610.37	15700.14
189	4596.88	15645.77
190	4556.40	15566.40
191	4545.83	15496.14
192	4544.87	15463.97
193	4541.70	15328.24
194	4540.11	15260.70

COORDINATE TABLE

NO.	NORTHING	EASTING
195	4509.86	15134.81
196	4483.17	15125.45
197	4375.57	15177.21
213	4524.10	16057.54
215	4662.96	16054.40
216	4660.47	15944.43
217	4679.10	15944.01
218	5060.37	15935.40
219	5056.03	15743.09
230	4826.76	14729.91
231	4425.78	14877.86
237	4449.26	15330.40

NO.	NORTHING	EASTING
238	4333.76	15385.96
239	4345.51	15468.64
241	4367.57	15623.89
243	4421.85	15774.29
244	4467.82	15901.62
245	4771.68	15153.95
247	4826.41	15367.73
249	4820.56	15371.23
251	4814.90	15471.39
252	4812.23	15518.69
254	4907.93	15645.50
255	4987.80	15744.75



TYPICAL UNIT CROSS SECTION
NO SCALE

WAYNE M. PERRY
PROFESSIONAL ENGINEER
LICENSE NO. 34036

July 19 2000
DATE

July 18 2000
PROPOSED DATED

DESINE INC ENGINEERING

SHEET 8 OF 12

Original Page 18 - Upright Exhibit

REPLAT NUMBER 1 OF EXHIBIT B TO THE MASTER DEED OF

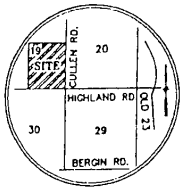
HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SITE PLAN

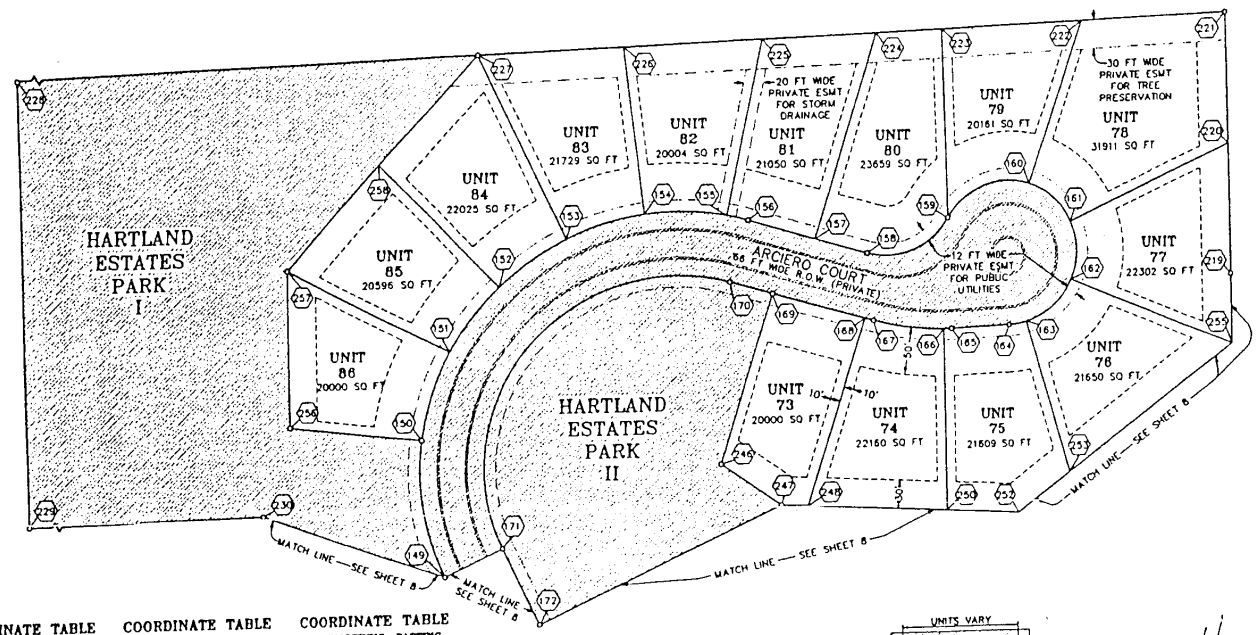
DEVELOPER
Hartland Estates Development, LLC.
20793 Farmington Road, Suite 5
Farmington, MI 48336
(248) 474-0707

GRAPHIC SCALE
1 inch = 50 feet



SURVEYOR\ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, MI 48114
(810) 227-9533

LIBER 2735 PAGE 0390



NOTES

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ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

BEARINGS ARE BASED ON " SAN MARINO MEADOWS " UBER 29 OF PLATS, PAGES 6-11 LIVINGSTON COUNTY RECORDS

ALL ROADS MUST BE BUILT

ALL STORM SEWERS MUST BE BUILT

LEGEND

- PROPOSED BUILDING SETBACKS
- EASEMENTS
- GENERAL COMMON ELEMENT
- UNIT AREA
- XXX COORDINATE IDENTIFIER

THE SYMBOL "⊕" INDICATES A FOUND CONCRETE MONUMENT.

THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. x 38 IN. CONCRETE MONUMENT.

COORDINATE TABLE

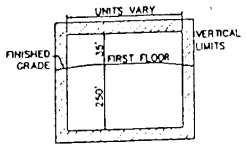
NO.	NORTHING	EASTING
149	4758.49	14919.79
150	4903.68	14895.80
151	4994.68	14923.91
152	5061.69	14974.33
153	5109.77	15043.38
154	5133.43	15124.01
155	5130.27	15208.90
156	5124.77	15311.10
157	5115.70	15400.01
158	5084.40	15484.81
159	5122.18	15449.38
160	5155.11	15528.00
161	5114.85	15573.29
162	5054.65	15574.02
163	5017.15	15526.40
164	5009.05	15507.38

COORDINATE TABLE

NO.	NORTHING	EASTING
165	5006.99	15444.43
166	5006.85	15438.48
167	5017.56	15381.52
168	5020.10	15352.91
169	5048.35	15256.99
170	5061.46	15212.43
171	4787.09	14979.27
172	4768.34	15018.11
219	5048.03	15174.04
220	5160.08	15740.07
221	5327.19	15736.97
222	5342.42	15584.09
223	5317.48	15433.97
224	5315.17	15383.07
225	5311.32	15245.50

COORDINATE TABLE

NO.	NORTHING	EASTING
226	5306.63	15102.24
227	5301.71	14951.64
228	5282.72	14370.90
229	4818.45	14386.10
230	4826.78	14729.91
245	4870.70	15204.67
247	4826.41	15267.73
248	4824.64	15295.41
250	4818.83	15440.78
251	4813.23	15516.62
252	4853.78	15573.23
253	4987.82	15744.75
254	4920.18	14757.66
257	5083.98	14753.70
258	5190.45	14850.49



TYPICAL UNIT CROSS SECTION
NO SCALE

WAYNE W. PERRY
PROFESSIONAL ENGINEER
LICENSE NO. 34036

Jan. 18, 2000
DATE

Feb. 14, 2000
PROPOSED DATED

DESINE INC.

SHEET 9
OF 12

Original Page 19 - Upright Exhibit

LIBER 2735 PAGE 0391

REPLAT NUMBER 1 OF EXHIBIT B TO THE MASTER DEED OF

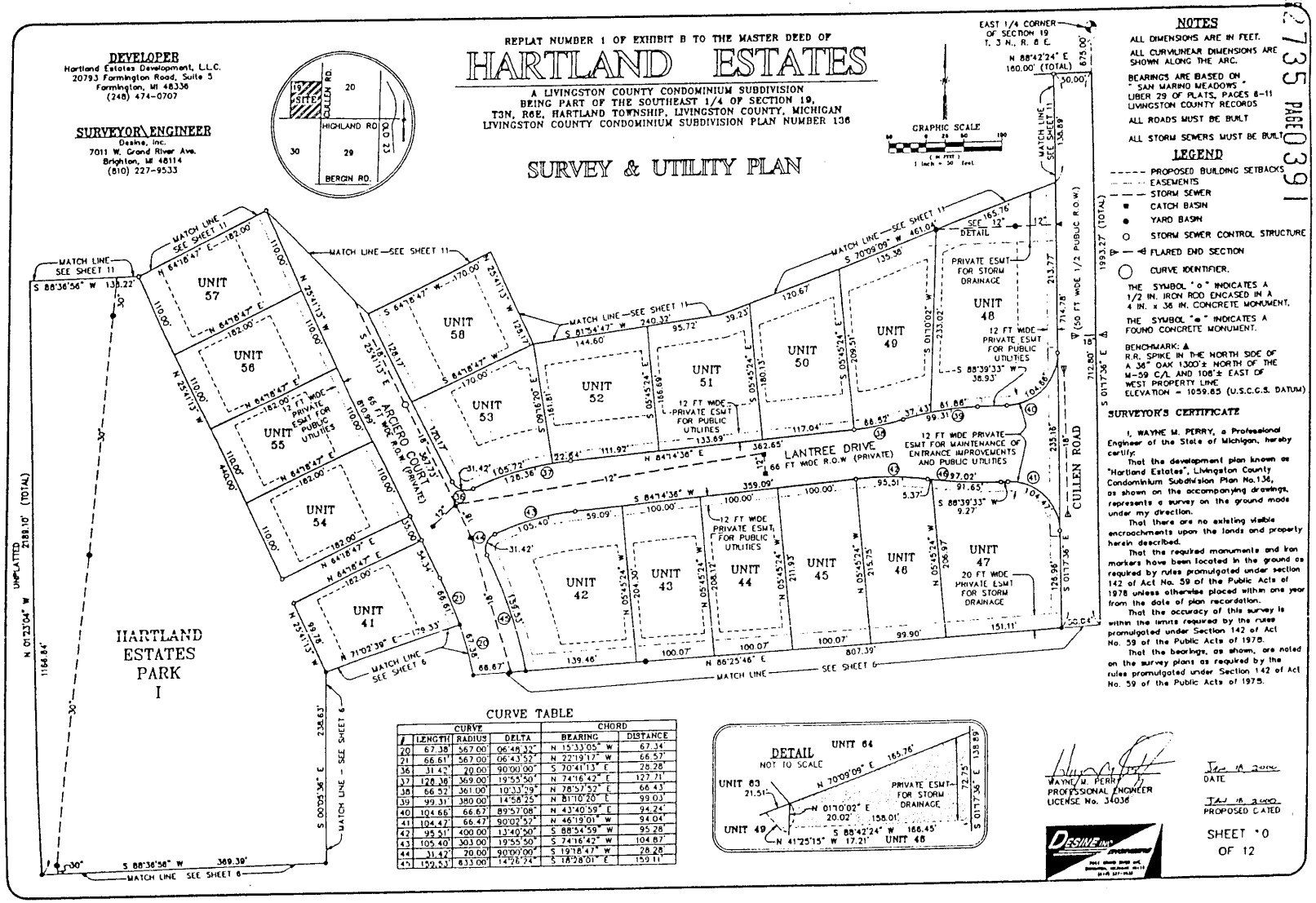
HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SURVEY & UTILITY PLAN

DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, MI 48336
(248) 474-0707

SURVEYOR\ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, MI 48114
(810) 227-9533



NOTES

ALL DIMENSIONS ARE IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

BEARINGS ARE BASED ON " SAN MARINO MEADOWS " LIBER 29 OF PLATS, PAGES 8-11 LIVINGSTON COUNTY RECORDS

ALL ROADS MUST BE BUILT

ALL STORM SEWERS MUST BE BUILT

LEGEND

- PROPOSED BUILDING SETBACKS
- EASEMENTS
- STORM SEWER
- CATCH BASIN
- YARD BASIN
- STORM SEWER CONTROL STRUCTURE
- FLARED END SECTION
- CURVE IDENTIFIER.

THE SYMBOL " o " INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. x 36 IN. CONCRETE MONUMENT.

THE SYMBOL " ● " INDICATES A FOUND CONCRETE MONUMENT.

BENCHMARK: ▲
R.R. SPIKE IN THE NORTH SIDE OF A 36" OAK 1300'± NORTH OF THE M-59 C/L AND 108'± EAST OF WEST PROPERTY LINE
ELEVATION = 1059.83 (U.S.C.G.S. DATUM)

SURVEYOR'S CERTIFICATE

I, WAYNE M. PERRY, a Professional Engineer of the State of Michigan, hereby certify:

That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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 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.

WAYNE M. PERRY
PROFESSIONAL ENGINEER
LICENSE No. 34036

Jan 18 2000
DATE

JAN 18 2000
PROPOSED DATED

SHEET 10
OF 12

CURVE TABLE

#	CURVE LENGTH	CURVE RADIUS	CURVE DELTA	CHORD BEARING	CHORD DISTANCE
20	67.38'	567.00'	06°48'32"	N 15°33'05" W	67.34'
21	66.61'	567.00'	06°43'52"	N 22°19'17" W	66.57'
36	31.42'	20.00'	90°00'00"	S 70°41'13" E	28.28'
37	128.36'	369.00'	19°55'50"	N 74°16'42" E	127.71'
38	66.52'	361.00'	10°33'29"	N 78°57'57" E	66.43'
39	99.31'	380.00'	14°58'25"	N 81°10'20" E	99.03'
40	104.66'	66.67'	89°57'08"	N 43°40'59" E	94.24'
41	104.47'	66.47'	90°02'52"	N 46°19'01" W	94.04'
42	95.51'	400.00'	13°40'50"	S 88°54'59" W	95.28'
43	105.40'	303.00'	19°55'50"	S 74°16'42" W	104.87'
44	31.42'	20.00'	90°00'00"	S 19°18'47" W	28.28'
45	159.53'	633.00'	14°26'24"	S 18°28'01" E	159.11'

Original Page 20 - Upright Exhibit

LIBER 2735 PAGE 0392

REPLAT NUMBER 1 OF EXHIBIT B TO THE MASTER DEED OF

HARTLAND ESTATES

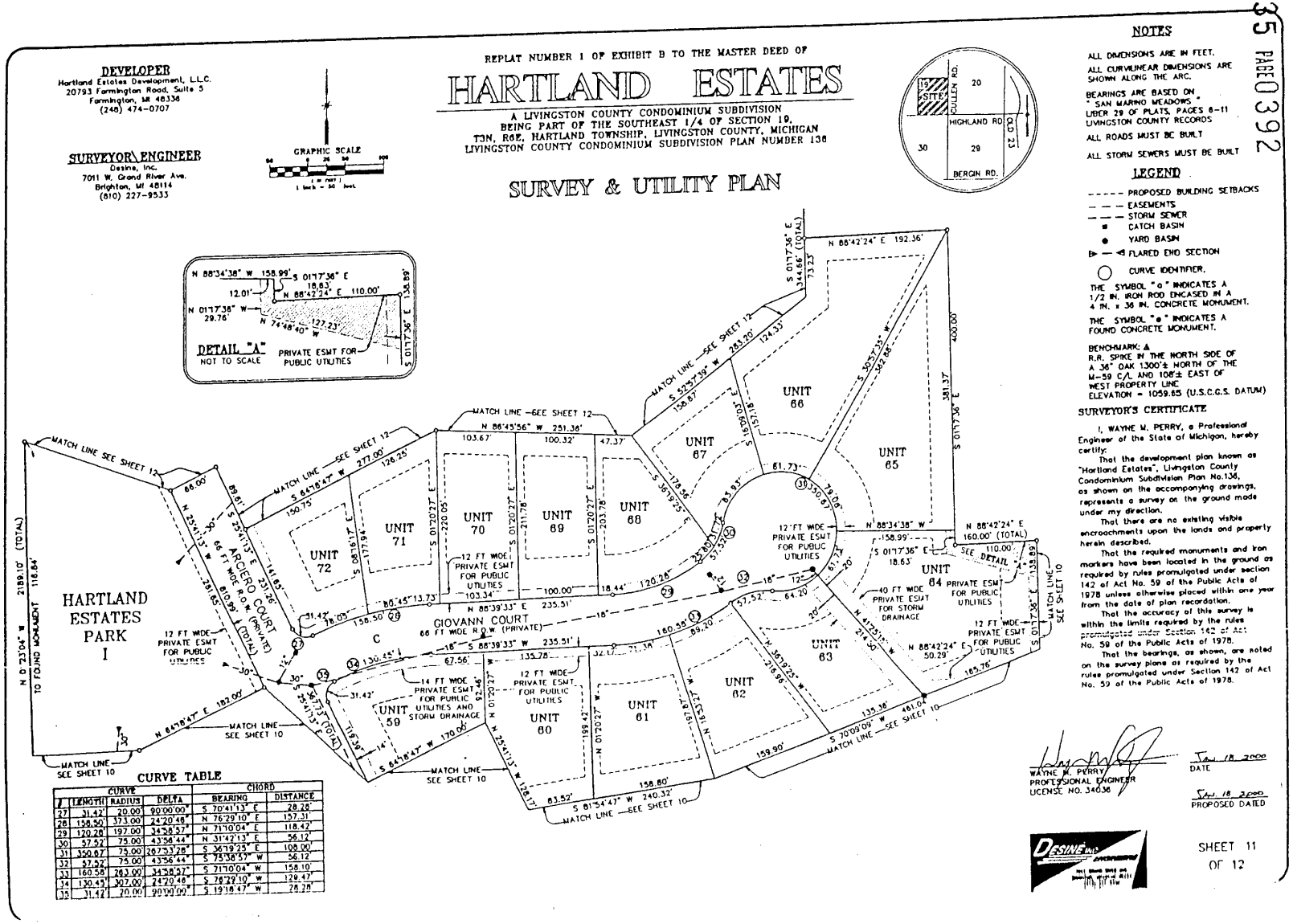
A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SURVEY & UTILITY PLAN

DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, MI 48336
(248) 474-0707

SURVEYOR\ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, MI 48114
(810) 227-9533

GRAPHIC SCALE
1 inch = 50 feet



NOTES

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BEARINGS ARE BASED ON " SAN MARINO MEADOWS " LIBER 29 OF PLATS, PAGES 8-11 LIVINGSTON COUNTY RECORDS

ALL ROADS MUST BE BUILT

ALL STORM SEWERS MUST BE BUILT

LEGEND

- - - - - PROPOSED BUILDING SETBACKS
— — — EASEMENTS
— — — STORM SEWER
■ CATCH BASIN
● YARD BASIN
FLARED END SECTION
CURVE IDENTIFIER.

THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. x 36 IN. CONCRETE MONUMENT.

THE SYMBOL "●" INDICATES A FOUND CONCRETE MONUMENT.

BENCHMARK: A
R.R. SPIKE IN THE NORTH SIDE OF A 36" OAK 1300'± NORTH OF THE M-59 C/L AND 108'± EAST OF WEST PROPERTY LINE
ELEVATION = 1059.85 (U.S.C.G.S. DATUM)

SURVEYOR'S CERTIFICATE

I, WAYNE W. PERRY, a Professional Engineer of the State of Michigan, hereby certify:

That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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.

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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.

WAYNE W. PERRY
PROFESSIONAL ENGINEER
LICENSE NO. 34036

Jan 18 2000
DATE

Jan 18 2000
PROPOSED DATED

DESINE INC.

SHEET 11
OF 12

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
27	31.42'	20.00'	90°00'00"	S 70°41'13" E	28.28'
28	158.50'	373.00'	24°20'48"	N 76°29'10" E	157.31'
29	120.28'	197.00'	34°58'57"	N 71°10'04" E	118.42'
30	57.52'	75.00'	43°56'44"	N 31°42'13" E	56.12'
31	350.07'	75.00'	267°53'28"	S 36°19'25" E	100.00'
32	57.52'	75.00'	43°56'44"	S 75°38'57" W	56.12'
33	160.58'	263.00'	34°58'57"	S 71°10'04" W	158.10'
34	130.45'	307.00'	24°20'48"	S 76°29'10" W	129.47'
35	31.42'	20.00'	90°00'00"	S 19°18'47" W	28.28'

Original Page 21 - Upright Exhibit

LIBER 2735 PAGE 0393

REPLAT NUMBER 1 OF EXHIBIT B TO THE MASTER DEED OF

HARTLAND ESTATES

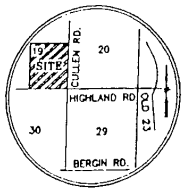
A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

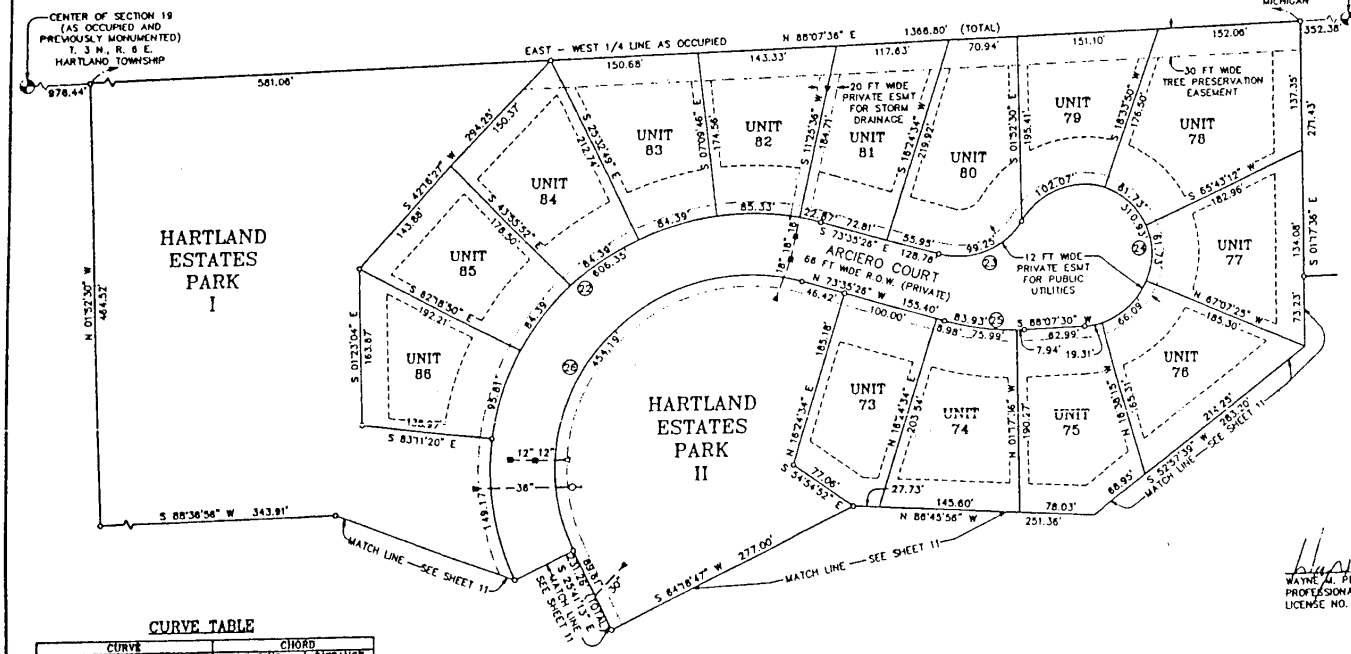
SURVEY & UTILITY PLAN

DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, MI 48336
(248) 474-0707

SURVEYOR\ENGINEER
Desine, Inc.
7011 W. Grand River Ave.
Brighton, MI 48114
(810) 227-9533

GRAPHIC SCALE
1 in = 100 ft
1 inch = 50 feet





NOTES

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BEARINGS ARE BASED ON " SAN MARINO MEADOWS " LIBER 29 OF PLATS, PAGES 8-11 LIVINGSTON COUNTY RECORDS

ALL ROADS MUST BE BUILT

ALL STORM SEWERS MUST BE BUILT

LEGEND

- - - - - PROPOSED BUILDING SETBACKS
— — — STORM SEWER
— — — EASEMENTS
■ CATCH BASIN
O STORM SEWER CONTROL STRUCTURE
FLARED END SECTION
CURVE IDENTIFIER.

THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. x 36 IN. CONCRETE MONUMENT.

THE SYMBOL "●" INDICATES A FOUND CONCRETE MONUMENT.

BENCHMARK: ▲
R.R. SPIKE IN THE NORTH SIDE OF A 36" OAK 1300'± NORTH OF THE W-59 C/L AND 108'± EAST OF WEST PROPERTY LINE
ELEVATION = 1059.85 (U.S.C.G.S. DATUM)

SURVEYOR'S CERTIFICATE

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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.

WAYNE M. PERRY
PROFESSIONAL ENGINEER
LICENSE NO. 34036

July 18, 1990
DATE

July 18, 1990
PROPOSED DATED

CURVE TABLE

CURVE				CHORD	
#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
22	606.35'	263.00'	132°05'48"	N 40°21'41" E	480.71'
23	99.25'	75.00'	75°49'10"	N 68°29'59" E	92.16'
24	310.93'	75.00'	237°32'05"	S 30°38'33" E	131.49'
25	83.93'	263.00'	18°17'05"	N 82°43'58" W	83.58'
26	454.19'	197.00'	132°05'48"	S 40°21'41" W	360.07'

DESINE INC. ENGINEERS
7011 GRAND RIVER AVE.
BRIGHTON, MICHIGAN 48114
(810) 227-9533

SHEET 12
OF 12

Original Page 22 - Transcription

LIBER 3044 PAGE 573

RECORDED

2001 JUL - 91P 12: 47 HANCY HAVILAND REGISTER OF DEEDS LIVIHGSTON COUNTY. MI.

48843

332

SECOND AMENDMENT TO THE

MASTER DEED OF

HARTLAND ESTATES

This Second Amendment to the Master Deed of Hartland Estates (this Second

Amendment) is made and executed on this 6'E day of July, 2001, by HARTLAND ESTATES

DEVELOPMENT, L.L.C., a Michigan limited Liability company, whose address is 20793 Farmington Road, Suite 18, Farmington, Michigan 48336, hereinafter referred to as "Developer," in pursuance of the provisions of the Michigan Condominium Act, as amended, hereinafter referred to as the "Act."

WITNESSETH:

WHEREAS, the Developer desires by recording this Second Amendment to amend the Master Deed of Hartland Estates recorded at Liber 2295, Page 0788 of the Livingston County_ Register of Deeds (the Original Master Deed) as amended by that First Amendment to Master Deed of Hartland Estates recorded at Liber 2735, Page 0373 of the Livingston County Register.

of Deeds (the Amended Master Deed) (the Original Master Deed as amended by the Amended Master Deed and as amended hereby is referred to herein as the Master Deed), by revising the configuration of certain Units, adding a new right-of-way and extending an existing right-of-way in order to provide access to a future expansion of the Condominium Project ("Phase III),

NOW, THEREFORE, the Developer does, upon the recording hereof, reconfigure Units.

54 through 57, add a righi-of-way for Maria Court to provide access to Phase III and extend the right-of-way for Giovanni Court to provide access to Phase III, all as depicted on Amendment

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LIBER 3044 PASEO 5 74

No. 1 to Replat No. 1 of Exhibit "B" to the Master Deed of Hartland Estates (hereinafter referred to as Exhibit B, which is attached hereto), and does amend the Master Deed as described belor, in the Hartland Estates Condominium Project (A Site Condominium Planned Unit Development) under the Act, and does re-declare that Hartland Estates, hereinafter and/or elsewhere referred to as the "Condominium," "Project," "Development" or the "Condominium Project," shall, aftex such reconfigurations, additions and extensions, be held, conveyed, bypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in said Master Deed and any recorded Restrictions for Hartland Estates, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer (also elsewhere referred to as the "Declarant" and/or "Grantor"), its successors and assigas, and any persons acquiring or owning an interest in the Condominium Premises, their grantees, successors, heirs, personal representatives and assigns.

In furtherance of the above-described amendments to the Condominium Project, it is provided as follows that:

1.

All references to Exhibit B in the Original Master Deed and in the Amended

Master Deed shall mean Exhibit B attached hereto.

2.

Units 54 ihrough 57 are hereby reconfigured as depicted on Exhibit B attached hereto.

The right-of-way depicted on Exhibit B attached hereto is hereby added to Maria Court.

The existing right-of-way on Giovanni Court is hereby extended as depicted on

Exhibit B attached hereto.

Article III, Sections 5, 6, 7, 8, 1l and 14 of the Master Deed are amended as

follows:

Section 5 of the Master Deed, "Condominium Documents" is ardended to

include this Second Amendment to Master Deed and Exhibit B hereto.

(b)

Section 6 of the Master Deed, "Condominium Premises" is amended to:

include the land as depicted in Exbibit B attached hereto, all improvements and structures.

2

Original Page 24 - Transcription

...

LIBER 3 0 44 PASE 5 75

thereon, and all easements, rights and appurtenances hereafter belonging to Hartland Estates pertaining thereto.

Section 7 of the Master Deed, "Condominium Project, Condominium,

Development or Project" is amended to include in its definition, Hartland Estates as reconfigured herein.

(d)

Section 8 of the Master Deed, "Condominium Plan" is amended to include

Exhibit B hereto:

(e)

Section 11 of the Master Deed, "Developer" means not only the entities or

entity oi combination thereof identified above, which made and executed the Master Deed, but those who made and executed this Second Amendment as well, and its or their successors and assigns.

Said term, where the context would indicate, may also be referred to by use of the term Declarant or Grantor. Both successors and assigns shall always be deemed to be included within the term "Developer" or any other term which refers to the Developer whenever, however and wherever such term is used in the Condominium Døcuments.

-(f)

Section 14 of the Master Deed, "Unit or Condominium Unit" is amended

to include in its meaning the single Units in Hartland Estates as reconfigured on Exhibit B hereto and any which may hereafter be created.

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LIBER 3 044 PAGE 576

WITNESSES:

HARTLAND ESTATES DEVELOPMENT, L.L.C.,

DEVELOPER

By:

Joseph Rotondo, Agent and President of J. Rotondo Construction, Inc., Its Authorized Member

STATE OF MICHIGAN

LIVINGSTON

) ss.

COUNTY OF XAVE

On this day of July, 2001, the foregoing Second Amendment was acknowledged before me by JOSEPH ROTONDO, Agent and President of J. Rotondo Construction, Inc., member of Hartland Estates Development, L'L. C., on bebalf of the limited Will klud ebra E. Wiedman Notary Public.

County, Michigan My commission expires: 1-18.2002 DEBRA E WIEDMAN When Recorded, Return to:

Notary Public, Livingston County, Mi Mr. Joseph Rotondo My Commission Expires Jar. 18, 200€ 20793 Farmington Road, Suite 18 Farmington, Michigan 48336 127104

4

Original Page 26 - Transcription

LIBER3044 PAGE 5 77

restriallane of rocond Yormington

LEGAL DESCRIPTION

and resistallans al record If any

HARTLAND ESTATES

LEGAL DESCRIPTION (218) 174-0707 DEVELOPER Hortond Ellotes Devoopment, LLC.

Wichigen. Containing 03.70 acres of land, mora ar lasz.

83.70■ ACRES

FUTURE EXPANDABLS AREA 78.61* AGRES

lhance 9 01'52'J0" E 184.32 lool trance N 88J6'88° [343.01 Inals trenco 3 Horts, Range & Edal, Haruand Townerip, Uringalan County. Michigan Conlalino Southenty port thensol as occupied by Highway lt-S8. Wea being outfeat la novementa 78.51 acres of land, more or leus, Joing subfrot to tha righta of the putta over the Tomerla. Livegaion Courty, Mohigon, Urance M 01'3016° W 2948.J0 lal dang the.

978.14 (tal dang Ihe East-Heal I/A Ine of seld seclion as monumented one occupled 3 01750á' € 2100.10 Imal Menco 8 8038'68° # 1311.70 (nal dang the south ine of Noria--Sauls 1/d ino ol said section as monurrmiod ond actualet thence N 000738° E ramaNaG ol lne Souls 1/6 Corner of Saallon 10, Tamn 1 Masa, Manga d Coat, Horland • MACE OF BECAMIMO tranco N 0123'04 W 2180,10 loal thence I BOSS'SO° VI JULII soid station to the Places al Beginning. Bang a part of the soulhacet 1/1 of stallon 19, Tom aver the Eosterly 50.00 loal tendol de accuplad by Culen food, deo bang subiest la acrensenle and commencing at the souls 1/4 Corner ol Section 12, Tonn J North, Ronge 6 Ecal, Healand Tomaria, Ungalan County, Alchige; Uranco M 80'38'06° E 1311.79 lost dong the Sonth ena of pold paction lor Doing evapeat lo the Mople ol the pubita over lho port al the southedal 1/4 al Sootlor 19, Town J Horth, Range d Coal, lartiand Towehla, Uningaion County. (ners thomoo N 0132'30 W 184,92 luals thanoe H 480734° & 1J86.80 loos dang the Eanl - Hear 1/4 southerly part thoraol do sosupled by Highway lt-5d (Highland Read), baing rubleat lo the rania of the puotte chance S 8830'96° WI 1386.97 last dany and Soulh lho of Secitan 10 to the Mana of Beginning Boung e Ine al auld seation of manumantad and actupied nonto 8 017738° I 171.15 lodu Uhmoo NH4414 I 182.38 losts Uranco I 0N1738' / 100,00 lady Uranoo N 8811721" E 180.00 loal, thance 5 O11798° E 199127 lost dong the East the of said rection and lhe contortne of Quilen Road la Uhe Soulhocal Corner al said Sectan 191 A LIVINOSTON COUNTY CONDOWINIUM SUBDIVISION •HARTLAND ESTATES LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136 NOTE 74, 8ª s 9 10º. 11° & 12/ Donino ina.

SHBET. INDEX

Des.

COMPOSITE PLAN

SURYRYOR/ENGINBER

SHEETS MHICH ARE REYSED OR NEW. TIESE

SITE PLANS UNITS 11 - 86

SITE PLANS UNITS 1 - 10

SUPIS MA TO SEES FREE RECORD OR BE

OF 12 SHEET!

THE ASTERISK (") INDICATES AMENDED OR SUPPLENENTAL.

SURYEY & UNLITY PLANS UNITS 1 - 10

SUAVEY & VAUTY PLANS UNTS 11 - 80

Original Page 27 - Transcription

LIBER 3044 PAGE 578

DEYELOPER SURYBYOR/ENGINEER

UNPLATTED

NOATH - BOLD 1/1 UNE OF SECTION 12 _

AREA

FUTURE

EXPANDABLE

78.51+ ACRES

N 015235 184.50 343,91 7182.01 H-50 (HICHLAND KOAD) UNPLATTED 5853636° W SHEETS 8 & 12 COMPOSITE PLAN 2578,78 1350.07.

• SHEETS & * 11

AN EXIST TO TO TO MASTER DEED OF !

SHEETS 1 de 10

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION

SILTS + AG

83:70+ ACRES

HARTLAND ESTATES

TOM. REBA MANTA OD TOR SOUP, LANGSTO SUNT MICHIGAN LYINGSION COUNTY CONDOMINIUW SUBDIVISION PLAN NUMBER 130 SOUTHEAST CORNER 188327

SCOTCH

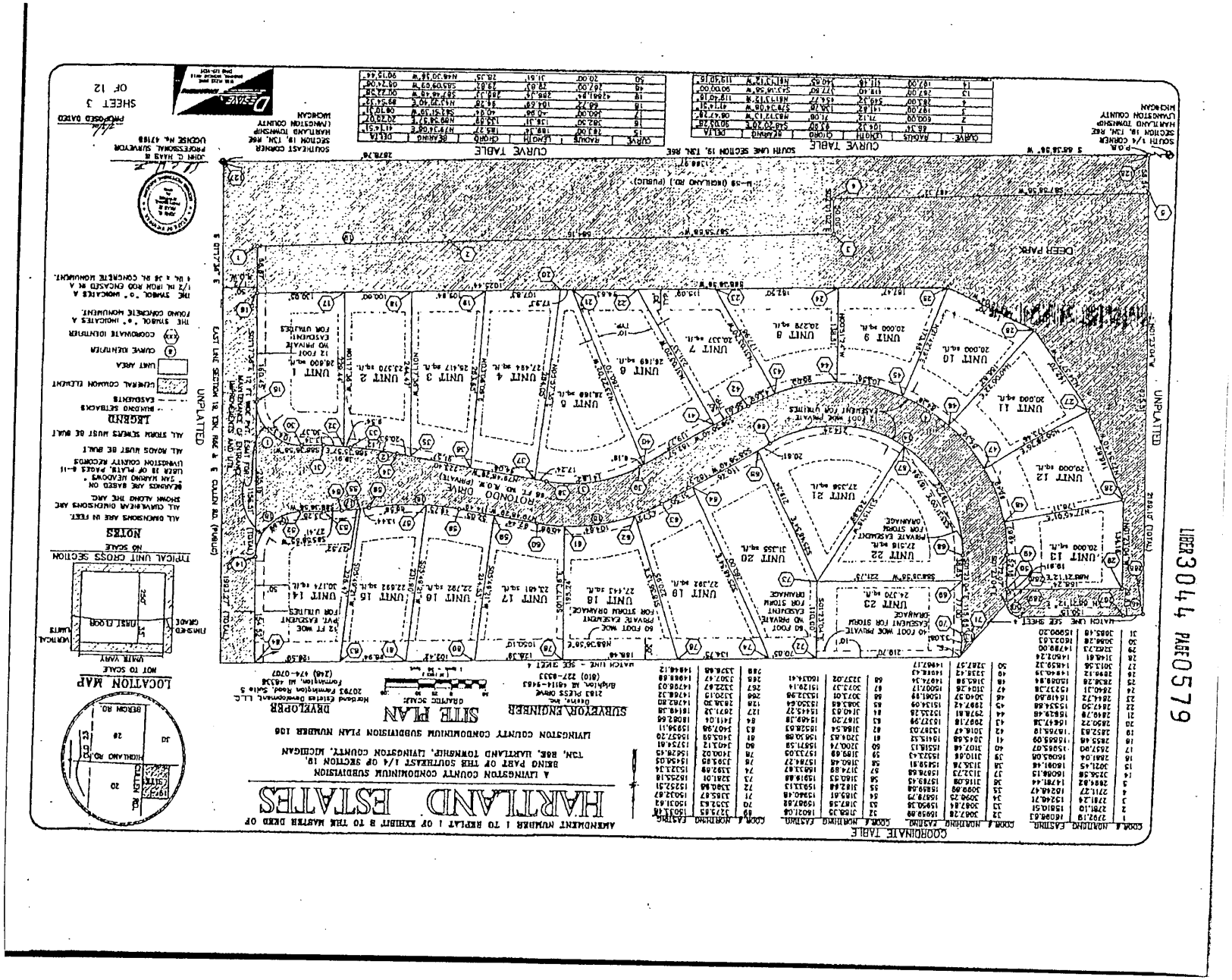
873.05

E CULLED ROAD

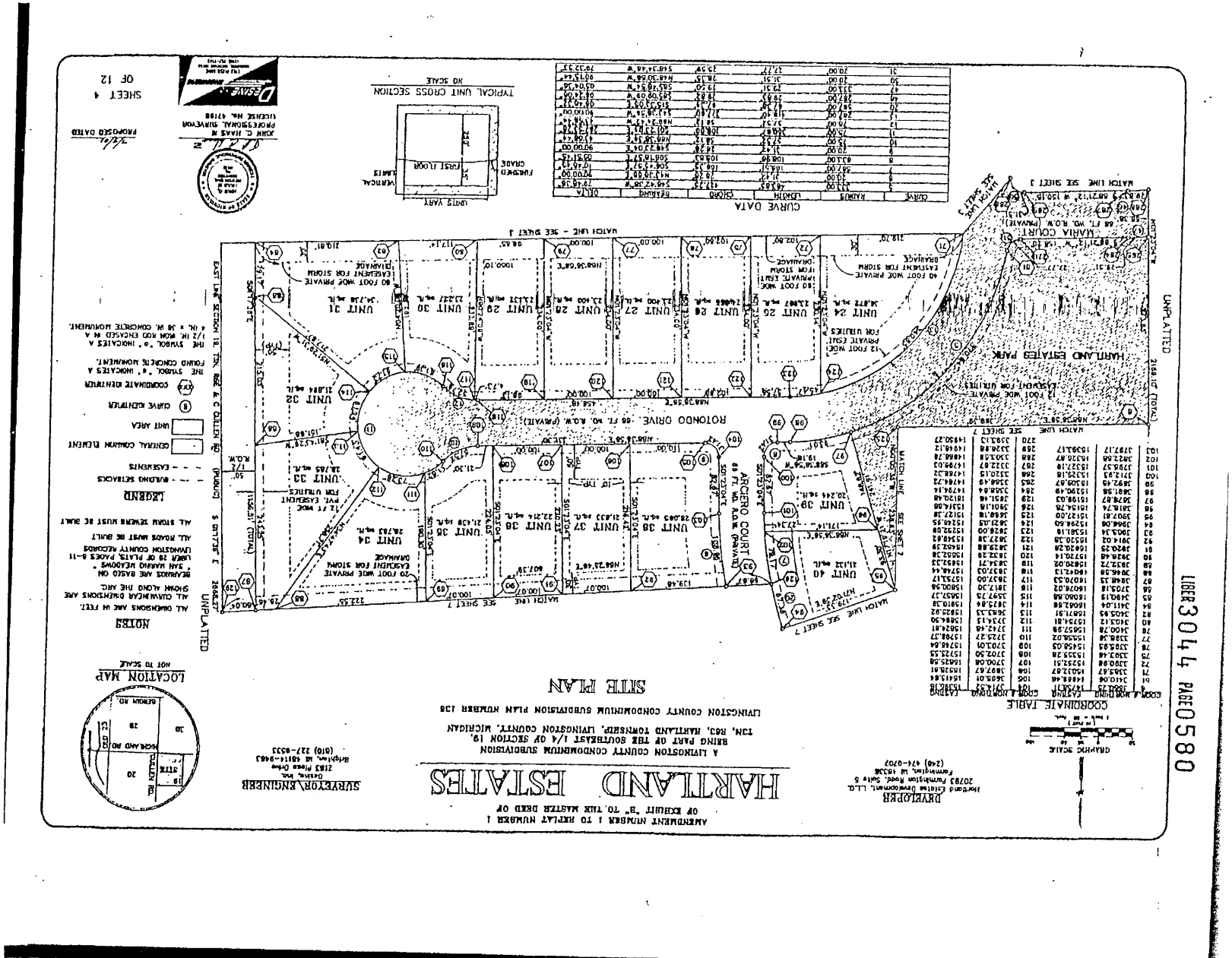
LACHIGAH LANGSTON COUNTY HARTLAND TOWNSHP SITE RED NOT TO SCALE _BERCH RO.

LOCATION MAP OF 12 SHEET 2

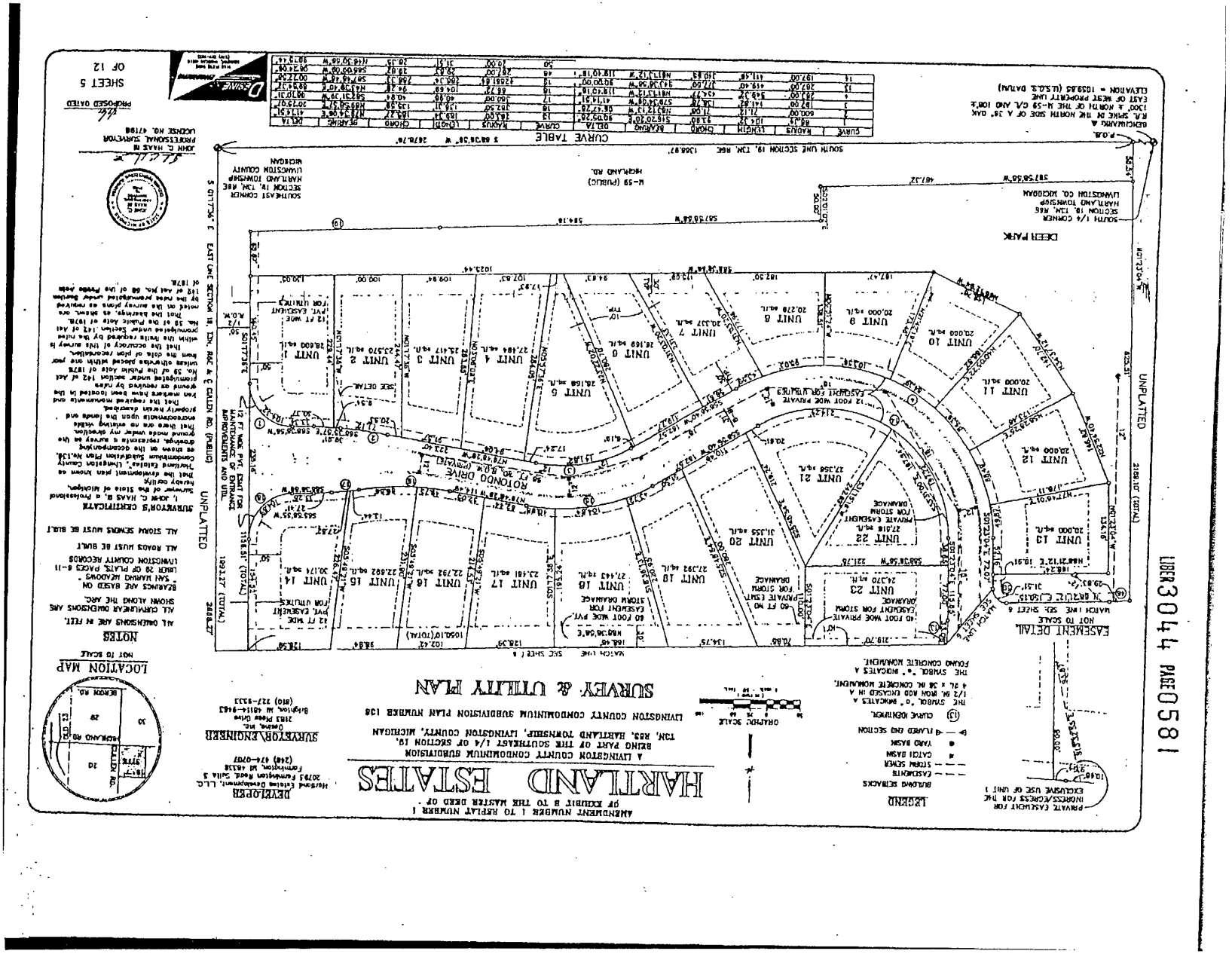
Original Page 28 - Upright Exhibit



Original Page 29 - Upright Exhibit

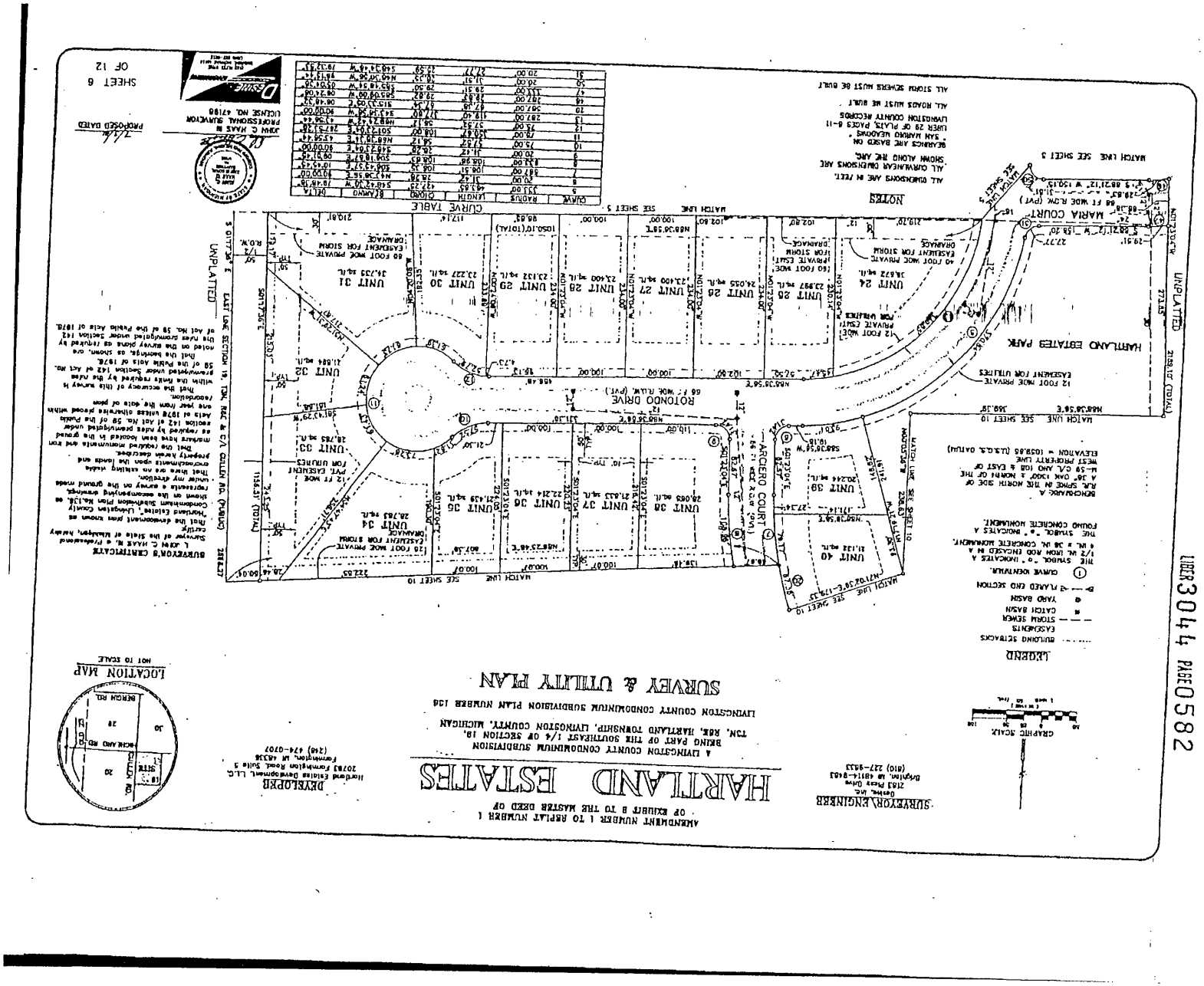


Original Page 30 - Upright Exhibit



LIBER 3044 PAGE 0581

Original Page 31 - Upright Exhibit



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LEER 3044 PAGO 583

PARK

ESTATES:

WHARTLANDI

207QJ Formbagion Road, DEVKLOPER 11or Vand Esteles Dendopment, LLG 57 UNIT 27285 90 ■■ UNIT -12. 11 MO.

20200 50 FT

UNIT

20200 30 FT

54 UNIT

21073 50 FT

NOT TO SCALE LOCATION MAP - WATCH UME-SEX SHEET E UNIT 21788 SQ FT 1 UNIT 214013001 42. UNIT

130912 SO FT

207UNIT

UNIT HARTLAND MATON UNC-SEE SHEET SITE PLAN

22 LANTREE DRIVE.

22800 50 FT

UNIT

UNIT 10-4

-HATCH (WH"

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A LIVINOSTON COUNTY GONDOMINIUM SUBDIVISION MARTY à UNIT SQ FT 1 21J84 sa FT LIYINGSTON COUNTY CONDONINIUM SUBDIVISIOM PLAN NUMBER 136 ESTATES UNIT UNIT

13645 30 F

21500 Sa ri - HATCH LINK-BEE SHEET 830470 17 UNIT GRAPHIC SCALE UNIT 4018J 50 FT sa fr!

FOR MH C

PRIVATE ZEU"

• CULLEN ROAD

WDE 1/2

UNIT AREA

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OXX COOROLHATE IDENTITER

ALL ANENSIONS ARE IN FEET.

SUMITS

GENERAL, COMUOM ELTHENT

MLL STORM SEVENS HUST BE BULT SO AN ACHO THE UNIONS ARE. SURYEYOR ENGINEER

Original Page 33 - Transcription

LISR3 0 44 PASE0 5 84

PARK:

2183 Mere Deine DEYELOPER BYRYOR ENGINBER

COORDINATE TABLE

UNIT GRAPHE SCALE

- SEE SHEET 8-

23830 30 17 UNIT

14 17 MUE

UNIT 110 rr 10 ■■■-

COORDINATE TABLE

8.070 TON, R83. 80

240/5 5Q FT

* GIOVANNI COURT.

09 UNIT do 10' 11P 6025

20774 80 FT

• MAICH LINK.-SEE SHEET 9-UNIT! HARTLAND

25288 50 FT

MATCH UME. - SEI. SHEET 7-

SITE PLAN 87 'UNIT 62 UNIT 20000 39 ■1 A LIVINGSTON COUNTY CONDONINIUM SUBDIVISION 68 TYPICAL UNIT UNIT 19280 5Q FT LVINGSTON COUNTY CONDOWINIM SUBDIVISION PLAN NUUBKH 1J0 UNIT

25302 50 FT

ESTATES 84 85 UNIT UNIT CROSS SECTION

MATCH LINE - SEE SHEET 7-

11192 30 FT

UT UNES

TOR PUBUC

12 /T WD

TaVAT ESUY

DESAVE.

LICEHSE NO. 47198 Il cheer? MORES ORAL SAVEYOR

UNIT ARTA

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LEGEND

MOTES LOCATION MAP Icl OF 12

• ALL MOAOS MUST BE GUILT

SHEET 8

COORONATE MENTITER

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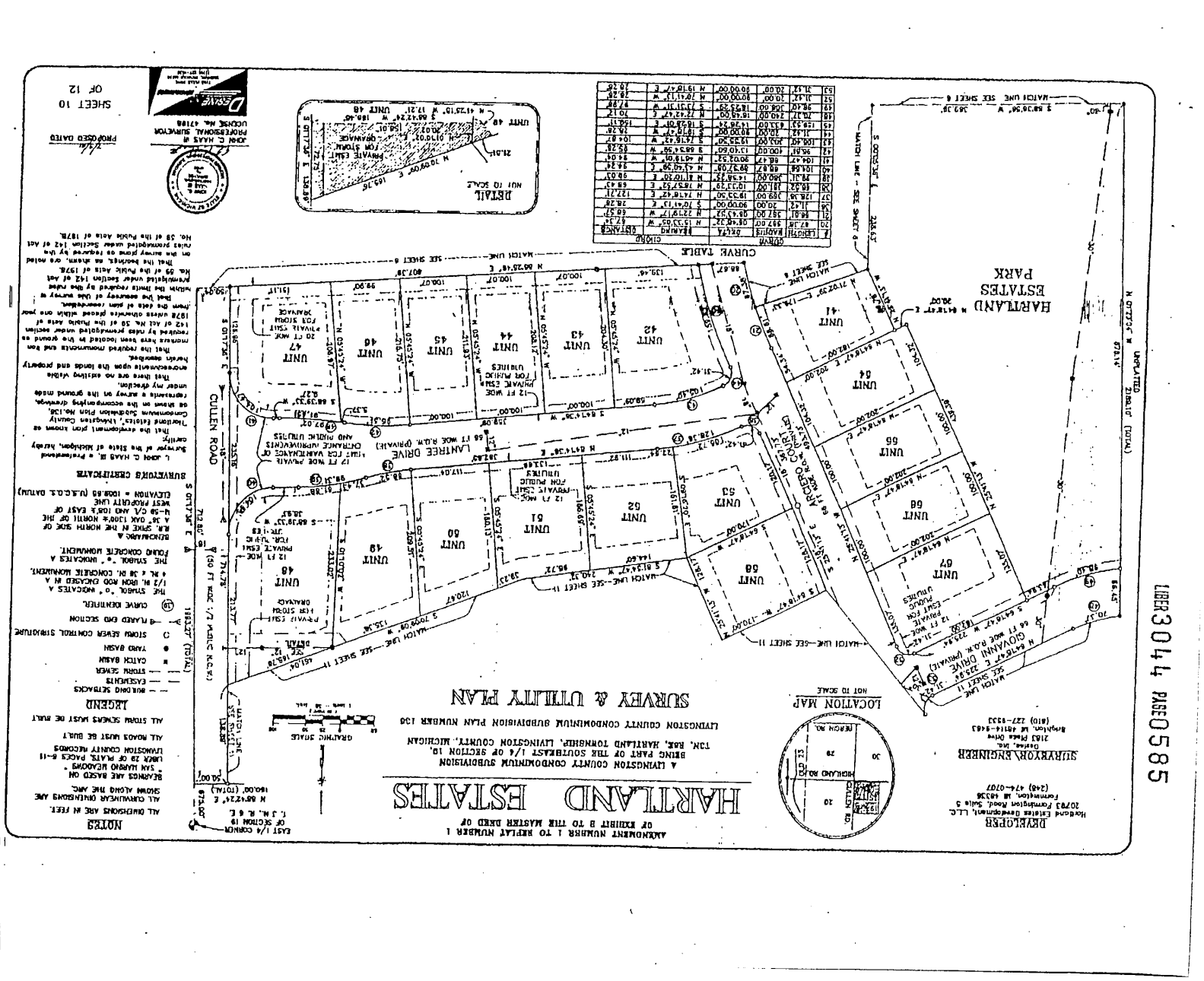
Original Page 34 - Upright Exhibit



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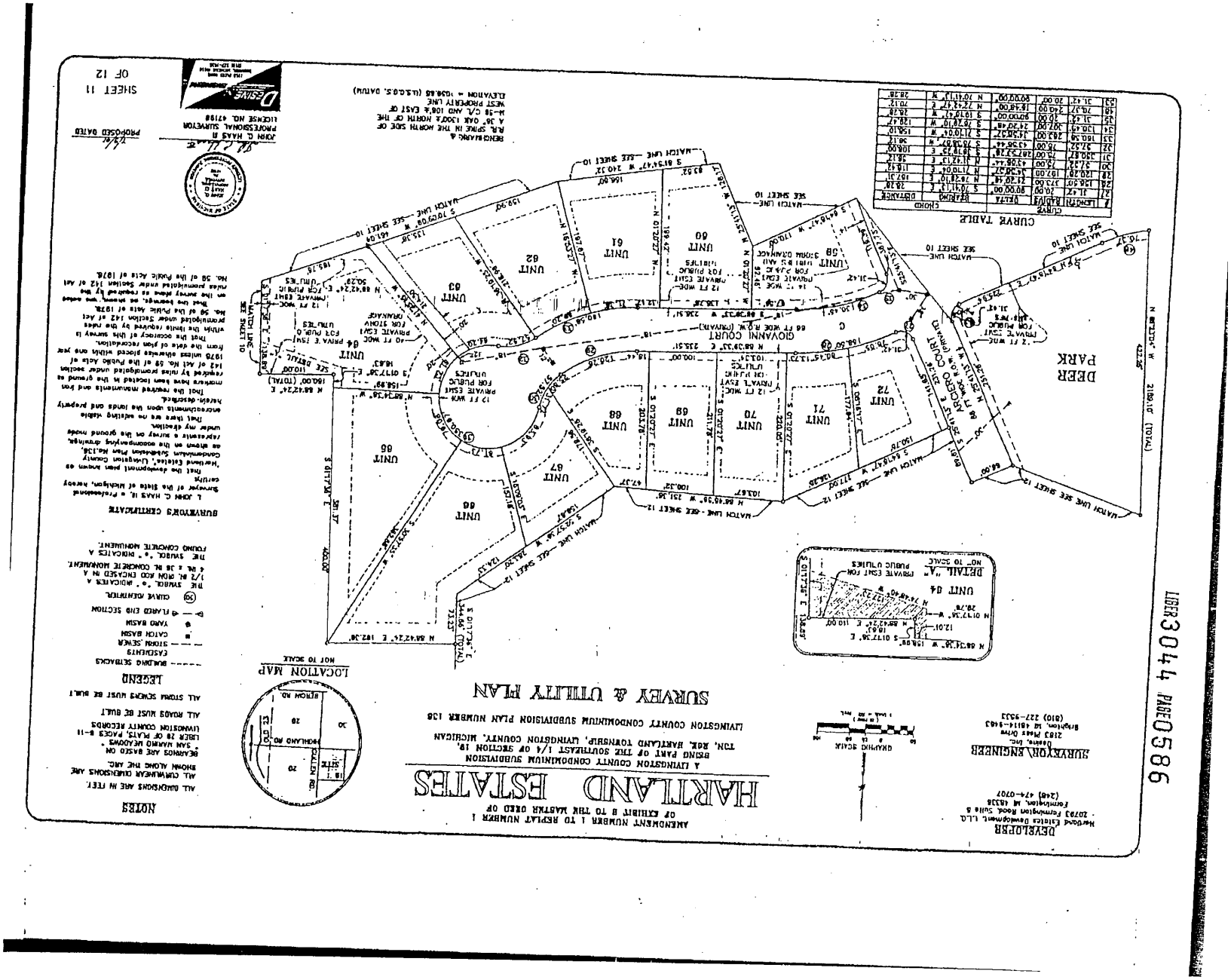
LIBER 3044 PAGE 0586
HARTLAND ESTATES
A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWN, RAN, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136
SURVEY & UTILITY PLAN
AMENDMENT NUMBER 1 TO REPLAT NUMBER 1
OF EXHIBIT B TO THE MASTER DEED OF
DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 8
Farmington, MI 48336
(248) 474-0707
SURVEYOR/ENGINEER
Design, Inc.
2183 Pless Drive
Brighton, MI 48114-9463
(810) 227-5533
GRAPHIC SCALE
LOCATION MAP
NOT TO SCALE
NOTES
ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
BEARINGS ARE BASED ON " SAN WARRO NEADOWS " LIBER 28 OF PLATS, PAGES 8-11 LIVINGSTON COUNTY RECORDS
ALL ROADS MUST BE BUILT
ALL STORM SEWERS MUST BE BUILT
LEGEND
BUILDING SETBACKS
EASEMENTS
STORM SEWER
CATCH BASIN
YARD BASIN
FLARED END SECTION
CURVE NUMBER
THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. X 36 IN. CONCRETE MONUMENT.
THE SYMBOL "•" INDICATES A FOUND CONCRETE MONUMENT.
SURVEYOR'S CERTIFICATE
I, JOHN C. HAAS II, a Professional Surveyor of the State of Michigan, hereby certify
That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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 hereto 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 1970 unless otherwise placed within one year from the date of plan 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 1970.
That the bearings as recorded on the survey plans are referred to the meridian prescribed under Section 142 of Act No. 59 of the Public Acts of 1970.
JOHN C. HAAS
PROFESSIONAL SURVEYOR
LICENSE NO. 47198
PROPOSED DATED
SHEET 11 OF 12
DESIGN
DEER PARK
GIOVANNI COURT
UNIT 04
DETAIL "A"
NOT TO SCALE
CURVE TABLE
LINE TABLE
MATCH LINE - SEE SHEET 10
MATCH LINE - SEE SHEET 12
MATCH LINE - SEE SHEET 13
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MATCH LINE - SEE SHEET 16
MATCH LINE - SEE SHEET 17
MATCH LINE - SEE SHEET

Original Page 36 - Transcription

LIBER3 6 2? PAE 0471

LIYINGSTON COUNTY TREASURER'S CERTIFICATE

RECORDED

1 herody certify that there are no TAX LIENS or TITLES held by the state of ary individual against the within description, and all TAXES are same as paid for five years pievious to the date of this instrument i to excon as stators n t 7430 Oítice axcopt as stated.

2002 NOV 21 P 213

I. Karly

RORY RAVILANN 11-21-02

ODS Taxes noi examine

MISTER OF DELOS

21943 HOMESTEAD DENLALS NOI ELLINED

Plan No. 136 THIRD AMENDMENT TO MASTER DEED OF HARTLAND ESTATES •

This Third Amendment to Master Deed of Hartland Estates is made as of this 15 day of NoveMbo, 2002 by HARTLAND ESTATES DEVELOPMENT, L.L.C., a Michigan limited liability company, whose address is 20193 Farmington Road, Suite 18, Farmington, Michigan 48336 (the "Developer") pursuant to the provisions of the Michigan Condominium Act, as amended (the "Act").

RECITALS:

Developer has heretofore recorded a Master Deed of Hartland Estates dated February 8, 1998 (the "Original Master Deed"), recorded in Liber 2295, Page 0788, Livingston County Register of Deeds, a First Amendment to Master Deed of Hartland Estates dated March 8, 2002 (the "First Amendment to Master Deed"), recorded in Liber 2735, Page 0373, Livingston County Register of Deeds, and a Second Amendment to Master Deed of Hartland Estates dated July 6, 2001 (the "Second Amendment to Master Deed"), recorded in Liber 3044, Page 0573, Livingston County Register of Deeds (the Original Master Deed, as amended by the First Amendment to Master Deed and the Second Amendment to Master Deed being referred to herein as the "Master Deed"). Terms used but not defined herein shall have the meaning ascribed thereto in the Master Deed.

Developer desires to further amend the Master Deed pursuant to the Act and Article VII of the Master Deed to expand the Condominium Project to include additional land specifically described herein.

NOW, THEREFORE, Developer does hereby amend the Master Deed as follows:

1.

Exhibit B of the Master Deed is hereby amended to (a) substitute Sheets 1 and 2

of Exhibit B attached hereto for Sheets 1 and 2 of Exhibit B attached to the Master Deed and (b) to add Sheets 13-18 of Exhibit B attached hereto to Exhibit B attached to the Master Deed. All references in the Master Deed to "Exhibit B" or the "Condominium Plan" shall be deemed to be references to Exhibit B as amended hereby.

2.

Article II of the Master Deed is hereby amended to include the following

described 44.85 acre parcel of land (which is part of the expandable area described in Article

08-19-400-004 CML

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VII, Section 11 of the Master Deed) in the land which is submitted to the Condominium Project established by the Master Deed:

BEGINNING at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 1302.59 feet along the North-South 1/4 line of said Section as monumented and occupied; thence N 85°28'27" E 843.21 feet; thence N 01°23'04" W 350.00 feet;

thence; thence N 17°48'21"E 69.88 feet; thence N 88°36'56" E 135.01 feet;

thence Northeasterly 50.01 feet along the are of a 30.00 foot radius curve to the left, through a central angle of 95°30'41" and having a chord bearing N 40°51'35" E 44.42 feet; thence S 86°59'43" E 66.87 feet; thence Southeasterly, non-tangentially 44.89 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 85°43'29" and having a chord bearing S 48°31'20" E 40.81 feet; thence N 88°36'56" E 160.23 feet; thence Northeasterly 31.43 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 07°30'09" and having a chord bearing N84°51'51"E 31.40 feet; thence S 01°23'04" E 1766.84 feet; thence S 88°36'56" W 1311.79 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 44.85 acres of land, more or less.

Being subject to the rights of the pubic over the Southerly portion thereof, as occupied by Highway M-59 (Highland Road).

After the expansion of the Condominium Project to include such additional land, the land which is submitted to the Condominium Project established by the Master Deed is a 128.56 acre parcel of land described as follows:

BEGINNING at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 1302.59 feet along the North-South 1/4 line of said Section as monumented and occupied; thence N 85°28'27" E 843.21 feet; thence N 01°23'04" W 350.00 feet;

thence; thence N 17°48'21"E 69.88 feet; thence N 88°36'56"E 135.01 feet;

thence Northeasterly 50.01 feet along the are of a 30.00 foot radius curve to the left, through a central angle of 95°30'41" and having a chord bearing N 40°51'35" E 41.42 feet; thence S 86°59'43" E 66.87 feet; thence Southeasterly, non-tangentially 44.89 feet along the are of a 30.00 foot radius curve to the left, through a central angle of 85°43'29" and having a chord bearing S 48°31'20" E 40.81 feet; thence N 88°36'56" E 160.23 feet; thence Northeasterly 31.43 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 07°30'09" and having a chord bearing N84°51'51"E 31.40 feet; thence N 01°23'04" W 422.26 feet; thence S 88°36'56"W 343.91 feet; thence N 01°52'30" W 464.52 feet; thence N 88°07'36" E 1366.80 feet along the EastWest 1/4 line of said Section as monumented and occupied; thence S 01°17'36" E 271.43 feet; thence N 88°42'24" E 192.36 feet; thence S 01°17'36"E 400.00

2

Original Page 38 - Transcription

LIGER 3 6 2 2 PIE 0 4 73

feet; thence N 88°42'24" E 160.00 feet; thence S 01°17'36" E 1993.27 feet along the East line of said Section and the centerline of Cullen Road to the Southeast Comer of said Section; thence S 88°36'56" W 2678.76 feet along the South line of said Section to the Place of Beginning. Being a part of the Southeast 1/4 of

Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County,

Michigan.

Containing 128.56 acres of land, more or less.

Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Road), also subject to the rights of the public over the Easterly 50.00 feet thereof as occupied by Cullen Road.

Subject to all easements and restrictions of record as shown on the Condominium Plan attached hereto as Exhibit B, and subject to all public and governmental rights and/or limitations.

All references in the Master Deed to "the land described in Article II" shall be deemed to refer to the 128.56 acre parcel of land described above.

Article IV, Section 1(h) of the Master Deed is hereby amended to add the

following additional language: ", including without limitation, the storm sewer system and ponds located within the expandable area described in Article VII, Section 11 hereof." 4.

Article VII, Section 11 of the Master Deed is hereby amended to substitute the

following 31.66 acre parcel of land for the 76.51 acre parcel of land described therein:

Commencing at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N01°39'19" W 1302.59 feet along the North-South 1/4 line of said Section as monumented and occupied to the PLACE OF BEGINNING; thence continuing N 01°39'19" W 1342.71 feet along said North-South 1/4 line; thence N 88°07'36" E 976.44 feet along the East-West 1/4 line of said Section; thence S 01°52'30" E 464.52 feet;

thence N 88°36'56" E 343.91 feet; thence S 01°23'04" E 422.26 feet; thence Southwesterly, non-tangentially 31.43 feet along the are of a 240.00 foot radius curve to the right, through a central angle of 07°30'09" and having a chord bearing S 84°51'51" W 31.40 feet; thence S 88°36'56" W 160.23 feet; thence Northwesterly 44.89 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 85°43'29" and having a chord bearing N 48°31'20" W 40.81 feet; thence N 86°59'43"W 66.87 feet; thence Southwesterly, nontangentially 50.01 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 95°30'41" and having a chord bearing S 40°51'35" W 44.42 feet; thence S 88°36'56" W 135.01 feet; thence S 17°48'21" W 69.88 feet;

thence S 01°23'04" E 350.00 feet; thence S 85°28'27" W 843.21 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

3

Original Page 39 - Transcription

LIGER 3 6 2 2 PAGE 0 4 74

Containing 31.66 acres of land, more or less.

5. The Master Deed is hereby amended to add a new Article X which reads as follows:

"ARTICLE X

HEALTH DEPARTMENT RESTRICTIONS

The development of Units 87-126 of the Condominium Project shall be subject to the following restrictions imposed by the Livingston County Department of Public Health ("LCDPH"):

1. No Unit shall be used for other than a single family dwelling.

2. There shall be no further subdividing of any building which would utilize individual onsite sewage disposal and/or water supply systems.

3. The water mains and septics shall be located in the exact areas as 19.03 indicated on the Hartland Estates West, Proposed Utility Plan - Phase 3, Job No.

8670, plot date 4/28/01, revised 10/21/02 prepared by Desine, Inc. (the "Plans"), a copy of which is on file with the LCDPH. PROVED of Public Health The test wells used to determine onsite water supply adequacy 4.

have been drilled on Units 103, 130 and 151. These wells are not intended for use as a potable water supply. Therefore, they must be properly abandoned according Livingston County Department

to part 127, Act 368 of the Groundwater Quality Control Act.

Date Name.

5 The test wells shall 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 will driller must be submitted prior to approval by LCDPH of the Third Amendment to Master Deed.

6. The septics shall be located in the exact area as indicated on the Plans.

7. There shall be no underground utility lines within the area designated on the Plans as active and reserve septic system areas.

The reserve septic locations as designated on the Plans must be maintained vacant and accessible for future sewage disposal uses.

9. The active and reserve septic areas shall be prepared according to the information submitted by the engineer on Units 92-102, 108-109 and 113-122.

Elevation and design specifications have been submitt3d to the LCDPH for

4

Original Page 40 - Transcription

LIBER3 6 2 2P00 4 75

review and have been approved. Engineer certification is required prior to approval of the Third Amendment to Master Deed by the PLCDPH indicating that the active and reserve septic areas for Units 92-102, 108-109 and 113-122 have been prepared under engineer guidelines, and written engineer certification is required along with an "as-built drawing depicting the original grades and final constructed grades in the cut or filled areas.

10. The LCPDH shall be notified and shall inspect all the prepared septic areas. These inspections shall coincide with the engineer's inspections and must be requested in order for the prepared Unit to receive final Master Deed approval.

11. The onsite sewage disposal systems for Units 87-91, 103-107, 110112 and 123-126 will required the excavation of slow permeable soils to a more permeable soil ranging between 5-10 feet 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.

12. Units 89, 90, 112, 125 and 126 will require an enlarged system due tot he heavy soil structure witnessed in these Units.

The engineer must give written certification that any additional bic hear grades, filling and/or land balancing that has taken place as part of the construction of the development on the Phase Ill Land has not affected the I DROVED Of r 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 LCDPH approval of the Third Amendment to Master Deed. Livingstor. _cunty Department

14. Prior to LCDPH approval of the Third Amendment to Master Name... Dare Deed, written engineer certification must be given which indicates that all storm drains which are within 25 feet of the proposed active or reserve septics have been sealed with a watertight premium joint material.

15. A 2,800 square foot are 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.

There shall be no activity within any regulated wetlands unless permits have been obtained from the Michigan Department of Environmental Quality.

17. The foregoing restrictions are not severable and shall not expire under any circumstances unless otherwise amended or approved by the LCDPH."

5

Original Page 41 - Transcription

LDER 3 6 2 2 PICE 0 476

The Master Deed, as amended hereby, is hereby ratified, confirmed and continues in full force and effect.

6. This Third Amendment shall be effective when recorded with the Livingston County Register of Deeds.

[Remainder of page intentionally blank]

6

Original Page 42 - Transcription

LIDER 3 6 2 2 PA0E 0 477

IN WITNESS WHEREOF, Developer has executed this Third Amendment as of the day and year first above set forth.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction., Inc., its Member

STATE OF MICHIGAN) SS

COUNTY OF CAKLAND

On this 15 day of Norember, 2002, the foregoing instrument was acknowledged before me by Joseph Rotondo, President and Agent of J. Rotondo Construction, Inc., as member of Hartlland Estates Development, L.L.C., a Michigan limited liability company.

Elizabeth gameso ELIZABETH D. JAMIESON NOTARY PUBLIC OAKLANU CO., MI

MY COMMISSION EXPIRES Apr 28, 2004

Drafted by and when Recorded return to:

Maureen H. Burke Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304

BLOOMFIELD 27033-+ 517533

7

Original Page 43 - Transcription

M0031

S 88°36'56" W

Being subject to th Containing 44.85 c

thence 5 01923:04'E LEGAL DESCRIPTIONS continuing N 01°39'19' W "HARTLAND ESTATES" chord bearing S 84°5/5/ W

FUTURE EXPANDABLE AREA

44.42 feet; thence S 86°59'43" E 44.42 feet; Ihence S 8605943" E 271.43 feet; thence N 88°42'24" E AREA OF CURRENT DEVELOPMENT of soid Section; Ihence S 01052'30" € Containing 31.66 acres of land, more or less. 128.56‡ Acres (248) 474-0707 DEVELOPER Containing 128.56 acres of lond, more or less.

31.66■ Acres 31.40 feet; thence S 01023'04' E

95°30'41" and having a chord bearing S 40°5135' W 350.00 feet; thence S 85928'27" W 1993.27 feet along the East line of said Section thence N 01°23:04" W 350.00 feet; thence; thence N 17°48'21 thence N 01°23'04" W 350.00 feet; thence: thence N 17°48'21 E 1342.71 teet along said North - South 1/4 line;

Town 3 North, Range 6 East, Hortland Township, Livingston County, Michigon. 464.52 feet: thence N 88°36'56 E LIBER 3 6 2 220E 0 1 78 left, through a central ungle of 85°43'29" and having a chord begring S 48°3120" E left, through a centrol angle of 85°43'29" and having o chord bearing S 48°3/20" E

Section 19, Town 3 North, Range 6 East, Hortland Township, Livingston County, Michigon.

1756.84 feet; thence S 38°36'56' W

69.88 feet; thence N 88°36'56" radius curve to the right, through a central ongle of 85°43'29" and having a chord bearing N 48°3120 W 192.36 feet; thence S 01917'35" E 400.00 feet: thence N 88°42'24" E port of the Southeast 1/1 of Section 19. Town, 3 North, Ronge 6 East, Hartland Township, I ivingston County, Michigan. fits of the public over the Southerly portion thereof, as occupied by Highway M-59 (Highlanu «vod). 40.81 feet; thence N 88°36'56" E thence N 88°36'56" E the Easterly 50.00 feet thereof os occupied by Cullen Road, also subject lo easements and restrictions of record.

343.91 feet; thence N 01°52:30" W BEGINNING of the South 1/4 Corner of Section 19, Town 3 North, Range 6 East. Hortland Township, Livingston County, Michigon: thence Commencing ot the South 1/4 Corner of Section 19. Town 3 North, Range 6 East. Hortlond Township. Livingston County, Michigan; thence 1311.79 feet to the Place of Beginning. Being o 69.88 feet; thence N 88°36'56" E 135.01 feet; thence Northeosterly 135.01 feet; thence Northesterly A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION 313.21 feet to the Place of Beginning. Being a port of the Southeast 1/4 of 1366.80 feet olong the East-West 1/4 line of said Section as monumented and occupied; thence S 01017'36" E BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19, 40.81 feet; thence N86°59'43' 160.23 feet: thence Northwesterly 44.89 feet along the are of a 30.00 foot 1302.59 feet along the North-South 1/4 line of said Section os monumented and occupied to the PLACE OF BEGINNING; thence 2678.76 feet along the South line of soid Section to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19.

HARTLAND ESTATES

1302.59 feet along the North-South 1/A line of said Section os monumented and occupied; thence N 85°28'2?" E 843.21 feet: 50.0: feet along the ari of a 30.00 foot radius curve to the left, through a central angle of 95°30'4' and having a chord heoring N 40°5/35" E feel along the ore of a 240.00 foot radius curve to the left, through a central

angle of 07030'09" and having o chord bearing 50.01 feet along the arc of a 30.00 foot radius curve to the left. through a central angle of 95°30'41" and having chord bearing N 40°5/35"E and the centerline of Cullen Road to the Southeast Corner of said Section; thence T3N, RGE, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN REPLAT NUMBER 2 OF EXHIBIT "B" TO THE MASTER DEED OF 66.87 feet; thence Southeasterly, non-tangentially 44.89 feet along the ore of a 30.00 foot radius curve to the 66.87 feet; thence Southeasterly, non-tangentially 44.39 feet olong the are of a 30.00 foot radius curve to the LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136 Southwesterly, non-tongentilly 31.43 feet along the are of a 240.00 foot rodius curve to the right, through o central angle of 07030'09 ond hoving o Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Rood), also subject to the rights of the 15* 14+ No. 18* 17% 16NOTE:

COVER

COMPOSITE PLAN

Desine Inc.

WITH THIS SURMISSION ARE

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

SITE PLAN (UNITS 1-23)

SITE PLAN (UNITS 95- 118)

SITE PLAN (UNITS 24-40)

SURVEYOR/ENGINEER

SHEETS WHICH ARE REVISED OR NEW.

DESCRIPTION

SHEET INDEX

SURVEY & UTILITY PLAN CUNITS

SURVEY &UTILITY PLAN (UNITS

SITE PLAN (UNITS 87-88 & 124-126

PROFESSIONAL

SITE PLAN (UNITS 89-94 & 119-123)

PROPOSED DATE JOHN C. HAAS IE

SURVEY &UTILITY PLAN (UNITS 1-23)

NOVEMBER i, 200"

SURVEY &UTILITY PLAN (UNITS 95 - 118)

73-86) 59- 72)

SURVEY &UTILITY PLAN (UNITS 41-58)

SURVEY &UTILITY PLAN (UNITS 24-40)

1O REPLACE OR BE

SUPPLEMENTAL TO SHEETS PREVIOUSLY RECORDED

THESE SHEE IS

SURVEY &UTILITY PLAN (UNITS 87-88 & 124 - 126

SURVEY 8UTILITY PLAN (UNITS 89-94 & 119- 123)

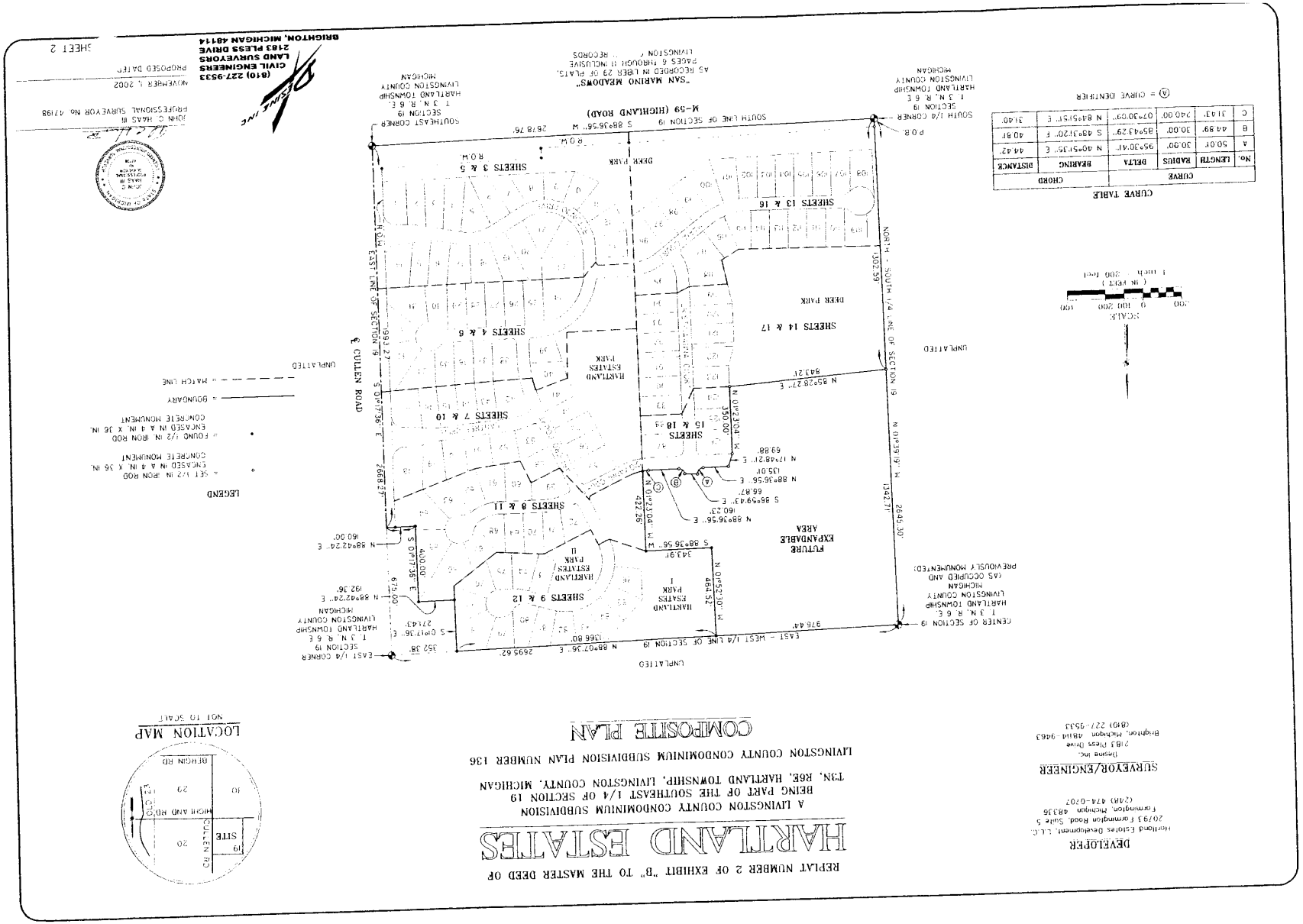
EXHIBITT

SHEET !

THE ASTERISK (*) INDICATES AMENDED OR SUPPLEMENTAL

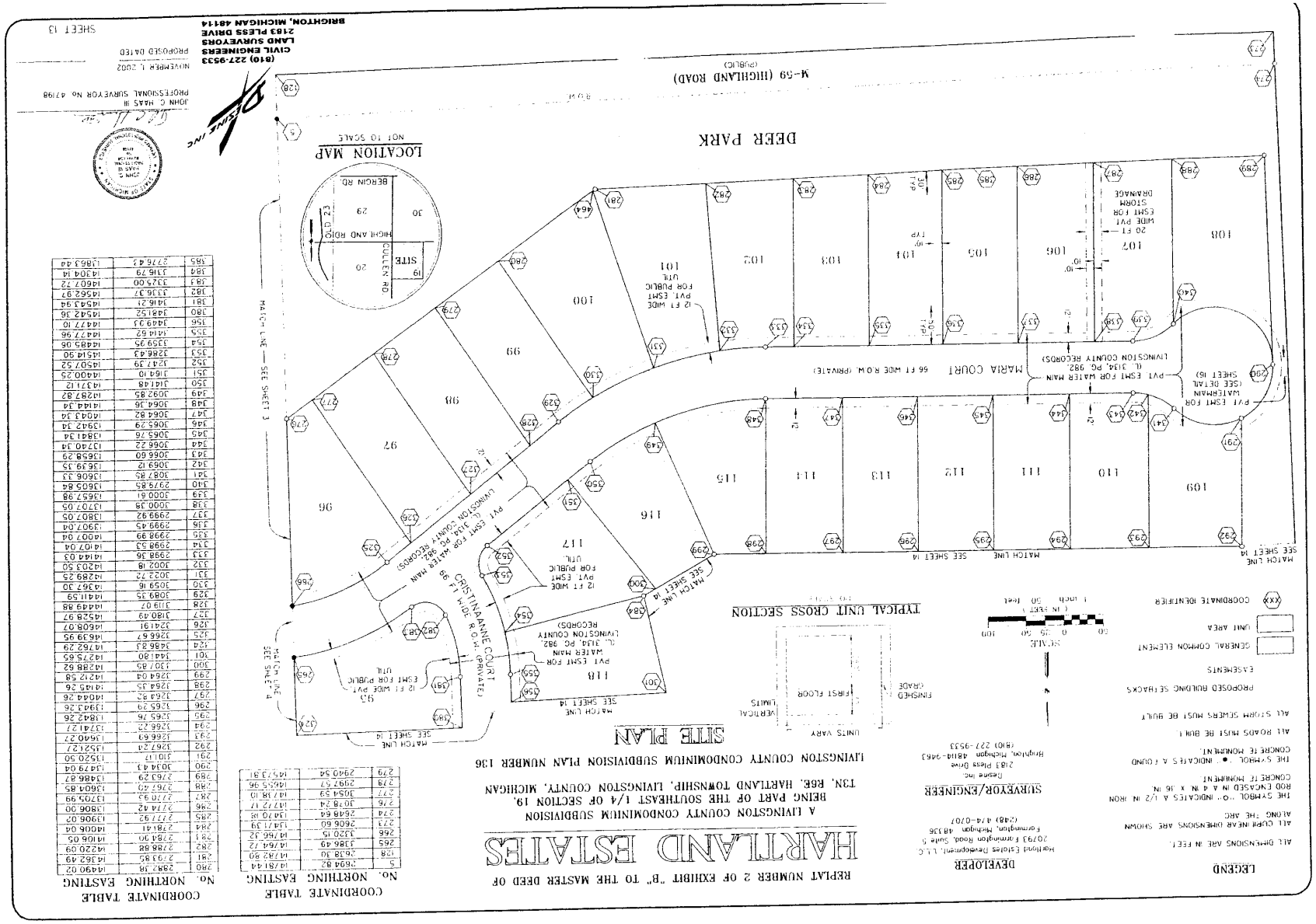
SURVEYOR No 47138

Original Page 44 - Upright Exhibit



CURVE					CHORD	
No.	LENGTH	RADIUS	DELTA	BEARING	DISTANCE	
A	50.01'	30.00'	95°30'17"	N 40°51'35" E	44.42'	
B	44.89'	30.00'	85°43'29"	S 48°41'20" E	40.81'	
C	31.47'	240.00'	07°30'09"	N 84°51'51" E	31.40'	

Original Page 45 - Upright Exhibit



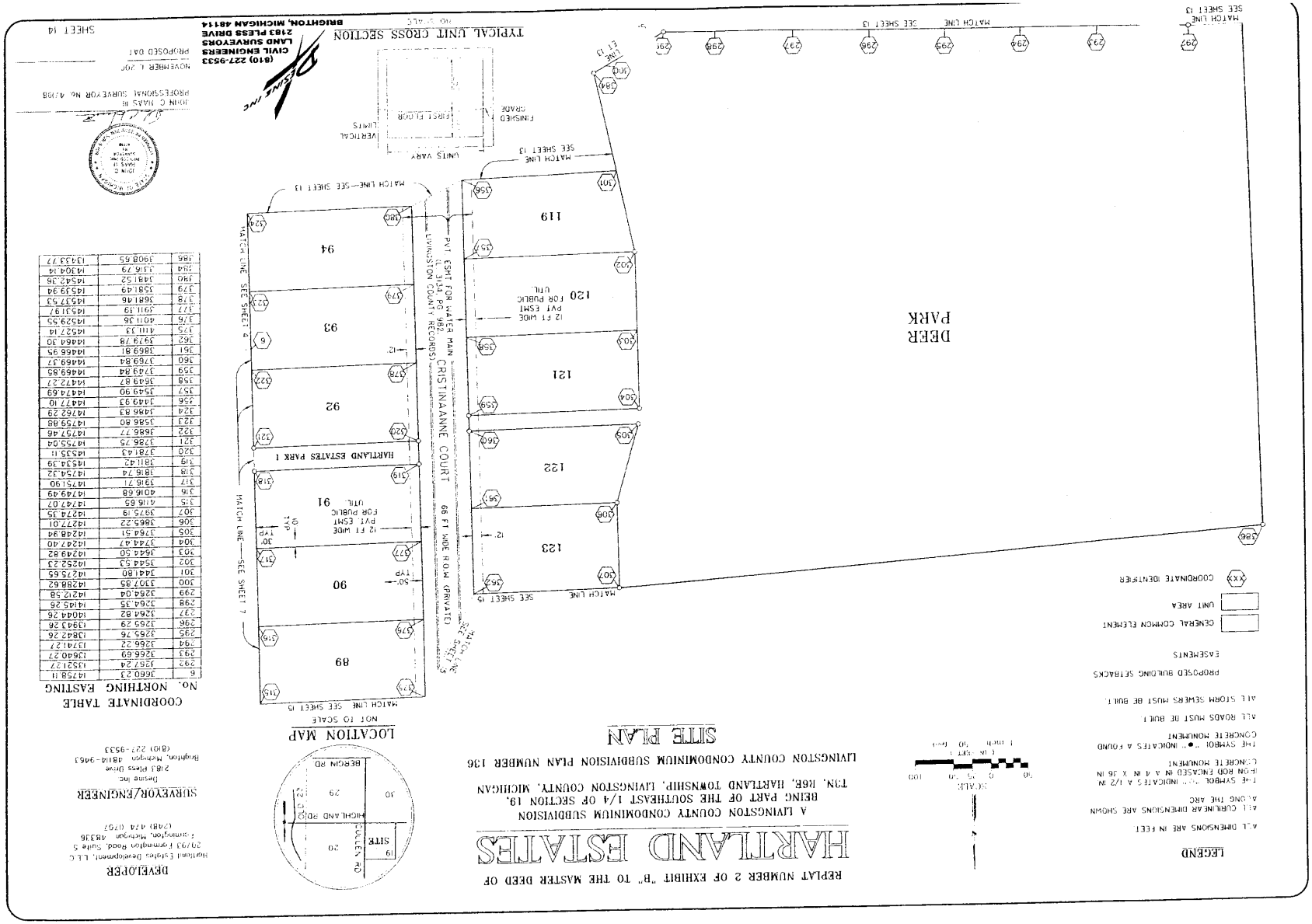
COORDINATE TABLE

No.	NORTHING	EASTING
5	2694.82	14/814.4
128	2638.30	14/782.80
265	3386.49	14/64.72
266	3320.15	14/66.52
273	2606.60	14/71.39
274	2648.64	13/70.08
276	3078.24	14/72.17
277	3054.59	14/70.10
278	2997.57	14/55.96
279	2940.54	14/57.31

COORDINATE TABLE

No.	NORTHING	EASTING
280	2882.98	14490.02
281	2733.85	14362.49
282	2588.88	14220.09
283	2784.90	14106.65
284	2784.41	14006.04
285	2772.92	13906.02
286	2774.42	13806.00
287	2770.93	13705.99
288	2767.45	13604.85
289	2763.29	13486.87
290	3034.43	13479.04
291	3101.17	13520.50
292	3267.24	13521.27
293	3266.69	13640.27
294	3266.22	13741.27
295	3265.76	13842.26
296	3265.29	13943.26
297	3263.82	14044.26
298	3264.35	14145.26
299	3264.04	14212.58
300	3307.85	14288.62
301	3441.80	14275.65
324	3486.83	14762.29
325	3266.67	14639.95
326	3241.91	14608.07
327	3180.49	14528.97
328	3119.07	14449.88
329	3089.35	14411.59
330	3059.16	14367.30
331	3022.72	14289.25
332	3002.18	14203.50
333	2998.36	14144.03
334	2998.53	14107.04
335	2998.89	14007.04
336	2999.45	13907.04
337	2999.92	13807.05
338	3000.38	13707.05
339	3000.61	13657.98
340	2979.85	13605.84
341	3087.85	13506.33
342	3069.12	13439.35
343	3066.60	13658.29
344	3066.22	13740.34
345	3065.76	13841.34
346	3065.29	13942.34
347	3064.82	14043.34
348	3064.36	14144.34
349	3092.85	14287.82
350	3141.48	14371.12
351	3164.10	14400.25
352	3247.39	14507.52
353	3286.43	14514.90
354	3359.95	14483.06
355	3414.62	14477.96
356	3449.93	14477.10
380	3481.52	14542.36
381	3416.21	14543.94
382	3336.37	14562.97
383	3325.00	14607.72
384	3116.79	14704.14
385	2776.43	14863.44

Original Page 46 - Upright Exhibit



Original Page 47 - Transcription

308

4195.12 408515 3975.19 4338.19 1404.62

COORDINATE TABLE

14269.04 14271.69 14274.35 14741.72 14740.!1

No. NORTHING EASTING

(248) 474-070? DEVELOPER 19336 Hortland Esteles Development. LI. C.

LIBER 3 6 2 203E 0 1!82 310)

MATCH INE

125 124

PYT. ESMT

12 FT WIDE

FOR PUBLIC

UTIL. 126

GRADE FINISHED

SFF SHEET 14

CRISTINAANNE COURT

66 F1 WIDE ROW. (PRIVATE)

L. 3134, PG. 96%

UNITS VARY.

SITE PLAN FIRST FLOOR

PVT. ESMT FOR WATER MAIN-

LIMITS VERTICAL UTIL IYPICAL UNIT CROSS SECTION

12 FT WIDE

88

FOR PUBLIC

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION

3134. PG. 902

87

MATCH LINE-SEE SHEET 14

REPLAT NUMBER 2 OF EXHIBIT "B" TO THE MASTER DEED OF

LIVINSTON COUNT RE COROS)

to- PVT. ESMT FOR WATER MAIN

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136 TAN, PER HAD TO SHIP ASSON SENT MICAN

HARTLAND ESTATES

Desine inc.

SURVEYOR/ENGINEER LEGEND SITE • EN BRIGHTON, MICHIGAN 48114 2183 PLESS DRIVE LAND SURVEYORS

EASEMENTS

UNIT AREA

CONCRETE MONUMENT

20 NOT TO SCALE BERGIN RD.

ALL ROADS MUST BE BUILT.

ALL OIMENSIONS ARE IN FEET LOCATION MAP

COORUNATE IDENTIFIER

ALL STORM SEWERS MUS! DE BUILT

PROPOSED DATED NOVEMBER: 2002.

GENERAL COMMON FLEMENT

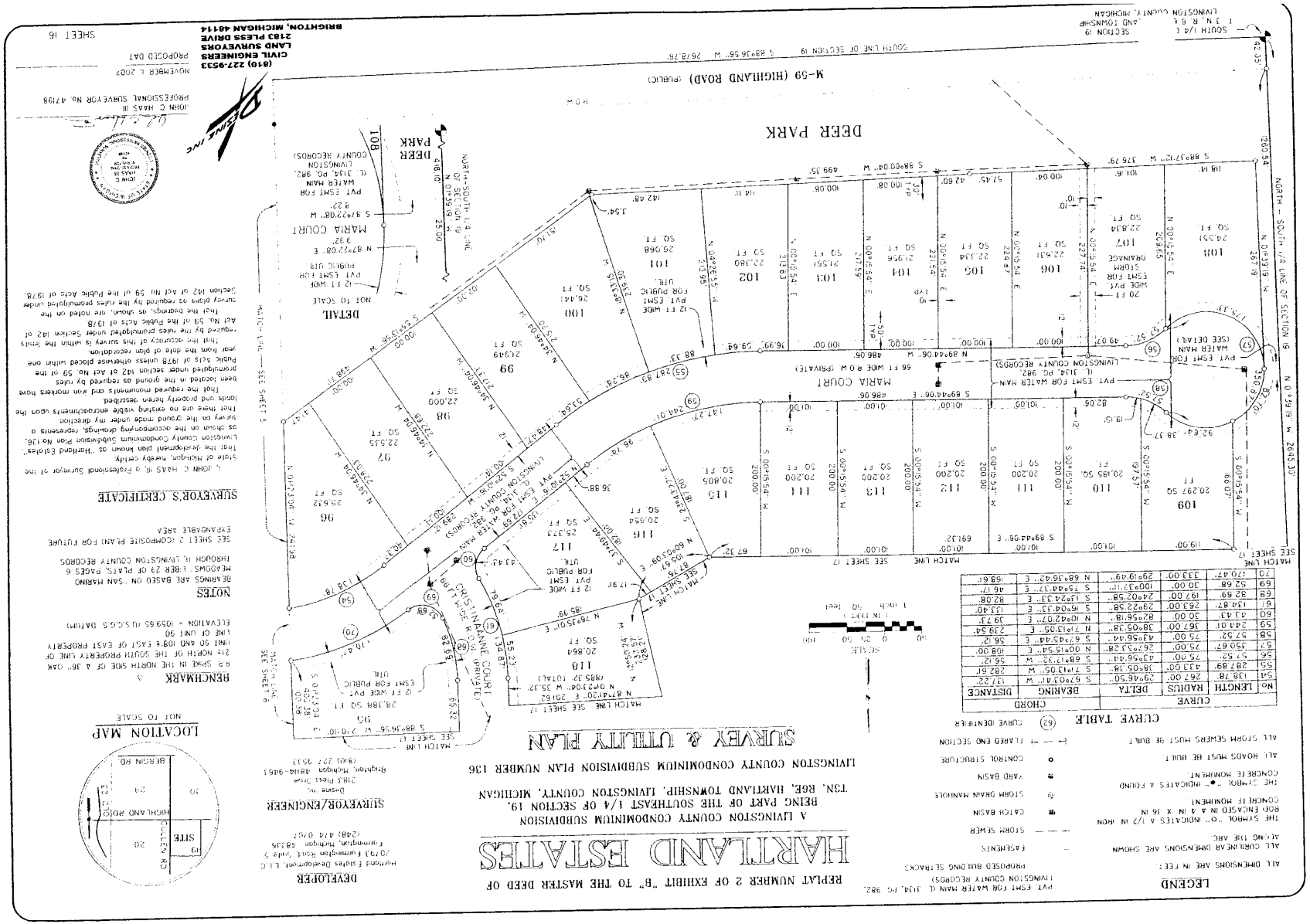
CHERETE MONUMNDICATES A FOUND

PROPOSED BUILDING SEIBACKS

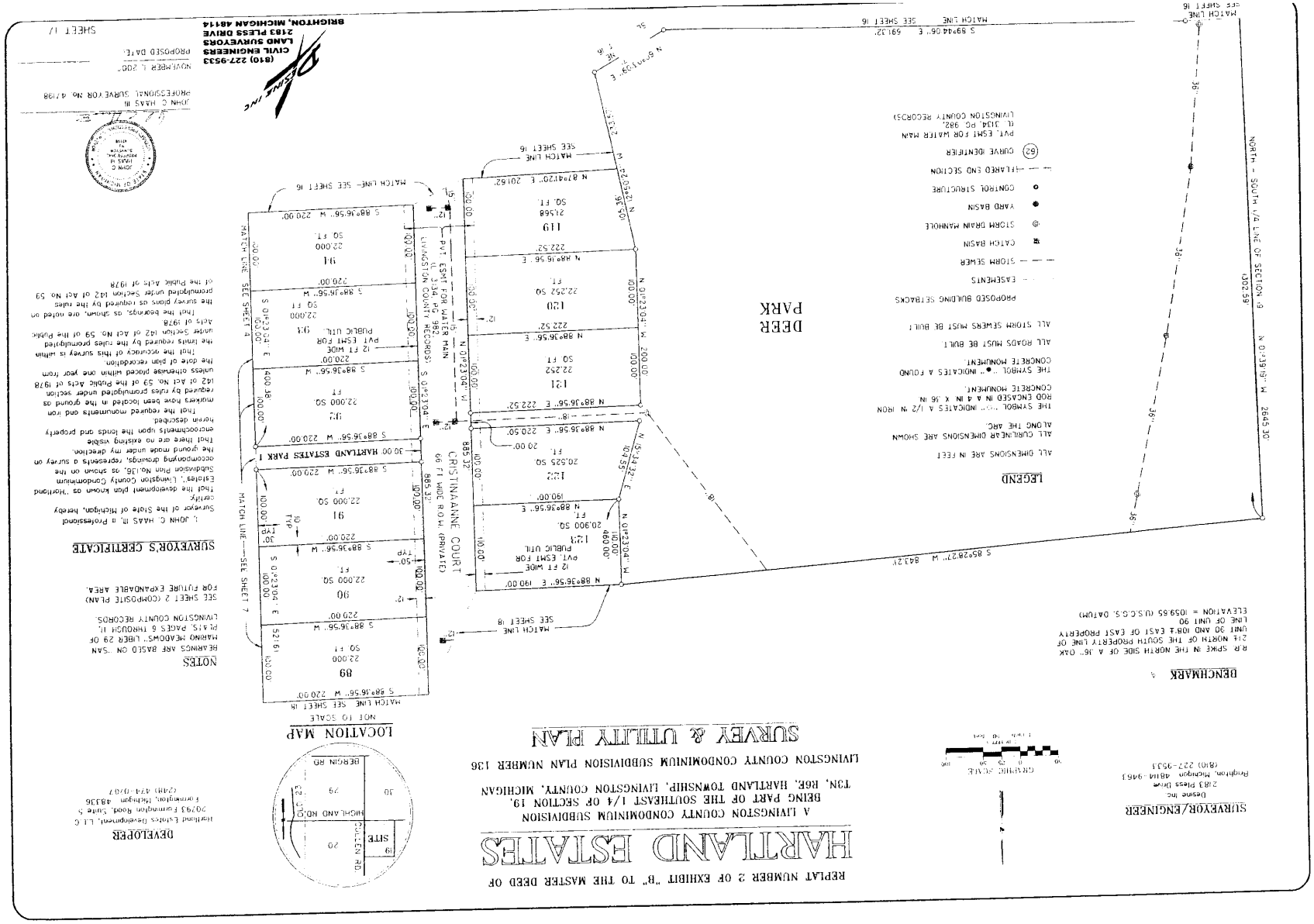
ALONG THE AR OMENSIONS ARE SHOWIN

•FEET 15 TREESCHAI SURVEYOR NO 4198

Original Page 48 - Upright Exhibit



Original Page 49 - Upright Exhibit



hartlandestates.org/public-documents/

LIBER 3622 PAGE 0485

REPLAT NUMBER 2 OF EXHIBIT "B" TO THE MASTER DEED OF

HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

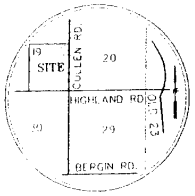
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SURVEY & UTILITY PLAN

SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 feet

SURVEYOR/ENGINEER
Desine Inc
2183 Pless Drive
Brighton, Michigan 48114-9461
(810) 227-9533

DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 5
Farmington, Michigan 48336
(248) 474-0767



LOCATION MAP
NOT TO SCALE

LEGEND

ALL DIMENSIONS ARE IN FEET.

ALL CURLINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "O" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. X 36 IN. CONCRETE MONUMENT.

THE SYMBOL "●" INDICATES A FOUND CONCRETE MONUMENT.

ALL ROADS MUST BE BUILT.

ALL STORM SEWERS MUST BE BUILT.

PROPOSED BUILDING SETBACKS

EASEMENTS

STORM SEWER

CATCH BASIN

STORM DRAIN MANHOLE

YARD BASIN

CONTROL STRUCTURE

FLARED END SECTION

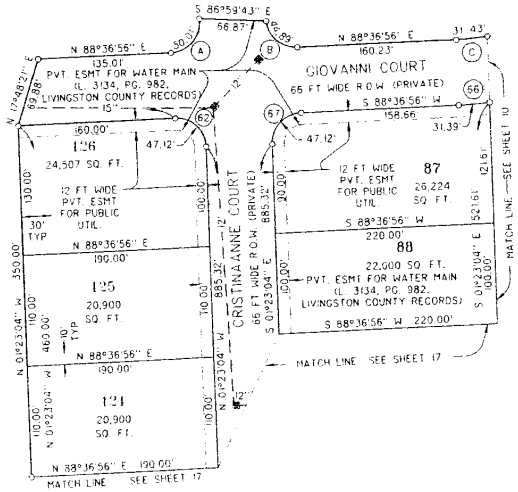
(62) CURVE IDENTIFIER

PVT. ESMT FOR WATER MAIN
(L. 3134, PG. 982,
LIVINGSTON COUNTY RECORDS)

BENCHMARK △

R.R. SPIKE IN THE NORTH SIDE OF A 36" OAK 21± NORTH OF THE SOUTH PROPERTY LINE OF UNIT 90 AND 108'± EAST OF EAST PROPERTY LINE OF UNIT 90
ELEVATION = 1059.65 (U.S.C.G.S. DATUM)

FUTURE EXPANDABLE AREA



NOTES

BEARINGS ARE BASED ON "SAN MARINO MEADOWS" LIBER 29 OF PLATS, PAGES 6 THROUGH 11, LIVINGSTON COUNTY RECORDS.

SEE SHEET 2 (COMPOSITE PLAN) FOR FUTURE EXPANDABLE AREA

SURVEYOR'S CERTIFICATE

I, JOHN C. HAAS III, a Professional Surveyor of the State of Michigan, hereby certify:
That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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 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.

CURVE TABLE

	CURVE			CHORD	
No.	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
62	47.12'	30.00'	90°00'00"	N 46°23'04" W	42.43'
56	31.39'	306.00'	05°52'40"	S 85°40'36" W	31.38'
57	47.12'	30.00'	90°00'00"	S 43°36'56" W	42.43'
A	50.01'	30.00'	95°30'41"	N 40°51'35" E	44.42'
B	44.89'	30.00'	85°43'29"	S 48°31'20" E	40.81'
C	31.43'	240.00'	07°30'09"	N 84°51'51" E	31.40'

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

JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47198

NOVEMBER 1, 2002
PROPOSED DATEC

SHEET 18

Original Page 50 - Upright Exhibit

Original Page 51 - Transcription

LIBER 3 9 76 PAGE 0 089 LIVNCSTOM COUNTY TREASUPENS CENTIPICATE

RECORDED

I hereby certify that there are no TAX JENS or TITLÉS heft by the state ar acy Individual against the within descriptits, and al TAXEs are same is paid for fire years previous to thi Jale of this instrument OK appEsi on thee records la this

2003 JUN 18 A 8:04

office except as stated.

10-17-03 Sean A. A

NANCY HAVILAND

REGISTER OF DEEDS

LIVINGSTON COUNTY. Mi.

48843 NEMESTERO DENIALS YEL EXAMANE

46 58t4 FOURTH AMENDMENT TO MASTER DEED OF HARTLAND ESTATES This Fourth Amendment to Master Deed of Hartland Estates is made as of this 10thday of June _, 2003 by HARTLAND ESTATES DEVELOPMENT, L.L.C., a Michigan limited liability company, whose address is 20193 Farmington Road, Suite 18, Farmington, Michigar 48336 (the "Developer") pursuant to the provisions of the Michigan Condominium Act, as amended (the "Act").

RECITALS:

Developer has heretofore recorded a Master Deed of Hartland Estates dated February 8, 1998 (the "Original Master Deed"), recorded in Liber 2295, Page 0788, Livingston County Register of Deeds, a First Amendment to Master Deed of Hartland Estates dated March 8, 2002 (the "First Amendment to Master Deed"), recorded in Liber 2735, Page 0373, Livingston County Register of Deeds, and a Second Amendment to Master Deed of Hartland Estates dated July 6, 2001 (the "Second Amendment to Master Deed"), recorded in Liber 3044, Page 0573, Livingston County Register of Deeds, and a Third Amendment to Master Deed of

Page an 1, Lates dated count lester 15, ed, recorded Amendment i Master Deer 622, Original Master Deed, as amended by the First Amendment to Master Deed, the Second

Amendment to Master Deed and the Third Amendment to Master Deed being referred to herein

as the "Master Deed"'). Terms used but not defined herein shall have the meaning ascribed thereto in the Master Deed.

Developer desires to further amend the Master Deed pursuant to the Act and Article VII of the Master Deed to expand the Condominium Project to include additional land specifically described herein.

NOW, THEREFORE, Developer does hereby amend the Master Deed as follows:

1.

Exhibit B of the Master Deed is hereby amended to substitute Sheets 1, 2, 15 and

18 of Exhibit B attached hereto for Sheets 1, 2, 15 and 18 of Exhibit B attached to the Master Deed. All references in the Master Deed to "Exhibit B" or the "Condominium Plan shall be deemed to be references to Exhibit B as amended hereby.

08-19-402-085 CML

Rev. 6/5/03

Original Page 52 - Transcription

LIBER 3 9 76 PAGE 0090

2.

Article II of the Master Deed is hereby amended to include the following

described 8.47 acre parcel of land (which is part of the expandable area described in Article VII,

Section 11 of the Master Deed) in the land which is submitted to the Condominium Project

established by the Master Deed:

Commencing at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N01°39'19" W 1302.59 feet along the North-South 1/4 line of said Section as monumented and occupied to the PLACE OF BEGINNING; thence continuing N 01°39'19" W 268.28 feet along said North-South 1/4 line of said Section; thence N 50°48'40" E 457.44 feet; thence Northwesterly, non-tangentially 19.48 feet along the arc of a 433.00 foot radius curve to the right, through a central angle of 02°34'40" and have a chord bearing N 40°28'39" W 19.48 feet; thence N 50°48'40" E 66.00 feet; thence Southeasterly 334.33 feet along the arc of a 367.00 foot radius curve to the left, through a central angle of 52°11'44" and having a chord bearing S 65°17'12" E 322.89 feet; thence N88°36'56"E 174.93 feet; thence S 17°48'21" W 69.88 feet; thence S 01°23'04"E 350.00 feet; thence

5092as 14 or Section 19. 1o in act of range ass, Banand To of the Livingston County, Michigan.

Containing 8.47 acres of land, more or less.

Being subject to the rights of the pubic over the Southerly portion thereof, as occupied by Highway M-59 (Highland Road).

After the expansion of the Condominium Project to include such additional land, the land which is submitted to the Condominium Project established by the Master Deed is a 137.03 acre parcel of land described as follows:

occupied; thence N50º48'40"E 457.44 feet; thence Northwesterly, nontangentially 19.48 feet along the are of a 433.00 foot radius curve to the right, through a central angle of 02°34'40" and having a chord bearing N 40°28'39". W 19.48 feet; thence N 50°48'40"E 66.00 feet; thence Southeasterly, nontangentially 334.33 feet along the arc of a 367.00 foot radius curve to the left, through a central angle of 52°11'44" and having a chord bearing S 65°1712" E 322.89 feet; thence N 88°36'56" E 309.93 feet; thence Northeasterly 50.01 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 95°30'41" and having a chord bearing N40°51'35"E 44.42 feet; thence S 86°59'43" E 66.87 feet; thence Southeasterly, non-tangentially 44.89 feet along the are of a 30.00 foot radius curve to the left, through a central angle of 85°43'29" and having a chord bearing S 48°31'20"E 40.81 feet; thence N 88'36'56"E 160.23 feet; thence Northeasterly 31.43 feet along the arc of a

2

Original Page 53 - Transcription

LIBER 3 9 76 PAGE 0 091

240.00 foot radius curve to the left, through a central angle of 07°30'09" and having a chord bearing N 84°51'51" E 31.40 feet; thence N 01°23'04" W 422.26 feet; thence S 88°36'56" W 343.91 feet; thence N 01°52'30" W 464.52 feet;

thence N 88°07'36" E 1366.80 feet along the East-West 1/4 line of said Section as monumented and occupied; thence S 01°1736"E 271.43 feet; thence N 88°42'24" E 192.36 feet; thence S 01°17'36"E 400.00 feet; thence N 88°42'24" E 160.00 feet; thence S 01°1736"E 1993.27 feet along the East line of said Section and the centerline of Cullen Road to the Southeast Corner of said Section; thence S 88°36'56" W 2678.76 feet along the South line of said

Section to the Place of Beginning. Being a part of the Southeast 1/4 of

Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County,

Michigan.

Containing 137.03 acres of land, more or less.

Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Road), also subject to the rights of the public over the Easterly 50.00 feet thereof as occupied by Cullen Road, also subject to easements and restrictions of record.

All references in the Master Deed to "the land described in Article II" shall be deemed to refer to the 137.03 acre parcel of land described above.

Article VII, Section 11 of the Master Deed is hereby amended to substitute the

following 23.18 acre parcel of land for the 31.66 acre parcel of land described therein:

Commencing at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N01°39'19" W 1570.88 feet along the North-South 1/4 line of said Section as monumented and occupied to the PLACE OF BEGINNING; thence continuing N 01°39'19" W 1074.42 feet along said North-South 1/4 line as monumented and occupied;

thence N 88°07'36" E 976.44 feet along the East-West 1/4 line of said Section as monumented and occupied; thence S 01°52'30" E 464.52 feet; thence N 88°36'56' E 343.91 feet; thence S 01°23'04"E 422.26 feet; thence Southwesterly, non-tangentially 31.43 feet along the arc of a 240.00 foot radius curve to the right, through a central angle of 07°30'09" and having a chord bearing S 84°51'51" W 31.40 feet; thence S 88°36'56" W 160.23 feet; thence Northwesterly 44.89 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 85°43'29" and having a chord bearing N 48°31'20" W 40.81 feet; thence N86°59'43" W 66.87 feet; thence Southwesterly, nontangentially 50.01 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 95°30'41" and having a chord bearing S 40°51'35" W 44.42 feet; thence S 88°36'56" W 309.93 feet; thence Northwesterly 334.33 feet along the arc of a 367.00 foot radius curve to the right, through a central angle of 52°11'44" and having a chord bearing N65°17'12" W 322.89 feet; thence S 50°48'40" W 66.00 feet; thence Southeasterly, non-tangentially 19.48 feet

3

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along the are of a 433.00 foot radius curve to the left, through a central angle of 02°34:40" and having a chord bearing S 40°2839"E 19.48 feet; thence S 50°48'40" W 457.44 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township,

Containing 23.18 acres of land, more or less.

5. The Master Deed is hereby amended revise Article X to read in its entirety as follows:

"Within 1 year after conveyance of legal or equitable title to the first Unit in the Project to a purchaser or within 120 days after conveyance to purchasers of 1/3 of the total number of Units that may be created, whichever first occurs, the Developer shall cause to be established an Advisory Committee consisting of at least 3 non-Developer Co-owners. The Committee shall be established and perpetuated in any manner the Developer deems advisable, except that if more than 50% of the non-Developer Coowners petition the Board of Directors for an election to select the Advisory Committee, then an election for such purpose shall be help. The purpose of the Advisory Committee shall be to facilitate communications between the Board of Directors and the nonDeveloper Co-owners and to aid the transition of control of the Association from the Developer to purchaser Co-owners. The Advisory Committee shall cease to exist automatically when the non-Developer Co-Owners have the voting strength to elect a majority of the Board of Directors of the Association. The Developer may remove and replace at its discretion at any time any member of the Advisory Committee who has not been elected thereto by the Co-owners."

The Master Deed is hereby amended to add a new Article XXII to read in its entirety as follows:

"ARTICLE XXII

HEALTH DEPARTMENT RESTRICTIONS

Section 1. Phase 3 (Units 87-126). The development of Units 87-126 of

the Condominium Project shall be subject to the following restrictions imposed by the Livingston County Department of Public Health ("LCDPH"):

No Unit shall be used for other than a single family dwelling.

2.

There shall be no further subdividing of any building which would utilize individual onsite sewage disposal and/or water supply systems.

The water mains and septics shall be located in the exact areas as indicated on the Hartland Estates West, Proposed Utility Plan - Phase 3, Job No.

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8670, plot date 4/28/01, revised 10/21/02 prepared by Desine, Inc. (the "Phase 3 Plans"), a copy of which is on file with the LCDPH.

The test wells used to determine onsite water supply adequacy have been drilled on Units 103, 130 and 151. These wells are not intended for use as a potable water supply. Therefore, they must be properly abandoned according to part 127, Act 368 of the Groundwater Quality Control Act.

The test wells shall 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 will driller must be submitted prior to approval by LCDPH of the Third Amendment to Master Deed.

6. The septics shall be located in the exact area as indicated on the Phases 3 Plans.

There shall be no underground utility lines within the area designated on the Phase 3 Plans as active and reserve septic system areas.

8. The reserve septic locations as designated on the Phase 3 Plans must be maintained vacant and accessible for future sewage disposal uses.

9. The active and reserve septic areas shall be prepared according to the information submitted by the engineer on Units 92-102, 108-109 and 113-122.

Elevation and design specifications have been submitted to the LCDPH for review and have been approved. Engineer certification is required prior to approval of the Third Amendment to Master Deed by the LCDPH indicating that the active and reserve septic areas for Units 92-102, 108-109 and 113-122 have been prepared under engineer guidelines, and written engineer certification is required along with an "as-built drawing depicting the original grades and final constructed grades in the cut or filled areas.

10. The LCDPH shall be notified and shall inspect all the prepared septic areas. These inspections shall coincide with the engineer's inspections and must be requested in order for the prepared Unit to receive final Master Deed approval.

11. The onsite sewage disposal systems for Units 87-91, 103-107, 110112 and 123-126 will required the excavation of siow permeable soils to a more permeable soil ranging between 5-10 feet 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.

12. Units 89, 90, 112, 125 and 126 will require an enlarged system due to the heavy soil structure witnessed in these Units.

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13. 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 Phase 3 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 LCDPH approval of the Third Amendment to Master Deed.

14. Prior to LCDPH approval of the Third Amendment to Master Deed, written engineer certification must be given which indicates that all storm drains which are within 25 feet of the proposed active or reserve septics have been sealed with a watertight premium joint material.

15. A 2,800 square foot are 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.

There shall be no activity within any regulated wetlands unless permits have been obtained from the Michigan Department of Environmental Quality.

17. The foregoing restrictions are not severable and shall not expire under any circumstances unless otherwise amended or approved by the LCDPH.

Section 2. Phase 4 (Units 127-131). The development of Units 127-131 of the

Condominium Project shall be subject to the following restrictions imposed by the LCDPH:

No Unit shall be used for other than a single family dwelling. APPROVED

of Puttie Health There shall be no further subdividing of any building units which would utilize individual onsite sewage disposal and/or water supply systems. Livingston County Departm

"Hartland Estates West Phase 4" Site Condominium Project has Job proved ed S inde is, a Units as described in Desine Engineering site plan (the "Phase 4 Site Plan"). ....

The water mains and septics shall be located in the exact areas as indicated on the Phase 4 Site Plan.

The test wells used to determine onsite water supply adequacy ave been drilled on Units 103, 130 and 151. These wells are not intended for us as a potable water supply. Therefore, they must be properly abandoned according to part 127, Act 368 of the Groundwater Quality Control Act.

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LIBER 3 9 76 PAE 0095

5. The test wells shall 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 will driller must be submitted prior to approval by LCDPH of the Fourth Amendment to Master Deed.

6. The septics shall be located in the exact area as indicated on the preliminary plans as submitted by Desine Engineers, Inc, last revision November 7, 2002 (the "Phase 4 Plans"") which is on file at the LCDPH.

designated on the pras allans as underground veiry set mirias.

The reserve septic locations as designated on the Phase 4 Plans must be maintained vacant and accessible for future sewage disposal uses.

9. The active and reserve septic areas shall be prepared according to the information submitted by the engineer on Units 128-131. Elevation and desiga specifications have been submitted to the LCDPH for review and have been approved. Engineer certification is required prior to approval of the Fourth

Amendment to Master Deed by the LCDPH indicating that these Units have been

prepared under engineer guidelines, and written engineer certification is required along with an "as-built drawing depicting the original grades and final constructed grades in the cut or filled areas.

10. The LCDPH shall be notified and shall inspect all the prepared septic areas. These inspections shall coincide with the engineer's inspections and must be requested in order for the prepared Unit to receive final Fourth

Amendment to Master Deed approval.

11. The onsite sewage disposal systems for Unit 127 will required the excavation of slow permeable soils to a more permeable soil ranging between 5Public Health 10 feet in depth. Due to the fact that unsuitable soils will be excavated in the area APPROVED

and replaced with a clean sharp sand, the cost of the system may be higher than a conventional sewage disposal system. Livingston County Dapartment

12. Unit 127 will require an enlarged system due to the heavy soil Name. Date structure witnessed in this Unit. Please refer to the soils conditions on file at

LCDPH.

13. Pumping may be required on Unit 128 due to proximity of field.

. 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 Phase 4 development has not affected the placement for either the active or reserve sewage disposal systems. This certification must be given

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LIBER 3 9 76 PAGE 0 0 96

stating that there has been no changes on any Units affected prior to LCDPH approval of the Fourth Amendment to Master Deed.

15. Prior to LCDPH approval of the Fourth Amendment to Master Deed, written engineer certification must be given which indicates that all storm drains which are within 25 feet of the proposed active or reserve septics have been sealed with a watertight premium joint material.

16. A 2,800 square foot are 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.

There shall be no activity within any regulated wetlands unless permits have been obtained from the Michigan Department of Environmental Quality.

18. All restrictions placed on "Hartland Estates West Phase 4" Site Condominium project by the LCDPH are not severable and shall not expire under any circumstances unless otherwise amended or approved by the LCDPH."

5. The Master Deed, as amended hereby, is hereby ratified, confirmed and continues in full force and effect.

This Fourth Amendment shall be effective when recorded with the Livingston dunty Register of Deeds.

IN WITNESS WHEREOF, Developer has executed this Fourth Amendment as of the day L year first above set forth.

colio Health

HARTLAND ESTATES DEVELOPMENT, L.L.C.

APPROVED

By: J. Rotondo Construction., Inc., its Member Livingston County Department By: Sh Joseph Rotondo, President Date _

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LIBER 3 9 76 PAGE 0 0 97

STATE OF MICHIGAN) SS

COUNTY OF Sungsten On this gack -day of lune → 2003, the foregoing instrument was acknowledged before me by Joseph Rotondo/ President and Agent off. Rotondo Construction, Inc., as member of Hartland Estates Development, L.L.C., a Michigan limited liability company

Print Name:

Notary Public, Jungsten County, Michigan My commission expires: 1-18.2007 DEBRAE. WIEDMAN

NOTARY PUBLIC LIVINGSTON CO., MI

Drafted by and when

MY COMMISSION EXPIRES Jan 18, 2007

Recorded return to:

Mauren H. Buike Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304

BLOOMFIELD 27033-A 347807v02

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of Sacton controt ongle 5 012304'E

N 880305 E

central angle of 02°94'A0". Hartland Township, Livingeton Secion; thence N 50°48'40" E "HARTLAND ESTATES" LEGAL, DESCRIPTIONS and have o chord terng40928'38' Containg 8.47 acres of land, more or less. Contoning 23.18 acres of land, moro or less. County, Michigon. Containing 137.03 aores of land, more or less.

ARRA OF CURRENT DEVELOPMENT

rodlus curve to the right, through o central angio monumonted ond occupied: Mance 88007'38'E 350.00 feet; thence S 85828'27" W 137.03+ Acres DEVELOPER

FUTURE EXPANDABLE AREA 23.18* dores

Hortiond Estates Densiopment, LL.C.

through a central anple of 5201144" and hoving a chard bearingS 65917'12"E LIBER 3 9 76 PADE 0098 B43.21 feet to the Ploce of Beginning. Being o part of the Being sublect to the righis of the pubic over tha saulherly portion thereol, as acoupted by Highway M-58 Gightand Rood).

Southsorteny 334.33 beat Being a part of the Soultacot 1/A of Sealian ID, Tohn 3 North, Ranga & East, Martiond Touristip, Livingsion County, Michigan.

along the 174.93 feet; Thence 66.00 feet; Thance Southeoslarty, non-langentially 18.48 feet dong the ore of a 433.00 19.48 loal; thance S 50°48'40" W 457,44 last la the Placa of Beginning. 422.26 faet; thence Soulhwesterly, non-tangeniolly 3143 feat dong the ara of a 240.00 foot 5174828W oro of a 367.00 foot 976.44 test dong the fast-West 1/A line of raid Sootion on monumented and occupled; thence 5 01°52'30" E and hoving a chore bearing 540038'W Soulheast 1/4 of section 18, Town 3 North, Mongo & Fost, 68.B8 tael; lhance Commancing al the South 1/4 Corner of Section ID, Town 3 Morth, Range 8 Eaat, Hartlend Tonnahib, Ltinguion Gounly, Michigan; Mance OM30'1g"W 1302.59 foul dang the Commencing at the Sout 1/4 Comer of Seclion 19, Town 3 North, Range & East, Hartland Tounship, Livngrion Gounly, Michigan; Mence N O138'18' W 157008 last dang she BEGINNING of the South I/a Corner of Seclion 19, Town 3 North, Ronge 0 East, Hartiand Townehla, Lingeton Courly, Michigon, thende N 01930'"W1570.88 tael dang the A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION radius ourve to the lalt, Tood din a pot of to treat is Horth-South 1/A Ino of goid Saction as monumented and occupled to the PLACE OF BEGINNING; thance continuing N OMJ919" W 1074.42 feet along sold North-South 1/4 tine da 40294: 10 do hands N 04040 66.00 feet Inde Sae to c1414. 00 10a8

HARTLAND ESTATES

a central angle of 02034'40' REPLAT NUMBER 3 OF EXHIBIT "B" TO THE MASTER DEED OF TAN, REIN PARAD THE SO LAND COUNT MICHIGAN Be ocupled by Chen food, to bet foothem entend peat this of accruled by Highway 1-59 (Highland Road, oso eubteot to the rhile of the pulls over the Easterly 50.00 lasi thereor LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136 No.

NOTE:

COVER

SITE PLAN (UNITS 41-58)

SITE PLAN (UNITS |-23)

SITE PLAN (UNITS 95-118)

SITE PLAN CUNITS 59-72)

SURVEXOB/ENGINEER DESCRIPTION SHEET INDEX

SUENEN UHLY BLAN CUNTS 230)

SHEET 1

PROFESSIORAL SURVEYOR NO. 47108

LIBER 3976 PAGE 0099

REPLAT NUMBER 3 OF EXHIBIT "B" TO THE MASTER DEED OF

HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

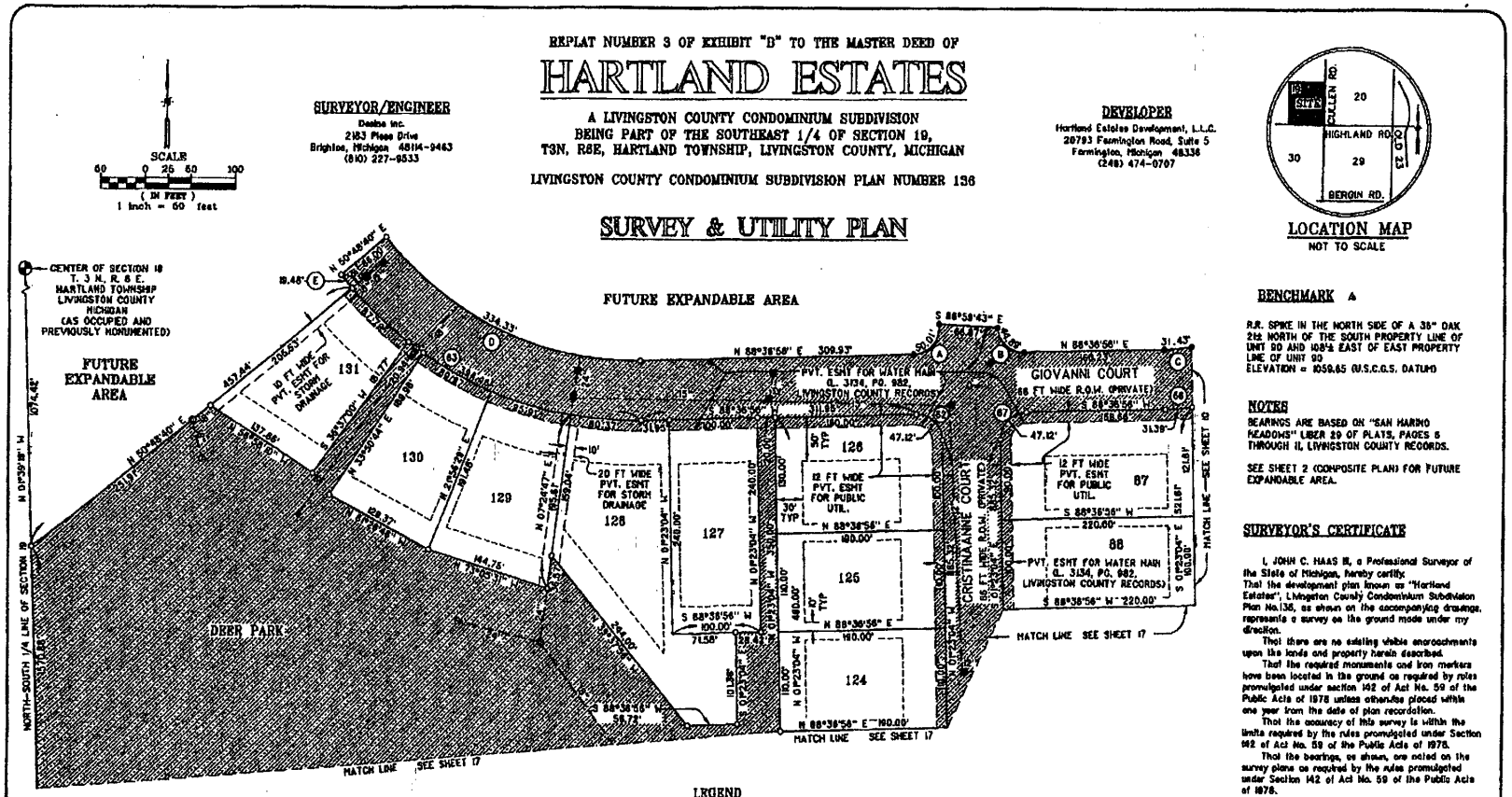
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SURVEY & UTILITY PLAN

SURVEYOR/ENGINEER
Dealse Inc.
2183 Pless Drive
Brighton, Michigan 48114-9463
(810) 227-9533

DEVELOPER
Hartland Estates Development, L.L.C.
28793 Farmington Road, Suite 5
Farmington, Michigan 48336
(248) 474-0707

SCALE
60 0 25 50 100
(IN FEET)
1 inch = 50 feet



LOCATION MAP
NOT TO SCALE

BENCHMARK A

R.R. SPIKE IN THE NORTH SIDE OF A 38" OAK 21± NORTH OF THE SOUTH PROPERTY LINE OF UNIT 90 AND 100±± EAST OF EAST PROPERTY LINE OF UNIT 90
ELEVATION = 1059.65 (U.S.C.G.S. DATUM)

NOTES

BEARINGS ARE BASED ON "SAN MARINO MEADOWS" LIBER 29 OF PLATS, PAGES 5 THROUGH 11, LIVINGSTON COUNTY RECORDS.

SEE SHEET 2 (COMPOSITE PLAN) FOR FUTURE EXPANDABLE AREA.

SURVEYOR'S CERTIFICATE

I, JOHN C. HAAS III, a Professional Surveyor of the State of Michigan, hereby certify:
That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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 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.

STATE OF MICHIGAN
JOHN C. HAAS III
PROFESSIONAL SURVEYOR
No. 47198

JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47198

JUNE 4, 2003
PROPOSED DATED

SHEET 18

LEGEND

ALL DIMENSIONS ARE IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "O" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. X 36 IN. CONCRETE MONUMENT.

THE SYMBOL "●" INDICATES A FOUND CONCRETE MONUMENT.

ALL ROADS MUST BE BUILT.

ALL STORM SEWERS MUST BE BUILT.

- PROPOSED BUILDING SETBACKS
- EASEMENTS
- STORM SEWER
- CATCH BASIN
- STORM DRAIN MANHOLE
- YARD BASIN
- CONTROL STRUCTURE
- FLARED END SECTION
- (82) CURVE IDENTIFIER
- PVT. ESMT FOR WATER MAIN (L. 3134, PG. 982, LIVINGSTON COUNTY RECORDS)

CURVE TABLE

	CURVE			CHORD	
No.	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
62	47.12'	30.00'	90°00'00"	N 46°23'04" W	42.43'
63	394.48'	433.00'	52°11'44"	N 65°17'12" W	380.98'
66	31.39'	306.00'	05°52'40"	S 85°40'36" W	31.38'
67	47.12'	30.00'	90°00'00"	S 43°38'56" W	42.43'
A	50.01'	30.00'	95°30'41"	N 40°51'35" E	44.42'
B	44.69'	30.00'	85°43'29"	S 48°37'20" E	40.87'
C	31.43'	240.00'	07°30'09"	N 84°51'51" E	31.40'
D	334.33'	387.00'	52°11'44"	S 65°17'12" E	322.89'
E	19.48'	433.00'	02°34'40"	N 40°28'39" W	19.48'

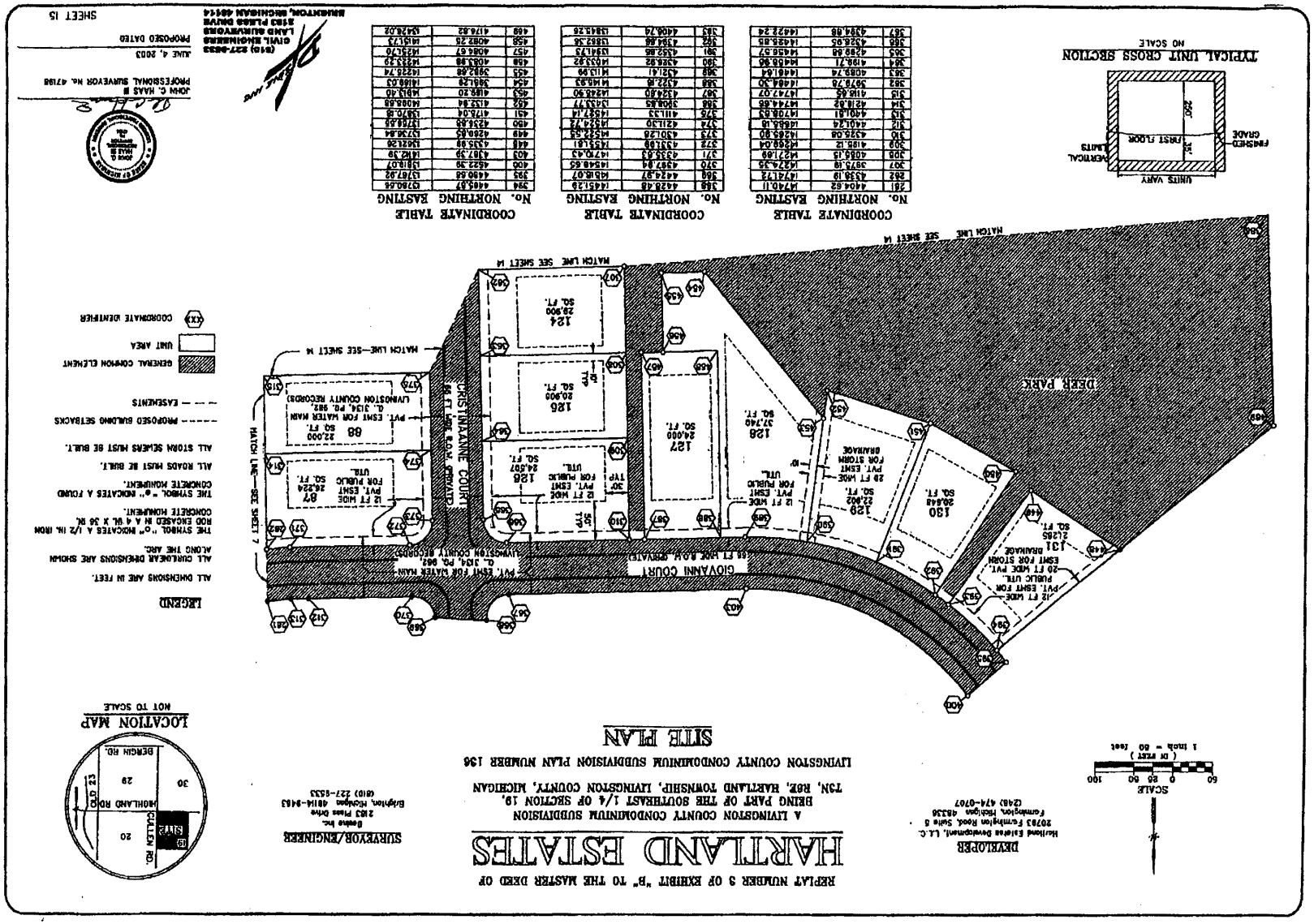
DEALSE INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

LIBER 3976 PAGE 0099

Original Page 61 - Upright Exhibit

hartlandestates.org/public-documents/

Original Page 62 - Upright Exhibit



LIBER 3916 PAGE 0100

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LIBER 3 9 7 6 PAGE 0 1 0 1

REPLAT NUMBER 3 OF EXHIBIT "B" TO THE MASTER DEED OF

HARTLAND ESTATES

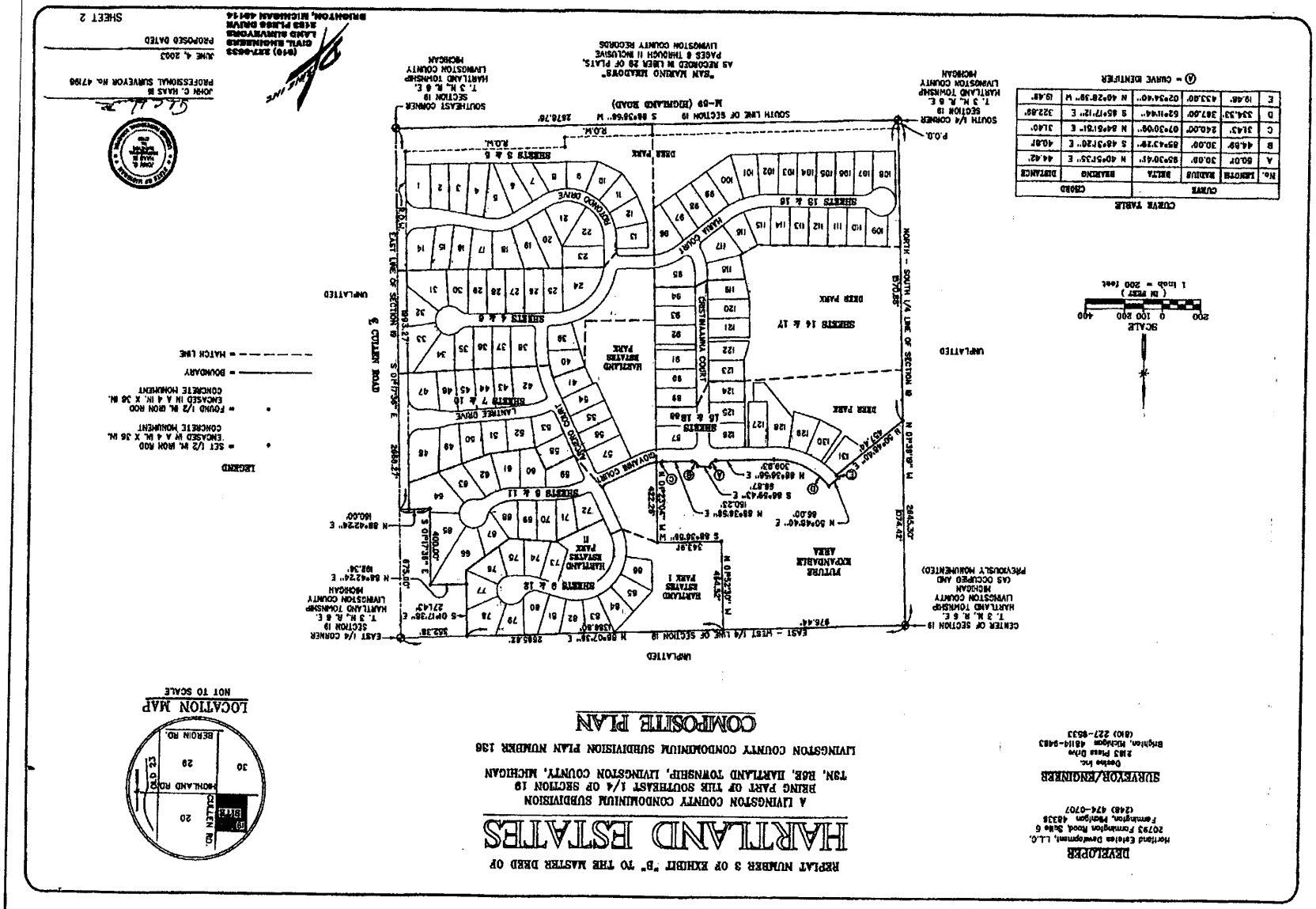
A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19
T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

COMPOSITE PLAN

DEVELOPER
Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 6
Farmington, Michigan 48336
(248) 474-0707

SURVEYOR/ENGINEER
Dorsey Inc.
2183 Pless Drive
Brighton, Michigan 48114-9483
(810) 227-8533



Original Page 64 - Transcription

LIBER4 3 1 6 PAGE 3600

LIVBGSTON COUNTY TREASURER SCERTAICATE I hereby certily that there are no TAX LIENS os TITLES held by the state or any against the within description.

RECORDED

and all TAXÉS are same as paid for five yours provious to the date of this i office except as stalad. one cop as react in this thie 075 125-04 rame It. Mandy.

2004 JAN 23 P = 28

03 Soc - Taxes noi exactined

HANCY HAVILAND

REGISTER OF DEEDS

HOMESTEAD DENLALS NIL EXAMNES

LE RUSTON COUNTY, MI.

48843

49/4

FIFTH AMENDMENT TO MASTER DEED OF HARTLAND ESTATES

This Fifth Amendment to Master Deed of Hartland Estates is made as of this 23 day of January, 2004 by HARTLAND ESTATES DEVELOPMENT, L.L.C., a Michigan limited liability company, whose address is 20193 Farmington Road, Suite 18, Farmington, Michigan 48336 (the "Developer") pursuant to the provisions of the Michigan Condominium Act, as amended (the "Act").

RECITALS:

A.

Developer has heretofore recorded a Master Deed of Hartland Estates dated February 8, 1998 (the "Original Master Deed"), recorded in Liber 2295, Page 0788, Livingston County Register of Deeds, a First Amendment to Master Deed of Hartland Estates dated March 8, 2002 (the "First Amendment to Master Deed"), recorded in Liber 2735, Page 0373, Livingston County Register of Deeds, and a Second Amendment to Master Deed of Hartland Estates dated July 6, 2001 (the "Second Amendment to Master Deed"), recorded in Liber 3044, Page 0573, Livingston County Register of Deeds, and a Third Amendment to Master Deed of

Hartland Estates dated as of November 15, 2002, recorded November 21, 2002 in Liber 3622,

Page 0471, Livingston County Register of Deeds (the "Third Amendment to Master Deed") and a Fourth Amendment to Master Deed of Hartland Estates dated as of June 10, 2003, recorded June 18, 2003 in Liber 3416, Page 0084, Livingston County Register of Deeds (the "Fourth

Amendment to Master Deed") (the Original Master Deed, as amended by the First Amendment

to Master Deed, the Second Amendment to Master Deed, the Third Amendment to Master Deed and the Fourth Amendment to Master Deed being referred to herein collectively as the "Master Deed"). Terms used but not defined herein shall have the meaning ascribed thereto in the Master _B.

Developer desires to further amend the Master Deed pursuant to the Act and Article VII of the Master Deed to expand the Condominium Project to include additional land specifically described herein.

NOW, THEREFORE, Developer does hereby amend the Master Deed as follows:

1.

Exhibit B of the Master Deed is hereby amended to substitute Sheets 1, 2, 9, 12,

15, 18, 19 and 20 of Exhibit B attached hereto for Sheets 1, 2, 9, 12, 15, 18, 19 and 20 of Exhibit 08-19-400-008

.... Rev. 1/15/04

Original Page 65 - Transcription

LIBER 3 1 6 PACE 0 6 0 1

B attached to the Master Deed. All references in the Master Deed to "Exhibit B" or the "Condominium Plan" shall be deemed to be references to Exhibit B as amended hereby.

Article II of the Master Deed is hereby amended to include the following

described 23.18 acre parcel of land (which is part of the expandable area described in Article VII, Section 11 of the Master Deed) in the land which is submitted to the Condominium Project established by the Master Deed:

Commencing at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19"W 1570.88 feet along the North-South 1/4 line of said Section as monumented and occupied to the PLACE. OF BEGINNING; thence continuing N 01°39'19" W 1074.42 feet along said North-South 1/4 line as monumented and occupied;

thence N 88°07'36" E 976.44 feet along the East-West 1/4 line of said Section as monumented and occupied; thence S 01°52'30"E 464.52 feet; thence N E 343.91 feet; thence S01°23'04"E 422.26 feet; thence Southwesterly, non-tangentially 31.43 feet along the arc of a 240.00 foot radius curve to the right, through a central angle of 07°30'09" and having a chord bearing S 84°51'51" W 31.40 feet; thence S 88°36'56" W 160.23 feet; thence Northwesterly 44.89 feet along the are of a 30.00 foot radius curve to the right, through a central angle of 85°43'29" and having a chord bearing N 48°31'20" W 40.81 feet; thence N86°59'43" W 66.87 feet; thence Southwesterly, nontangentially 50.01 feet along the arc of a 30.00 foot radius curve to the right, through a central angle of 95°30'41" and having a chord bearing S 40°51'35" W 44.42 feet; thence S 88°36'56" W 309.93 feet; thence Northwesterly 334.33 feet along the arc of a 367.00 foot radius curve to the right, through a central angle of 52°11'44" and having a chord bearing N65°17'12" W 322.89) feet; thence S 50°48'40" W 66.00 feet; thence Southeasterly, non-tangentially 19.48 feet along the arc of a 433.00 foot radius curve to the left, through a central angle of 02°34'40" and having a chord bearing S 40°28'39"E. 19.48 feet; thence S 50°48'40" W 457.44 feet to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 23.18 acres of land, more or less.

After the expansion of the Condominium Project to include such additional land, the land which is submitted to the Condominium Project established by the Master Deed is a 160.21 acre parcel of land described as follows:

BEGINNING at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 2645.30 feet along the North-South 1/4 line of said Section as occupied and previously surveyed to the center of said Section (as monumented); thence N 88°07'36" E 2343.24 feet along the East-West ¼ line of said Section as occupied and previously surveyed; thence S 01°17'36" E 271.43 feet; thence N 88º42'24" E

2

Original Page 66 - Transcription

LIBER 316 PAGE 0602

192.36 feet; thence S 01°17'36" E 400.00 feet; thence N 88°42'24" E 160.00 feet;

thence S 01°1736" E 1993.27 feet along the East line of said Section and the centerline of Cullen Road to the Southeast comer of said Section; thence s 88°36'56" W 2678.76 feet along the South side of said Section to the Place of Beginning. Being a part of the Southeast ¼ of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 160.21 acres of land, more or less.

Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Road), also subject to the rights of the public over the Easterly 50.00 feet thereof as occupied by Cullen Road, also subject to easements and restrictions of record.

All references in the Master Deed to "the land described in Article If" shall be deemed to refer to the 160.21 acre parcel of land described above.

3. The Master Deed is hereby amended to add a new Section 3 to Article XXII to read as follows:

"Section 3. Phase 5 (Units 132-155). The development of Units 132-155 of the Condominium Project shall be subject to the following restrictions imposed by the LCDPH:

No Unit shall be used for other than a single family dwelling.

2. There shall be no further subdividing of any building which would utilize individual onsite sewage disposal and/or water supply systems.

3. "Hartland Estates West Phase 5" Site Condominium Project has been approved for 24 individual units as described in Desine Engineers site plan Job # 8670 dated April 28, 2001, revision dated June 3, 2003 (the "Phase 5 Plan"). APPROVED

of Public Health The water mains and septics shall be located in the exact areas as indicated on the Phase 5 Plan, a copy of which is on file with the LCDPH. Livingston County Department

The test wells used to determine onsite water supply adequacy Name. Date have been drilled on Units 103, 130 and 151. These wells are not intended for use as a potable water supply. Therefore, they must be properly abandoned according to part 127, Act 368 of the Groundwater Quality Control Act.

5.:

The test wells shall 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 will driller must be submitted prior to approval by LCDPH of the Fith Amendment to Master Deed.

3

Original Page 67 - Transcription

LIBER4 3 1 6 PAGE 01603

6. The septics shall be located in the exact area as indicated on the Phase 5 Plan.

There shall be no underground utility lines within the area designated on the Phase 5 Plan as active and reserve septic system areas.

The reserve septic locations as designated on the Phase 5 Plas nust be maintained vacant and accessible for future sewage disposal uses

The active and reserve septic areas shall be prepared according to the information submitted by the engineer on Units 128-142 and 144-155.

Elevation and design specifications have been submitted to the LCDPH for review and have been approved. Engineer certification is required prior to approval of the Fifth Amendment to Master Deed by the LCDPH indicating that the active and reserve septic areas for Units 128-142 and 144-155 have been prepared under engineer guidelines, and written engineer certification is required along. with an "as-built" drawing depicting the original grades and final constructed grades in the cut or filled areas.

10. The LCDPH shall be notified and shall inspect all the prepared septic areas. These inspections shall coincide with the engineer's inspections and must be requested in order for the prepared Unit to receive final Master Deed approval.

The onsite sewage disposal systems for Units 127 and 143 will required the excavation of slow permeable soils to a more permeable soll ranging between 5-10 feet 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.

BLoY Units 127, 143, 144, 145, 153 and 154 will require an enlarged APPROVED system due to the heavy soil structure witnessed in these Units. Please refer to the of Bablie Health soil conditions on file at LCDPH.

13. Pumping may be needed on Unit 128 due to proximity of field. Livingston County Department

14.

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 Phase 5 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 LCDPH approval of the Fifth Amendment to Master Deed.

15. Prior to LCDPH approval of the Fifth Amendment to Master Deed, written engineer certification must be given which indicates that all storm drains

4

Original Page 68 - Transcription

LIBER4 3 1 6 PAGE 0604

which are within 25 feet of the proposed active or reserve septics have been sealed with a watertight premium joint material.

16. A 2,800 square foot are 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.

17. There shall be no activity within any regulated wetlands unless permits have been obtained from the Michigan Department of Environmental Quality.

18.

The foregoing restrictions are not severable and shall not expire under any circumstances unless otherwise amended or approved by the LCDPH." Debric Health APPROVED

4.

The Master Deed, as amended hereby, is hereby ratified, confirmed and continues full force and effect.

Livingston County Department

This Filth Amendment shall be effective when recorded with the Livingston I County Roguer of Deeds.

The Grant of Temporary Drainage Easement dated November 15, 2002 by Developer and recorded on November 21, 2002 in Liber 3622, Page 0486, Livingston County Records ("Grant of Easement"), shall terminate and be of no further force and effect upon the recording of this Fifth Amendment with the Livingston County Register of Deeds, as provided in paragraph 4 of said Grant of Easement.

[Remainder of page intentionally left blank]

5

Original Page 69 - Transcription

LIBER4 3 1 6 PAGE 0605

IN WITNESS WHEREOF, Developer has executed this Fifth Amendment as of the day and year first above set forth.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction., Inc., its Member

By: ALLAS Joseph Rotondo, President

) SS

■■■■■, 200% the foregoing instrument was acknowledged before me by Joseph Rotondo, President and Agent of J. Rotondo Construction, Inc., as member of Hartland Estates Development, L.L.C., a Michigan limited liabilty company.

Prínt Name: Debra EWisPmAN Votary Public, Luingston County, Michigar My commission expires: 1-18.200"

DEBRA E. WIEDMAN Drafted by and when Recorded return to:

NOTARY PUBLIC LIVINGSTON CO., MI MY CONMISSION EXPIRES JIn 18, 2007 Mauren H. Burke, Esa.

Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304

BLOOMFIELD 27033-4 583093702

6

Original Page 70 - Transcription

of Beginning.

County, Michigan.

"BARTLAND ESTATES" LEGAL DESCRIPTIONS 44,42 foet; thence S 88°36'56" W

AREA OP CURRENT DEVELOPMENT

DEVELOPER Contalning 23.18 acres of land, moro or loss. Farmington 474-0707 Containing, 160.21 acres of lond, more or loss. 160.81‡ Acres 48336 20703 Formington Rood, Suite & Holland Entales Deveiopment, L.L.C.

40.81 foot; thence N 8859'43 W Being subject to osamants and restrictions of racord. the rights of the publle over the Easterly 50.00 lesl 400.00 feet; thonco N 88942'24' E Range 6 East, Hartland Township, Livingston County, Michigan. angle of 02°34'40" and having a chord bearing $ 40°28'39" E along the South line of sald Section to the Place of Beginning.

LIBER 3■6 PA 1606 343.9| foot; thance 5 01923'04" E 160.00 feet; thonce S 01°17'36" E 192.36 feet; therice the PLACE OF BEGINNING; thence contlnuing N 01°39'19" W1074,42 feat along said North-South 1/4 line; thence Commencing at the South 1/4 Corner of Section I9, Tawn 3 Morih, Range 6 Eoat, Hartland Townahip, Livingston County, Being a part of the Southedat 1/4 of Section 19, Town 3 Norih, Range 6 Eat, Hortiond Township, Livingaton 07030'09" and having o chord bearing S 8405151" W 31.40 feat; thence S 88°38'58" W 160.23 feet; thance Northwesterly Southwesterly, non-tangentially 31.43 feet olong the orc of a 240.00 foot radius curve to the right, through a central angle of Michigan; thance N 01°39'1g" W 1570.88 feet along the North-South 1/4 Ine of said Section as monumented and occuplad to 322.9 fo he 55048'40 W Being a part of the Southeast 1/4 of Sectian 19, Town 3 North, or sad Sean and the centerie of Cuter ad to eSthesi Coma of pol seto fana 8-58 54 2818,7% reli 2645.30 feel along the North-South 1/4 line of aald Section an occupied and provousy surveyed to the BEGINNING at the South 1/4 Corner of Sectlon 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan;

44.89 feat along the ara of a 30.00 foot rodue curve to the right, through a central angle of 85°43'28" and having a chord bearing Thereof os occupled by Cullen Road, also subject to easements and restriations of Being subject to the righte of the public over the Southerly port theraof as occupled by Highway M-59 (Highland Road), also subjeot to A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OP SECTION 19,

HARTLAND ESTATES

IN, RoB, HARILAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN REPLAT NUMBER 4 OF EXHIBIT "B" TO THE MASTER DEED OF LIVINGSTON COUNTY CONDOKINIUW SUBDIVISION PLAN NUMBER 136 NOTE: 200 No.

COVER

SITE PLAN

COMPOSITE PLAN SITE PLAN CUNITS 123)

SITE PLAN CUNTS 9-722

SITE PLAN (UNITS 41-58)

SHEETS WHICH ARE REVISED OR NEW.

SHEET INDEX SURVEYOR/BNGINBER DESCRIPTION PROPOSED DATED

WITH THIS SUBMISSION ARE TO REPLACE OR BE

NOVEMBER 2, 2003. SUAVEN GIAH PLAN CUNTS 2:0

SUPPLEMENTAL TO SHEETS PREVIOUSLY RECORDED.

THESE SHEETS

SURVEY & UTILITY P2AN SU 19-8548 53-155

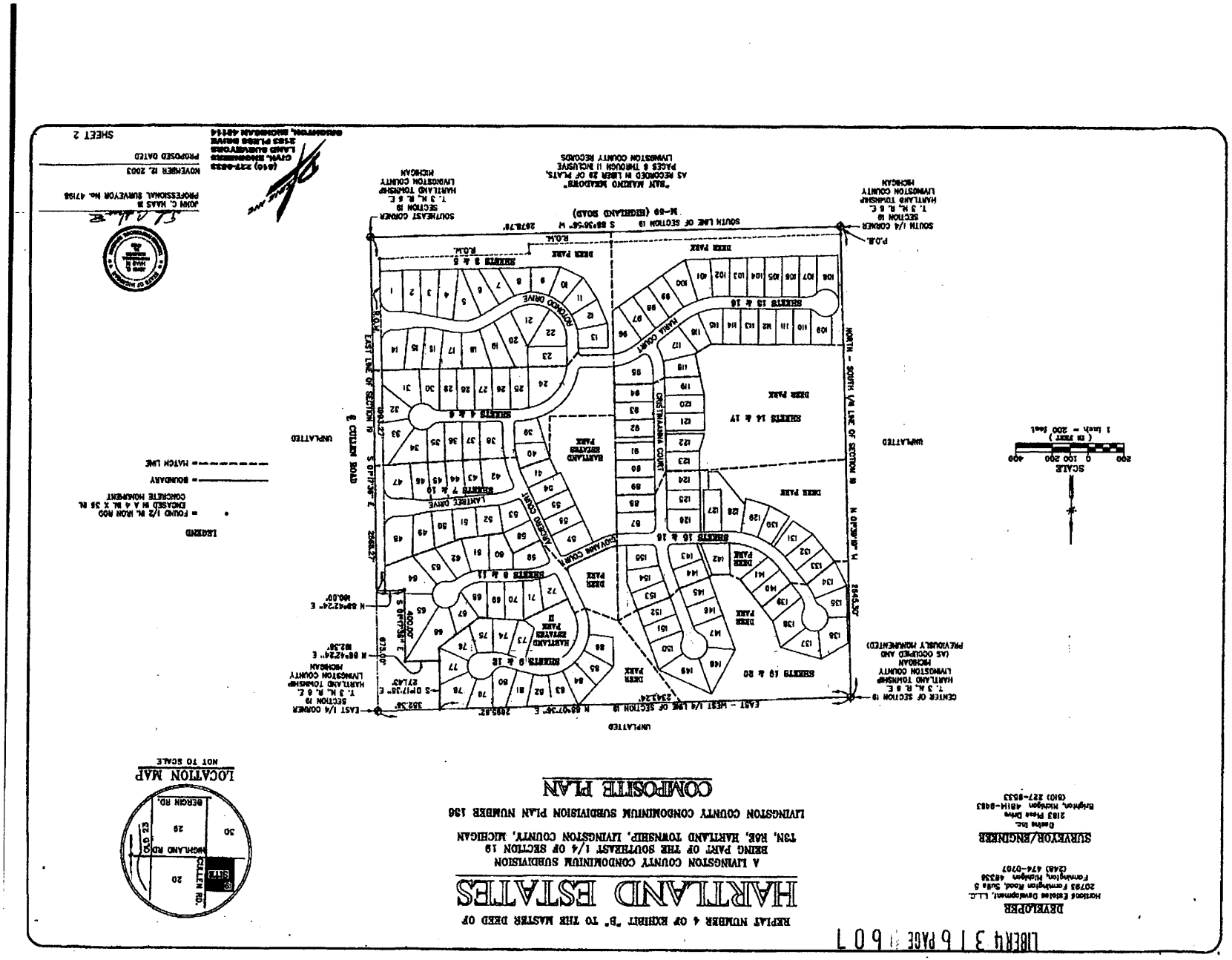
SHEET 1

THE ASTERISK (+) INDICATES AMENDED OR SUPPLEMENTAL

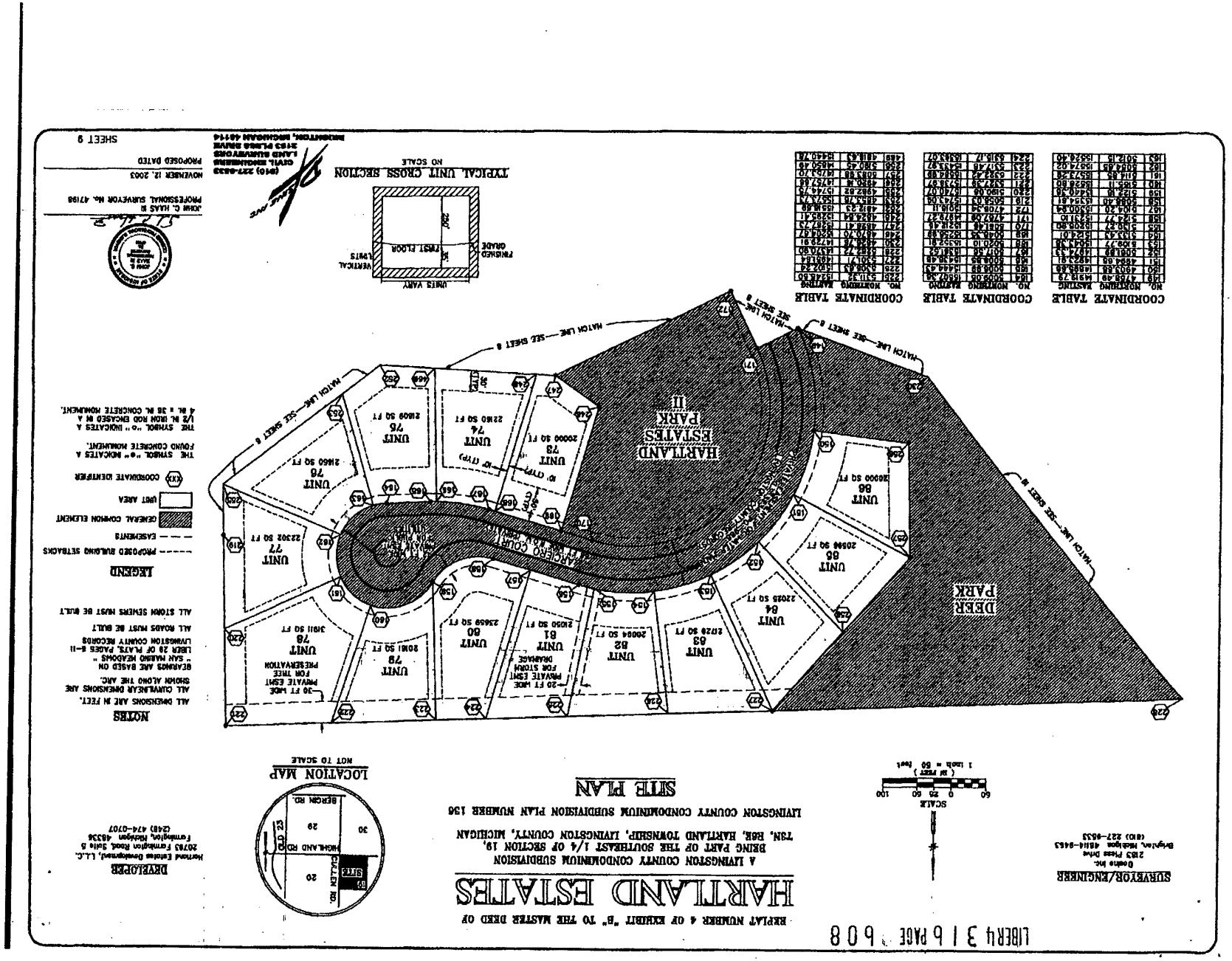
PROF SHAN SUAVEYOR NO. 47198

EXHIBIT B.

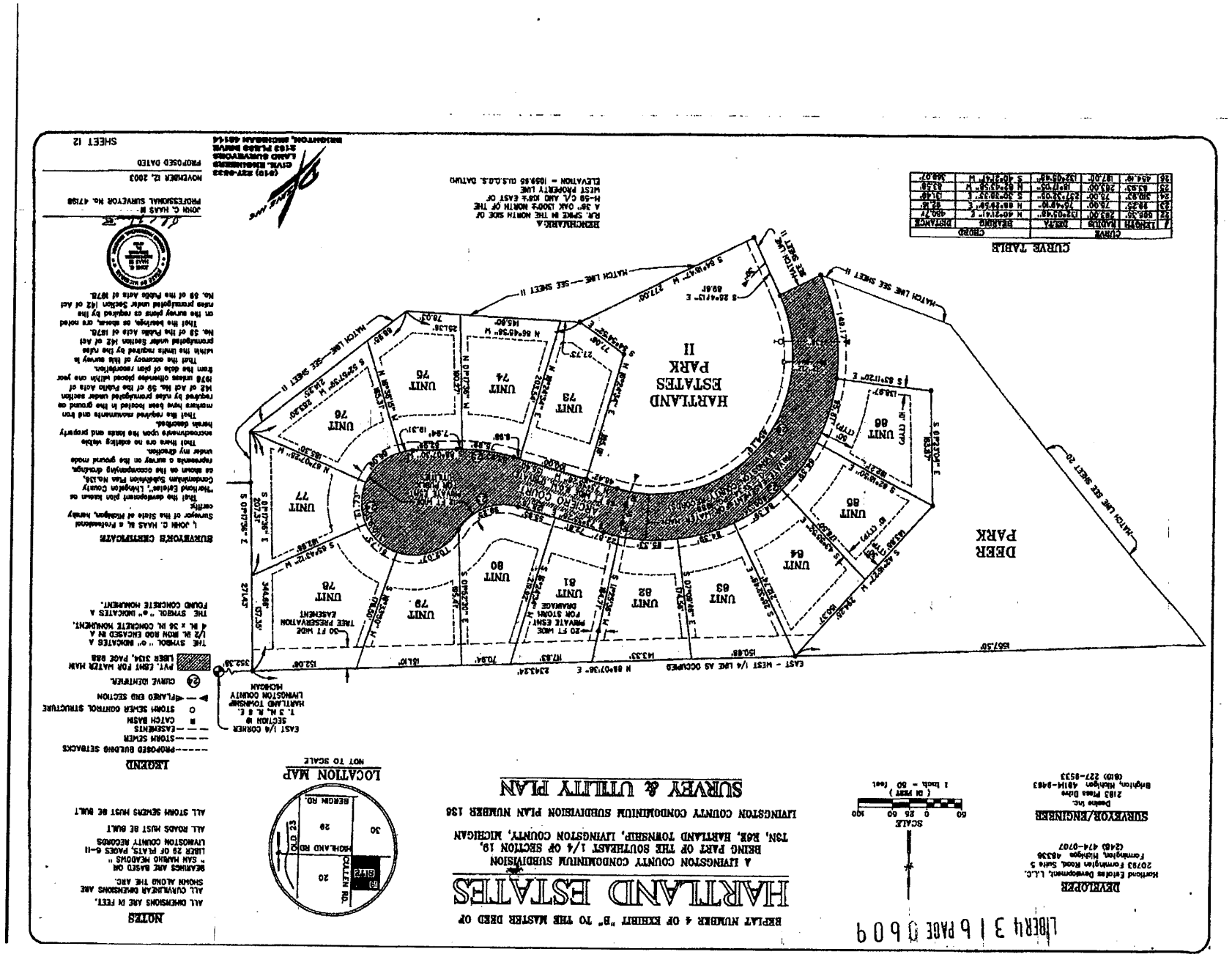
Original Page 71 - Upright Exhibit



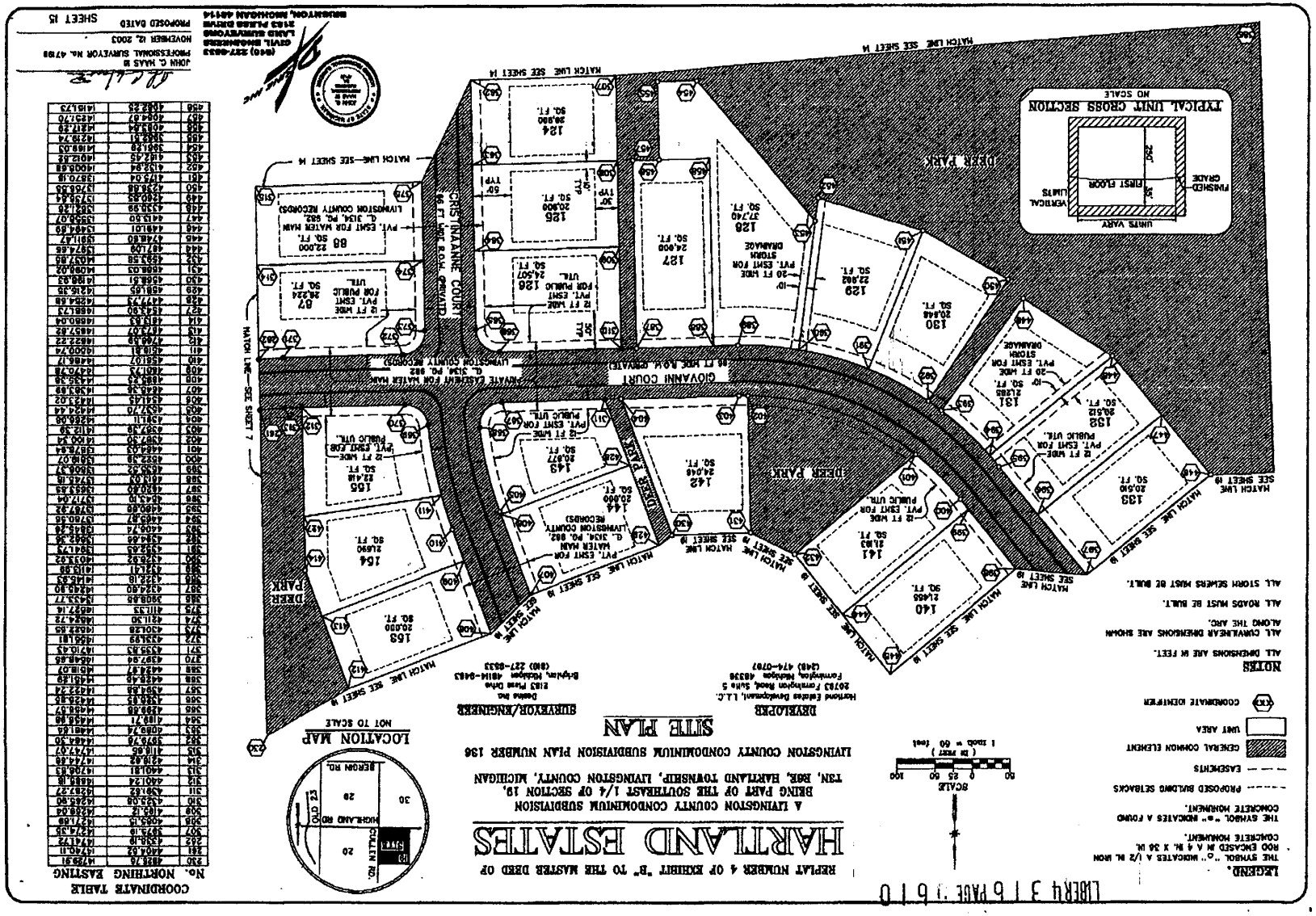
Original Page 72 - Upright Exhibit



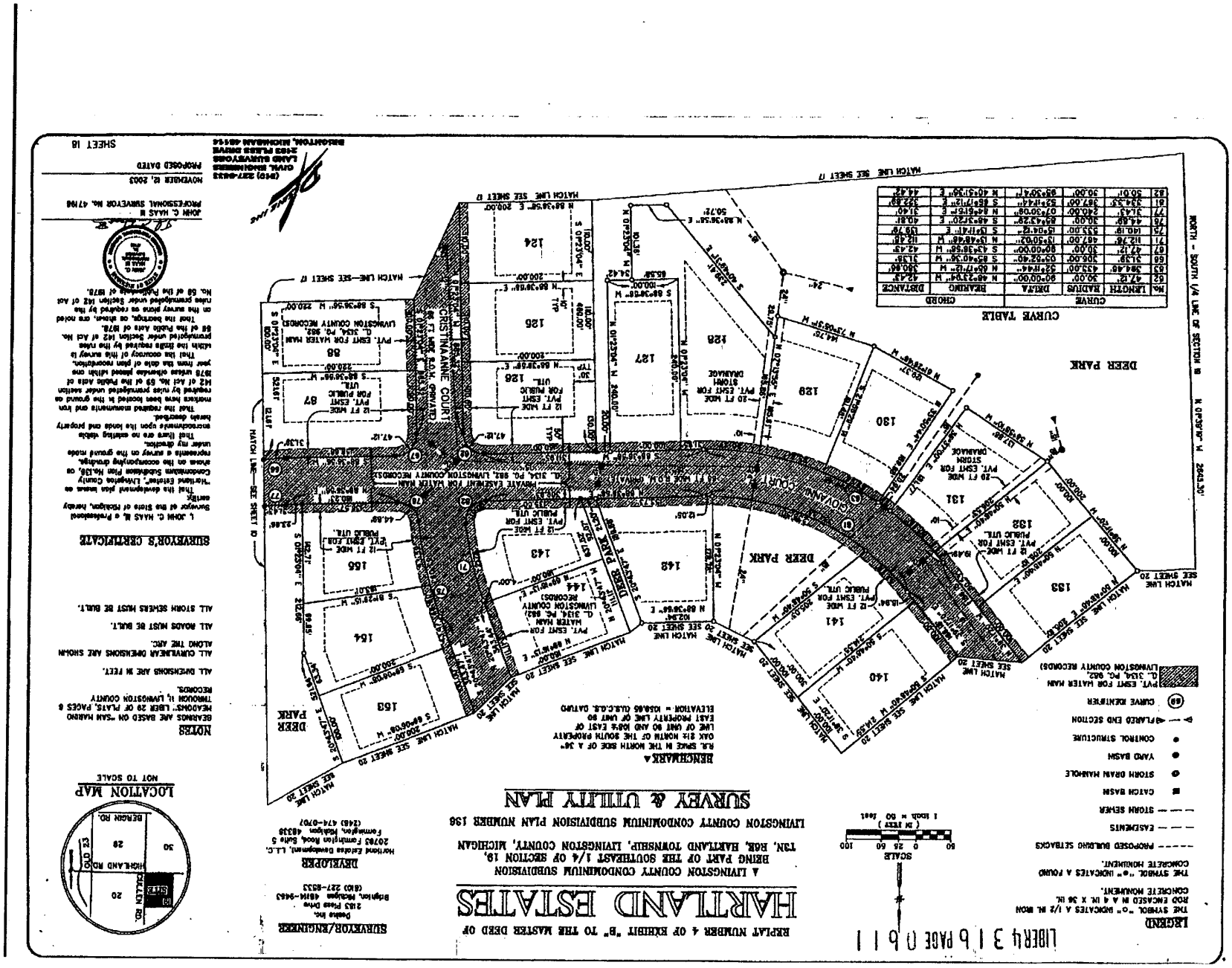
Original Page 73 - Upright Exhibit



Original Page 74 - Upright Exhibit



Original Page 75 - Upright Exhibit



Original Page 76 - Transcription

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SEE SHEET 15

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REFLAT NUMBER & OF EXHIBIT "B" TO THE MASTER DEED OP TaN, RSI, BARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN ESTATES LIYINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136 140.3070.

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SEE SHEET

8st.

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-REE SHEET 15

NOTES LEGEND ALONG THE ARC.

JOHN C. HAAS S

UNIT AREA - EASEMENTS PROPOSED DATEO CONCRETE MONUMENT. CONCRETE MONUMENT.

NOVEMBER EL, 2003

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GENERAL COMMON ELEMENT SHEET 19 THE SYKBOL "•" INDICATES A FOUND

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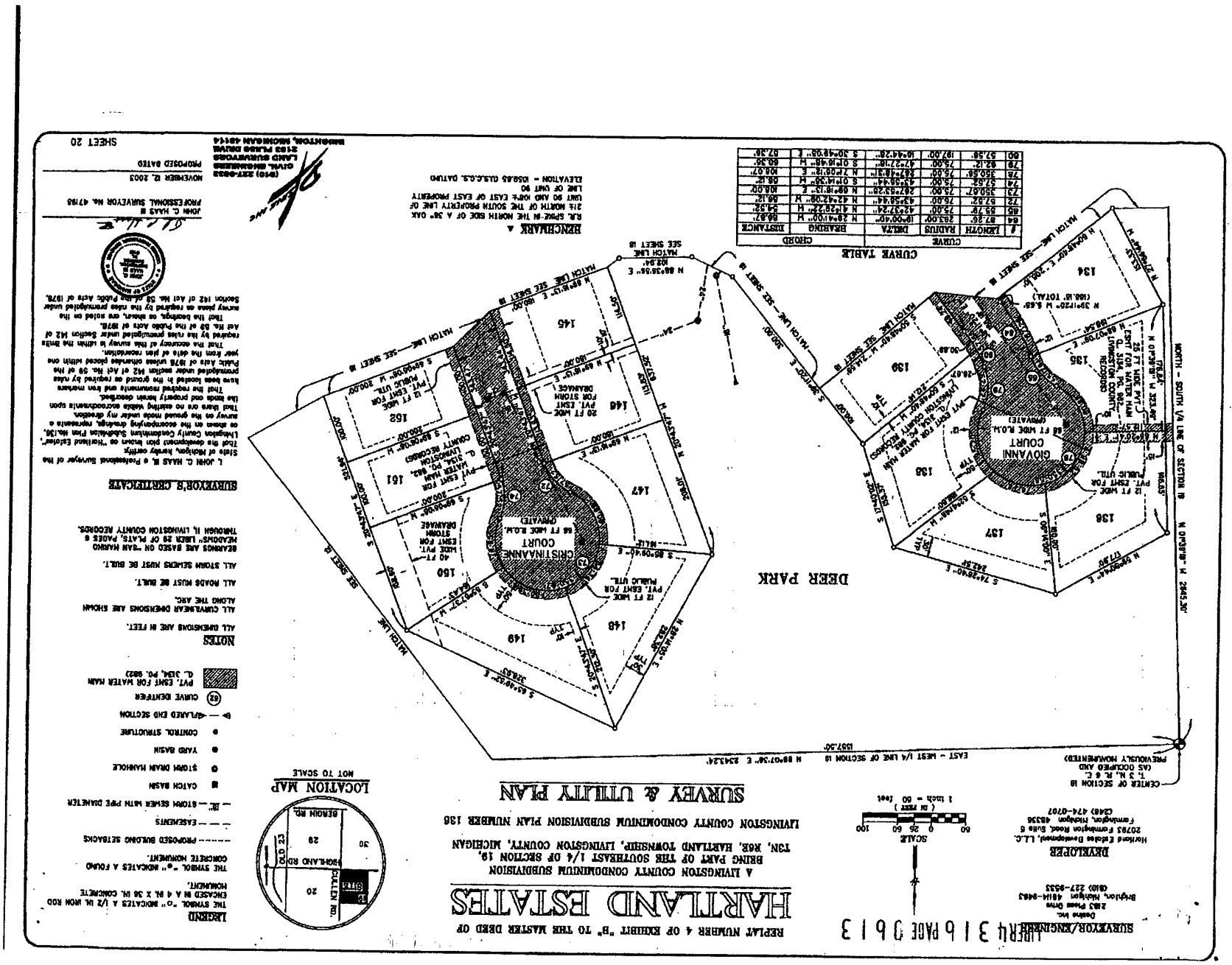
Original Page 77 - Upright Exhibit



Original Page 78 - Transcription

BEES 0 5 9 PAGE 0857

RECORDED

2006 MAR 21 P 3: 04

SALLY REYNOLDS

REGISTER OF DEEDS

IVINGSTON COUNTY. M

4884;

43/4

SIXTH AMENDMENT TO MASTER DEED OF HARTLAND ESTATES

This Sixth Amendment to Master Deed of Hartland Estates is made as of this 7 day of MALCH, 2006 by HARTLAND ESTATES DEVELOPMENT, L.L.C., a Michigan limited liability company, whose address is 20193 Farmington Road, Suite 18, Farmington, Michigan 48336. (the "Developer') pursuant to the provisions of the Michigan Condominium Act, as amended (the "Act").

RECITALS:

A. Developer has heretofore recorded a Master Deed of Hartland Estates dated February 8, 1998 (the "Original Master Deed"), recorded in Liber 2295, Page 0788, Livingston County Register of Deeds, a First Amendment to Master Deed of Hartland Estates dated March 8, 2002 (the "First Amendment to Master Deed"), recorded in Liber 2735, Page 0373, Livingston County Register of Deeds, and a Second Amendment to Master Deed of Hartland Estates dated July 6, 2001 (the "Second Amendment to Master Deed"), recorded in Liber 3044, Page 0573, Livingston County Register of Deeds, and a Third Amendment to Master Deed of

Hartland Estates dated as of November 15, 2002, recorded November 21, 2002 in Liber 3622,

Page 0471, Livingston County Register of Deeds (the "Third Amendment to Master Deed"), a Fourth Amendment to Master Deed of Hartland Estates dated as of June 10, 2003, recorded June 18, 2003 in Liber 3416, Page 0084, Livingston County Register of Deeds (the "Fourth

Amendment to Master Deed"), and a Fifth Amendment to Master Deed of Hartland Estates dated

Register of Deeds (the Original Master Deed, as amended by the First Amendment to Master Deed, the Second Amendment to Master Deed, the Third Amendment to Master Deed, the Fourth Amendment to Master Deed and the Fifth Amendment to Master Deed being referred to herein collectively as the "Master Deed"'). Terms used but not defined herein shall have the

Developer desires to further amend the Master Deed pursuant to the Act and Article VII of the Master Deed to correct a typographical error in the name of a street, changing "CristinaAnne Court" to "Cristina Anne Court".

NOW, THEREFORE, Developer does hereby amend the Master Deed as follows:

Original Page 79 - Transcription

LIBER5 0 5 9 PAGE 0858

Exhibit B of the Master Deed is hereby amended to substitute Sheets 1, 2, 13

through 20 of Exhibit B attached hereto for Sheets 1, 2, 13 through 20 of Exhibit B attached to the Master Deed. All references in the Master Deed to "Exhibit B" or the "Condominium Plan" shall be deemed to be references to Exhibit B as amended hereby.

2.

The Master Deed, as amended hereby, is hereby ratified, confirmed and continues in full force and effect.

County Register of Sich Amendment shall be offective when recorded with the Livingston

IN WITNESS WHEREOF, Developer has executed this Sixth Amendment as of the day and year first above set forth.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction., Inc., its Member

By Jose Rond, Prestin

STATE OF MICHIGAN)ss

COUNTY OF

On this I day of March, 2006, the foregoing instrument was acknowledged before me by Joseph Rotondo, President and Agent of J. Rotondo Construction, Inc., as member

Print Name:

Notary Public, OaKland County, Michigar 4-28-2011 My commission expires:

Drafted by and when Recorded return to:

Maureen H. Burke, Esq.

My Commission Expires Apr. 28.2011 Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304 (248) 433-7284

BLOOMFIELD 270334 728103v1

2

Original Page 80 - Transcription

IBERS 0 5 9 PAGE 08.59

SHEET I THESE SHEETS NOVEMBER L 2005 PROPOSED DATED (-23> 24-40) 4t-58) 59-72) 73-86) PLAN (UNITS 41-58) PLAN (UNITS 59-72) 124-133, 140-14 & 153-155) 124-133, 140-144 & 153-155)

SHBET INDEX

DESCRIPTION

PLAN

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RUTLITY PLAN CUNTS 22-40,

AN CUNITS

PLAN PLAN E PLAN

URVEY UTILITY

(UNITS 134-139 & 145-152)

SURYEYOR/ENGINEER

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COMPOSITE

SURVEY

SITE SITE

SURVEY & UTILITY

SURVEY *UTKITY SURVEY UTILITY PLAN (UMITS 73-86) SITE PLAN (UNITS 95-118) SITE PLAN OMITS 89-94 &119-123) SITE PLAN SURVEY UTMITY PLAN (UNITS 89-94 / 119- 123) SURYEY & UTILITY PLAM STE PLAN SUNS 134-133.4905-1525 SURYEY & UTILITY PLAN No. AB= NOTE: THE ASTERISK (+) INDICATES AMENDED OR SUPPLEMENTAL SHEETS WHICH ARE REVISED OR NEW. WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO SHEETS PREVOUSLY RECORDED.

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,

HARTLAND ESTATES

T3N, ROE, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

LIVINGSTON COUNTY CONDOKINIUM SUBDIVISION PLAN NUMBER 136

AMENDMENT No. 2 TO RRPLAT No. 4 OF EXHIBIT "B" TO THE MASTER DEED OF

28.18t Aares

DEVELOPER

1993.27 foot dang the East lina of sold Socton and lhe conlertine of Cullen Road to tha Southeast Corner 160.21t Acres

LEGAL. DESCRIPTIONS

"HARTLAND ESTATES"

BEGINNING at the South 1/4 Corner of Section 19, Town 3 Morth, Ronge 6 Eral, Haritond Townahip, Lhingston Counly, Michipon; thence N 0139'10" W 2645.30 feet dong the North-South 1/4 Ine of soid Seclion os occupied and prowludy ourrayed lo ita Conter of sold Section of said Seclion; Mence S B8'36'56" W 2678.76 teal along the South line of soid Seclion to the Place of Beginning Baing a port of the Soultoast 1/4 of Soction I9. Town 3 Morth, Rongo 6 East, Martiond Township, Livingalon County, Michigan. Containing 180.21 acres of land, more or bass. Being subject to the righis of the pubilc over the Southerly port thorsor as accupied by Highway M-59 (Hightond Road), also subject to the righia of the public onor the fosterly 50,00 foul thereot os occupied by Cullon Rood, Olto subject lo ensements and, restrictions of record. ARBA OP CURRENT DEVELOPMENT Commencing at the Soutt 1/4 Corner of Section I9, Town 3 North, Rango 6 Eoat, Hartland Townahip, Livingalon Counfy, Michigon; thence " 01°39'rg" W 1570.88 feel along the Morth-South 1/4 line of soid Saction as monumented and accepted to the PLACE OF BEGINNING; thence continuing M 01039'19" W 1074.42 feel dang sald North-South I/A lhe; Ihonce N 88°07'38" E 876.44 feal along Itre Eost-Heat 1/A line of soid Section da mornmenied and occupia, ¡honco S 01952'30" E 464.52 toat; theroe N 88°36'56" E 343.91 feet; thence S 01923U4" E 422.28 loot; Phonce Souttweatorix non-langenlally 3143 feat dong the and of a 240.00 fool rodlus curve to the right, trough a coniral ango of 07°30'09" ond having a chard boaring 5 849515M' W 31.40 foet; thence S 88938'58" W 160.23 loaf| therace Morthwenterly 44,89 foot olong the arc of a 30.00 fool radus curre to the right, through a contral ongle of 85'43'29" and having a chord booring N 4893120" W 40.81 fool; thenco N 86°58'43" W 66.87 foot; thenca Southwesterly, non-longentially 50.01 fool dang the arc of o 30.00 foot rodlus curve to the righ!, through a contral angle of 95030'4l" and hoving a chord bearing S 40951'35" H 44,42 foet; thance S 88°36'56" W 309.93 foet; thence Northwesterty 334.33 feel atong the arc of a 367,00 foot radius curre to the rohit, through a contral orgio of 52°1744" and having a chard boaring M 85017'12" W 322.89 foot; thanco S 50°48'40"' W 66.00 foot: thence Souttoostorix non-tangonlally 19.48 feet dang the art of a 433.00 loot radiun curve lo the left, Ihrough a central angle of 02°34'40" and howing a chand booring S 40°28'38" E 19.48 loel; Menco 5 50°48'40"W 457.44 loot 10 the Phace of Beginning. Being o part of lha Soulheast 1/a of Sootion 19, Toun 3 Worth, Rango 6 East, Hortland Townahip, Livingston County, Michigan. Contairing 23,1B acres of lond, more or toss. Boing subject to ecsemente und resirictione of record. NOTE: Amendment. Na. 2 pertains anly lo the renaming of "CRISTINAANNE GOURT" and "CRISTHAANNA COURT" to "CRISTINA ANNE COURT."

Original Page 81 - Transcription

LIBER5 0 5 9 PASE 0 860

TROM 23 SHEET 2 BOUNDARY MATCH LME

BERGM RO.

NOY TO SCALE

NOVEMBER L 2005 PROPOSED DATED

LOCATION MAP

INPLATTED

SECTIOM I2

EAST V/A CORDER

LINSCSTOM COUNTY

TUF SECTON B LT'S66L 352.36 49 SOUTHEAST I HARTLANO FOREHA LANGSTON COUNTY 43 | 44: 45| 75 L NATREE ORVE WETS 7 * 10 74 904518 4 73 2078.78° 22 00 102 08-02:30" € STATL MIRR MAK MARTI AMI 5 8893658° W 051

SECTION IO

AS RECORDED IN LIBER 27 OÉ PLATS.

COMPOSITE PLAN

M5

BRETTE 16

SOUTH LINE OF

A LIVINGSTOM COUNTY CONDOMINIUM SUBDIVISION

BEING PART OF THE SOUTIEAST 1/4 OF SECTION 19

FAST - 45ST V11NS SE SETON =

104 103 13 k

TSN, RBE, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

HARTLAND ESTATES

LIYINGSTON COUNTY CONDOMINTUM SUBDIVISION PRAN MUMBER 136

MEAKTS 14 * 17 ORKA PARK AMENDIENT MO. 8 TO REPLAT Na 4 OF BXHIBIT "B" TO THE MASTER DEED OP 233

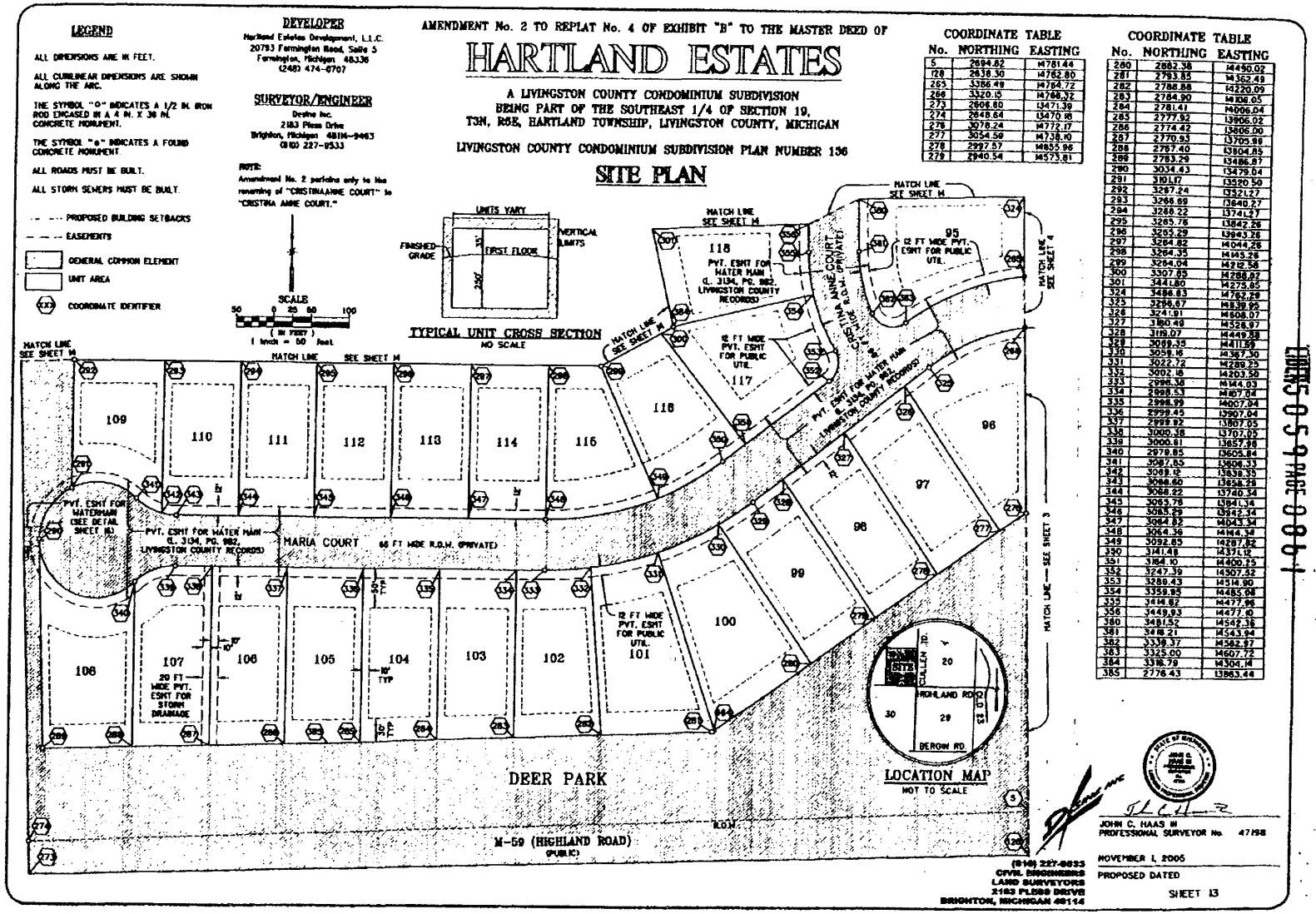
M=BI.SENIO M

NORTH - SOUTH L/A LINE OF SECTIOM

SURYEYOB/ENGINEER

1 both =- 200 foet

Original Page 82 - Upright Exhibit



COORDINATE TABLE

No.	NORTHING	EASTING
5	2694.82	14781.44
128	2638.30	14762.80
265	3356.49	14764.72
266	3320.15	14768.32
273	2808.80	13471.39
274	2848.64	13470.18
276	3078.24	14772.17
277	3054.50	14738.10
278	2997.57	14655.96
279	2940.54	14573.81

COORDINATE TABLE

No.	NORTHING	EASTING
280	2882.38	14450.02
281	2793.85	14362.49
282	2788.88	14220.09
283	2784.90	14108.05
284	2781.41	14006.04
285	2777.32	13906.02
286	2774.42	13806.00
287	2770.93	13705.99
288	2767.40	13604.85
289	2763.29	13486.87
290	3034.43	13479.04
291	3101.17	13520.50
292	3287.24	13521.27
293	3288.69	13640.27
294	3288.22	13741.27
295	3285.78	13842.28
296	3283.29	13943.28
297	3284.82	14044.28
298	3284.35	14145.28
299	3284.04	14212.58
300	3307.83	14288.82
301	3441.80	14273.85
324	3486.83	14762.28
325	3298.07	14839.95
326	3241.91	14808.07
327	3180.40	14528.97
328	3119.07	14449.88
329	3059.35	14411.59
330	3058.16	14367.50
331	3022.72	14289.25
332	3002.18	14203.50
333	2996.38	14144.03
334	2998.53	14107.04
335	2998.99	14007.04
336	2999.45	13907.04
337	2999.92	13807.05
338	3000.38	13707.05
339	3000.81	13657.08
340	2978.85	13605.84
341	3087.85	13608.33
342	3089.12	13638.35
343	3088.60	13658.28
344	3088.22	13740.34
345	3085.78	13841.34
346	3083.29	13942.34
347	3084.82	14043.34
348	3084.36	14144.34
349	3092.85	14287.82
350	3141.48	14371.12
351	3184.10	14400.25
352	3247.39	14507.52
353	3288.43	14514.60
354	3359.95	14485.08
355	3414.82	14477.96
356	3449.93	14477.10
360	3481.52	14542.36
361	3498.21	14543.94
362	3538.37	14582.97
363	3325.00	14607.72
364	3318.79	14304.14
365	2776.43	13863.44

LIBER 5059 PAGE 0861

Original Page 83 - Transcription

CBERS 0 5 9 PAGE 0 8 6 2

47198

EASTING

14758.17 3521,27 13440.27 130-220 13943.26 1404.26

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M477.

TABLE

481M1-2463

BO SHEET M4 3800.23] 3267.24 32801 3264.04 5307.65

344L40

Does Inc.

NORTHING

DEYELOPER 288J Moss Detro (810) 227-9533

COORDINATR

No. 292 284 705 797

SURVEYOR/ENGINEER

PROFESSIONAL SURVE YOR MA NOVEMBER 4 2005 PROPOSED DATED

MATCH LINE-SEE SHEIT 7

25 29 91 88 90

SERGIN RD.

NOT TO SCALE

LOCATION MAP

MATON LINE SEE SHEET I5

MATCH LINE-SEE SNCET E3 HATER MAIN "Ind ERST FLOO NO SCHLE 08ST

IXPICAL UNIT CROSS SECTION 121 119 120

MATCH LAME

SITE PLAN

A LIVINGSTON COUNTY CONDOKINIUM SUBDIVISION

BEING PART OF THE SOUTHBAST 1/4 OF SECTION 19,

TSN, RBE, HARTLAND TOWNSHIP, LIVINGSTOM COUNTY, MICHIGAN

HARTLAND ESTATES

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 156

AMENDMENT No. 2 TO REPLAT No. 4 OF EXHIBIT "B" TO THE MASTER DEED OF

SEE SHET B

DEER PARK

MATCH INK.

CANT NAGA

LEGEND

COORINMATE IDENTHER

ALL OPENSIONS ARE IN FEET.

MONG TEA ORENSONS ARE SHOUT

COMETE CIOMGRDCICATES A FOUND

ALL MONDS MAST OK BURT.

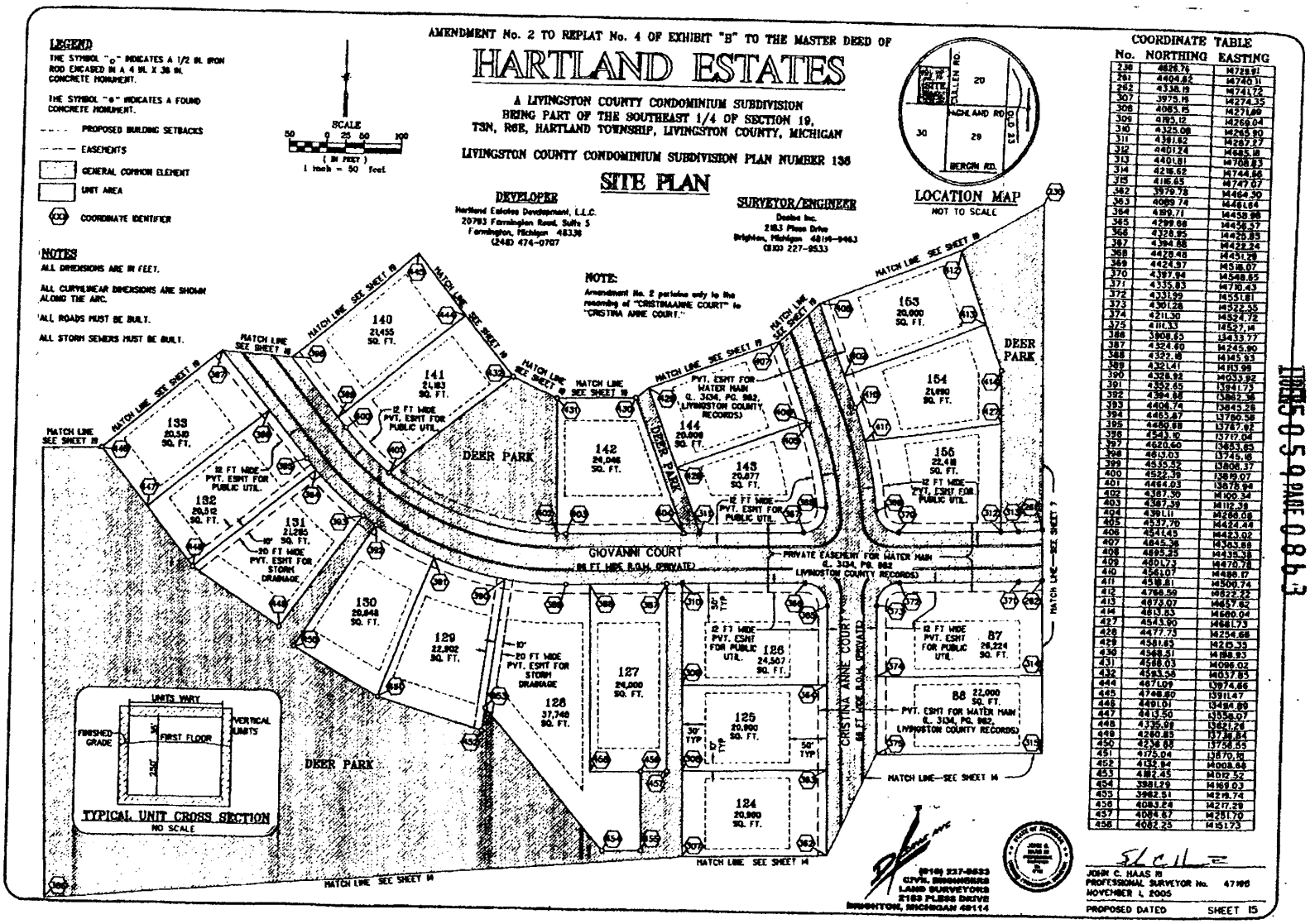
ALL STORM SENETS MUST DE DURT.

--__- PROPOSED BUADAG SETBACKS

- - - EASEMENTS

Set SET B

Original Page 84 - Upright Exhibit



COORDINATE TABLE

No.	NORTHING	EASTING
238	4828.76	14728.91
261	4404.82	14740.11
262	4338.19	14741.72
307	3975.19	14274.35
308	4083.15	14271.69
309	4182.12	14268.04
310	4325.08	14265.90
311	4381.82	14267.77
312	4401.24	14685.18
313	4401.81	14708.83
314	4216.62	14744.56
315	4116.65	14747.07
342	3979.78	14464.30
363	4089.79	14481.64
364	4189.71	14458.98
365	4299.68	14456.57
366	4328.95	14425.85
367	4394.88	14422.24
368	4428.48	14451.28
369	4424.97	14518.07
370	4397.94	14548.65
371	4335.83	14710.43
372	4333.99	14551.81
373	4301.28	14522.55
374	4211.30	14524.72
375	4111.33	14527.14
386	3908.65	13433.77
387	4324.60	14245.90
388	4322.18	14145.93
389	4321.41	14113.98
390	4326.92	14033.92
391	4352.65	13941.73
392	4384.88	13862.38
393	4404.74	13845.26
394	4463.87	13760.58
395	4480.88	13787.82
396	4543.10	13717.04
397	4620.60	13653.85
398	4613.03	13715.18
399	4535.52	13806.37
400	4522.39	13819.07
401	4464.03	13878.94
402	4387.30	14100.34
403	4387.38	14112.38
404	4391.11	14268.08
405	4537.70	14424.44
406	4541.45	14423.02
407	4845.38	14363.88
408	4895.25	14335.38
409	4801.73	14470.78
410	4561.07	14488.17
411	4518.81	14506.74
412	4768.59	14622.72
413	4673.07	14657.82
414	4613.83	14680.04
427	4543.90	14681.73
428	4477.73	14254.68
429	4581.83	14215.35
430	4548.51	14188.93
431	4588.03	14096.02
432	4593.58	14037.83
444	4671.09	13974.86
445	4748.80	13911.47
446	4491.01	13484.89
447	4413.50	13536.07
448	4335.98	13621.26
449	4280.85	13738.84
450	4238.88	13758.53
451	4175.04	13870.16
452	4133.94	14008.66
453	4182.45	14012.52
454	3981.29	14169.03
455	3982.51	14219.74
456	4083.24	14217.28
457	4084.67	14281.70
458	4082.25	14513.73

Original Page 85 - Upright Exhibit

HARTLAND ESTATES

AMENDMENT No. 2 TO REPLAT No. 4 OF EXHIBIT "B" TO THE MASTER DEED OF

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SURVEY & UTILITY PLAN

LEGEND

ALL DIMENSIONS ARE IN FEET.

ALL CURVE/REAR DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "O" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. X 36 IN. CONCRETE MONUMENT.

THE SYMBOL "o" INDICATES A FOUND CONCRETE MONUMENT.

ALL ROADS MUST BE BUILT.

ALL STORM SEWERS MUST BE BUILT.

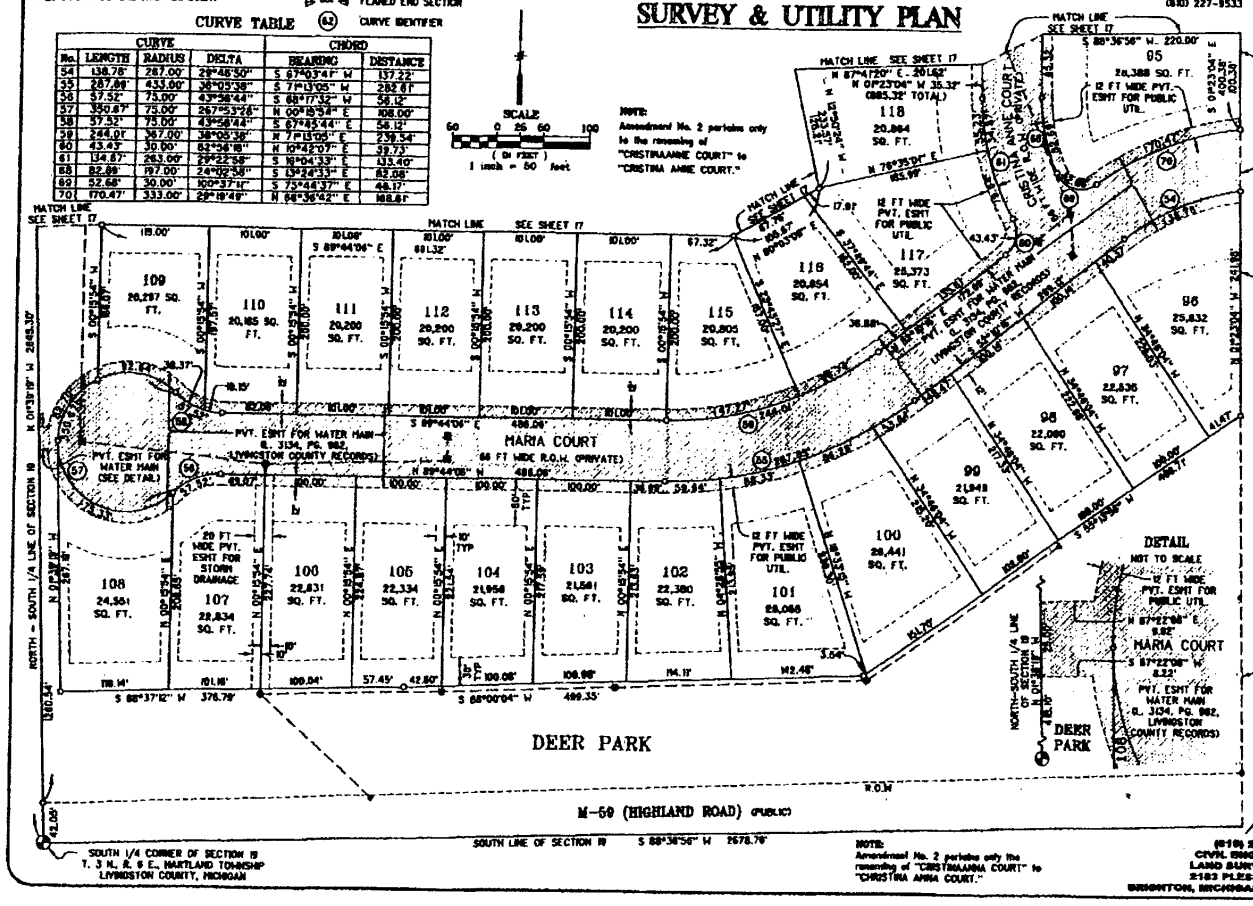
- PVT. ESMT FOR WATER MAIN (L. 3134, PG. 982, LIVINGSTON COUNTY RECORDS)
- PROPOSED BUILDING SETBACKS
- EASEMENTS
- STORM SEWER
- CATCH BASIN
- STORM DRAIN MANHOLE
- YARD BASIN
- CONTROL STRUCTURE
- FLARED END SECTION
- (62) CURVE IDENTIFIER

CURVE TABLE

CURVE				CHORD	
No.	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
54	138.78'	287.00'	29°48'50"	S 67°03'41" W	137.22'
55	287.89'	433.00'	38°05'38"	S 7°13'05" W	282.81'
56	57.52'	75.00'	43°56'44"	S 68°17'32" W	56.12'
57	350.87'	75.00'	267°53'26"	N 00°18'54" E	108.00'
58	57.52'	75.00'	43°56'44"	S 67°45'44" E	56.12'
59	244.01'	367.00'	38°05'38"	N 7°13'05" E	239.54'
60	43.43'	30.00'	83°56'18"	N 10°42'07" E	39.73'
61	134.87'	283.00'	27°22'58"	S 18°04'33" E	133.40'
68	82.88'	197.00'	24°02'58"	S 19°24'33" E	82.08'
69	52.68'	30.00'	100°37'11"	S 75°44'37" E	46.17'
70	170.47'	333.00'	29°19'48"	N 88°36'42" E	168.61'

SCALE (IN FEET) 60 0 25 60 100
1 inch = 50 feet

NOTE: Amendment No. 2 pertains only to the renaming of "CRISTINAANNE COURT" to "CRISTINA ANNE COURT."

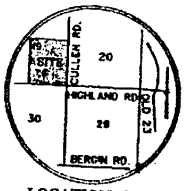


DEVELOPER

Hartland Estates Development, L.L.C.
20793 Farmington Road, Suite 3
Farmington, Michigan 48336
(248) 474-0707

SURVEYOR/ENGINEER

Dedre Inc.
2183 Pless Drive
Brighton, Michigan 48114-9463
(810) 227-9533



LOCATION MAP
NOT TO SCALE

BENCHMARK

R.R. SPIKE IN THE NORTH SIDE OF A 36" OAK 216 NORTH OF THE SOUTH PROPERTY LINE OF UNIT 99 AND 106'± EAST OF EAST PROPERTY LINE OF UNIT 90
ELEVATION = 1050.85 (U.S.C.G.S. DATUM)

NOTES

BEARINGS ARE BASED ON "SAN MARINO MEADOWS" LIBER 29 OF PLATS, PAGES 6 THROUGH 11, LIVINGSTON COUNTY RECORDS.

SEE SHEET 2 (COMPOSITE PLAN) FOR FUTURE EXPANDABLE AREA.

SURVEYOR'S CERTIFICATE

I, JOHN C. HAAS III, a Professional Surveyor of the State of Michigan, hereby certify:
That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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 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.

JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47198

NOVEMBER 1, 2005
PROPOSED DATED

SHEET 18

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

NOTE: Amendment No. 2 pertains only the renaming of "CRISTINAANNE COURT" to "CRISTINA ANNE COURT."

LIBER 5059 PAGE 0864

Original Page 86 - Transcription

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SHEET 17

DEVELOPER

2'S CERTEICATE

Hartband Endotoo Donfapmont. LL.C.

NOTES

BEATMOS ARE BASED ON MEAN

HANNO MEADOWS" LIBER TO OF

PLATS, PADES & THROUGH IL

NOVEMBER 1 2008 PROPOSED DATED

IMAGSTON COUNTY RECOROS.

SURYANO

SCE SHEET

MATCH LIVE

MATCH UNdE 00. 100.00

5Z 010

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22,000 RD.

BEACH RD.

22,000 52 FT. 22,000

sQ. FT.

220.00 20.00. 220.00 658" W: 220.00 22,000 s0. 893050 22,000 30. 22,000

NOT TO SCALE

16-3656-W. 220.00 PUBLIC UTIL 8 5I2 FT WOE PVT. ESHT FOR

LOCATION MAP

MATCH LME SEE SHEET E

§ 06°3656M. 220.00

MATOH LINE-SEI SHEET S 20.00.

PELIC UTL.

121 22252.. 119 21348 30. FT 20,525 s0. 22.252 22.232 50.

123 w 08°3650-E.350.00

20,900 SQ.

" M0°0088" E: 220,50 ■ 88-3056- E - 222,52 18000-

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SURVEY & UTILITY PLAN

A LIVINGSTON COUNTY CONDOWINIUM SUBDIVISION

DEER PARK

HARTLAND ESTATES

LIVINGSTON COUNTY CONDOMINIUM SUBDIYLSAOM PLAM NUMBER 138

AMENDMENT No. 2 TO REPLAT Mo. A OF EXHIBIT "B" TO THE MASTER DEED OF

MATCH LNE

MATCH LAK

CATCH BASEM YARD MISH

LEGHAD

- - - EASEMENTS

SURVEYOR/ENGINEER

BECHNAPK a

302.39

NOP385 2849.30°

NORTH - SOUTH VA LME OF SECTION E

Original Page 87 - Upright Exhibit

AMENDMENT No. 2 TO REPLAT No. 4 OF EXHIBIT "B" TO THE MASTER DEED OF

HARTLAND ESTATES

A LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 19,
T3N, R5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 136

SURVEY & UTILITY PLAN

LEGEND

THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED IN A 4 IN. X 36 IN. CONCRETE MONUMENT.

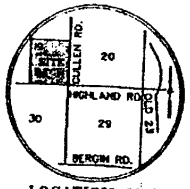
THE SYMBOL "•" INDICATES A FOUND CONCRETE MONUMENT.

- PROPOSED BUILDING SETBACKS
- EASEMENTS
- STORM SEWER
- CATCH BASIN
- STORM DRAIN MANHOLE
- YARD BASIN
- CONTROL STRUCTURE
- FLARED END SECTION
- (62) CURVE IDENTIFIER
- PVT. ESMT FOR WATER MAIN (L. 3134, PG. 982, LIVINGSTON COUNTY RECORDS)

SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 feet

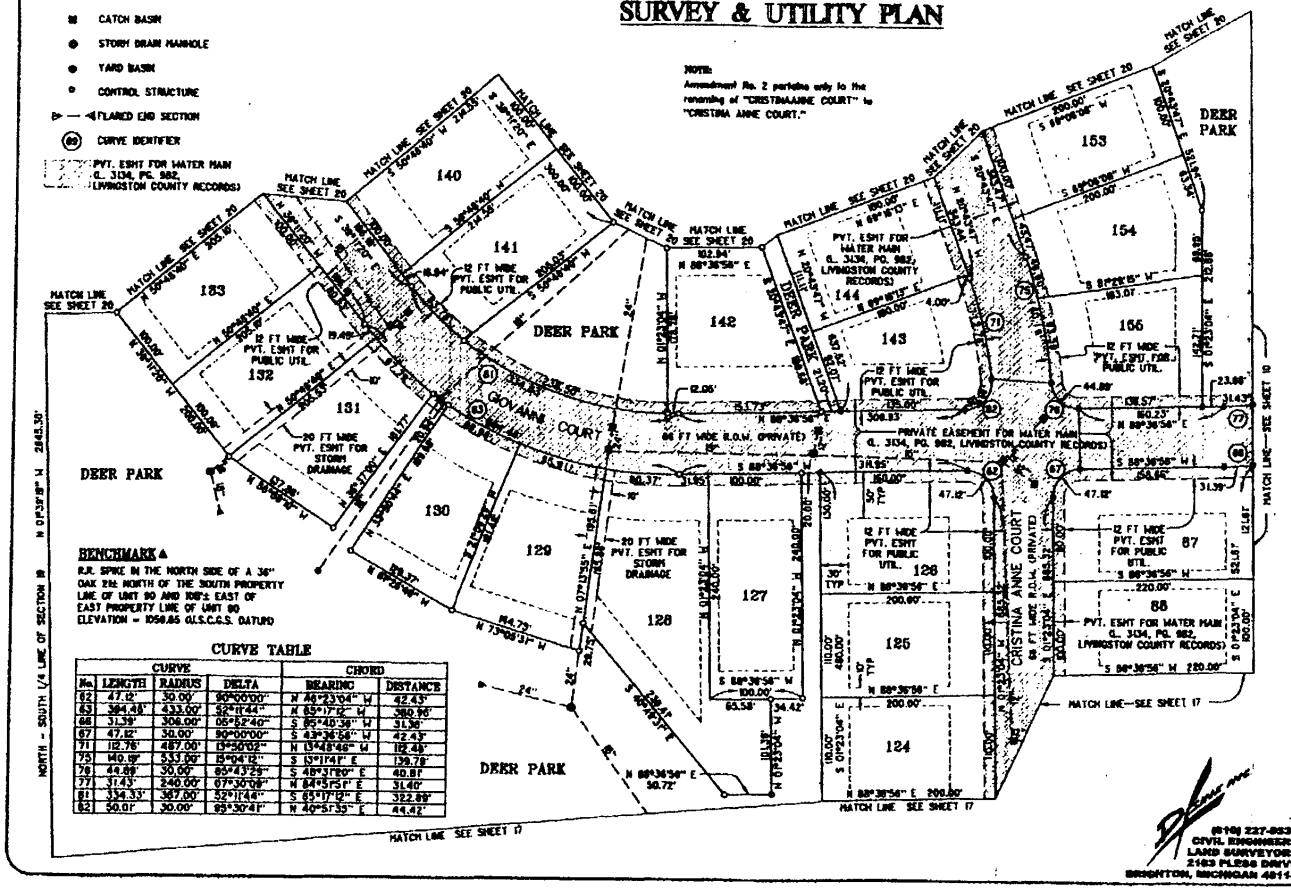
SURVEYOR/ENGINEER
Desine Inc.
2183 Pless Drive
Brighton, Michigan 48114-9463
(810) 227-9533

DEVELOPER
Hartland Estates Development, L.L.C.
20783 Farmington Road, Suite 5
Farmington, Michigan 48336
(248) 474-0787



LOCATION MAP
NOT TO SCALE

NOTE:
Amendment No. 2 pertains only to the renaming of "CRISTINAAANNE COURT" to "CRISTINA ANNE COURT."



BENCHMARK ▲
R.R. SPIKE IN THE NORTH SIDE OF A 36" OAK 21± NORTH OF THE SOUTH PROPERTY LINE OF UNIT 90 AND 108± EAST OF EAST PROPERTY LINE OF UNIT 90
ELEVATION = 1056.85 (U.S.C.G.S. DATUM)

CURVE TABLE

CURVE				CHORD	
No.	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
62	47.12'	30.00'	90°00'00"	N 46°23'04" W	42.43'
63	384.48'	433.00'	52°11'44"	N 65°17'12" W	380.96'
66	31.39'	306.00'	06°52'40"	S 85°40'36" W	31.38'
67	47.12'	30.00'	90°00'00"	S 43°36'56" W	42.43'
71	112.76'	487.00'	13°00'03"	N 13°48'46" W	112.49'
75	140.19'	533.00'	15°04'12"	S 13°11'41" E	139.78'
76	44.89'	30.00'	85°43'29"	S 48°31'20" E	40.81'
77	31.43'	240.00'	07°30'08"	N 84°51'51" E	31.40'
81	334.33'	367.00'	52°11'44"	S 65°17'12" E	322.89'
82	50.01'	30.00'	95°30'41"	N 40°51'35" E	44.42'

NOTES

BEARINGS ARE BASED ON "SAN MARINO MEADOWS" LIBER 29 OF PLATS, PAGES 6 THROUGH 11, LIVINGSTON COUNTY RECORDS.

ALL DIMENSIONS ARE IN FEET.

ALL CURVE/NEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

ALL ROADS MUST BE BUILT.

ALL STORM SEWERS MUST BE BUILT.

SURVEYOR'S CERTIFICATE

I, JOHN C. HAAS III, a Professional Surveyor of the State of Michigan, hereby certify:

That the development plan known as "Hartland Estates", Livingston County Condominium Subdivision Plan No.136, 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 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.

JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47198

NOVEMBER 1, 2005
PROPOSED DATED

SHEET 18

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

LIBER 5059 PAGE 0866

Original Page 88 - Transcription

185 05 9P00867

47050

SHEET 19

GENERAL COMMOM ELEMENT

MT ARCA

COORDMATE IDENTIFIER

~ EASEMENTS

• - - BUILDMO SETBACKS

LEGEND

THE 5TMBOL "0" MOICATES A 1/2 M. ROM

900 ENCASED M A A M. X 36 OK.

CONCRETE MONUMENT

THE SYMBOL "•" MOICATES A FOUNO

CONCRETE MOMUMENT.

ROVEMBER L 2005 ROPOSED DATED

ALL DIMENSIONS ARE IN FEET.

ULL CURVIINEAK DREMSIONS ARE SNOWM

HONG THE ARC

ALL ROADS MUST BE BULLT.

ALL STOPM SEWERS MUST BC BIKI.

23 151

29

BERGIN RD.

NOT TO SCALE

•1-* 8

LOCATION MAP

149

20,510 146

iss 32.40

I2 FY HIDE

147 SEE. SHEET 15

ESTATES DEER PARK

SITE PLAN

UNITS YARY NO SCALE 139 24431 10. FT.

A LIVIMCSTON COUNTY CONDOMINIUN SUBDIVISION

JEING PART OF THE SOUTHEAST 1

138 Sa FT.

■■■■■ IYPICAL UNIT CROSS SECTION HARTLAND

WVINGSTON COUNTY CONDOXINTUM SUBDIYISION PLAN NUMBER 136

AMENDMENT No. 2 TO REPLAT No. A OF EXHIBIT "B" TO THE MASTER DEED OF

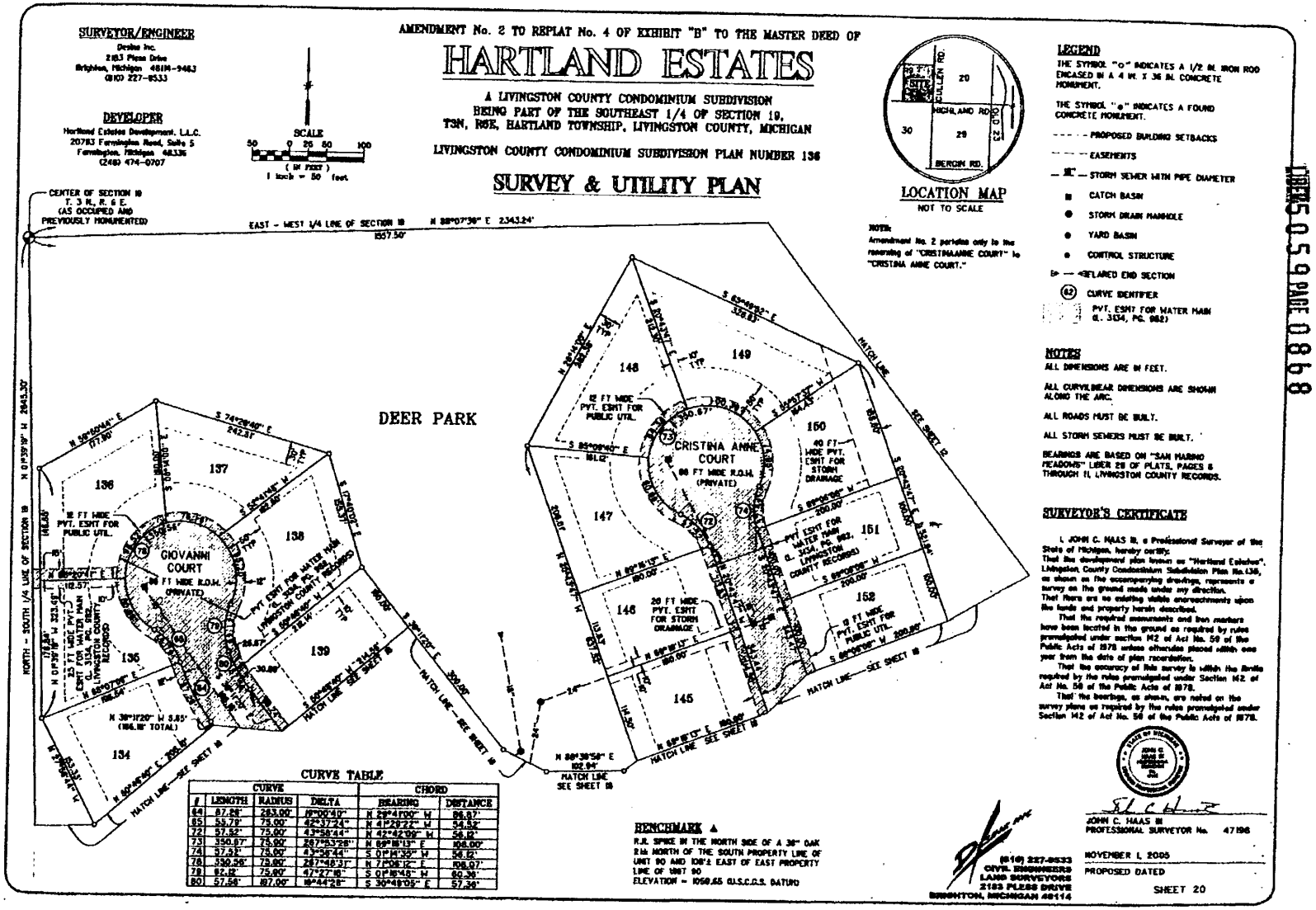
■■■.

062 TER MAN 11I3HS 506SCALI

12023200 PUBLIC UTIL.

DEVELOPER

SURVEYOR/ENGINEER

COORDINATE TABLE

Original Page 89 - Upright Exhibit