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COUNTY OF KALAMAZOO

2022-028299 08/31/2022 10:32:36 AM

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WATTS CONSTRUCTION

Meredith Place County Clerk/Register Kalamazoo County, MI



FIRST AMENDMENT TO MASTER DEED OF COTTAGE POINTE

(Act 59, Public Acts of 1978, as amended)

Kalamazoo County Condominium Subdivision Plan No. 266

- (1) First Amendment to Master Deed of Cottage Pointe
- (2) Exhibit A to First Amendment: Affidavit of Mailing as to Notices required by Section 90(5) of Michigan's Condominium Act
- (3) Exhibit B to First Amendment: Replat No. 1 to Subdivision Plan of Cottage Pointe

No interest in real estate is conveyed by this document, so no revenue stamps are required.

**This instrument Drafted By
and after Recording, Return To:**

Mark C. Hanisch
Kluczynski, Girtz & Vogelzang
3033 Orchard Vista Drive, S.E., Suite 308
Grand Rapids, MI 49546
(616) 559-8659

FIRST AMENDMENT TO MASTER DEED OF COTTAGE POINTE

(Act 59, Public Acts of 1978, as amended)

Cottage Pointe, LLC, a Michigan limited liability company, of 5071 Gull Road, Kalamazoo, Michigan 49048 (the "**Developer**"), executes this First Amendment to Master Deed of Cottage Pointe ("this First Amendment") this 29th day of August, 2022.

RECITALS

- A. Developer created Cottage Pointe as a Michigan residential site condominium project (the "**Project**") by recording in the office of the Kalamazoo County Register of Deeds on September 2, 2016 a Master Deed which was assigned Document No. 2016-028373.
- B. In Article VI of the Master Deed, the Developer reserved the right to add to the Project certain designated land and up to eighty (80) additional condominium units.
- C. Under Article VIII of the Master Deed, the Developer reserved the right, without needing the consent of any co-owner, mortgagee or third party, to exercise any right which the Developer reserved to itself in the Master Deed, such as the right to expand the size of, and to increase the number of Units contained within, the Project.
- D. By this First Amendment, the Developer is adding to the Project some of the land designated in the Master Deed as "future development area" and is increasing the number of Units in the Project from forty two (42) to seventy three (73).
- E. The land which, upon the recording of this First Amendment, is added to the Project is located in the Township of Richland, Kalamazoo County, Michigan and is legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, RICHLAND TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 89° 22' 29" EAST (RECORDED AS NORTH 89° 59' 54" EAST) ON THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 668.04 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00° 46' 33" WEST (RECORDED AS SOUTH 00° 08' 56" WEST) ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 813.26 FEET TO THE POINT OF BEGINNING OF THE



LAND HEREIN DESCRIBED: THENCE NORTH 89° 30' 01" EAST 317.20 FEET; THENCE SOUTH 61° 11' 59" WEST 111.90 FEET; THENCE SOUTH 28° 48' 01" EAST 66.00 FEET; THENCE NORTH 61° 11' 59" EAST 49.93 FEET; THENCE SOUTH 57° 06' 43" EAST 48.25 FEET; THENCE SOUTH 47.96 FEET; THENCE EAST 69.13 FEET; THENCE NORTH 01° 31' 47" WEST 46.68 FEET; THENCE NORTH 57° 06' 43" EAST 52.13 FEET; THENCE SOUTH 61° 55' 02" EAST 49.38 FEET; THENCE NORTH 28° 04' 58" EAST 66.00 FEET; THENCE NORTH 61° 55' 02" WEST 111.36 FEET; THENCE SOUTH 89° 23' 04" EAST 245.57 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00° 43' 38" WEST ON SAID EAST LINE 515.17 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89° 22' 11" WEST ON SAID SOUTH LINE 669.16 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00° 46' 33" EAST (RECORDED AS NORTH 00° 08' 56" EAST) ON SAID WEST LINE 507.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.23 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

PROVISIONS

The Master Deed of Cottage Pointe is amended as follows:

1. **Project Description.** Section 1.1 of the Master Deed is amended to read as follows:

Project Description. The Project is a residential site condominium. The Condominium Units, forty-two (42) of which were developed in the first phase of the Project and the other thirty one (31) which will be developed in the second phase of the Project, including the number, boundaries, and dimensions of each Unit, are shown on the Condominium Subdivision Plan. Each of the Units is capable of utilization by reason of having its own entrance from and exit to a Common Element of the Project. All of the newly created Condominium Units and some of the Units in the first phase have been designated as "need not be built" Units, so some of the Units might not be built and therefore the Project might contain fewer than seventy three (73) Units after construction has been completed.



2. **The Land.** Section 2.1 of the Master Deed is amended to read as follows:

The Land. After the recording of this First Amendment, the land upon which the Project is situated and which has been submitted to condominium ownership pursuant to the provisions of the Act, is located in the Township of Richland, Kalamazoo County, Michigan and is legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, RICHLAND TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 89° 22' 29" EAST (RECORDED AS NORTH 89° 59' 54" EAST) ON THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 668.04 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89° 22' 29" EAST (RECORDED AS NORTH 89° 59' 54" EAST) ON SAID NORTH SECTION LINE 668.04 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00° 43' 38" WEST (RECORDED AS SOUTH 00° 06' 01" WEST) ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1320.48 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89° 22' 11" WEST ON SAID SOUTH LINE 669.16 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00° 46' 33" EAST (RECORDED AS NORTH 00° 08' 56" EAST) ON SAID WEST LINE 1320.43 FEET TO THE POINT OF BEGINNING. CONTAINS 20.27 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

3. **Definitions.** All definitions of any of the Condominium Documents, including, but not limited to “Master Deed,” “Condominium Subdivision Plan,” and “Bylaws” shall include the original of all such documents and all amendments to those documents, including this First Amendment and its exhibits.

4. **Percentage of Value.** The provisions of the Master Deed, including Article V, Section 5.2, which provide that all Units have equal percentages of value are ratified and confirmed.

5. **Organization.** Article I, Section 1.01 of the Condominium Bylaws is amended to read as follows:

Organization. Cottage Pointe, a residential condominium project located in Richland Township, Kalamazoo County, Michigan (the “Project”) is an expandable project, contractible and convertible, being developed so as to comprise in its first phase a maximum of forty two (42) building sites/units. When the First Amendment to Master Deed of Cottage Pointe was recorded, an additional approximately 7.23 acres and thirty one (31) building sites/units were added to the Project. Some of the Units in the first and second phases have been designated as “need not be built” Units, so after completion of construction, the Project may contain fewer than seventy three (73) Units. The number of Units may also be decreased if the clubhouse shown as a “need not be built” building in the original Condominium Subdivision Plan is constructed. When the Master Deed was recorded, the management, maintenance, operations and administration of the Project was vested in an association of co-owners organized as a Michigan non-profit corporation known as Cottage Pointe Homeowners Association (the “Association”).

6. **Condominium Subdivision Plan.** The Condominium Subdivision Plan is amended as shown on the Condominium Subdivision Plan attached as Exhibit B to this First Amendment which contains new and amended sheets and incorporates the original unrevised sheets by reference.

7. **Master Deed Provisions.** All of the provisions of the Master Deed, as amended, apply also to the real property added to the Project by this First Amendment.

8. **Continuing Effect.** The provisions of the Master Deed not revised by this First Amendment are ratified and confirmed.

[Signatures on Next Pages]



Cottage Pointe, LLC,
a Michigan limited liability company
By: Bex Farms, Inc., a Member

By *Daniel Balkema*
* Daniel Balkema

Its Member

STATE OF MICHIGAN)
) ss.
COUNTY OF Kalamazoo

The foregoing instrument was acknowledged before me on this 30 day of August, 2022, by Daniel Balkema, the member of Bex Farms, Inc., a Michigan corporation, a member of Cottage Pointe, LLC, a Michigan limited liability company, for the corporation and on behalf of the limited liability company.

N. Tolmaes
* N. Tolmaes

Notary Public, State of Michigan, County of Kalamazoo
Acting in the County of Kalamazoo
My Commission Expires: 8-21-24

* Please print name below signature line.



And by:

JMG Development Company, L.C., a Member

By

Joy Watts

- Member

STATE OF MICHIGAN)
) ss.
COUNTY OF Kalamazoo)

The foregoing instrument was acknowledged before me on this 29th day of August, 2022, by Joy Watts, a member of JMG Development Company, L.C., a member of Cottage Pointe, LLC, a Michigan limited liability company, for JMG Development Company, L.C. and on behalf of the limited liability company.

N. Tolmace

* N. Tolmace

Notary Public, State of Michigan, County of Kalamazoo

Acting in the County of Kalamazoo

My Commission Expires: 8/12/2024

* Please print name below signature line.



EXHIBIT A TO FIRST AMENDMENT TO MASTER DEED
OF COTTAGE POINTE

AFFIDAVIT OF PROVIDING NOTICES TO
CO-OWNERS UNDER SECTION 90(5)
OF THE CONDOMINIUM ACT

STATE OF MICHIGAN)
)ss
COUNTY OF KALAMAZOO)

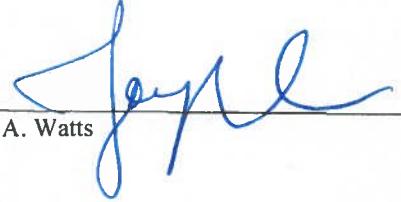
Joy A. Watts, being duly sworn, deposes and states as follows:

1. I am the Member of Cottage Pointe, LLC, the Developer of Cottage Pointe, a Michigan condominium designated as Kalamazoo County Condominium Subdivision Plan No. 266 (the "Project").

2. I am an adult familiar with the facts set forth in this Affidavit and, if called upon to do so, would be competent to testify as to those facts in court.

3. On August 8, 2022, I served written notice on all Co-owners of record in the Project that the First Amendment to Master Deed of Cottage Pointe to which this Affidavit is attached would be recorded not less than ten (10) days after the date of the notice.

Date: August 29, 2022


Joy A. Watts

Subscribed and sworn to before me this 29th day of August, 2022 by
Joy A. Watts


* N. Tolmács

Notary Public, State of Michigan, County of Kalamazoo
Acting in the County of Kalamazoo
My Commission Expires: 8/12/2024

* Please print name below signature line

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WATTS CONSTRUCTION
Meredith Place County Clerk/Register Kalamazoo County, MI



REPLAT NO. 1
KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 266
EXHIBIT "B" TO THE MASTER DEED OF:

COTTAGE POINTE

RICHLAND TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

DEVELOPER:
COTTAGE POINTE, LLC
5071 GULL ROAD
KALAMAZOO, MI 49048
269-207-1359

SURVEYOR:
WIGHTMAN & ASSOCIATES, INC.
GARY D. HAHN, P.S. 4001038116
433 EAST RANSOM STREET
KALAMAZOO, MI 49007
269-200-2700
ghahn@gowightman.com

LEGAL DESCRIPTION:

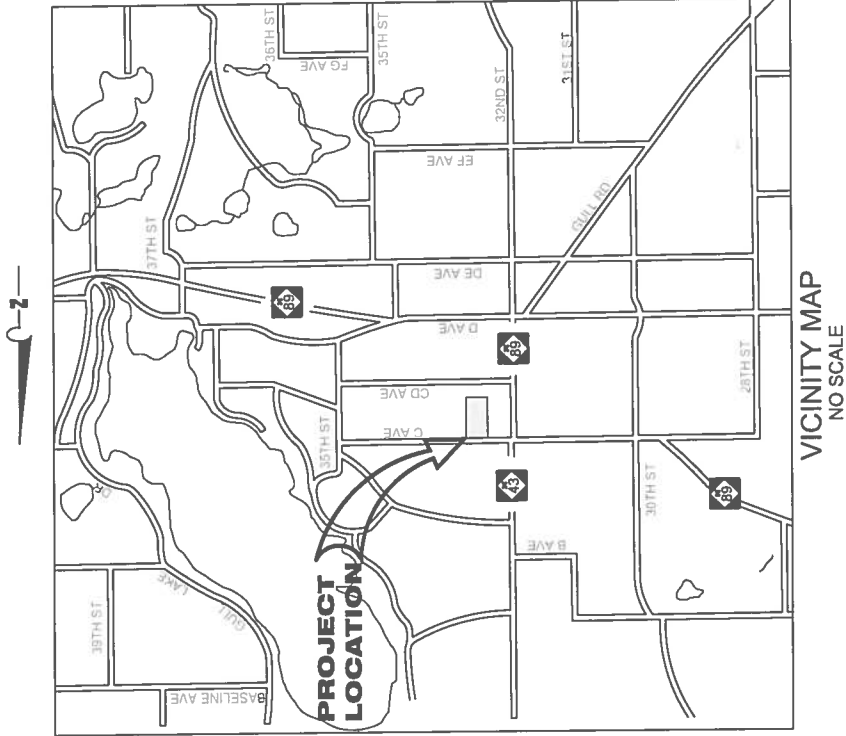
THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, RICHLAND TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 89° 22' 28" EAST (RECORDED AS NORTH 89° 59' 54" EAST) ON THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 668.04 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89° 22' 28" EAST (RECORDED AS NORTH 89° 59' 54" EAST) ON SAID NORTH LINE 668.04 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00° 43' 38" WEST (RECORDED AS SOUTH 00° 06' 01" WEST) ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1320.48 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89° 22' 11" WEST ON SAID SOUTH LINE 668.18 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00° 46' 33" EAST (RECORDED AS NORTH 00° 08' 56" EAST) ON SAID WEST LINE 1320.43 FEET TO THE POINT OF BEGINNING. CONTAINS 20.27 ACRES MORE OR LESS.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

ATTENTION: COUNTY REGISTER OF DEEDS:

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THE PROJECT IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET. THE SURVEYOR'S CERTIFICATE ON SHEET 2, AND IN THE MASTER DEED.

THE 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.



- SHEET INDEX
- 1- COVER SHEET
 - 2- SURVEY PLAN
 - 2A- SURVEY PLAN
 - 3- SITE PLAN
 - 3A- SITE PLAN
 - 4- COORDINATE PLAN
 - 5- UTILITY PLAN
 - 5A- UTILITY PLAN

THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED 8/22/2022. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

WIGHTMAN & ASSOCIATES, INC.



BY GARY D. HAHN
PROFESSIONAL SURVEYOR NO. 4001038116

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WATTS CONSTRUCTION
Meredith Place County Clerk/Register Kalamazoo County, MI

SURVEYOR'S CERTIFICATE
I, GARY D. HAHN, PROFESSIONAL SURVEYOR IN THE
STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS KALAMAZOO
COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 266,
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.

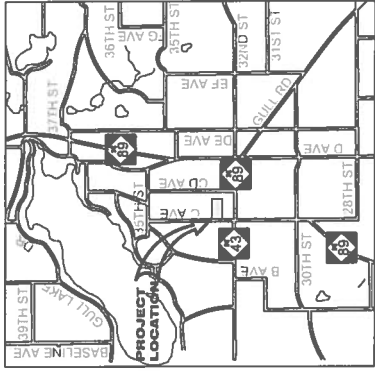
THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE
SURVEY PLAN AS REQUIRED BY THE RULES
PROMULGATED UNDER SECTION 142 OF ACT NO. 59
OF THE PUBLIC ACTS OF 1978.

Gary D. Hahn
BY GARY D. HAHN

PROFESSIONAL SURVEYOR NO. 4001038116
WIGHTMAN & ASSOCIATES, INC.
433 EAST RANSOM STREET
KALAMAZOO, MI 49007
269-200-2700



8/25/2022
DATE



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WATTS CONSTRUCTION

Meredith Place County Clerk/Register Kalamazoo County, MI



NORTH QUARTER CORNER, SECTION 14-1-10
FOUND REMONUMENTATION SLEEVE PER L.C.R.C. LIBER 1, PAGE 1129
CENTERLINE 3" STEEL FENCE POST WITH BRACE NORTH 3.2'
CENTERLINE POWER POLE N85°W 34.55'
NORTH 80.9'
N30°W 80.9'
EAST 6.2'
SOUTH 3.0'
NORTH AND SOUTH CHAIN LINK FENCE
EAST AND WEST STOCKADE FENCE

NORTHEAST CORNER,
NORTHWEST QUARTER,
SECTION 14-1-10

16.5' MICHIGAN BELL
TELEPHONE RIGHT OF
WAY EASEMENT PER
LIBER 922, PAGE 73

12' WIDE ELECTRIC
UTILITY EASEMENT
PER DOCUMENT
NO. 2015-004542

RIGHT OF WAY LINES

AVENUE

(UNPLATTED)
NORTH LINE,
SECTION 14-1-10
S 89°22'22.9" E 668.04'

EAST C

SECTION 14-1-10

NORTHWEST CORNER,
NORTHWEST QUARTER,
SECTION 14-1-10

20' WIDE
SANITARY
SEWER
EASEMENT

COTTAGE TRAIL

COTTAGE POINTE

COTTAGE GLEN

COTTAGE BEND

COTTAGE CROSSING

COTTAGE PLACE

COTTAGE GATE

EAST LINE,
NORTHWEST QUARTER,
SECTION 14-1-10
S 00°43'38" W
1320.48'

20' WIDE
WATER
EASEMENT

20' WIDE
SANITARY
SEWER
EASEMENT

20' WIDE
WATER
EASEMENT

20' WIDE PUBLIC PEDESTRIAN
INGRESS AND EGRESS AND
LANDSCAPING EASEMENT

20' WIDE
SANITARY
SEWER
EASEMENT

BENCHMARK

TOP OF REBAR WITH PLASTIC CONTROL POINT CAP
ELEVATION = 931.72' (NAVD88)

POINT OF
BEGINNING

NORTHWEST CORNER, SECTION 14-1-10
FOUND HARRISON MONUMENT PER L.C.R.C. LIBER 2, PAGE 968
PK NAIL IN NORTH SIDE 22" MAPLE S67°E 93.12'
PK NAIL IN NORTH SIDE POWER POLE N62°E 61.92'
PK NAIL IN SOUTHEAST SIDE POWER POLE S29°W 119.63'
PK NAIL IN SOUTHWEST SIDE POWER POLE N63°W 68.52'

WEST LINE, EAST HALF,
NORTHWEST QUARTER,
SECTION 14-1-10
N 00°46'33" E
1320.43'

(UNPLATTED)

SURVEY PLAN



200 22-0358
2

LEGEND

= SET CONCRETE MONUMENT

= UTILITY EASEMENT



NOTE:
BEARINGS ARE RELATED TO THE MICHIGAN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE.

WIGHTMAN
433 E RANSOM ST
KALAMAZOO, MI 49007
269.200.2700
www.gowrightman.com

PROJECT NAME
COTTAGE POINTE

COTTAGE POINTE, LLC 8911
GULL ROAD KALAMAZOO, MI
49008

REVISIONS
1. 08/25/2022
2. 08/25/2022
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BY GARY D. HAHN
PROFESSIONAL SURVEYOR NO 4001038116

LEGEND

= UNIT NUMBER

= COORDINATE NUMBER

■ = SET CONCRETE MONUMENT

▨ = GENERAL COMMON ELEMENT

▨ = LIMITED COMMON ELEMENT (DRIVEWAYS, DECKS AND PATIOS)

= UNIT BOUNDARY *

* NOTE:

"CONDOMINIUM UNIT" OR "UNIT" MEANS A SINGLE RESIDENTIAL BUILDING, SITE DESIGNED AND INTENDED FOR SEPARATE OWNERSHIP AND USE, AS DESCRIBED IN THE MASTER DEED, INCLUDING THE CONDOMINIUM SUBDIVISION PLAN HOWEVER, AFTER A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED WITHIN A BUILDING SITE, THE UNIT'S DIMENSIONS SHALL FOLLOW THE SURFACE OF THE EXTERIOR PERIMETER WALLS OF THE STRUCTURE, EXTENDING TO A DEPTH OF TWENTY FIVE (25) FEET BELOW AND FIFTY (50) FEET ABOVE GROUND ELEVATION, RESPECTIVELY, AND ALL LAND OUTSIDE THE STRUCTURE'S FOOTPRINT THAT PREVIOUSLY WAS INCLUDED WITHIN THE UNIT BUILDING SITE SHALL BE A GENERAL COMMON ELEMENT (OTHER THAN ANY LAND BENEATH A LIMITED COMMON ELEMENT PATIO, DECK, OR PORCH, WHICH LAND SHALL BE A LIMITED COMMON ELEMENT). ALL AIRSPACE BETWEEN THE EXTERIOR SURFACE OF AN EXTERIOR WALL OF A STRUCTURE AND THE FURTHEST SURFACE OF ANOTHER STRUCTURAL COMPONENT (SUCH AS A FRONT PORCH OR DECK), TOGETHER WITH THE LAND AND AIR SPACE UP TO 25 FEET BELOW AND 50 FEET ABOVE THE GROUND LEVEL, SHALL BE LIMITED COMMON ELEMENTS). IF A STRUCTURE IS DAMAGED OR DESTROYED AND THE STRUCTURE ARE REPAIRED OR REPLACED IN ACCORDANCE WITH THE CONDOMINIUM DOCUMENTS, THEN THE UNIT'S BOUNDARIES SHALL CONFORM TO THE EXTERIOR PERIMETERS OF THE STRUCTURE, AS REPAIRED OR REPLACED. ALL STRUCTURES AND IMPROVEMENTS NOW OR HEREFTER LOCATED WITHIN THE BOUNDARIES OF A UNIT SHALL BE PART OF THE UNIT AND SHALL BE OWNED BY THE CO-OWNER OF THE UNIT WITHIN WHICH THEY ARE LOCATED AND SHALL NOT, UNLESS EXPRESSLY PROVIDED IN THE CONDOMINIUM DOCUMENTS, CONSTITUTE COMMON ELEMENTS.



WIGHTMAN & ASSOCIATES, INC.

Gary D. Hahn
BY GARY D. HAHN
PROFESSIONAL SURVEYOR NO. 4001038116

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Pages: 13 of 16 AMND

WATTS CONSTRUCTION

Mereditth Place County Clerk/Register Kalamazoo County, MI



NOTE:
BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

ALL ROADS MUST BE BUILT.

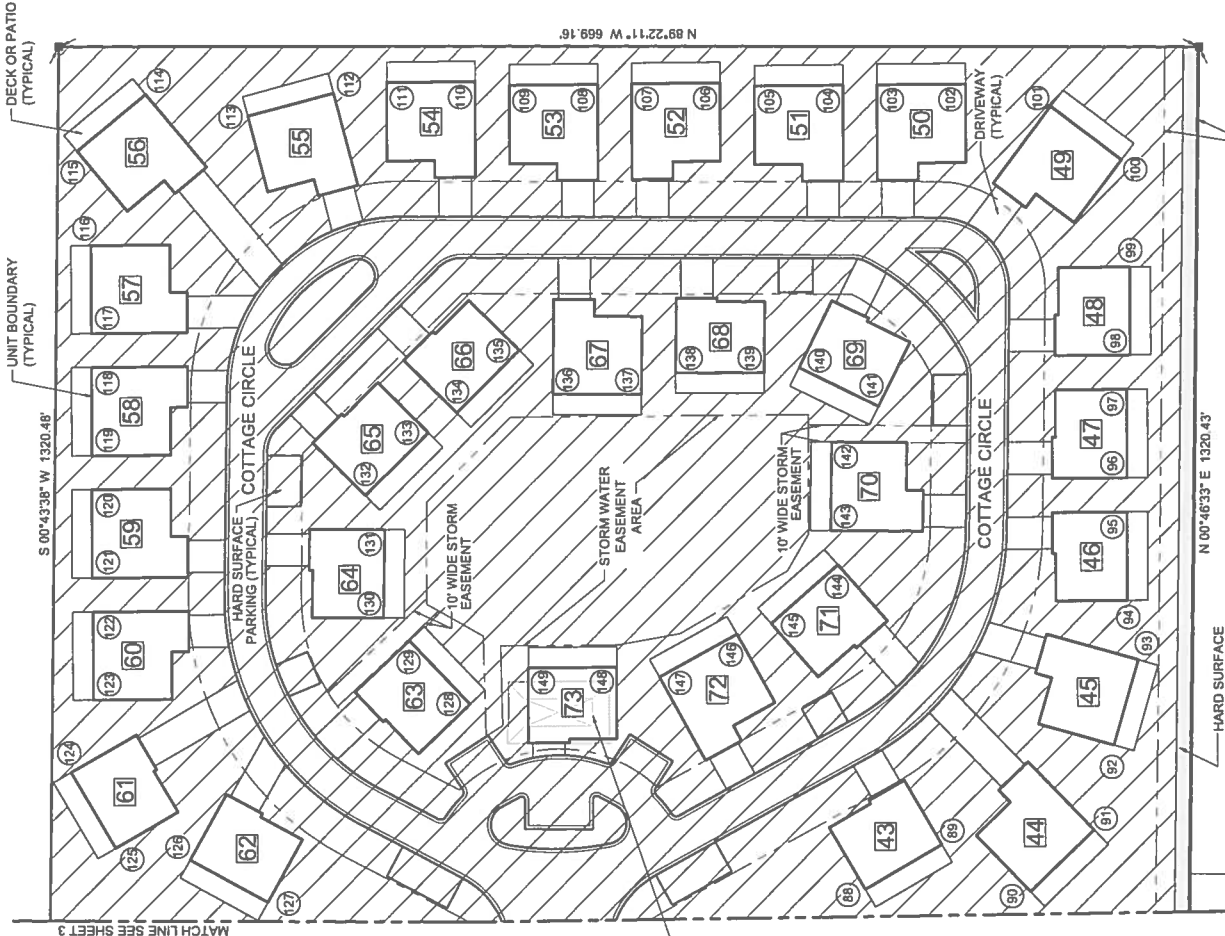
UNITS 43 THROUGH 73, INCLUSIVE, NEED NOT BE BUILT.

ALL ROADS ARE PRIVATE.

SEE COORDINATE PLAN SHEET 4 FOR COORDINATE VALUES AND UNIT DIMENSIONS

SOME UNIT DESIGNS WILL REQUIRE A RELOCATION OF THE DECK/PATIO.

* UNIT 73 MAY BE REPLACED WITH A CLUBHOUSE BUILDING WHICH NEED NOT BE BUILT.



* LOCATION OF CLUBHOUSE THAT, IF BUILT, WOULD BE IN PLACE OF UNIT 73.



WIGHTMAN
433 E. RANDOLPH ST.
KALAMAZOO, MI 49007
268.327.3533

www.gwgwightman.com

PROJECT NAME
COTTAGE PORTE

COTTAGE PORTE, LLC 6871
GULL ROAD KALAMAZOO, MI
49008

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COORDINATE TABLE

POINT	NORTHING	EASTING
1	326423.30	12830387.13
2	326422.14	12830436.13
3	326423.76	12830460.93
4	326422.88	12830512.93
5	326403.84	12830577.78
6	326356.25	12830598.74
7	326283.59	12830598.18
8	326235.43	12830578.57
9	326209.23	12830517.54
10	326207.35	12830465.57
11	326220.44	12830436.92
12	326221.01	12830384.83
13	326220.34	12830276.29
14	326221.49	12830224.30
15	326217.13	12830204.26
16	326204.01	12830153.94
17	326208.62	12830117.15
18	326215.12	12830065.55
19	326247.46	12830012.78
20	326297.94	12830000.30
21	326358.72	12830001.18
22	326406.26	12830022.24
23	326427.55	12830074.33
24	326428.78	12830126.31
25	326425.67	12830154.00
26	326423.78	12830205.97
27	326423.78	12830227.15
28	326423.22	12830276.14
29	326176.11	12830384.15
30	326175.54	12830436.15
31	326175.10	12830460.07
32	326172.28	12830511.98
33	326154.51	12830575.15
34	326107.31	12830596.98
35	326036.00	12830597.02
36	325987.69	12830577.77
37	325957.80	12830516.63
38	325956.60	12830464.64
39	325970.45	12830434.19
40	325971.02	12830382.20
41	325970.77	12830274.18
42	325971.35	12830222.18
43	325968.19	12830201.76
44	325954.98	12830151.46
45	325959.13	12830115.96
46	325964.71	12830064.26
47	325997.16	12830010.50
48	326047.56	12829997.79
49	326108.99	12829996.57
50	326156.54	12830019.63
51	326180.20	12830071.31
52	326184.16	12830123.16
53	326180.91	12830151.23
54	326175.03	12830202.90
55	326162.06	12830224.26
56	326161.49	12830276.25
57	325918.31	12830381.62
58	325917.74	12830433.62
59	325925.17	12830454.29
60	325926.29	12830506.28
61	325902.00	12830571.28
62	325855.00	12830593.53
63	325798.36	12830597.74
64	325747.11	12830586.98
65	325715.69	12830515.12
66	325714.66	12830463.13
67	325714.92	12830431.71
68	325715.04	12830379.71
69	325728.91	12830271.49
70	325729.50	12830219.49
71	325722.31	12830196.27
72	325722.85	12830144.27
73	325717.51	12830116.91
74	325718.05	12830084.91
75	325752.46	12829999.94

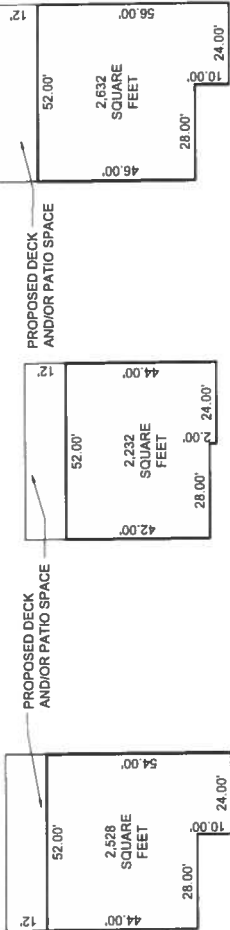
POINT	NORTHING	EASTING
76	325803.79	12829991.63
77	325852.25	12829995.76
78	325901.72	12830011.81
79	325916.14	12830062.62
80	325932.75	12830112.53
81	325924.82	12830146.58
82	325924.25	12830196.58
83	325908.88	12830221.48
84	325908.31	12830273.48
85	325900.31	12830296.52
86	325601.09	12830633.92
87	326460.80	12830633.50
88	325673.66	12830145.40
89	325647.66	12830100.37
90	325675.57	12830048.45
91	325639.55	12830010.95
92	325689.56	12829999.25
93	325539.59	12829984.86
94	325504.87	12829991.14
95	325452.87	12829991.14
96	325432.87	12829991.14
97	325360.87	12829991.14
98	325360.87	12829989.14
99	325308.87	12829989.14
100	325246.23	12829993.86
101	325214.62	12830035.15
102	325200.94	12830085.07
103	325200.94	12830137.07
104	325201.09	12830157.07
105	325201.09	12830209.07
106	325198.93	12830229.07
107	325198.93	12830281.07
108	325199.19	12830301.07
109	325199.19	12830353.07
110	325196.73	12830373.07
111	325196.73	12830425.07
112	325202.48	12830456.30
113	325215.56	12830506.63
114	325201.87	12830566.41
115	325234.92	12830606.56
116	325290.43	12830598.63
117	325342.43	12830598.63
118	325362.43	12830598.63
119	325344.43	12830598.63
120	325344.43	12830598.63
121	325468.43	12830598.10
122	325506.43	12830598.10
123	325558.43	12830598.10
124	325601.05	12830611.21
125	325646.07	12830605.19
126	325653.40	12830541.73
127	325678.73	12830496.32
128	325562.91	12830377.27
129	325525.08	12830412.94
130	325511.65	12830427.85
131	325499.65	12830427.24
132	325439.52	12830438.38
133	325402.98	12830401.38
134	325391.43	12830384.68
135	325354.89	12830347.68
136	325381.00	12830327.97
137	325381.57	12830275.97
138	325398.99	12830255.83
139	325369.57	12830203.84
140	325366.67	12830183.43
141	325389.76	12830136.83
142	325410.55	12830164.41
143	325462.55	12830165.11
144	325482.60	12830160.99
145	325516.77	12830200.18
146	325522.94	12830220.24
147	325547.99	12830265.81
148	325541.81	12830291.02
149	325541.81	12830343.02
150	326468.09	12829965.47

NOTE:
MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE.

WIGHTMAN & ASSOCIATES, INC.
BY GARY D. MAHN
PROFESSIONAL SURVEYOR NO. 4001038116



PROPOSED UNIT BOUNDARY
(TYPICAL)
SCALE: 1" = 20'

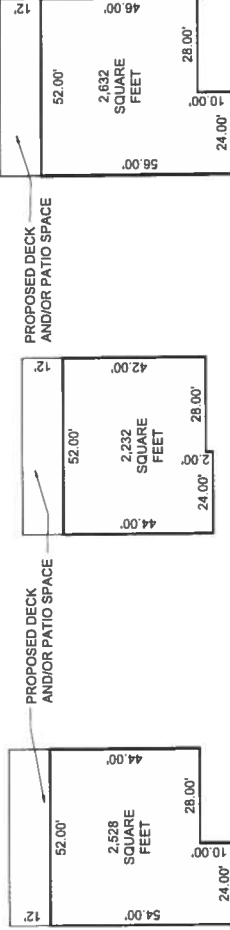


UNIT BOUNDARY CONFIGURATION FOR
UNITS 6, 13, 14, 21, 27, 41 AND 42.

UNIT BOUNDARY CONFIGURATION FOR
UNITS 2, 5, 12, 16, 18, 26, 30 AND 40.

UNIT BOUNDARY CONFIGURATION FOR
UNITS 3, 10, 17, 24, 31, 34 AND 38.

NOTE:
ALL UNIT LINES ARE AT RIGHT ANGLES (90°) TO EACH OTHER.



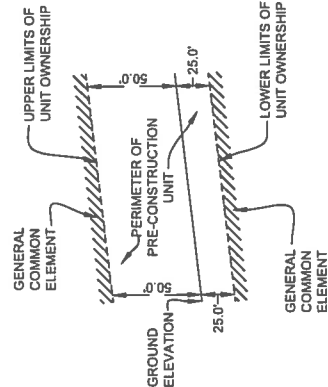
UNIT BOUNDARY CONFIGURATION FOR
UNITS 1, 7, 8, 15, 22, 28 AND 29.

UNIT BOUNDARY CONFIGURATION FOR
UNITS 9, 20, 23, 33, 36 AND 37.

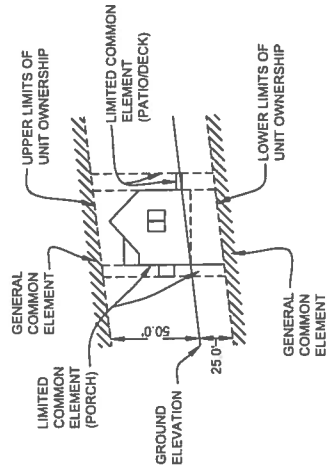
UNIT BOUNDARY CONFIGURATION FOR
UNITS 4, 11, 18, 25, 32, 35 AND 39.

NOTE:
AREAS ENCUMBERED BY DECK, STOOP, FRONT PORCH AND/OR PATIO, SHALL BE LIMITED COMMON ELEMENT. EQUIVALENT AREAS IN WHICH NO SUCH IMPROVEMENTS ARE CONSTRUCTED SHALL BE GENERAL COMMON ELEMENT.

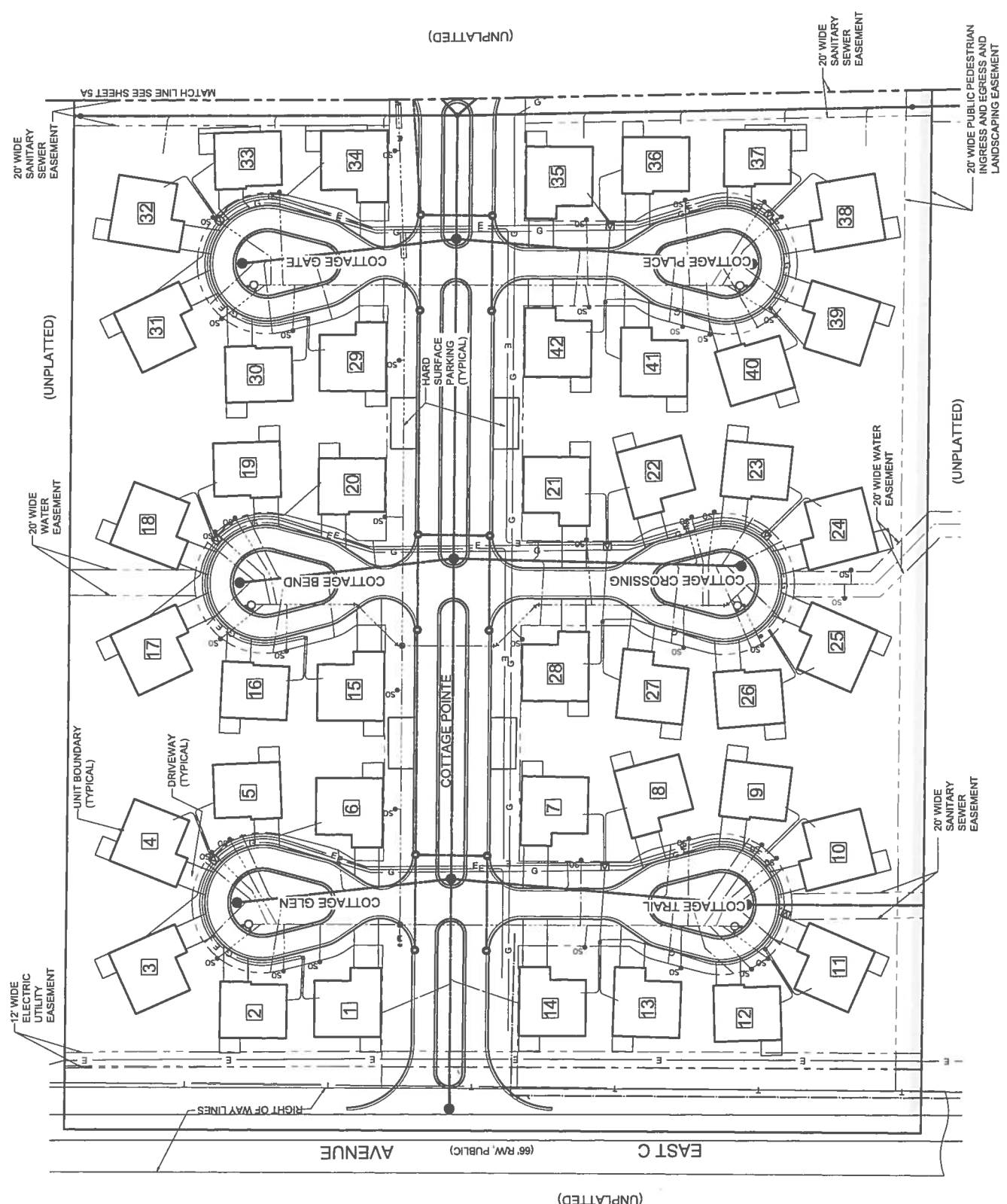
UNIT CROSS SECTION
(BEFORE CONSTRUCTION)
NOT TO SCALE



UNIT CROSS SECTION
(AFTER CONSTRUCTION)
NOT TO SCALE



NOTE:
EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 25.0' BELOW AND 50.0' ABOVE GROUND ELEVATION. THE AIR UP TO 50 FEET ABOVE THE LAND AND DOWN TO 25 FEET BELOW AND 50.0' ABOVE GROUND ELEVATION. DECKS AND PORCHES, ARE LIMITED COMMON ELEMENTS.



LEGEND

- | | |
|---|---------------------------------|
|  | = UNIT NUMBER |
|  | = EXISTING ELECTRIC LINE |
|  | = EXISTING TELEPHONE LINE |
|  | = PROPOSED ELECTRIC LINE |
|  | = PROPOSED FENCE |
|  | = PROPOSED GAS LINE |
|  | = PROPOSED SANITARY SEWER |
|  | = PROPOSED STORM SEWER |
|  | = PROPOSED TELEPHONE LINE |
|  | = PROPOSED WATER MAIN |
|  | = EASEMENT LINE/GRADING PERMIT |
|  | = PROPERTY LINE |
|  | = RIGHT-OF-WAY LINE |
|  | = GUY ANCHOR |
|  | = PROPOSED ELECTRIC TRANSFORMER |
|  | = PROPOSED ELECTRIC RISER |
|  | = SIGN |
|  | = PROPOSED WATER SHUT OFF |
|  | = PROPOSED HYDRANT |
|  | = PROPOSED GATE VALVE & BOX |
|  | = PROPOSED GATE VALVE & VAULT |
|  | = PROPOSED REDUCER |
|  | = PROPOSED SANITARY MANHOLE |
|  | = PROPOSED STORM MANHOLE |
|  | = TELEPHONE RISER BOX |
|  | = UTILITY POLE |

NOTES

PROPOSED UTILITIES SHOWN ARE BASED ON CONSTRUCTION DRAWINGS PREPARED BY WIGHTMAN AND ASSOCIATES, INC., PROJECT NO. 154040, DATED JUNE 2015, ON FUTURE DEVELOPMENT CONCEPTUAL PLANS BY WIGHTMAN AND ASSOCIATES, INC. AND ON DESIGN DRAWINGS PROVIDED BY CONSUMERS ENERGY COMPANY AT&T.

UTILITY INFORMATION AS SHOWN
HEREON IS AS PROPOSED AND SHOULD
NOT BE TAKEN AS A GUARANTEE OF
COMPLETENESS OR ACCURACY.

ALL STORM SEWER, SANITARY SEWER,
WATER MAIN AND ROADWAY *MUST BE
BUILT*

ALL GAS, ELECTRIC AND TELEPHONE
"MUST BE BUILT"



WIGHTMAN & ASSOCIATES, INC.

[Signature]
BY GARY D. HAHN

BY GARY D. HAHN
PROFESSIONAL SURVEYOR NO. 4001038116

