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04/07/2015 11:02 AM Page: 1 of 21
Deed (Amendment To Master) Receipt # 91242
Diane Zuker, Clinton Co



21

RECEIVED
REGISTER OF DEEDS
CLINTON COUNTY, MI

RECEIVED

2015 APR -7 A 10:05 2015 MAR 30 P 3:01

Clinton County Treasurer's Certificate

I HEREBY CERTIFY there are no TAX LIENS or TITLES held by the State or individuals on the lands described within and that all TAXES on same are paid for the FIVE years preceding the date of this instrument as shown by the records in this office except taxes in process of local collection or PRE Denial.

April 6, 2015
Date

Tina Ward

Tina Ward, Clinton County Treasurer

REGISTER OF DEEDS
CLINTON COUNTY, MICH.

FIFTH AMENDMENT TO MASTER DEED

HAWK NEST CONDOMINIUM

Clinton County Condominium Subdivision Plan No. 30

THIS FIFTH AMENDMENT TO MASTER DEED is made and executed on the 30th day of March 2015, by Chandler Properties, L.L.C., a Michigan limited liability company (f/k/a Chandler Homes, L.L.C.), whose office is situated at 12900 BR-US 27, Suite C, DeWitt, Michigan 48820 ("Developer"), pursuant to the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, of the State of Michigan as amended) (the "Act").

WITNESSETH:

WHEREAS, Hawk Nest Condominium was established pursuant to a Master Deed recorded on January 10, 2003, Document No. 5015889, Clinton County Condominium Subdivision Plan No. 30 (the "Condominium Project"); ✓

WHEREAS, the Master Deed was amended pursuant to a First Amendment to Master Deed dated April 11, 2003 and recorded on April 15, 2003, Document No. 5025073, Clinton County Register of Deeds ("First Amendment"); ✓

WHEREAS, the Master Deed was further amended pursuant to a Second Amendment to Master Deed dated May 11, 2004 and recorded on July 8, 2004, Document No. 5061832, Clinton County Register of Deeds ("Second Amendment"); ✓

WHEREAS, the Master Deed was further amended pursuant to a Third Amendment to Master Deed dated May 12, 2005 and recorded on May 23, 2005, Document No. 5080152, Clinton County Register of Deeds ("Third Amendment"); ✓

WHEREAS, as provided in the Fourth Amendment to Master Deed dated February 10, 2015, and recorded February 17, 2015, Document No. 5224518, Clinton County Register of Deeds ("Fourth Amendment"), the Association has agreed to extend until December 31, 2016, the time that the Developer may add additional phases to the Condominium Project, (the Master Deed, First Amendment, Second Amendment, Third Amendment and Fourth Amendment are referred to hereafter as the "Master Deed"); and ✓

19-20-50-36-300-044

WHEREAS, the Developer desires by recording this Fifth Amendment to Master Deed to add phases 4 and 5 to the Condominium Project and to amend Exhibit B to the Master Deed accordingly.

NOW THEREFORE, the Developer, upon recording of this Fifth Amendment to Master Deed, declares that the following terms shall constitute an Amendment to the Master Deed for the Condominium Project:

1. Article III of the Master Deed is hereby amended to read as follows:

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

PHASES 1, 2, AND 3 LEGAL DESCRIPTION

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the South line of the North ½ of the Southeast ¼ of said Section and the point of beginning of this description: thence N89°28'54"W along said South line of said Section 36 a distance of 1326.31 feet; thence N89°29'19"W along the South line of the North ½ of the Southwest ¼ a distance of 180.92 feet; thence N00°30'56"E 165.45 feet; thence N20°15'30"W 26.74 feet; thence N00°31'06"E 97.50 feet; thence S89°29'04"E 11.89 feet; thence N00°31'06"E 317.50 feet; thence N34°08'13"W 30.39 feet; thence N00°30'56"E 97.50 feet; thence N89°29'04"W 611.99 feet; thence N00°30'56"E 97.50 feet; thence N89°29'04"W 110.49 feet; thence N00°09'43"W 237.32 feet; thence S89°50'17"W 135.50 feet; thence N00°09'43"W 576.00 feet; thence N89°50'17"E 135.50 feet; thence S38°59'28"E 39.87 feet; thence S89°29'04"E 608.63 feet; thence N39°39'33"E 35.15 feet; thence N81°55'15"E 118.58 feet; thence S11°46'03"E 502.12 feet; thence S26°31'04"E 359.47 feet; thence S00°30'56"W 73.98 feet; thence S89°29'04"E 645.03 feet; thence N00°03'33"W 264.95 feet; thence N35°20'59"E 297.12 feet; thence N81°33'45"E 68.58 feet; thence N00°03'33"W 445.10 feet; thence N56°22'45"E 122.79 feet; thence S89°24'02"W 55.05 feet; thence S56°22'45"W

82.41 feet; thence S89°53'22"W 115.91 feet; thence N00°06'38"W parallel with the East line of the Northwest ¼ of the Southeast ¼ of said Section 36 a distance of 432.00 feet; thence S89°53'22"W 135.48 feet; thence N41°57'58"W 296.13 feet; thence N29°05'21"W 250.71 feet; thence N22°25'21"E 80.31 feet; thence N60°58'25"E 956.96 feet; thence S00°03'33"E 184.33 feet; thence S89°42'15"E 39.82 feet to said East line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence S00°06'38"E along said East line a distance of 1662.91 feet to the East-West ¼ line of said Section 36; thence S00°06'33"E continuing along said East line a distance of 1319.39 feet to said South line and the point of beginning; said parcel containing 74.06 acres more or less; said parcel subject to all easements and restrictions if any.

PHASE 4 LEGAL DESCRIPTION

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the South line of the North ½ of the Southwest ¼ of said Section 36; thence N89°28'54"W along said South line of the North ½ of the Southwest ¼ of said Section a distance of 1326.31 feet; thence N89°29'19"W continuing along said South line a distance of 776.00 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 268.00 feet; thence N00°09'43"W 1216.29 feet to the point of beginning of this description; thence continuing N00°09'43"W 295.37 feet; thence N60°58'25"E 283.88 feet; thence S88°55'39"E 139.58 feet; thence N82°53'36"E 203.78 feet; thence S81°47'11"E 210.11 feet; thence S18°01'55"E 222.73 feet; thence S11°46'03"E 210.68 feet; thence S81°55'15"W 118.58 feet; thence S39°39'33"W 35.15 feet; thence N89°29'04"W 608.63 feet; thence N38°59'28"W 39.87 feet; thence S89°50'17"W 135.50 feet to the point of beginning; said parcel containing 8.72 acres more or less; said parcel subject to all easements and restrictions if any.

PHASE 5 LEGAL DESCRIPTION

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said

19-20-50-36-360-044

Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the South line of the North ½ of the Southwest ¼ of said Section 36; thence N89°28'54"W along said South line of the North ½ of the Southwest ¼ of said Section a distance of 1326.31 feet; thence N89°29'19"W continuing along said South line a distance of 180.92 feet to the point of beginning of this description; thence N89°29'19"W continuing along said South line a distance of 595.08 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 268.00 feet; thence N00°09'43"W 640.29 feet; thence N89°50'17"E 135.50 feet; thence S00°09'43"E 237.32 feet; thence S89°29'04"E 110.49 feet; thence S00°30'56"W 97.50 feet; thence S89°29'04"E 611.99 feet; thence S00°30'56"W 97.50 feet; thence S34°08'13"E 30.39 feet; thence S00°31'06"W 317.50 feet; thence N89°29'04"W 11.89 feet; thence S00°31'06"W 97.50 feet; thence S20°15'30"E 26.74 feet; thence S00°30'56"W 165.45 feet to the point of beginning; said parcel containing 13.15 acres more or less; said parcel subject to all easements and restrictions if any.

- 2. Article VII, Section 1 of the Master Deed is hereby amended to read as follows:

SECTION 1. ADDITIONAL UNITS. The Condominium Project is now in the fourth and fifth stages of what is an expandable Condominium under the Act and which may contain in its entirety a maximum of four hundred seventy (470) Units. Additional Units, if any, will be established upon all or some portion or portions of the following described land within the expandable area as labeled on Exhibit B:

EXPANDABLE AREA NO. 1

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the South line of the North ½ of the Southwest ¼ of said Section 36; thence N89°28'54"W along said South line of the North ½ of the Southwest ¼ of said Section a distance of 1326.31 feet; thence N89°29'19"W continuing along said South line a

distance of 776.00 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 268.00 feet; thence N00°09'43"W 1511.66 feet to the point of beginning of this description; thence S60°58'25"W 1096.64 feet; thence N00°40'09"W 1545.51 feet; thence N25°54'17"E 496.84 feet; thence N50°47'01"E 162.74 feet; thence S84°39'40"E 451.18 feet; thence N30°46'43"E 104.35 feet; thence S59°13'17"E 185.03 feet; thence S30°03'35"W 223.19 feet; thence N83°31'02"W 350.48 feet; thence S43°43'19"W 136.37 feet; thence S27°28'05"W 354.85 feet; thence S00°40'09"E 1003.90 feet; thence S39°48'52"E 184.61 feet; thence N60°58'25"E 696.60 feet; thence S88°55'39"E 199.41 feet; thence S60°58'25"W 283.88 feet to the point of beginning; said parcel containing 18.09 acres more or less; said parcel subject to all easements and restrictions if any.

3. Sheets 1, 2, 3C, 3D and 31 through 39 of Exhibit B to the Master Deed for the Condominium Project shall be deleted and the attached Exhibit B, entitled Replat No. 3 shall be substituted in their place.

4. All other terms of the Master Deed not expressly amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned had executed this Fifth Amendment to the Master Deed as of the day and year first written above.

Chandler Properties, L.L.C.,
a Michigan limited liability company

By: Chandler Farms, L.L.C.,
a Michigan limited liability company

Its: Member


By: T & D Developers, LLC, a Michigan
limited liability company

Its: Member

By: 
Darryl L. Kesler
Its: Member

STATE OF MICHIGAN)
COUNTY OF Clinton) ss.

Acknowledged before me in Clinton County, Michigan, on March 30, 2015, by Daryl L. Kesler, a member of T & D Developers, LLC, a Michigan limited liability company, as a member of Chandler Farms, L.L.C., a Michigan limited liability company, as a member of Chandler Properties, L.L.C., a Michigan limited liability company, for the company.



Kelly Smith, Notary Public
Clinton County, MI
My Commission Expires: 9-28-2019
Acting in Clinton County, MI

Drafted by and after recording return to:

Gail A. Anderson, Esq.
McClelland & Anderson, L.L.P.
1305 South Washington Ave, Suite 102
Lansing, Michigan 48910
(517) 482-4890

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FAX
LINDSEY KETCHUM
517-371-5001

CONSENT TO SUBMISSION OF REAL PROPERTY TO CONDOMINIUM PROJECT

WHEREAS, Kimberly Mary Reichard and Randi Sue Hull-Reichard hold fee simple title to a portion of the property being added to the Hawk Nest Condominium pursuant to the attached Fifth Amendment to Master Deed;

NOW THEREFORE, Kimberly Mary Reichard and Randi Sue Hull-Reichard hereby consent to the submission of their property to the Condominium Project and to the recordation of the Fifth Amendment to Master Deed.

IN WITNESS WHEREOF, this Consent to Submission of Real Property to Condominium Project was signed as of the 5th day of March 2015.

Kimberly Reichard
Kimberly Mary Reichard

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 5 day of March 2015 by Kimberly Mary Reichard.

LINDSEY KETCHUM
Notary Public, State of Michigan
County of Clinton
My Commission Expires Jun. 19, 2015
Acting in the County of Ingham

[Signature], Notary Public

County, MI
My Commission Expires: _____
Acting in _____ County, MI

Randi Sue Hull Reichard
Randi Sue Hull-Reichard

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 5 day of March
2015 by Randi Sue Hull-Reichard.

LINDSEY KETCHUM
Notary Public, State of Michigan
County of Clinton
My Commission Expires Jun. 19, 2015
Acting in the County of Ingham

[Signature]
_____, Notary Public
_____, County, MI
My Commission Expires: _____
Acting in _____ County, MI

REPLAT NO. 3
CLINTON COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 30

EXHIBIT "B" TO THE MASTER DEED OF

HAWK NEST CONDOMINIUM

LEGAL DESCRIPTION—ENTIRE PARCEL.

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest 1/4 of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the point beginning of this description; thence N89°28'54"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 36 a distance of 1326.31 feet; thence N25°54'17"E 496.84 feet; thence N50°47'01"E 162.74 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 288.00 feet; thence N30°48'43"E 104.35 feet; thence S89°13'17"E 185.03 feet; thence S60°58'25"W 1096.64 feet; thence N00°40'09"W 1545.51 feet; thence N25°54'17"E 496.84 feet; thence S27°28'05"W 354.85 feet; thence S00°40'09"E 1003.90 feet; thence S39°48'52"E 184.81 feet; thence S89°13'17"E 185.03 feet; thence S60°58'25"W 1096.64 feet; thence N00°40'09"W 1545.51 feet; thence S43°31'19"W 581.47'11"E 210.11 feet; thence S18°01'55"E 222.73 feet; thence S11°48'03"E 712.80 feet; thence S28°31'04"E 359.47 feet; thence S89°29'04"E 608.63 feet; thence N00°03'33"W 264.85 feet; thence N35°20'59"E 297.12 feet; thence N81°33'45"E 68.58 feet; thence N00°03'33"W 445.10 feet; thence N56°22'45"E 122.79 feet; thence S89°29'04"E 608.63 feet; thence S60°58'25"W 1096.64 feet; thence N00°06'38"W 432.00 feet; thence S89°53'22"W 135.48 feet; thence S00°06'38"E along said East line a distance of 1662.91 feet; thence N22°25'21"E 80.31 feet; thence N22°25'21"E 80.31 feet; thence N60°58'25"E 956.98 feet; thence S00°06'38"E along said East line a distance of 1319.39 feet to the point of beginning; said parcel containing 114.01 acres more or less; said parcel subject to all easements and restrictions if any.

PHASES 1, 2, AND 3 LEGAL DESCRIPTION

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest 1/4 of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the point beginning of this description; thence N89°28'54"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 36 a distance of 1326.31 feet; thence N25°54'17"E 496.84 feet; thence N50°47'01"E 162.74 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 288.00 feet; thence N30°48'43"E 104.35 feet; thence S89°13'17"E 185.03 feet; thence S60°58'25"W 1096.64 feet; thence N00°40'09"W 1545.51 feet; thence S43°31'19"W 581.47'11"E 210.11 feet; thence S18°01'55"E 222.73 feet; thence S11°48'03"E 712.80 feet; thence S28°31'04"E 359.47 feet; thence S89°29'04"E 608.63 feet; thence N00°03'33"W 264.85 feet; thence N35°20'59"E 297.12 feet; thence N81°33'45"E 68.58 feet; thence N00°03'33"W 445.10 feet; thence N56°22'45"E 122.79 feet; thence S89°29'04"E 608.63 feet; thence S60°58'25"W 1096.64 feet; thence N00°06'38"W 432.00 feet; thence S89°53'22"W 135.48 feet; thence S00°06'38"E along said East line a distance of 1662.91 feet; thence N22°25'21"E 80.31 feet; thence N22°25'21"E 80.31 feet; thence N60°58'25"E 956.98 feet; thence S00°06'38"E along said East line a distance of 1319.39 feet to the point of beginning; said parcel containing 114.01 acres more or less; said parcel subject to all easements and restrictions if any.

PHASE 4 LEGAL DESCRIPTION

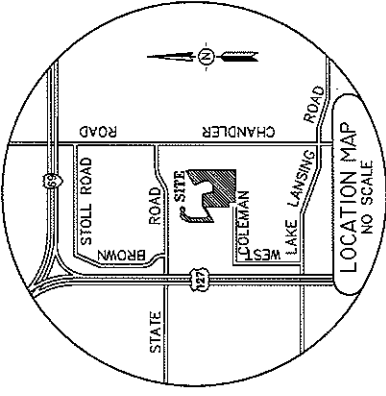
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PHASE 5 LEGAL DESCRIPTION

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest 1/4 of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the point beginning of this description; thence N89°28'54"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 36 a distance of 1326.31 feet; thence N25°54'17"E 496.84 feet; thence N50°47'01"E 162.74 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 288.00 feet; thence N30°48'43"E 104.35 feet; thence S89°13'17"E 185.03 feet; thence S60°58'25"W 1096.64 feet; thence N00°40'09"W 1545.51 feet; thence S43°31'19"W 581.47'11"E 210.11 feet; thence S18°01'55"E 222.73 feet; thence S11°48'03"E 712.80 feet; thence S28°31'04"E 359.47 feet; thence S89°29'04"E 608.63 feet; thence N00°03'33"W 264.85 feet; thence N35°20'59"E 297.12 feet; thence N81°33'45"E 68.58 feet; thence N00°03'33"W 445.10 feet; thence N56°22'45"E 122.79 feet; thence S89°29'04"E 608.63 feet; thence S60°58'25"W 1096.64 feet; thence N00°06'38"W 432.00 feet; thence S89°53'22"W 135.48 feet; thence S00°06'38"E along said East line a distance of 1662.91 feet; thence N22°25'21"E 80.31 feet; thence N22°25'21"E 80.31 feet; thence N60°58'25"E 956.98 feet; thence S00°06'38"E along said East line a distance of 1319.39 feet to the point of beginning; said parcel containing 114.01 acres more or less; said parcel subject to all easements and restrictions if any.

EXEMPTIBLE AREA NO. 1 LEGAL DESCRIPTION

A parcel of land in Section 36, T5N, R2W, City of East Lansing, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 36; thence N89°26'40"W along the South line of said Section 36 a distance of 1325.10 feet to the East line of the Northwest 1/4 of said Section 36; thence N00°06'33"W along said East line a distance of 1319.39 feet to the point beginning of this description; thence N89°28'54"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 36 a distance of 1326.31 feet; thence N25°54'17"E 496.84 feet; thence N50°47'01"E 162.74 feet; thence N00°09'43"W 421.00 feet; thence N89°29'19"W 288.00 feet; thence N30°48'43"E 104.35 feet; thence S89°13'17"E 185.03 feet; thence S60°58'25"W 1096.64 feet; thence N00°40'09"W 1545.51 feet; thence S43°31'19"W 581.47'11"E 210.11 feet; thence S18°01'55"E 222.73 feet; thence S11°48'03"E 712.80 feet; thence S28°31'04"E 359.47 feet; thence S89°29'04"E 608.63 feet; thence N00°03'33"W 264.85 feet; thence N35°20'59"E 297.12 feet; thence N81°33'45"E 68.58 feet; thence N00°03'33"W 445.10 feet; thence N56°22'45"E 122.79 feet; thence S89°29'04"E 608.63 feet; thence S60°58'25"W 1096.64 feet; thence N00°06'38"W 432.00 feet; thence S89°53'22"W 135.48 feet; thence S00°06'38"E along said East line a distance of 1662.91 feet; thence N22°25'21"E 80.31 feet; thence N22°25'21"E 80.31 feet; thence N60°58'25"E 956.98 feet; thence S00°06'38"E along said East line a distance of 1319.39 feet to the point of beginning; said parcel containing 15.09 acres more or less; said parcel subject to all easements and restrictions if any.



SURVEYOR

KEBS, Inc.
2116 Haslett Road
Haslett, MI 48840
(517) 339-1014

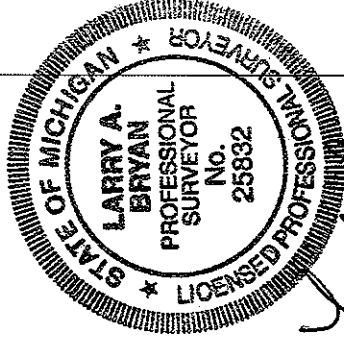
Developer

Chandler Properties, L.L.C.
14031 Webster Road
Bath, MI 48808
(517) 641-6303

NOTE:
The (*) shown in the sheet
index indicates amended sheets
or new sheets added.

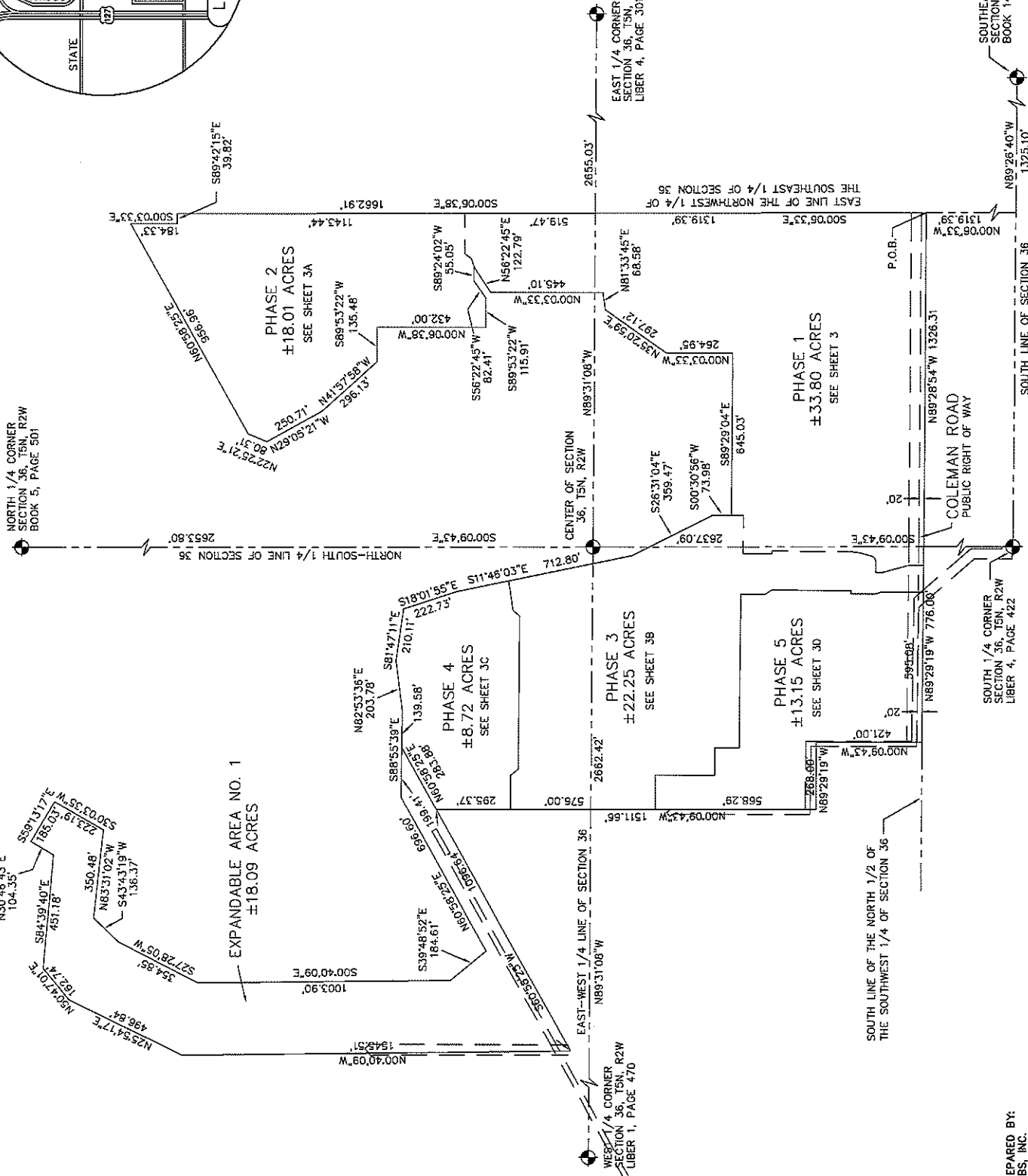
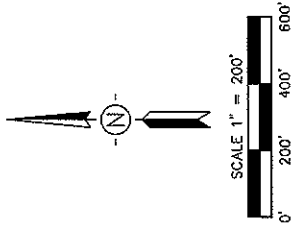
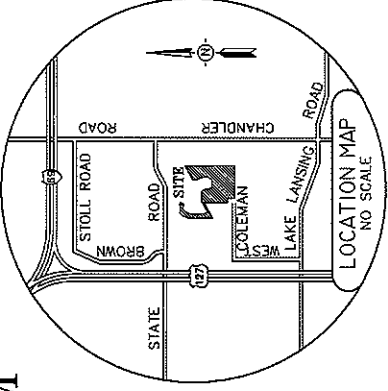
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- 3B. Survey Plan -- Phase 2
- *3C. Survey Plan -- Phase 3
- *3D. Survey Plan -- Phase 5
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- 5. Site Plan -- Phase 1
- 6. Site Plan -- Phase 1
- 7. Site Plan -- Phase 1
- 8. Site Plan -- Phase 1
- 9. Utility Plan -- Phase 1
- 10. Easement Plan -- Phase 1
- 11. Easement Plan -- Phase 1
- 12. Easement Plan -- Phase 1
- 13. Easement Plan -- Phase 1
- 14. Site Plan -- Phase 2
- 15. Site Plan -- Phase 2
- 16. Site Plan -- Phase 2
- 17. Utility Plan -- Phase 2
- 18. Easement Plan -- Phase 2
- 19. Easement Plan -- Phase 2
- 20. Easement Plan -- Phase 2
- 21. Easement Plan -- Phase 2
- 22. Site Plan -- Phase 3
- 23. Site Plan -- Phase 3
- 24. Site Plan -- Phase 3
- 25. Site Plan -- Phase 3
- 26. Utility Plan -- Phase 3
- 27. Easement Plan -- Phase 3
- 28. Easement Plan -- Phase 3
- 29. Easement Plan -- Phase 3
- 30. Easement Plan -- Phase 3
- *31. Site Plan -- Phase 4
- *32. Site Plan -- Phase 5
- *33. Site Plan -- Phase 5
- *34. Utility Plan -- Phase 4
- *35. Utility Plan -- Phase 5
- *36. Utility Plan -- Phase 5
- *37. Easement Plan -- Phase 4
- *38. Easement Plan -- Phase 5
- *39. Easement Plan -- Phase 5



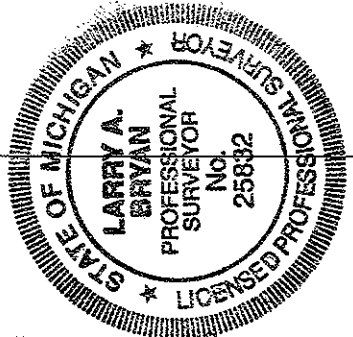
Larry A. Bryvan

HAWK NEST CONDOMINIUM



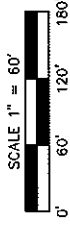
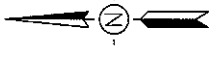
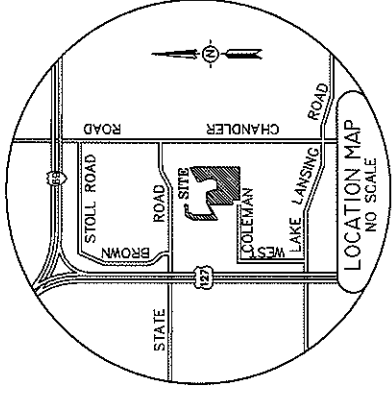
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 CURVE DIMENSIONS ARE ARC LENGTHS.
 ALL BEARINGS WERE DERIVED FROM SATELLITE
 OBSERVATIONS AND BASED UPON THE MICHIGAN
 HIGH ACCURACY REFERENCE NETWORK.

I, LARRY A. BRYAN, PROFESSIONAL SURVEYOR OF THE STATE
 OF MICHIGAN, HEREBY CERTIFY:
 THAT THE SUBDIVISION PLAN KNOWN AS CLINTON COUNTY
 CONDOMINIUM PLAN NO. 30, AS SHOWN ON THE
 ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE
 GROUND MADE UNDER MY DIRECTION.
 THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE
 LANDS AND PROPERTY HEREIN DESCRIBED.
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE
 BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES
 PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE
 PUBLIC ACTS OF 1978.
 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 PLAN AS REQUIRED BY THE RULES PROMULGATED
 UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS
 OF 1978



3-30-2015
 DATE: *Larry A. Bryan*
 LARRY A. BRYAN
 PROFESSIONAL SURVEYOR NO. 25832
 KEBS, INC.
 2116 HASLETT ROAD
 HASLETT, MICHIGAN 48840

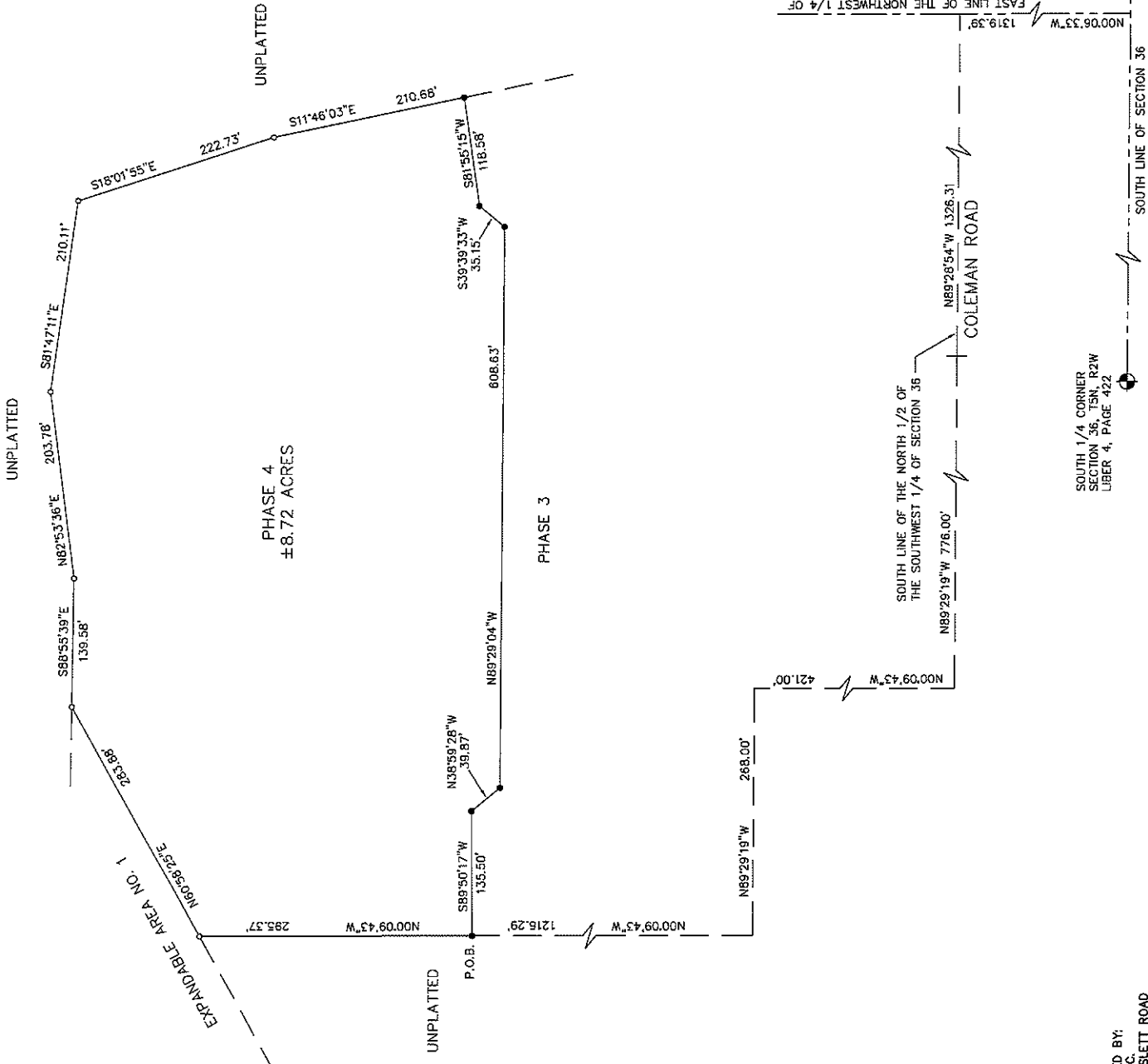
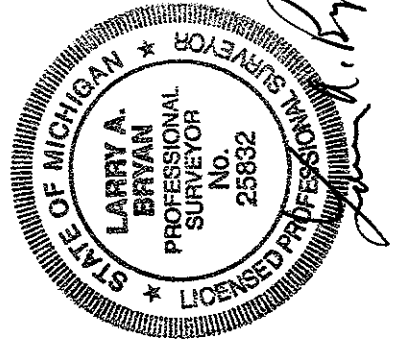
HAWK NEST CONDOMINIUM



LEGEND

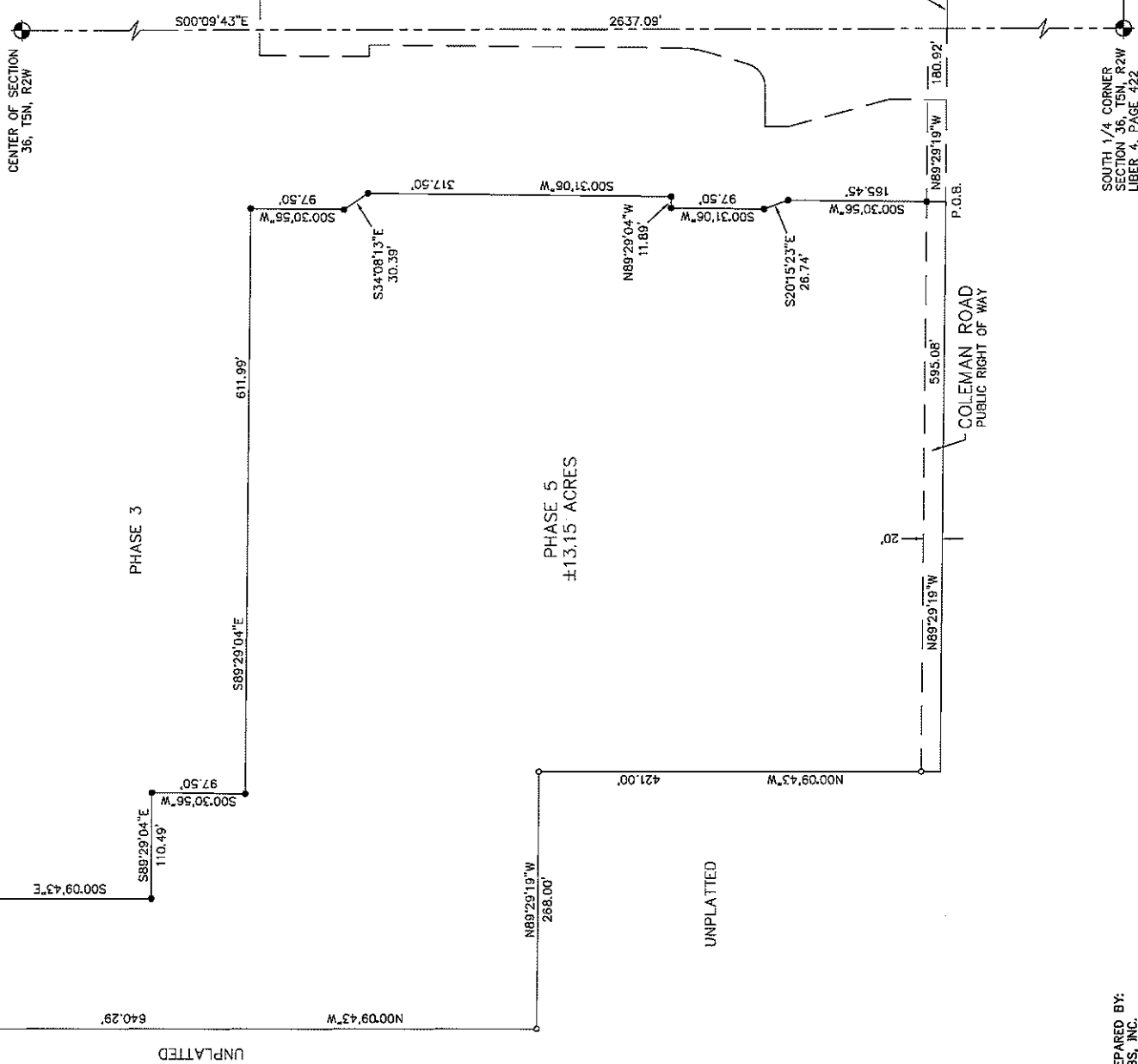
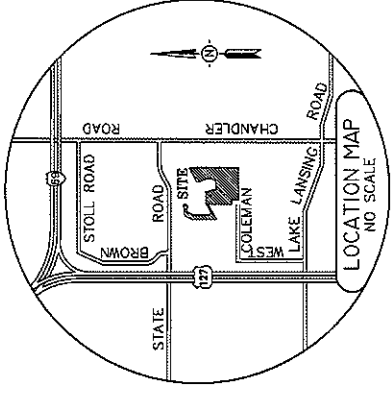
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 CURVE DIMENSIONS ARE ARC LENGTHS.
 STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE
 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "O".
 STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE,
 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "•".

B.M. #1 CHISELED "±" AT NORTHWEST CORNER OF LFT STATION
 AT THE SOUTHWEST INTERSECTION OF PROPOSED ANHINGA DRIVE
 AND SHEARWATER LANE. U.S.G.S. NAVD 83 DATUM ELEVATION = 839.41



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 KEES, INC.
 2116 HASLETT ROAD
 HASLETT, MICHIGAN 48840
 85596.CND

HAWK NEST CONDOMINIUM



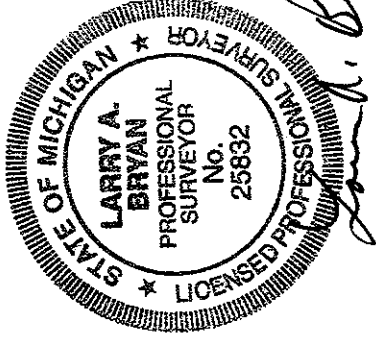
LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. CURVE DIMENSIONS ARE ARC LENGTHS.

STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "O".

STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "•".

B.M. #1 CHISLED "+", AT NORTHWEST CORNER OF LIFT STATION AT THE SOUTHWEST INTERSECTION OF PROPOSED ANHINGA DRIVE AND SHEARWATER LANE. U.S.G.S. NAVD 83 DATUM ELEVATION = 839.41



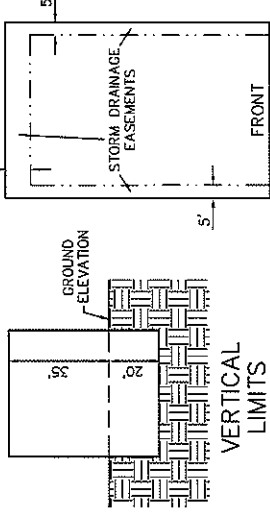
SOUTHEAST CORNER SECTION 36, T5N, R2W BOOK 14, PAGE 68

SOUTH 1/4 CORNER SECTION 36, T5N, R2W LIBER 4, PAGE 422

PREPARED BY:
KEBS, INC.
2116 HASLETT ROAD
HASLETT, MICHIGAN 48840
88596.CND

Proposed Date: March 30, 2015 SURVEY PLAN-PHASE 5 SHEET 3D OF 39

HAWK NEST CONDOMINIUM

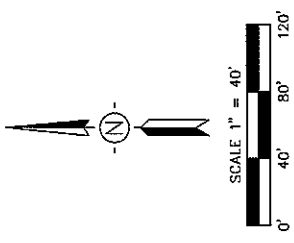
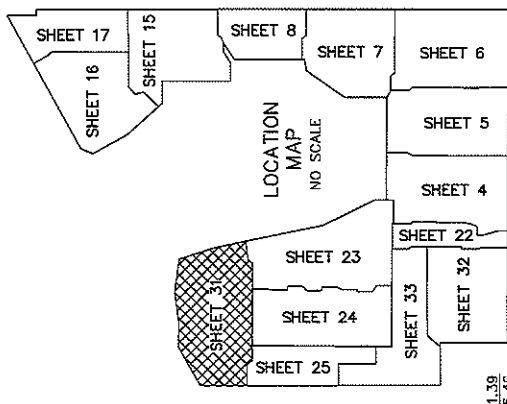


LEGEND
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 CURVE DIMENSIONS ARE ARC LENGTHS.
 UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832
 EASEMENT DETAIL SEE SHEET NO. 37
 EASEMENT FOR WATER SERVICE LEADS 10' BEYOND CURB STOPS
 STORM DRAINAGE EASEMENT

LIMITS OF OWNERSHIP
 GENERAL COMMON ELEMENT
 COORDINATE LOCATION
 NORTHING COORDINATE
 EASTING COORDINATE

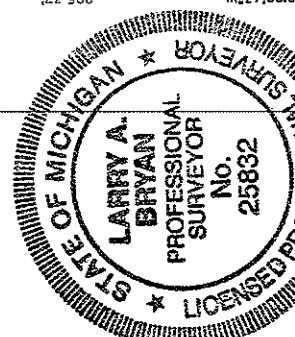
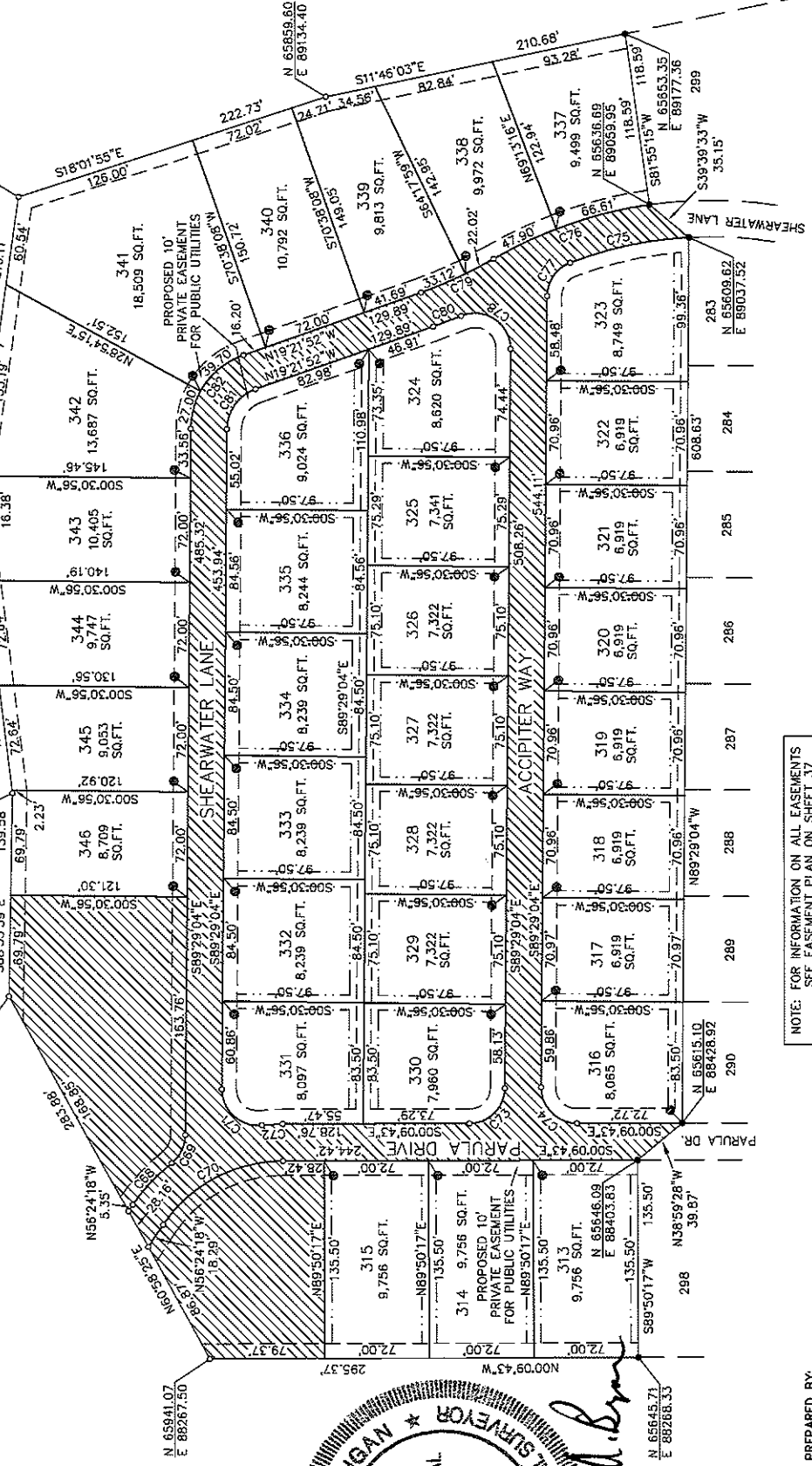
TYPICAL UNIT
 NO SCALE

NOTE: BUILDING SETBACKS MUST MEET CITY OF EAST LANSING REQUIREMENTS.



UNIT	NORTHING	EASTING	UNIT	NORTHING	EASTING
313	65718.09	88403.63	330	65736.86	88510.82
314	65790.09	88403.43	331	65931.85	88512.68
315	65862.08	88403.23	332	65931.09	88597.17
316	65615.10	88428.92	333	65930.33	88881.67
317	65711.84	88513.30	334	65929.57	88766.17
318	65711.20	88584.26	335	65928.81	88850.72
319	65710.56	88555.22	336	65830.32	88960.82
320	65709.92	88726.17	337	65701.05	89043.40
321	65709.29	88797.13	338	65763.78	89012.84
322	65708.85	88986.09	339	65833.68	88986.13
323	65708.01	88939.04	340	65901.61	88962.26
324	65830.32	88986.82	341	65946.53	88931.82
325	65733.48	88986.59	342	65953.62	88872.40
326	65734.16	88811.31	343	65954.27	88800.40
327	65734.83	88736.21	344	65954.91	88728.41
328	65735.51	88561.11	345	65955.56	88656.41
329	65736.16	88586.02	346	65956.21	88584.41

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C68	36.75	124.50	1817.41	36.58	N47°15'28"W
C69	21.97	24.50	51°22'27"	21.24	S63°47'50"E
C70	97.67	99.50	56°14'35"	93.80	N281°7'01"W
C71	41.62	24.50	97°19'48"	36.79	S41°51'02"W
C72	14.46	124.50	6°39'09"	14.45	N03°29'18"W
C73	38.19	24.50	89°19'21"	34.44	S44°49'24"E
C74	36.77	24.50	90°40'39"	34.85	S45°10'35"W
C75	84.14	275.50	17°29'52"	83.81	N11°54'15"W
C76	114.51	300.50	21°50'01"	113.82	N18°59'46"W
C77	29.43	24.50	68°49'48"	27.69	N55°04'10"W
C78	48.54	24.50	113°30'45"	40.98	N33°45'34"E
C79	55.14	289.50	10°32'54"	55.08	S24°38'19"E
C80	20.57	324.50	3°37'56"	20.57	S21°50'50"E
C81	36.10	29.50	70°07'12"	33.89	N54°25'28"W
C82	66.70	54.50	70°07'12"	62.61	N54°25'28"W

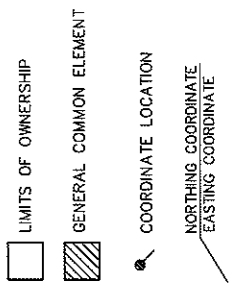
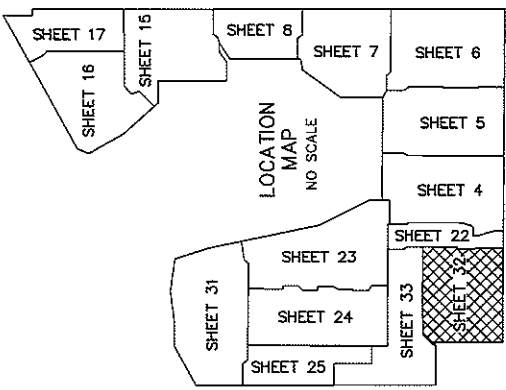
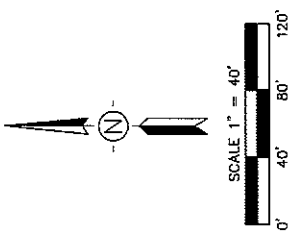


NOTE: FOR INFORMATION ON ALL EASEMENTS SEE EASEMENT PLAN ON SHEET 37

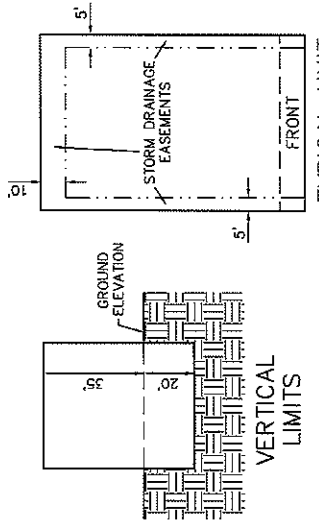
PREPARED BY:
 KEES, INC.
 2116 HASLETT ROAD
 HASLETT, MICHIGAN 48840
 88596.CND

Proposed Date: March 30, 2015
 SITE PLAN—PHASE 4
 SHEET 31 OF 39

HAWK NEST CONDOMINIUM



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
CURVE DIMENSIONS ARE ARC LENGTHS.
UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832
EASEMENT DETAIL SEE SHEET NO. 38
EASEMENT FOR WATER SERVICE LEADS 10' BEYOND CURB STOPS
STORM DRAINAGE EASEMENT

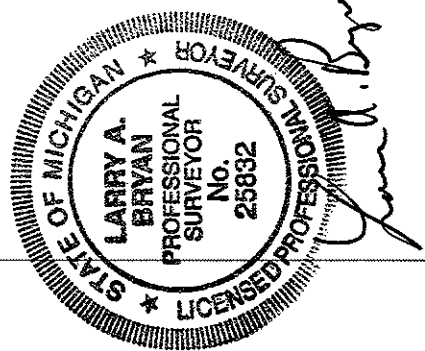
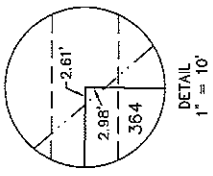


NOTE: BUILDING SETBACKS MUST MEET CITY OF EAST LANSING REQUIREMENTS.



UNIT	NORTHING	EASTING	UNIT	NORTHING	EASTING
353	64434.06	88675.25	365	64192.49	88980.25
354	64362.06	88675.45	366	64191.87	89069.25
355	64290.06	88675.65	367	64288.27	89069.93
356	64218.06	88675.86	368	64289.92	88988.48
357	64146.06	88676.06	369	64290.56	88927.04
358	64064.74	88685.65	370	64292.60	88700.65
359	64064.51	88710.95	371	64414.36	88782.64
360	64063.86	88783.84	372	64413.72	88854.54
361	64063.23	88854.34	373	64413.07	88926.43
362	64062.60	88924.84	374	64412.42	88998.33
363	64292.60	88700.65	375	64411.78	89070.23
364	64194.35	88783.26			

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C83	49.91'	162.50'	17.35°46'	49.71'	N02°11'39"W
C84	44.90'	137.50'	18.42°34'	44.70'	N01°38'15"W
C85	30.72'	162.50'	10°49'49"	30.67'	S05°34'38"E
C86	25.99'	137.50'	10°48'49"	25.95'	S05°34'38"E
C87	38.77'	24.50'	90°40'39"	34.85'	S45°10'36"W
C88	38.77'	24.50'	89°19'21"	34.44'	S44°49'24"E
C89	38.19'	24.50'	90°40'39"	34.85'	S45°10'36"W
C90	38.19'	24.50'	89°19'21"	34.44'	S44°49'24"E



NOTE: FOR INFORMATION ON ALL EASEMENTS SEE EASEMENT PLAN ON SHEET 38

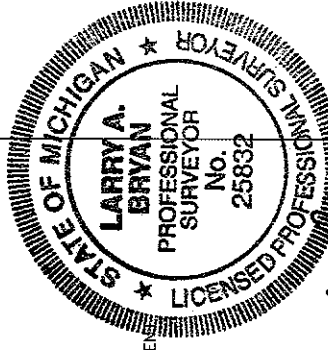
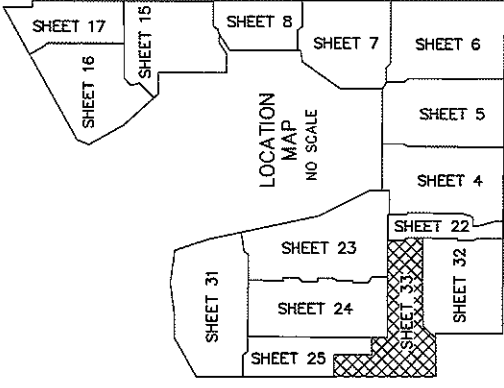
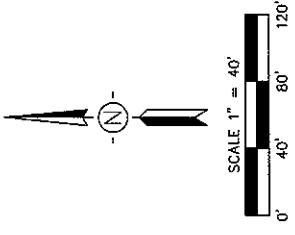
PREPARED BY:
KEBS, INC.
2118 HASLETT ROAD
HASLETT, MICHIGAN 48840
88596.CND

HAWK NEST CONDOMINIUM

LEGEND
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 CURVE DIMENSIONS ARE ARC LENGTHS.
 UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832
 EASEMENT DETAIL SEE SHEET NO. 39
 --- STORM DRAINAGE EASEMENT

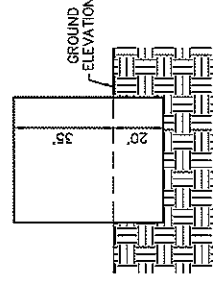
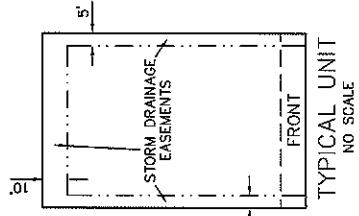
UNIT	NORTHING	EASTING	UNIT	NORTHING	EASTING
312	64998.09	88405.67	379	64606.71	88856.30
347	64782.09	88406.28	380	64609.36	88784.40
348	64710.09	88406.48	381	64512.61	88700.02
349	64647.20	88410.24	382	64636.09	88591.35
350	64614.15	88446.90	383	64635.41	88667.85
351	64811.80	88512.24	384	64634.72	88744.35
352	64611.16	88584.24	385	64634.03	88820.85
376	64606.77	89071.99	386	64633.34	88897.34
377	64607.41	89000.09	387	64632.65	88973.84
378	64608.06	88928.20	388	64631.96	89050.34

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C91	38.77	24.50	90°40'39"	S43°10'36"W
C92	38.19	24.50	89°19'21"	N44°19'24"W
C93	84.98	54.50	89°19'21"	S44°19'24"E
C94	45.99	29.50	89°19'21"	S44°19'24"E
C95	38.77	24.50	90°40'39"	S45°10'36"W

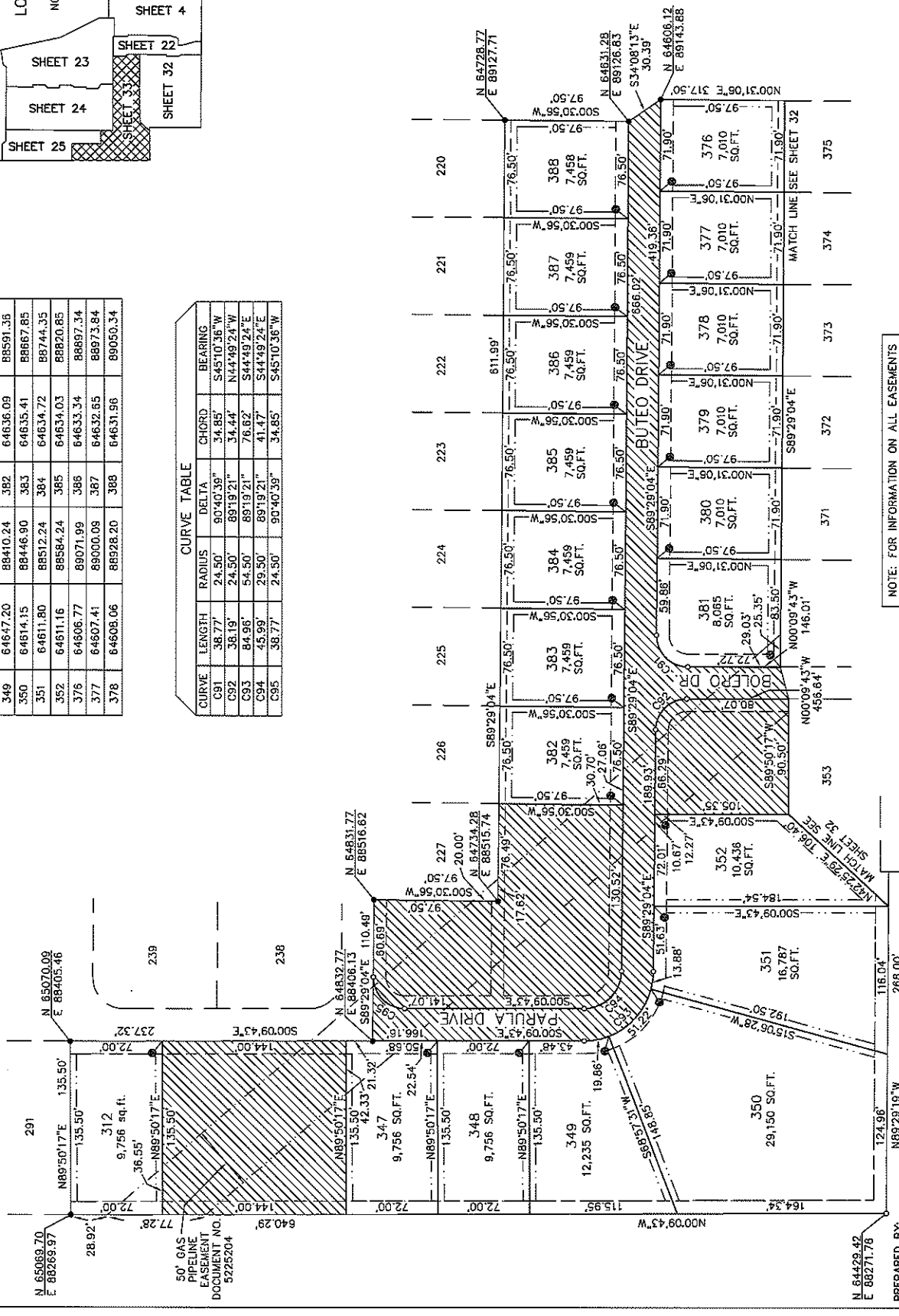


Larry A. Bryan
 LARRY A. BRYAN
 PROFESSIONAL SURVEYOR
 No. 25832

- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENTS
- COORDINATE LOCATION
- NORTHING COORDINATE
- EASTING COORDINATE



NOTE: BUILDING SETBACKS MUST MEET CITY OF EAST LANSING REQUIREMENTS.



NOTE: FOR INFORMATION ON ALL EASEMENTS SEE EASEMENT PLAN ON SHEET 39

PREPARED BY:
 KEBS, INC.
 2116 HASLETT ROAD
 HASLETT, MICHIGAN 48840
 88596.CND

Proposed Date: March 30, 2015
 SITE PLAN—PHASE 5
 SHEET 33 OF 39

HAWK NEST CONDOMINIUM

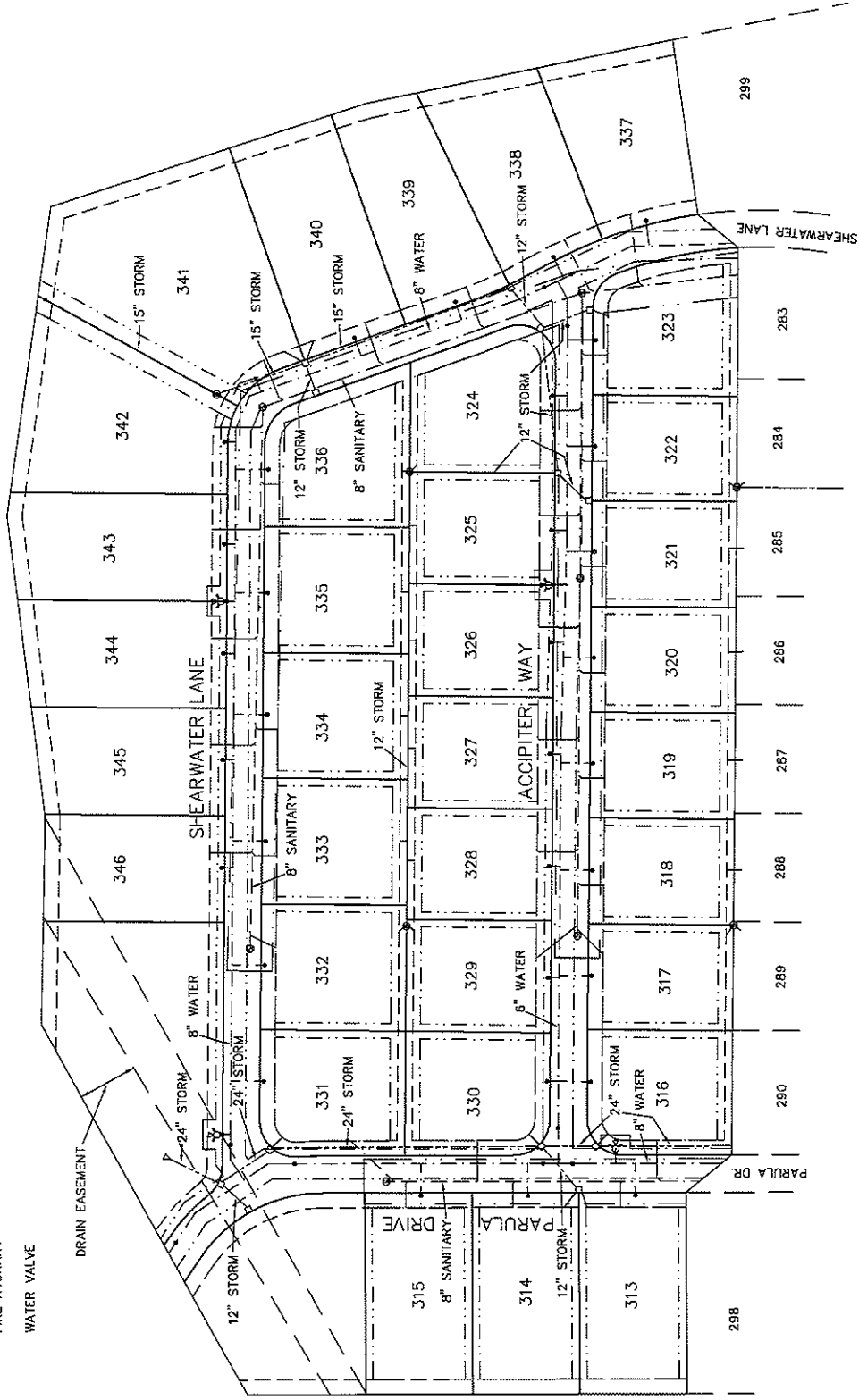
LEGEND

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER

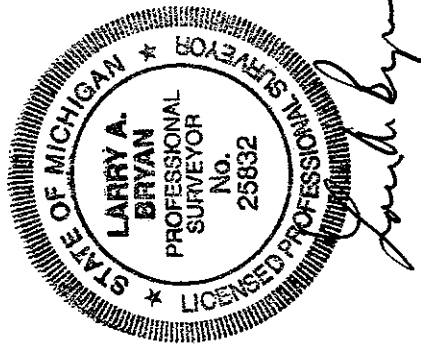
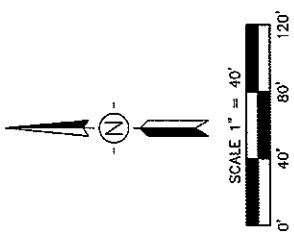
- ⊙ MANHOLE
- CATCHBASIN
- ◁ END SECTION
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE

ELECTRIC	BOARD OF WATER AND LIGHT	AS BUILT
WATER	CITY OF EAST LANSING	AS BUILT
SANITARY	CITY OF EAST LANSING	AS BUILT
GAS	CONSUMERS ENERGY COMPANY	MUST BE BUILT
STORM	CLINTON COUNTY/ CITY OF EAST LANSING	AS BUILT
TELEPHONE	S.B.C.	MUST BE BUILT

NOTE: WATER LEADS AS SHOWN ARE PROPOSED (MUST BE BUILT)



NOTE: FOR INFORMATION ON ALL EASEMENTS SEE EASEMENT PLAN ON SHEET 37



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KEES, INC.
2116 HASLETT ROAD
HASLETT, MICHIGAN 48840
88596.CND

UTILITY PLAN--PHASE 4
Proposed Date: March 30, 2015 SHEET 34 OF 39

HAWK NEST CONDOMINIUM

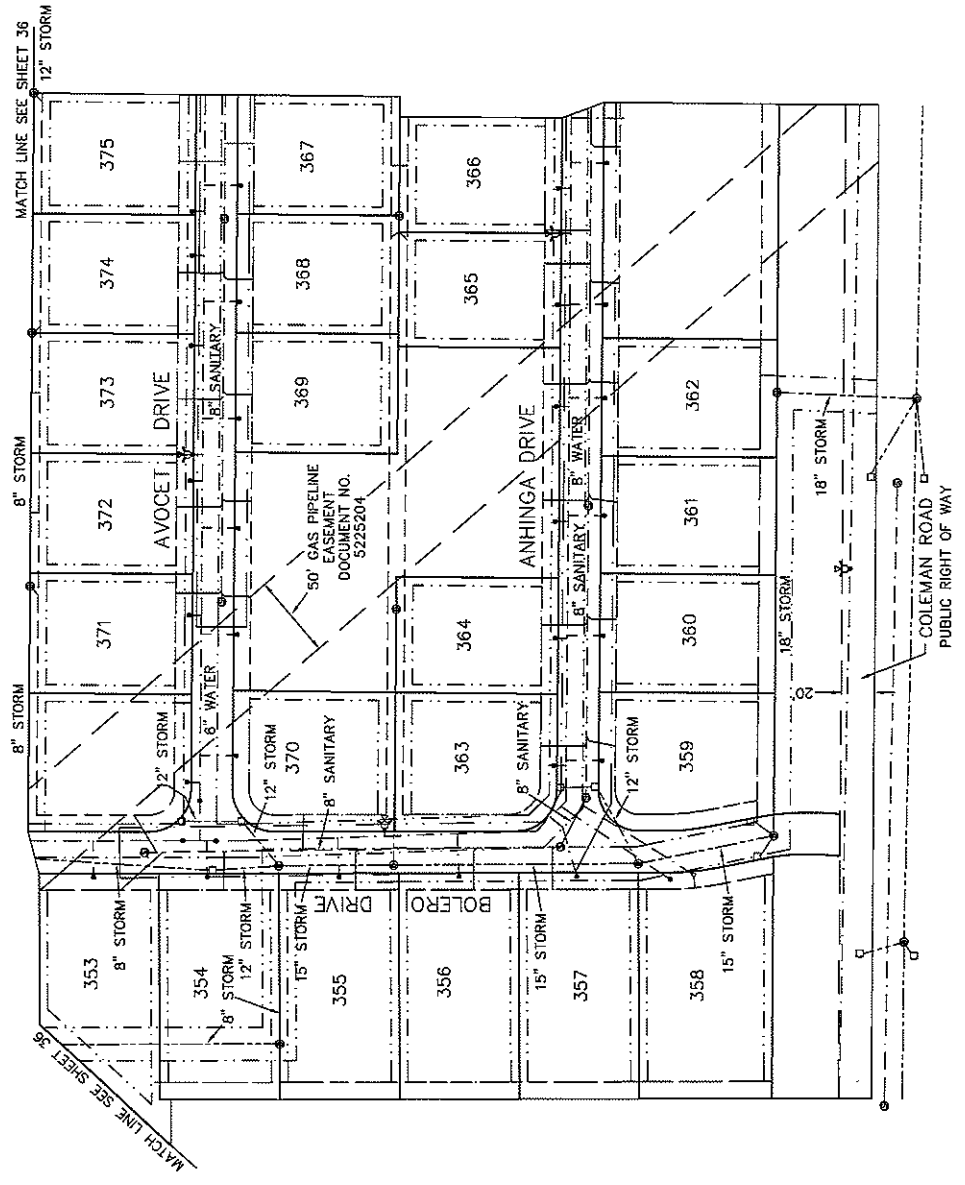
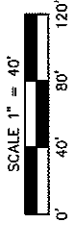
LEGEND

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER

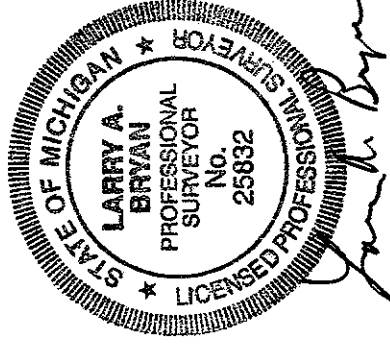
- ⊙ MANHOLE
- CATCHBASIN
- ◁ END SECTION
- ⚡ FIRE HYDRANT
- ⊙ WATER VALVE

ELECTRIC	BOARD OF WATER AND LIGHT	AS BUILT
WATER	CITY OF EAST LANSING	AS BUILT
SANITARY	CITY OF EAST LANSING	AS BUILT
GAS	CONSUMERS ENERGY COMPANY	MUST BE BUILT
STORM	CLINTON COUNTY / CITY OF EAST LANSING	AS BUILT
TELEPHONE	S.B.C.	MUST BE BUILT

NOTE: WATER LEADS AS SHOWN ARE PROPOSED (MUST BE BUILT)



NOTE: FOR INFORMATION ON ALL EASEMENTS SEE EASEMENT PLAN ON SHEET 38



PREPARED BY:
KEBS, INC.
2115 HASLETT ROAD
HASLETT, MICHIGAN 48840
865966.CND

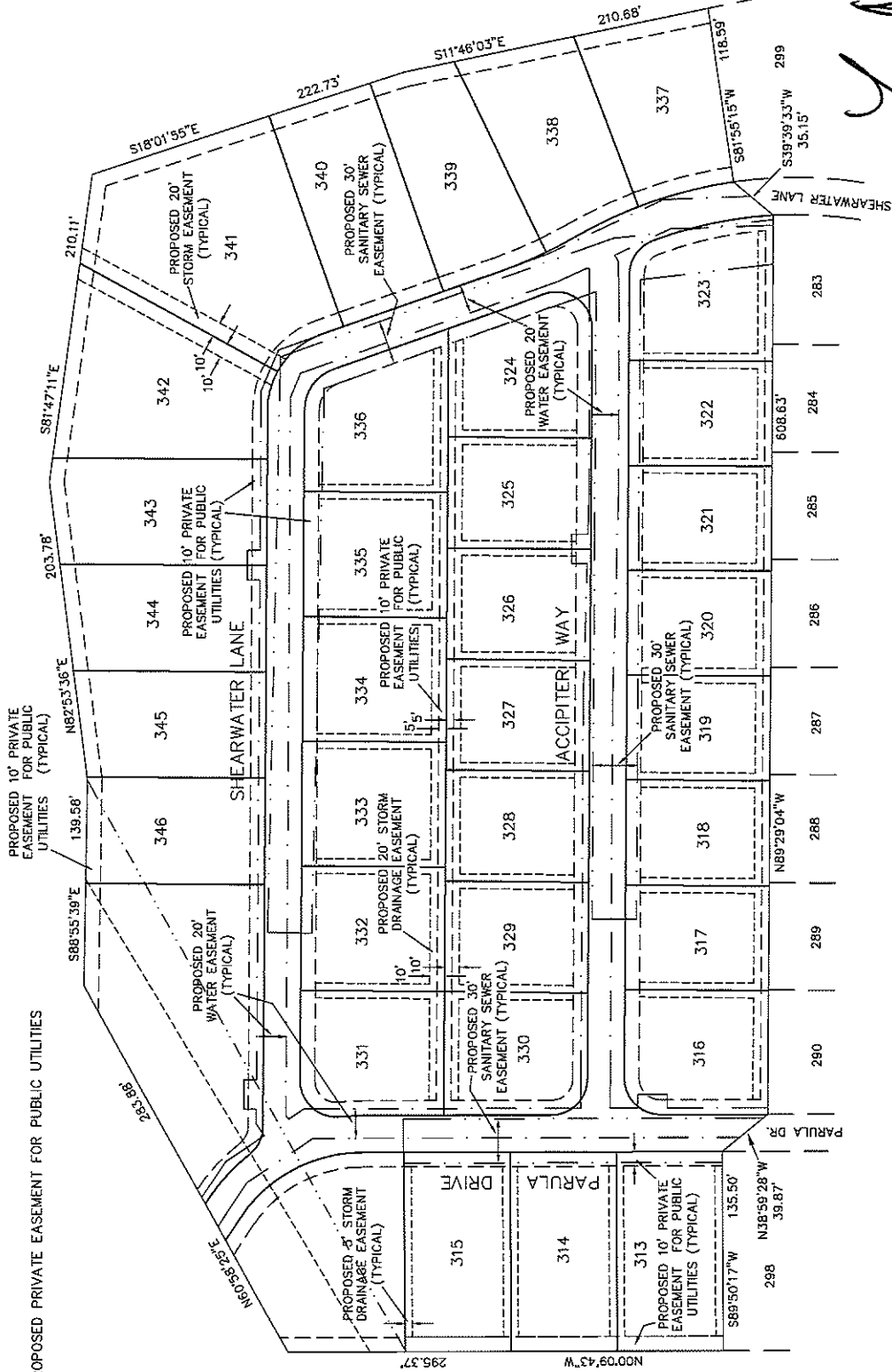
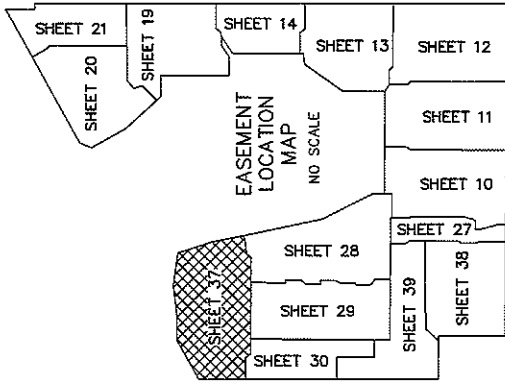
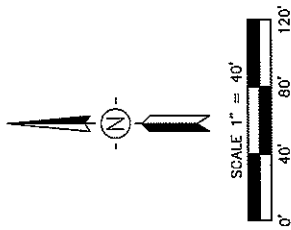
HAWK NEST CONDOMINIUM

LEGEND

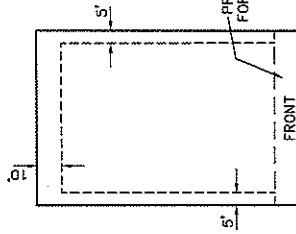
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 CURVE DIMENSIONS ARE ARC LENGTHS.
 UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18"
 IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP
 MARKED "KEBS" 25832, 31588.

EASEMENT FOR WATER SERVICE LEADS 10' BEYOND CURB STOPS

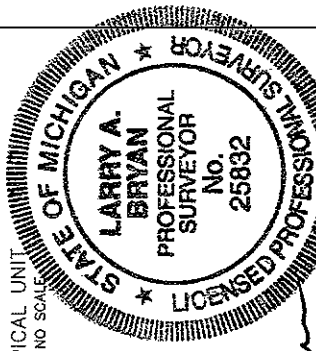
- PROPOSED STORM EASEMENT
- 20' PROPOSED WATER MAIN EASEMENT
- 30' PROPOSED SEWER MAIN EASEMENT
- PROPOSED PRIVATE EASEMENT FOR PUBLIC UTILITIES



DRAINAGE EASEMENT
DETAIL



TYPICAL UNIT
NO SCALE



Larry A. Bryan

PREPARED BY:
 KEBS, INC.
 2118 HASLETT ROAD
 HASLETT, MICHIGAN 48840
 88595.CND

EASEMENT PLAN—PHASE 4
 SHEET 37 OF 39

Proposed Date: March 30, 2015

HAWK NEST CONDOMINIUM

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
CURVE DIMENSIONS ARE ARC LENGTHS.

UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832, 31588.

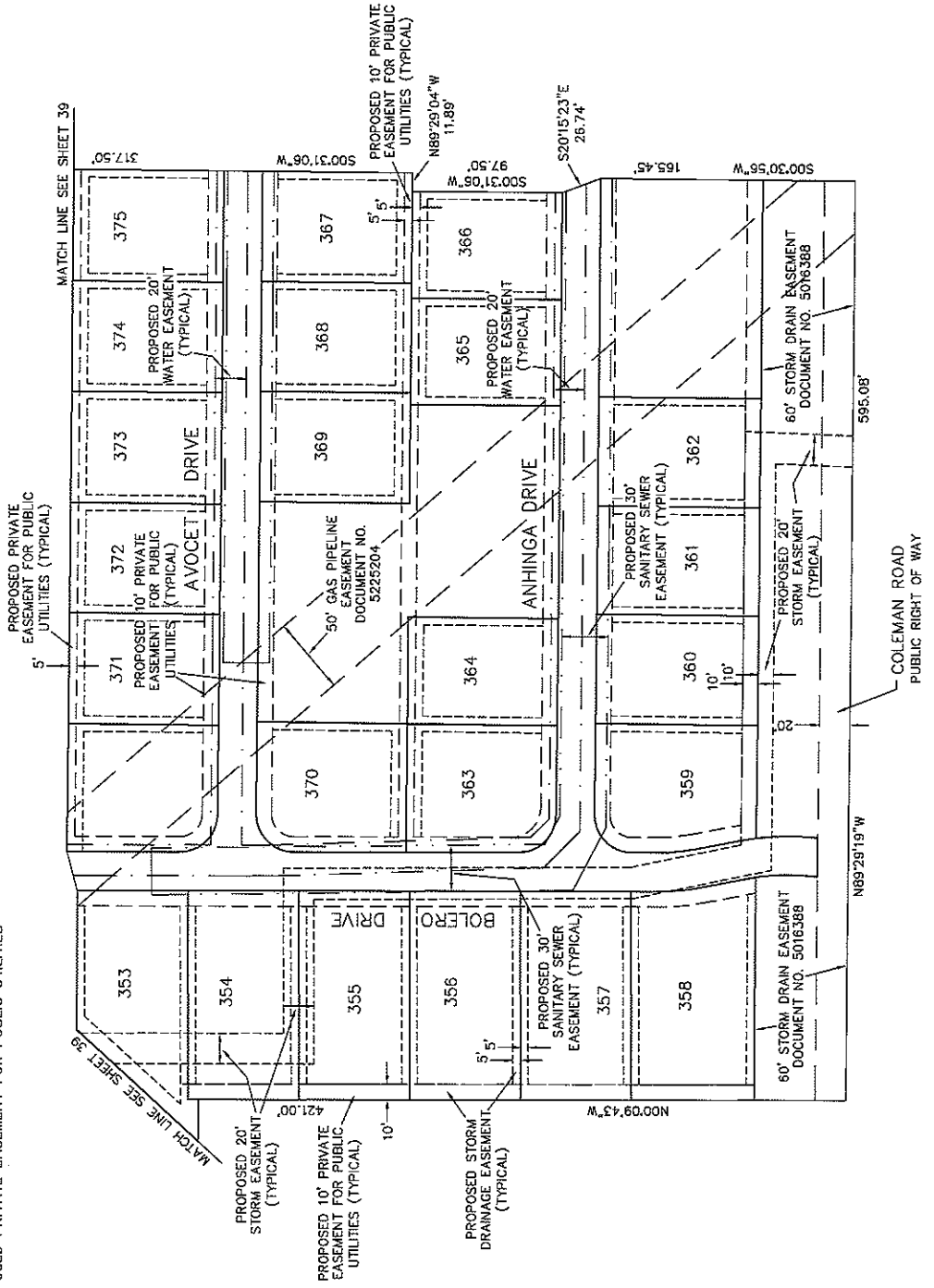
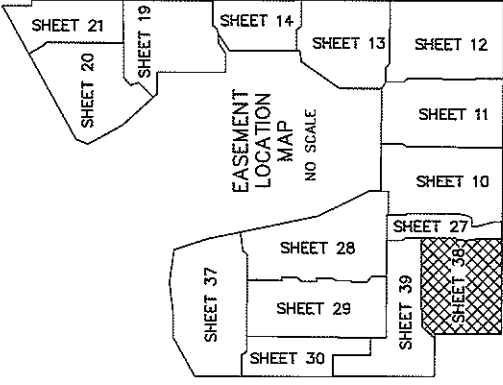
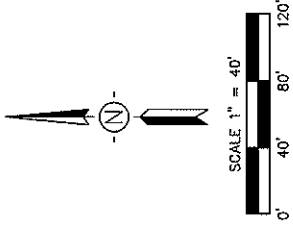
EASEMENT FOR WATER SERVICE LEADS 10' BEYOND CURB STOPS

--- PROPOSED STORM EASEMENT

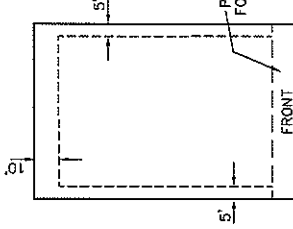
--- 20' PROPOSED WATER MAIN EASEMENT

--- 30' PROPOSED SEWER MAIN EASEMENT

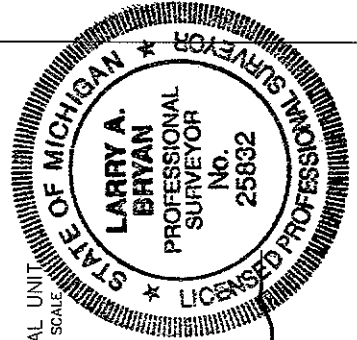
--- PROPOSED PRIVATE EASEMENT FOR PUBLIC UTILITIES



DRAINAGE EASEMENT
DETAIL



TYPICAL UNIT
NO SCALE



Larry A. Bryan

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KEBS, INC.
2116 HASLETT ROAD
HASLETT, MICHIGAN 48840
86596.CND

EASEMENT PLAN—PHASE 5
Proposed Date: March 30, 2015 SHEET 38 OF 39

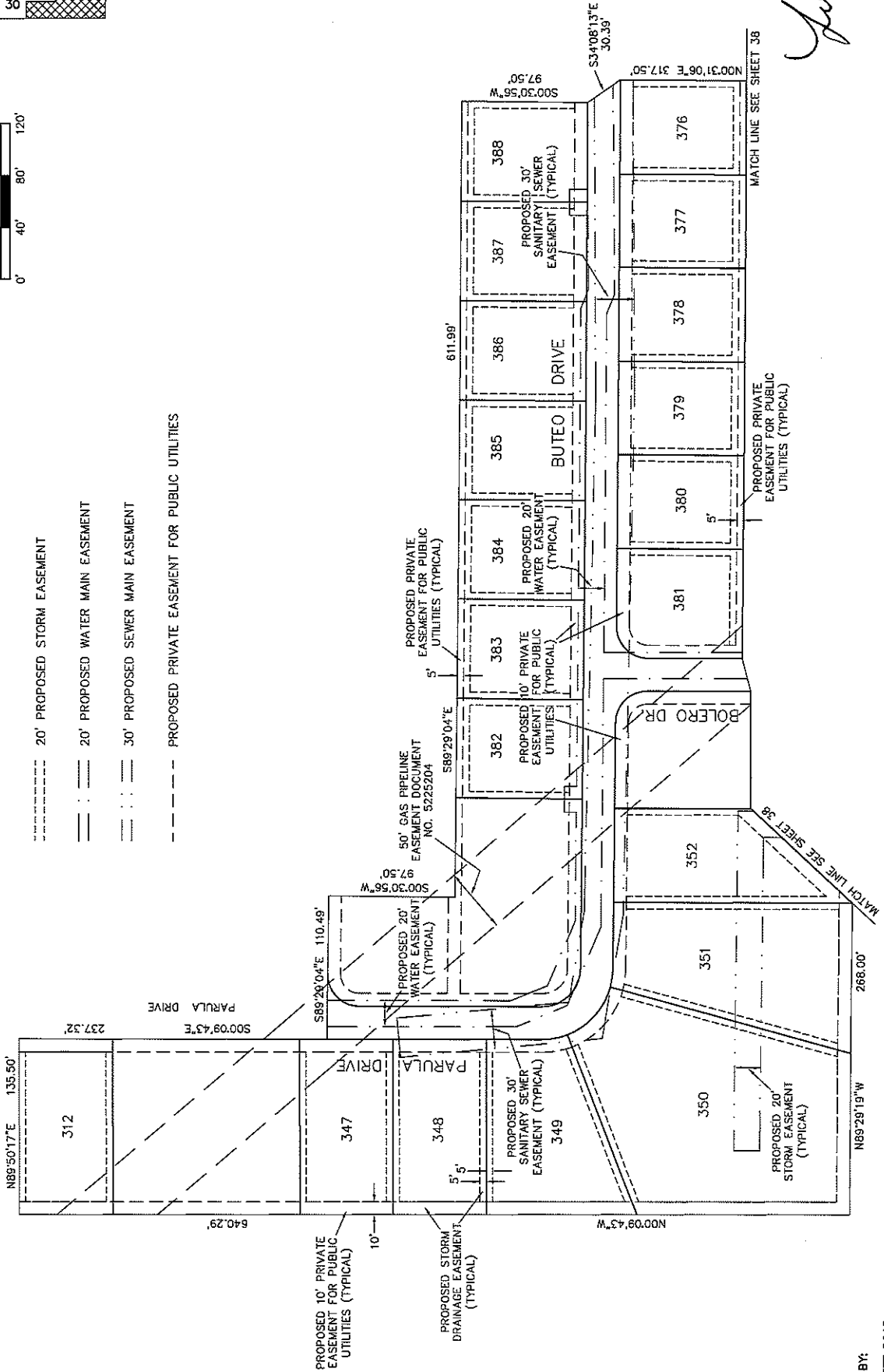
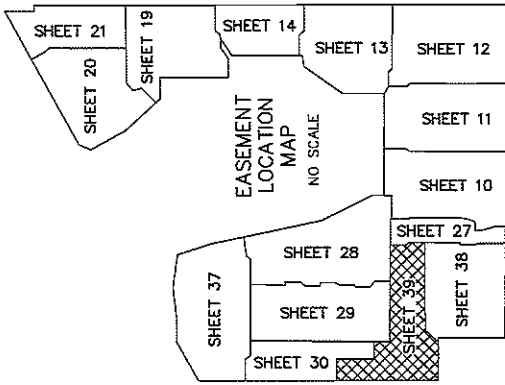
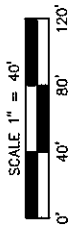
HAWK NEST CONDOMINIUM

LEGEND

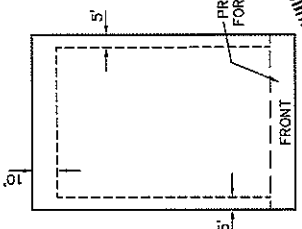
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 CURVE DIMENSIONS ARE ARC LENGTHS.
 UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 16" IN LENGTH, BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832, 31588.

EASEMENT FOR WATER SERVICE LEADS 10' BEYOND CURB STOPS

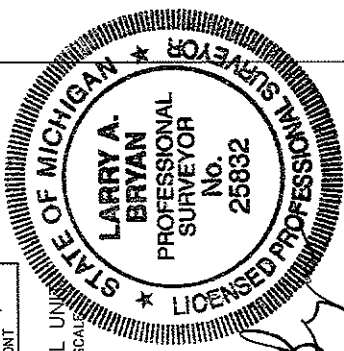
- 20' PROPOSED STORM EASEMENT
- 20' PROPOSED WATER MAIN EASEMENT
- 30' PROPOSED SEWER MAIN EASEMENT
- PROPOSED PRIVATE EASEMENT FOR PUBLIC UTILITIES



DRAINAGE EASEMENT DETAIL



TYPICAL UNIT NO SCALE



Larry A. Bryan

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 88596.CND

EASEMENT PLAN—PHASE 5
 Proposed Date: March 30, 2015 SHEET 39 OF 39