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07/26/2018 03:04 PM Page: 1 of 15
Deed (Amendment To Master) Receipt # 139102
Diane Zuker, Clinton Co



RECEIVED
REGISTER OF DEEDS
CLINTON COUNTY, MI

2018 JUL 26 P 2:55

Clinton County Treasurer's Certificate

I HEREBY CERTIFY there are no TAX LIENS or TITLES held by the State or individuals on the lands described within and that all TAXES on same are paid for the FIVE years preceding the date of this instrument as shown by the records in this office except taxes in process of local collection or PRE Denial.

July 26, 2018
Date

Tina Ward
Tina Ward, Clinton County Treasurer

FIRST AMENDMENT TO MASTER DEED

CROWNER FARMS CONDOMINIUM

Clinton County Condominium Subdivision Plan No. 77

THIS FIRST AMENDMENT TO MASTER DEED is made and executed on the 26 day of July, 2018, by Motz Development, Inc., a Michigan corporation, whose office is situated at 11920 Murano Drive, Dewitt, MI 48820 ("Developer") pursuant to the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, of the State of Michigan as amended) (the "Act").

WITNESSETH:

WHEREAS, Crowner Farms Condominium was established pursuant to a Master Deed dated April 22, 2014 and recorded with the Clinton County Register of Deeds on April 23, 2014 as Document No. 5213888, Clinton County Condominium Subdivision Plan No. 77 (the "Condominium Project"); and ✓

WHEREAS, the Developer desires by recording this First Amendment to Master Deed to add certain property to the Condominium and to amend Exhibit B to the Master Deed.

NOW THEREFORE, the Developer, upon recording of this First Amendment to Master Deed, declares that the following terms shall constitute an Amendment to the Master Deed for the Condominium Project:

1. Article III of the Master Deed is hereby amended to read as follows:

Parcel 1: A parcel of land in the Southwest ¼ of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South ¼ corner of said Section 6; thence N00°33'25"E along the North-South ¼ line of said Section 6 a distance of 517.70 feet to the Easterly corner of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence along the Easterly line of said Crowner Farms

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050-006-300-020-51 050-177-000-083-00

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050-006-300-020-50 thru
050-006-300-020-51 050-177-000-083-00

No. 1 the following nine courses: N57°14'38"W 260.37 feet, S16°26'59"W 53.84 feet, N68°56'55"W 160.48 feet, N66°48'28"W 66.05 feet, N70°03'06"W 279.76 feet, Northeasterly 101.50 feet on a curve to the right, said curve having a radius of 967.00 feet, a delta angle of 6°00'51", and a chord length of 101.46 feet bearing N26°09'04"E, Northeasterly 718.37 feet on a curve to the left, said curve having a radius of 1133.00 feet, a delta angle of 36°19'40", and a chord length of 706.39 feet bearing N10°59'39"E, N82°57'25"E 386.58 feet and N52°35'05"E 196.95 feet to said North-South ¼ line; thence S00°33'25"W along said North-South ¼ line 1219.96 feet to the point of beginning; said parcel containing 13.02 acres, more or less; said parcel subject to all easements and restrictions if any.

Parcel 2: A parcel of land in the Southwest ¼ of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South ¼ corner of said Section 6; thence N00°33'25"E along the North-South ¼ line of said Section 6 a distance of 2022.93 feet to the Northeast corner of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence along the Northerly line of said Crowner Farms No. 1 the following four courses: N69°45'03"W 252.60 feet, S53°48'20"W 108.46 feet, S65°21'08"W 264.17 feet and Southwesterly 156.54 feet on a curve to the left, said curve having a radius of 542.00 feet, a delta angle of 16°32'55", and a chord length of 156.00 feet bearing S04°48'23"W; thence Southwesterly 466.06 feet on a curve to the right, said curve having a radius of 2682.00 feet, a delta angle of 9°57'24", and a chord length of 465.48 feet bearing S83°34'52"W; thence N00°22'53"E 923.64 feet to the East-West ¼ line of said Section 6; thence S89°33'18"E along said East-West ¼ line 1040.17 to the Center of said Section 6; thence S00°33'25"W along said North-South ¼ line 621.29 feet to the point of beginning; said parcel containing 17.69 acres, more or less; said parcel subject to all easements and restrictions if any.

Parcel 3: A parcel of land in the Southwest ¼ of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South ¼ corner of said Section 6; thence N00°33'25"E along the North-South ¼ line of said Section 6 a distance of 335.81 feet; thence N89°26'35"W 900.39 feet to the West line of Murano Drive as recorded in the plat of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence N64°39'23"W 146.39 feet; thence N00°22'53"E 224.85 feet; thence S76°35'55"E 202.60 feet to said West line of Murano Drive; thence Southwesterly 100.33 feet along said West line on a curve to the left, said curve having a radius of 1033.00

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feet, a delta angle of $5^{\circ}33'53''$, and a chord length of 100.29 feet bearing $S07^{\circ}12'18''W$; thence Southwesterly 153.02 feet continuing along said West line on a curve to the right, said curve having a radius of 267.00 feet, a delta angle of $32^{\circ}50'11''$, and a chord length of 150.93 feet bearing $S20^{\circ}50'27''W$ to the point of beginning; said parcel containing 0.98 acre, more or less; said parcel subject to all easements and restrictions if any.

Parcel 4: A parcel of land in the Southwest $\frac{1}{4}$ of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South $\frac{1}{4}$ corner of said Section 6; thence $N00^{\circ}33'25''E$ along the North-South $\frac{1}{4}$ line of said Section 6 a distance of 335.81 feet; thence $N89^{\circ}26'35''W$ 900.39 feet to the West line of Murano Drive as recorded in the plat of Crouner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records; thence $N64^{\circ}39'23''W$ 146.39 feet; thence $N00^{\circ}22'53''E$ 292.59 feet to the point of beginning of this description; thence $N00^{\circ}22'53''E$ 962.75 feet; thence Northeasterly 254.50 feet on a curve to the left, said curve having a radius of 2748.00 feet, a delta angle of $5^{\circ}18'23''$, and a chord length of 254.41 feet bearing $N85^{\circ}57'01''E$ to the West line of Crouner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records; thence along said West line the following three courses: $S06^{\circ}42'11''E$ 170.00 feet, $S00^{\circ}33'25''W$ 241.10 feet and $S20^{\circ}40'05''W$ 624.60 feet; thence $N76^{\circ}35'55''W$ 58.83 feet to the point of beginning; said parcel containing 4.69 acres, more or less; said parcel subject to all easements and restrictions if any.

Parcel 5: A parcel of land in the Southwest fractional $\frac{1}{4}$ of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South $\frac{1}{4}$ corner of said Section 6; thence $N89^{\circ}25'33''W$ along the South line of said Section 6 a distance of 983.24 feet to the Southwest corner of Crouner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence $N89^{\circ}25'33''W$ continuing along said South line 482.69 feet to the West line of the East fractional $\frac{1}{2}$ of said Southwest $\frac{1}{4}$; thence $N00^{\circ}26'03''E$ along said West line 1073.30 feet; thence $S89^{\circ}33'57''E$ 150.00 feet; thence $N67^{\circ}16'21''E$ 71.79 feet; thence $S89^{\circ}33'57''E$ 216.84 feet; thence $S00^{\circ}22'53''W$ 413.13 feet; thence $S76^{\circ}35'55''E$ 58.83 feet to the Southwest corner of Lot 19 of said Crouner Farms No. 1; thence $S13^{\circ}36'01''W$ 66.00 feet; thence $N76^{\circ}35'55''W$ 43.34 feet; thence $S00^{\circ}22'53''W$ 224.85 feet; thence $S64^{\circ}39'23''E$ 146.39 feet to the West line of Murano Drive; thence along said West line the following three courses: Southwesterly 23.53 feet on a curve to the right, said curve having a radius of 267.00 feet, a delta angle of $5^{\circ}03'01''$ and a chord length of 23.53 feet bearing $S39^{\circ}47'03''W$,

Southwesterly 194.85 feet on a curve to the left, said curve having a radius of 267.50 feet, a delta angle of 41°44'07" and a chord length of 190.57 feet bearing S21°26'30"W and S00°34'27"W 139.24 feet to the point of beginning; said parcel containing 11.51 acres, more or less, including 0.36 acre, more or less presently in use as public right of way; said parcel subject to all easements and restrictions if any.

This Condominium Project contains Units 39-101.

2. Article VII, Section 1 of the Master Deed is hereby amended to read as follows:

SECTION 1. ADDITIONAL UNITS. The Condominium Project is now in the second stage of what is an expandable Condominium under the Act which may contain in its entirety a maximum of ninety-four (94) Units. Additional Units, if any, will be established upon all or some portion or portions of the following described land within the expandable area as labeled on Exhibit B:

A parcel of land in the Southwest fractional 1/4 of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 6; thence N89°25'33"W along the South line of said Section 6 a distance of 1465.93 feet to the West line of the East fractional 1/2 of said Southwest 1/4; thence N00°26'03"E along said West line 1073.30 feet to the point of beginning of this description; thence N00°26'03"E continuing along said West line 1567.61 feet to the East-West 1/4 line of said Section 6; thence S89°33'18"E along said East-West 1/4 line 431.43 feet; thence S00°22'53"W 923.64 feet; thence Northeasterly 32.30 feet on a curve to the left, said curve having a radius of 2682.00 feet, a delta angle of 0°41'24" and a chord length of 32.30 feet bearing N88°12'52"E; thence N02°07'50"W 170.00 feet; thence S88°50'10"E 215.60 feet; thence S01°28'34"W 150.00 feet; thence Northeasterly 161.28 feet on a curve to the left, said curve having a radius of 2682.00 feet, a delta angle of 3°26'44" and a chord length of 161.26 feet bearing N81°44'45"E to the West line of Murano Drive as recorded in the plat of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records; thence Southeasterly 66.10 feet along said West line on a curve to the left, said curve having a radius of 608.00 feet, a delta angle of 6°13'44" and a chord length of 66.07 feet bearing S07°22'10"E; thence Southwesterly 154.02 feet on a curve to the right, said curve having a radius of 2748.00 feet, a delta angle of 3°12'41" and a chord length of 154.00 feet bearing S81°41'29"W; thence S06°42'11"E 170.00 feet; thence S85°35'26"W 233.55 feet; thence N02°06'58"W 170.00 feet; thence Southwesterly 34.50 feet on a

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curve to the right, said curve having a radius of 2748.00 feet, a delta angle of 0°43'09" and a chord length of 34.50 feet bearing S88°14'37"W; thence S00°22'53"W 549.62 feet; thence N89°33'57"W 216.84 feet; thence S67°16'21"W 71.79 feet; thence N89°33'57"W 150.00 feet to the point of beginning; said parcel containing 17.65 acres, more or less; said parcel subject to all easements and restrictions if any.

3. Exhibit B to the Master Deed for the Condominium Project shall be deleted in its entirety and the attached Exhibit B, entitled Replat No. 1 shall be substituted in its place.

4. All other terms of the Master Deed not expressly amended hereby shall remain in full force and effect.

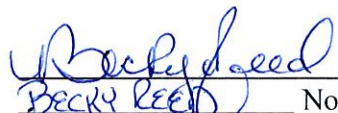
IN WITNESS WHEREOF, the undersigned had executed this First Amendment to the Master Deed as of the day and year first written above.

Motz Development, Inc.,
a Michigan corporation

By: 
Thomas C. Motz
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF CLINTON)

Acknowledged before me, a notary public, in Clinton County, Michigan on this 23 day of July, 2018, by Thomas C. Motz, as President of Motz Development, Inc., a corporation, for the corporation.


Becky Reed Notary Public
Clinton County, Michigan
My Commission Expires: 1-2-2019
Acting in Clinton County, Michigan

Drafted by and after recording return to:
Gail A. Anderson, Esq.
McClelland & Anderson, L.L.P.
1305 S. Washington Ave, Suite 102
Lansing, Michigan 48910
(517) 482-4890

BECKY REED
Notary Public, State of Michigan
County of Clinton
My Commission Expires 01-02-2019
Acting in the County of Clinton

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050-006-300-020-50 thru
050-006-300-020-51 050-177-000-083-00

REPLAT NO. 1
CLINTON COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 77
EXHIBIT "B" TO THE MASTER DEED OF
CROWNER FARMS CONDOMINIUM

LEGAL DESCRIPTIONS:

Parcel 1: A parcel of land in the Southwest fractional 1/4 of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 6; thence N00°33'25"E along the North-South 1/4 line of said Section 6 a distance of 517.70 feet to the Easterly corner of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence along the Easterly line of said Crowner Farms No. 1 the following nine courses: N57°14'38"W 260.37 feet, S16°26'59"W 53.84 feet, N68°56'55"W 160.48 feet, N66°48'28"W 66.05 feet, N70°03'06"W 279.76 feet, Northeasterly 101.50 feet on a curve to the right, said curve having a radius of 967.00 feet, a delta angle of 6°00'51", and a chord length of 101.46 feet bearing N26°09'04"E, Northeasterly 718.37 feet on a curve to the left, said curve having a radius of 1133.00 feet, a delta angle of 36°19'40", and a chord length of 706.39 feet bearing N10°59'39"E, N82°57'25"E 386.58 feet and N52°35'05"E 196.95 feet to said North-South 1/4 line; thence S00°33'25"W along said North-South 1/4 line 1219.96 feet to the point of beginning; said parcel containing 13.02 acres, more or less; said parcel subject to all easements and restrictions if any.

Parcel 2: A parcel of land in the Southwest fractional 1/4 of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 6; thence N00°33'25"E along the North-South 1/4 line of said Section 6 a distance of 2022.93 feet to the Northeast corner of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence along the Northerly line of said Crowner Farms No. 1 the following four courses: N69°45'03"W 252.60 feet, S53°48'20"W 108.46 feet, S65°21'08"W 264.17 feet and Southwesterly 156.54 feet on a curve to the left, said curve having a radius of 542.00 feet, a delta angle of 16°32'55", and a chord length of 156.00 feet bearing S04°48'23"W; thence Southwesterly 161.28 feet on a curve to the right, said curve having a radius of 2682.00 feet, a delta angle of 3°26'44", and a chord length of 161.26 feet bearing S81°44'45"W; thence N01°28'34"E 150.00 feet; thence N88°50'10"W 215.60 feet; thence S02°07'50"E 170.00 feet; thence Southwesterly 32.30 feet on a curve to the right, said curve having a radius of 2682.00 feet, a delta angle of 0°41'24", and a chord length of 32.30 feet bearing S88°12'52"W; thence N00°22'53"E 923.64 feet to the East-West 1/4 line of said Section 6; thence S89°33'18"E along said East-West 1/4 line 1040.17 feet to the Center of said Section 6; thence S00°33'25"W along said North-South 1/4 line 621.29 feet to the point of beginning; said parcel containing 16.91 acres, more or less; said parcel subject to all easements and restrictions if any.

Parcel 3: A parcel of land in the Southwest fractional 1/4 of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 6; thence N00°33'25"E along the North-South 1/4 line of said Section 6 a distance of 335.81 feet; thence N89°26'35"W 900.39 feet to the West line of Murano Drive as recorded in the plat of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence N64°39'23"W 146.39 feet; thence N00°22'53"E 224.85 feet; thence S76°35'55"E 202.60 feet to said West line of Murano Drive; thence Southwesterly 100.33 feet along said West line on a curve to the left, said curve having a radius of 1033.00 feet, a delta angle of 5°33'53", and a chord length of 100.29 feet bearing S07°12'18"W; thence Southwesterly 153.02 feet continuing along said West line on a curve to the right, said curve having a radius of 267.00 feet, a delta angle of 32°50'11", and a chord length of 150.93 feet bearing S20°50'27"W to the point of beginning; said parcel containing 0.98 acre, more or less; said parcel subject to all easements and restrictions if any.

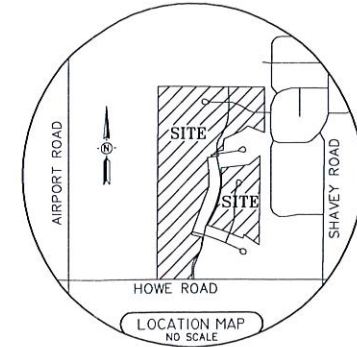
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Parcel 5: A parcel of land in the Southwest fractional 1/4 of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 6; thence N89°25'33"W along the South line of said Section 6 a distance of 983.24 feet to the Southwest corner of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records and the point of beginning of this description; thence N89°25'33"W continuing along said South line 482.69 feet to the West line of the East fractional 1/2 of said Southwest 1/4; thence N00°26'03"E along said West line 1073.30 feet; thence S89°33'57"E 150.00 feet; thence N67°16'21"E 71.79 feet; thence S89°33'57"E 216.84 feet; thence S00°22'53"W 413.13 feet; thence S76°35'55"E 58.83 feet to the Southwest corner of Lot 19 of said Crowner Farms No. 1; thence S13°36'01"W 66.00 feet; thence N76°35'55"W 43.34 feet; thence S00°22'53"W 224.85 feet; thence S64°39'23"E 146.39 feet to the West line of Murano Drive; thence along said West line the following three courses: Southwesterly 23.53 feet on a curve to the right, said curve having a radius of 267.00 feet, a delta angle of 5°03'01" and a chord length of 23.53 feet bearing S39°47'03"W, Southwesterly 194.85 feet on a curve to the left, said curve having a radius of 267.50 feet, a delta angle of 41°44'07" and a chord length of 190.57 feet bearing S21°26'30"W and S00°34'27"W 139.24 feet to the point of beginning; said parcel containing 11.51 acres, more or less, including 0.36 acre, more or less presently in use as public right of way; said parcel subject to all easements and restrictions if any.

Expandable Area: A parcel of land in the Southwest fractional 1/4 of Section 6, T5N, R2W, DeWitt Township, Clinton County, Michigan, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 6; thence N89°25'33"W along the South line of said Section 6 a distance of 1465.93 feet to the West line of the East fractional 1/2 of said Southwest 1/4; thence N00°26'03"E along said West line 1073.30 feet to the point of beginning of this description; thence N00°26'03"E continuing along said West line 1567.61 feet to the East-West 1/4 line of said Section 6; thence S89°33'18"E along said East-West 1/4 line 431.43 feet; thence S00°22'53"W 923.64 feet; thence Northeasterly 32.30 feet on a curve to the left, said curve having a radius of 2682.00 feet, a delta angle of 0°41'24" and a chord length of 32.30 feet bearing N88°12'52"E; thence N02°07'50"W 170.00 feet; thence S88°50'10"E 215.60 feet; thence S01°28'34"W 150.00 feet; thence Northeasterly 161.28 feet on a curve to the left, said curve having a radius of 2682.00 feet, a delta angle of 3°26'44" and a chord length of 161.26 feet bearing N81°44'45"E to the West line of Murano Drive as recorded in the plat of Crowner Farms No. 1 as recorded in Liber 10 of Plats, Page 95, Clinton County Records; thence Southeasterly 66.10 feet along said West line on a curve to the left, said curve having a radius of 608.00 feet, a delta angle of 6°13'44" and a chord length of 66.07 feet bearing S07°22'10"E; thence Southwesterly 154.02 feet on a curve to the right, said curve having a radius of 2748.00 feet, a delta angle of 3°12'41" and a chord length of 154.00 feet bearing S81°41'29"W; thence S06°42'11"E 170.00 feet; thence S85°35'26"W 233.55 feet; thence N02°06'58"W 170.00 feet; thence Southwesterly 34.50 feet on a curve to the right, said curve having a radius of 2748.00 feet, a delta angle of 0°43'09" and a chord length of 34.50 feet bearing S88°14'37"W; thence S00°22'53"W 549.62 feet; thence N89°33'57"W 216.84 feet; thence S67°16'21"W 71.79 feet; thence N89°33'57"W 150.00 feet to the point of beginning; said parcel containing 17.65 acres, more or less; said parcel subject to all easements and restrictions if any.

PREPARED BY:
KEBS, INC.
2116 HASLETT ROAD
HASLETT, MICHIGAN 48840
90344.CND

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



DEVELOPER

MOTZ DEVELOPMENT INC.
11920 MURANO DRIVE
DEWITT, MI 48820
(517) 204-5029

ENGINEER/SURVEYOR
KEBS, INC.
2116 HASLETT ROAD
HASLETT, MI 48840
(517) 339-1014

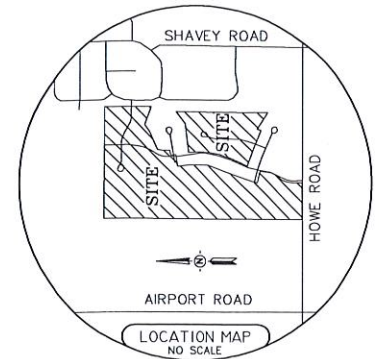
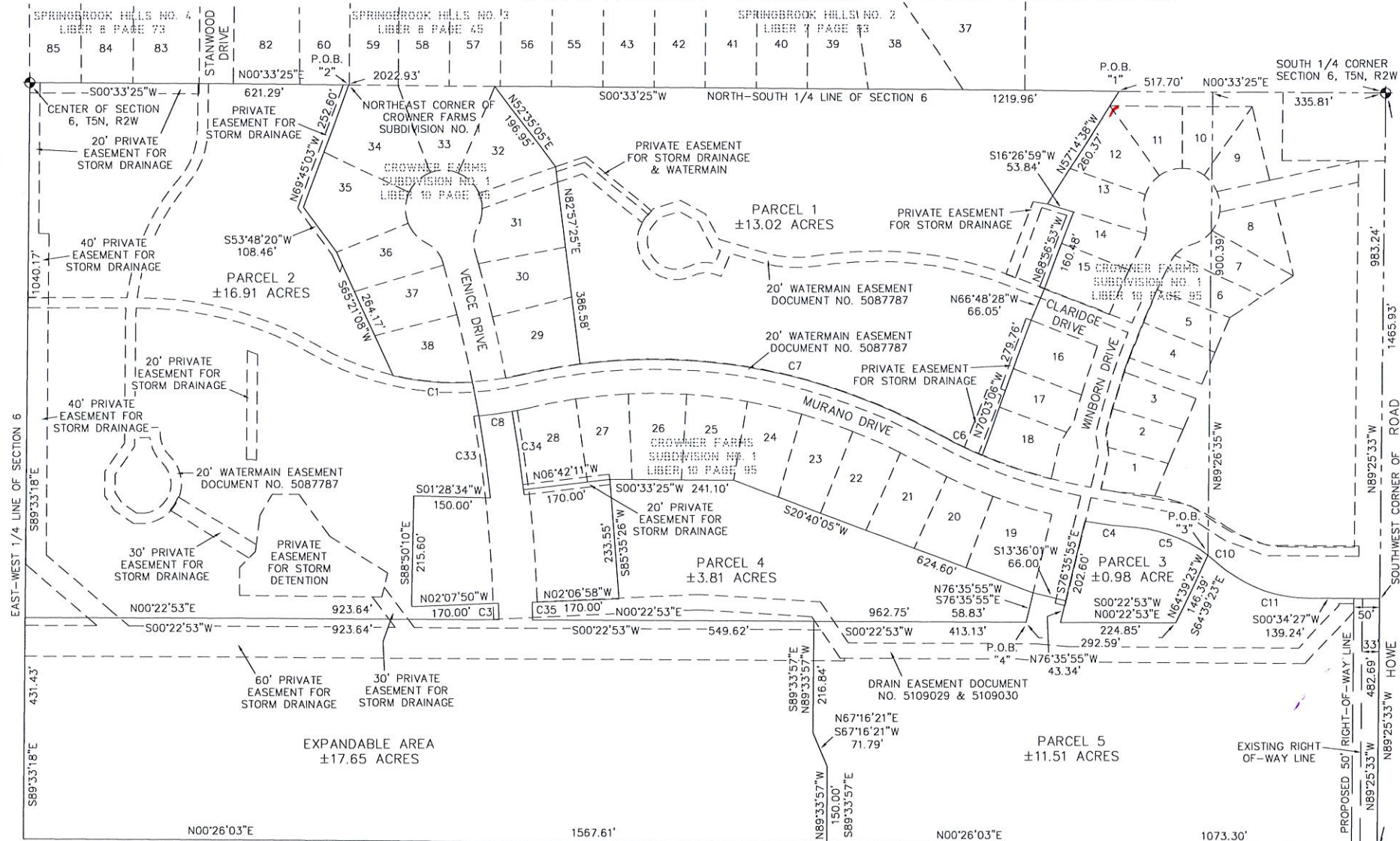
SHEET INDEX

- * 1. Cover Sheet
- * 2. Survey Plan
- * 3. Site Plan (Phase I-Parcels 1, 3 & 4)
- * 4. Site Plan (Phase I-Parcel 2)
- * 5. Utility Plan (Phase I-Parcels 1, 3 & 4)
- * 6. Utility Plan (Phase I-Parcel 2)
- * 7. Curve & Coordinate Data
- * 8. Sidewalk & Street Tree Plan
- * 9. Site Plan (Phase II-Parcel 5)
- * 10. Utility Plan (Phase II-Parcel 5)



Proposed Date: July 24, 2018
COVER SHEET SHEET 1 OF 10

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM



SCALE 1" = 100'
0' 100' 200' 300'

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. CURVE DIMENSIONS ARE ARC LENGTHS.

STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "o".

STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "o".

BENCHMARKS:

BM#1 - NORTHEAST FLANGE BOLT UNDER "E" IN EJIW ON HYDRANT AT NORTHWEST QUADRANT OF VENICE & MURANO DRIVES ELEVATION - 851.54 N.A.V.D. 88

BM#2 - SOUTHWEST FLANGE BOLT UNDER "W" IN EJIW ON HYDRANT AT WEST END OF CUL-DE-SAC OF STANWOOD DRIVE ELEVATION - 850.71 N.A.V.D. 88

BM#3 - NORTHWEST FLANGE BOLT UNDER "E" IN EJIW ON HYDRANT ON NORTH SIDE OF VENICE DRIVE AT STUB ELEVATION - 848.18 N.A.V.D. 88

NOTES

1. ALL BEARINGS ARE BASED ON CROWNER FARMS NO. 1, A SUBDIVISION AS RECORDED IN LIBER 10 OF PLATS, PAGE 95, CLINTON COUNTY RECORDS.
2. THIS SITE DOES NOT LIE WITHIN A FEDERALLY ESTABLISHED SPECIAL FLOOD PLAIN HAZARD AREA.
3. FOR CURVE AND COORDINATE DATA SEE SHEET 7
4. 5' CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER DEWITT TWP. ORDINANCE.
5. 1 HARDWOOD TREE SHALL BE PLANTED FOR EVERY 50' OF STREET FRONTAGE PER DEWITT TWP. ORDINANCE.

Proposed Date: July 24, 2018
SURVEY PLAN SHEET 2 OF 10

050-006-300-005-00 JERRY L. & PATRICIA A. EARLS 11499 AIRPORT ROAD
050-006-300-011-00 JERRY L. & PATRICIA A. EARLS 11585 AIRPORT ROAD
050-006-300-005-50 DON, JEAN SEYFRIED, ET AL W. HOWE ROAD VACANT

WEST 1/4 CORNER SECTION 6, T5N, R2W

I, DANE B. PASCOE, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS CLINTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 77, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

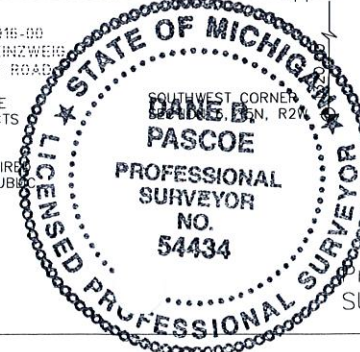
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

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

7-24-18

DATE:

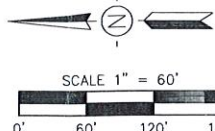
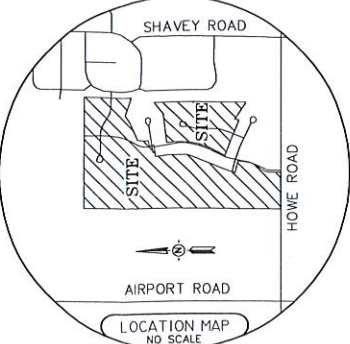
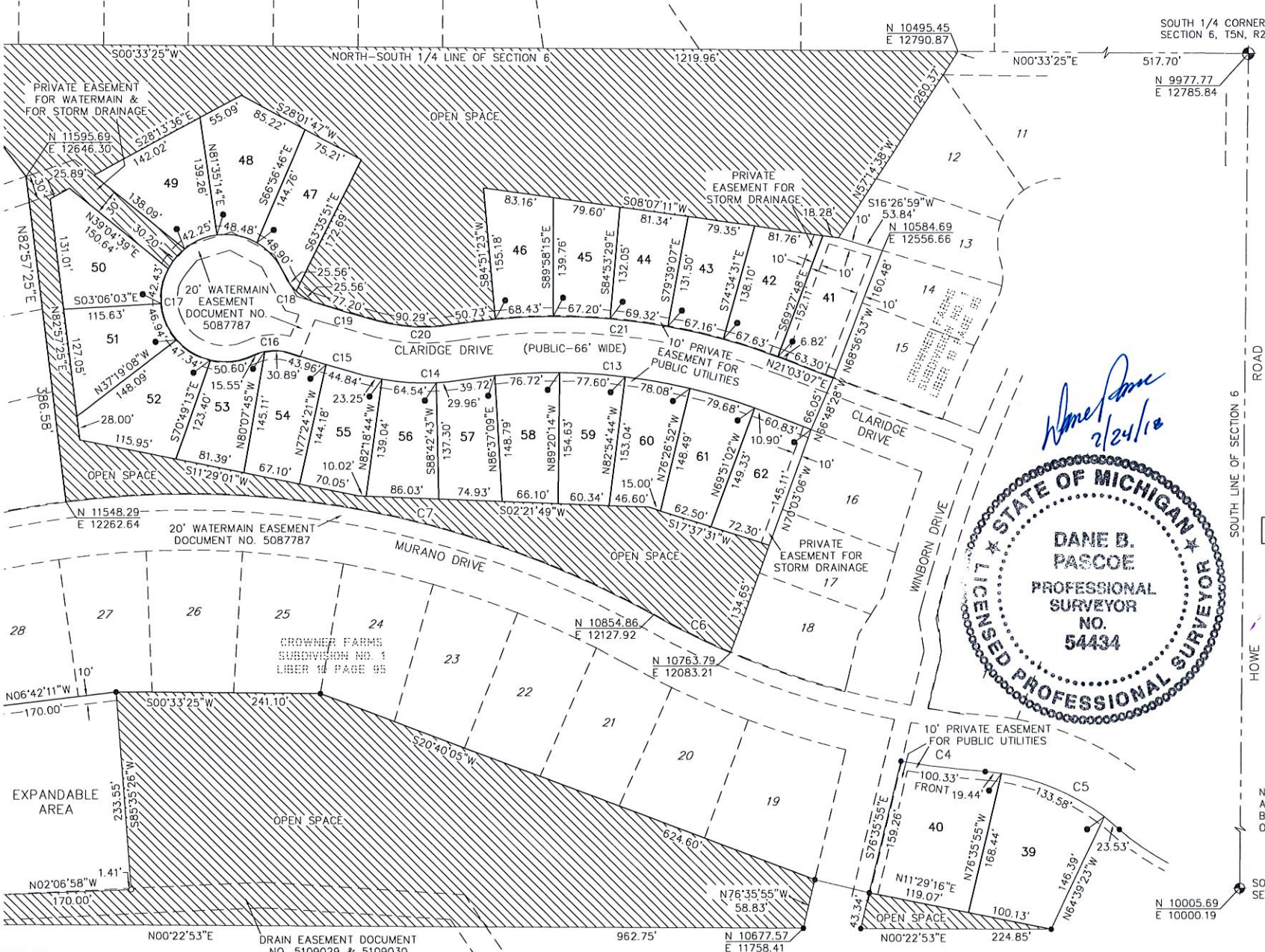
DANE B. PASCOE
PROFESSIONAL SURVEYOR NO. 54434
KEBS, INC.
2116 HASLETT ROAD
HASLETT, MICHIGAN 48840



PREPARED BY:
KEBS, INC.
6 HASLETT ROAD
HASLETT, MICHIGAN 48840
90344.CND

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM

NOTE: THIS SHEET IS INCLUDED TO UPDATE
THE EXPANDABLE AREA LOCATION.



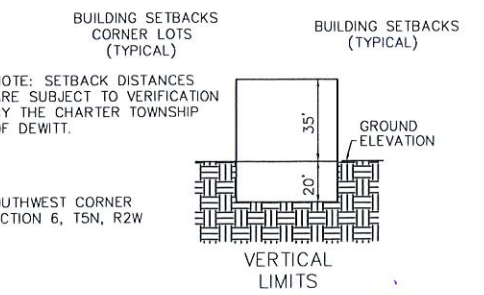
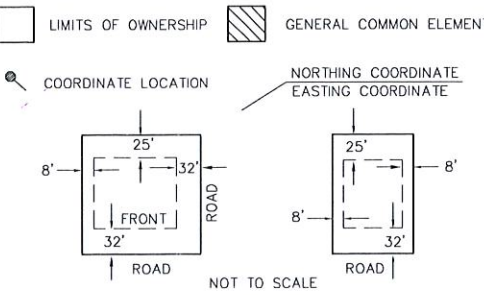
LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
CURVE DIMENSIONS ARE ARC LENGTHS.

UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832

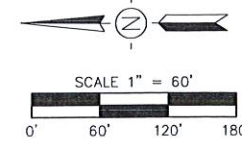
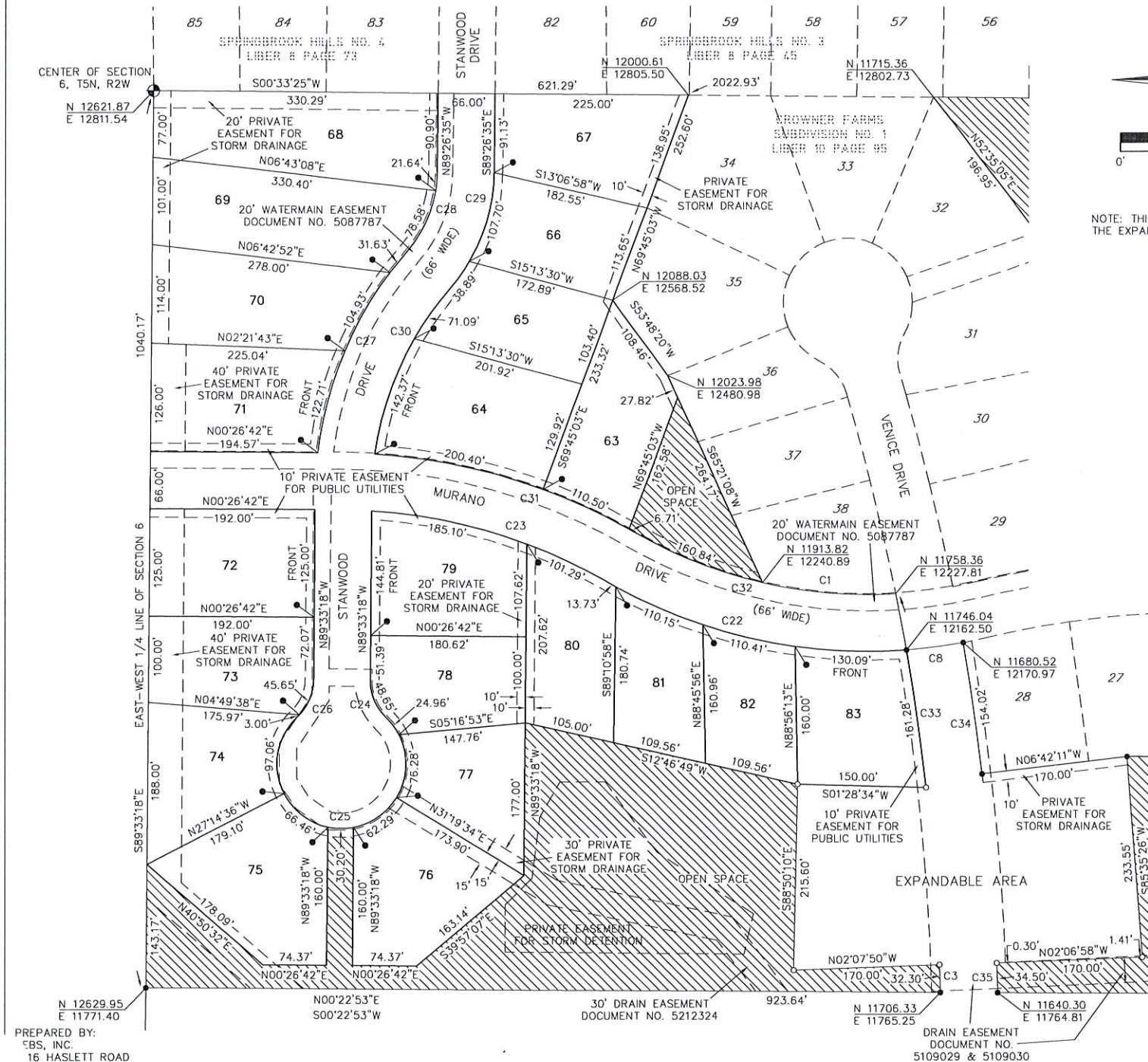
STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "o".

STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "•".

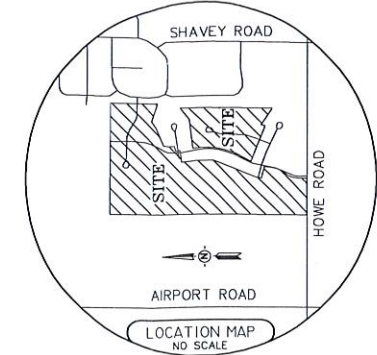


PREPARED BY:
EBS, INC.
16 HASLETT ROAD
HASLETT, MICHIGAN 48840
90344.CND

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM



NOTE: THIS SHEET IS INCLUDED TO UPDATE THE EXPANDABLE AREA LOCATION.



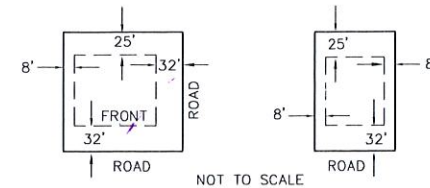
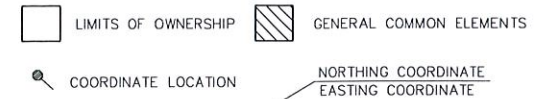
LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. CURVE DIMENSIONS ARE ARC LENGTHS.

UNIT CORNERS HAVE BEEN MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "KBS" 25832

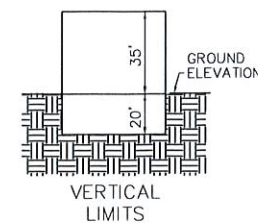
STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "o".

STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "•".

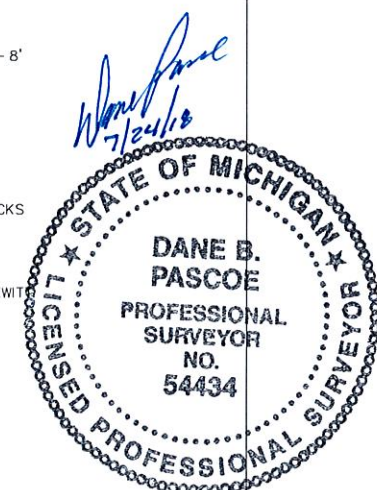


BUILDING SETBACKS CORNER LOTS (TYPICAL)

NOTE: SETBACK DISTANCES ARE SUBJECT TO VERIFICATION BY THE CHARTER TOWNSHIP OF DEWIT

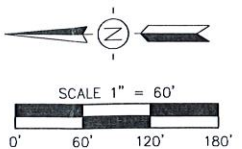
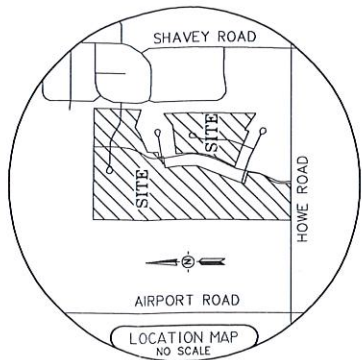
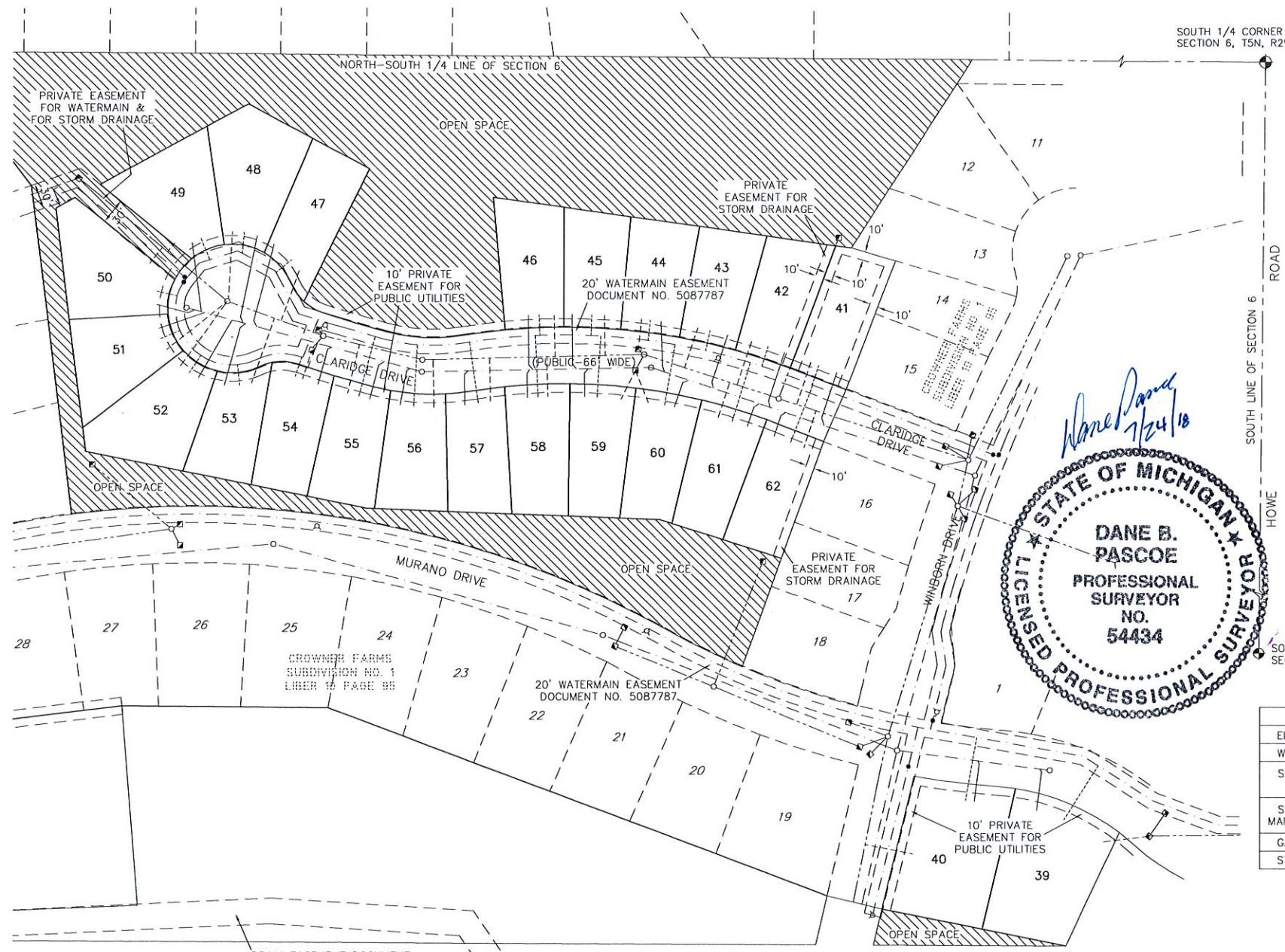


VERTICAL LIMITS



PREPARED BY:
SBS, INC.
16 HASLETT ROAD
ASLETT, MICHIGAN 48840
90344.CND

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM



LEGEND	
---	= DEED LINE
---	= SANITARY SEWER
---	= STORM SEWER
---	= WATER MAIN
○	= SANITARY MANHOLE
○	= STORM MANHOLE
■	= CATCH BASIN
+	= FIRE HYDRANT
•	= WATER VALVE

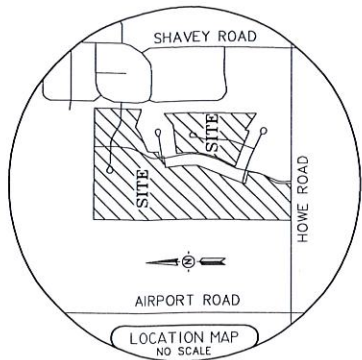
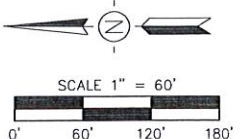
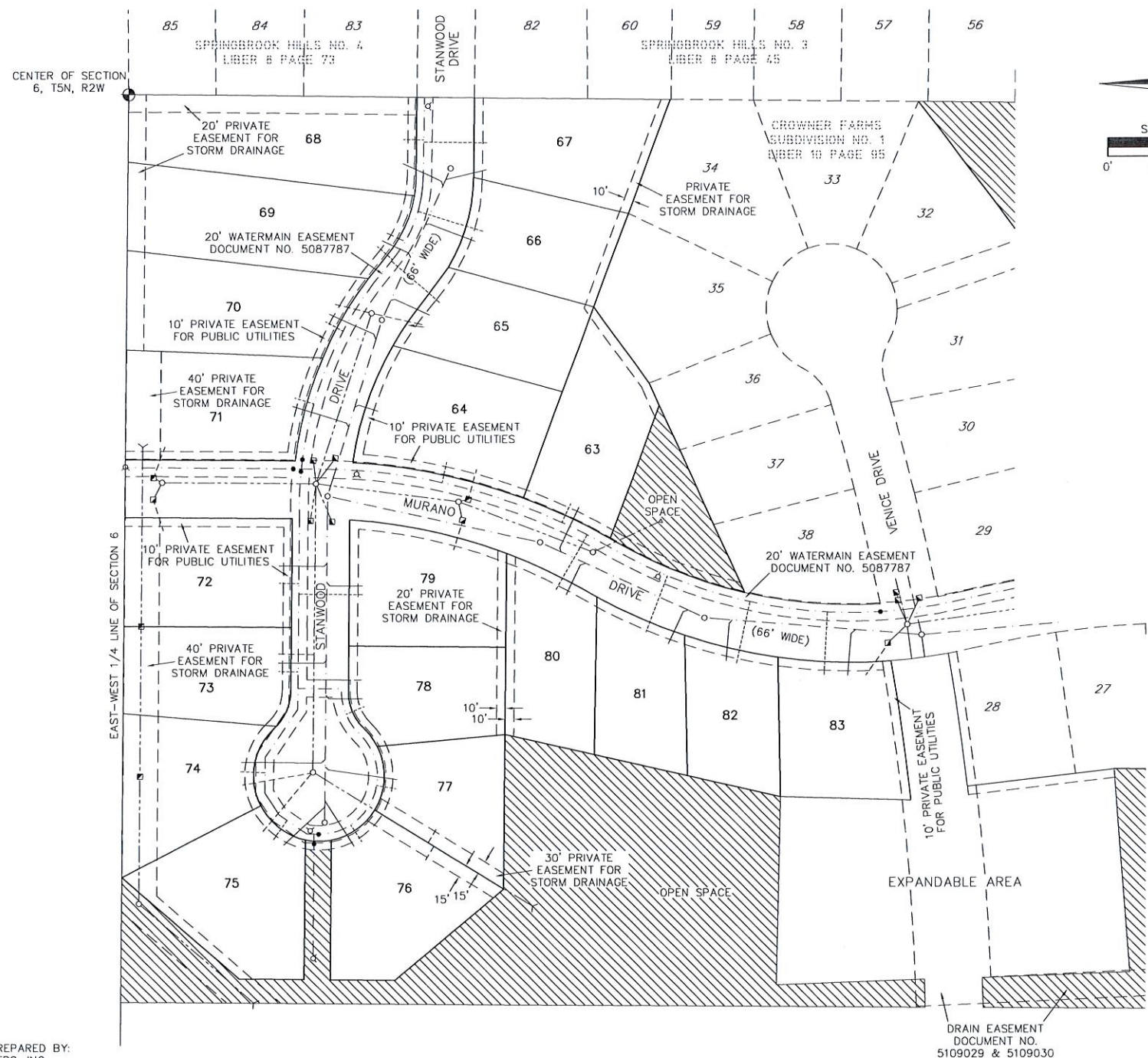
NOTE: THIS SHEET IS BEING INCLUDED TO UPDATE THE EXPANDABLE AREA LOCATION. NO UTILITY INFORMATION HAS BEEN UPDATED ON THIS SHEET.

UTILITY	SOURCE OF INFORMATION	STATUS
ELECTRIC	CONSUMERS ENERGY	AS BUILT
WATER	BOARD OF WATER & LIGHT	AS BUILT
SANITARY: OWNER	DEWITT TOWNSHIP	AS BUILT
SANITARY: MAINTENANCE	SOUTHERN CLINTON CO. MUNICIPAL UTILITY AUTHORITY	AS BUILT
GAS	CONSUMERS ENERGY	AS BUILT
STORM	CLINTON COUNTY DRAIN	AS BUILT

PREPARED BY:
TBS, INC.
16 HASLETT ROAD
HASLETT, MICHIGAN 48840
90344.CND

DRAIN EASEMENT DOCUMENT
NO. 5109029 & 5109030

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM



LEGEND	
—	= DEED LINE
- - -	= SANITARY SEWER
- - -	= STORM SEWER
- - -	= WATER MAIN
●	= SANITARY MANHOLE
■	= STORM MANHOLE
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+	= FIRE HYDRANT
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Dane Pascoe
7/24/18

UTILITY	SOURCE OF INFORMATION	STATUS
ELECTRIC	CONSUMERS ENERGY	AS BUILT
WATER	BOARD OF WATER & LIGHT	AS BUILT
SANITARY: OWNER	DEWITT TOWNSHIP	AS BUILT
SANITARY: MAINTENANCE	SOUTHERN CLINTON CO. MUNICIPAL UTILITY AUTHORITY	AS BUILT
GAS	CONSUMERS ENERGY	AS BUILT
STORM	CLINTON COUNTY DRAIN	AS BUILT

NOTES:
-THIS SHEET IS BEING INCLUDED TO UPDATE THE EXPANDABLE AREA LOCATION. NO UTILITY INFORMATION HAS BEEN UPDATED ON THIS SHEET.
-THE UTILITY INFORMATION SHOWN HEREON ARE NOT THE ACTUAL DESIGN PLANS. PLEASE CONTACT THE LOCAL OFFICIALS HAVING JURISDICTION IN THIS AREA TO OBTAIN THEM.

PREPARED BY:
TBS, INC.
16 HASLETT ROAD
ASLETT, MICHIGAN 48840
90344.CND

DRAIN EASEMENT
DOCUMENT NO.
5109029 & 5109030

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	156.54'	542.00'	16°32'55"	156.00'	S04°48'23"W
C3	32.30'	2682.00'	0°41'24"	32.30'	S88°12'52"W
C4	100.33'	1033.00'	5°33'53"	100.29'	S07°12'18"W
C5	153.02'	267.00'	32°50'11"	150.93'	S20°50'27"W
C6	101.50'	967.00'	6°00'51"	101.46'	N26°09'04"E
C7	718.37'	1133.00'	36°19'40"	706.39'	N10°59'39"E
C8	66.10'	608.00'	6°13'44"	66.07'	S07°22'10"E
C10	23.53'	267.00'	5°03'01"	23.53'	S39°47'03"W
C11	194.85'	267.50'	41°44'07"	190.57'	S21°26'30"W
C13	362.70'	692.00'	30°01'50"	358.56'	N06°02'11"E
C14	117.75'	283.00'	23°50'21"	116.90'	N02°56'27"E
C15	88.80'	1293.00'	3°56'05"	88.78'	N16°49'40"E
C16	46.44'	60.00'	44°20'54"	45.29'	N03°22'44"W
C17	357.14'	75.00'	272°50'00"	103.41'	S69°08'12"E
C18	51.12'	60.00'	48°48'53"	49.59'	S42°52'22"W
C19	77.20'	1227.00'	3°36'18"	77.19'	S16°39'47"W
C20	90.29'	217.00'	23°50'21"	89.64'	S02°56'27"W
C21	397.29'	758.00'	30°01'50"	392.76'	S06°02'11"W
C22	364.38'	608.00'	34°20'16"	358.95'	N12°54'50"E
C23	286.39'	617.00'	26°35'41"	283.83'	N16°47'07"E
C24	48.65'	60.00'	46°27'28"	47.33'	S67°12'58"W
C25	357.25'	75.00'	272°54'56"	103.33'	N00°26'42"E
C26	48.65'	60.00'	46°27'28"	47.33'	S66°19'34"E
C27	259.27'	433.00'	34°18'25"	255.41'	S66°09'20"E
C28	100.22'	142.00'	40°26'28"	98.16'	S69°13'21"E
C29	146.59'	208.00'	40°22'47"	143.57'	N69°11'31"W
C30	213.46'	367.00'	33°19'29"	210.46'	N65°39'52"W
C31	317.61'	683.00'	26°38'39"	314.76'	S16°45'38"W
C32	317.38'	542.00'	33°33'02"	312.86'	S13°18'27"W
C33	161.28'	2682.00'	3°26'44"	161.26'	S81°44'45"W
C34	154.02'	2748.00'	3°12'41"	154.00'	N81°41'29"E
C35	34.50'	2748.00'	0°43'09"	34.50'	N88°14'37"E
C36	120.62'	533.00'	12°57'59"	120.36'	N83°04'55"W
C37	105.69'	467.00'	12°57'59"	105.46'	N83°04'55"W
C38	71.00'	60.00'	67°48'14"	66.93'	S33°28'04"E
C39	324.37'	75.00'	247°48'14"	124.50'	N56°31'56"E

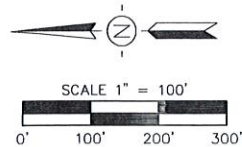
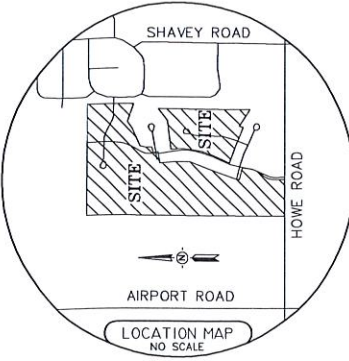
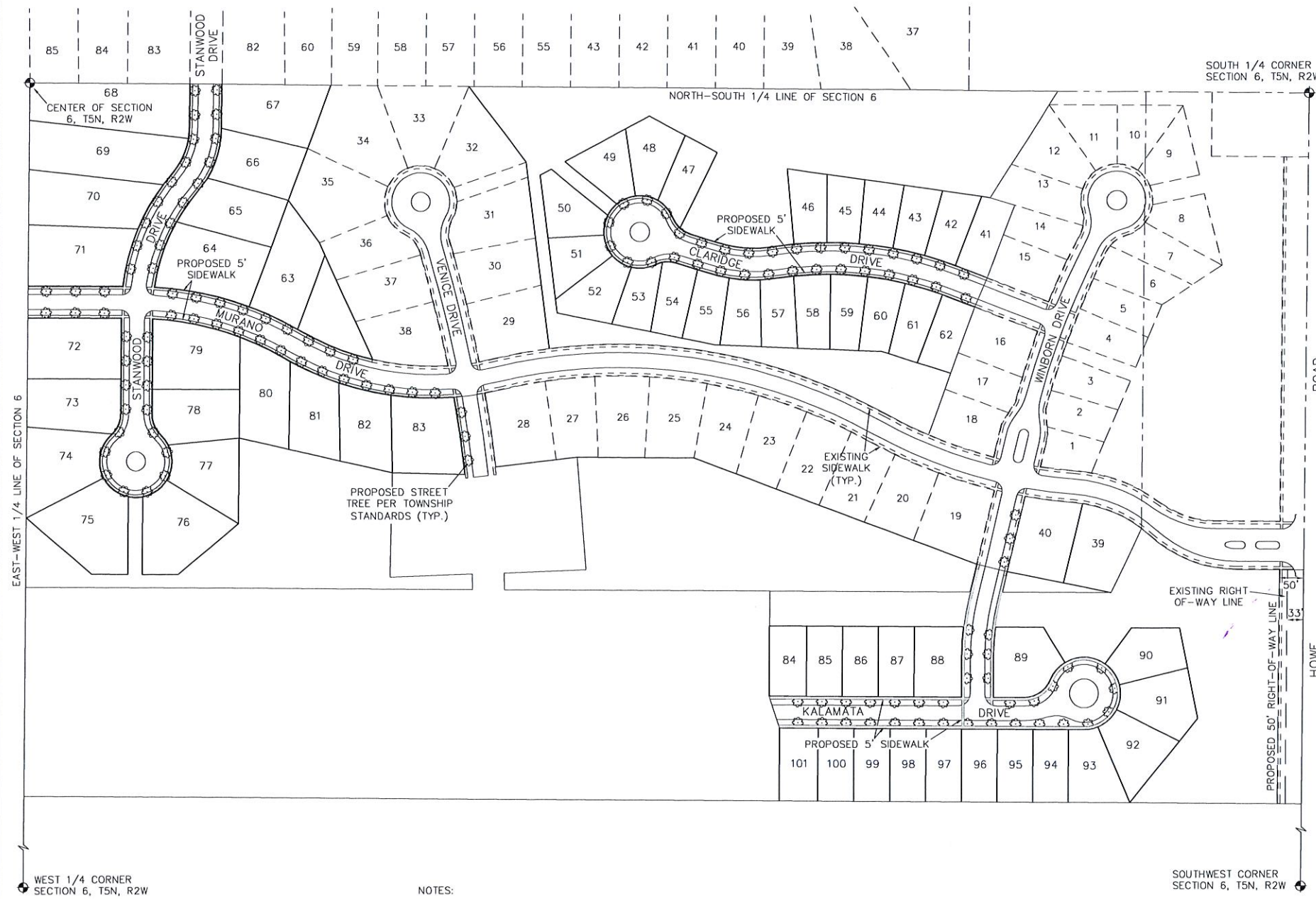
COORDINATE TABLE			
UNIT NO.	NORTHING	EASTING	SQ. FT.
39	10322.32	11888.76	18,830
40	10444.07	11940.25	19,407
41	10707.78	12432.04	11,138
42	10772.08	12452.91	10,702
43	10837.53	12467.89	9,811
44	10906.20	12477.20	9,878
45	10973.31	12480.22	9,904
46	11041.65	12477.16	11,021
47	11323.56	12567.43	11,012
48	11370.26	12576.85	13,587
49	11408.57	12560.40	11,770
50	11435.71	12496.05	12,480
51	11417.81	12453.49	10,525
52	11377.98	12429.38	12,484
53	11313.89	12439.59	9,215
54	11241.57	11423.98	10,395
55	11175.75	12406.70	10,471
56	11111.47	12402.63	10,281
57	11042.30	12410.81	10,292
58	10965.69	12414.17	10,867
59	10888.31	12408.93	10,644
60	10811.53	12394.95	10,432

COORDINATE TABLE			
UNIT NO.	NORTHING	EASTING	SQ. FT.
61	10735.32	12371.86	10,626
62	10668.35	12346.18	10,599
63	12168.79	12349.61	21,917
64	12364.21	12390.60	26,761
65	12318.65	12524.53	19,402
66	12254.86	12613.92	19,005
67	12226.48	12716.57	22,836
68	12294.33	12695.89	31,298
69	12347.16	12601.04	31,103
70	12399.29	12510.28	25,975
71	12430.55	12392.04	25,341
72	12434.61	12201.07	24,000
73	12452.03	12087.76	20,388
74	12469.61	11996.55	22,020
75	12418.50	11957.52	25,981
76	12388.50	11957.29	24,376
77	12338.86	11991.89	18,091
78	12336.07	12064.87	18,854
79	12368.77	12179.87	23,650
80	12187.32	12286.08	20,242
81	12083.95	12235.97	17,538
82	11983.15	12191.93	16,920
83	11875.81	12166.74	22,123

COORDINATE TABLE			
UNIT NO.	NORTHING	EASTING	SQ. FT.
84	11015.34	11543.74	11,165
85	10941.34	11543.18	10,730
86	10867.34	11542.62	10,730
87	10793.34	11542.06	10,730
88	10695.34	11541.31	14,272
89	10629.35	11540.81	17,550
90	10397.07	11609.32	14,018
91	10367.95	11566.24	16,243
92	10373.84	11514.58	15,504
93	10411.92	11479.16	14,339
94	10472.62	11473.62	11,100
95	10546.61	11474.18	11,100
96	10620.61	11474.74	11,100
97	10694.61	11475.30	11,100
98	10768.61	11475.87	11,100
99	10842.61	11476.43	11,100
100	10916.60	11476.99	11,100
101	10990.60	11477.55	11,100



REPLAT NO. 1
CROWNER FARMS CONDOMINIUM

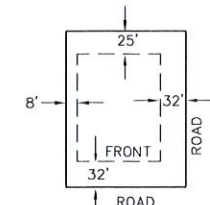
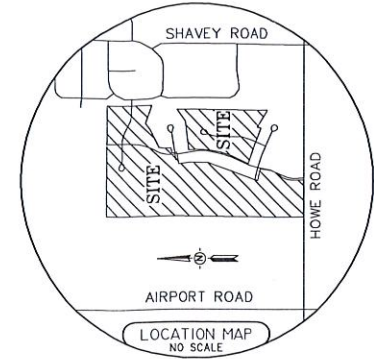
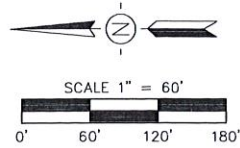


Dane Pascoe
7/24/18

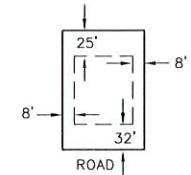
- NOTES:
- SIDEWALKS AND STREET TREES SHALL BE INSTALLED PER THE ZONING ORDINANCE REQUIREMENTS FOR THE CHARTER TOWNSHIP OF DEWITT.
 - PROPOSED TREE LOCATION IS AN APPROXIMATE AND MAY NOT BE EXACT FINAL.

PREPARED BY:
TBS, INC.
16 HASLETT ROAD
HASLETT, MICHIGAN 48840
90344.CND

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM



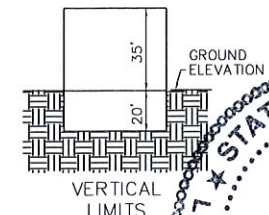
BUILDING SETBACKS
CORNER LOTS
(TYPICAL)



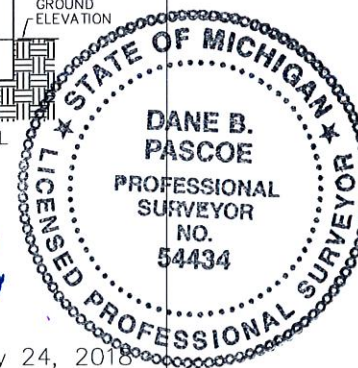
BUILDING SETBACKS
(TYPICAL)

NOT TO SCALE

NOTE: SETBACK DISTANCES ARE
SUBJECT TO VERIFICATION BY THE
CHARTER TOWNSHIP OF DEWITT.



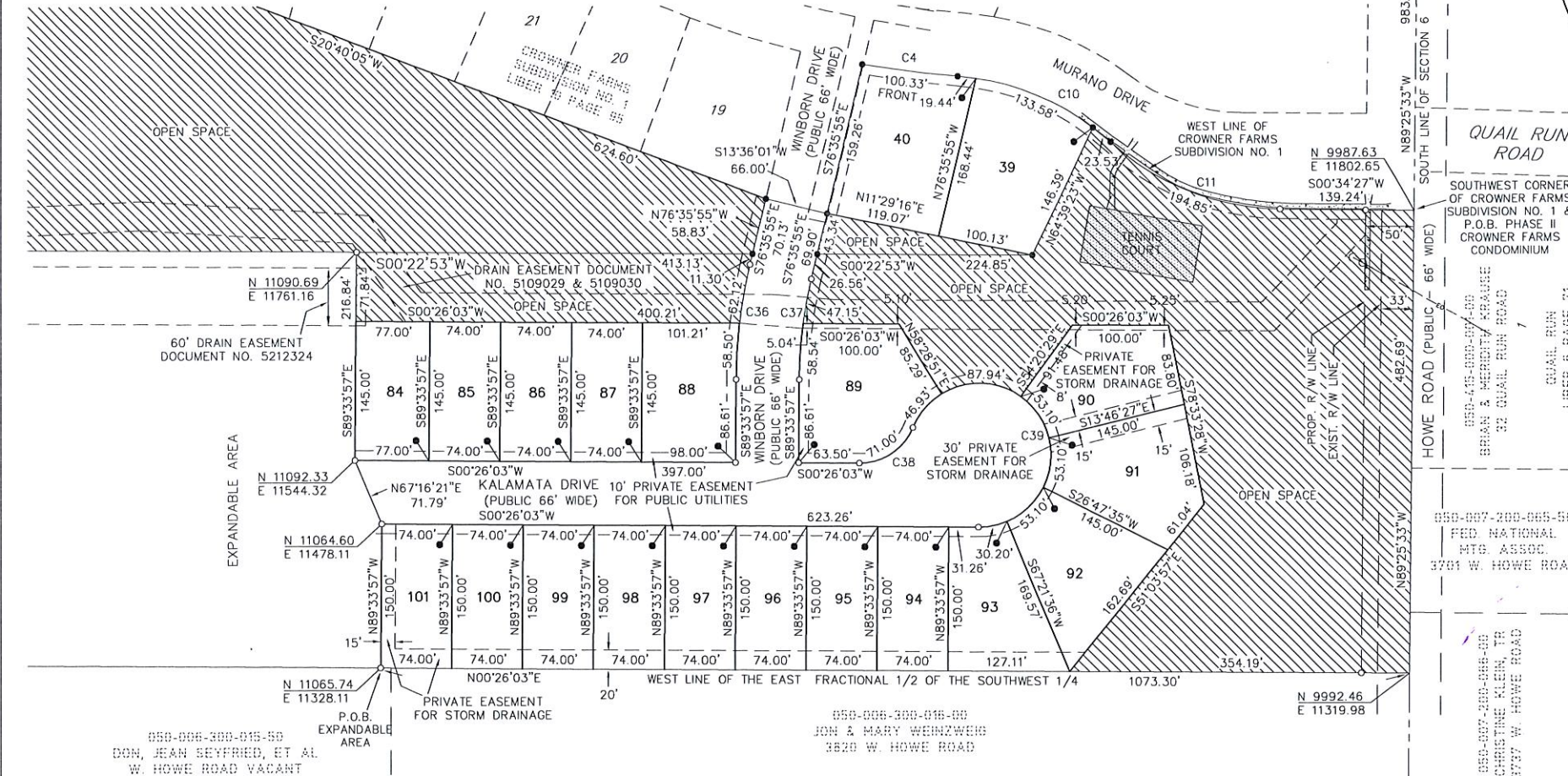
VERTICAL
LIMITS



Dane Pascoe
7/24/18

Proposed Date: July 24, 2018

SITE PLAN (PHASE II-PARCEL 5) SHEET 9 OF 10



LEGEND

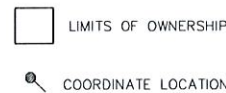
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
CURVE DIMENSIONS ARE ARC LENGTHS.

UNIT CORNERS FOR PARCELS 1, 2 & 3 HAVE BEEN
MARKED WITH IRON RODS 18" IN LENGTH BY 1/2" IN
DIAMETER WITH A PLASTIC CAP MARKED "KEBS" 25832

UNIT CORNERS FOR PARCEL 5 HAVE BEEN MARKED WITH
IRON RODS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A
PLASTIC CAP MARKED "PASCOE 54434"

STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN
CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL
CORNERS MARKED "o".

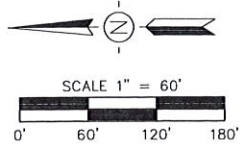
STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE
4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS
MARKED "•".



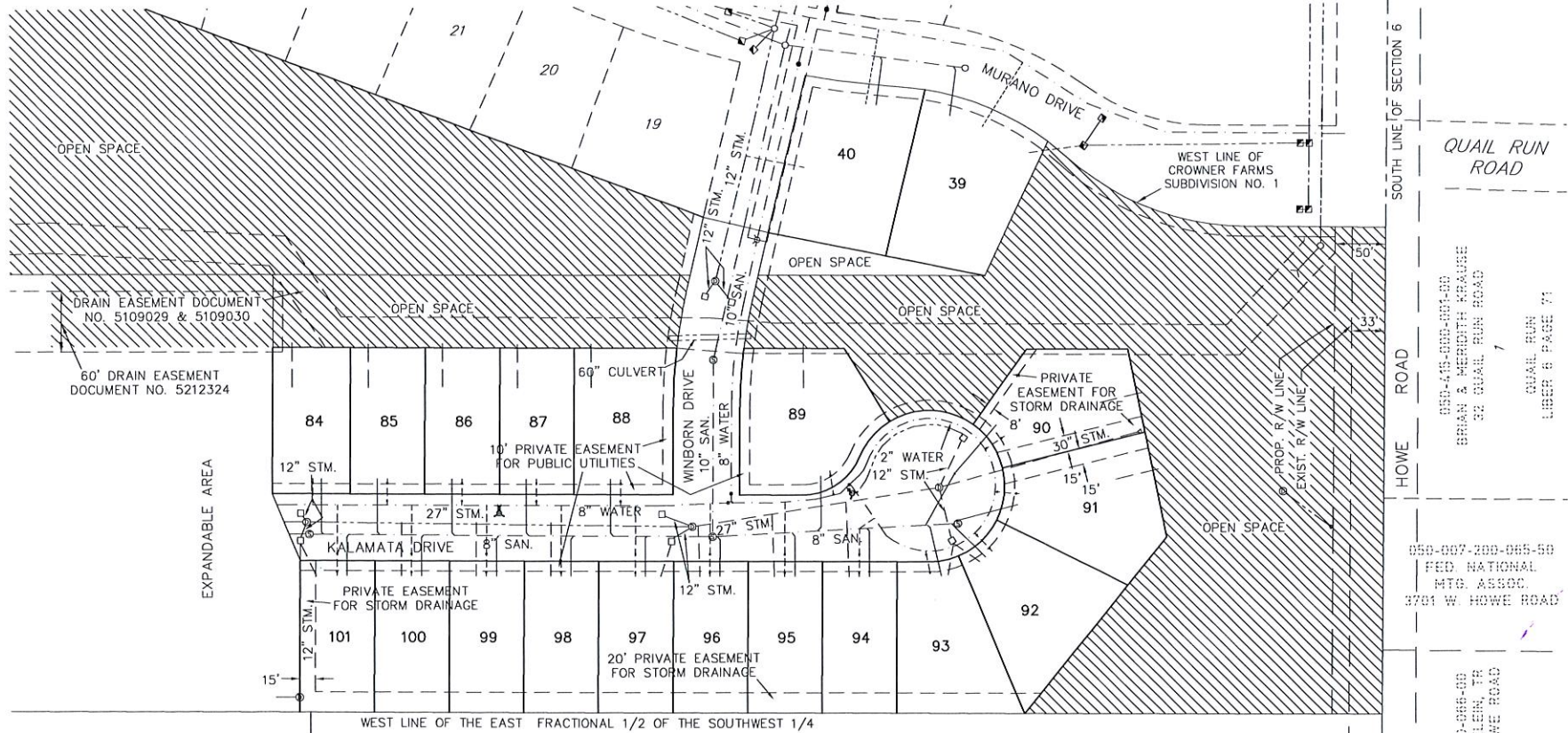
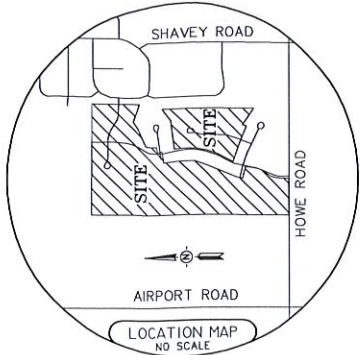
UNITS 84-101 MUST BE BUILT

PREPARED BY:
D.B. PASCOE, INC.
16 HASLETT ROAD
HASLETT, MICHIGAN 48840
90344.CND

REPLAT NO. 1
CROWNER FARMS CONDOMINIUM



SOUTH 1/4 CORNER
SECTION 6, T5N, R2W



LEGEND	
---	DEED LINE
---	EX. SANITARY SEWER
---	PROP. SANITARY SEWER
---	EX. STORM SEWER
---	PROP. STORM SEWER
---	EX. WATER MAIN
---	PROP. WATER MAIN
○	EX. MANHOLE
○	PROP. SANITARY MANHOLE
○	PROP. SANITARY MANHOLE
○	EX. FIRE HYDRANT
○	PROP. FIRE HYDRANT
○	PROP. WATER VALVE
□	EX. CATCH BASIN
□	PROP. CATCH BASIN



Dane Pascoe
7/24/18

NOTE: THE UTILITY INFORMATION SHOWN HEREON ARE NOT THE ACTUAL DESIGN PLANS. PLEASE CONTACT THE LOCAL OFFICIALS HAVING JURISDICTION IN THIS AREA TO OBTAIN THEM.

UTILITY	SOURCE OF INFORMATION	STATUS
ELECTRIC	CONSUMERS ENERGY	MUST BE BUILT
WATER	BOARD OF WATER & LIGHT	MUST BE BUILT
SANITARY: OWNER	DEWITT TOWNSHIP	MUST BE BUILT
SANITARY: MAINTENANCE	SOUTHERN CLINTON CO. MUNICIPAL UTILITY AUTHORITY	MUST BE BUILT
GAS	CONSUMERS ENERGY	MUST BE BUILT
STORM	CLINTON COUNTY DRAIN	MUST BE BUILT

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