



**BOARD OF TRUSTEES**

**Regular Meeting**

**May 11, 2016**

**7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT: Restricted to three minutes regarding issues on this agenda
5. REPORTS/BOARD COMMENTS
6. APPROVAL OF AGENDA
7. CONSENT AGENDA
  - A. Communications
  - B. Minutes – April 27, 2016 - regular meeting
  - C. Minutes – April 30, 2016 – special meeting
  - D. Bills
  - E. Payroll
  - F. Fire Reports
  - G. Township Participation Contracts
    - Broadway Rd.-Isabella Rd. to the West side of U.S. 127
    - Bluegrass Rd.-Whiteville to Meridian
    - River Rd.-Lincoln to Crawford
8. BOARD AGENDA
  - A. 2016 Service Truck Purchase – Waste Water Treatment Plant (WWTP)
  - B. Clarifier #3 Sandblasting and Painting – Waste Water Treatment Plant (WWTP)
  - C. Final Platt Review Approval Rosewood North Condo Amendment #3
  - D. Recycling Station Update
  - E. Building Department Discussion
9. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
10. FINAL BOARD MEMBER COMMENT
11. ADJOURNMENT

**CHARTER TOWNSHIP OF UNION**  
**Board of Trustees**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Board of Trustees was held on April 27, 2016 at 7:00 p.m. at Union Township Hall.

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

**Roll Call**

Supervisor Alwood, Clerk Henry, Trustee Hauck, Lannen, Mielke and Mikus were present.  
Excused: Treasurer Rice

**Others Present**

Bill Newkirk, Kim Smith, Peter Gallinat, and Jennifer Loveberry

**Public Comment** – open 7:01 pm

Norm Woerle, 5685 Carriage Ln. – commented on the candidate hiring process.

**Reports/Board Comments**

Mielke – Planning Commission updates.

Henry – Commented that ordinances are all up to date since Woody left.

**Approval of Agenda**

Hauck moved Lannen supported to approve the agenda as presented. **Vote: Ayes: 6 Nays: 0.**  
**Motion carried.**

**Consent Agenda**

- A. Communications
  - Planning Commission Minutes
  - EDA Minutes
- B. Minutes – April 11, 2016-Special Meeting
- C. Minutes – April 13, 2016-Regular Meeting
- D. Bills
- E. Payroll
- F. Fire Reports
- G. 2.5 Financial Conditions and Activities
- H. 2.5.10 Cash Flow Ratio
- I. 2.6 Asset Protection

Mielke moved Lannen supported to approve the consent agenda with corrections. **Vote: Ayes: 6 Nays: 0. Motion carried.**

## **BOARD AGENDA**

**A. Middle Michigan Development Corporation / Review 2015 MMDC Annual Report**

James McBryde, President and Chief Executive Officer of MMDC presented 2015 Annual Report for Isabella County.

**B. Server Upgrade – Township Hall & Isabella Well Site**

Kim Smith and Jeremy Sheets from CMS presented. Hauck moved Alwood supported to accept bid from CMS to upgrade servers at the Township Hall and Isabella Well Site, not to exceed \$45,000. **Vote: Ayes: 5 Nays: 1. Motion carried.**

**C. Preliminary Plat Review Rosewood Condominium Amendment**

Mikus moved Henry supported to approve the changes on the Preliminary Plat Review at Rosewood Condominiums, Amendment #3 by the Board of Trustees. **Vote: Ayes: 5 Nays: 1. Motion carried.**

**D. Emergency Operations Plan Discussion**

B. Newkirk presented. Discussion was held.

**E. Permitting Policies and Procedures**

Discussion was held.

**F. Sidewalk completion Discussion**

Discussion was held.

**G. Recycling Deerfield Rd. Discussion**

Mikus moved Hauck supported to get an engineering quote for Mission Rd. / Deerfield Rd. site for Recycling costs. **Vote: Ayes: 6 Nays: 0. Motion carried.**

**H. Special Meeting Discussion**

Discussion was held.

**I. 3.4 Agenda Planning**

Discussion was held.

**EXTENDED PUBLIC COMMENT** - Open 9:08 p.m.

Ben Gunning, 2270 Broomfield Rd. – Comments on Township operations.

Norm Woerle 5685 Carriage Ln. – Commented on hiring Township manager and operations.

**FINAL BOARD MEMBER COMMENTS**

Mikus – City of Mt. Pleasant passed their ordinance for signs and soliciting, would like to add discussion to next Board of Trustees Agenda.

Henry – Asked for purchase order updates, stated that she was asked to leave the Township audit by the financial director.

Mielke – Asked if there was a projected date of when data would be available from the CARRS survey that he could report back to the Planning Commission.

Lannen – Crawford Rd. sidewalks still at a high priority.

**ADJOURNMENT**

**Hauck moved Mikus supported to adjourn the meeting at 9:35 p.m. Ayes: 6 Nays: 0. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Margie Henry, Clerk**

\_\_\_\_\_  
**Russ Alwood, Supervisor**

*(Recorded by Jennifer Loveberry)*

**CHARTER TOWNSHIP OF UNION**  
**Board of Trustees**  
**Special Meeting**

A special meeting of the Charter Township of Union Board of Trustees was held on April 30, 2016 at 8:30 a.m. at Union Township Hall.

**Meeting was called to order at 8:30 a.m.**

**Roll Call**

Supervisor Alwood, Clerk Henry, Trustee Hauck, Lannen, Mielke and Mikus were present.

Excused: Treasurer Rice

**Others Present**

Bill Newkirk, Norm Woerle (8:53 am)

**Public Comment**

None

**Reports/Board Comments**

**Approval of Agenda**

**BOARD AGENDA**

**A. Discussion with Facilitator**

The Board of Trustees discussed hiring a Township Manager with Kathie Grinzinger from MML.

**B. Interviewing of Candidates for Township Manager Position**

- Nicole Frost
- Josh Eggleston

11:30 a.m. Clerk Henry excused herself.

12:00 p.m. Break for 1 hr. lunch

- Mark Stuhldreher
- Tim Wolff
- Anton Graff

15 minute break

**C. Discussion on making a conditional offer to a preferred candidate**

**Lannen** moved **Hauck** supported to make a conditional job offer to Mark Stuhldreher.  
**Roll Call Vote: Ayes: Supervisor Alwood, Trustees Hauck, Lannen, Mielke, and Mikus Nays: 0. Motion carried.**

**Mielke** moved **Mikus** supported to appoint Township Attorney to discuss with Mark Stuhldreher for negotiating potential agreement to take Manager Position. **Vote: Ayes: 5 Nays: 0. Motion carried.**

**EXTENDED PUBLIC COMMENT**

None

**FINAL BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Hauck** motioned **Mielke** supported to adjourn the meeting at 7:10 p.m. **Ayes: all. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Margie Henry, Clerk**

\_\_\_\_\_  
**Russ Alwood, Supervisor**

*(Recorded from notes by Jennifer Loveberry)*

<b>Charter Township of Union Payroll</b>
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**CHECK DATE: May 5, 2016**

**PPE: Apr 30, 2016**

**NOTE: CHECK TOTAL FOR TRANSFER**

Gross Payroll	\$ 52,746.18
Employer Share Med	754.99
Employer Share SS	3,228.23
SUI	276.82
Pension-Employer Portion	3,395.90
Workers' Comp	606.58
Life/LTD	667.37
Dental	2,371.18
Health Care	32,932.66
Cobra/Flex Administration	-
<b>Total Transfer to Payroll checking</b>	<b><u>\$ 96,979.91</u></b>

**NOTE: PAYROLL TRANSFER NEEDED**

General Fund	\$ 39,655.91
Building Fund	-
EDDA	-
WDDA	-
Sewer Fund	28,193.38
Water Fund	29,130.62
Workers Comp	-
Health Care	-
<b>Total To Transfer from Pooled Savings</b>	<b><u>\$ 96,979.91</u></b>

## Mount Pleasant Fire Department

Fire Experience Report For Union Township/City of Mt. Pleasant  
Period - April 18, 2016 through April 24, 2016

Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	138	Off-road vehicle of heavy equipment fire			
	140	Natural Vegetation Fire			
	143	Grass/Brush fire	1	3	
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire			
	154	Dumpster Fire			
	160	Special Outside Fire, Other			
	Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire		
231		Chemical reaction rupture of process vessel			
Rescue & EMS Incident	311	Medical Assist to EMS Crew			
	321	EMS Call excluding Veh. Accident	2	7	2
	322	Motor Vehicle Acc. W/ Injuries			
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries			1
	331	Lock-In (If lock out use 551)			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
	361	Swimming /recreational water area rescue			
3811	Technical rescue standby				
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			
	412	Gas Leak			
	413	Oil of Combustible Liquid Spill			
	424	Carbon Monoxide Incident			
	440	Electric Wiring/Equipment Problem			
	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down			
	445	Arcing, shorted electrical equipment			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			1

Service Call	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route			
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			1
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional		2	
	744	Detector activation, no fire			
	745	Alarm System Act. - Unintentional		2	
	746	Carbon Monoxide Activation, NO CO			
Severe Weather	813	Wind Storm, Tornado/Hurricane Assessment			
Special Incident Type	911	Citizen Complaint			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	5	14	5

 Emergency - MPFD

 Emergency - MPFD Secondary to MMR

Non - Emergency

## Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant  
Period - April 25, 2016 through May 1, 2016**

Category	Code	Description	Twp	Resp	City	
Fire	100	Fire, Other			1	
	111	Building Fire				
	112	Fires in Structures other than a Building				
	113	Cooking Fire	1	11		
	114	Chimney or Flue Fire				
	131	Passenger Vehicle Fire				
	132	Road freight or transport vehicle fire				
	136	Self-propelled Motor Home/Recreational				
	138	Off-road vehicle of heavy equipment fire				
	140	Natural Vegetation Fire				
	143	Grass/Brush fire				
	150	Outside Rubbish Fire, other				
	151	Outside Rubbish Fire, trash or waste fire				
	154	Dumpster Fire				
	160	Special Outside Fire, Other				
	Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire			
		231	Chemical reaction rupture of process vessel			
Rescue & EMS Incident	311	Medical Assist to EMS Crew			1	
	321	EMS Call excluding Veh. Accident	1	2	2	
	322	Motor Vehicle Acc. W/ Injuries				
	323	Motor Vehicle Acc/Pedestrian				
	324	Motor Vehicle Acc. W/no Injuries				
	331	Lock-In (If lock out use 551)				
	342	Search for Person in Water				
	352	Extrication of Victim (s) from vehicle				
	353	Remove Victim from Stalled Elevator				
	360	Water & Ice-related Rescue, Other				
361	Swimming /recreational water area rescue					
3811	Technical rescue standby					
Hazardous Condition (No Fire)	400	Hazard condition other				
	410	Combustible/Flammable Gas Condition				
	411	Gasoline or Other Flammable Spill				
	412	Gas Leak				
	413	Oil of Combustible Liquid Spill				
	424	Carbon Monoxide Incident				
	440	Electric Wiring/Equipment Problem				
	441	Heat from Short Circuit			1	
	442	Overheated Motor				
	443	Breakdown of Light Ballast				
	444	Power Line Down				
	445	Arcing, shorted electrical equipment				
	463	Vehicle Accident, general cleanup				
480	Attempted burning, illegal action, other					
4441	Utility Line Down					

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	511	Lock-out			1
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route		2	
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
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	710	Malicious, mischievous false call, other			
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	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			1
	734	Heat Detector Activation - Malfunction		3	
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			
	744	Detector activation, no fire			1
	745	Alarm System Act. - Unintentional			
	746	Carbon Monoxide Activation, NO CO			
Severe Weather	813	Wind Storm, Tornado/Hurricane Assessment			
Special Incident Type	911	Citizen Complaint			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	5	18	7

 Emergency - MPFD

 Emergency - MPFD Secondary to MMR

Non - Emergency

## TOWNSHIP PARTICIPATION CONTRACT

This Agreement is made and entered into by and between the Board of County Road Commissioners for the County of Isabella, hereinafter referred to as the "Road Commission" and Union Township, hereinafter referred to as the "Township", for the following improvements:

<b>Project No. 459 – 014 – 411406</b>	<b>Broadway Rd. – Isabella Road to the <sup>west</sup> <del>east</del> side of U.S. 127</b>	<b>Reconstruct</b>
Estimated Cost		\$540,178.00
Less ICRC Share		<u>15,000.00</u>
		\$525,178.00
Spring 2014 SCIT 2%		\$118,933.49
Fall 2013 SCIT 2%		131,244.51
Spring 2013 SCIT 2%		100,000.00
Fall 2012 SCIT 2%		125,000.00
Union Township Share		<u>50,000.00</u>
<b>Total Due from Union Township</b>		<b>\$525,178.00</b>

Payment as stated above will be due upon receipt of invoice. The Road Commission is hereby authorized to add to the unpaid balance a service charge of one percent (1%) per month on the unpaid balance of any and all of said sums remaining unpaid after thirty (30) days. Projects which carryover between fiscal years may be billed as the ratio of costs incurred to date. Carryover projects are those which require extensive work to be deemed complete.

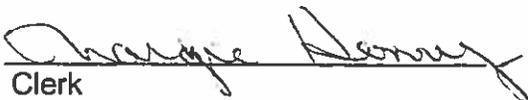
The undersigned Township officials, by executing this agreement, certify they are authorized to enter into this agreement on behalf of the Township.

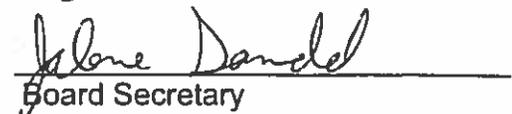
**UNION TOWNSHIP**

**ISABELLA COUNTY ROAD COMMISSION**

By:   
Supervisor

By:   
Manager

By:   
Clerk

By:   
Board Secretary

Board Approval on: 4-13-2016

Board Approval on: 4/28/2016

## TOWNSHIP PARTICIPATION CONTRACT

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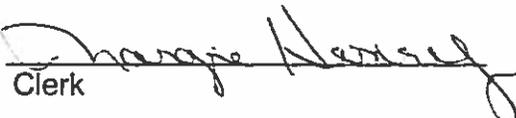
<b>Project No. 459 – 014 – 611415</b>	<b>Bluegrass Rd. – Whiteville to Meridian</b>	<b>Gravel, Grind, &amp; Pave at 3"</b>
	Estimated Cost before Contingency	\$186,692.88
	Less 2016 ICRC Block Grant	<u>- 12,500.00</u>
	Total Project Estimate	\$174,192.88
	Plus Contingency (if needed)	<u>\$ 18,669.29</u>
	Township Share plus Contingence	\$192,862.17

Payment as stated above will be due upon receipt of invoice. The Road Commission is hereby authorized to add to the unpaid balance a service charge of one percent (1%) per month on the unpaid balance of any and all of said sums remaining unpaid after thirty (30) days. Projects which carryover between fiscal years may be billed as the ratio of costs incurred to date. Carryover projects are those which require extensive work to be deemed complete.

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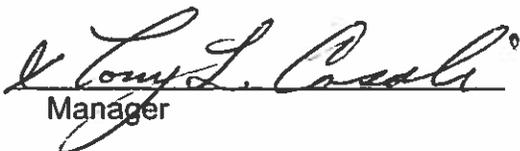
### UNION TOWNSHIP

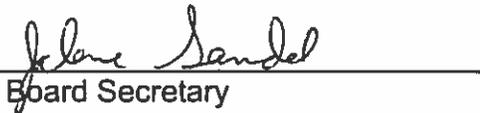
By:   
Supervisor

By:   
Clerk

Board Approval on: 4-13-2016

### ISABELLA COUNTY ROAD COMMISSION

By:   
Manager

By:   
Board Secretary

Board Approval on: 4-28-2016

## TOWNSHIP PARTICIPATION CONTRACT

This Agreement is made and entered into by and between the Board of County Road Commissioners for the County of Isabella, hereinafter referred to as the "Road Commission" and Union Township, hereinafter referred to as the "Township", for the following improvements:

<b>Project No. 459 - 014 - 511402 River Rd. - Lincoln to Crawford</b>	<b>2"Overlay and Mill Intersections</b>
Estimated Cost	\$131,770.00
Plus Contingency	<u>13,177.00</u>
	<b>\$144,947.00</b>
Fall 2015 SCIT 2%	\$ 94,947.00
Union Township Share	<u>50,000.00</u>
<b>Total Due from Union Township</b>	<b>\$144,947.00</b>

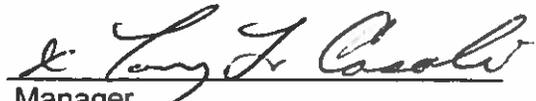
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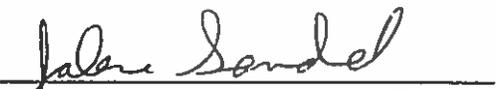
### UNION TOWNSHIP

### ISABELLA COUNTY ROAD COMMISSION

By:   
Supervisor

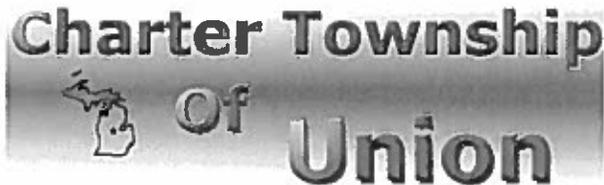
By:   
Manager

By:   
Clerk

By:   
Board Secretary

Board Approval on: 4-13-2016

Board Approval on: 4/28/2016



2010 South Lincoln Road  
Mt. Pleasant, MI 48858

Phone (989) 772 4600 ext. 224  
Fax (989) 773 1988  
E Mail [ksmith@uniontownshipmi.com](mailto:ksmith@uniontownshipmi.com)

## Memo

To: Charter Township of Union Board of Trustees  
From: Kim Smith – Public Works Coordinator  
Date: May 3, 2016  
RE: Clarifier #3 Sandblasting and Painting – Waste Water Treatment Plant (WWTP)

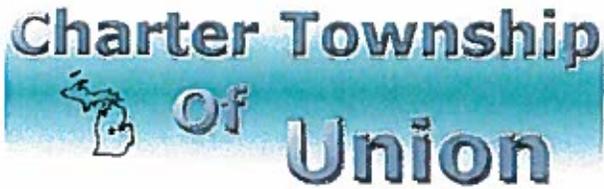
Union Township received bids on April 27, 2016, for the sandblasting and painting of clarifier #3 at the WWTP. The Township received one bid and the bid is as follows:

Lake Painting Inc.	\$10,017.00
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The bid has been reviewed and meets the minimum specifications. The painting of the clarifier at the WWTP is included in the 2016 WWTP budget. Lake Painting Inc. completed this work for us in the past on the other two clarifiers at the WWTP and we have been pleased with the work. I recommend that the Township award the bid to Lake Painting Inc. based on past experience, and cost to Lake Painting Inc. in the amount of \$10,07.00.

If you have any questions please give me a call.

Thank you



2010 South Lincoln Road  
Mt. Pleasant, MI 48858  
989-772-4600 ext. 224 (phone)  
989-773-1988 (fax)  
ksmith@uniontownshipmi.com

### Bid Opening Sheet

Project: Clarifier Painting

Due Date: 4-27-2016 Time: 10:00 AM

Bidder	Amount
Lake Painting Inc.	\$ 10,017.00

Kim Smith 4-27-16

Kathy Blaggard 4-27-2016

# LAKE PAINTING INC.

2877 VENTURE DR. P.O. BOX 2105

Midland, MI 48641

Phone # 989-631-6002, Fax # 989-631-2180

E-mail patmax@lakepaintinginc.com

To: Union Twp.

Date: 04/05/16

Attn: Mike Dearing

From: Pat Max

Phone: (989) 205-2103

**Bid for:** applying the Sherwin Williams Sher-Release system to Union Twp. Waste Water clarifier spillway

## Quote:

Lake Painting Inc. will provide the labor and material, safety and supervision to abrasive blast and apply the Sherwin Williams Sher-Release system to the clarifier concrete spillway which will include the Top, Angle and Vertical spillways surfaces as well as the Launder Floor and the Outer wall surfaces. The system is a four coat coating system plus patching applied to the concrete spillway surfaces.

Lake Painting will abrasive blasting the concrete surface(s). The blast media will be cleaned up from the spillway and the first coat of **Macropoxy 646 PW** applied. Once cured; any holes, voids or damaged concrete will be patched with GP 3561V as required; allowed to cure and ground smooth. A second coat of **Macropoxy 646 PW** will be applied and allowed to cure. A coat of Sherwin Williams **SeaGuard Tie Coat** will be applied and allowed to cure. The final coat on the spillway configuration will be the **Sher-Release Seaguard Surface Coat**.

Lake Painting will clean up and package the spent blast media. The spent blast media however will be the responsibility of Union Township to dispose of it.

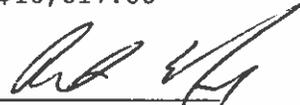
**Cost:** abrasive blast, clean up patch and apply the Sherwin Williams Sher Release System

Labor  
\$3,542.00

Material  
\$6,040.00

Equipment  
\$435.00

Total  
\$10,017.00

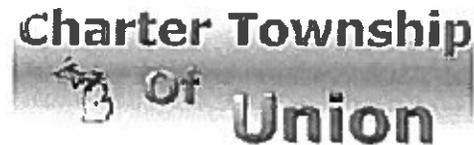
  
Pat Max

**Kim Smith**

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**From:** Mike Dearing [mdearing@uniontownshipmi.com]  
**Sent:** Tuesday, May 03, 2016 8:11 AM  
**To:** Kim Smith  
**Subject:** FW: Clarifier Painting Bid

Michael Dearing,  
W.W.T.P Superintendent



4511 E. River Rd  
Mt. Pleasant Mi, 48858  
Phone (989) 775-5574  
Fax (989) 775-6675

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**From:** Mark Zilio [mailto:markzilio@nilesindustrial.com]  
**Sent:** Monday, April 04, 2016 2:13 PM  
**To:** Mike Dearing  
**Subject:** RE: Clarifier Painting Bid

Hi Mike

Thanks very much for the heads up but were going to pass on this one.

Thanks Mike

Mark Zilio  
Project Manager / Estimator

Niles Industrial Coating, LLC  
201 South Alloy Drive  
Fenton, Michigan 48430  
Office: (810) 593-7000  
Direct: (810) 714-5938  
Cell: (810) 691-6110  
Fax: (810) 593-7001  
[markzilio@nilesindustrial.com](mailto:markzilio@nilesindustrial.com)  
[www.nilesindustrial.com](http://www.nilesindustrial.com)

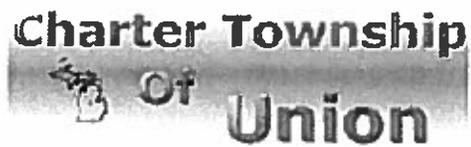
---

**From:** Mike Dearing [mailto:mdearing@uniontownshipmi.com]  
**Sent:** Monday, April 04, 2016 1:01 PM  
**To:** Mark Zilio  
**Subject:** Clarifier Painting Bid

Mark,

Union Township is taking bids again this year for clarifier launder painting. Attached is a Spec sheet for the job

Michael Dearing,  
W.W.T.P Superintendent



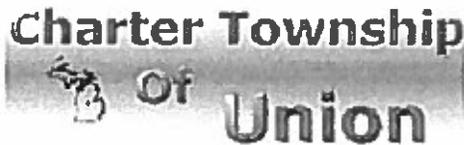
4511 E. River Rd  
Mt. Pleasant Mi, 48858  
Phone (989) 775-5574  
Fax (989) 775-6675

**Kim Smith**

---

**From:** Mike Dearing [mdearing@uniontownshipmi.com]  
**Sent:** Tuesday, May 03, 2016 8:13 AM  
**To:** Kim Smith  
**Subject:** FW: Clarifier Launder Painting

Michael Dearing,  
W.W.T.P Superintendent



4511 E. River Rd  
Mt. Pleasant Mi, 48858  
Phone (989) 775-5574  
Fax (989) 775-6675

---

**From:** jimkooi2777@gmail.com [mailto:jimkooi2777@gmail.com] **On Behalf Of** Jim Bierens  
**Sent:** Wednesday, April 06, 2016 3:31 PM  
**To:** Mike Dearing  
**Subject:** Re: Clarifier Launder Painting

Thanks for the invite, but I think I will have to pass. This is just outside of my comfort level for the guys I have currently working.

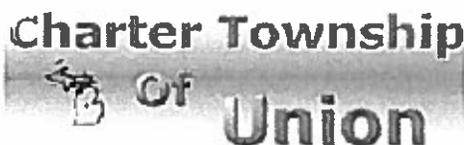
On Tue, Apr 5, 2016 at 8:24 AM, Mike Dearing <[mdearing@uniontownshipmi.com](mailto:mdearing@uniontownshipmi.com)> wrote:

Jim,

Union Township is seeking bids to paint a clarifier launder. The tank has been in service for about 1 year and is currently bare concrete. I have enclosed a spec sheet if you would be interested in this job. Thanks for your time.

Michael Dearing,

W.W.T.P Superintendent



## Kim Smith

---

**From:** Mike Dearing [mdearing@uniontownshipmi.com]  
**Sent:** Tuesday, May 03, 2016 8:11 AM  
**To:** Kim Smith  
**Subject:** FW: Clarifier Painting Bid Spec.  
**Attachments:** image001.png

Michael Dearing,  
W.W.T.P Superintendent

4511 E. River Rd  
Mt. Pleasant Mi, 48858  
Phone (989) 775-5574  
Fax (989) 775-6675

-----Original Message-----

**From:** Percha Paint [<mailto:perchapaint@hotmail.com>]  
**Sent:** Monday, April 04, 2016 1:38 PM  
**To:** Mike Dearing  
**Subject:** RE: Clarifier Painting Bid Spec.

Good afternoon Mike!! Unfortunately our schedule is full for the summer/fall. Thank you for considering us.

Sincerely,

Al

Allen Percha Percha Paint & Wallpaper 4820 E Broomfield rd Mt. Pleasant MI,  
48858 fax: 989-772-3373 phone: 989-773-7046

---

**From:** Mike Dearing [mdearing@uniontownshipmi.com]  
**Sent:** Monday, April 4, 2016 12:57 PM  
**To:** 'Percha Paint'  
**Subject:** Clarifier Painting Bid Spec.

Allen,

Union Township is again seeking bids to paint one of our clarifier launders this summer. I attached a Spec sheet and was wondering if you would be interested in bidding the job again. Thanks

Michael Dearing,  
W.W.T.P Superintendent  
[resize logo]  
4511 E. River Rd  
Mt. Pleasant Mi, 48858  
Phone (989) 775-5574  
Fax (989) 775-6675

## AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

**CHARTER TOWNSHIP OF UNION**  
2010 S Lincoln

**Mount Pleasant, MI 48858**  
**Attention: Kim Smith**

**STATE OF MICHIGAN,**  
**COUNTY OF OAKLAND**



The undersigned Lynn Dropping, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

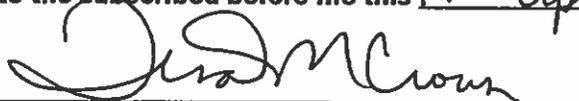
### CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	04/18/16
morningstarpublishing.com	04/18/16



Sworn to the subscribed before me this 19<sup>th</sup> April 2016



**Notary Public, State of Michigan**  
**Acting in County of Oakland**

**ADVERTISEMENT FOR BIDS**

**Charter Township of Union**  
2010 South Lincoln Road  
Mt. Pleasant, MI 48858

The Charter Township of Union Wastewater Treatment Plant is seeking bids for the sandblasting and painting of one clarifier launder. Bids will be received by the Charter Township of Union at the Charter Township of Union Hall, 2010 South Lincoln Road, Mt. Pleasant, Michigan 48858 until 10:00 AM Local Time, Wednesday, April 27, 2016.

The Information for Bidders, may be examined/obtained at the following locations:

Charter Township of Union Hall, 2010 South Lincoln Road, Mt. Pleasant, Michigan 48858 & ([www.uniontownshipmi.com](http://www.uniontownshipmi.com)) Departments/Utilities/Utility Department Request for Proposals (RFP)

Bids received after the above date and time will not be considered.

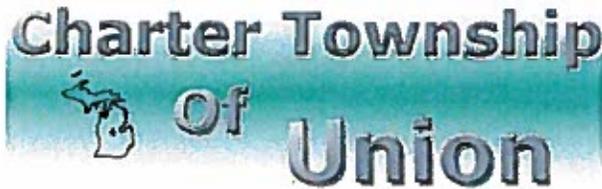
The Owner reserves the right to waive any informality or to reject any or all Bids.

No Bidder may withdraw their Bid within 90 days after the actual date of Bid opening.

Charter Township of Union  
Utility Department

### Advertisement Information

**Client Id:** 531226      **Ad Id:** 977717      **PO:** bid clarifier      **Sales Person:** 200307



2010 South Lincoln Road  
Mt. Pleasant, MI 48858

Phone (989) 772 4600 ext. 224  
Fax (989) 773 1988  
E Mail ksmith@uniontownshipmi.com

## Memo

To: Charter Township of Union Board of Trustees  
From: Kim Smith – Public Works Coordinator  
Date: May 3, 2016  
RE: 2016 Service Truck Purchase – Waste Water Treatment Plant (WWTP)

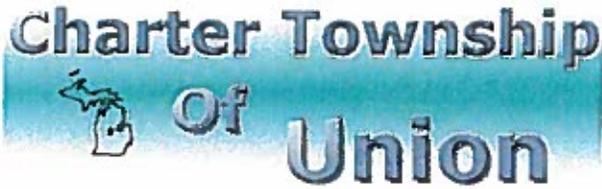
Union Township received bids on April 27, 2016, for the trade of a 2001 Chevy truck and the purchase of a half ton utility truck. The Township received four bids and the bids are as follows:

Bidder	Truck Amount	Trade Amount	Final Cost
Kraphol Ford	\$26,961.00	\$1,600.00	\$25,361.00
Midland Ford	\$25,984.20	\$4,000.00	\$21,984.20
Garber Chevrolet	\$26,418.00	\$800.00	\$25,618.00
Berger Chevrolet	\$25,681.80	No bid	\$25,681.80

The bids have been reviewed and all bids meet the minimum specifications. The purchase of this vehicle is included in the 2016 WWTP budget. I recommend that the Township trade the 2001 Chevy and purchase the 2016 ½ ton truck from Midland Ford in the amount of \$21,984.20.

If you have any questions please give me a call.

Thank you



2010 South Lincoln Road  
Mt. Pleasant, MI 48858  
989-772-4600 ext. 224 (phone)  
989-773-1988 (fax)  
ksmith@uniontownshipmi.com

## Bid Opening Sheet

Project: 2016 1/2 Ton Truck

Due Date: 4-27-2016 Time: 10:00 AM

Bidder	Amount
Kraphol Ford	\$25,361.00
Midland Ford	\$21,984.20
Garber Chevrolet	\$25,618.00
Berger Chevrolet	NO Trade In Price Included \$25,681.80

Kim Smith 4-27-2016

Kathy Bluyard 4-27-2016

**AFFIDAVIT OF PUBLICATION**  
48 West Huron Street • Pontiac, MI 48342

**CHARTER TOWNSHIP OF UNION**  
2010 S Lincoln

**Mount Pleasant, MI 48858**  
**Attention: Kim Smith**

**STATE OF MICHIGAN,**  
**COUNTY OF OAKLAND**



The undersigned Lynn Dropping, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

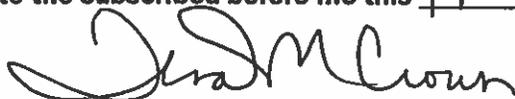
**CHARTER TOWNSHIP OF UNION**

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Sworn to the subscribed before me this 19<sup>th</sup> April 2016



**Notary Public, State of Michigan**  
**Acting in County of Oakland**

**ADVERTISEMENT FOR BIDS**

**Charter Township of Union**  
2010 South Lincoln Road  
Mt. Pleasant, MI 48858

Separate sealed bids for the purchase of One (1) 2016 1/2 Ton 4 x 4 Work Truck and the Trade of One (1) 2001 1/2 Ton Chevy Truck -- will be received by the Charter Township of Union at the Charter Township of Union Hall, 2010 South Lincoln Road, Mt. Pleasant, Michigan 48858 until 10:00 AM Local Time, Wednesday, April 27, 2016 and then at said location publicly opened and read aloud.

The Bids includes the following major items:  
All cost associated with the purchase of one (1) 2016 1/2 Ton Work truck and trade-in of one 2001 Chevrolet 1/2 ton truck.

The information for Bidders, may be examined/obtained at the following locations:

Charter Township of Union Hall, 2010 South Lincoln Road, Mt. Pleasant, Michigan 48858 & ([www.chartertownshipofunion.com](http://www.chartertownshipofunion.com)) Departments/Utilities/Utility Department Request for Proposals (RFP)

Bids received after the above date and time will not be considered. Fax transmittals of Bids will not be accepted.

The Owner reserves the right to waive any informality or to reject any or all Bids.

No Bidder may withdraw their Bid within 90 days after the actual date of Bid opening.

Charter Township of Union  
Utility Department

**Advertisement Information**

**Client Id:** 531226

**Ad Id:** 977715

**PO:** truck bid

**Sales Person:** 200307

**Vehicle Specification  
Invitation to Bid List**

**April 15, 2016**

**Graff Chevrolet  
4580 E. Pickard  
Mt. Pleasant, MI 48858**

**Kraphol Ford  
1415 E. Pickard  
Mt. Pleasant, MI 48858**

**My Chrysler, Dodge, Jeep  
4650 E. Pickard  
Mt. Pleasant, MI 48858**

**Gateway Chrysler - Clare  
624 W. 5th St.  
Clare, MI 48617**

**Alma Chevrolet  
7440 Alger Rd.  
Alma, MI 48801**

**Graff Buick, GMC  
116 N. Mission  
Mt. Pleasant, MI 48858**

**Midland Ford  
500 Joe Mann Blvd.  
Midland, MI 48642**

**Garber Chevrolet  
1700 N. Saginaw Rd.  
Midland, MI 48640**



# *Midland Ford Lincoln, Inc.*

500 JOE MANN BLVD, P.O. BOX 1704, MIDLAND, MI 48642-1704  
(989) 631-0040

**Attn: Kim Smith**

Please see the following information requested for the bid on (1) 2016 F150 by Midland Ford Lincoln. Everything you have requested is available for your review on the build sheet (pg. 5, 6). There are a few things that were revised to meet the specifications available from the manufacturer. They are as follows:

- 3:08 gear ratio with anti-spin differential adjusted to 3:31 gear ratio with limited slip (anti-spin technology) per manufacturer specifications
- GVWR of 6,800 lbs. adjusted to GVWR of 6,950 lbs. per manufacturer specifications
- 30 gallon fuel tank adjusted to 36 gallon fuel tank per manufacturer specifications

All additional criteria requested is presented in this bid. Should you have any questions or require any additional information from me please let me know. My contact information is listed below. We look forward to building an ongoing relationship with you and the Charter Township of Union.

Kindest Regards,

**Casey L. Yore, Master Certified**  
Commercial Sales Manager  
Midland Ford Lincoln  
(989) 698-4212  
caseyyore@midlandford.net

Charter Township of Union, Michigan

2016 1/2 Ton 4 X 4 Work Truck  
Proposal

TO: Office of the Public Works Coordinator  
Charter Township of Union Hall  
2010 South Lincoln Road  
Mt. Pleasant, MI 48858

BID DATE: 4/26/16  
TIME: 11:30 AM

In accordance with the specifications and other bid requirements heretofore provided, the undersigned agrees to provide the below listed bid items at the price(s) set forth below.

This is a firm bid and not subject to withdrawal or change for a period of sixty (60) days.

QTY	BID ITEM	TOTAL
1	2016 1/2 Ton 4 x 4 Work Truck per bid specifications	1 Each \$ <u>25,984.20</u> TOTAL \$ <u>25,984.20</u> (figures)

Twenty Five Thousand Nine Hundred Eighty  
(Written) Four and 20 /100 Dollars.

BID ITEM	TOTAL
Trade in – 2001 1/2 Ton - Chevy per bid specifications	1 Each \$ <u>4,000</u> TOTAL \$ <u>4,000</u> (figures)

Four Thousand  
(Written) \_\_\_\_\_ and 00/100 Dollars.

**Total (1 - 2016 1/2 ton 4 x 4 Heavy Duty Work Truck minus 2001 Trade In)**

1 Each \$ 21,984.20  
TOTAL \$ 21,984.20  
(figures)

Twenty One Thousand Nine Hundred  
(Written) \_\_\_\_\_

Eighty Four and 00/100 Dollars.

Respectfully Submitted,

COMPANY: Midland Ford Lincoln DATE 4/26/16

ADDRESS: 500 Joe Mann Blvd

CITY Midland STATE MI ZIP+4 48640

TELEPHONE (989) 698-4212 FAX (989) 631-2919

AUTHORIZED SIGNATURE 

PRINT OR TYPE NAME & TITLE Casey L. Yore - Commercial Sales Manager

EMAIL caseyyore@midlandford.net

**Midland Ford Lincoln Inc.  
DISCLOSURE**

CASH

<b>Customer Information</b>		<b>Vehicle Information</b>		Stock #	BUILD
Code	183748	New Year/Make			2016 FORD
CHARTER TOWNSHIP OF UNION, MICHIGAN		Model			F150
2010 SOUTH LINCOLN RD.		Serial #			
MOUNT PLEASANT, MI, 48858		Odometer			
Sales Rep	CASEY YORE	Trade Year/Make		2001 CHEVROLET	
Contract Date	04/26/2016	Trade Model		1500 4X4	
Payment Date	05/26/2016	Trade Serial #			
Tax Code	NO TAX	Trade Odometer		96700	

<b>Price Information</b>			
Total Sales Price	25,727.20	NO TAX Taxable	23.00
Trade	4,000.00	NO TAX @ 0.0000%	0.00
Adjustments	0.00	Payout Lien Amount	0.00
Documentation Fee	210.00	Balance Due	21,984.20
Electronic Vehicle Registration	24.00	Deposit	0.00
FL Leasing Surcharge	0.00	Rebate	0.00
License Fee	0.00	<b>Total Balance</b>	<b>21,984.20</b>
Plate Transfer Fee	8.00		
Title Fee	15.00		
Warranty	0.00		
No Protections Selected	0.00		

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared

X  
 CHARTER TOWNSHIP OF  
 \_\_\_\_\_  
 X  
 Dealer Acceptance



==>

Dealer: F48537

2016 F-150 ✓

Page: 1 of 2

Order No: U001 Priority: F1 Ord FIN: QH391 Order Type: 5B Price Level: 650

Ord PEP: 100A Cust/Flt Name: TOWNSHIP

PO Number:

RETAIL

RETAIL

F1E F150 4X4 ✓R/C \$31375

413 SKID PLATES \$160 ✓

141" WHEELBASE

50S CRUISE CONTROL 225

PQ RACE RED ✓

52B SYNC 420 ✓

C CLOTH 40/20/40 ✓

53A TRAILER TOW PKG 495 ✓

G GRAY INTERIOR ✓

54M MANUAL MIRROR 90 ✓

100A EQUIP GRP

655 EXT RANGE TANK 395 ✓

.XL SERIES ✓

67T TRL BRAKE CONTR 275 ✓

.17" SILVER STEEL

99F 5.0L V8 FFV ENG ✓ 1595

TOTAL BASE AND OPTIONS 37440

446 ELEC 6-SPD AUTO ✓

TOTAL 37440

.265/70R-17 A/T

\*THIS IS NOT AN INVOICE\*

XL3 3.31 ELEC LOCK 420 ✓

\*TOTAL PRICE EXCLUDES COMP PR

6950# GVWR

18E BLK STEP BARS 300 ✓

\* MORE ORDER INFO NEXT PAGE \*

SELECTSHIFT

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

F9=View Trailers

S006 - MORE DATA IS AVAILABLE.

QC09801

==>

Dealer: F48537

2016 F-150

Page: 2 of 2

Order No: U001 Priority: F1 Ord FIN: QH391 Order Type: 5B Price Level: 650

Ord PEP: 100A Cust/Flt Name: TOWNSHIP

PO Number:

RETAIL

RETAIL

794 PRICE CONCESSN  
REMARKS TRAILER

96W SPRAY- IN LINER 495 ✓  
FLEX FUEL  
SP DLR ACCT ADJ  
SP FLT ACCT CR  
FUEL CHARGE

B4A NET INV FLT OPT NC  
PRICED DORA NC  
DEST AND DELIV 1195

TOTAL BASE AND OPTIONS 37440

TOTAL 37440

\*THIS IS NOT AN INVOICE\*

\*TOTAL PRICE EXCLUDES COMP PR

F1=Help F2=Return to Order  
F4=Submit F5=Add to Library

F7=Prev  
F3/F12=Veh Ord Menu  
F9=View Trailers

S099 - PRESS F4 TO SUBMIT

QC09801

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

√	Section	Description	Comment
	<b>201.302</b>	<b>Preliminary approval by Planning Commission and Board</b>	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	<b>201.303</b>	<b>Final Plat Specs</b> 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	<b>201.004</b>	<b>Final Plat Approval</b>	<i>Condominium Plan</i>
X	4.01.A	Final Platt has been submitted	
X	4.01.B	Engineer has checked and approved plans	<i>CMS&amp;D HAS APPROVED FOR SUBMITTAL</i>
X	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	<i>UTILITIES ARE EXISTING</i>
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	<b>4.03</b>	<b>Action by Township Board</b>	
	<b>4.03.A</b>	<b>Disapproval</b>	
		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 Arrangement	
	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"/>	<b>201.008</b>	<b>Variences</b>	
<input type="checkbox"/>	<b>8.01.A</b>	<b>Planning Commission recommends to Twp Board upon finding:</b>	
	<b>a</b>	<b>Undue hardship</b>	
	<b>b</b>	<b>Requirement is deemed impractical</b>	
	<b>8.01.B</b>	<b>Variance desirable to public interest</b>	
<input type="checkbox"/>	<b>8.01.C</b>	<b>Take into account:</b>	
	<b>a</b>	<b>Proposed use and existing adjacent uses</b>	
	<b>b</b>	<b>Population of subdivision</b>	
	<b>c</b>	<b>Effect on traffic in vicinity</b>	
<input type="checkbox"/>	<b>8.01.D</b>	<b>Findings after a Public Hearing</b>	
	<b>a</b>	<b>Strict application of Condition is unreasonable or impractical</b>	<b>Developer to submit written request with reasons why requirement cannot be met.</b>
	<b>b</b>	<b>Variance will not be detrimental to public health/safety, or injurious to other property in the area</b>	
	<b>c</b>	<b>Not violate state subdivision act</b>	
	<b>d</b>	<b>Does not nullify intent of this or other ordinances of the township</b>	
	<b>8.01.E</b>	<b>Minutes to record findings and actions taken</b>	
	<b>8.02</b>	<b>Topographical, physical limitation</b>	
<input type="checkbox"/>	<b>8.03</b>	<b>Planned Unit Development</b>	<b>PUDs may receive variances for:</b>
<input type="checkbox"/>	<b>8.03.A</b>	<b>Consideration</b>	
	<b>a</b>	<b>Nature of proposed use and existing uses</b>	
	<b>b</b>	<b>Population of PUD</b>	
	<b>c</b>	<b>Effect on traffic</b>	
<input type="checkbox"/>	<b>8.03.B</b>	<b>Findings</b>	
	<b>a</b>	<b>Constitutes a desirable and stable development</b>	
	<b>b</b>	<b>In harmony with surroundings</b>	
<b>COMMENTS</b>			
<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

**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.

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

**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			<b>CMS &amp; D</b>	
<b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>			SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-3012 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

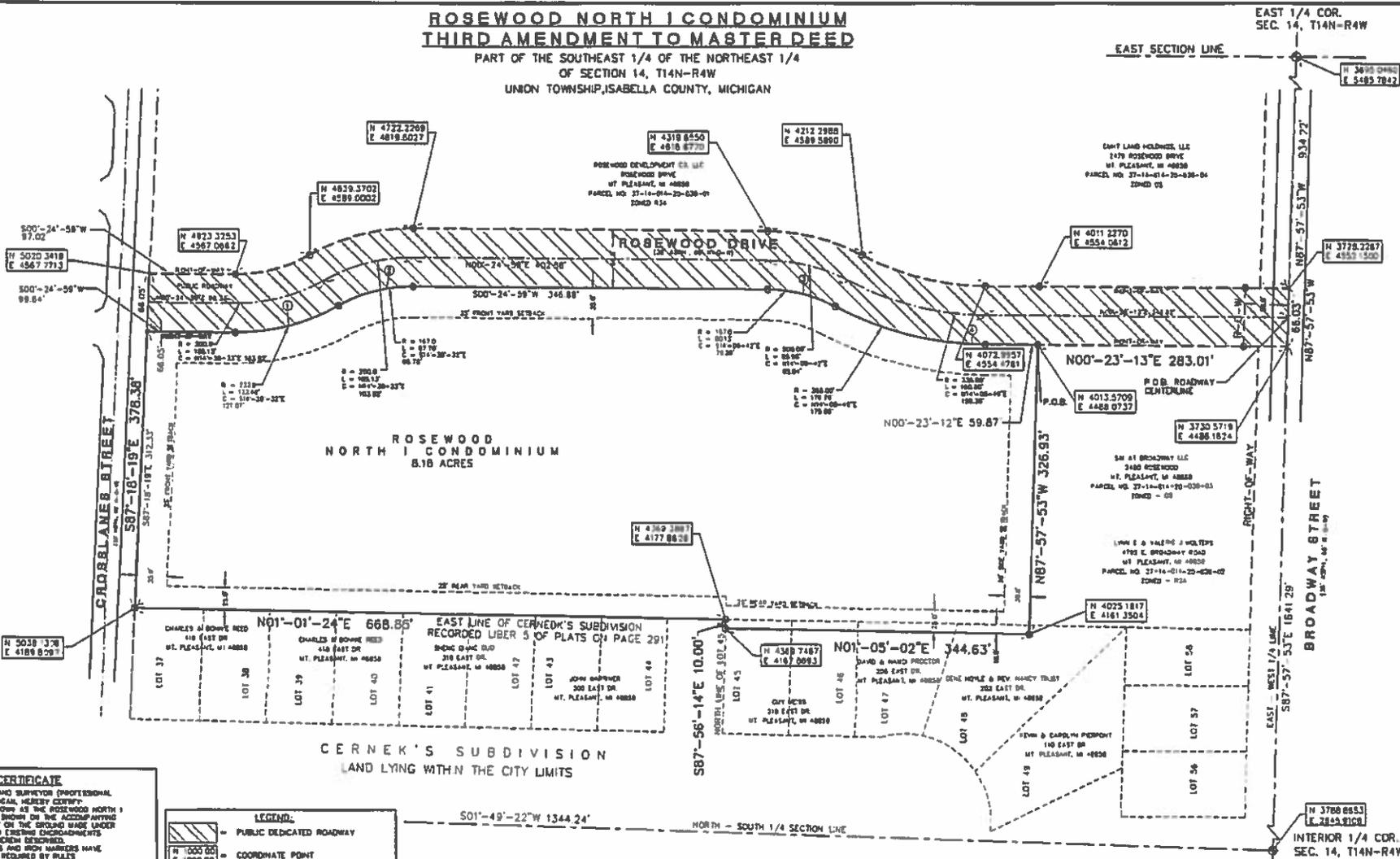


# ROSEWOOD NORTH I CONDOMINIUM THIRD AMENDMENT TO MASTER DEED

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

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

EAST SECTION LINE



**SURVEYOR'S CERTIFICATE**

I, THOMY E. BOCKE, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS THE ROSEWOOD NORTH I CONDOMINIUM PLAN NO. 201-01-24-E AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO ERRORS OR ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUNDS AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 90 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS DEMAND BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 90 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS AS SHOWN, ARE BASED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 90 OF THE PUBLIC ACTS OF 1978.

DATE \_\_\_\_\_

THOMY E. BOCKE  
REGISTERED LAND SURVEYOR  
(PROFESSIONAL SURVEYOR)  
REGISTRATION NO. 39074  
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.  
310 WEST PEARSON 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
  - W.M. - PROPOSED WATER MAIN
  - S.M. - 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'	348.00'
ARC LENGTH	122.48'	87.76'	80.13'	178.76'
CHORD LENGTH	121.07'	86.78'	79.38'	175.06'
CHORD BEARING	S14°-36'-32"E	N14°-38'-32"W	N14°-09'-43"E	S14°-08'-48"W



<b>SURVEY SHEET</b>			<b>CMS &amp; D</b>	
<b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>			SURVEYING / ENGINEERING	
SUBMITTAL: 03-21-16		DRAWN BY: WRE/RL		SCALE: 1" = 50'
JOB NUMBER: 1512-141		SHEET NUMBER: 3 OF 16		

310 W. PEARSON ROAD, SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0758  
FAX: (989) 775-5612  
EMAIL: info@cmsandd.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

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

EAST SECTION LINE

ROSEWOOD DEVELOPMENT CO. LLC  
2470 ROSEWOOD DRIVE  
MT. PLEASANT, MI 48858  
PARCEL NO. 27-14-014-20-020-01  
ZONED R3A

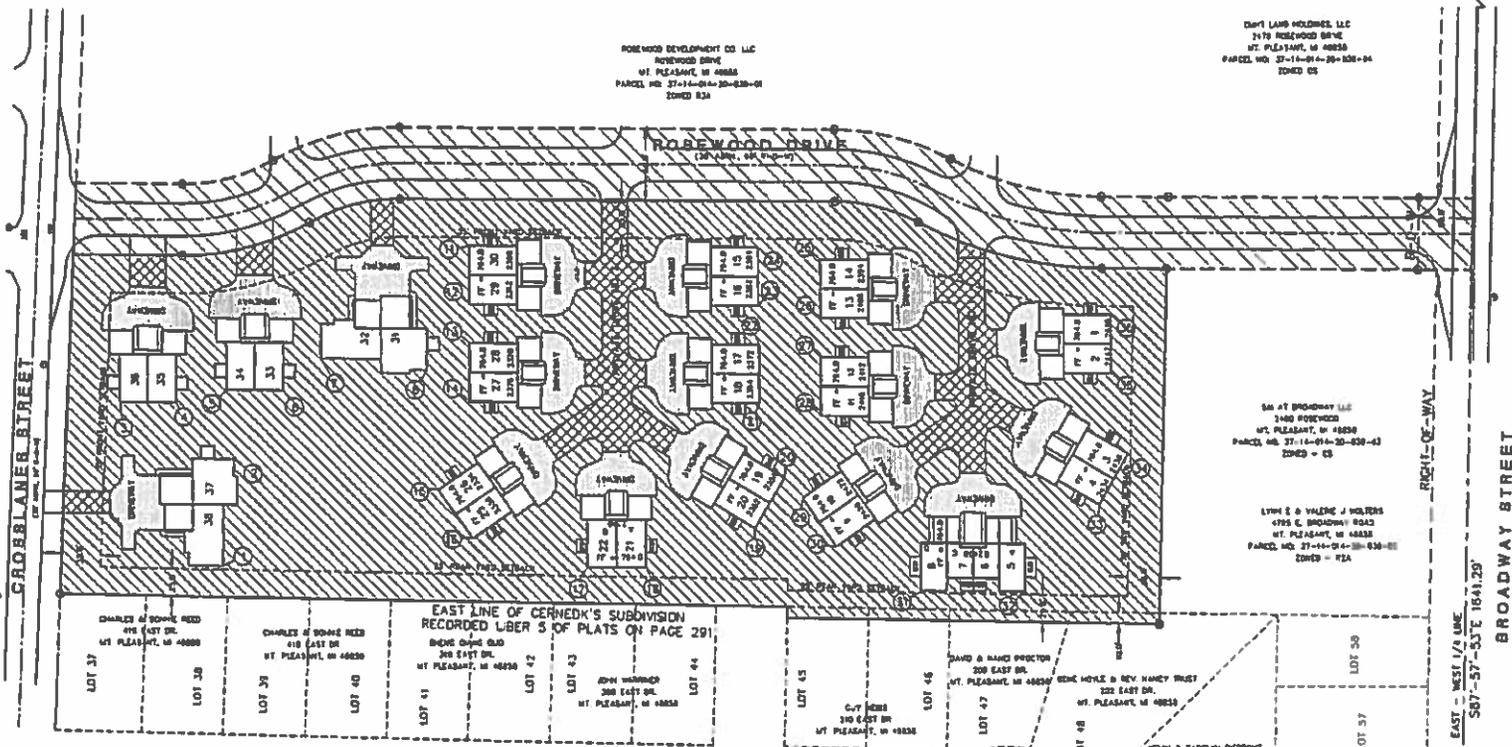
DAVE LAND HOLDINGS, LLC  
2470 ROSEWOOD DRIVE  
MT. PLEASANT, MI 48858  
PARCEL NO. 27-14-014-20-020-04  
ZONED OS

**LEGEND**

- 12 - UNIT NUMBER
- 62 - 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



54 FT BROADWAY LIE  
2480 ROSEWOOD  
MT. PLEASANT, MI 48858  
PARCEL NO. 27-14-014-20-020-03  
ZONED OS

LYNN E & VALERIE J WILBERS  
4795 E. BROADWAY ROAD  
MT. PLEASANT, MI 48858  
PARCEL NO. 27-14-014-20-020-02  
ZONED R2A

CHARLES W BOHNE REED  
408 EAST DR  
MT. PLEASANT, MI 48858

CHARLES W BOHNE REED  
418 EAST DR  
MT. PLEASANT, MI 48858

EAST LINE OF CERNEK'S SUBDIVISION  
RECORDED LIBER 5 OF PLATS ON PAGE 291  
508 EAST DR  
MT. PLEASANT, MI 48858

LOTT 37  
LOTT 38  
LOTT 39  
LOTT 40  
LOTT 41  
LOTT 42  
LOTT 43  
LOTT 44

DAVID & RANEE PROCTOR  
208 EAST DR.  
MT. PLEASANT, MI 48858

BOHE HOYLE & REV. NANCY TRUST  
222 EAST DR.  
MT. PLEASANT, MI 48858

C.T. CERNEK  
310 EAST DR  
MT. PLEASANT, MI 48858

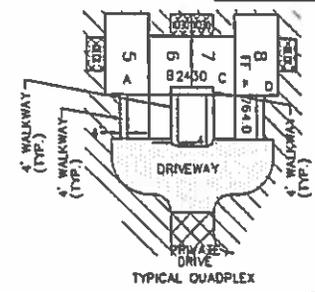
LOTT 45  
LOTT 46  
LOTT 47  
LOTT 48  
LOTT 49

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

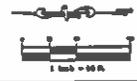
NOTE: AS BUILDING DIMENSIONS MAY VARY AS SHOWN  
ON THE BUILDING PLAN, THE COORDINATES SHOWN  
BELOW MAY NOT FIT THE FINAL BUILDING SIZE.

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

#	COORDINATE	#	COORDINATE	#	COORDINATE	#	COORDINATE
1	N 4888.8263 E 4215.0090	11	N 4658.8254 E 4510.6537	21	N 4382.2098 E 4262.7083	31	N 4245.2648 E 4187.5268
2	N 4877.8058 E 4311.8080	12	N 4658.7218 E 4456.8457	22	N 4391.8934 E 4218.7050	32	N 4378.3808 E 4191.6293
3	N 4874.8291 E 4368.1023	13	N 4658.8356 E 4428.8243	23	N 4387.2598 E 4287.7037	33	N 4278.0050 E 4271.5519
4	N 4830.8215 E 4343.8144	14	N 4660.0788 E 4366.8580	24	N 4381.8457 E 4508.7023	34	N 4261.5245 E 4317.8434
5	N 4883.7853 E 4377.2843	15	N 4682.2178 E 4288.8498	25	N 4330.8068 E 4497.2385	35	N 4268.0551 E 4387.8963
6	N 4831.7889 E 4378.8084	16	N 4658.5173 E 4241.0258	26	N 4334.8877 E 4443.7408	36	N 4263.8290 E 4418.8969
7	N 4787.2381 E 4408.4728	17	N 4524.0683 E 4214.4413	27	N 4334.2718 E 4407.2428		
8	N 4879.7400 E 4395.7803	18	N 4500.0700 E 4219.1811	28	N 4338.1877 E 4382.7243		
9	N 4878.8094 E 4378.8094	19	N 4504.0483 E 4258.1075	29	N 4334.2337 E 4377.8771		
10	N 4878.8094 E 4378.8094	20	N 4378.0411 E 4284.3783	30	N 4327.2118 E 4233.1275		



<b>SITE PLAN SHEET</b>			<b>CMS &amp; D</b>	
<b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>			SURVEYING / ENGINEERING	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1" = 50'	JOB NUMBER: 1512-141	SHEET NUMBER: 4 OF 16

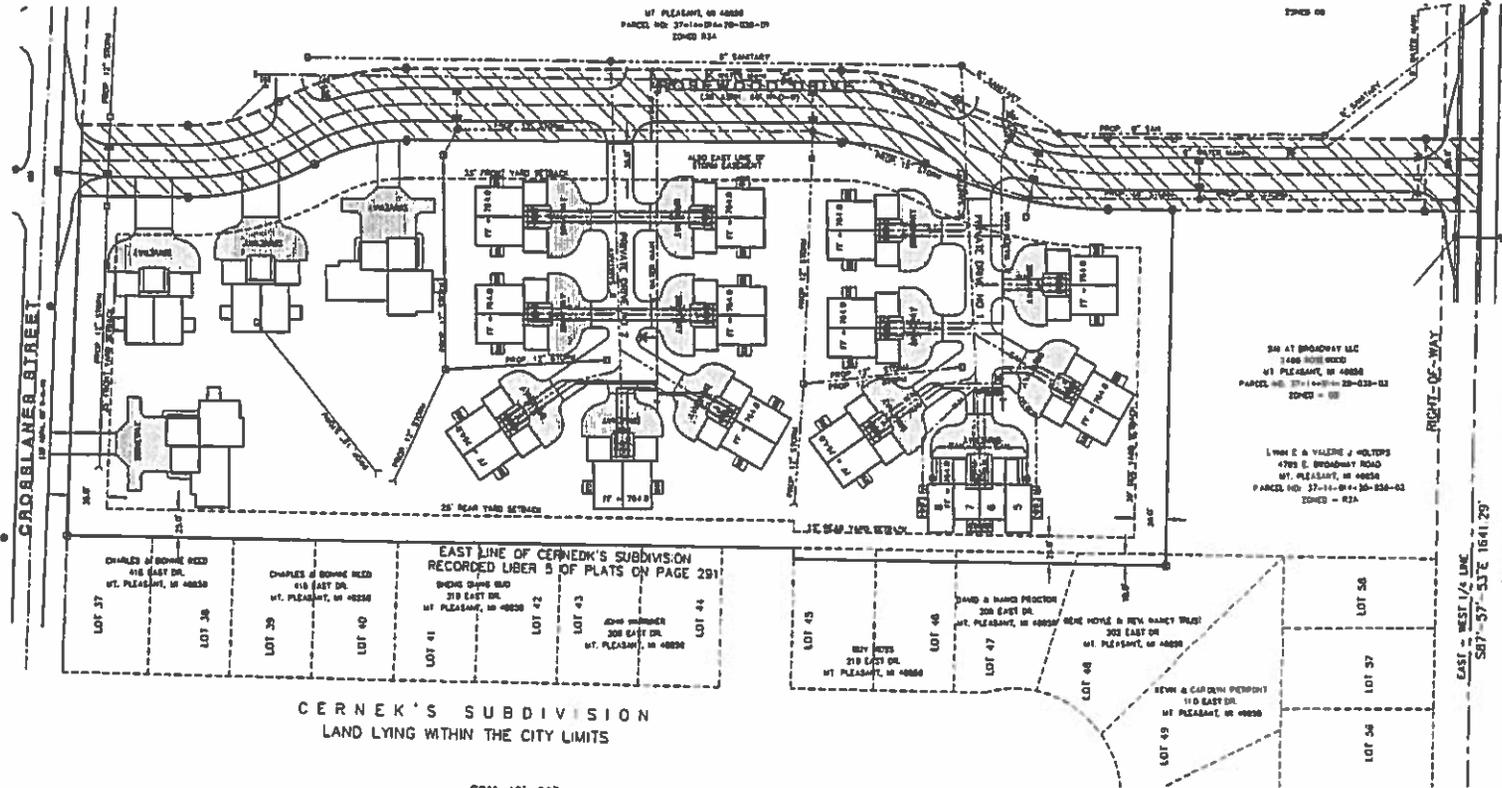


**ROSEWOOD NORTH I CONDOMINIUM  
THIRD AMENDMENT TO MASTER DEED**

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



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

540 AT BROADWAY LLC  
1480 BROADWAY RD  
MT. PLEASANT, MI 48858  
PARCEL NO. 27-14-014-30-020-01  
ZONED - 00

LYNNE E & VALERIE J. HOLTERS  
1705 E. BROADWAY ROAD  
MT. PLEASANT, MI 48858  
PARCEL NO. 27-14-014-30-020-02  
ZONED - R2A

PRIVATE DRIVE NO 1 & 2 AND UTILITIES  
UNDER PRIVATE DRIVE NO 1 & 2 MUST BE  
BURIED

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

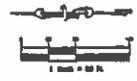
WATER AND SANITARY SEWER MAINS WILL  
BE DEDICATED TO THE PUBLIC.

CERNEK'S SUBDIVISION  
LAND LYING WITHIN THE CITY LIMITS

CROSSLANDER STREET

BROADWAY STREET

UTILITY SHEET			<b>CMS &amp; D</b> SURVEYING / ENGINEERING		
<b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>			510 WEST PEARSON ROAD, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 773-0758 FAX: (989) 773-3012 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	

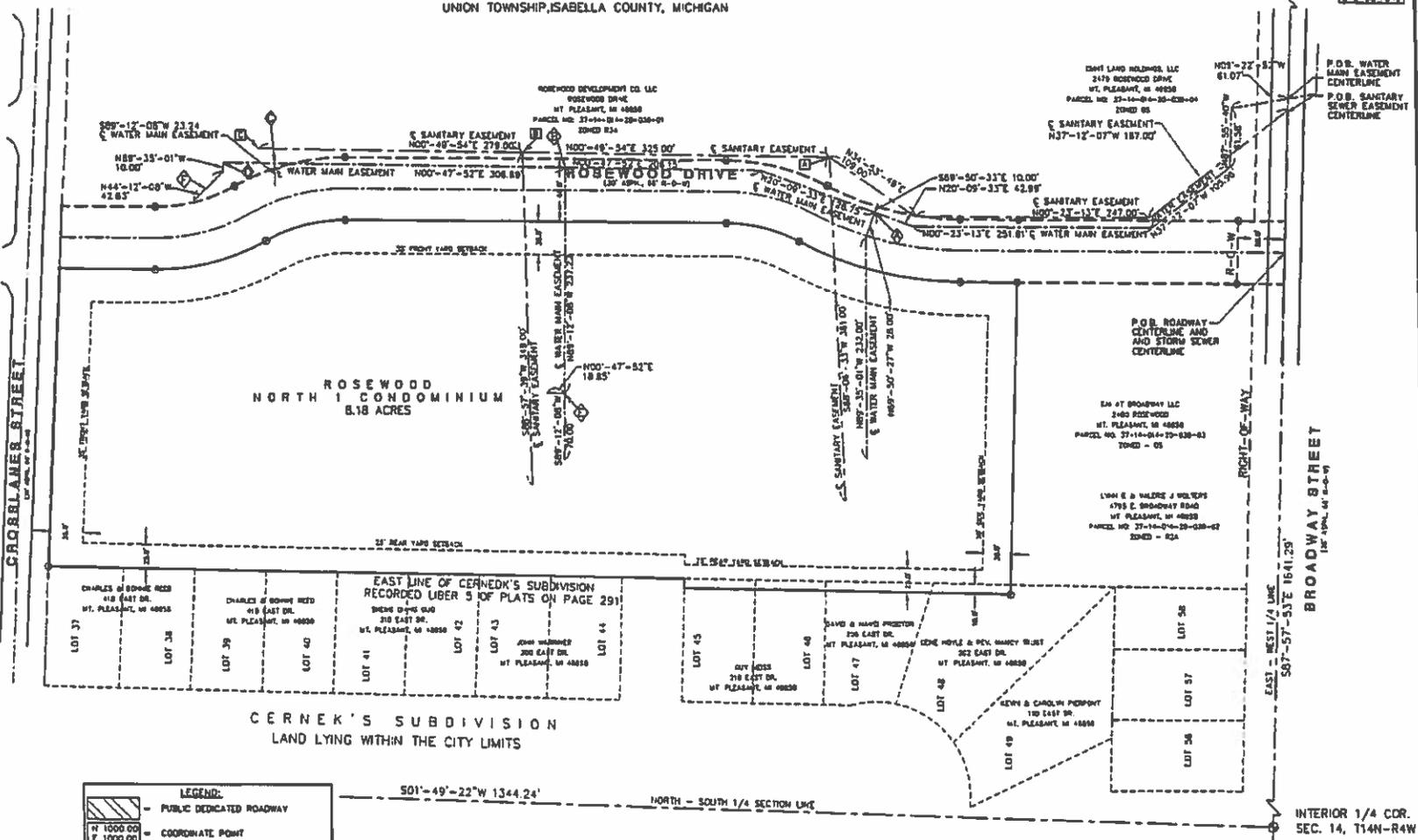


**ROSEWOOD NORTH I CONDOMINIUM  
THIRD AMENDMENT TO MASTER DEED**

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

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

EAST SECTION LINE



**LEGEND:**

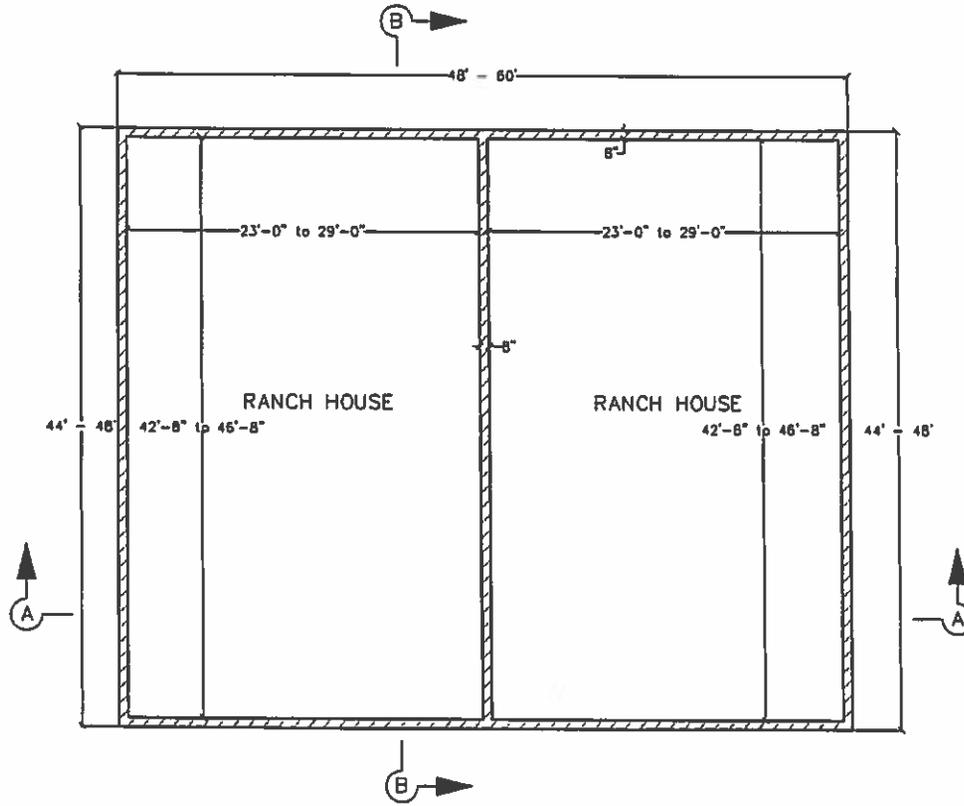
	PUBLIC DEDICATED ROADWAY
	COORDINATE POINT
	FOUND CAPPED IRON
	1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	1/2 INCH IRON RE-BAR - 18 INCHES IN LENGTH
	RADIUS
	CHORD DISTANCE & BEARING
	LENGTH
	PROPOSED WATER MAIN
	PROPOSED SANITARY LINE
	WATER MAIN REFERENCE POINTS
	STORM SEWER REFERENCE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

<b>EASEMENT PLAN</b>			<b>CMS &amp; D</b>	
<b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>			SURVEYING / ENGINEERING 310 N. FORD ROAD, SUITE C MT. PLEASANT, MICHIGAN 48856 PHONE: (989) 775-0730 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1" = 50'	JOB NUMBER: 1512-141	SHEET NUMBER: 6 OF 16



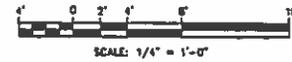
**ROSEWOOD NORTH I CONDOMINIUM  
THIRD AMENDMENT TO MASTER DEED**

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 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

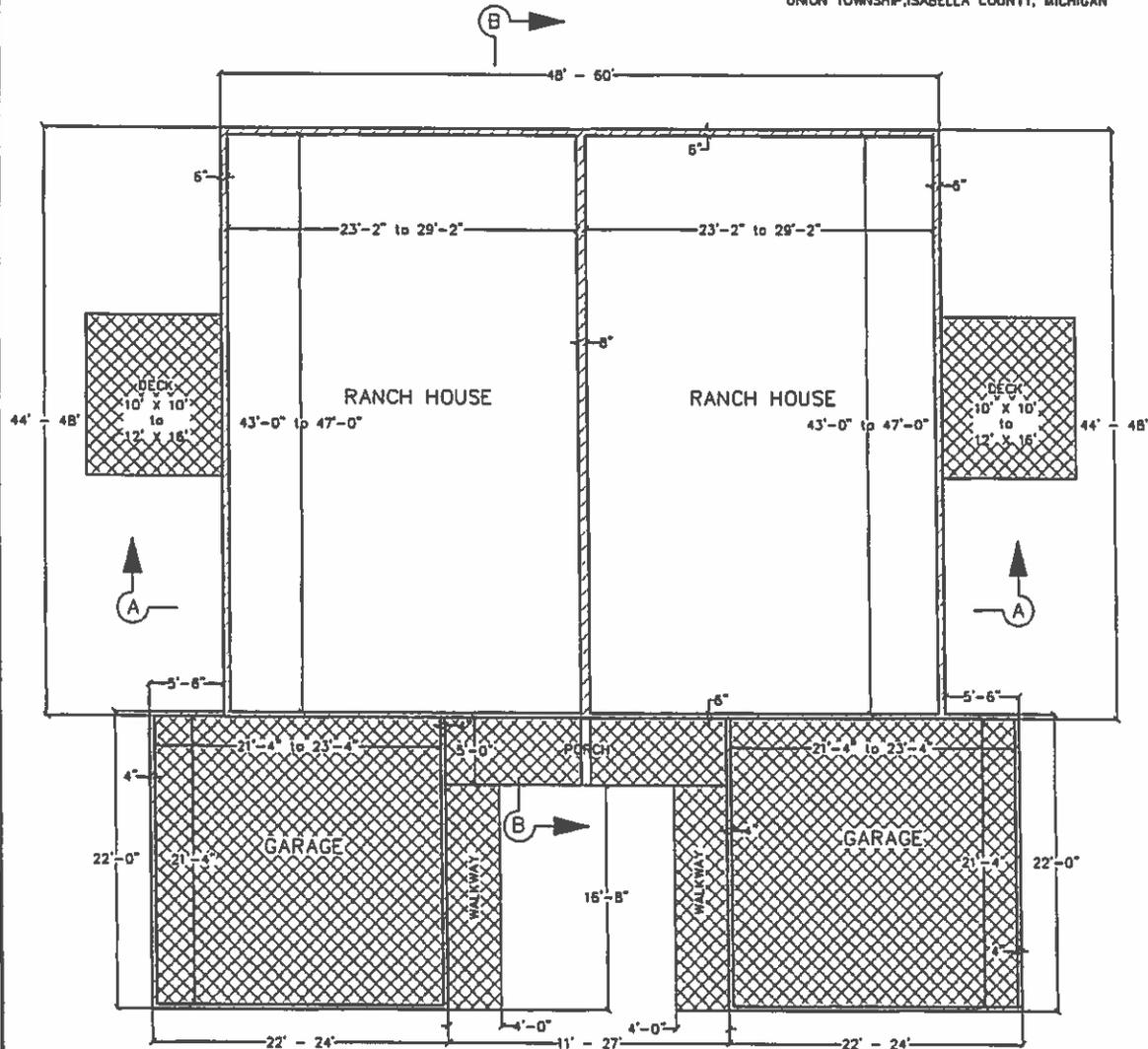


**BASEMENT FLOOR PLAN**

<p align="center"><b>RANCH BASEMENT FLOOR PLAN</b></p>			<p align="center"><b>CMS &amp; D</b> SURVEYING / ENGINEERING</p>	
<p align="center"><i>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</i></p>			<p align="center">810 WEST PICKARD ROAD, SUITE C MT PLEASANT, MICHIGAN 48858 PHONE: (989) 779-0736 FAX: (989) 779-5013 EMAIL: info@cms-e.com</p>	
SUBMITTAL:	DRAWN BY:	SCALE:	JOB NUMBER:	SHEET NUMBER:
03-21-15	WRE/RL	1/4" = 1'	1512-141	7 OF 15

**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.  
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.

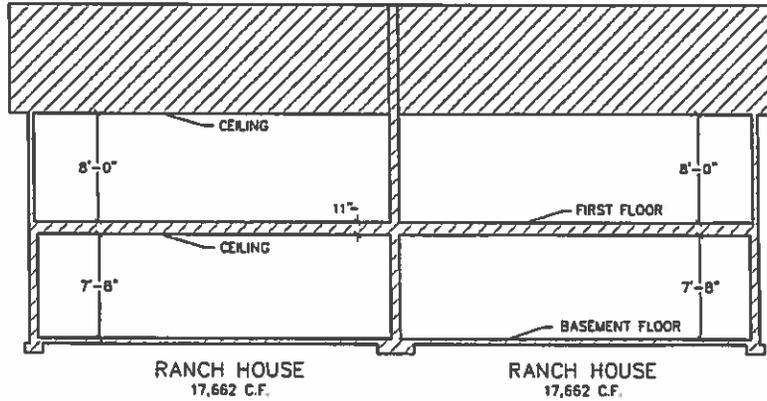
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP



RANCH FIRST FLOOR PLAN			<b>CMS &amp; D</b>	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			SURVEYING / ENGINEERING 310 WEST PINEAARD ROAD, SUITE C MT. PLEASANT, MICHIGAN 48258 PHONE: (989) 773-0736 FAX: (989) 776-9013 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**

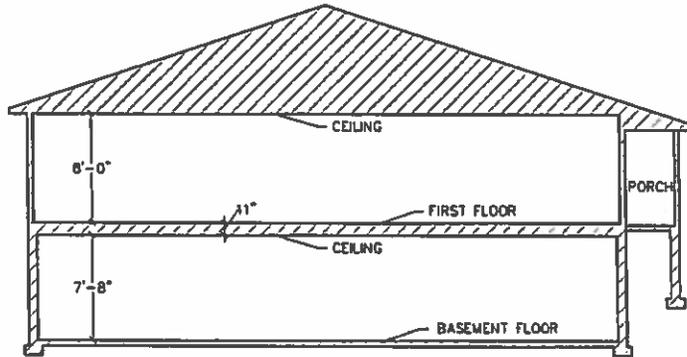
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 14, T14N-R4W  
UNION TOWNSHIP, SABELLA COUNTY, MICHIGAN



RANCH HOUSE  
17,662 C.F.

RANCH HOUSE  
17,662 C.F.

**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



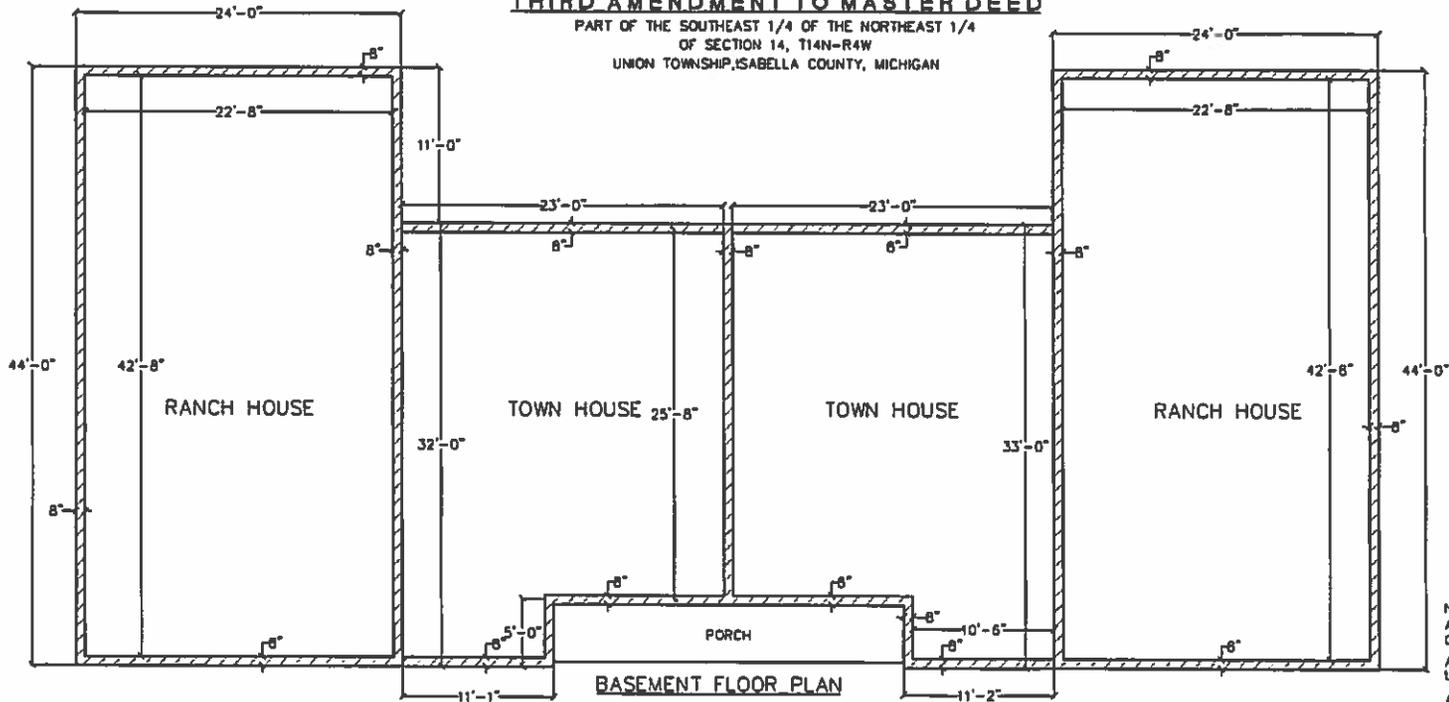
SCALE: 1/4" = 1'-0"

RANCH BUILDING SECTIONS			<b>CMS &amp; D</b>	
<i>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</i>			SURVEYING / ENGINEERING	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER 9 OF 16

310 WEST PICKARD ROAD, SUITE C  
MT PLEASANT, MICHIGAN 48858  
PHONE: (586) 779-0738  
FAX: (586) 779-5212  
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

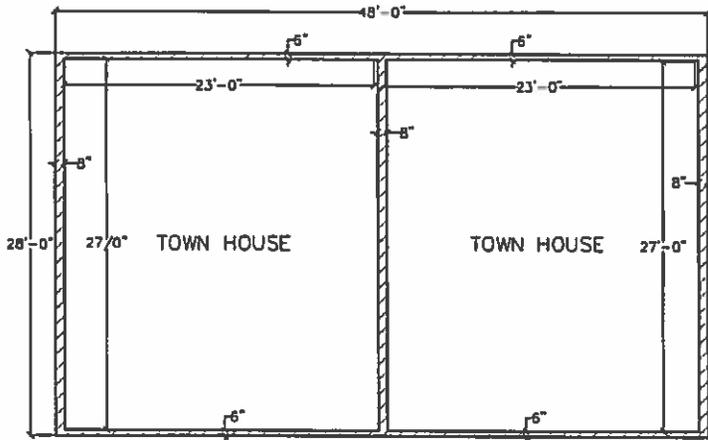


**BASEMENT FLOOR PLAN**

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

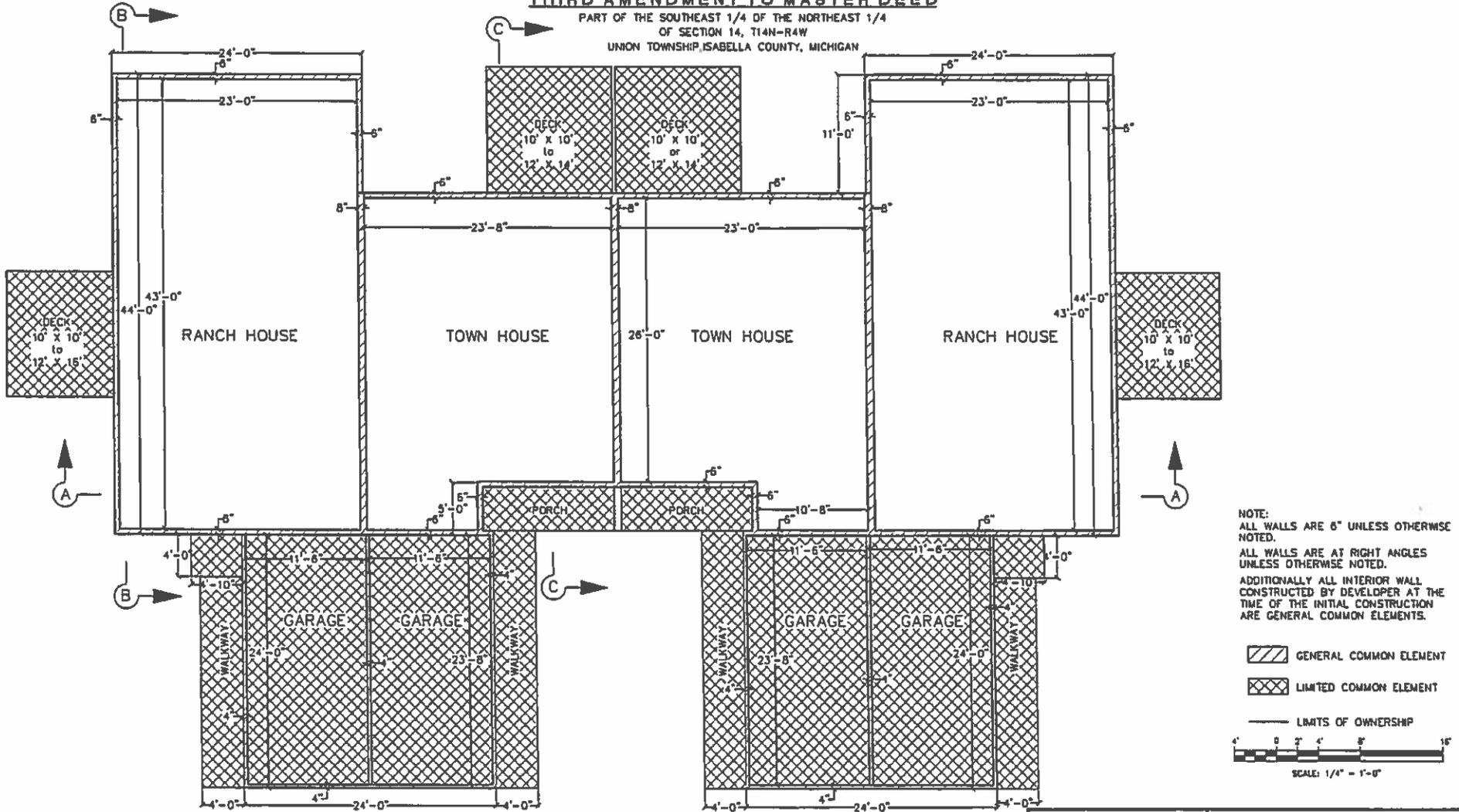


**SECOND FLOOR PLAN**

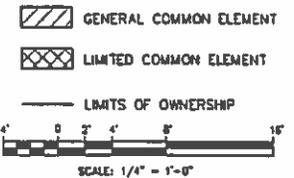
<b>TOWN HOUSE BASEMENT AND SECOND FLOOR PLAN</b>  <b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>		 <b>CMS &amp; D</b> SURVEYING / ENGINEERING 310 WEST PICKARD ROAD, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cmsand.com	SUBMITTAL: 03-21-18	DRAWN BY: WRE/RLI	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER 10 OF 16
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**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.

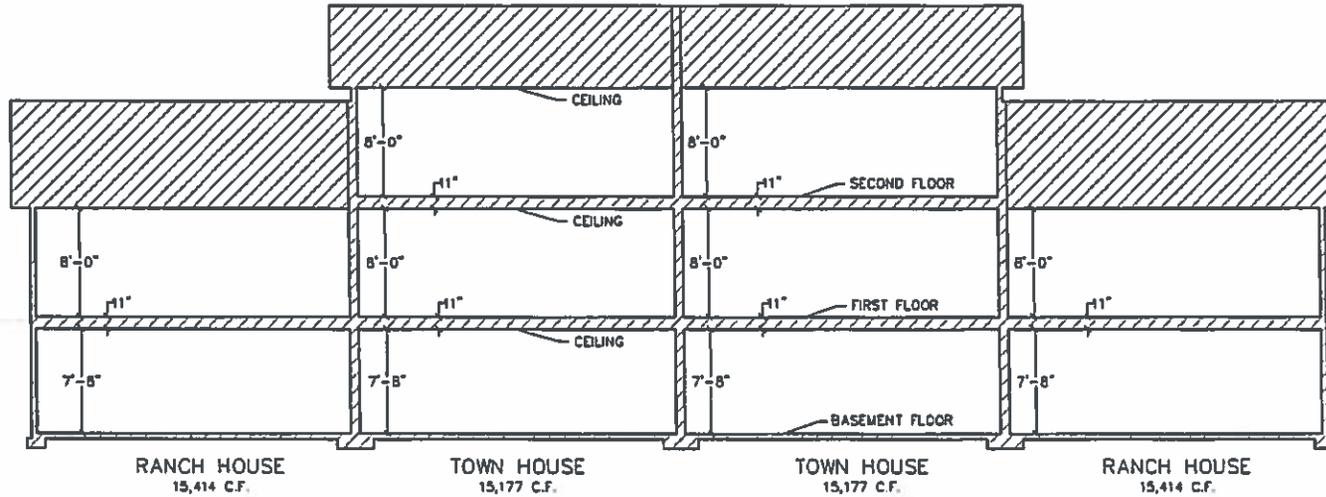


FIRST FLOOR PLAN

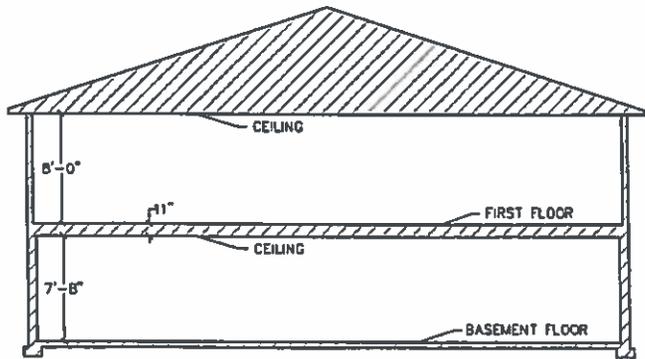
TOWN HOUSE FIRST FLOOR PLAN			<b>CMS &amp; D</b> SURVEYING / ENGINEERING		
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)			310 WEST PICKARD ROAD, SUITE C MT PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0754 FAX: (989) 775-5013 EMAIL: info@cms-d.com		
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER 11 OF 16	

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

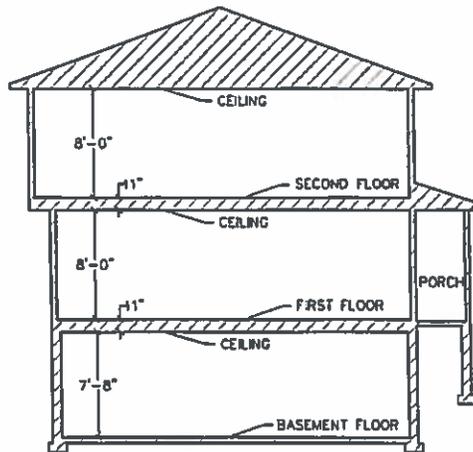
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 14, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



**SECTION A**



**SECTION B**



**SECTION C**

**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



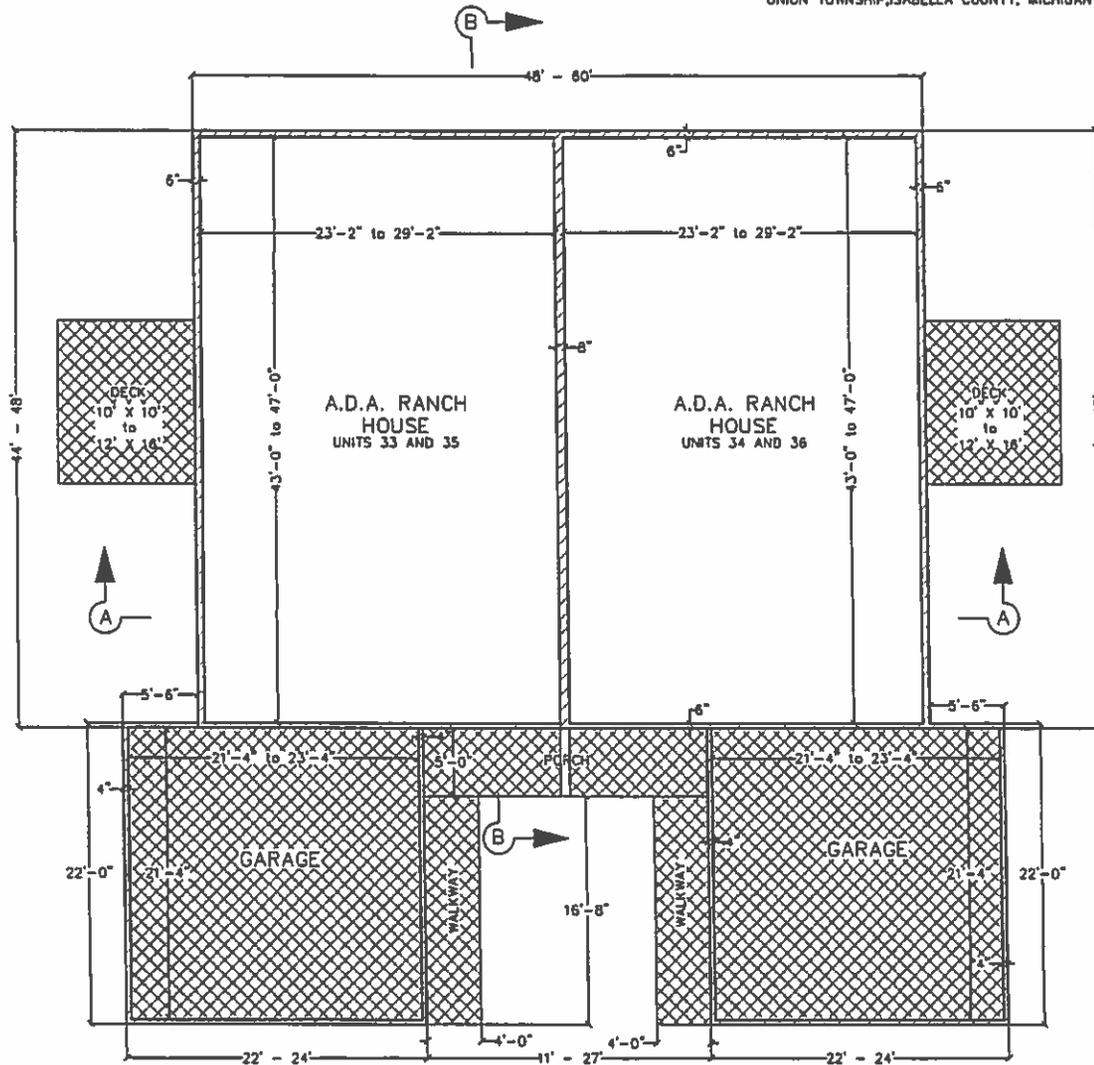
SCALE: 1/4" = 1'-0"

<b>TOWN HOUSE BUILDING SECTIONS</b>			<b>CMS &amp; D</b>	
<b>ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 3)</b>			SURVEYING / ENGINEERING	
SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER: 12 OF 16

810 WEST PICHARD ROAD, SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-8796  
FAX: (989) 775-5013  
EMAIL: info@cms-d.com

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

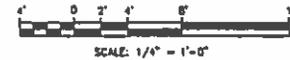
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 14, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



**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)**

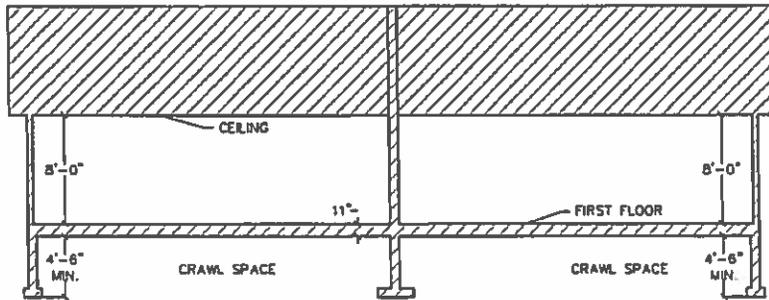


**CMS & D**  
SURVEYING / ENGINEERING  
510 WEST PICKARD ROAD, SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0758  
FAX: (989) 775-5013  
EMAIL: info@cms-e.com

SUBMITTAL: 03-21-16	DRAWN BY: WRE/RL	SCALE: 1/4" = 1'	JOB NUMBER: 1512-141	SHEET NUMBER 13 OF 16
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**ROSEWOOD NORTH I CONDOMINIUM  
THIRD AMENDMENT TO MASTER DEED**

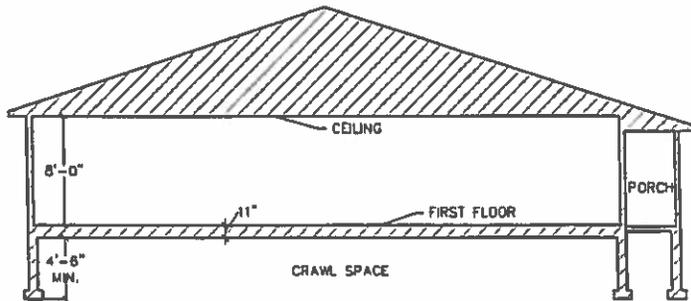
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 14, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



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



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



**CMS & D**  
SURVEYING / ENGINEERING  
410 WEST HIGHLAND ROAD, SUITE C  
MT. PLEASANT, MICHIGAN 48258  
PHONE: (989) 779-0798  
FAX: (989) 779-0812  
EMAIL: info@cms-d.com

SUBMITTAL:  
03-21-16

DRAWN BY:  
WRE/RL

SCALE:  
1/4" = 1'

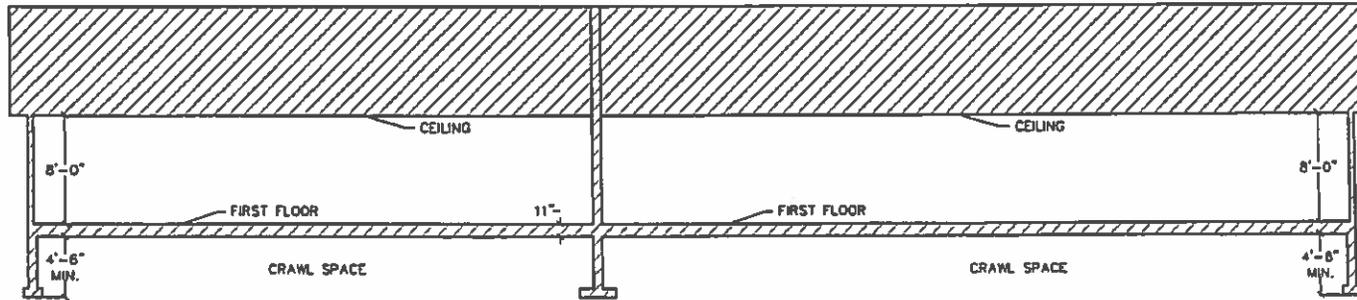
JOB NUMBER:  
1512-141

SHEET NUMBER  
14 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



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.

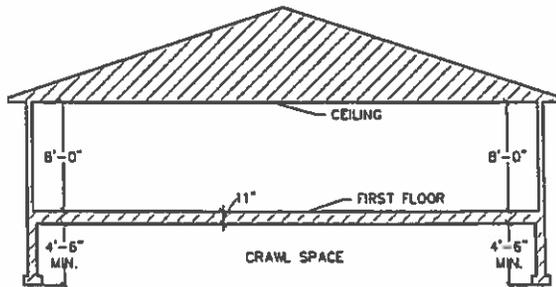
ADDITIONALLY ALL INTERIOR WALL  
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 GENERAL COMMON ELEMENT

 LIMITS OF OWNERSHIP

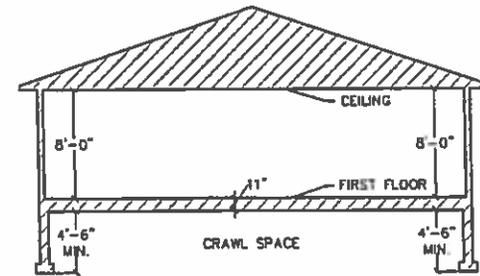


SCALE: 1/4" = 1'-0"



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

310 WEST PICKARD ROAD, SUITE C  
MT. PLEASANT, MICHIGAN 48258  
PHONE: (800) 775-0746  
FAX: (800) 775-3012  
EMAIL: info@cms-d.com

SUBMITTAL:  
03-21-16

DRAWN BY:  
WRE/RL

SCALE:  
1/4" = 1'

JOB NUMBER:  
1512-141

SHEET NUMBER  
16 OF 16