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2006R-027398

RECORDED ON

11/13/2006 08:57:43AM

SALLY REYNOLDS

REGISTER OF DEEDS

LIVINGSTON COUNTY, MI 48843

RECORDING: 70.00

REMO: 4.00

PAGES: 21

FIRST AMENDMENT TO MASTER DEED OF

FOX RIDGE II OF HARTLAND

(A Residential Condominium)

LIVINGSTON COUNTY CONDOMINIUM

SUBDIVISION PLAN NO. 332

On this 22nd day of September, 2006, Fox Ridge Homes, L.L.C., a Michigan limited liability company, whose address is 41050 Vincenti Court, Novi, Michigan 48375, the Developer of Fox Ridge II of Hartland, a Condominium Project established in the Township of Hartland, Livingston County, Michigan pursuant to the Master Deed thereof, recorded on February 22, 2005 in Liber 4721, Pages 247 through 337, both inclusive, Livingston County Records, and known as "Fox Ridge II of Hartland," Livingston County Condominium Subdivision Plan No. 332 (the "**Original Master Deed**"), hereby amends the Original Master Deed, pursuant to the authority reserved in Article VIII, Section (c), for the purposes of (i) modifying the dimensions of one of the buildings in the Condominium, (ii) revising the basement dimensions in several of the buildings in the Condominium, (iii) modifying the dimensions of certain sidewalks in the Condominium and (iv) clarifying the restrictions imposed in the By-Laws regarding the display of signs within the Condominium. Upon the recording of this First Amendment to Master Deed (the "**First Amendment**") in the office of the Livingston County Register of Deeds, the Original Master Deed (including the Condominium By-Laws and the Condominium Subdivision Plan which are attached to the Original Master Deed as Exhibits "A" and "B", respectively), will be amended, as follows:

1. Sheets 1, 2, 7, 9, 10, 11, 12, and Sheets 14 through 24, both inclusive, of Replat No. 1 of the Condominium Subdivision Plan of "Fox Ridge II of Hartland", as attached hereto, entirely replace and supercede previously recorded Sheets 1, 2, 7, 9, 10, 11, 12 and Sheets 14 through 24, both inclusive, of the Condominium Subdivision Plan of "Fox Ridge II of Hartland" recorded as Exhibit B to the Original Master Deed. (Building 7 and the dimensions of Units 37 through 40 contained therein are correctly shown on Sheets 2, 7, 12, 17, 18, 19, 20 and 21. Basement dimensions in the six buildings with 6 Units each are correctly shown on Sheet 22. Sidewalk dimensions are correctly shown on Sheets 9, 10, 11, 12, 14, 15, 16 and 17).

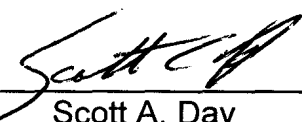
2. Article VI, Section 6 of the By-Laws attached to and recorded as Exhibit AA@ to the Original Master Deed is hereby revised to read as follows:

Section 6. No commercial signs of any kind, including "for sale" signs, shall be placed or maintained within or upon any Unit except with the written permission of the Board of Directors or except as may be required by legal proceedings. (Nothing in this provision shall limit the rights of the Developer to install or maintain signs in furtherance of the Developer's development and sales activities as described in Section 15 of this Article VI). If such permission is granted, the Board of Directors shall have the right to restrict the size, color and content of such signs. The authority reserved to the Board of Directors to issue and enforce rules in Section 2(b) of this Article VI shall include the right to establish rules regarding the posting of "For Sale" signs. The Developer shall determine the design, shape and location of mailboxes during the Development and Sales Period. After the Development and Sales Period, any change in the design, shape or location of mailboxes shall require the prior approval of the Association through its Board of Directors.

3. Except as set forth in this First Amendment, the Original Master Deed (including the Condominium By-Laws and Condominium Subdivision Plan attached thereto), is hereby ratified and confirmed.

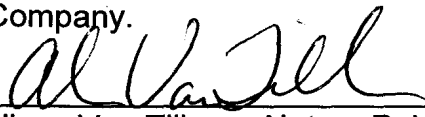
Dated: September 22, 2006

Fox Ridge Homes, L.L.C.
a Michigan limited liability company

By: 
Scott A. Day
Its: Manager

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 22 day of September, 2006, the foregoing First Amendment to Master Deed was acknowledged before me by Scott A. Day, Manager of Fox Ridge Homes, L.L.C., a Michigan limited liability, on behalf of the Company.


Alison Van Tilburg, Notary Public
Oakland County, Michigan
My Commission Expires: May 13, 2010
Acting in Oakland County

Drafted by and when Recorded Return to:

George W. Day, Esq.

Scott I. Mirkes, Esq.

Jackier Gould, P.C.

Suite 200, 121 West Long Lake Road

Bloomfield Hills, MI 48304-2719

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Replat No. 1 Of Exhibit "B" To The Master Deed Of

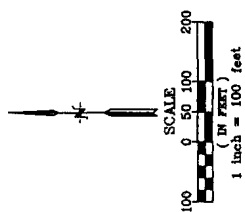
Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
 Town 3 North, Range 6 East
 Hartland Township, Livingston County, Michigan

Survey - Composite Plan

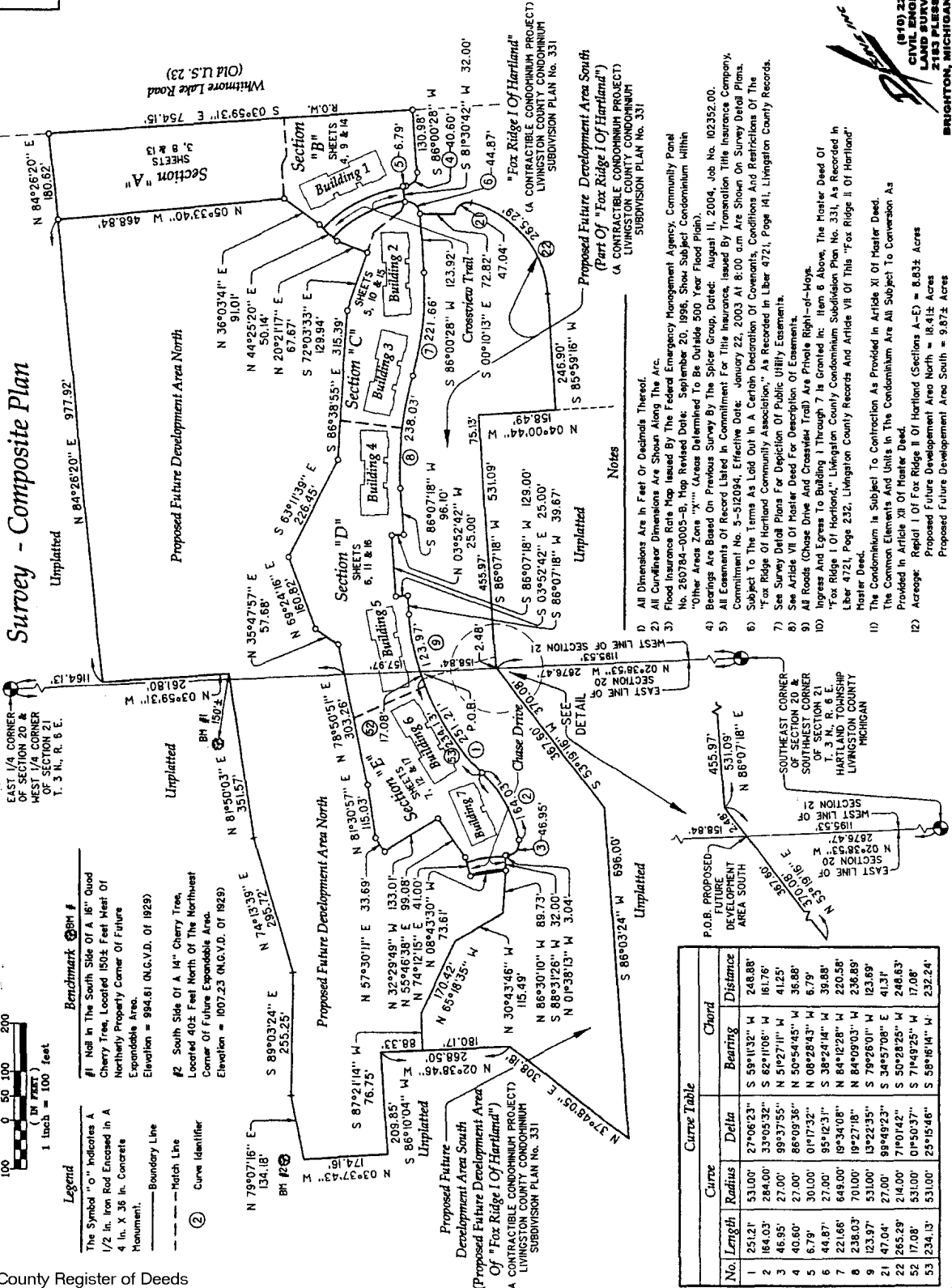
Surveyor / Engineer
 DESINE INC.
 2183 PLESS DRIVE
 BRIGHTON, MI 48114

Developer
 FOX BRIDGE HOMES, L.L.C.
 41050 VINCENTI COURT
 NOVI, MI 48375

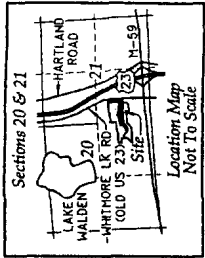


- Legend**
- The Symbol "o" Indicates A
 - 1/2 In. Iron Rod Encased In A 4 In. X 36 In. Concrete Monument.
 - Boundary Line
 - Match Line
 - ② Curve Identifier

- Benchmark BM #**
- #1 Nail In The South Side Of A 16" Quond Cherry Tree, Located 150± Feet West Of Northerly Property Corner Of Future Expandable Area.
Elevation = 984.81 (N.C.V.D. OF 1929)
 - #2 South Side Of A 14" Cherry Tree, Located 40± Feet North Of The Northeast Corner Of Future Expandable Area.
Elevation = 1007.23 (N.C.V.D. OF 1929)



No.	Length	Radius	Chord	Bearing	Delta	Distance
1	251.21	531.00	27°08'23"	S 59°11'32" W	248.88	
2	184.03	284.00	33°05'32"	S 62°11'08" W	161.76	
3	46.95	27.00	99°37'55"	N 51°27'11" W	41.25	
4	40.60	27.00	86°09'36"	N 50°54'45" W	36.88	
5	6.79	30.00	01°17'32"	N 08°28'43" W	6.79	
6	44.87	27.00	95°12'31"	S 38°24'14" W	38.88	
7	221.66	649.00	19°34'08"	N 84°12'28" W	220.58	
8	238.03	701.00	19°27'18"	N 84°09'03" W	236.89	
9	123.97	531.00	13°22'35"	S 79°26'01" W	123.69	
21	47.04	27.00	99°49'23"	S 34°57'08" E	41.31	
22	265.29	214.00	71°01'42"	S 50°28'25" W	248.63	
52	17.08	531.00	01°50'37"	S 71°49'25" W	17.08	
53	234.13	531.00	25°15'46"	S 58°16'14" W	232.24	



Surveyor's Certificate

I, JOHN C. HAAS III, a Professional Surveyor of the State of Michigan, hereby certify that the subdivision plan known as "FOX RIDGE II OF HARTLAND", Livingston County Condominium Subdivision Plan No. 332, as shown on the accompanying drawings, represents a survey on the ground made under my direction. That there are no existing observable encroachments upon the lands and property herein described.

That the required monuments and iron markers have been or will be located in the ground as required by rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978 (as amended) within one year from the date of the Exhibit "B" 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 (as amended).

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

APRIL 11, 2006
 PROPOSED DATED

(810) 237-8533
**CIVIL ENGINEERS
 LAND SURVEYORS**
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

- Notes**
- 1) All Dimensions Are In Feet Or Decimals Thereof.
 - 2) Flood Insurance Rate Map Issued By The Federal Emergency Management Agency, Community Panel No. 260784-0005-B, Map Revised Date: September 20, 1996, Show Subject Condominium Within "Other Areas Zone 1" (Areas Deemed To Be Outside 500 Year Flood Plain).
 - 3) Bearings Are Based On Previous Survey By The Spiker Group, Dated: August 11, 2004, Job No. 102352.00.
 - 4) All Easements Of Record Listed In Commitment For Title Insurance, Issued By Transaction Title Insurance Company, Commitment No. 5-512094, Effective Date: January 22, 2003 At 8:00 a.m. Are Shown On Survey Detail Plans.
 - 5) Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.
 - 6) See Survey Detail Plans For Depiction Of Public Utility Easements.
 - 7) See Article VII Of Master Deed For Description Of Easements.
 - 8) See Article VIII Of Master Deed For Description Of Easements.
 - 9) All Roads Chase Drive And Crosswicks Trail Are Private Right-of-Ways.
 - 10) Ingress And Egress To Building 1 Through 7 Is Granted In: Item 6 Above, The Master Deed Of "Fox Ridge I Of Hartland", Livingston County Condominium Subdivision Plan No. 331, As Recorded In Liber 4721, Page 232, Livingston County Records And Article VII Of This "Fox Ridge II Of Hartland" Master Deed.
 - 11) The Condominium Is Subject To Contraction As Provided In Article XI Of Master Deed.
 - 12) Provided In Article XII Of Master Deed.
 - 13) Acreage: Regal I Of Fox Ridge II Of Hartland (Sections A-F) = 8.83± Acres
 Proposed Future Development Area North = 18.41± Acres
 Proposed Future Development Area South = 9.87± Acres

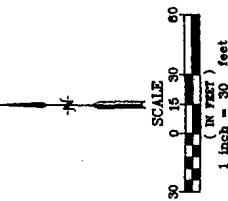
Replat No. 1 Exhibit "B" To The Master Deed Of Fox Ridge II Of Hartland

Developer
FOX RIDGE HOMES, L.L.C.
41050 VINCENT COURT
NOVI, MI 48375

Surveyor / Engineer
DESNE INC
2183 PLESS DRIVE
BRIGHTON, MI 48114

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
Town 3 North, Range 6 East
Hartland Township, Livingston County, Michigan

Site Plan - Section "B"

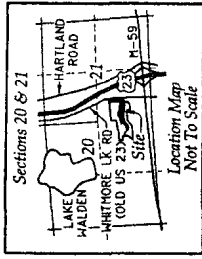
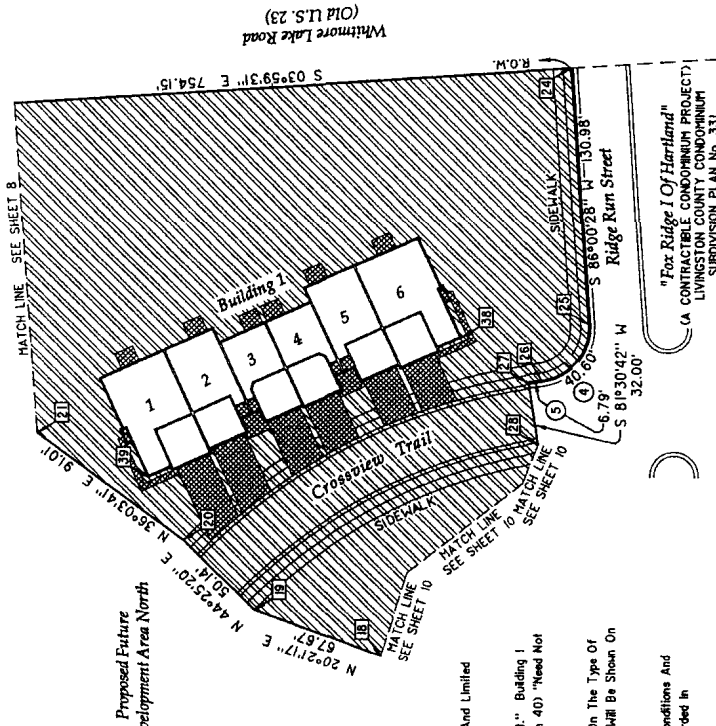


Legend

- Boundary Line
- Curb
- - - Match Line
- ⊙ Curve Identifier
- ⊙ Coordinate Point
- ▨ LIMITED COMMON ELEMENT
- ▩ GENERAL COMMON ELEMENT
- LIMITS OF OWNERSHIP

Notes

- All Dimensions Are In Feet Or Decimals Thereof.
- All Curvilinear Dimensions Are Shown Along The Arc.
- Bearings Are Based On Previous Survey By The Space Group, Dated August 11, 2004, Job No. 102352.00.
- Refer To Building Plan Sheets 19-25, Article IV Of Master Deed For General And Limited Common Elements Of Building Inferior.
- Building 2 (Including Units 7 Through 12), Sidewalks And Roads "Must Be Built," Building 1 And Buildings 3 Through 7 (Including Units 1 Through 6 And Units 13 Through 40) "Need Not Be Built."
- The Location Of Units Within Each Building Is Subject To Modification Based On The Type Of Unit That Is Selected By Purchasing Co-Owner. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
- Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.
- All Roads (Chase Drive And Crossview Trail) Are Private Right-Of-Ways.
- Ingress And Egress To Building 1 Through 7 Is Granted In: Declaration Of Covenants, Conditions And Restrictions As Laid Above, The Master Deed Of "Fox Ridge I Of Hartland," Livingston County Condominium Subdivision Plan No. 331, As Recorded In Liber 4721, Page 232, Livingston County Records Article VII Of This "Fox Ridge II Of Hartland" Master Deed.
- The Condominium Is Subject To Contraction As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.



Benchmark

- #1 Nail In The South Side Of A 16" Quad Cherry Tree, Located 150± Feet West Of Northern Property Corner Of Future Expandable Area. (See Sheet 2) Elevation = 994.61 (N.C.V.D. OF 1929)
- #2 South Side Of A 18" Cherry Tree, Located 40± Feet North Of The Northeast Corner Of Future Expandable Area. (See Sheet 2) Elevation = 1007.23 (N.G.V.D. OF 1929)

No.	First Floor Elevation
1	985.67
2	985.67
3	986.83
4	986.83
5	987.99
6	987.99

No.	Northing	Easting
18	11466.23	10818.59
19	11529.67	10843.13
20	11555.48	10876.22
21	11539.05	10931.79
24	11370.86	11118.63
25	11361.42	10983.27
26	11385.00	10959.34
27	11391.71	10958.34
28	11366.99	10926.68
38	11425.57	10981.33
39	11583.03	10909.56



JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47195

APRIL 11, 2006
PROPOSED DATED

(510) 227-8533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

Replat No. 1 Of Exhibit "B" To The Master Deed Of

Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21

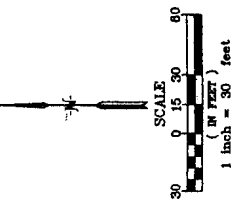
Town 3 North, Range 6 East

Hartland Township, Livingston County, Michigan

Site Plan - Section "C"

Surveyor / Engineer
 DESHIE, INC.
 2183 PLEES DRIVE
 BRIGHTON, MI 48114

Developer
 FOX RIDGE HOMES, L.L.C.
 41630 WINDSOR COUNTRY
 #011, MI 48375



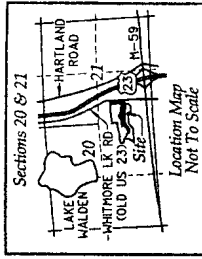
Legend

- Boundary Line
- Curb
- Match Line
- Curve Identifier
- Coordinate Point

- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- LIMITS OF OWNERSHIP

Notes

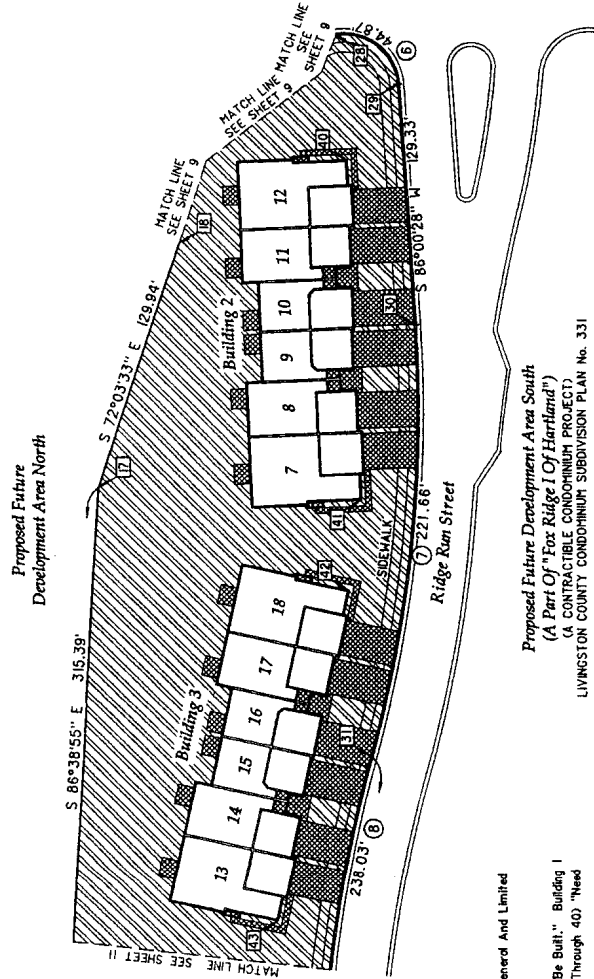
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- The Condominium Is Subject To Contracture As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.



Benchmark

- #1 Nail In The South Side Of A 16" Quad Cherry Tree, Located 150± Feet West Of Northerly Property Corner Of Future Expandable Area. (See Sheet 2).
 Elevation = 994.61 (N.C.V.D. Of 1929)
- #2 South Side Of A 14" Cherry Tree, Located 40± Feet North Of The Northwest Corner Of Future Expandable Area. (See Sheet 2).
 Elevation = 1007.23 (N.C.V.D. Of 1929)

No.	Northing	Eastings
17	1506.26	10695.97
18	1466.23	10819.59
28	1386.99	10926.68
29	1355.74	10901.91
30	1347.11	10776.29
31	1369.37	10558.64
40	1361.33	10862.88
41	1373.40	10690.02
42	1379.91	10643.29
43	1416.64	10474.19



Proposed Future Development Area South
 (A Part Of "Fox Ridge I Of Hartland")
 A CONTRACTIBLE CONDOMINIUM PROJECT
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 331

No.	Length	Radius	Delta	Bearing	Chord	Distance
6	44.87'	27.00'	95°12'31"	S 38°24'14" W	39.88'	
7	22.166'	649.00'	89°34'08"	N 84°12'28" W	220.58'	
8	238.03'	70.100'	19°27'18"	N 84°09'03" W	236.89'	

No.	Length	Radius	Delta	Bearing	Chord	Distance
6	44.87'	27.00'	95°12'31"	S 38°24'14" W	39.88'	
7	22.166'	649.00'	89°34'08"	N 84°12'28" W	220.58'	
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JOHN DESHIE, INC.
 CIVIL ENGINEERS
 PROFESSIONAL SURVEYOR No. 47198

(810) 227-0633
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLEES DRIVE
 BRIGHTON, MICHIGAN 48114

APRIL 11, 2006
 PROPOSED DATED

Replat No. 1 Of Exhibit "B" To The Master Deed Of

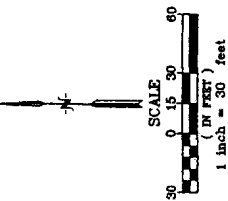
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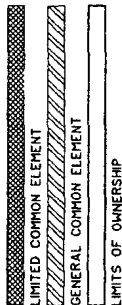
Developer
FOX RIDGE HOMES, L.L.C.
4165 W. CENTER COUNTRY
NOVI, MI 48375

Surveyor / Engineer
DESME, INC.
2183 PLESS DRIVE
BRIGHTON, MI 48114

Site Plan - Section "D"



- Legend**
- Boundary Line
 - Curb
 - Match Line
 - Curve Identifier
 - Coordinate Point



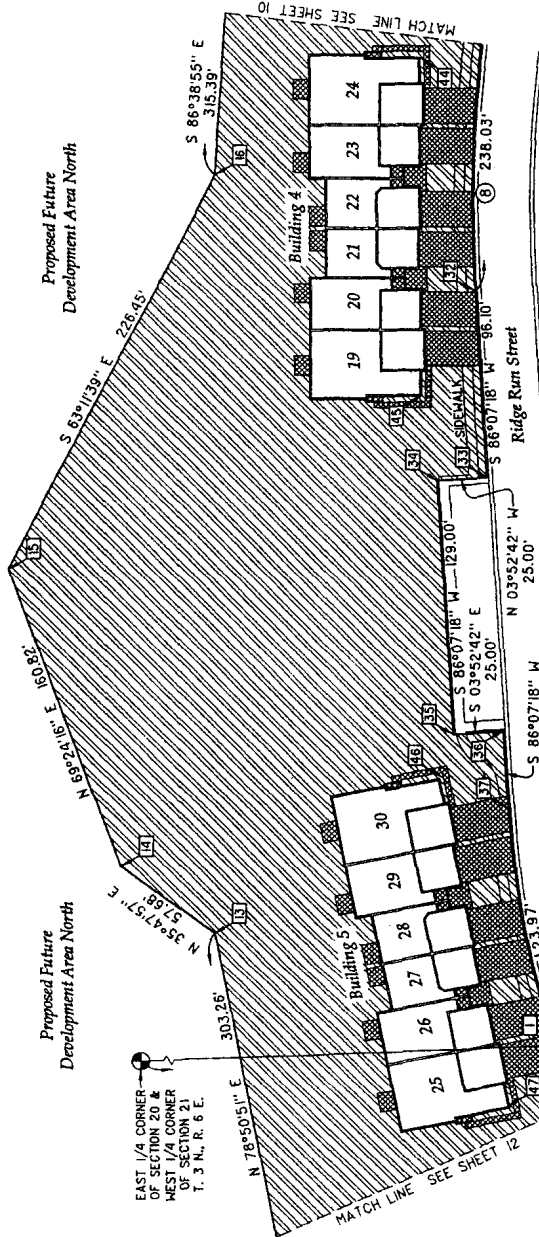
Curve		Curve Table		Chord	
No.	Length	Radius	Delta	Bearing	Distance
1	251.21'	531.00'	27°06'23"	S 59°10'30" W	248.88'
8	238.03'	701.00'	19°27'18"	N 84°09'03" W	236.89'
9	123.97'	531.00'	13°22'35"	S 79°25'01" W	123.89'

Benchmark

- #1: Nail In The South Side Of A 16" Quail Cherry Tree, Located 150± Feet West Of Northerly Property Corner Of Future Expensible Area. (See Sheet 2)
- Elevation = 984.61' (N.G.V.D. Of 1929)
- #2: South Side Of A 14" Cherry Tree, Located 40± Feet North Of The Northwest Corner Of Future Expensible Area. (See Sheet 2)
- Elevation = 1007.23' (N.G.V.D. Of 1929)

No.	Northing	Easting
1	11352.92	9937.43
13	11523.46	9994.72
14	11570.24	10028.46
15	11626.92	10079.01
16	11674.69	10131.12
32	11933.51	10323.18
33	11987.01	10327.30
34	12033.23	10225.61
35	12086.90	10196.90
36	12137.29	10198.59
37	12185.61	10059.02
44	12421.68	10441.95
45	12470.08	10075.68
46	12518.92	10075.68
47	12567.81	9906.04

No.	First Floor Elevation
19	1000.15
20	1000.15
21	999.15
22	999.15
23	998.15
24	998.15
25	1006.13
26	1006.13
27	1005.13
28	1005.13
29	1004.13
30	1004.13

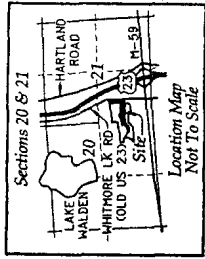


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(A Part Of "Fox Ridge I Of Hartland")
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LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 331

Proposed Future Development Area South
(Proposed Future Development Area Of
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JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47198

APRIL 11, 2006
PROPOSED DATED

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CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

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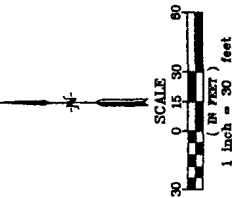
Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
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Hartland Township, Livingston County, Michigan

Site Plan - Section "E"

Surveyor / Engineer
DESINE INC
2183 PLESS DRIVE
BRIGHTON, MI 48114

Developer
FOX RIDGE HOMES, L.L.C.
41050 VINCENTI COURT
NOVI, MI 48375



Benchmark

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Elevation = 994.61 (M.G.V.D. Of 1929)

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Elevation = 1007.23 (M.G.V.D. Of 1929)

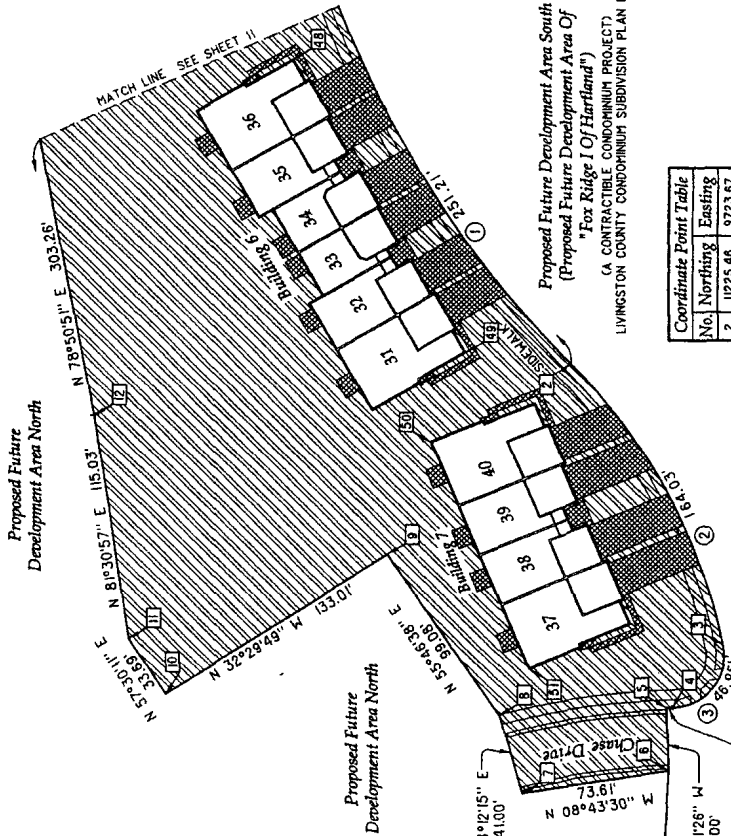
Legend

- Boundary Line
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- Curve Identifier
- Coordinate Point
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- LIMITS OF OWNERSHIP

Proposed Future Development Area South
(Proposed Future Development Area Of "Fox Ridge I Of Hartland")
(A CONTRACTIBLE CONDOMINIUM PROJECT)
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 331

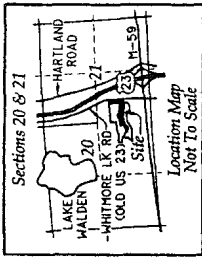
No.	First Floor Elevation
31	1008.31
32	1009.31
33	1008.31
34	1008.31
35	1007.31
36	1007.31
37	1012.39
38	1012.39
39	1011.06
40	1011.06

No.	Curve		Chord		Distance
	Length	Radius	Delta	Bearing	
1	251.21'	531.00'	27°06'23"	S 59°11'32" W	248.68'
2	164.03'	284.00'	33°05'33"	S 62°11'06" W	161.76'
3	46.95'	27.00'	99°37'55"	N 51°27'11" W	41.25'



No.	Northing	Easting
2	11225.46	9723.67
3	1149.68	9580.60
4	1175.69	9548.33
5	1178.72	9548.25
6	1177.81	9518.26
7	1250.66	9505.09
8	1261.82	9544.54
9	1317.54	9626.47
10	1429.73	9555.01
11	1447.83	9583.43
12	1464.80	9687.18
47	1375.82	9906.04
48	1335.14	9879.01
49	1277.97	9729.53
50	1295.71	9683.85
51	1247.01	9586.08

Proposed Future Development Area South
(Proposed Future Development Area Of "Fox Ridge I Of Hartland")
(A CONTRACTIBLE CONDOMINIUM PROJECT)
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 331



Notes

- All Dimensions Are In Feet Or Decimals Thereof.
- All Curvilinear Dimensions Are Shown Along The Arc.
- Bearings Are Based On Previous Survey By The Spiese Group, Dated: August 11, 2004, Job No. 102352.00.
- Refer To Building Plan Sheets 19-25, Article IV Of Master Deed For General And Limited Common Elements Of Building Interior.
- Building 2 (Including Units 7 Through 12), Sidewalks And Roads "Must Be Built;" Building 1 And Buildings 3 Through 7 (Including Units 1 Through 6 And Units 13 Through 40) "Need Not Be Built."
- The Location Of Units Within Each Building Is Subject To Modification Based On The Type Of Unit That Is Selected By Purchasing Co-Owner. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
- Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.
- All Roads (Chase Drive And Crossview Trail) Are Private Right-Of-Ways.
- Ingress And Egress To Building 1 Through 7 Is Granted In: Declaration Of Covenants, Conditions And Restrictions As Laid Above, The Master Deed Of "Fox Ridge I Of Hartland;" Livingston County Condominium Subdivision Plan No. 331, As Recorded In Liber 4721, Page 232, Livingston County Records Article VII Of This "Fox Ridge II Of Hartland" Master Deed.
- The Condominium Is Subject To Contraction As Provided In Article XI Of Master Deed, The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.



APRIL 11, 2006
PROPOSED DATED
PROFESSIONAL SURVEYOR No. 47198
JOHN K. PLESS III
DESINE INC

(510) 227-8533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

Replat 1 Of Exhibit "B" To The Master Deed Of

Fox Ridge II Of Hartland

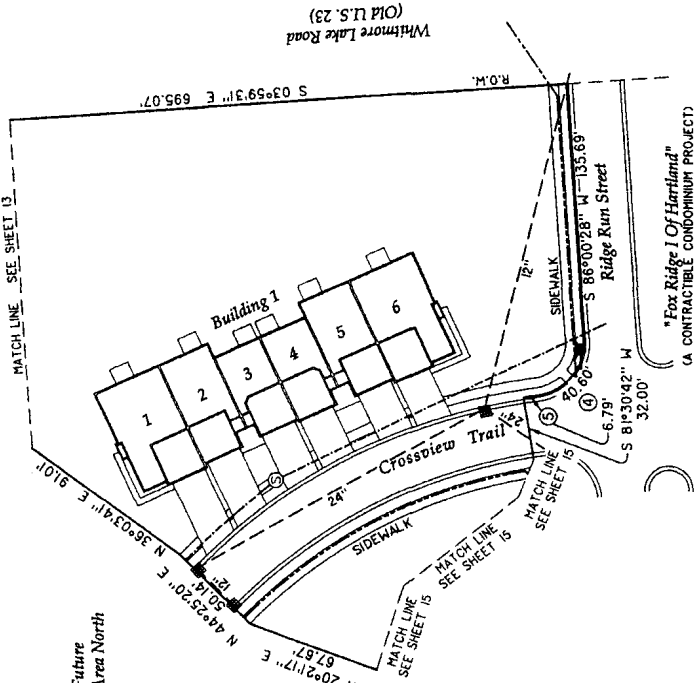
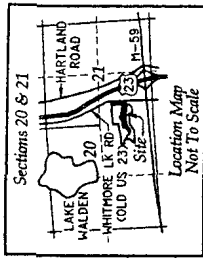
Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
Town 3 North, Range 6 East

Hartland Township, Livingston County, Michigan

Utility Plan - Section "B"

Surveyor / Engineer
DESINE, INC.
2463 PLESS DRIVE
BRIGHTON, MI 48114

Developer
FOX RIDGE HOMES, L.L.C.
40550 VINCENT COURT
NOVI, MI 48375



APRIL 11, 2006
PROPOSED DATED
JOHN C. HAAS III
PROFESSIONAL SURVEYOR No. 47198

(616) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

Circle Table						
No.	Length	Radius	Delta	Bearing	Chord	Distance
4	40.80'	27.00'	86°09'36"	N 50°54'45" W	36.88'	36.88'
5	6.79'	301.00'	01°17'32"	N 08°28'43" W	6.79'	6.79'

- Benchmark**
- #1 Not In The South Side Of A 16" Quad Cherry Tree, Located 150± Feet West Of Northern Property Corner Of Future Expandable Area. (See Sheet 2). Elevation = 994.61 (N.G.V.D. Of 1929)
 - #2 South Side Of A 14" Cherry Tree, Located 40± Feet North Of The Northwest Corner Of Future Expandable Area. (See Sheet 2). Elevation = 1007.23 (N.G.V.D. Of 1929)

Notes

All Dimensions Are In Feet Or Decimals Thereof.

All Curvilinear Dimensions Are Shown Along The Arc.

Bearings Are Based On Previous Survey By The Spicer Group, Dated: August 11, 2004, Job No. 102352.00.

Building 2 (Including Units 7 Through 12), Storm Sewers, Water Mains, Sanitary Sewers, Sidewalks And Roads "Must Be Built." Building 1 And Buildings 3 Through 7 (Including Units 1 Through 6 And Units 13 Through 40) "Need Not Be Built."

Storm Sewers, Sanitary Sewers, Water Mains And Road Per Plans By Desine Inc. On File With Hartland Township.

Locations Of Electric, Telephone, Cable T.V. And Natural Gas Utility Lines On File With Appropriate Utility Company. The Actual Location Of These Lines Will Be Shown On As-Built Plans.

The Location Of Units Within Each Building Is Subject To Modification Based On The Type Of Unit That Is Selected By Purchasing Co-Owner. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."

Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.

All Roads (Chase Drive And Crossview Trail) Are Private Right-Of-Ways. Ingress And Egress To Building 1 Through 7 Is Granted In: Declaration Of Covenants, Conditions And Restrictions As Listed Above, The Master Deed Of "Fox Ridge I Of Hartland," Livingston County Condominium Subdivision Plan No. 331, As Recorded In Liber 4721, Page 232, Livingston County Records And Article VII Of This "Fox Ridge II Of Hartland" Master Deed.

The Condominium Is Subject To Contract As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.

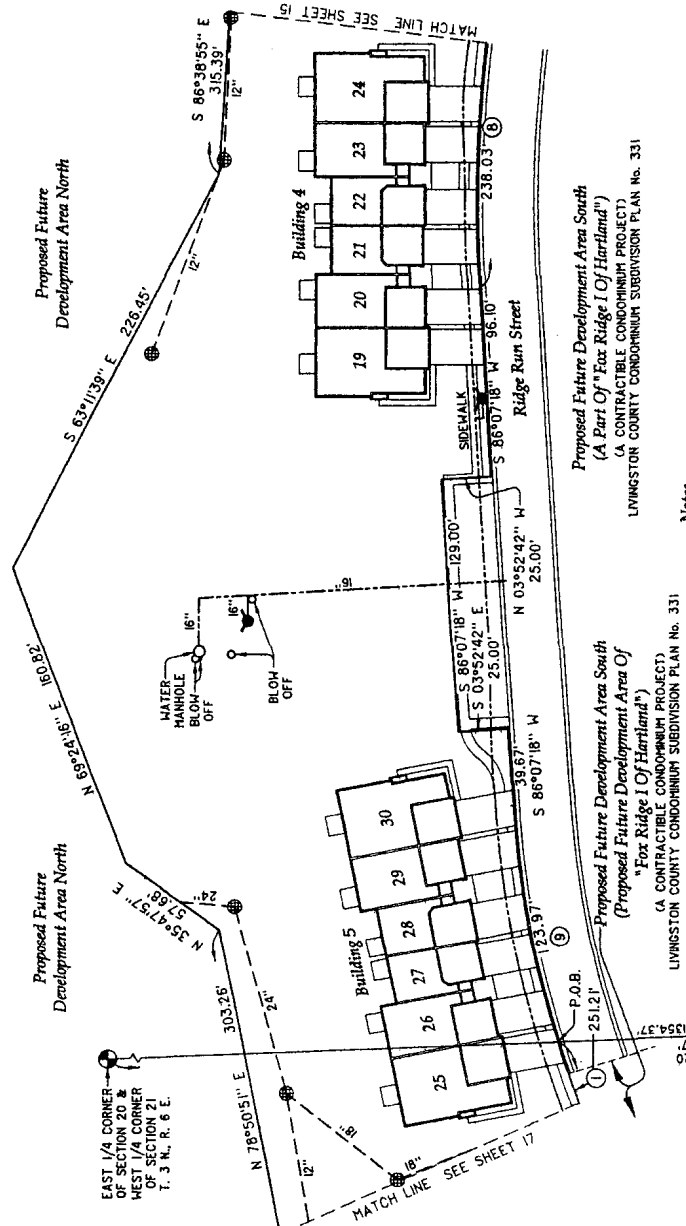
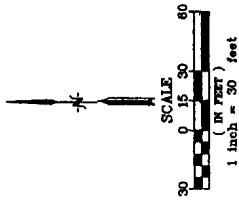
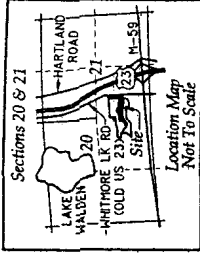
Replat No. 1 Of Exhibit "B" To The Master Deed Of Fox Ridge II Of Hartland

Developer
FOX RIDGE HOMES, LLC
4050 YACENTI COURT
NOVI, MI 48375

Surveyor / Engineer
DEANE INC.
2183 PLESS DRIVE
BRIGHTON, MI 48114

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
Town 3 North, Range 6 East
Hartland Township, Livingston County, Michigan

Utility Plan - Section "D"



- Legend**
- Yard Basin
 - Catch Basin
 - Storm Drain Manhole
 - Storm Drain Pipe H/Diameter
 - Fire Hydrant
 - Water Main 8" Dia. (Typ) (Unless Otherwise Labeled)
 - Boundary Line
 - Curb
 - Match Line
 - Curve Identifier

No.	Length	Radius	Delta	Bearing	Distance
1	251.21'	531.00'	27°06'23"	S 59°17'32" W	248.86'
8	238.03'	701.00'	19°27'18"	N 84°09'03" W	236.89'
9	123.97'	531.00'	13°22'35"	S 79°26'01" W	123.69'

SOUTHEAST CORNER
OF SECTION 20 &
SOUTHWEST CORNER
OF SECTION 21
T. 3 N., R. 6 E.
HARTLAND TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN



APRIL 11, 2006
PROPOSED DATED
PROFESSIONAL SURVEYOR No. 47199

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

Replat No. 1 Of Exhibit "B" To The Master Deed Of

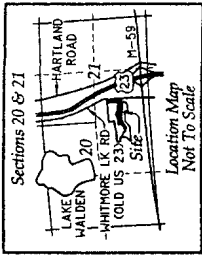
Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
 Town 3 North, Range 6 East
 Hartland Township, Livingston County, Michigan

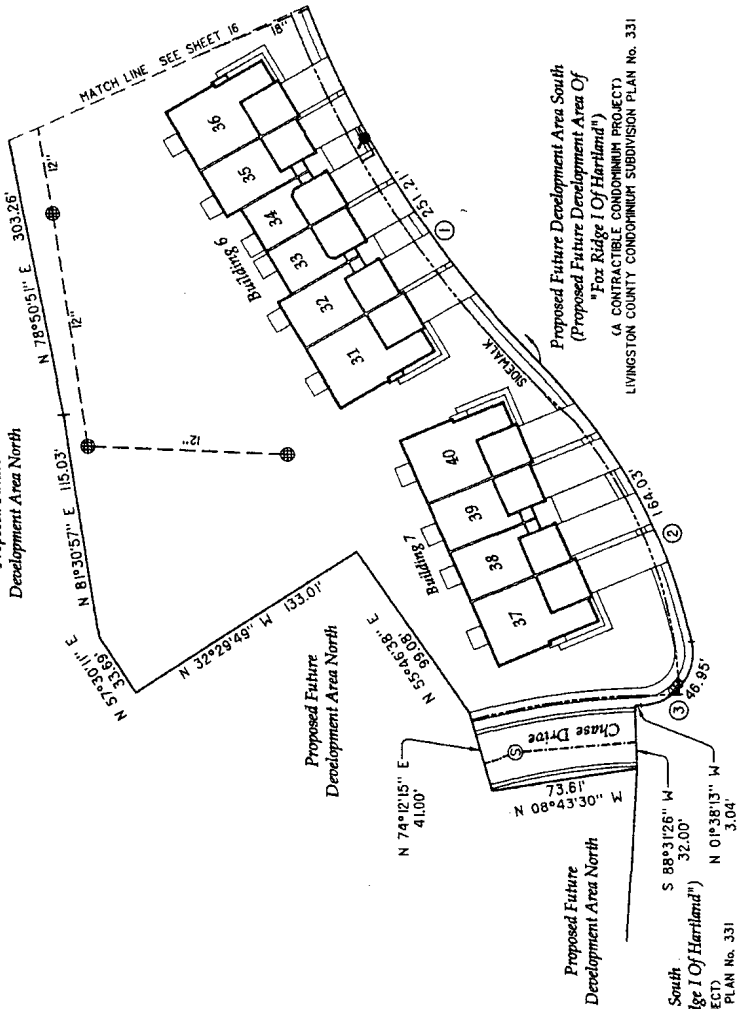
Utility Plan - Section "E"

Developer
 FOX RIDGE HOMES, L.L.C.
 40650 VINCENT COURT
 NOVI, MI 48275

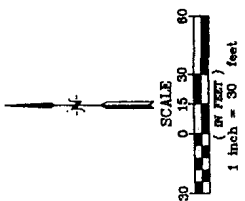
Surveyor / Engineer
 DESINE INC.
 2183 PLESS DRIVE
 BRIGHTON, MI 48114



Notes
 All Dimensions Are In Feet Or Decimals Thereof.
 All Curvilinear Dimensions Are Shown Along The Arc.
 Bearings Are Based On Previous Survey By The Spicer Group.
 Dated: August 11, 2004, Job No. 102332.00.
 Building 2 (Including Units 7 Through 12), Storm Sewers, Water Mains, Sanitary Sewers, Sidewalks And Roads "Must Be Built." Building 1 And Buildings 3 Through 7 (Including Units 1 Through 6 And Units 13 Through 40) "Need Not Be Built."
 Storm Sewers, Sanitary Sewers, Water Mains And Road Per Plans By Desine Inc., On File With Hartland Township.
 Locations Of Electric, Telephone, Cable T.V. And Natural Gas Utility Lines On File With Appropriate Utility Company. The Actual Location Of These Lines Will Be Shown On As-Built Plans.
 The Location Of Units Within Each Building Is Subject To Modification Based On The "Type Of Unit That Is Selected By Purchasing Co-Owner. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
 Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.
 All Roads (Chase Drive And Crossview Trail) Are Private Right-Of-Ways.
 Ingress And Egress To Building 7 Is Granted In: Declaration Of Covenants, Conditions And Restrictions As Listed Above, The Master Deed Of "Fox Ridge I Of Hartland," Livingston County Condominium Subdivision Plan No. 331, As Recorded In Liber 4721, Page 232, Livingston County Records And Article VII Of This "Fox Ridge II Of Hartland" Master Deed.
 The Condominium Is Subject To Contract As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.



- Legend**
- ⑤ Sanitary Sewer Manhole
 - Sanitary Sewer 8" Dia. (Typ.) (Unless Otherwise Labeled)
 - Yard Basin
 - 12" Storm Drain Pipe 1/2 Diameter
 - Fire Hydrant
 - Gate Valve
 - Water Main 8" Dia. (Typ.) (Unless Otherwise Labeled)
 - Boundary Line
 - Match Line
 - ② Curve Identifier



Benchmark

- #1 Nail In The South Side Of A 16" Quad Cherry Tree, Located 150± Feet East Of Northern Property Corner Of Future Expandable Area. (See Sheet 2) Elevation = 994.61 (N.G.V.D. Of 1929)
- #2 South Side Of A 14" Cherry Tree, Located 40± Feet North Of The Northwest Corner Of Future Expandable Area. (See Sheet 2) Elevation = 1007.23 (N.G.V.D. Of 1929)

Proposed Future Development Area South
 (Proposed Future Development Area Of "Fox Ridge I Of Hartland")
 (A CONTRACTIBLE CONDOMINIUM PROJECT)
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 331

Proposed Future Development Area South
 (Proposed Future Development Area Of "Fox Ridge I Of Hartland")
 (A CONTRACTIBLE CONDOMINIUM PROJECT)
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 331

Curve Table			
No.	Length	Radius	Chord
1	251.21'	531.00'	27°06'23" S 59°13'32" W 248.88'
2	164.03'	284.00'	33°05'32" S 82°1'06" W 161.76'
3	46.95'	27.00'	89°37'55" N 51°27'11" W 41.25'



Wayne H. Perry
 PROFESSIONAL ENGINEER No. 34036
 APRIL 11, 2006

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

PROPOSED DATED

Replat No. 1 Of Exhibit "B" To The Master Deed Of Fox Ridge II Of Hartland

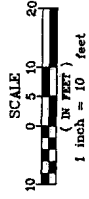
Developer
FOX RIDGE HOMES, L.L.C.
41050 VINCENT COURT
NOVA, MI 48375

**Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
Town 3 North, Range 6 East
Hartland Township, Livingston County, Michigan**

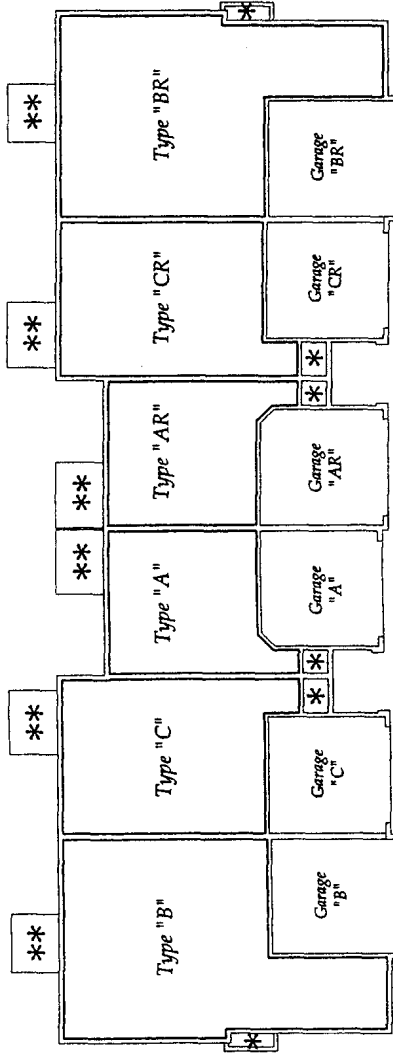
Surveyor/Engineer
DESNE INC
2183 PLESS DRIVE
BRIGHTON, MI 48114

Unit Identification Plan

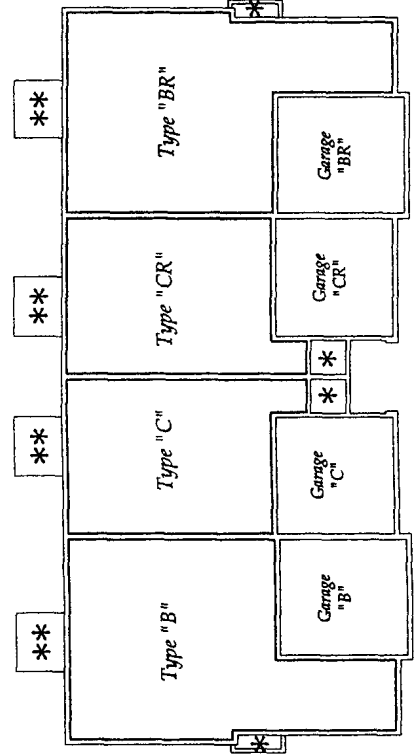
Unit No.	Building No.	Type
1	1	B
2	1	C
3	1	A
4	1	AR
5	1	CR
6	1	BR
7	2	B
8	2	C
9	2	A
10	2	AR
11	2	CR
12	2	BR
13	3	B
14	3	C
15	3	A
16	3	AR
17	3	CR
18	3	BR
19	4	B
20	4	C
21	4	A
22	4	AR
23	4	CR
24	4	BR
25	5	B
26	5	C
27	5	A
28	5	AR
29	5	CR
30	5	BR
31	6	B
32	6	C
33	6	A
34	6	AR
35	6	CR
36	6	BR
37	7	B
38	7	C
39	7	CR
40	7	BR



6 Unit Building



4 Unit Building



Legend

* = PORCH

** = PATIO CONCRETE SLAB



Handwritten Signature
MAYNE H. BEERY
PROFESSIONAL ENGINEER No. 34036

APRIL 11, 2008
PROPOSED DATED

(616) 227-8533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

SHEET 18

Note
The Condominium is Subject To Contriction As Provided in Article XI Of Master Deed. The Common Elements And Units in the Condominium Are All Subject To Conversion As Provided in Article XII Of Master Deed.
The Location Of Units Within Each Building is Subject To Modification Based On The Type Of Unit That is Selected By Purchasing Co-Owners. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded in Liber 4721, Page 141, Livingston County Records.

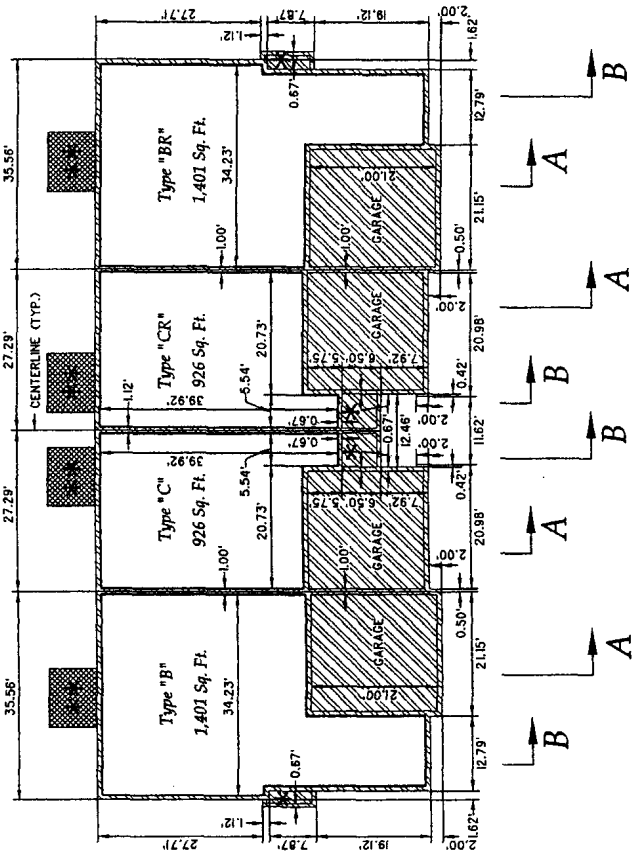
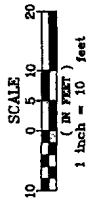
Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 of Section 21
 Town 3 North, Range 6 East
 Hartland Township, Livingston County, Michigan

Building Basement Plan Four Unit

Developer
 FOX RIDGE HOMES, L.L.C.
 4100 VINCENT COURT
 ROVAT, MI 48375

Surveyor / Engineer
 DESNE INC.
 2183 PLESS DRIVE
 BRIGHTON, MI 48114



Notes
 Foundation Typically 0.83 Ft Wide, Unless Otherwise Stated
 Section Profiles (A And B) See Sheet 25
 See Article IV Of Master Deed For Further General And Limited Common Elements
 Garage And Porch Areas Are Uncovered
 The Condominium Is Subject To Construction As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.
 The Location Of Units Within Each Building Is Subject To Modification Based On The Type Of Unit That Is Selected By Purchasing Co-Owners. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
 Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The Fox Ridge Condominium Project, As Recorded In Public Act 107 Of 1998, Book 4721, Page 11, Livingston County Records.

- Legend**
- * = PORCH
 - ** = PATIO CONCRETE SLAB
 - [Hatched Box] = GENERAL COMMON ELEMENT
 - [Dotted Box] = LIMITED COMMON ELEMENT
 - [Empty Box] = LIMITS OF OWNERSHIP

WAYNE M. PERRY
 PROFESSIONAL ENGINEER No. 34036

APRIL 11, 2006
 PROPOSED DATED

(810) 227-9523
 CIVIL ENGINEER
 LAND SURVEYOR
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

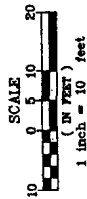
Replat No. 1 Of Exhibit "B" To The Master Deed Of
Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
 Town 3 North, Range 6 East
 Hartland Township, Livingston County, Michigan

**Building Second Floor Plan
 Four Unit**

Developer
 FOX RIDGE HOMES, L.L.C.
 41050 VINCENTI COURT
 NOVI, MI 48375

Surveyor / Engineer
 DCSNE INC
 2183 PLESS DRIVE
 BRIGHTON, MI 48114



Notes

Wall Widths 0.34 Ft, Unless Otherwise Stated

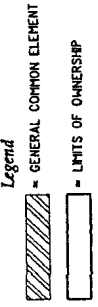
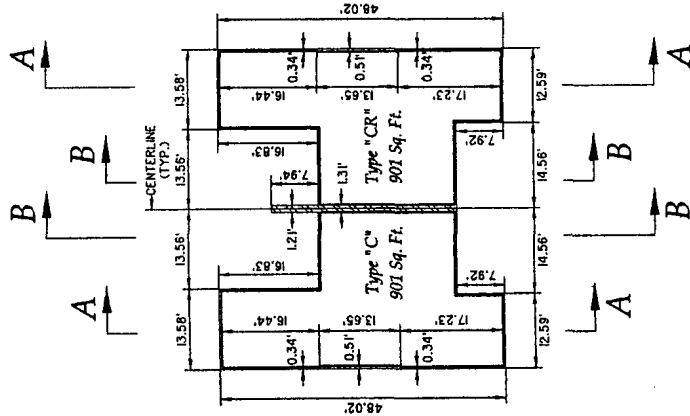
Section Profiles (A And B) See Sheet 25

See Article IV Of Master Deed For Further General And Limited Common Elements.

The Condominium Is Subject To Construction As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.

The Location Of Units Within Each Building Is Subject To Modification Based On The Type Of Unit That Is Selected By Purchasing Co-Owners. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."

Subject To The Terms As Laid Out In A Certain Description Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.



Wayne H. Peery
 WAYNE H. PEERY
 PROFESSIONAL ENGINEER No. 34036

(616) 227-9533
 CIVIL ENGINEER
 LICENSE NO. 10000
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

APRIL 11, 2006
 PROPOSED DATED

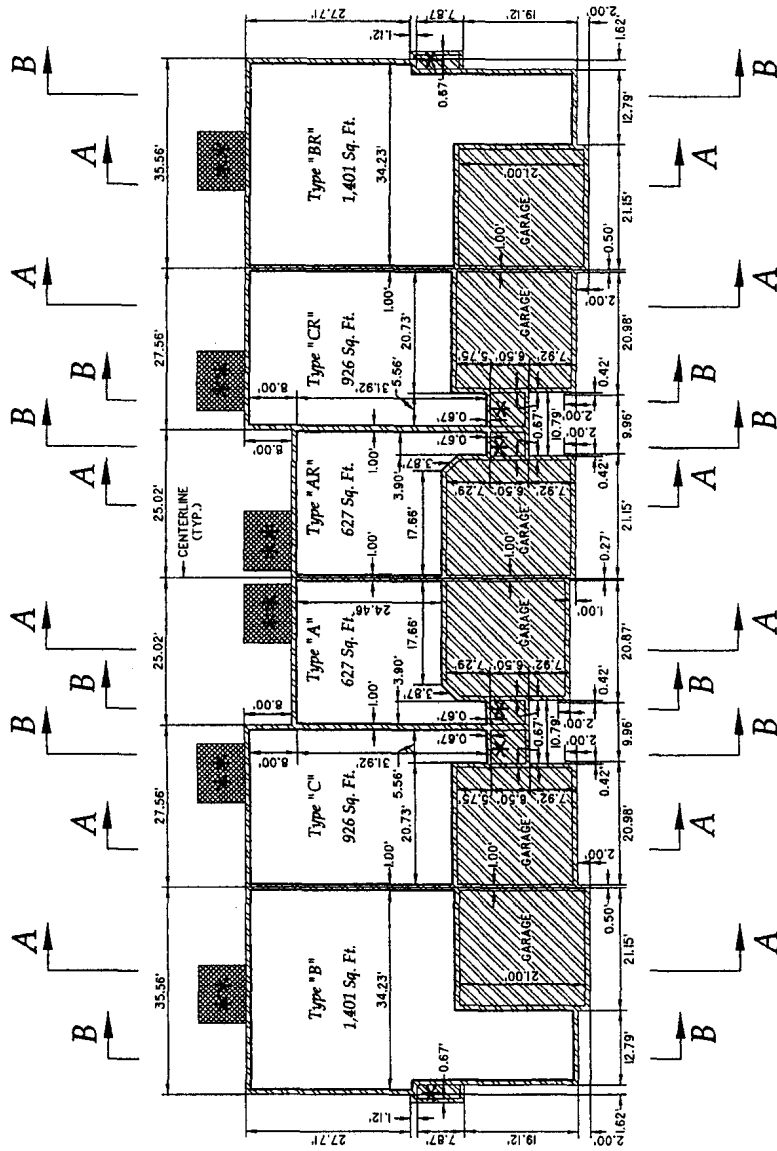
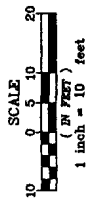
Replat No. 1 Of Exhibit "B" To The Master Deed Of Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
Town 3 North, Range 6 East
Hartland Township, Livingston County, Michigan

Building Basement Plan Six Unit

Developer
FOX RIDGE HOMES, L.L.C.
41050 VINCENT COURT
NOVI, MI 48375

Surveyor / Engineer
DESINE INC
2183 PLESS DRIVE
BRIGHTON, MI 48114



Notes

- Foundation Typically 0.83 Ft Wide, Unless Otherwise Shown
- Section Profiles (A And B) See Sheet 25
- See Article IV Of Master Deed For Further General And Limited Common Elements
- Garage And Porch Areas Are Unconcreted
- The Condominium Is Subject To Construction As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.
- The Location Of Units Within Each Building Is Subject To Modification Based On The Type Of Unit That Is Selected By Purchasing Co-Owners. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
- Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.

Legend

- * = PORCH
- ** = PATIO CONCRETE SLAB
- [Hatched Box] = GENERAL COMMON ELEMENT
- [Dotted Box] = LIMITED COMMON ELEMENT
- [White Box] = LIMITS OF OWNERSHIP



Wayne M. Perry
WAYNE M. PERRY
PROFESSIONAL ENGINEER No. 34038

APRIL 11, 2006
PROPOSED DATED

(810) 227-0633
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

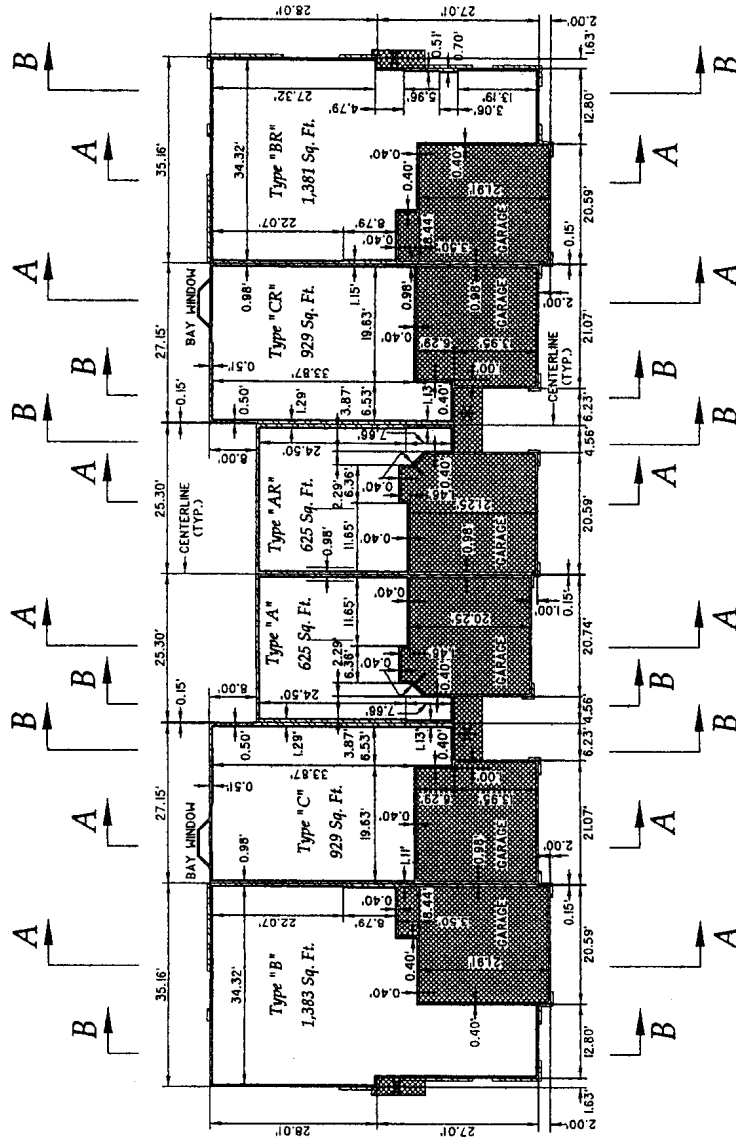
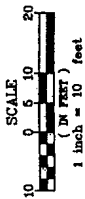
Replat No. 1 of Exhibit "B" To The Master Deed Of
Fox Ridge II Of Hartland

Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
 Town 3 North, Range 6 East
 Hartland Township, Livingston County, Michigan

**Building First Floor Plan
 Six Unit**

Developer
 FOX RIDGE HOMES, L.L.C.
 41650 VINCENT COURT
 NOVI, MI 48375

Surveyor / Engineer
 DESINE INC
 2183 PLESS DRIVE
 BRIGHTON, MI 48114



Notes
 Wall Widths 0.34 Ft. Unless Otherwise Stated
 Section Profiles (A And B) See Sheet 25
 See Article IV of Master Deed For Further General And Limited Common Elements
 The Condominium Is Subject To Construction As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.
 The Location Of Units Within Each Building Is As Shown On The Section 20 And 21 Plat. The Location Of Units Within Each Building Is As Shown On The Final Location Of Units Will Be Shown On The "Consolidated Condominium Subdivision Plan."
 Subject To The Terms As Laid Out In A Certain Declaration Of Condominium, Conditions And Restrictions, The Plat, As Recorded In Public Records, The Plat, As Recorded In Public Records, Page 141, Livingston County Records.

- Legend**
- * = PORCH
 - ** = PATIO CONCRETE SLAB
 - [Hatched Box] = GENERAL COMMON ELEMENT
 - [Dotted Box] = LIMITED COMMON ELEMENT
 - [White Box] = LIMITS OF OWNERSHIP



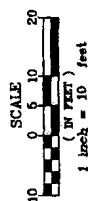
Wayne A. Perry
 WAYNE A. PERRY
 PROFESSIONAL ENGINEER No. 34036

APRIL 11, 2006
 PROPOSED DATED
 (810) 227-8533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

Replat No. 1 Of Exhibit "B" To The Master Deed Of
Fox Ridge II Of Hartland

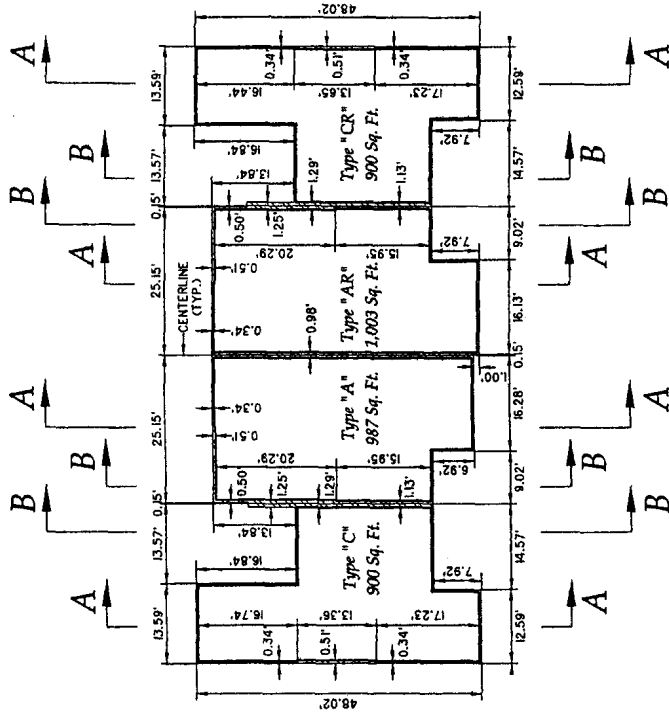
Part Of The Southeast 1/4 Of Section 20 And The Southwest 1/4 Of Section 21
 Town 3 North, Range 6 East
 Hartland Township, Livingston County, Michigan

**Building Second Floor Plan
 Six Unit**

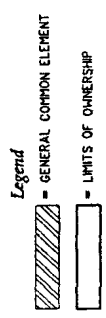


Developer
 FOX RIDGE HOMES, L.L.C.
 41050 WINCENT COURT
 NOVI, MI 48375

Surveyor / Engineer
 DESINE INC
 2183 PLESS DRIVE
 BRIGHTON, MI 48114



Notes
 Wall Widths 0.34 Ft, Unless Otherwise Stated
 Section Profiles (A And B) See Sheet 25
 See Article IV Of Master Deed For Further General And Limited Common Elements
 The Condominium Is Subject To Construction As Provided In Article XI Of Master Deed. The Common Elements And Units In The Condominium Are All Subject To Conversion As Provided In Article XII Of Master Deed.
 The Location Of Units Within Each Building Is Subject To Change Based On The Final Location Of Units Selected By Purchasing Contractors. The Final Location Of Units Will Be Shown On The "Consolidated Condominium Substitution Plan."
 Subject To The Terms As Laid Out In A Certain Declaration Of Covenants, Conditions And Restrictions Of The "Fox Ridge Of Hartland Community Association," As Recorded In Liber 4721, Page 141, Livingston County Records.



Wayne M. Pierson
 WAYNE M. PIERSON
 PROFESSIONAL ENGINEER No. 34036

APRIL 11, 2006
 PROPOSED DATED

(810) 227-4533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114