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HONM ✓



2017R-020973
RECORDED ON
07/18/2017 2:32:37 PM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 17

SECOND AMENDMENT TO MASTER DEED
HARTLAND ROVEY DRIVE FOUR CONDOMINIUM
LIVINGSTON COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 382

THIS SECOND AMENDMENT TO MASTER DEED ("Second Amendment") is made and executed this 6th day of July, 2017, by **RAMCO TRS LLC**, a Delaware limited liability company (as successor-by-merger with RAMCO HARTLAND TRS, INC., a Michigan corporation) (hereinafter referred to as "Developer"), whose address is 31500 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48334.

WITNESSETH:

WHEREAS, Developer, by recording that certain Master Deed dated May 11, 2009 and recorded with the Register of Deeds of Livingston County, Michigan, as Instrument Number 2009R-013719 (the "Original Master Deed"), Hartland Rovey Drive Four Condominium, Livingston County Condominium Subdivision Plan No. 382, a business Condominium under Act 59 of the Public Acts of Michigan 1978, as amended (the "Act"), as more particularly described on Exhibit A attached hereto and made a part hereof, and the Original Master Deed was amended by that certain First Amendment to Master Deed dated September 16, 2010 and recorded with the Register of Deeds of Livingston County, Michigan, as Instrument Number 2010R-025231 (the "First Amendment"), which, among other things, established *Replat Number 1 of Livingston County Subdivision Plan No. 382*, as provided therein. The Original Master Deed, as amended by the First Amendment, is referred to herein as the "Master Deed".

WHEREAS, the Township of Hartland ("Township") has approved that certain lot line adjustment between Units 3 and 4 (which Units are described in the Master Deed and are currently owned by Developer), a copy of which is attached hereto as Exhibit X and made a part hereof (the "Lot Line Adjustment Survey").

WHEREAS, pursuant to the Act and Article VIII and/or Article IX of the Master Deed, Developer desires to amend the Master Deed (including the Plan attached thereto) to reflect the lot line adjustment described in the Lot Line Adjustment Survey and to make corresponding changes to the Percentages of Value for the Units in order to conform to the method and formula for determining Percentages of Value as stated in Article VI of the Master Deed and such other matters, as set forth herein.

NOW, THEREFORE, Developer amends the Master Deed as more particularly set forth below:

1. Unless otherwise defined in this Second Amendment, capitalized terms used in this Second Amendment shall have the meanings ascribed to them in the Master Deed.
2. The Plan attached as Exhibit B to the Master Deed, and identified as *Replat Number 1 of Livingston County Subdivision Plan No. 382*, is hereby amended, superseded and entirely replaced and replatted by the Condominium Subdivision Plan replat attached to this Second Amendment as Exhibit B

07-11-17P12:28 RCVD

23331982.2

replatted by the Condominium Subdivision Plan replat attached to this Second Amendment as Exhibit B and made a part hereof, which replat shall be designated *Replat Number 2 of Livingston County Condominium Subdivision Plan No. 382*.

3. Each Unit's Percentage of Value and land area as described in Section 1 of Article VI of the Master Deed are hereby amended and modified to be as follows:

<u>Unit</u>	<u>Percentage of Value</u>	<u>Land Area</u>
1	25.3%	1.28 acres
2	18.4%	0.93 acres
3	24.9%	1.26 acres
4	31.4%	1.59 acres

4. This Second Amendment shall run with the land and it shall be binding upon Developer, the Owners and each of their respective successors and assigns. The Master Deed, as amended by this Second Amendment, is hereby ratified and confirmed and shall remain in full force and effect and binding upon Developer, the Owners and each of their respective successors and assigns.

[Rest of this page intentionally left blank; signature on next page.]

EXHIBIT A

Units 1, 2, 3 and 4, HARTLAND ROVEY DRIVE FOUR CONDOMINIUM, according to the Master Deed thereof, as recorded in Instrument No. 2009R-013719 with the Register of Deeds of Livingston County, Michigan, as amended by that certain First Amendment to Master Deed dated September 16, 2010 and recorded as Instrument Number 2010R-025231 with the Register of Deeds of Livingston County, Michigan (as amended, the "Master Deed"), and designated as Replat Number 1 of Livingston County Subdivision Plan No. 382, together with rights in general common elements and limited common elements as set forth in said Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended.

EXHIBIT B

Plan

Replat Number 2 of Livingston County Condominium Subdivision Plan No. 382

[attached hereto – 4 pages]

23331982.1

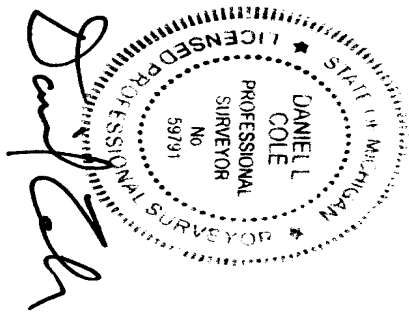
REPLAT NUMBER 2 OF
 LIVINGSTON COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 382
 EXHIBIT "B" TO THE MASTER DEED OF

HARTLAND ROVEY DRIVE FOUR CONDOMINIUM

HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

DEVELOPER
 RAMCO HARTLAND TRS, INC.
 a Michigan Corporation
 31500 Northwestern Hwy
 Suite 300
 Farmington Hills 48334

SURVEYOR & PREPARER
 PROFESSIONAL ENGINEERING ASSOCIATES,
 INC. 2900 E. Grand River Ave.
 Howell, MI 48843

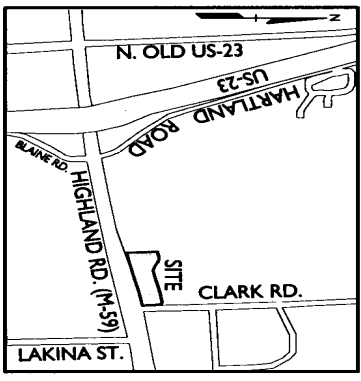


THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

- INDEX OF DRAWINGS**
- *1. COVER SHEET
 - 2. SURVEY PLAN
 - *3. SITE PLAN
 - *4. UTILITY PLAN
 - *5. EASEMENT PLAN
- THE ASTERISKS (*) SHOWN ABOVE INDICATE AMENDED OR NEW SHEETS. THESE SHEETS WITH THE SUBMISSION ARE TO REPLACE THOSE SHEETS PREVIOUSLY RECORDED.

A parcel of land being a part of the Southeast 1/4 of Section 21, T.3N., R.6E., Hartland Township, Livingston County, Michigan, being more particularly described as follows:

Commencing at the Southeast Corner of Section 21, T.3N., R.6E., Hartland Township, Livingston County, Michigan; thence N 02°53'39" W, 731.00 feet along the east line of Section 21; thence S 80°04'54" W 12.10 feet; thence 21.16 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 00°18'45", and a chord which bears S 79°55'31" W 21.15 feet to the POINT OF BEGINNING; thence continuing 418.98 feet along the arc of a curve to the left, also being the north line of Highland Road (M-59), said curve having a radius of 3879.72 feet, a central angle of 08°11'15", and a chord which bears S 76°40'31" W 418.77 feet; thence S 76°39'15" W 400.48' along the future north line of Highland Road (M-59); thence N 02°44'28" W 370.11 feet to the south line of the Rovey Drive (width varies); thence the following seven courses and distances along the south line of said Rovey Drive: 1) N 79°47'19" E 81.11 feet; 2) 79.26 feet along the arc of a curve to the right, said curve having a radius of 117.00 feet, a central angle of 38°48'45", and a chord which bears S 80°48'19" E 77.75 feet; 3) S 61°23'57" E 75.79 feet; 4) 110.34 feet along the arc of a curve to the left, said curve having a radius of 147.00 feet, a central angle of 43°00'27", and a chord which bears S 82°54'10" E 107.77 feet; 5) N 75°35'36" E 346.76 feet; 6) 86.99 feet along the arc of a curve to the right, said curve having a radius of 502.00 feet, a central angle of 09°55'44", and a chord which bears N 80°33'28" E 86.88 feet; 7) 80.98 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 92°47'51", and a chord which bears S 48°04'44" E 72.42 feet to the west 33 foot right-of-way line of Clark Road (66 feet wide); thence along said east line S 02°53'39" E 185.47 feet to the POINT OF BEGINNING, containing 5.06 acres of land subject to easements, conditions, restrictions and exceptions of record or otherwise.



LOCATION MAP NO SCALE

HARTLAND ROVEY DRIVE FOUR CONDOMINIUM		PEA Professional Engineering Associates, Inc. 2900 E. Grand River Ave. Howell, MI 48843 Tel: 517-223-1111
COVER SHEET	PEA, Inc.	

PROPOSED DATED JUNE 28, 2017

UNIT COORDINATES	
COORD	UNIT COORDINATES
No.	NORTHING EASTING
17	5711.454 7265.075
18	5944.021 7208.786
19	5651.411 7034.443
20	5896.158 7007.283
21	5616.692 6888.094
22	5658.360 6878.048
23	5951.813 6863.998
24	5731.329 7015.175

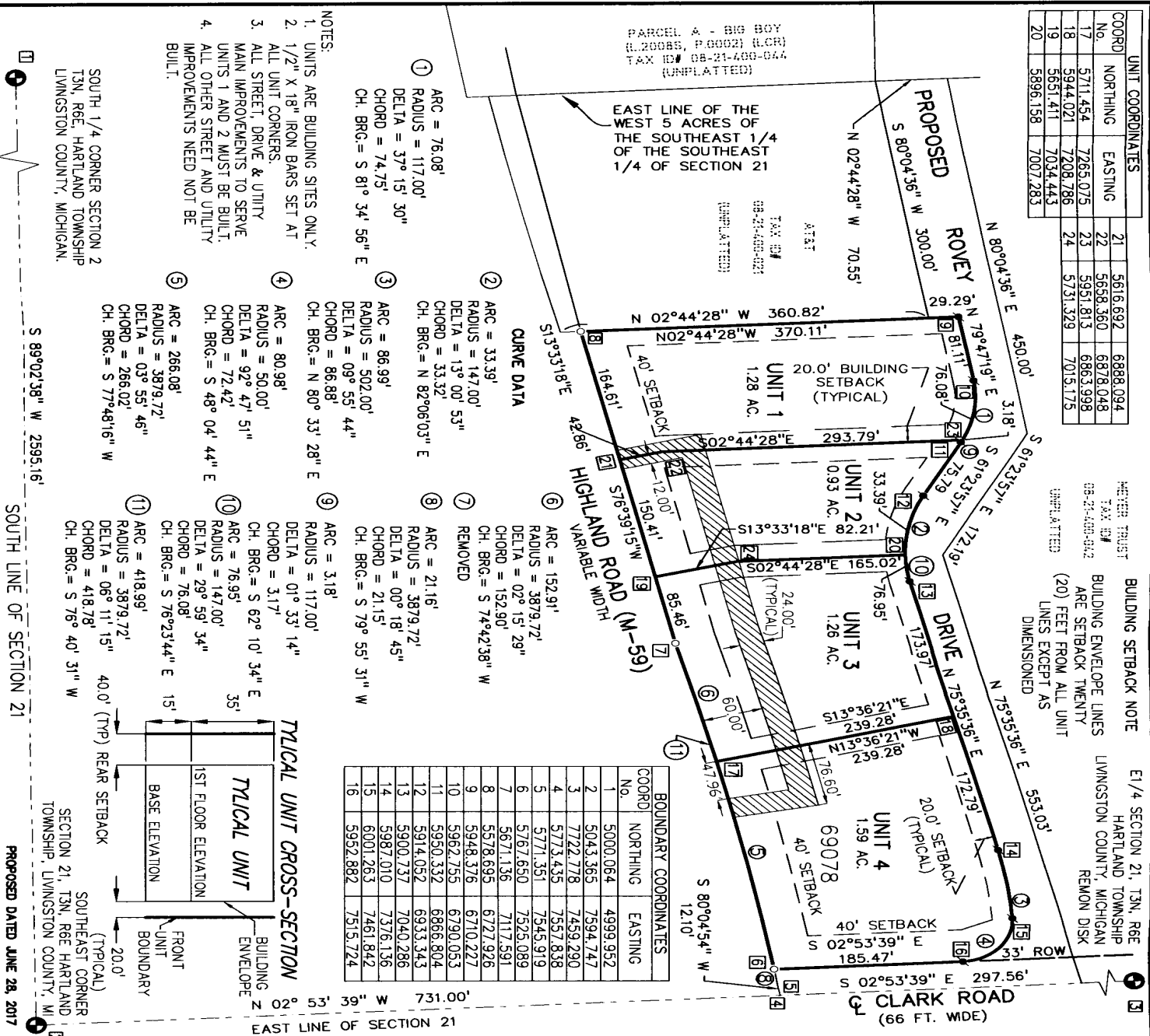
RECEIVED TUESDAY
 TAX # 0#
 08-24-2017-042
 UNPLATTED

BUILDING SETBACK NOTE
 BUILDING ENVELOPE LINES
 ARE SETBACK TWENTY
 (20) FEET FROM ALL UNIT
 DIMENSIONED
 LINES EXCEPT AS
 NOTED

E/4 SECTION 21, T3N, R6E
 HARTLAND TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 REMON DISK

PARCEL A - BIG BOY
 PLAT 2008S, P.00021 (L.C.R.)
 TAX ID# 08-21-400-044
 (UNPLATTED)

EAST LINE OF THE
 WEST 5 ACRES OF
 THE SOUTHEAST 1/4
 OF THE SOUTHEAST
 1/4 OF SECTION 21



NOTES:
 1. UNITS ARE BUILDING SITES ONLY.
 2. 1/2" X 18" IRON BARS SET AT ALL UNIT CORNERS.
 3. ALL STREET, DRIVE & UTILITY MAIN IMPROVEMENTS TO SERVE UNITS 1 AND 2 MUST BE BUILT.
 4. ALL OTHER STREET AND UTILITY IMPROVEMENTS NEED NOT BE BUILT.

SOUTH 1/4 CORNER SECTION 21, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

S 89°02'38" W 2593.16'

SOUTH LINE OF SECTION 21

PROPOSED DATED JUNE 28, 2017

HARTLAND ROVEY DRIVE FOUR CONDOMINIUM

PEA, Inc.

SITE PLAN

DATE: 08/24/17
 TIME: 10:00 AM
 DRAWN BY: J. COLE
 CHECKED BY: D. COLE
 SCALE: AS SHOWN

DANIELLE COLE
 PROFESSIONAL SURVEYOR
 No. 59791

LICENSED PROFESSIONAL SURVEYOR

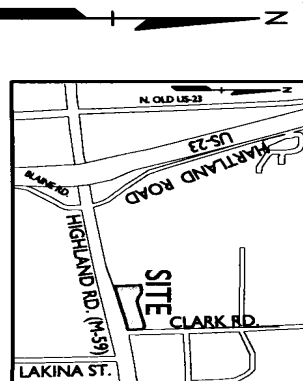
STATE OF MICHIGAN

LEGEND:

- SECTION CORNER FOUND
- MONUMENT FOUND
- ★ MAG NAIL FOUND
- # CURVE NUMBER
- ① COORDINATE POINT NUMBER
- ▭ BUILDING ENVELOPE
- ▨ PERPETUAL DRIVE

UNIT TABLE

UNIT NO.	UNIT AREA	BUILDING ENVELOPE ELEVATION	1ST FLOOR ELEVATION
1	5584.3 S.F.	3446.0 S.F.	980.5
2	4059.9 S.F.	2237.6 S.F.	980.0
3	5488.5 S.F.	3387.0 S.F.	980.0
4	6908.0 S.F.	4173.6 S.F.	980.0



EAST LINE OF THE WEST 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21

MEEHAN TRUST
TAX # 08-21-408-042
UNPLATTED

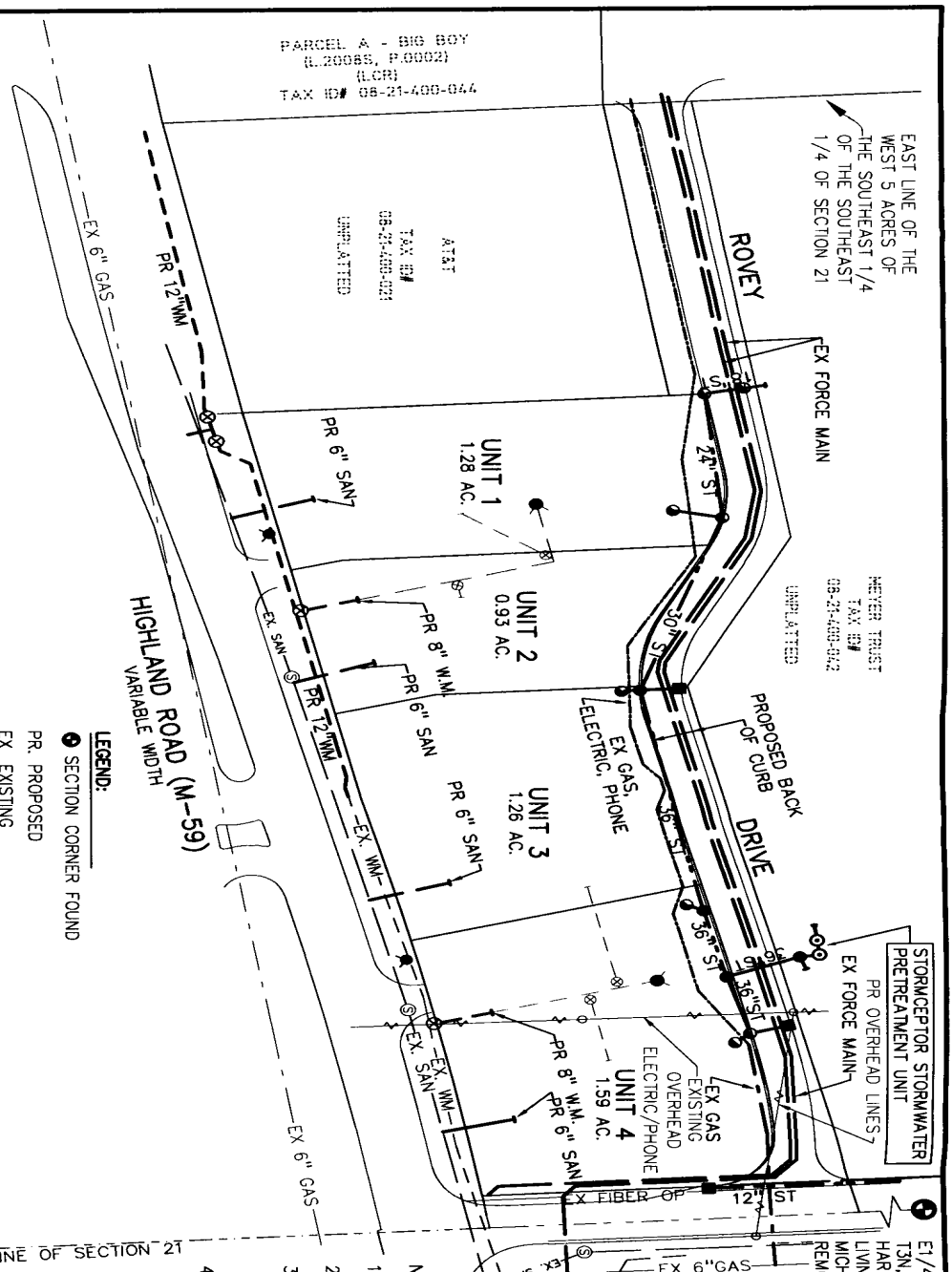
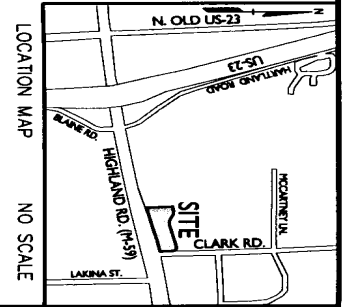
PARCEL A - BIG BOY
R. 20085, P.00021
P. CR
TAX ID # 08-21-408-042
UNPLATTED

ATTN
TAX # 08-21-408-023
UNPLATTED

STORMCEPTOR STORMWATER PRETREATMENT UNIT
PR OVERHEAD LINES
EX FORCE MAIN
UNPLATTED

E1/4 SECTION 21
T3N, R6E
HARTLAND TWP.
LIVINGSTON CO.
MICHIGAN
REMON DISK

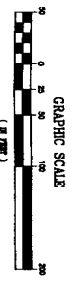
CLARK ROAD
(66 FT. WIDE)



LEGEND:
● SECTION CORNER FOUND
PR, PROPOSED
EX, EXISTING
OP, OPTIC

EXISTING
OH-ELEC-W-C < ELEC, PHONE OR CABLE TV OH, LINE, POLE & GUY WIRE
UG-PHONE-O TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
SANITARY FORCE MAIN
CATCH BASIN
INLET

PROPOSED
FUTURE



SOUTH 1/4 CORNER
SECTION 21
T3N, R6E
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FOUND REMON

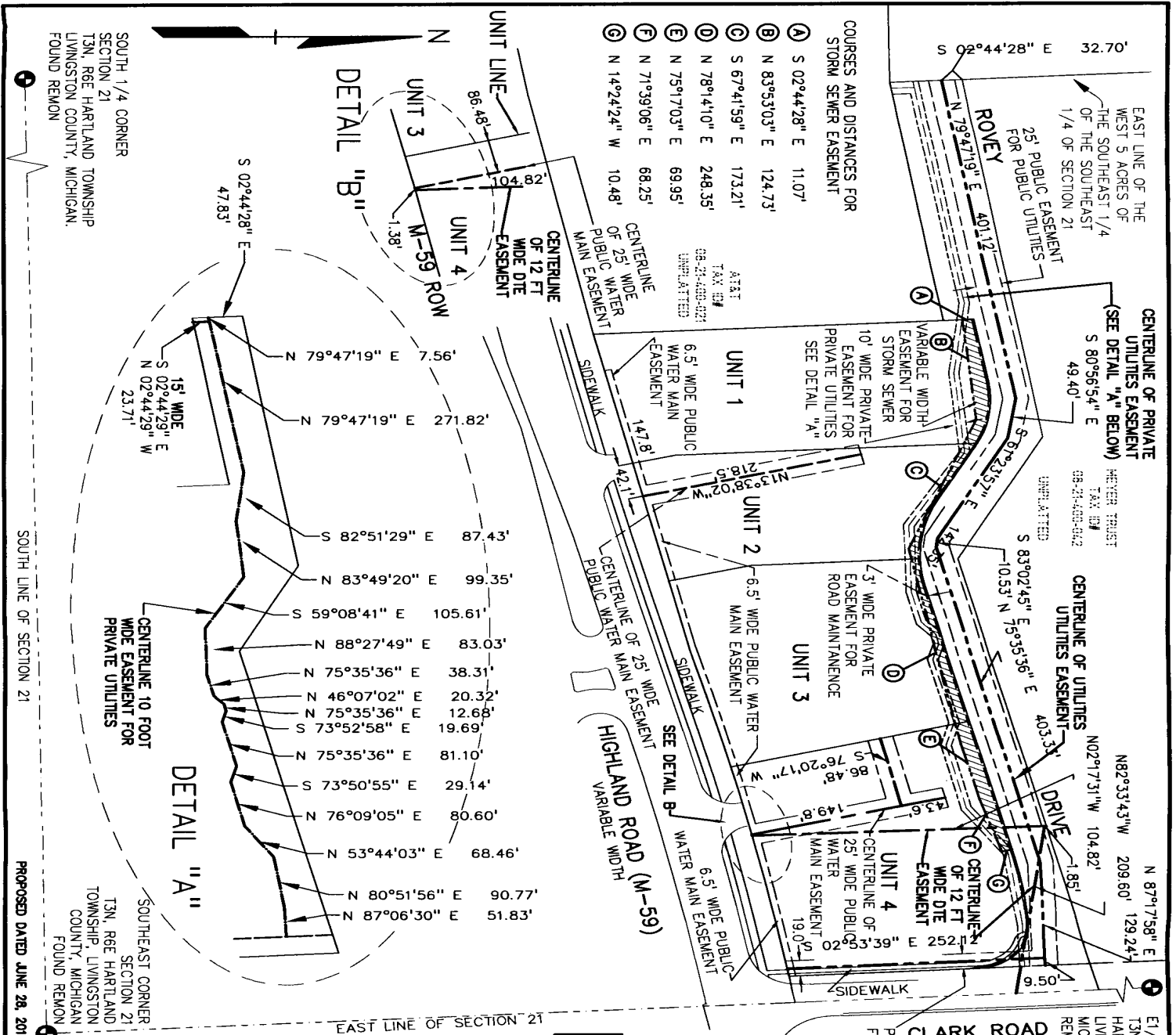
SOUTH LINE OF SECTION 21

PROPOSED DATED JUNE 28, 2017

NOTES:
1. ALL PROPOSED STORM, SANITARY AND WATER MAIN SHOWN MUST BE BUILT.
2. ALL FUTURE STORM, SANITARY, AND WATER MAIN NEED NOT BE BUILT.
3. UTILITY INFORMATION SHOWN IS BASED ON A FIELD SURVEY BY P.E.A., INC. AND ON INFORMATION PROVIDED BY THE UTILITY COMPANIES.
4. CABLE TV LINES ARE NOT SHOWN ON THIS DRAWING. PLANS FOR THESE FACILITIES HAVE NOT BEEN COMPLETED, AS OF THIS DATE. THESE UTILITIES WILL BE SHOWN ON AS-BUILT PLANS.

STATE OF MICHIGAN
DANIEL L. COLE
PROFESSIONAL SURVEYOR
NO. 58791

HARTLAND ROVEY DRIVE
FOUR CONDOMINIUM
UTILITY PLAN
PEA, Inc.



SECTION 21
SOUTH 1/4 CORNER
SECTION 21
T3N, R6E HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FOUND REMON

SECTION 21
SOUTHEAST CORNER
SECTION 21
T3N, R6E HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FOUND REMON

PROPOSED DATED JUNE 28, 2017

HARTLAND ROVEY DRIVE FOUR CONDOMINIUM EASEMENT PLAN

PEA, Inc.

DANIELL COLE
LICENSED PROFESSIONAL SURVEYOR
NO. 59781

LEGEND:

- SECTION CORNER FOUND
- PR. PROPOSED
- CENTERLINE PRIVATE UTILITY EASEMENT
- CENTERLINE PUBLIC UTILITY EASEMENT
- CENTERLINE WATER MAIN EASEMENT
- STORM SEWER EASEMENT

LOCATION MAP
NO SCALE

CLARK ROAD (66 FT. WIDE)

LEGEND:

- SECTION CORNER FOUND
- PR. PROPOSED
- CENTERLINE PRIVATE UTILITY EASEMENT
- CENTERLINE PUBLIC UTILITY EASEMENT
- CENTERLINE WATER MAIN EASEMENT
- STORM SEWER EASEMENT

PROPOSED UTILITIES "MUST BE BUILT"

FUTURE UTILITIES "NEED NOT BE BUILT"

EXHIBIT X

Adjustment Survey

[attached hereto – 7 pages]

23331982.1

Livingston County Register of Deeds. 2017R-020973

LOT LINE ADJUSTMENT SURVEY OF UNITS 3 AND 4
 ROVEY DRIVE FOUR CONDOMINIUM

- (C1) ARC = 21.16'
 RADIUS = 3879.72'
 DELTA = 00° 18' 45"
 CHORD = 21.15'
 CH. BRG. = S 79°55'31" W
- (C2) ARC = 266.08'
 RADIUS = 3879.72'
 DELTA = 03° 55' 46"
 CHORD = 266.02'
 CH. BRG. = S 77°48'16" W
- (C3) ARC = 152.91'
 RADIUS = 3879.72'
 DELTA = 02° 15' 29"
 CHORD = 152.90'
 CH. BRG. = S 74°42'38" W
- (C4) ARC = 418.99'
 RADIUS = 3879.72'
 DELTA = 06° 11' 15"
 CHORD = 418.78'
 CH. BRG. = S 76°40'31" W
- (C5) ARC = 33.39'
 RADIUS = 147.00'
 DELTA = 13° 00' 53"
 CHORD = 33.32'
 CH. BRG. = N 82°06'03" E
- (C6) ARC = 86.99'
 RADIUS = 502.00'
 DELTA = 9°55'44"
 CHORD = 86.88'
 CH. BRG. = N80°33'28"E
- (C7) ARC = 80.98'
 RADIUS = 50.00'
 DELTA = 92°47'51"
 CHORD = 72.42'
 CH. BRG. = S48°04'44"E

SOUTHEAST CORNER
 SECTION 21, T3N, R6E HARTLAND TOWNSHIP,
 LIVINGSTON COUNTY, MICHIGAN
 FOUND REMON

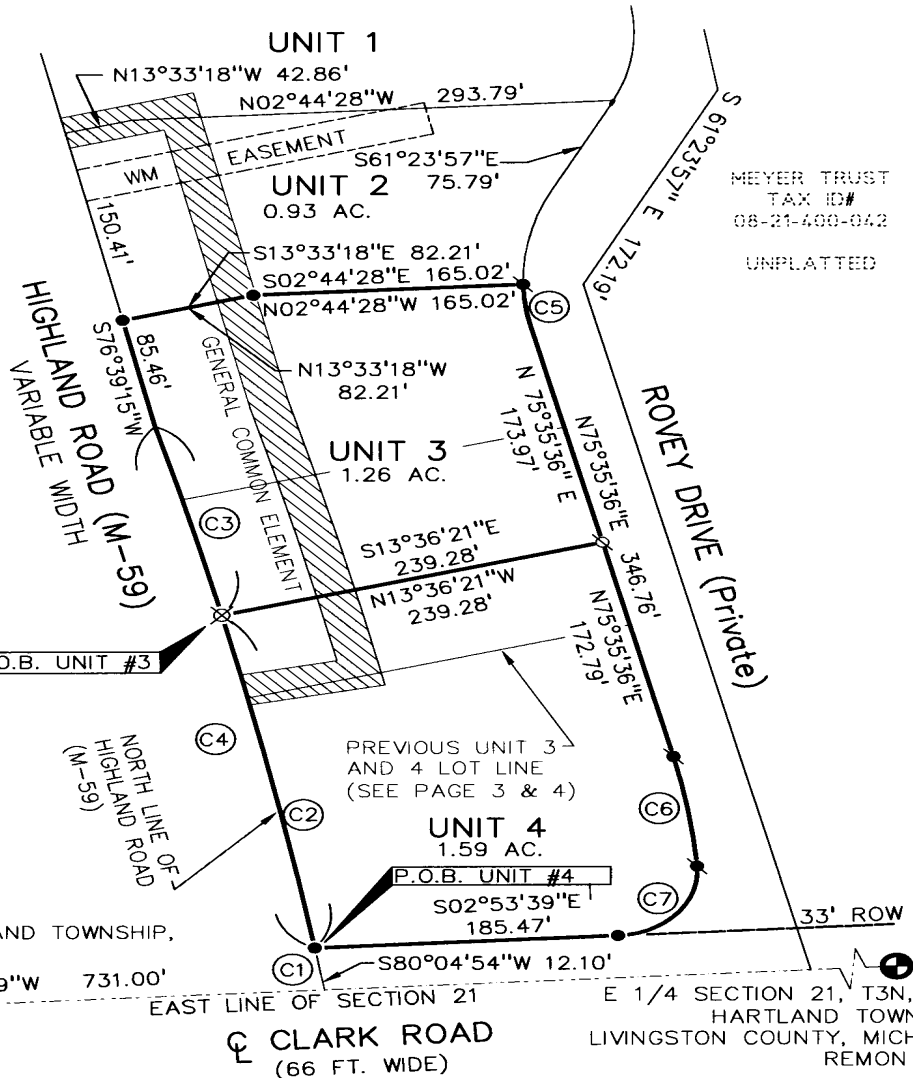
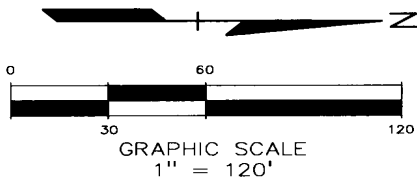
N02°53'39"W 731.00'

EAST LINE OF SECTION 21

CLARK ROAD
 (66 FT. WIDE)

E 1/4 SECTION 21, T3N, R6E
 HARTLAND TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN
 REMON DISK

- LEGEND
- IRON FOUND
 - ⊗ IRON SET
 - ⚡ NAIL FOUND
 - ⚡ NAIL & CAP SET



MEYER TRUST
 TAX ID#
 08-21-400-042
 UNPLATTED

CLIENT:
RAMCO GERSHENSON
 31500 NORTHWESTERN HWY., SUITE 300
 FARMINGTON HILLS, MI 48334

SCALE: 1" = 120'
 DATE: 3-23-17
 JOB No: 2007-066
 DWG. No: 1 OF 7

PEA, Inc.
 2430 Rochester Ct, Ste 100
 Troy, MI 48063-1872
 t: 248.689.9090
 f: 248.689.1044
 www.peainc.com

S:\PROJECTS\2007\2007066\SURVEY-DEPT\07066BND\Exhibit B\Revised Lot Line Adj Unit 3-4 (May2017).dwg; GWC

**LOT LINE ADJUSTMENT SURVEY OF UNITS 3 AND 4
ROVEY DRIVE FOUR CONDOMINIUM**

UNIT 3 REVISED, ROVEY DRIVE FOUR CONDOMINIUM

A parcel of land being a part of Unit 3 of Re-Plat No. 1, Livingston County Condominium Subdivision Plan No. 382, HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed (2010R-025231 L.C.R.) being a part of the Southeast 1/4 of the Southeast 1/4 of Section 21, T.3N., R.6E., Hartland Township, Livingston County, Michigan, being more particularly described as follows:

Commencing at the Southeast Corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 02°53'39" W, 731.00 feet along the east line of Section 21; thence S 80°04'54" W, 12.10 feet; thence 21.16 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 00°18'45", and a chord which bears S 79°55'31" W, 21.15 feet to the West R.O.W. of Clark Road (66 feet wide); thence 266.07 feet along the arc of a curve to the left, also being the north line of Highland Road (M-59), said curve having a radius of 3879.72 feet, a central angle of 03°55'46", and a chord which bears S 77°48'16" W, 266.02 feet to the **POINT OF BEGINNING**; thence along said north line of Highland Road, 152.91 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 2°15'29", and a chord which bears S 74°42'38" W, 152.90 feet; thence S 76°39'15" W, 85.46 feet; thence N 13°33'18" W, 82.21 feet; thence N 02°44'28" W, 165.02 feet to the south line of Rovey Drive (a Private Drive); thence the following two courses and distances along the south line of said Rovey Drive:; 1) 33.39 feet along the arc of a curve to the left, said curve having a radius of 147.00 feet, a central angle of 13°00'53", and a chord which bears N 82°06'03" E, 33.32 feet; 2) N 75°35'36" E, 173.97 feet; thence S 13°36'21" E, 239.28 feet to the **POINT OF BEGINNING**, containing 1.26 acres.

UNIT 4 REVISED, ROVEY DRIVE FOUR CONDOMINIUM

A parcel of land being a part of Units 3 and 4, Re-Plat No. 1 of Livingston County Condominium Subdivision Plan No. 382, HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed (2010R-025231 L.C.R.) being a part of the Southeast 1/4 of the Southeast 1/4 of Section 21, T.3N., R.6E., Hartland Township, Livingston County, Michigan, being more particularly described as follows:

Commencing at the Southeast Corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 02°53'39" W, 731.00 feet along the east line of Section 21; thence S 80°04'54" W, 12.10 feet; thence 21.16 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 00°18'45", and a chord which bears S 79°55'31" W, 21.15 feet to the West R.O.W. of Clark Road (66 feet wide) and the **POINT OF BEGINNING**; thence 266.08 feet along the arc of a curve to the left, also being the north line of Highland Road (M-59), said curve having a radius of 3879.72 feet, a central angle of 03°55'46", and a chord which bears S 77°48'16" W, 266.02 feet; thence N 13°36'21" W, 239.28 feet to the south line of the Rovey Drive (a Private Drive); thence N 75°35'36" E, 172.79 feet; thence 86.99 feet along the arc of a curve to the right, said curve having a radius of 502.00 feet, a central angle of 09°55'44", and a chord which bears N 80°33'28" E, 86.88 feet to a point of compound curve; thence 80.98 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 92°47'51", and a chord which bears S 48°04'44" E, 72.42 feet to said West R.O.W. of Clark Road; thence along said line S 02°53'39" E, 185.47 feet to the **POINT OF BEGINNING**, containing 1.59 acres.



PEA, Inc.

2430 Rochester Ct. Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: RAMCO GERSHENSON 31500 NORTHWESTERN HWY., SUITE 300 FARMINGTON HILLS, MI 48334	SCALE: NTS	JOB No: 2007-066
	DATE: 3-23-17	DWG. No: 2 OF 7

S:\PROJECTS\2007\2007066\SURVEY-DEPT\07066BND\Exhibit B\Revised Lot Line Adj Unit 3-4 (May2017).dwg: GWC

LEGAL DESCRIPTION

**UNIT 3, RE-PLAT NO. 1 ROVEY DRIVE FOUR CONDOMINIUM
(CONFIGURATION BEFORE 2017 ADJUSTMENT)**

A parcel of land being UNIT 3 of Re-Plat No. 1, Livingston County Condominium Subdivision Plan No. 382 of HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed (2010R-025231 L.C.R.) being a part of the Southeast 1/4 of the Southeast 1/4 of Section 21, T.3N., R.6E., Hartland Township, Livingston County, Michigan, being more particularly described as follows:

Commencing at the Southeast Corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 02°53'39" W, 731.00 feet along the east line of Section 21; thence S 80°04'54" W, 12.10 feet; thence 21.16 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 00°18'45", and a chord which bears S 79°55'31" W, 21.15 feet to the West R.O.W. of Clark Road (66 feet wide); thence 199.52 feet along the arc of a curve to the left, also being the north line of Highland Road (M-59), said curve having a radius of 3879.72 feet, a central angle of 02°56'48", and a chord which bears S 78°17'45" W, 199.51 feet to the **POINT OF BEGINNING**; thence 219.46 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 3°14'27", and a chord which bears S 75°12'08" W, 219.43 feet; thence S 76°39'15" W, 85.46 feet; thence N 13°33'18" W, 82.21 feet; thence N 02°44'28" W, 165.02 feet to the south line of the Rovey Drive (a Private Drive); thence the following two courses and distances along the south line of said Rovey Drive; 1) 33.39 feet along the arc of a curve to the left, said curve having a radius of 147.00 feet, a central angle of 13°00'53", and a chord which bears N 82°06'03" E, 33.32 feet; 2) N 75°35'36" E, 240.53 feet; thence S 13°36'21" E, 240.14 feet to the **POINT OF BEGINNING**, containing 1.63 acres.

**UNIT 4, RE-PLAT NO. 1 ROVEY DRIVE FOUR CONDOMINIUM
(CONFIGURATION BEFORE 2017 ADJUSTMENT)**

A parcel of land being UNIT 4 of Re-Plat No. 1, Livingston County Condominium Subdivision Plan No. 382 of HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed (2010R-025231 L.C.R.) being a part of the Southeast 1/4 of the Southeast 1/4 of Section 21, T.3N., R.6E., Hartland Township, Livingston County, Michigan, being more particularly described as follows:

Commencing at the Southeast Corner of Section 21, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 02°53'39" W, 731.00 feet along the east line of Section 21; thence S 80°04'54" W, 12.10 feet; thence 21.16 feet along the arc of a curve to the left, said curve having a radius of 3879.72 feet, a central angle of 00°18'45", and a chord which bears S 79°55'31" W, 21.15 feet to the West R.O.W. of Clark Road (66 feet wide) and the **POINT OF BEGINNING**; thence 199.52 feet along the arc of a curve to the left, also being the north line of Highland Road (M-59), said curve having a radius of 3879.72 feet, a central angle of 02°56'48", and a chord which bears S 78°17'45" W, 199.51 feet; thence N 13°36'21" W, 240.14 feet to the south line of the Rovey Drive (a Private Drive); thence thence the following three courses and distances along the south line of said Rovey Drive; 1) N 75°35'36" E, 106.23 feet; 2) thence 86.99 feet along the arc of a curve to the right, said curve having a radius of 502.00 feet, a central angle of 9°55'44", and a chord which bears N 80°33'28" E, 86.88 feet to a point of compound curve; 3) thence 80.98 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 92°47'51", and a chord which bears S 48°04'44" E, 72.42 feet to said West R.O.W. of Clark Road; thence along said west line S 02°53'39" E, 185.47 feet to the **POINT OF BEGINNING**, containing 1.22 acres.



PEA, Inc.

2430 Rochester Ct. Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: RAMCO GERSHENSON 31500 NORTHWESTERN HWY., SUITE 300 FARMINGTON HILLS, MI 48334	SCALE: NTS	JOB No: 2007-066
	DATE: 3-23-17	DWG. No: 4 OF 7

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**LOT LINE ADJUSTMENT SURVEY OF UNITS 3 AND 4
ROVEY DRIVE FOUR CONDOMINIUM**

SECTION CORNER WITNESSES:

Southeast Corner (G-9) of Section 21, T3N-R6E, Hartland Township, Livingston County, Michigan. 1/2" iron rod with Livingston County Remon. Brass Cap on top.

S 10° W	29.31'	Nail & tag on west side of 12" Elm Tree
NORTH	13.13'	Nail & tag on east side of 14" Maple Tree
N 60° E	8.26'	Nail & tag on south side of 6" Maple Tree
N 50° W	28.28'	Nail & tag on north side of 7" Black Walnut

East 1/4 Corner (G-8) of Section 21, T3N-R6E, Hartland Township, Livingston County, Michigan. 1/2" iron rod with Livingston County Remon. Brass Cap on top in Monument Box.

EAST	42.07'	SP & tag on North side of 24" Cherry Tree
S 70° E	33.34'	SP & tag on North side of 24" Oak Tree
WEST	33.98'	1/2" Iron W/ Cap #14762
S 60° W	45.59'	SP & tag on North side of 15" Hickory

I CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND SHOWN HEREON, THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS DOES NOT EXCEED 1 IN 5000 AND THAT THE REQUIREMENTS OF PA 132 OF 1970 HAVE BEEN COMPLIED WITH.

Todd D. Shelly _____ DATE: 5/4/17
TODD D. SHELLY, PS No. 41111
AS AGENT FOR PEA, INC.



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	DATE: 3-23-17	DWG. No: 5 OF 7

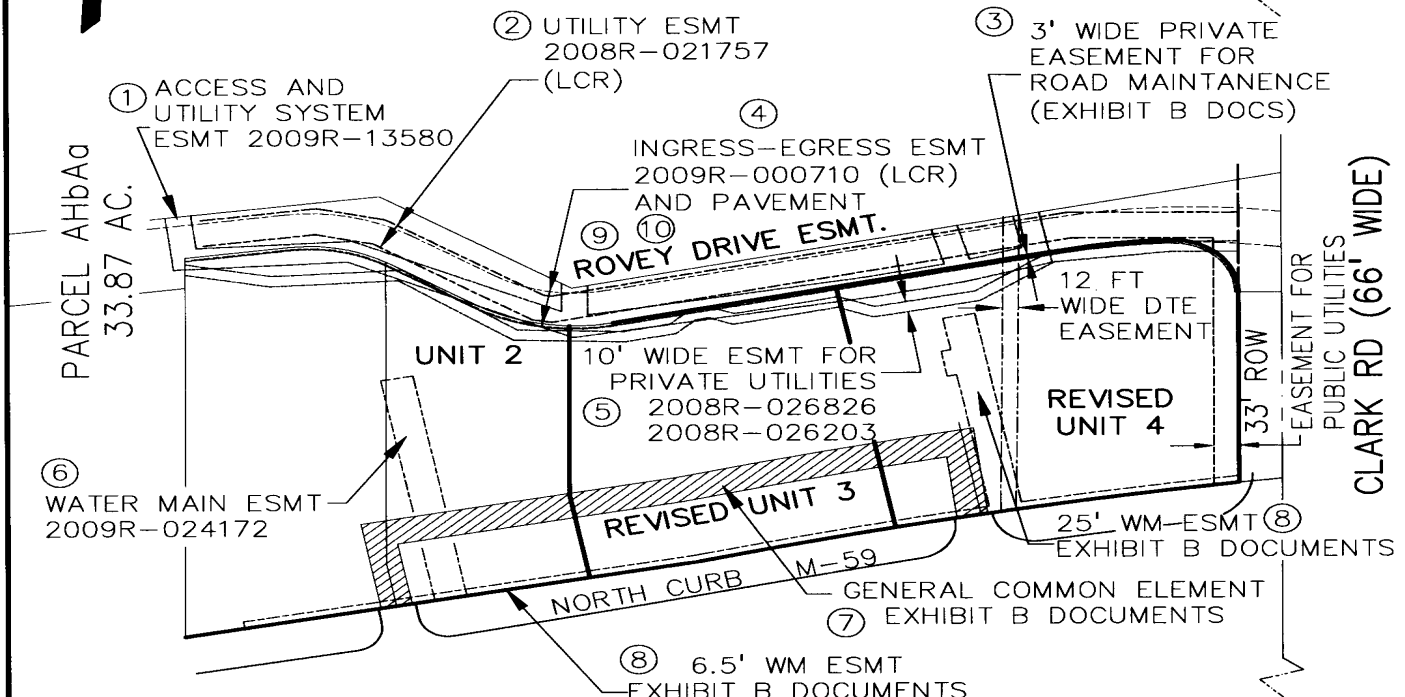
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**LOT LINE ADJUSTMENT SURVEY OF UNITS 3 AND 4
ROVEY DRIVE FOUR CONDOMINIUM**



EAST QUARTER CORNER SECTION 21
T3N, R6E HARTLAND TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN
REMON DISK

PARCEL B2
10.00 AC.
ID# 08-21-400-042



CLARK RD (66' WIDE)
EASEMENT FOR PUBLIC UTILITIES

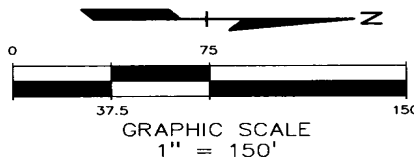
PROPERTY LINES SHOWN ARE THE 2017 REVISED PROPERTY LINES

ROVEY DRIVE EASEMENT IS WITHIN PARCEL AHbAa PARCEL ID#08-21-400-068

"EXHIBIT B DOCS REFER TO: Re-Plat No. 1 Livingston County Condominium Subdivision Plan No. 382 of HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed (2010R-025231 L.C.R.)

**HIGHLAND RD (M-59)
VARIABLE WIDTH**

SOUTHEAST CORNER SECTION 21
T3N, R6E HARTLAND TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN
REMON DISK



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CLIENT: RAMCO GERSHENSON 31500 NORTHWESTERN HWY., SUITE 300 FARMINGTON HILLS, MI 48334	SCALE: 1" = 150'	JOB No: 2007-066
	DATE: 3-23-17	DWG. No: 6 OF 7

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EASEMENTS

CERTIFICATE OF SURVEY

- ① Access and Utility System Easement between Ramco Hartland TRS, Inc. and Ramco RM Hartland SC, LLC dated May 8, 2009 and recorded May 8, 2009 in Instrument No. 2009R-013580. **AS PLOTTED**
- ② Permanent Utility Easement between Ramco Hartland TRS, Inc, a Michigan company, and the Livingston County Department of Public Works, dated the 18 day of July, 2009 and recorded in Instrument No. 2008R-021757. **AS PLOTTED**
- ③ A 3' Wide easement for road maintenance over the north 3' (three) of HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed 2009R-013719 (LCR) **AS PLOTTED**
- ④ Terms, conditions and provisions contained in Access Easement Agreement between Ramco RM Hartland SC LLC, a Delaware limited liability company, Meijer Realty Company, a Michigan corporation, and the Livingston County Department of Public Works, dated the 29th day of December, 2009 and recorded January 9, 2009 in Instrument No. 2009R-0000710. **AS PLOTTED**
- ⑤ Easement for Telephone Line in favor of AT&T Michigan recorded in Instrument 2008R-026826 AND for Gas Pipeline in favor of Consumers Energy Corporation recorded in Instrument 2008R-026203, Livingston County Records. **AS PLOTTED**
- ⑥ Water Main Easement dated the 29th day of June, 2009 recorded in instrument No. 2009R-24172 (LCR). **AS PLOTTED**
- ⑦ General comment element according to Livingston County Condominium Subdivision Plan No. 382 of HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed 2009R-013719 (LCR) **AS PLOTTED**
- ⑧ Water Main Easement according to Livingston County Condominium Subdivision Plan No. 382 of HARTLAND ROVEY DRIVE FOUR CONDOMINIUM as recorded in Exhibit B of the Master Deed 2009R-013719 (LCR) **AS PLOTTED**
- ⑨ Planned Unit Development Agreement recorded in Instrument No. 2008R-011710, Livingston County Records; as affected by First Amendment to Planned Development Agreement recorded in Instrument No. 2009R-004181; as affected by Second Amendment to Planned Development Agreement recorded in Instrument No. 2009R-013577; as affected by Third Amendment to Planned Development Agreement recorded in Instrument No. 2009R-013578; as affected by Fourth Amendment to Planned Development Agreement recorded in Instrument No. 2009R-013579. OVER PARCEL AHbAa ROVEY DRIVE **AS PLOTTED**
- ⑩ The private road (ROVEY DRIVE EASEMENT) which provides ingress and egress to subject property is subject to the rights of other property owners to use said road and is not required to be maintained by the County of Livingston, as granted in Access Easement Agreement between Ramco RM Hartland SC LLC, a Delaware limited liability company, Meijer Realty Company, a Michigan corporation, and the Livingston County Department of Public Works, dated the 29th day of December, 2008 and recorded January 9, 2009 as Instrument No. 2009R-000710. **AS PLOTTED**

SOURCE OF EASEMENTS

Lawyers Title Commitment N-104286
Lawyers Title Commitment N-105067
Exhibit B of the Master Deed (2010R-025231 L.C.R.)



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