

Charter Township of Union



**Planning Commission
Special Meeting
May 9, 2016
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 19, 2016 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. New Business
 - A. Final Platt Review Approval Rosewood North Condo Amendment #3
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 19, 2016 at the Township Hall.

Meeting was called to order at 7:00 p.m.

Roll Call

Present: Squattrito, Strachan, Zerbe, McGuirk, Robinette, Mielke, Woerle and Fuller

Excused: LaBelle

Others Present

Peter Gallinat, Township Planner & Jennifer Loveberry

Approval of Minutes

Robinette moved **Woerle** supported the approval of the April 5, 2016 meeting minutes as presented.

Vote: Ayes: 8 Nays: 0. Motion carried.

Correspondence / Reports

Board of Trustees – Township surveys have been sent out, please complete and return, as the results are helpful in updating Master Plan.

Approval of Agenda

Mielke moved **McGuirk** supported approval of the agenda amending to add: Old Business B) Delivery and Format of Packets. **Vote: Ayes: 7 Nays 0. Motion carried.**

Public Comment – No comments

New Business –

A. SPR 2016-5: Pleasant Optics

Location: 2865 S. Lincoln Rd.

Chris Schafer, OHM, representing Pleasant Optics presented SPR 2016-05: Site Plan Development (parking & storm water management, Location: 2865 S. Lincoln Rd. a site plan review for parking and storm water management plan for an eye doctor's office located in a B5 zoning district. Minor changes have been made to the building; however, the reason for the site plan review was due to increased pavement for parking, which also called for a storm water management plan.

Discussion was held by the Planning Commissioners.

Zerbe moved **Fuller** supported to recommend approval of SPR 2016-05 with the following conditions comply with storm water review and township requirements, install dumpster screening with gates, provide sidewalk easement along west right of way(property), waive sidewalk construction until requested by township on this project, comply with fire department review. **Vote: Ayes: 8 Nays 0. Motion carried.**

Old Business

A. Lighting Ordinance Proposal

- Updates by Gallinat, he handed out Lighting Ordinance that had been started in 2002. The Planning Commissioners asked to have this added to May Agenda.

B. Master Plan Update

- Updates by Gallinat regarding updating the Master Plan followed by discussion of the Planning Commissioners. Mielke moved Woerle supported to commence the procedure to amend the Master Plan, as it approaching 5 years since adoption in June 2011. **Vote: Ayes: 8 Nays 0. Motion carried.**
- Discussion by Commissioners regarding RFP's for Master Plan and Zoning. The Commissioners would like to have the Master Plan and Zoning to be separate from each other.

Other Business

Extended Public Comment –open 8:20 p.m.

Jamie Seals, 2865 S. Lincoln Rd. – Owner of property addressed Commissioner Mielke to answer questions he had on this project.

Adjournment – Chairman Squattrito adjourned the meeting at 8:23 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

SUBDIVISION / SITE CONDO CHECKLIST
CHARTER TOWNSHIP OF UNION
 Authority: Ordinance 1994-06, Subdivision of Land
 Zoning Ordinance 1991-05

File # _____, Subdivision Name Rosewood North I Condominium

Engineering / Surveying Firm CMS&D, Phone # 989-775-0756
 Contact Name Timothy Bebee
 Address 510 West Pickard, Suite C, Mt. Pleasant, MI 48858
 Email tbebee@cms-d.com FAX 989-775-5012

Property owner / developer Rosewood Development Co. LLC., Phone # 989-773-5804
 Address P.O. Box 982, Mt. Pleasant, MI 48858
 Email rosewoodwcl@journey.com FAX 9-773-7805

Zoning District R3A, MINIMUMS: Lot Width -, Lot Area --
 Side Yard 30, Front Yard 35, Rear Yard 25

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)
Site Condo 3rd Amendment

<input type="checkbox"/>	Preliminary Review	\$ 200.00	Receipt #
<input type="checkbox"/>	Final Review	\$ 200.00	Receipt #

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

√	Section	Description	Comment
	201.003	Preliminary Plat	
	3.01	File Preliminary plan with Clerk	Submit to Zoning Administrator who will give plan to Clerk
	3.01.A	Scale < 200' / Inch	
	3.01.B	Show platted / Dedicated streets in area	
	3.01.C	North Arrow and Date, Revisions	
	3.01.D	Dimension Lots, Out lots and parks	
	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	
	3.01.F	Lot Numbers- Sequential, no gaps or duplicates	
	3.01.G	No Block numbers or letters	
	3.01.H	Road Plan (see also Private Road Ordinance)	
	3.01.I	Written statement of Intent for installation of Roads and Utilities	
	3.01.J	Show any future phases	

√	Section	Description	Comment
	201.302	Preliminary approval by Planning Commission and Board	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	201.303	Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk	Note: Submission to clerk made through the township Zoning Administrator
	3.03.A	Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate.	Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission.
	3.03.B&C	Financial assurance for Water and Sewer	Cash Deposit, Letter of Credit, Bond or other such assurance
	3.03.D	Plat Restrictions, if any.	Note: Township does not enforce these
X	201.004	Final Plat Approval	Condominium Plan
X	4.01.A	Final Platt has been submitted	
X	4.01.B	Engineer has checked and approved plans	CMSFD HAS APPROVED FOR SUBMITTING
X	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	UTILITIES ARE EXISTING
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	4.03	Action by Township Board	
	4.03.A	Disapproval	
		a. Note all reasons to Planning Commission and Developer in writing	
		b. Resubmit\with changes addressing disapprovals to Planning Commission.	
	4.03.B	Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk	

The following section details specific requirements of a Platted Subdivision or Site Condominium.

√	Section #	Description	Comments
	201.005	General Specifications and Design Standards	
X	5.01	Streets and Alleys	Already Constructed and Approved
	5.01.A.	Location and Arraignment	
	a	Continue existing streets into Plat	
	b	Take new streets to edge for future	
	c	Show contours	
	d	Where ½ street is dedicated on adjoining plat, other ½ must be platted	
	5.01.B	Right of Way widths shown	For Public road, see Isabella County Road Commission Standards, For private see Union Township Private Road Ordinance.
	a	Roads – 66ft	
	b	Alleys and Service Drives – 40 ft	
	c	Walkways – 10 ft	
	d	Cul-de-Sacs	Meet requirements of ICRC Standards.
	5.01.C	Alleys not acceptable unless specifically required by Planning Commission	
	5.01.D	Street Names are Unique in Isabella County and have been approved by Isabella County. Apply directly to Isabella County (989) 772-0911, ext 227.	Applicant is advised to check with both County Road Commission and County Inspections, Union Twp does not assign road names and assumes the developer has properly named roads prior to final approval.
	5.02	Blocks	
	5.02.A	Length – 1320 Ft Max	
	5.02.B	Easements- Blocks >559 Ft may require utility easements mid-way	
	5.02.C	Intersection of subdivision and major streets held to minimum.	
	5.03	Lots	
	5.03.A	Accessible to Public Street	
	5.03.B	Side lot lines perpendicular or radial to street	
	5.03.C	Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley	
	5.03.D	Conform to zone district for width and area.	
	5.03.E	Corner Lots shall be given front yard setbacks towards all roads, adequate	
	5.03.F	Restrict Lots from accessing from Arterial streets by covenant	
	5.03.G	Splits - Not applicable to new plat	Requires conformance to Ord 1991-11

√	Section	Description	Comment
	5.04	General Requirements	
	5.04.A	Variances granted by Planning Commission	May grant dimensional, improvement or open space variances due to unusual physical conditions or new planning techniques.
State variance and reasons:			
	5.04.B	Dedicated Ingress and Egress	Provide MDOT or ICRC letter of approval for entrance design.
	5.04.C	Adequate water or sewer disposal	If non twp, requires Central Mich Health Dept approval
	5.04.D	Other stipulations	To conform to Subdivision Control act or specifications of the Board.
X	201.006	Road and Street Improvements	
X	6.01	Installation	Completed
	6.01.A	Conformance to ICRC or Union Twp Private Road Standards	
	6.01.B	Culverts and Bridges	All to be developer installed
	6.01.C	Sanitary sewer lines	Installed by developer by way of easement
	6.01.D	Water lines	Installed by developer by way of easement
	6.01.E	Storm sewer	Approved by Drain Commissioner per Union Township Stormwater Management Ordinance.
	6.01.F	Utility Easement, 10' per lot	
	6.01.G	Rear lot Storm drainage	
	6.01.H	Sidewalks, optional, meet ADA, developer installed, easements and maintenance by association required	
	6.01.I	Replacement of all monuments disturbed by developer req w/ permission	
	6.02	Financing	
X	6.02.A	Water and Sewer Mains	Completed
	a	Deposit for Water Mains	
	b	Deposit for Sanitary Sewer	
	c	Added Costs – If design requires larger than 8" water or sewer, additional cost by twp	
	d	Utilities begun after deposit	
	e	Final accounting of funds	
	f	Assessment district maybe petitioned for.	
	6.02.B	Pavements and storm drains	
	a	Under Jurisdiction of County	Per ICRC and Drain Commissioner
	b	Under Township jurisdiction	Similar arraignments as for sewers and water mains.

<input type="checkbox"/>	201.008	Variations	
<input type="checkbox"/>	8.01.A	Planning Commission recommends to Twp Board upon finding:	
	a	Undue hardship	
	b	Requirement is deemed impractical	
	8.01.B	Variance desirable to public interest	
<input type="checkbox"/>	8.01.C	Take into account:	
	a	Proposed use and existing adjacent uses	
	b	Population of subdivision	
	c	Effect on traffic in vicinity	
<input type="checkbox"/>	8.01.D	Findings after a Public Hearing	
	a	Strict application of Condition is unreasonable or impractical	Developer to submit written request with reasons why requirement cannot be met.
	b	Variance will not be detrimental to public health/safety, or injurious to other property in the area	
	c	Not violate state subdivision act	
	d	Does not nullify intent of this or other ordinances of the township	
	8.01.E	Minutes to record findings and actions taken	
	8.02	Topographical, physical limitation	
<input type="checkbox"/>	8.03	Planned Unit Development	PUDs may receive variances for:
<input type="checkbox"/>	8.03.A	Consideration	
	a	Nature of proposed use and existing uses	
	b	Population of PUD	
	c	Effect on traffic	
<input type="checkbox"/>	8.03.B	Findings	
	a	Constitutes a desirable and stable development	
	b	In harmony with surroundings	
COMMENTS			
<i>All ROADWAYS, Storm Sewer, WATER MAIN AND SANITARY SEWER ARE INSTALLED, ACCEPTED AND READY FOR SERVICE</i>			

The following applies only to Site Condominiums
See Union Township Zoning Ordinance 1991-05

√	Section #	Description	Comments
	8.33.A.1	Site plan per Sect 66 of Condo Act	
	8.33.A.3	Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)	
	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of recorded master deed to Twp Clerk, review for:	
		• Township not responsible for maintenance	
		• Snow removal provided for	
		• Access and turn around for Emergency vehicles	
		• Storm water maintenance	
		• Drain easements & Maintenance	
		• Lawn maintenance	
		• General maintenance of common areas	
	8.33.E	Provide township clerk with (2) "as-build's drawings	
		Township Engineer to review for compliance prior to issuance of any Building Permit	
	12.1.F	Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.	Only items not addressed above are included here in
	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
		• Drives	
		• Signs, location and elevation plan	
		• Exterior Lighting	
		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	
	12.2.H	If Dumpsters provided, screened	
	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	
	12.2.M	Location height and type of fences and walls	
	12.2..M	Location and description of landscaping	

**THIRD AMENDMENT TO THE MASTER DEED
ROSEWOOD NORTH I CONDOMINIUM**

This Amendment, made by the Association of Rosewood North I Condominium and entered this ___ day of April, 2016, amending the Master Deed and its exhibits; as originally recorded on September 28, 2004 at Liber 1259, pages 339-394, Isabella County Records, amended by First Amendment to the Master Deed as recorded on September 15, 2006 at Liber 1364, pages 418-421, Isabella County Records, and as amended by the Second Amendment to the Master Deed as recorded on November 3, 2006 at Liber 1371, pages 1-13, Isabella County Records, and as designated as Isabella County Condominium Subdivision Plan No. 36, as follows:

The Amendments are as follows:

Article IV, Section B is hereby amended reducing the total units in the condominium to 36. Based on the method determining percentage of value in the condominium in the original Master Deed, after this amendment is recorded, all units will now have a percentage of value of 2.78%.

Exhibit B, the Condominium Subdivision Plan, shall be amended in its entirety as attached to this Amendment and marked Exhibit B.

All other provisions of the Master Deed of the condominium and the Exhibits, as amended, remain in full force and effect except as modified by this Amendment.

The undersigned attests that this amendment was made with the consent of 2/3rds of the co-owners and mortgagees of the condominium, either in writing, or in person at a special meeting duly held with notice to all interested parties pursuant to the requirements of the Master Deed, the Condominium Bylaws and the Michigan Condominium Act, being MCL 559.101 et.seq.

Rosewood North I Condominium Association

By: _____
Lynn W. Smith
Its: President

ISABELLA COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. _____
 EXHIBIT B TO MASTER DEED OF

ROSEWOOD NORTH I CONDOMINIUM
 THIRD AMENDMENT TO MASTER DEED
 UNION TOWNSHIP
 ISABELLA COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER _____
 MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE.
 WHEN A NUMBER HAS BEEN ASSIGNED TO THIS
 PROJECT, IT MUST BE PROPERLY SHOWN IN THE
 TITLE SHEET 1, AND THE SURVEYORS CERTIFICATE,
 SHEET 03.

SHEET INDEX:


- 1.....COVER SHEET
- 2.....DESCRIPTION SHEET
- 3.....SURVEY PLAN
- 4.....SITE PLAN
- 5.....UTILITY PLAN
- 6.....EASEMENT PLAN
- 7.....BASEMENT FLOOR PLAN (RANCH HOUSE)
- 8.....FIRST FLOOR PLAN (RANCH HOUSE)
- 9.....BUILDING SECTIONS (RANCH HOUSE)
- 10.....BASEMENT FLOOR PLAN (TOWN HOUSE)
- 11.....FIRST FLOOR PLAN (TOWN HOUSE)
- 12.....BUILDING SECTIONS (TOWN HOUSE)
- 13.....FIRST FLOOR PLAN (A.D.A. ACCESSABLE RANCH HOUSE I)
- 14.....BUILDING SECTIONS (A.D.A. ACCESSABLE RANCH HOUSE I)
- 15.....FIRST FLOOR PLAN (A.D.A. ACCESSABLE RANCH HOUSE II)
- 16.....BUILDING SECTIONS (A.D.A. ACCESSABLE RANCH HOUSE II)

SURVEYOR:

TIMOTHY E BEBEE, P.S.
 CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
 510 WEST PICKARD STREET, SUITE C
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756

DEVELOPER:

ROSEWOOD DEVELOPMENT COMPANY, LLC
 2479 ROSEWOOD DRIVE,
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 773-5084

COVER SHEET			CMS & D	
<i>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</i>			SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RLI	SCALE: 1" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER: 1 OF 16

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

LEGAL DESCRIPTION FOR ROSEWOOD NORTH I:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T14 N-R4 W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN; TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N87-57-53"W, ON AND ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION, 1000.25 FEET; THENCE N00-23-13"E, 283.01 FEET TO THE POINT OF BEGINNING; THENCE N87-57-53"W, PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 328.83 FEET TO A POINT 10.00 FEET MEASURED AT RIGHT ANGLES, WEST OF THE EAST LINE OF CERNEK'S SUBDIVISION AS RECORDED IN LIBER 5 OF PLATS ON PAGE 291, ISABELLA COUNTY RECORDS; THENCE N01-05-00"E, PARALLEL WITH SAID EAST SUBDIVISION LINE, 344.83 FEET TO A POINT ON THE NORTH LINE OF LOT 45 OF SAID SUBDIVISION; THENCE S87-54-14"E, 16.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE N01-01-24"E, ON AND ALONG THE EAST LINE OF SAID SUBDIVISION, 848.00 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S87-18-18"E, ON AND ALONG THE SOUTH RIGHT OF WAY LINE OF CROSSLANES STREET, 312.33 FEET; THENCE S00-24-58"W, 98.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 353.00 FEET; THENCE SOUTHWESTERLY ALONG SAID ARC, 122.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 167.00 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING S14-38-31"E, 121.07 FEET TO SAID POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG SAID ARC, 87.78 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBSTITUTED BY A CHORD BEARING S14-38-31"E, 88.78 FEET; THENCE S00-24-58"W, 402.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 187.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 86.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 358.00 FEET; SAID ARC BEING SUBSTITUTED BY A CHORD BEARING S14-09-42"W, 78.38 FEET TO SAID POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG SAID ARC, 178.78 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING S14-09-42"W, 175.08 FEET; THENCE S00-23-12"W, 58.87 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 81.8 ACRES OF LAND AND SUBJECT TO AN EASEMENT FOR EXPRESS EGRESS AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS: A 68.00 FOOT WIDE STRIP OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T14 N-R4 W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN SAID STRIP BEING 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING OF SAID CENTERLINE, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N87-57-53"W, ON AND ALONG THE EAST AND WEST 1/4 LINE, 987.23 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE N00-23-13"E, 343.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 353.00 FEET; THENCE NORTHEASTERLY ALONG SAID ARC, 160.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING N14-08-49"E, 159.38 FEET TO SAID POINT REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG SAID ARC, 95.84 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING N14-09-42"E, 95.04 FEET TO SAID POINT OF TANGENCY; THENCE N00-24-58"W, 402.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, 103.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, 103.13 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING N14-38-33"W, 103.92 FEET TO SAID POINT OF TANGENCY; THENCE N00-24-58"W, 86.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CROSSLANES STREET AND THE POINT OF BEGINNING OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS, AND ALSO SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD.

ATTACHMENT A

(Sanitary Sewer)

A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE ACROSS THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T14 N-R4 W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING OF SAID CENTERLINE, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N87-57-53"W, ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, 817.45 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE N37-12-07"W, 187.89 FEET; THENCE N00-23-13"E, 247.88 FEET; THENCE N34-13-18"E, 189.88 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "A"; THENCE N00-49-54"E, 223.00 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "B"; THENCE CONTINUING N00-49-54"E, 278.00 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "C"; THENCE N48-46-45"E, 273.00 FEET TO THE POINT OF ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "A"; THENCE S88-08-35"E, 26.80 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "B"; THENCE S88-07-38"W, 348.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

ATTACHMENT A

(Water Main)


A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE ACROSS THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T14 N-R4 W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING OF SAID CENTERLINE, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N87-57-53"W, ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, 853.87 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE N00-23-13"E, 81.07 FEET; THENCE N87-55-08"W, 81.36 FEET; THENCE N37-12-07"W, 163.94 FEET; THENCE N00-23-13"E, 261.81 FEET; THENCE N00-07-31"E, 42.89 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "A"; THENCE N30-09-31"E, 128.78 FEET; THENCE N00-47-82"E, 206.18 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "B"; THENCE CONTINUING N00-47-82"E, 308.89 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "C"; THENCE CONTINUING N00-47-82"E, 34.83 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "D" AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "A"; THENCE S88-57-27"E, 16.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "A"; THENCE N88-38-27"W, 28.00 FEET; THENCE N88-38-27"W, 232.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "B"; THENCE N88-15-08"W, 223.22 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "E"; THENCE CONTINUING N88-17-06"W, 70.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "C"; THENCE N00-47-82"E, 18.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "C"; THENCE S88-17-06"W, 82.24 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 20.00 FEET IN WIDTH, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "D"; THENCE N88-38-27"W, 10.00 FEET; THENCE N44-12-08"W, 42.83 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

CENTERLINE ROADWAY DESCRIPTION:

A 68 FOOT WIDE STRIP OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T14 N-R4 W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN SAID STRIP BEING 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING OF SAID CENTERLINE, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N87-57-53"W, ON AND ALONG THE EAST AND WEST 1/4 LINE, 987.23 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE N00-23-13"E, 343.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 353.00 FEET; THENCE NORTHEASTERLY ALONG SAID ARC, 160.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING N14-08-49"E, 159.38 FEET TO SAID POINT REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG SAID ARC, 95.84 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING N14-09-42"E, 95.04 FEET TO SAID POINT OF TANGENCY; THENCE N00-24-58"W, 402.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, 103.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING N14-38-33"W, 103.92 FEET TO SAID POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG SAID ARC, 103.13 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING N14-38-33"W, 103.92 FEET TO SAID POINT OF TANGENCY; THENCE N00-24-58"W, 86.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CROSSLANES STREET AND THE POINT OF BEGINNING OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

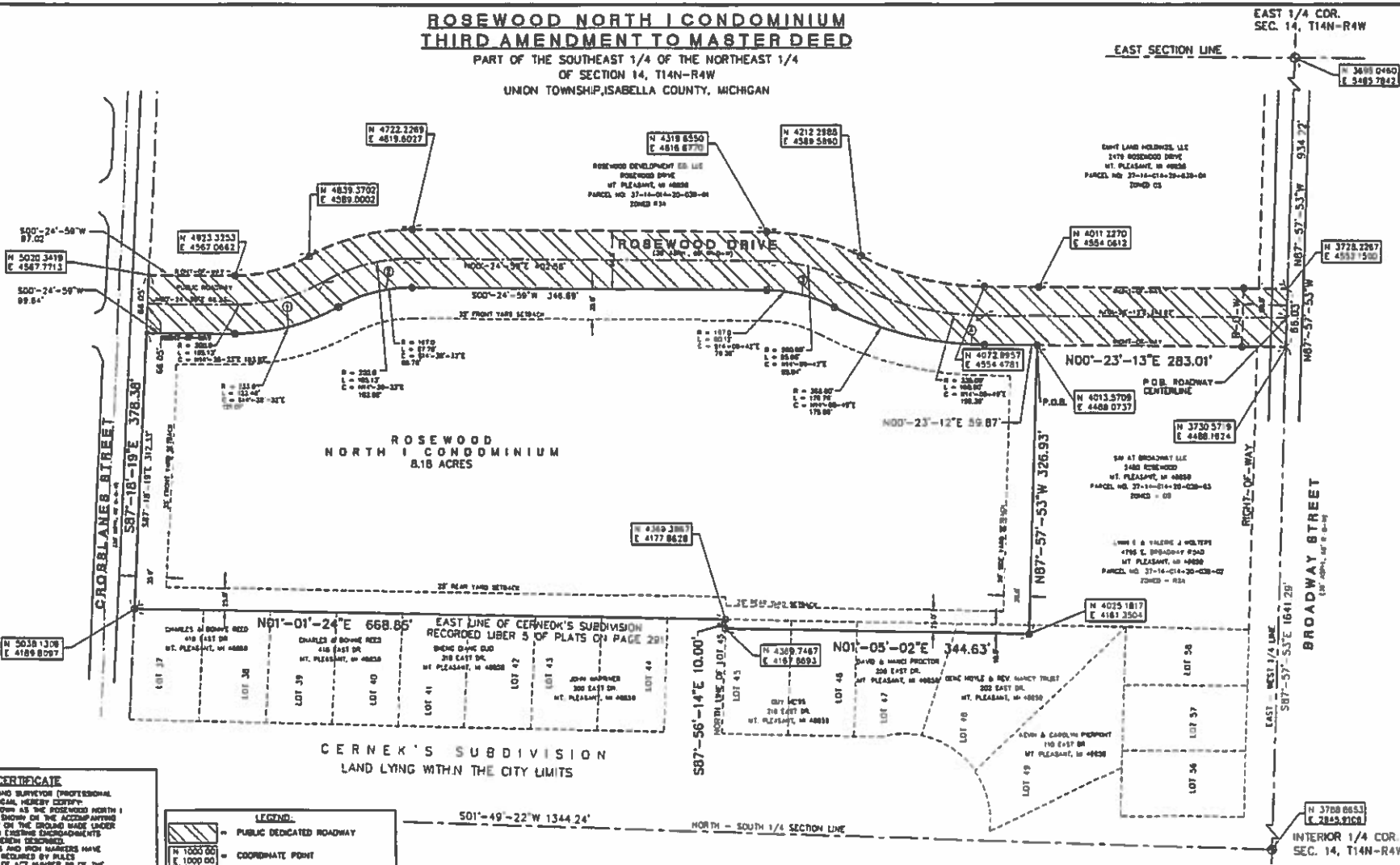
STORM SEWER EASEMENT DESCRIPTION:

A 101.00 FOOT WIDE STRIP OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T14 N-R4 W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN SAID STRIP BEING 33.00 FEET EAST OF AND 68.00 FEET WEST OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING OF SAID CENTERLINE, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N87-57-53"W, ON AND ALONG THE EAST AND WEST 1/4 LINE, 987.23 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE N00-23-13"E, 343.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 353.00 FEET; THENCE NORTHEASTERLY ALONG SAID ARC, 160.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING N14-08-49"E, 159.38 FEET TO SAID POINT REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG SAID ARC, 95.84 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBSTITUTED BY A CHORD BEARING N14-09-42"E, 95.04 FEET TO SAID POINT OF TANGENCY; THENCE N00-24-58"W, 402.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, 103.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING N14-38-33"W, 103.92 FEET TO SAID POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG SAID ARC, 103.13 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING N14-38-33"W, 103.92 FEET TO SAID POINT OF TANGENCY; THENCE N00-24-58"W, 86.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CROSSLANES STREET AND THE POINT OF BEGINNING OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 10.00 FEET IN WIDTH, 20.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "A"; THENCE N89-35-04"W, 88.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
AND ALSO
A STRIP OF LAND 10.00 FEET IN WIDTH, 20.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE PREVIOUSLY DESCRIBED REFERENCE POINT "B"; THENCE N89-35-04"W, 88.00 FEET AND THERE ENDING, SIDE LINES OF SAID STRIP ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

DESCRIPTION SHEET			CMS & D		
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING 818 WEST INGHAM ROAD, SUITE C MT PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0758 FAX: (989) 775-9018 EMAIL: info@cms-d.com		
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RLI	SCALE: 1" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER: 2 OF 16	

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



SURVEYOR'S CERTIFICATE

I, **SMOOTH E BEBEZ**, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN SHOWN AS THE ROSEWOOD NORTH I CONDOMINIUM PLAN NO. 3, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE CORDS AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 89 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 NUMBER 89 OF THE PUBLIC ACTS OF 1978.

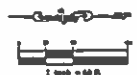
THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 89 OF THE PUBLIC ACTS OF 1978.

DATE: _____

SMOOTH E BEBEZ
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 38074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
318 WEST RICHARD STREET, SUITE C
MT. PLEASANT, MICHIGAN 48858

- LEGEND:**
- PUBLIC DEDICATED ROADWAY
 - COORDINATE POINT
 - FOUND CAPPED IRON
 - 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
 - 1/2 INCH IRON RE-BAR - 18 INCHES IN LENGTH
 - RADIUS
 - CHORD DISTANCE & BEARING
 - LENGTH
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY LINE
 - WATER MAIN REFERENCE POINTS
 - STORM SEWER REFERENCE POINTS
 - SANITARY SEWER REFERENCE POINTS

CURVE DATA	①	②	③	④
RADIUS	233.00'	187.00'	187.00'	346.00'
ARC LENGTH	122.48'	87.78'	80.13'	178.79'
CHORD LENGTH	121.07'	86.78'	78.38'	175.08'
CHORD BEARING	S14°-38'-32"E	N14°-38'-32"W	N14°-09'-42"E	S14°-08'-48"W



SURVEY SHEET			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING 318 W. RICHARD ROAD, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0736 FAX: (989) 775-3013 EMAIL: info@cmsandd.com	
SUBMITTAL: 03-21-18	DRAWN BY: WRE/RL	SCALE: 1" = 50'	JOB NUMBER: 1512-141	SHEET NUMBER: 3 OF 16

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EAST 1/4 COR.
SEC. 14, T14N-R4W

EAST SECTION LINE

ROSEWOOD DEVELOPMENT CO. LLC
ROSEWOOD DRIVE
MT. PLEASANT, MI 48858
PARCEL NO. 27-14-014-20-030-01
ZONED R3A

DART LAND HOLDINGS, LLC
2470 ROSEWOOD DRIVE
MT. PLEASANT, MI 48858
PARCEL NO. 27-14-014-20-030-04
ZONED R3

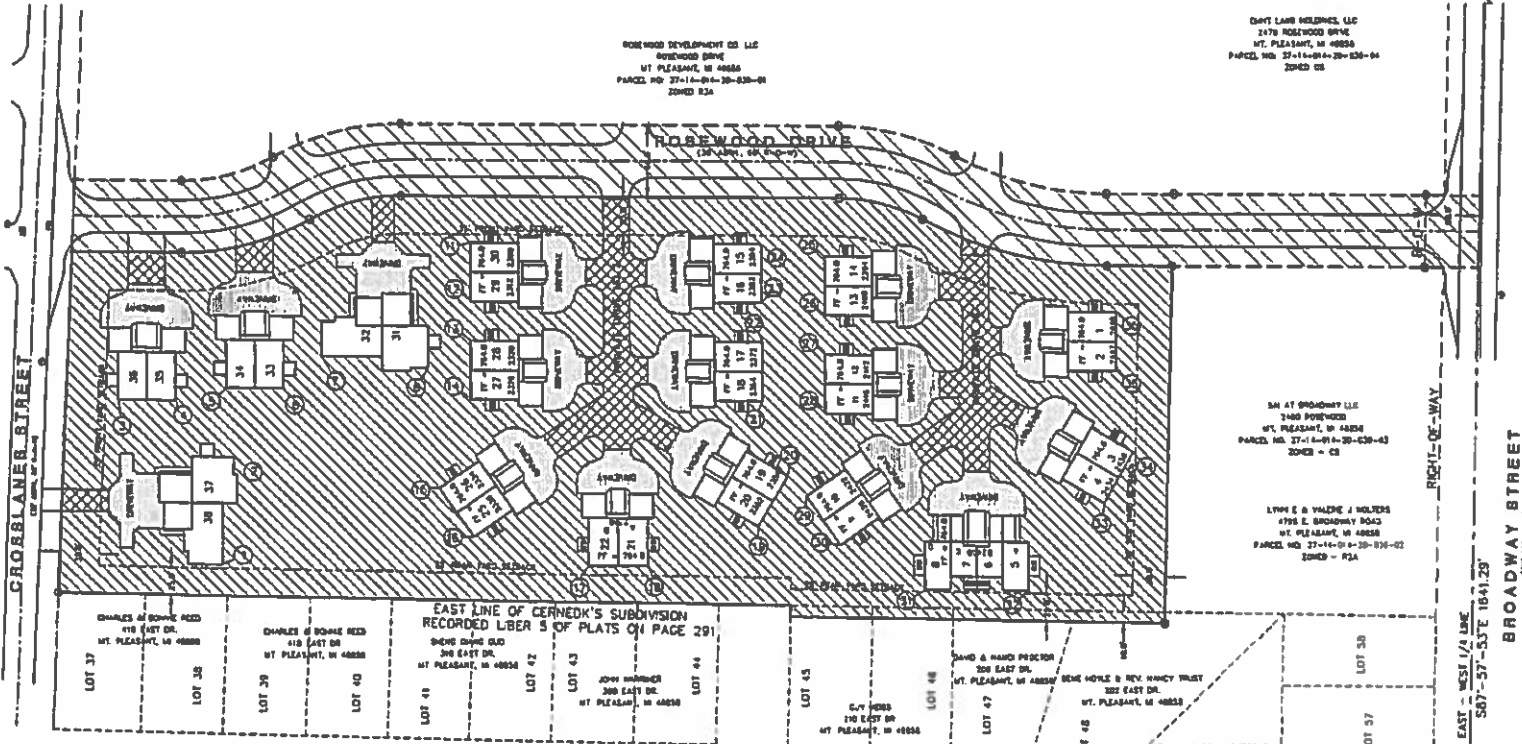
LEGEND

12 - UNIT NUMBER
02 - COORDINATE LOCATION AND NUMBER

- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - PUBLIC ROADWAY

UNITS 1 THROUGH 14 MUST BE BUILT

NOTE:
UNITS 23 AND 24
HAVE BEEN DELETED

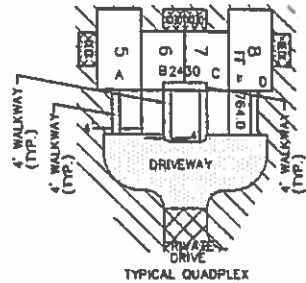


**CERNEK'S SUBDIVISION
LAND LYING WITHIN THE CITY LIMITS**

NOTE: AS BUILDING DIMENSIONS MAY VARY AS SHOWN
ON THE BUILDING PLAN, THE COORDINATES SHOWN
BELOW MAY NOT FIT THE FINAL BUILDING SIZE.

#	COORDINATE	#	COORDINATE	#	COORDINATE	#	COORDINATE
1	N 4884.6283 E 4313.6000	11	N 4858.8761 E 4510.8577	21	N 4382.8298 E 4307.8298	31	N 4245.2648 E 4182.5268
2	N 4877.8058 E 4313.6000	12	N 4850.3718 E 4456.6553	22	N 4391.8934 E 4418.7090	32	N 4128.2668 E 4191.8293
3	N 4862.6291 E 4308.0623	13	N 4850.0505 E 4431.8585	23	N 4382.0388 E 4354.7037	33	N 4079.0000 E 4271.5528
4	N 4850.0715 E 4305.8744	14	N 4840.0788 E 4384.8588	24	N 4381.8531 E 4508.7023	34	N 4051.5225 E 4317.8434
5	N 4883.7805 E 4377.2643	15	N 4840.2178 E 4285.4498	25	N 4354.0814 E 4497.2385	35	N 4000.0501 E 4381.8983
6	N 4831.7868 E 4378.8084	16	N 4828.1772 E 4241.0259	26	N 4334.4877 E 4443.7059	36	N 4085.8290 E 4445.8989
7	N 4787.2784 E 4408.4728	17	N 4834.0883 E 4214.4413	27	N 4356.7716 E 4207.2428		
8	N 4809.2480 E 4395.7863	18	N 4800.0700 E 4214.1811	28	N 4339.1877 E 4253.2443		
9	N 4800.0700 E 4395.7863	19	N 4788.0483 E 4250.1075	29	N 4283.7337 E 4297.2974		
10	N 4800.0700 E 4395.7863	20	N 4370.0416 E 4268.3783	30	N 4322.7118 E 4281.1275		

NOTE:
DRIVEWAYS, DECKS AND 4 FT. WALKWAYS
ARE LIMITED COMMON ELEMENTS THAT
BENEFIT THE UNIT THAT THEY ARE
ADJOINED TO.

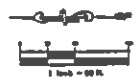


SITE PLAN SHEET
**ROSEWOOD NORTH I
CONDOMINIUM
(AMENDMENT NO. 3)**



CMS & D
SURVEYING / ENGINEERING
918 WEST PIGLARD ROAD, SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 773-0798
FAX: (989) 773-5022
EMAIL: info@cms-d.com

SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1" = 50'	JOB NUMBER: 1512-141	SHEET NUMBER: 4 OF 18
------------------------	---------------------	--------------------	-------------------------	--------------------------



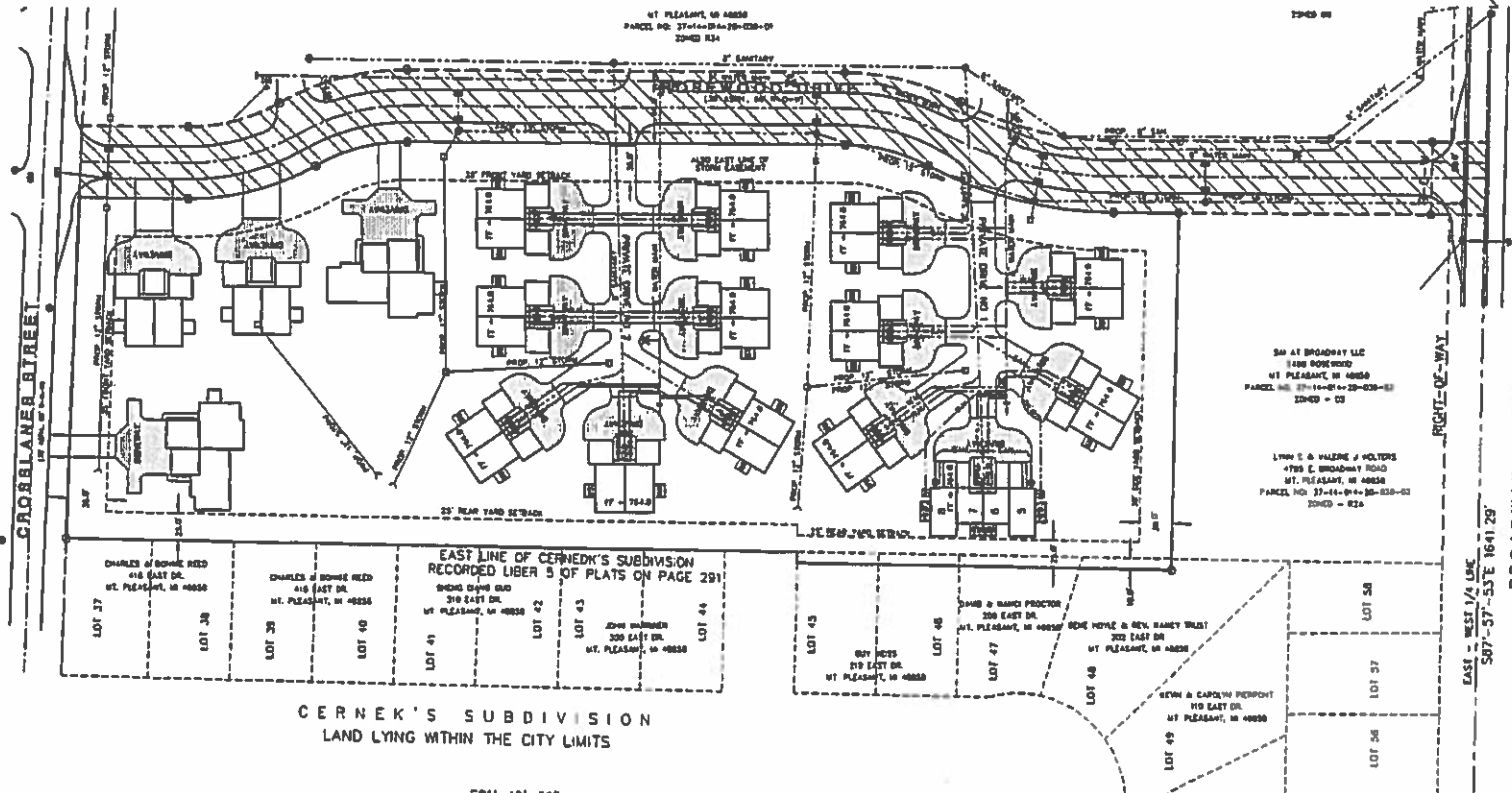
**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W

UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EAST 1/4 COR.
SEC. 14, T14N-R4W

EAST SECTION LINE



	STORM CATCH BASIN
	SANITARY MANHOLE
	STORM CATCH BASIN
	WATER VALVE
	STORM MANHOLE
	FIRE HYDRANT
	SANITARY SEWER
	WATER MAIN
	WATER MAIN

PRIVATE DRIVE NO 1 & 2 AND UTILITIES UNDER PRIVATE DRIVE NO 1 & 2 MUST BE BUILT
ALL UNITS WILL BE SERVICED WITH ELECTRIC, GAS, CABLE, AND TELEPHONE

NOTE:
THE PUBLIC ROADWAY WITHIN THE 66 FOOT ROAD RIGHT-OF-WAY WILL BE DEDICATED TO THE PUBLIC
THE ROADWAY DRAINAGE SYSTEM WILL BE DEDICATED TO THE PUBLIC
WATER AND SANITARY SEWER MAINS WILL BE DEDICATED TO THE PUBLIC.

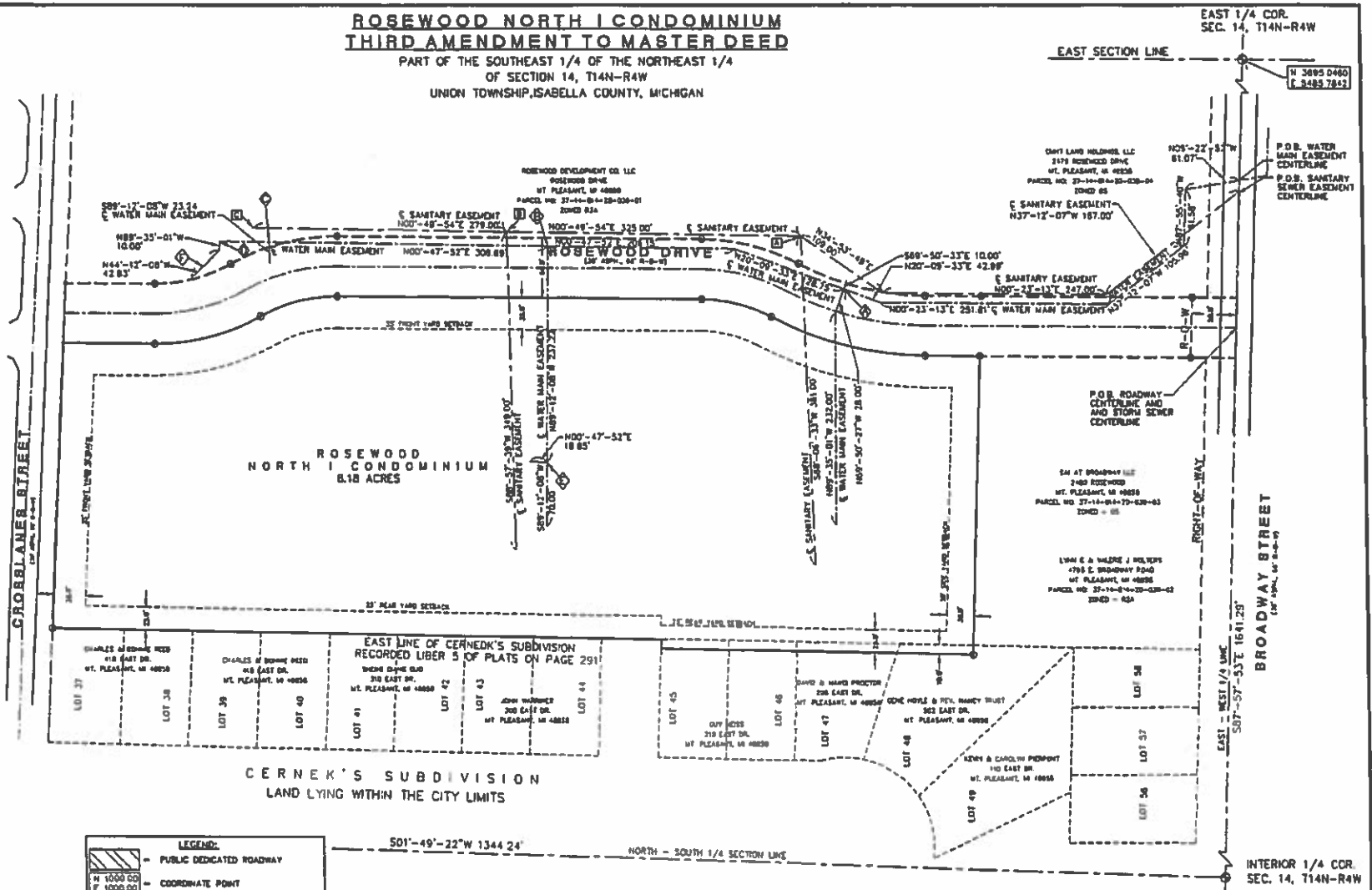
CERNEK'S SUBDIVISION
LAND LYING WITHIN THE CITY LIMITS

UTILITY SHEET			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING 318 WEST PICKARD ROAD, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5013 EMAIL: info@cms-d.com	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1" = 50'	JOB NUMBER: 1512-141	SHEET NUMBER: 5 OF 16



**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



LEGEND:

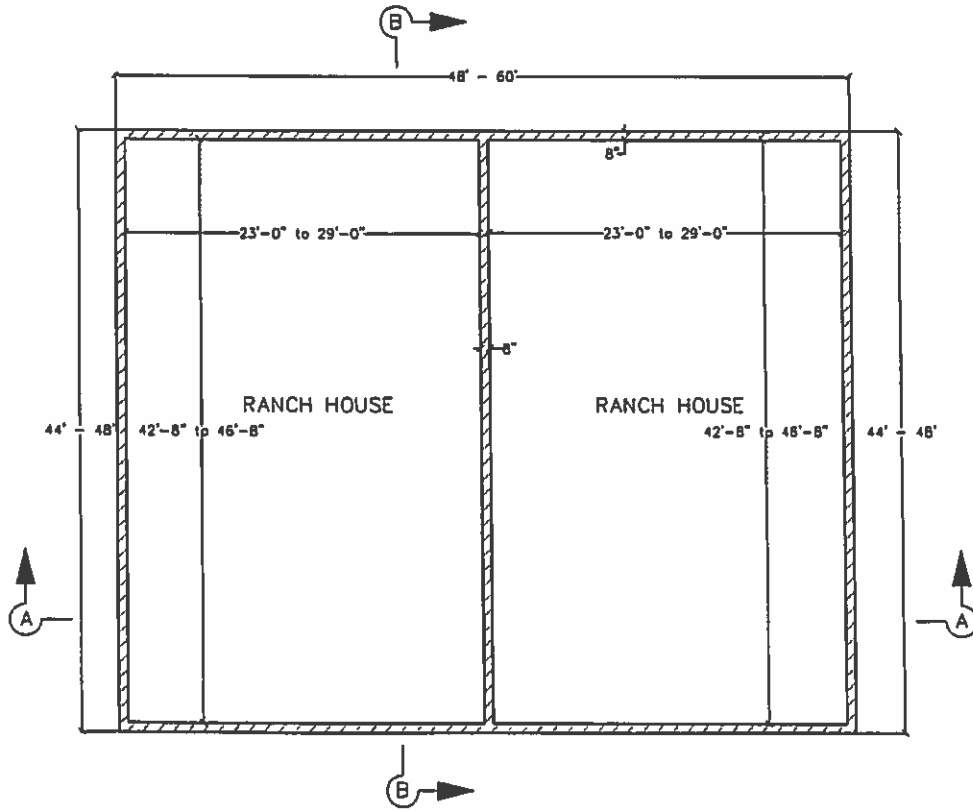
	PUBLIC DEDICATED ROADWAY
	COORDINATE POINT
	FOUND CAPPED IRON
	1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	1/2 INCH IRON RE-BAR - 18 INCHES IN LENGTH
	RADIUS
	CHORD DISTANCE & BEARING
	LENGTH
	PROPOSED WATER MAIN
	PROPOSED SANITARY LINE
	WATER MAIN REFERENCE POINTS
	STORM SEWER REFERENCE POINTS
	SANITARY SEWER REFERENCE POINTS

EASEMENT PLAN			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RLI	SCALE: 1" = 50'	JOB NUMBER: 1512-141	SHEET NUMBER: 6 OF 18

310 N. FICKLAND ROAD, SUITE C
MT. PLEASANT, MICHIGAN 48228
PHONE: (386) 773-0738
FAX: (386) 773-3019
EMAIL: info@cms-d.com



**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

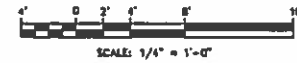
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN




BASEMENT FLOOR PLAN

NOTE:
ALL WALLS ARE 8" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

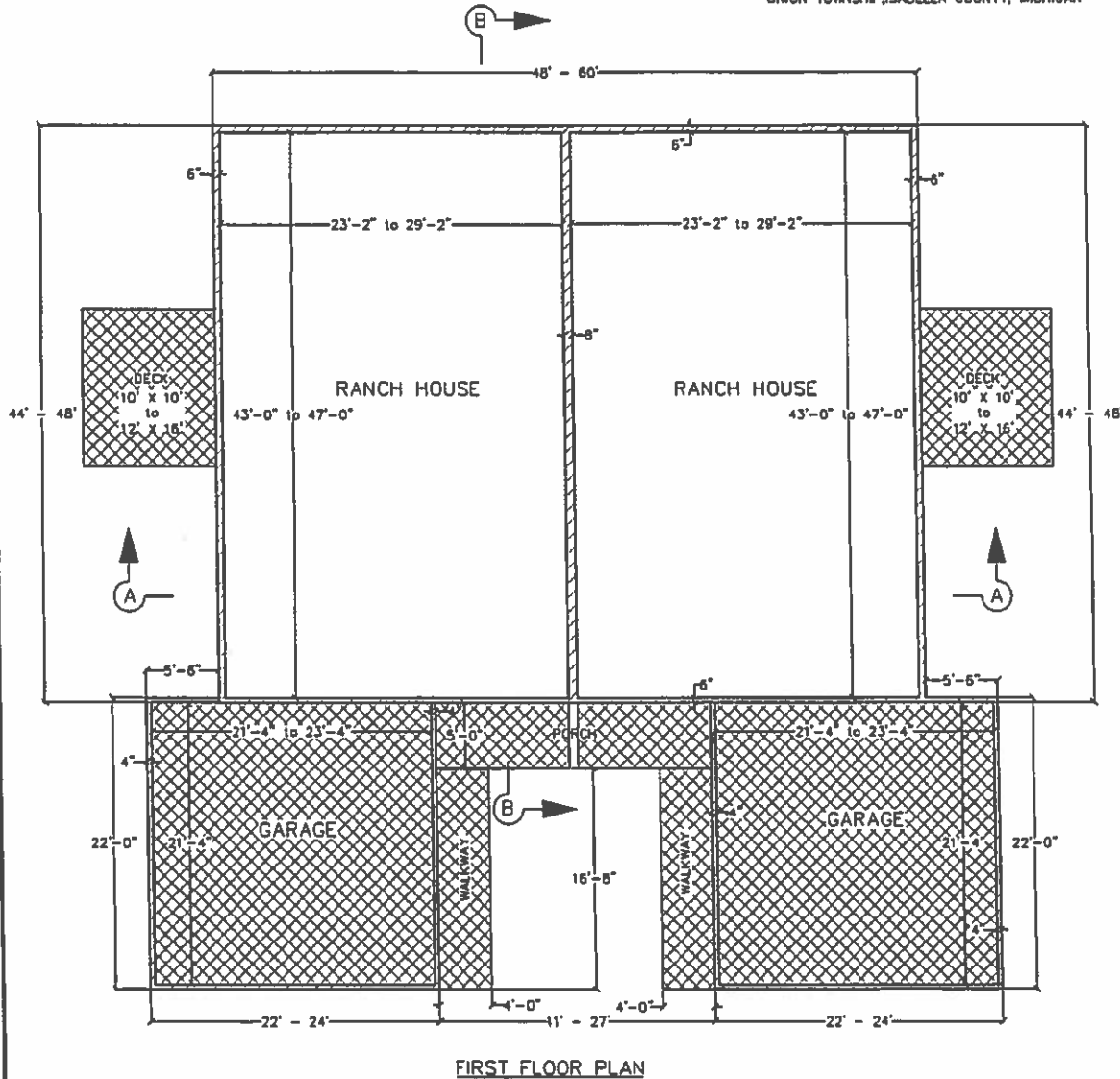
 GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP






RANCH BASEMENT FLOOR PLAN			CMS & D SURVEYING / ENGINEERING		
<i>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</i>			810 WEST INGLAND ROAD, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (909) 773-0726 FAX: (909) 773-0022 EMAIL: info@cms-d.com		
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RLL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER 7 OF 16	

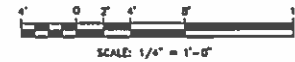
**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**


PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE:
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

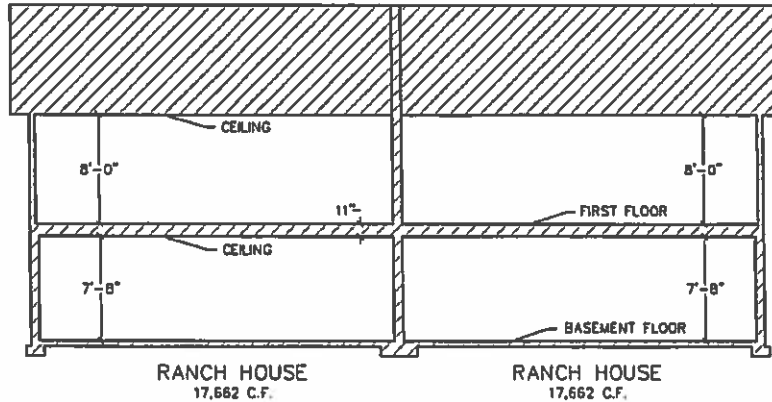
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP



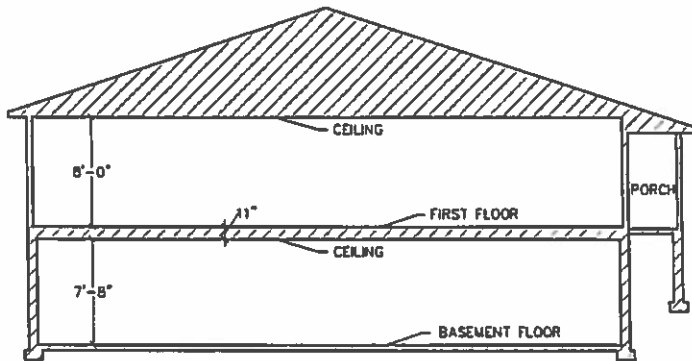
RANCH FIRST FLOOR PLAN			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING 510 WEST PICKARD ROAD, SUITE C MT. PLEASANT, MICHIGAN 48254 PHONE: (313) 775-0756 FAX: (313) 775-8212 EMAIL: info@cms-d.com	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER: B OF 16

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN





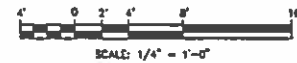
SECTION A




**SECTION B
BUILDING SECTIONS**

ALL WALLS ARE AT RIGHT ANGLES
UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL
CONSTRUCTED BY DEVELOPER AT THE
TIME OF THE INITIAL CONSTRUCTION
ARE GENERAL COMMON ELEMENTS.

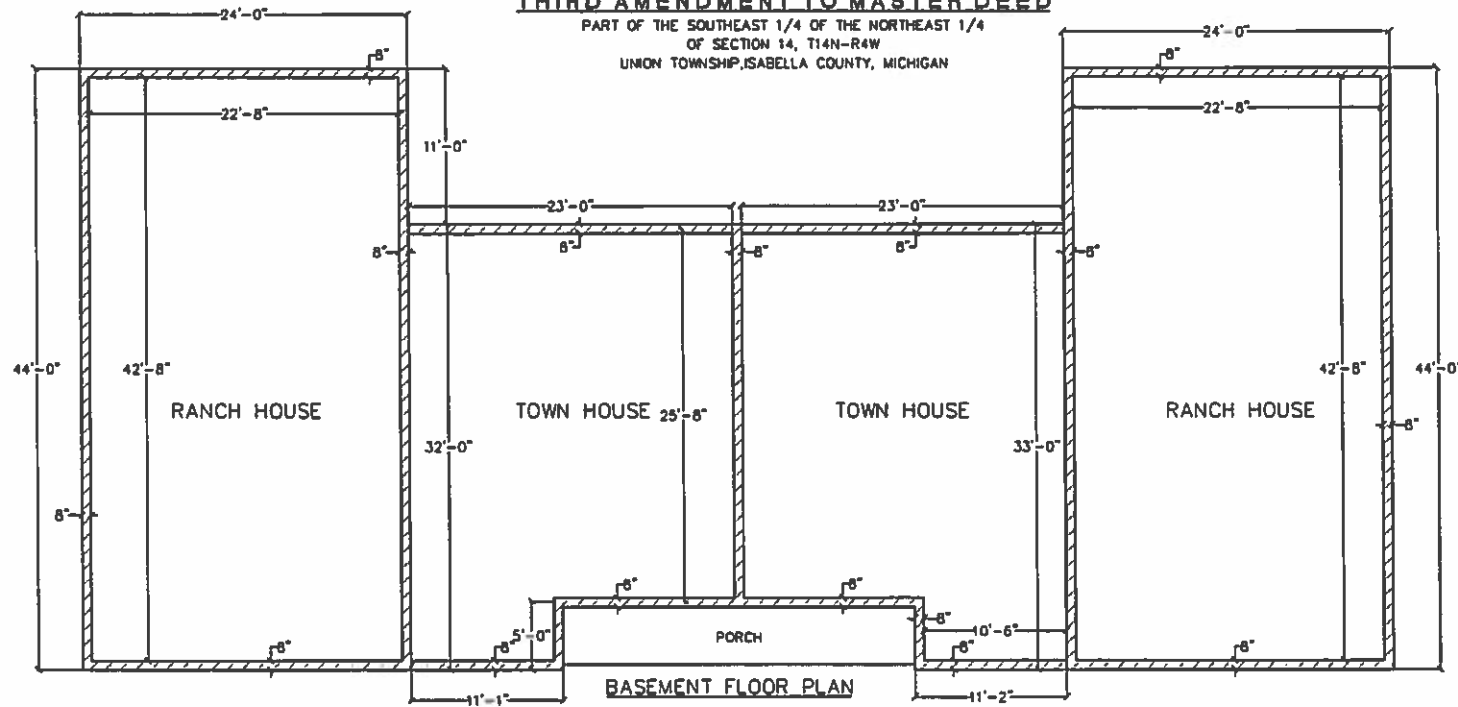
 GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP



RANCH BUILDING SECTIONS		 CMS & D SURVEYING / ENGINEERING 510 WEST PINELAND ROAD, SUITE C MT PLEASANT, MICHIGAN 48858 PHONE: (505) 778-0706 FAX: (505) 778-5013 EMAIL: info@cms-d.com		
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)				
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER 9 OF 16



**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

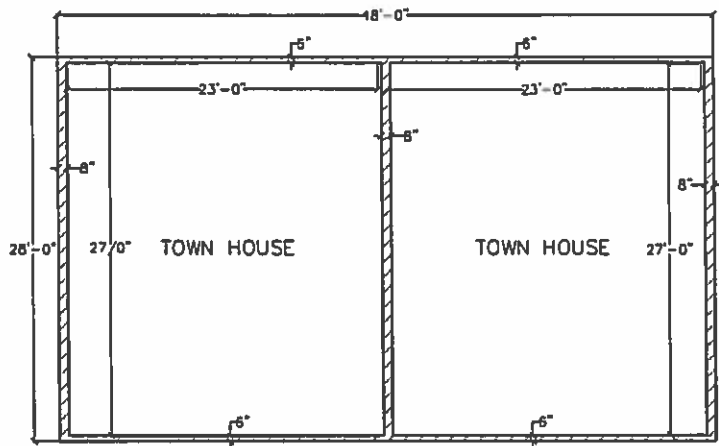
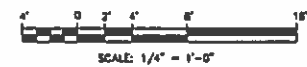
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE:
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ALL BASEMENT WALLS ARE 8" THICK.

ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

 GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP



**TOWN HOUSE
BASEMENT AND
SECOND FLOOR PLAN**
**ROSEWOOD NORTH I
CONDOMINIUM
(AMENDMENT NO. 3)**

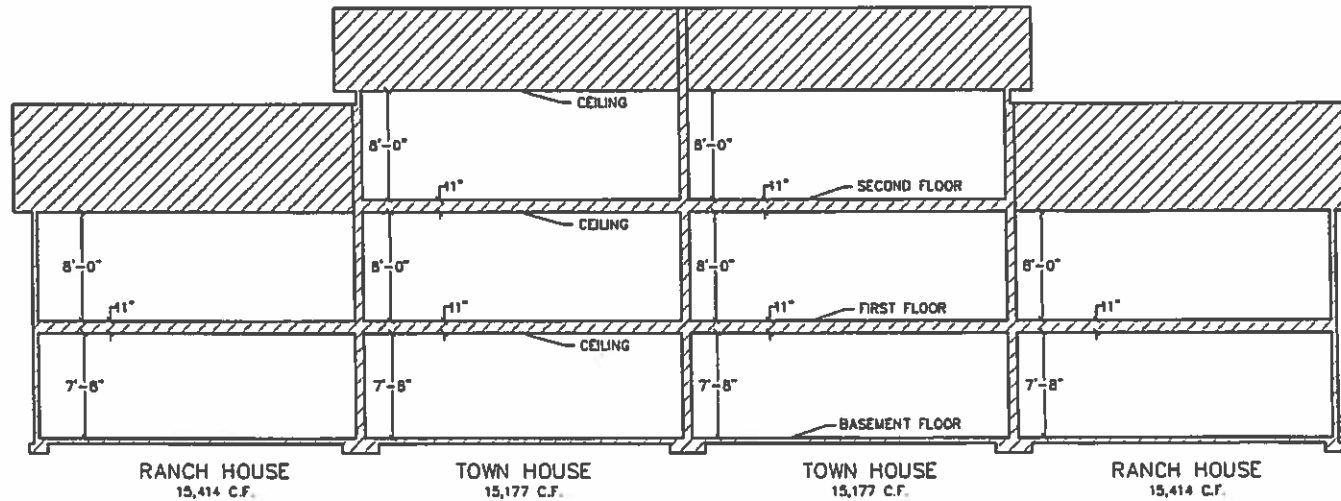


CMS & D
SURVEYING / ENGINEERING
510 WEST PICKARD ROAD, SUITE C
UT PLEASANT, MICHIGAN 48828
PHONE: (800) 775-0788
FAX: (508) 775-2012
EMAIL: info@cms-d.com

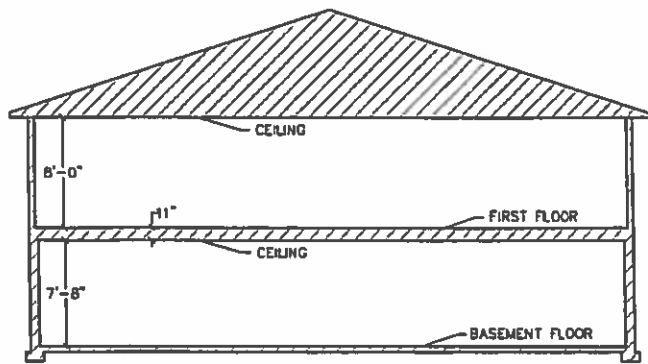
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RLI	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER: 10 OF 16
------------------------	----------------------	---------------------	-------------------------	---------------------------

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

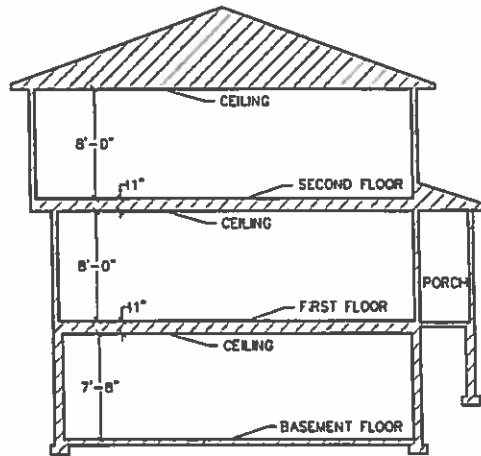
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



SECTION A



SECTION B



SECTION C

ALL WALLS ARE AT RIGHT ANGLES
UNLESS OTHERWISE NOTED.

ADDITIONALLY ALL INTERIOR WALL
CONSTRUCTED BY DEVELOPER AT THE
TIME OF THE INITIAL CONSTRUCTION
ARE GENERAL COMMON ELEMENTS.


 GENERAL COMMON ELEMENT

 LIMITS OF OWNERSHIP



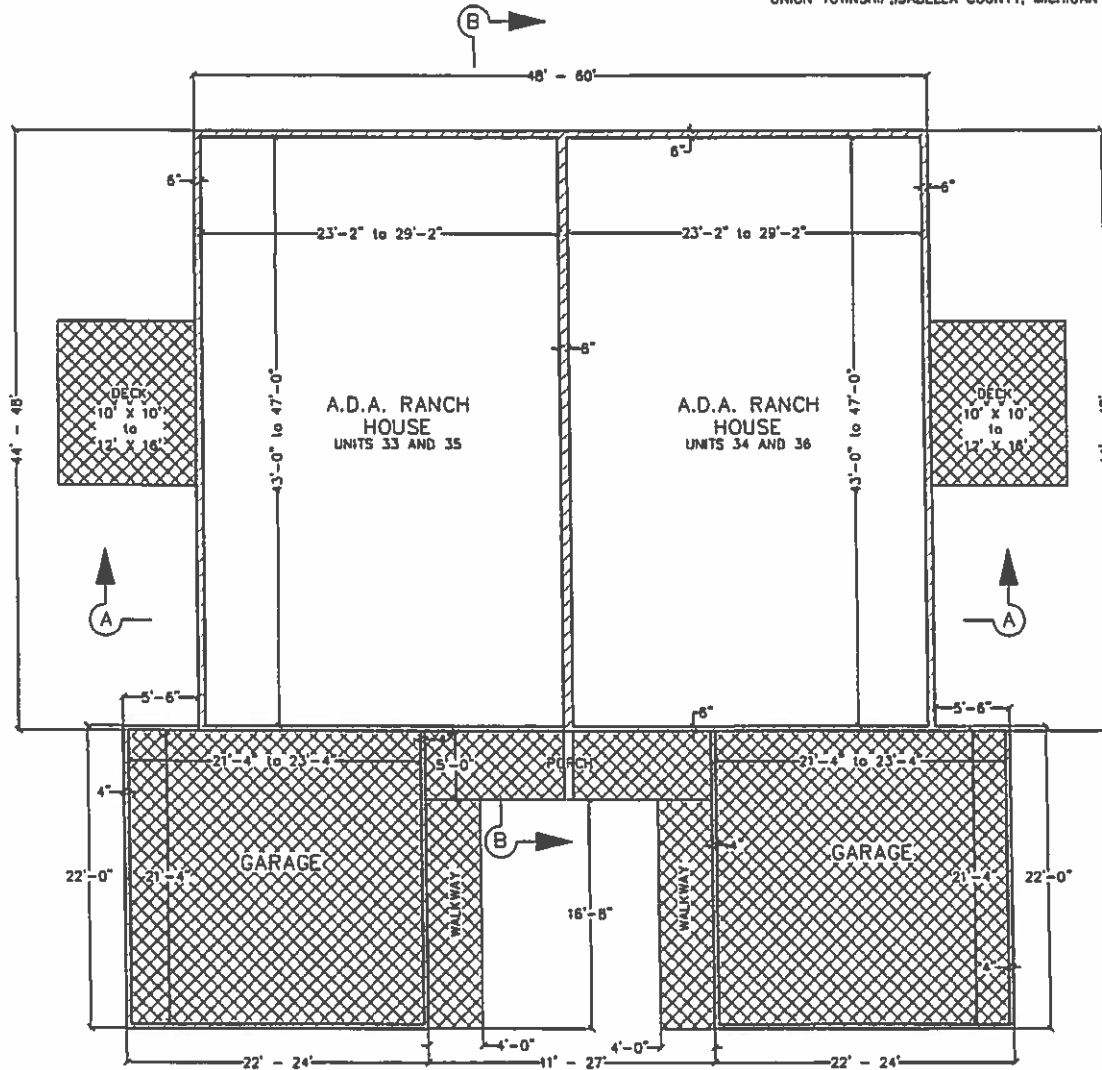
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

TOWN HOUSE BUILDING SECTIONS			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING 518 WEEB RICHARD ROAD, SUITE C MC PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0758 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RLI	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER: 12 OF 16




**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

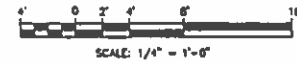
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



FIRST FLOOR PLAN

NOTE:
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
CRAWL SPACE WALLS ARE 8" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

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



**A.D.A. ACCESSIBLE RANCH I
FIRST FLOOR PLAN**

**ROSEWOOD NORTH I
CONDOMINIUM
(AMENDMENT NO. 3)**

SUBMITTAL:
03-21-18

DRAWN BY:
WRE/RL

SCALE:
1/4" = 1'

JOB NUMBER:
1512-141

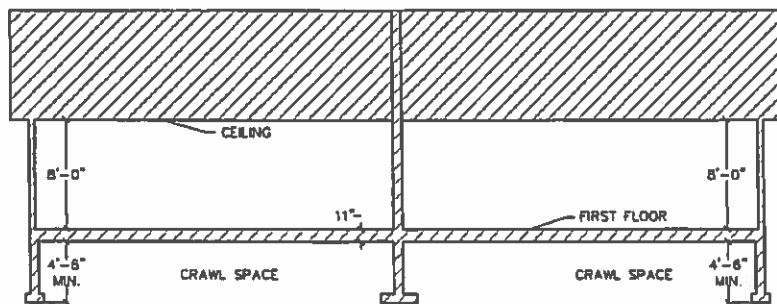
SHEET NUMBER
13 OF 15



CMS & D
SURVEYING / ENGINEERING
510 WEST PICHARD ROAD, SUITE C
WY. PLEASANT, MICHIGAN 48856
PHONE: (989) 775-0738
FAX: (989) 775-5012
EMAIL: info@cms-e.com

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

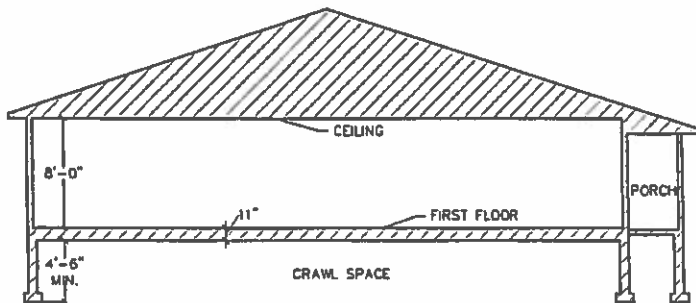
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



A.D.A. RANCH HOUSE
10,900 C.F. EACH
UNITS 33 AND 35

A.D.A. RANCH HOUSE
10,900 C.F. EACH
UNITS 34 AND 36

SECTION A



**SECTION B
BUILDING SECTIONS**

ALL WALLS ARE AT RIGHT ANGLES
UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL
CONSTRUCTED BY DEVELOPER AT THE
TIME OF THE INITIAL CONSTRUCTION
ARE GENERAL COMMON ELEMENTS.

 GENERAL COMMON ELEMENT

 LIMITS OF OWNERSHIP



SCALE: 1/4" = 1'-0"

A.D.A. ACCESSIBLE RANCH I
BUILDING SECTIONS

**ROSEWOOD NORTH I
CONDOMINIUM
(AMENDMENT NO. 3)**

SUBMITTAL:
03-21-16

DRAWN BY:
WRE/RL

SCALE:
1/4" = 1'

JOB NUMBER:
1512-141

SHEET NUMBER
14 OF 16

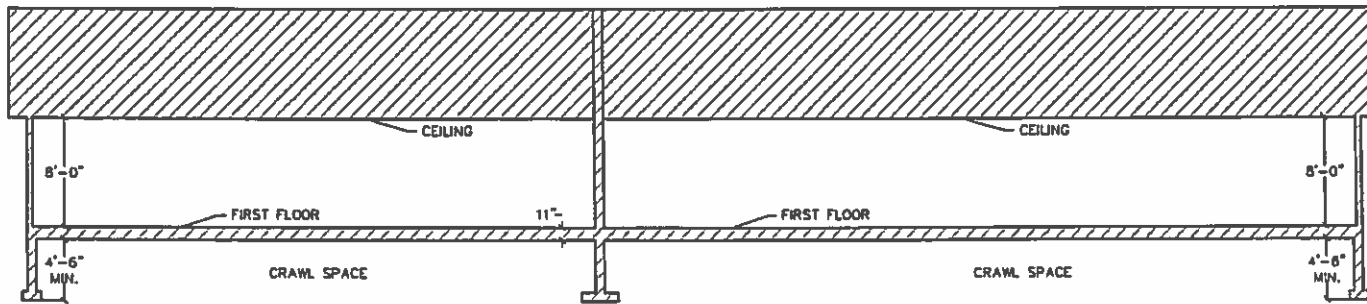


CMS & D

SURVEYING / ENGINEERING
310 WEST PICHARD ROAD, SUITE C
MT. PLEASANT, MICHIGAN 48450
PHONE: (989) 778-0738
FAX: (989) 778-5013
EMAIL: info@cms-d.com

**ROSEWOOD NORTH I CONDOMINIUM
THIRD AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



A.D.A. RANCH HOUSE II
12,742 C.F. EACH
UNITS 31 AND 37

A.D.A. RANCH HOUSE II
13,572 C.F. EACH
UNITS 32 AND 38

SECTION A

ALL WALLS ARE AT RIGHT ANGLES
UNLESS OTHERWISE NOTED.

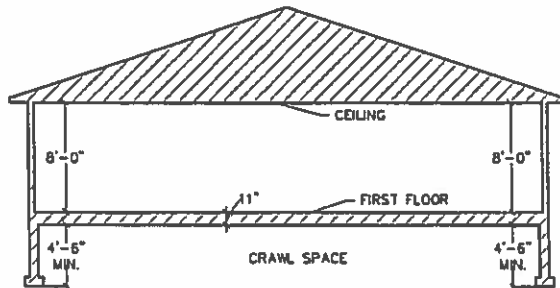
ADDITIONALLY ALL INTERIOR WALL
CONSTRUCTED BY DEVELOPER AT THE
TIME OF THE INITIAL CONSTRUCTION
ARE GENERAL COMMON ELEMENTS.

 GENERAL COMMON ELEMENT

 LIMITS OF OWNERSHIP

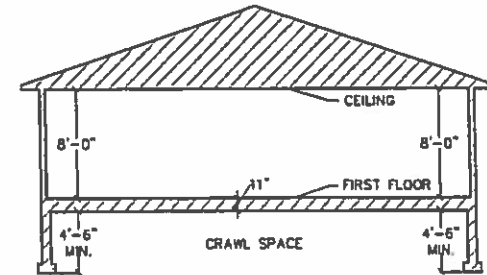


SCALE: 1/4" = 1'-0"



A.D.A. RANCH HOUSE II
12,742 C.F. EACH
UNITS 31 AND 37

SECTION B BUILDING SECTIONS



A.D.A. RANCH HOUSE II
13,572 C.F. EACH
UNITS 32 AND 38

SECTION B BUILDING SECTIONS

A.D.A. ACCESSIBLE RANCH II
BUILDING SECTIONS
**ROSEWOOD NORTH I
CONDOMINIUM
(AMENDMENT NO. 3)**



CMS & D
SURVEYING / ENGINEERING
810 WEST PICKARD ROAD, SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 779-0738
FAX: (989) 779-0012
EMAIL: info@cms-d.com

SUBMITTAL:
03-21-16

DRAWN BY:
WRE/RL

SCALE:
1/4" = 1'

JOB NUMBER:
1512-141

SHEET NUMBER
18 OF 16