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COUNTY OF KALAMAZOO

2011-022699 07/13/2011 11:55:33 AM

Pages: 1 of 3 AMND

A E G DEVELOPMENT LLC

Timothy A. Snow County Clerk/Register Kalamazoo County, MI



**FIRST AMENDMENT TO MASTER DEED OF**

**APPLEGATE TRAILS**

**A Site Condominium Community**

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

**AEG DEVELOPMENT, L.L.C.**, a Michigan limited liability company, **d/b/a ALLEN EDWIN HOMES**, with offices at 2186 East Center Street, Portage, Michigan 49002 ("Developer"), enters into this First Amendment on this 12th day of July, 2011, as follows:

Background

- A. Developer established Applegate, pursuant to the Master Deed dated June 21, 2011 and recorded on June 22, 2011 as Instrument 2011-020689, Pages 1-59, Kalamazoo County Records (the "Master Deed").
- B. Developer desires to amend the Master Deed as set forth below to correct Scrivener errors contained in Article II, Section 2.1.
- C. In accordance with Article IX, Section 9.2, this Amendment is made by the Developer without consent of any co-owner or mortgagee.

Amendment

1. The Developer amends the Master Deed by replacing Article II, Section 2.1 in its entirety, to read as follows:

**2.1 Condominium Property.** The land which is being submitted to condominium ownership in accordance with the provisions of the Act, is described as follows:

09-13-101-050

Cert# 242176

A parcel of land situated in the Northwest quarter of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan being more particularly described as follows:


Commencing at the Northwest corner of Section 13, Town 3 South, Range 12 West; thence S 00°29'55" W 629.38 feet along the West line of the Northwest quarter of said Section to the Place of Beginning; thence continuing S 00°29'55" W 307.31 feet along said West line; thence S 89°28'35" E 757.95 feet; thence N 00°31'25" E 121.01 feet; thence S 89°28'35" E 20.00 feet; thence N 00°29'55" E 66.00 feet parallel with said West line of the Northwest quarter; thence S 89°28'35" E 132.00 feet; thence N 00°29'55" E 421.19 feet parallel with said West line of the Northwest quarter; thence S 89°35'22" E 1359.32 feet parallel with the North line of said Northwest quarter of Section 13; thence N 00°42'36" E 22.00 feet parallel with the East line of said Northwest quarter of Section 13; thence S 89°17'24" E 132.00 feet perpendicular with said East line of the Northwest quarter; thence N 00°42'36" E 110.69 feet parallel with said East line of the Northwest quarter to a South line of "Rudgate Trails" Condominium according to the Master Deed thereof as recorded as Document No. 2010-008747 in Kalamazoo County Records and designated as Kalamazoo County Condominium Subdivision Plan Number 248; thence continuing N 00°42'36" E 66.00 feet along a South line of said "Rudgate Trails" condominium; thence N 89°35'22" W 131.93 feet along a South line of said "Rudgate Trails" condominium; thence N 00°24'38" E 132.29 feet along a South line of said "Rudgate Trails" condominium to said North line of the Northwest quarter; thence N 89°35'22" W 1689.92 feet along said North line of the Northwest quarter to a point S 89°35'22" E 580.00 feet from said Northwest corner of Section 13; thence S 00°29'55" W 629.38 feet parallel with said West line of the Northwest quarter; thence N 89°35'22" W 580.00 feet parallel with said North line of the Northwest quarter to the Place of Beginning. Parcel contains 21.43 acres of land, the West 50.0 being subject to highway easement for South 10<sup>th</sup> Street.

2. In all other respects, the provisions of the Master Deed are ratified and confirmed.


This First Amendment to Master Deed has been signed by the Developer as of the date set forth above.

WITNESSES:

  
\_\_\_\_\_  
Penny Salerno

  
\_\_\_\_\_  
Elly Bolar

**AEG DEVELOPMENT, L.L.C.,**  
Michigan limited liability company,  
d/b/a Allen Edwin Homes

By:   
\_\_\_\_\_  
Scott Sanderson, Chief Executive Officer  
Allen Edwin Home Builders, Manager

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF KALAMAZOO        )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2011, by Scott Sanderson, Chief Executive Officer of Allen Edwin Home Builders, a Michigan limited liability company, Manager of AEG Development L.L.C., a Michigan limited liability company, d/b/a Allen Edwin Homes, on behalf of the company.



Trenton R. Hayward, Notary Public  
Acting in Kalamazoo County  
Kalamazoo County, MI  
My Commission Expires: 2-7-15

drafted by:  
James E. Sanderson  
AEG Development, L.L.C.  
2186 E. Centre St.  
Portage, MI 49002  
269-321-2600

am  
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COUNTY OF KALAMAZOO

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Pages: 1 of 12 AMND  
WESTVIEW CAPITAL LLC  
Timothy A. Snow County Clerk/Register, Kalamazoo County, MI



## SECOND AMENDMENT TO MASTER DEED OF

### APPLEGATE TRAILS A Site Condominium Community

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

**Westview Capital, L.L.C.**, a Michigan limited liability company, **d/b/a ALLEN EDWIN HOMES**, with offices at 2186 East Center Street, Portage, Michigan 49002 ("Developer"), enters into this Second Amendment on this 21<sup>st</sup> day of July, 2014, as follows:

#### Background

- A. Developer established Applegate, pursuant to the Master Deed dated June 21, 2011 and recorded on June 22, 2011 as Instrument 2011-020689, Pages 1-59, Kalamazoo County Records (the "Master Deed"), and amended on July 12, 2011, and recorded on July 13, 2011 as instrument 211-022699, Kalamazoo County Records.
- B. Developer desires to amend the Master Deed as set forth below.
- C. In accordance with Article IX, Section 9.2, this Amendment is made by the Developer without consent of any co-owner or mortgagee.

#### Amendment

1. The Developer amends the Master Deed as follows:

The Condominium Subdivision Plan for Applegate Trails, a Site Condominium Community, attached to the Master Deed as Exhibit B is amended by replacing Sheets 1, 2, 3, 4, and 6 and by adding Sheets 4A, and 7.

The legal description set forth in Article II of the Master Deed is hereby deleted and replaced in its entirety as follows:

A parcel of land situated in the Northwest quarter of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northwest corner of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan; thence S. 00°29'55" W. 629.38 feet along the West line of the Northwest quarter of said Section to the Place of Beginning; thence continuing S. 00°29'55" W. 307.31 feet along said West line; thence S. 89°28'35" E. 1298.54 feet to the West line of the East half of said Northwest quarter; thence S. 00°36'16" W. 733.32 feet along said West line of the East half; thence S. 89°17'24" E. 121.07 feet; thence N. 50°51'11" E. 85.98 feet; thence S. 89°17'24" E. 131.85 feet; thence N. 00°42'36" E. 1101.00 feet; thence N. 89°17'24" W. 131.85 feet; thence N. 00°42'36" E. 66.00 feet; thence N. 89°17'24" W. 29.32 feet; thence N. 00°42'36" E. 121.02 feet; thence S. 89°35'22" E. 809.43 feet parallel with the North line of said Northwest quarter; thence N. 00°42'36" E. 22.00 feet parallel with the East line of said Northwest quarter; thence S. 89°17'24" E. 132.00 feet perpendicular with said East line; thence N. 00°42'36" E. 110.69 feet to a Southwesterly corner of "Rudgate Trails", a condominium according to the Master Deed thereof as recorded in Document No. 2010-008747 and amendments thereto (if any), and designated as Kalamazoo County Condominium Subdivision Plan Number 248, together with rights in general common elements as set forth in said Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended; thence continuing N. 00°42'36" E. 66.00 feet along a Westerly line of said "Rudgate Trails"; thence N. 89°35'22" W. 131.93 feet along a Westerly line of said "Rudgate Trails"; thence N. 00°24'38" E. 132.29 feet along a Westerly line of said "Rudgate Trails" to said North line of the Northwest quarter of Section 13; thence N. 89°35'22" W. 1689.92 feet along said North line to a point S. 89°35'22" E. 580.00 feet from said Northwest corner of Section 13; thence S. 00°29'55" W. 629.38 feet parallel with said West line of the Northwest quarter; thence N. 89°35'22" W. 580.00 feet parallel with said North line of the Northwest quarter to the Place of Beginning, containing 36.50 acres of land, the West 50.0 feet being subject to a highway easement for South 10<sup>th</sup> Street.

2. Paragraph 6.1 is hereby amended to set forth the Parcel Description for Future Expansion Area as follows:

A parcel of land situated in the Northwest quarter of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northwest corner of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan; thence S. 00°29'55" W. 936.69 feet along the West line of the Northwest quarter of said Section; thence S. 89°28'35" E. 1298.54 feet to the West line of the East half of said Northwest quarter; thence S. 00°36'16" W. 733.32 feet along said West line of the East half to the Place of Beginning; thence S. 89°17'24" E. 121.07 feet; thence N. 50°51'11" E. 85.98 feet; thence S. 89°17'24" E. 131.85 feet; thence N. 00°42'36" E.

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WESTVIEW CAPITAL LLC

Timothy A. Snow County Clerk/Register Kalamazoo County, MI




1101.00 feet; thence N. 89°17'24" W. 131.85 feet; thence N. 00°42'36" E. 66.00 feet; thence N. 89°17'24" W. 29.32 feet; thence N. 00°42'36" E. 121.02 feet; thence S. 89°35'22" E. 809.43 feet parallel with the North line of said Northwest quarter; thence N. 00°42'36" E. 22.00 feet parallel with the East line of said Northwest quarter; thence S. 89°17'24" E. 132.00 feet perpendicular with said East line; thence N. 00°42'36" E. 110.69 feet to a Southwesterly corner of "Rudgate Trails", a condominium according to the Master Deed thereof as recorded in Document No. 2010-008747 and amendments thereto (if any), and designated as Kalamazoo County Condominium Subdivision Plan Number 248, together with rights in general common elements as set forth in said Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended; thence S. 78°43'43" E. 67.14 feet along a Southerly line of said "Rudgate Trails"; thence S. 89°17'24" E. 132.00 feet along a Southerly line of said "Rudgate Trails" to said East line of the Northwest quarter; thence S. 00°42'36" W. 2038.04 feet along said East line to the North line of "Rudgate in the Woods No.6" subdivision according to the Plat thereof as recorded in Liber 32 of Plats, Page 44, Kalamazoo County Records; thence N. 89°29'23" W. 819.74 feet along said North line of "Rudgate in the Woods No.6" to the Northeast corner of "Rudgate in the Woods No.9" subdivision according to the Plat thereof as recorded in Liber 34 of Plats, Page 3, Kalamazoo County Records; thence N. 89°28'44" W. 476.38 feet along said North line of "Rudgate in the Woods No.9" to said West line of the East half of the Northwest quarter; thence N. 00°36'16" E. 574.73 feet along said West line of the East half to the Place of Beginning, containing 48.76 acres of land.

3. Article 8 is amended by adding Paragraph 8.4 to the Master Deed as follows:

**8.4 Easement Reserved for Developer for Contracted or Withdrawn Areas.** If any portion of the property described as Future Expansion Area in Article VI, Section 6.1 is not included in the Condominium Project by subsequent amendments to this Master Deed within the time limits set forth in Section 6.2 hereof, the Developer, or any successor or assign subsequently owning such parcels of undeveloped Future Expansion Area shall be automatically granted easements for utility and access purposes through the Condominium Project for the benefit of the undeveloped portions of the Project. If any portion of the Condominium Project is withdrawn by the Developer during the time limits set forth in Section 67 (3) of the Michigan Condominium Act, such withdrawn parcels (whether owned by Developer or a successor or assign) shall be automatically granted easements for utility and access purposes through the Condominium Project for the benefit of the undeveloped portions of the Project.

4. In all other respects, the provisions of the Master Deed are ratified and confirmed.

This Second Amendment to Master Deed has been signed by the Developer as of the date set forth above.

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Pages: 3 of 12 AMND  
WESTVIEW CAPITAL LLC  
Timothy A. Snow County Clerk/Register Kalamazoo County, MI  




REPLAT No. 1  
 KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN No. 252  
 EXHIBIT "B" TO THE MASTER DEED OF

# Applegate Trails

TEXAS TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

**DEVELOPER:**  
 WESTVIEW CAPITAL, L.L.C.  
 CHRYSLER FINANCIAL SERVICES  
 2186 EAST CENTRE STREET  
 PORTAGE, MICHIGAN 49002

**SURVEYOR:**  
 INGERSOLL, WATSON & McMACHEN, INC.  
 1133 EAST MILHAM ROAD  
 PORTAGE, MICHIGAN 49002

**DESCRIPTION:**

A parcel of land situated in the Northwest quarter of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan being more particularly described as follows:

Commencing at the Northwest corner of Section 13, Town 3 South, Range 12 West, Texas Township, Kalamazoo County, Michigan; thence S. 00°29'55"W. 629.38 feet along the West line of the Northwest quarter of said Section to the Place of Beginning; thence continuing S. 00°29'55"W. 307.31 feet along said West line; thence S. 89°28'35"E. 1298.54 feet to the West line of the East half of said Northwest quarter; thence S. 00°35'16"W. 733.32 feet along said West line of the East half; thence S. 89°17'24"E. 121.07 feet; thence N. 50°51'11"E. 85.98 feet; thence S. 89°17'24"E. 131.85 feet; thence N. 00°42'36"E. 1101.00 feet; thence N. 89°17'24"W. 131.85 feet; thence N. 00°42'36"E. 66.00 feet; thence N. 89°17'24"W. 29.32 feet; thence N. 00°42'36"E. 121.02 feet; thence S. 89°35'22"E. 809.43 feet parallel with the North line of said Northwest quarter; thence N. 00°42'36"E. 22.00 feet parallel with the East line of said Northwest quarter; thence S. 89°17'24"E. 132.00 feet perpendicular with said East line; thence N. 00°42'36"E. 110.69 feet to a Southwesterly corner of "Rudgate Trails", a condominium according to the Master Deed thereof as recorded in Document No. 2010-008747 and amendments thereto (if any), and designated as Kalamazoo County Condominium Subdivision Plan Number 248, together with rights in general common elements as set forth in said Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended; thence continuing N. 00°42'36"E. 66.00 feet along a Westerly line of said "Rudgate Trails"; thence N. 89°35'22"W. 131.93 feet along a Westerly line of said "Rudgate Trails"; thence N. 00°24'38"E. 132.29 feet along a Westerly line of said "Rudgate Trails" to said North line of the Northwest quarter of Section 13; thence N. 89°35'22"W. 1689.92 feet along said North line to a point S. 89°35'22"E. 560.00 feet from said Northwest corner of Section 13; thence S. 00°29'55"W. 629.38 feet parallel with said West line of the Northwest quarter; thence N. 89°35'22"W. 560.00 feet parallel with said North line of the Northwest quarter to the Place of Beginning, containing 36.50 acres of land, the West 50.0 feet being subject to a highway easement for South 10th Street.

ATTENTION COUNTY REGISTER OF DEEDS:  
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED  
 TO THIS PROJECT. IT MUST BE PROPERLY SHOWN IN THE TITLE ON  
 THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 2.

**SHEET INDEX**

1. COVER SHEET
2. SURVEY PLAN
3. SITE PLAN UNITS (1-12 & 34-46)
4. SITE PLAN UNITS (13-33)
- 4A. SITE PLAN UNITS (47-79)
5. UTILITY PLAN
6. UTILITY PLAN
7. UTILITY PLAN

NOTE: WITH THIS SUBMISSION, THESE SHEETS ARE TO REPLACE THE SHEETS PREVIOUSLY RECORDED.

SHEETS 1, 2, 3, 4, 5, AND 6, WERE AMENDED AND SHEETS 4A AND 7 WERE ADDED FOR REPLAT No.1



Pages: 12 of 12  
 REND  
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 Timothy R. Snow County Clerk/Register Kalamazoo County, MI



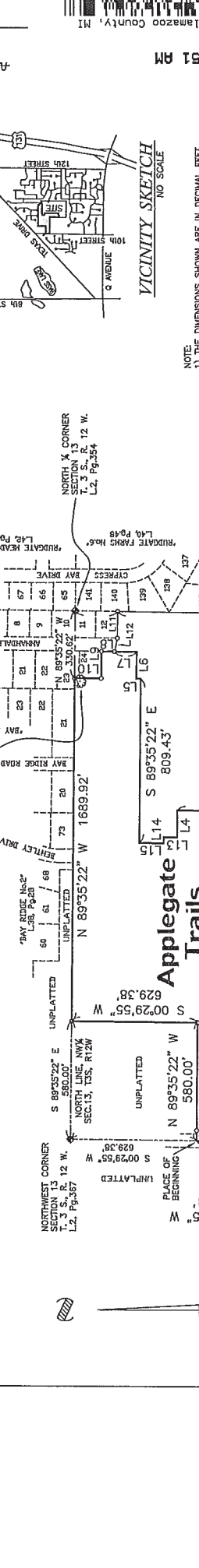


NOTE:  
 1) THE DIMENSIONS SHOWN ARE IN DECIMAL FEET.  
 2) THE BEARINGS SHOWN HEREON WERE ESTABLISHED BY A SUBDIVISION SURVEY OF THE SUBDIVISION RECORDED IN VOLUME 42, PAGES 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEYOR'S CERTIFICATE:  
 I, RANDY B. UGHMAN, PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN  
 HEREBY CERTIFY:  
 THAT THE SUBDIVISION PLAN KNOWN AS KALAMAZOO COUNTY CONDOMINIUM  
 SUBDIVISION PLAN No. 252, AS SHOWN ON THE ACCOMPANYING DRAWINGS,  
 REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION, THAT  
 ALL ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED  
 ARE SHOWN.  
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED  
 IN THE GROUND OR WILL BE PLACED BY 6/01/2015 AS REQUIRED BY  
 PUBLIC ACT No. 142 OF 1974.  
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY  
 PUBLIC ACT No. 142 OF 1974.  
 THAT THE BEARINGS AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS  
 REQUIRED BY PUBLIC ACT No. 142 OF 1974.  
 OF THE PUBLIC ACTS OF 1974.

DATE OF SURVEY: 7/22/2014  
 RANDY B. UGHMAN  
 RANDY B. UGHMAN, PLS. No. 28413  
 INDEPENDENT SURVEYOR  
 INGERSOLL, WATSON & MACHACHEN, INC.  
 1133 EAST MILLHAM ROAD  
 PORTAGE, MI. 49802

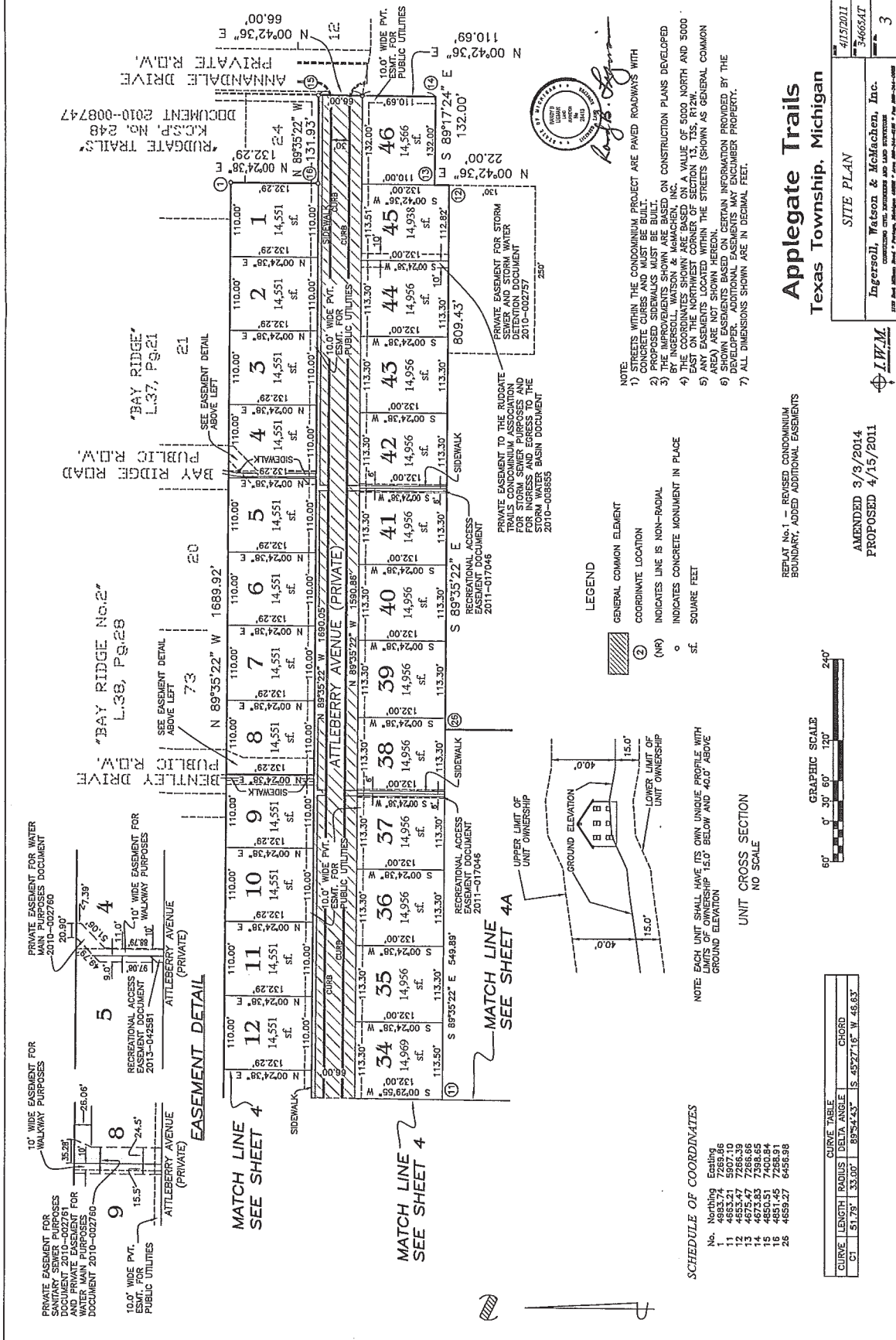
REPLAT No. 1 - REVISED CONDOMINIUM  
 PRIMARY AND FUTURE EXPANSION  
 AREA  
 AMENDED 3/15/2014  
 PROPOSED 4/15/2011  
 I.W.M.  
 INGERSOLL, WATSON & MACHACHEN, INC.  
 1133 EAST MILLHAM ROAD  
 PORTAGE, MI. 49802



LINE	BEARING	DISTANCE
L1	S 89°17'24" E	121.07'
L2	N 50°51'11" E	85.98'
L3	S 89°17'24" E	131.85'
L4	N 89°17'24" W	131.85'
L5	N 00°42'36" E	22.00'
L6	S 89°17'24" E	132.00'
L7	N 00°42'36" E	110.69'
L8	N 00°42'36" E	66.00'
L9	N 89°35'22" W	131.93'
L10	N 00°24'38" E	132.29'
L11	N 89°17'24" W	132.00'
L12	N 78°43'43" W	67.14'
L13	N 00°42'36" E	66.00'
L14	N 89°17'24" W	29.32'
L15	N 00°42'36" E	121.02'

INDICATES CONCRETE MONUMENT

2014-023600 07/22/2014 09:28:51 AM  
 MISSY J. SPITAL  
 12-12-12  
 TIMOTHY P. SHOW COUNTY CLERK/REGISTER KALAMAZOO COUNTY, MI



**Applegate Trails**  
Texas Township, Michigan

**SITE PLAN**

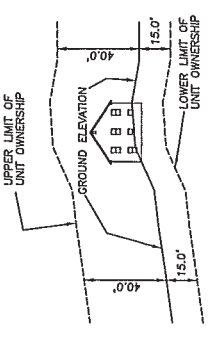
4/15/2011  
346654T  
3

**INGERSOLL, Watson & McMACHEN, Inc.**  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
1200 East William Street • Farmington, Michigan 48333 • Tel: 248-364-4400

AMENDED 3/9/2014  
PROPOSED 4/15/2011

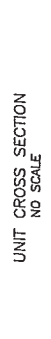
REPLAT No.1 - REVISED CONDOMINIUM BOUNDARY, ADDED ADDITIONAL EASEMENTS

**I.W.M.**



UNIT CROSS SECTION  
NO SCALE

NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH UNITS OF OWNERSHIP 15.0' BELOW AND 40.0' ABOVE GROUND ELEVATION



UNIT CROSS SECTION  
NO SCALE

NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH UNITS OF OWNERSHIP 15.0' BELOW AND 40.0' ABOVE GROUND ELEVATION

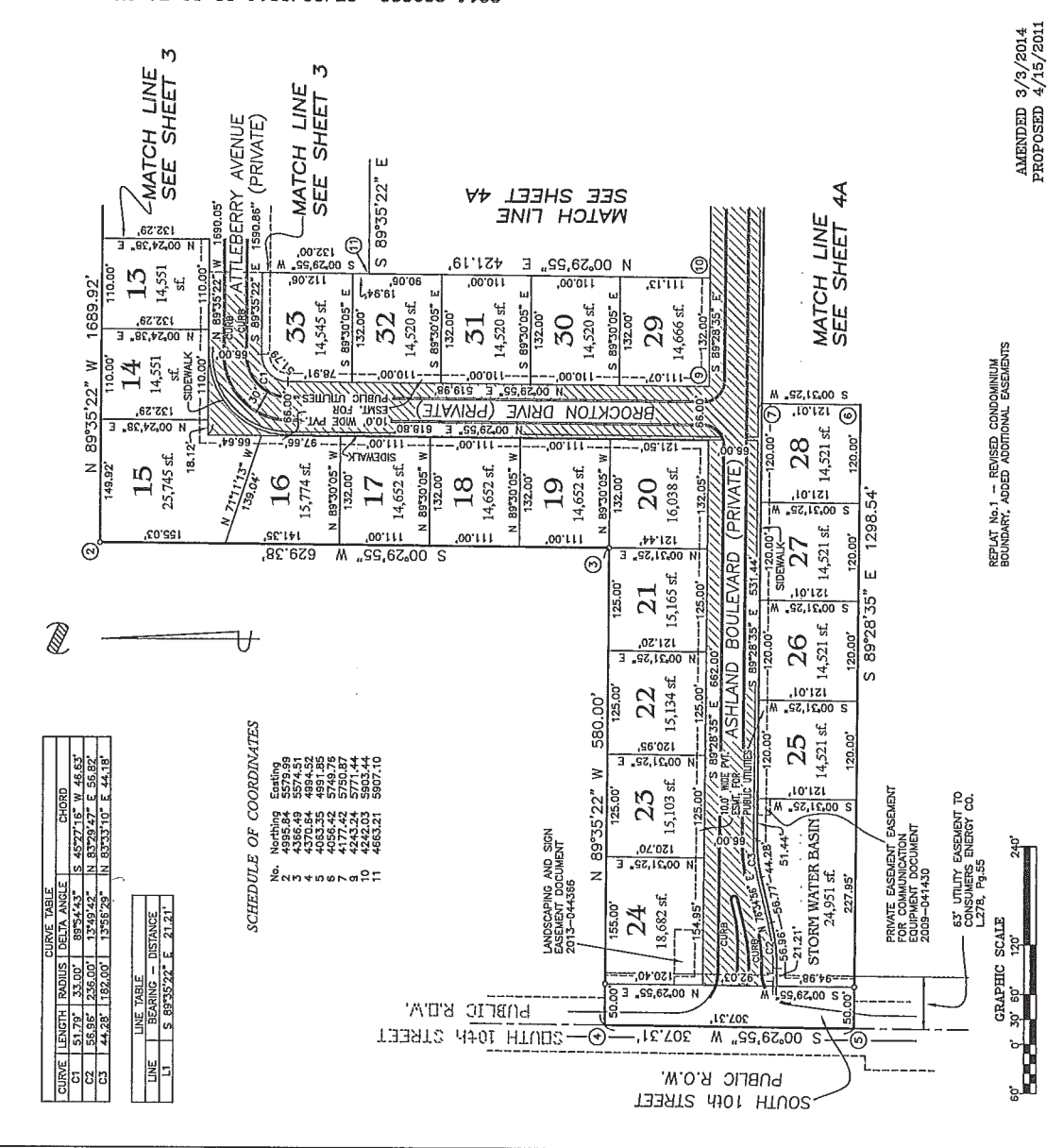
LEGEND

- GENERAL COMMON ELEMENT
- COORDINATE LOCATION
- (NR) INDICATES LINE IS NON-RADIAL
- INDICATES CONCRETE MONUMENT IN PLACE
- sf. SQUARE FEET

NOTE:

- STREETS WITHIN THE CONDOMINIUM PROJECT ARE PAVED ROADWAYS WITH CONCRETE CURBS AND MUST BE BUILT.
- THE PAVED SIDEWAYS MUST BE BASED ON CONSTRUCTION PLANS DEVELOPED BY INGERSOLL, WATSON & McMACHEN, INC.
- THE COORDINATES SHOWN ARE BASED ON A VALUE OF 5000 NORTH AND 5000 EAST ON THE NORTHWEST CORNER OF SECTION 13, T3S, R12W.
- AREA SHOWN LOCATED WITHIN THE STREETS SHOWN AS GENERAL COMMON ELEMENTS.
- SHOWN EASEMENTS BASED ON CERTAIN INFORMATION PROVIDED BY THE DEVELOPER. ADDITIONAL EASEMENTS MAY ENCUMBER PROPERTY.
- ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET.

Pages: 8 of 12  
WESTVIEW CAPITAL LLC  
Timothy P. Snow County Clerk/Registerer Kalamazoo County, MI  
2014-023600 07/22/2014 09:28:51 AM



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	51.79	33.00	89°24'43"	S 45°27'16" W 46.65'
C2	35.50	235.00	13°29'52"	N 85°29'47" E 95.87'
C3	44.83	194.00	13°39'23"	N 85°33'10" E 44.18'

LINE	BEARING	DISTANCE
L1	S 89°35'22" E	21.21'

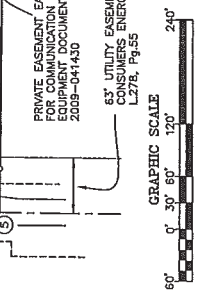
SCHEDULE OF COORDINATES

No.	Nothing	Easting	Northing
1	4386.49	5574.51	1110.00
2	4376.84	4884.52	1110.00
3	4083.35	4991.95	1110.00
4	4171.42	5790.87	1110.00
5	4243.24	5771.44	1110.00
6	4244.03	5803.44	1110.00
7	4663.21	5807.10	1110.00

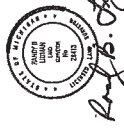
LANDSCAPING AND SIGN DOCUMENT  
2013-044366

PRIVATE EASEMENT FOR COMMUNICATION EQUIPMENT DOCUMENT  
2009-041430

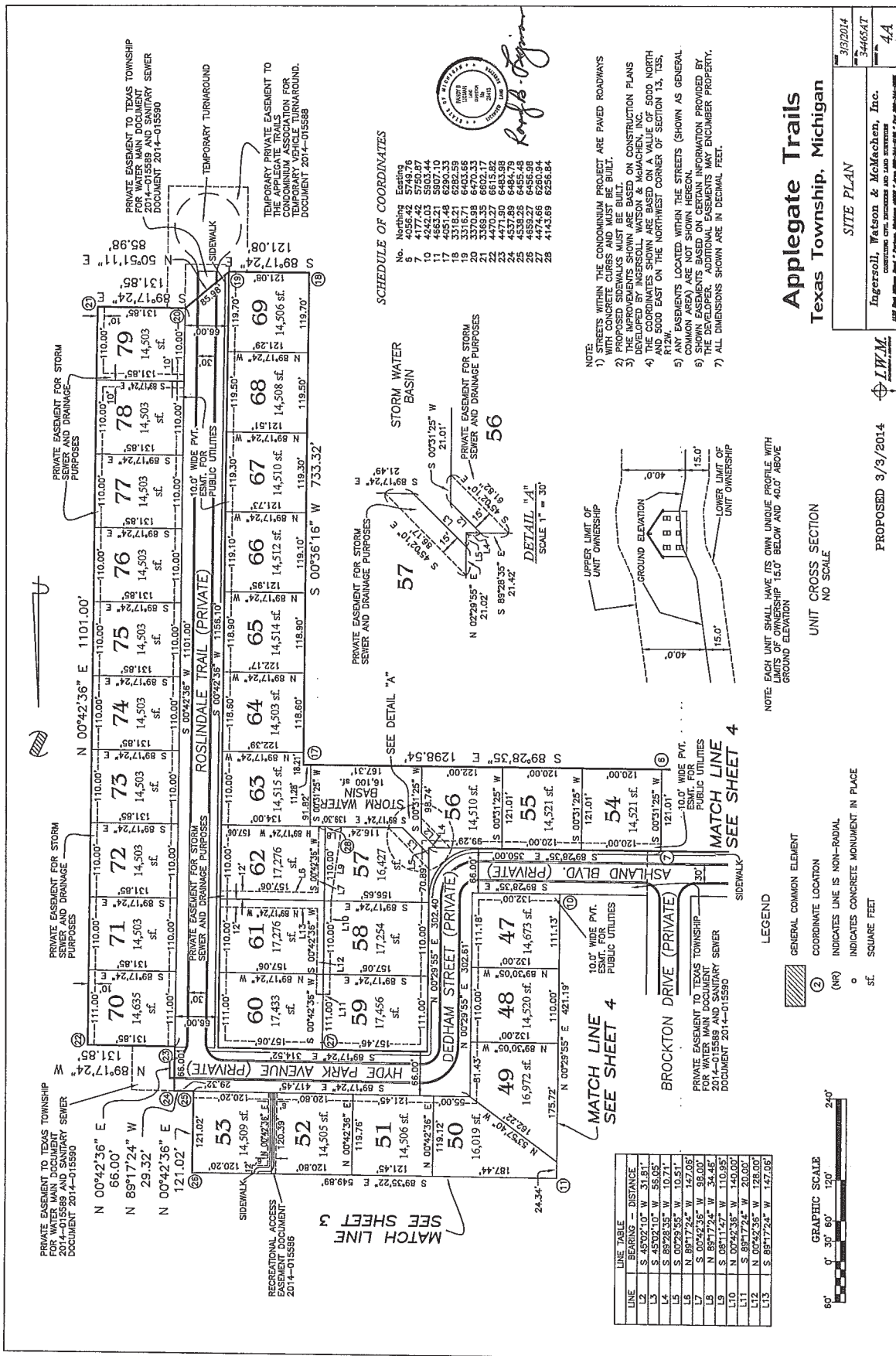
63' UTILITY EASEMENT TO CONSUMERS ENERGY CO.  
L776, P1935



Applegate Trails  
Texas Township, Michigan



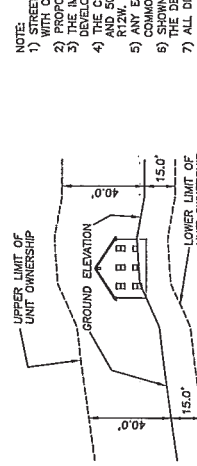
*Ingersoll, Watson & McMachen, Inc.*



**NOTE:**  
 1) STREETS WITHIN THE CONDOMINIUM PROJECT ARE PAVED ROADWAYS WITH CONCRETE CURBS AND MUST BE BUILT.  
 2) THE IMPROVEMENTS SHOWN ARE BASED ON CONSTRUCTION PLANS DEVELOPED BY INGERSOLL WATSON & McMACHEN, INC.  
 3) THE COORDINATES SHOWN ARE BASED ON A VALUE OF 5000 NORTH AND 5000 EAST ON THE NORTHWEST CORNER OF SECTION 13, T3S, R13E.  
 4) ANY EASEMENTS LOCATED WITHIN THE STREETS (SHOWN AS GENERAL COMMON AREA) ARE NOT SHOWN HEREON.  
 5) SHOWN EASEMENTS BASED ON CERTAIN INFORMATION PROVIDED BY THE DEVELOPER. ADDITIONAL EASEMENTS MAY ENCUMBER PROPERTY.  
 6) ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET.

**SCHEDULE OF COORDINATES**

No.	Northing	Easting
1	4177.42	5740.87
2	4242.03	5603.44
3	4652.21	5607.10
4	3318.21	6282.59
5	3318.21	6403.66
6	3378.98	6470.33
7	4470.23	6515.32
8	4471.50	6483.98
9	4537.89	6484.79
10	4537.89	6485.98
11	4537.89	6485.98
12	4474.66	6250.94
13	4474.66	6250.94
14	4474.66	6250.94
15	4474.66	6250.94
16	4474.66	6250.94
17	4474.66	6250.94
18	4474.66	6250.94
19	4474.66	6250.94
20	4474.66	6250.94
21	4474.66	6250.94
22	4474.66	6250.94
23	4474.66	6250.94
24	4474.66	6250.94
25	4474.66	6250.94
26	4474.66	6250.94
27	4474.66	6250.94
28	4474.66	6250.94



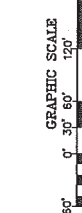
**NOTE:** EACH UNIT SHALL HAVE ITS OWN LANDVISE PROFILE WITH LIMITS OF OWNERSHIP 15.0' BELOW AND 40.0' ABOVE GROUND ELEVATION

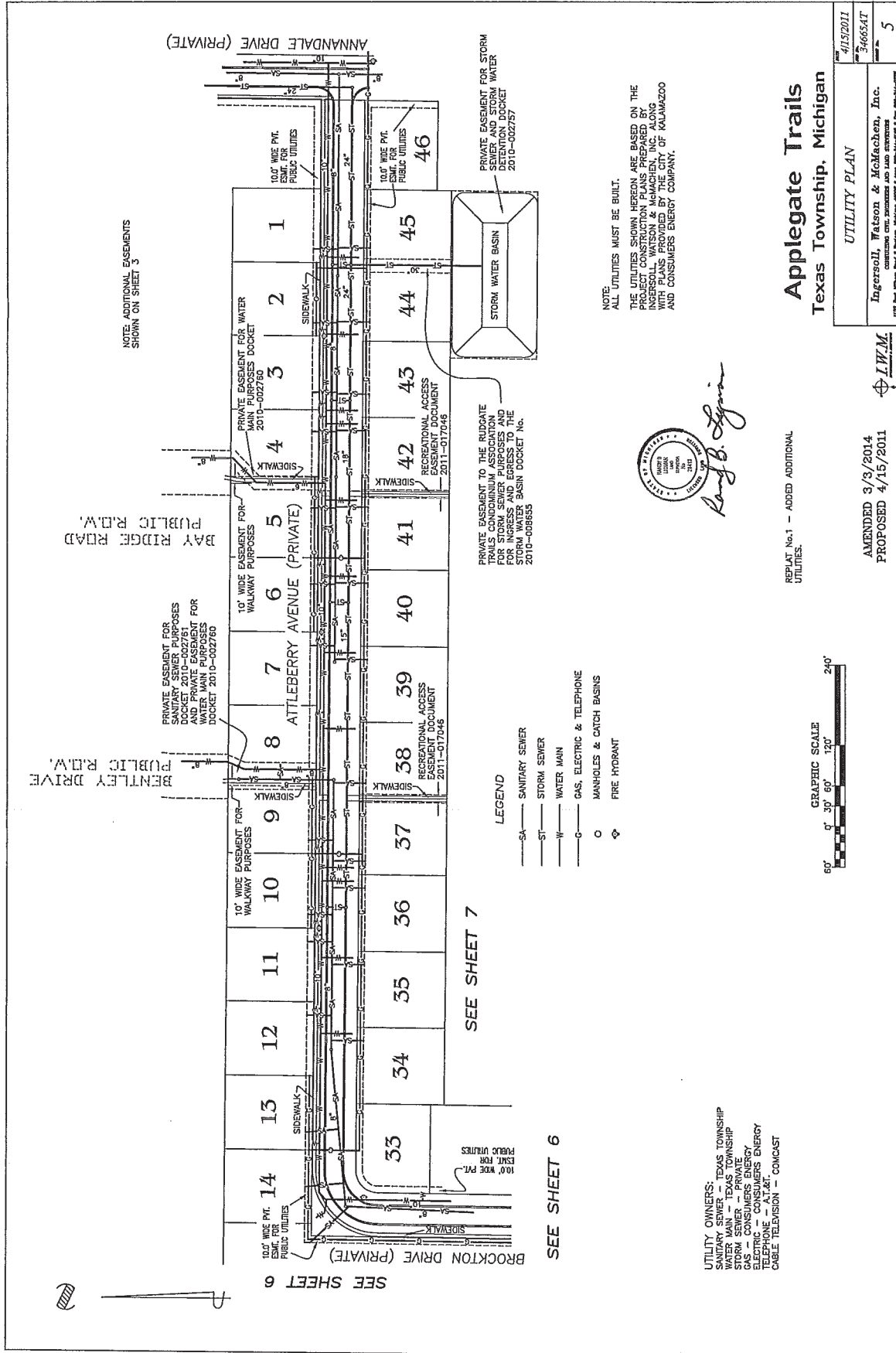
**UNIT CROSS SECTION**  
NO SCALE



**LEGEND**  
 GENERAL COMMON ELEMENT  
 COORDINATE LOCATION  
 (NR) INDICATES LINE IS NON-RADIAL  
 O INDICATES CONCRETE MONUMENT IN PLACE  
 SF. SQUARE FEET

LINE	BEARINGS	DISTANCE
L1	S 00°42'36" E	66.00'
L2	N 89°17'24" W	29.32'
L3	N 00°42'36" E	121.02'
L4	S 89°17'24" W	10.21'
L5	S 00°29'55" E	10.51'
L6	N 89°17'24" W	147.06'
L7	S 00°42'36" E	98.00'
L8	N 89°17'24" W	34.45'
L9	S 08°11'57" W	110.95'
L10	N 00°42'36" E	140.00'
L11	S 89°17'24" W	20.00'
L12	N 00°42'36" E	128.00'
L13	S 89°17'24" W	147.98'





**Applegate Trails**  
 Texas Township, Michigan

UTILITY PLAN  
 4/15/2011  
 346654T  
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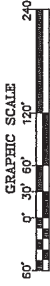
AMENDED 3/3/2014  
 PROPOSED 4/15/2011

REPLAT No.1 - ADDED ADDITIONAL UTILITIES.



*Kary B. Lynn*

UTILITY OWNERS: TEXAS TOWNSHIP  
 SANITARY SEWER - TEXAS TOWNSHIP  
 WATER - TEXAS TOWNSHIP  
 STORM SEWER - PRIVATE  
 GAS - CONSUMERS ENERGY  
 ELECTRIC - CONSUMERS ENERGY  
 TELEPHONE - CONSUMERS ENERGY  
 CABLE TELEVISION - COMCAST



SEE SHEET 7

SEE SHEET 6

SEE SHEET 6

BAY RIDGE ROAD PUBLIC R.O.W.

BENTLEY DRIVE PUBLIC R.O.W.

ANNANDALE DRIVE (PRIVATE)

PRIVATE EASEMENT FOR STORM SEWER AND STORM WATER DETENTION DOCKET 2010-002757

PRIVATE EASEMENT TO THE RUDGATE TRAILS CONDOMINIUM ASSOCIATION FOR STORM SEWER PURPOSES AND FOR INGRESS AND EGRESS TO THE RECREATIONAL ACCESS BASIN DOCKET No. 2010-008855

RECREATIONAL ACCESS EASEMENT DOCUMENT 2011-017046

RECREATIONAL ACCESS EASEMENT DOCUMENT 2011-017046

10' WIDE EASEMENT FOR PUBLIC UTILITIES

10' WIDE EASEMENT FOR MAIN PURPOSES DOCKET 2010-002757

10' WIDE EASEMENT FOR SANITARY SEWER PURPOSES AND PRIVATE EASEMENT FOR WATER MAIN PURPOSES DOCKET 2010-002760

- LEGEND**
- SA— SANITARY SEWER
  - ST— STORM SEWER
  - W— WATER MAIN
  - C— GAS, ELECTRIC & TELEPHONE
  - MANHOLES & CATCH BASINS
  - ◇ FIRE HYDRANT

- LEGEND**
- SA— SANITARY SEWER
  - ST— STORM SEWER
  - W— WATER MAIN
  - G— GAS, ELECTRIC & TELEPHONE
  - OU— OVERHEAD UTILITY LINES
  - MANHOLES & CATCH BASINS
  - ◇ FIRE HYDRANT

NOTE: ADDITIONAL EASEMENTS SHOWN ON SHEET 4

NOTE: ALL UTILITIES MUST BE BUILT THE UTILITIES SHOWN HEREON ARE BASED ON THE PROJECT CONSTRUCTION PLANS PREPARED BY THE ENGINEER. THE ENGINEER HAS REVIEWED THE PLANS PROVIDED BY THE CITY OF KALAMAZOO AND CONSUMERS ENERGY COMPANY.



*Robert D. Egan*

**Applegate Trails**  
Texas Township, Michigan

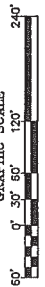
UTILITY PLAN

Ingersoll, Watson & McMechen, Inc.  
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
1100 East William Street • P.O. Box 304 • Kalamazoo, MI 49001 • Phone: 268-3344 • Fax: 268-3344

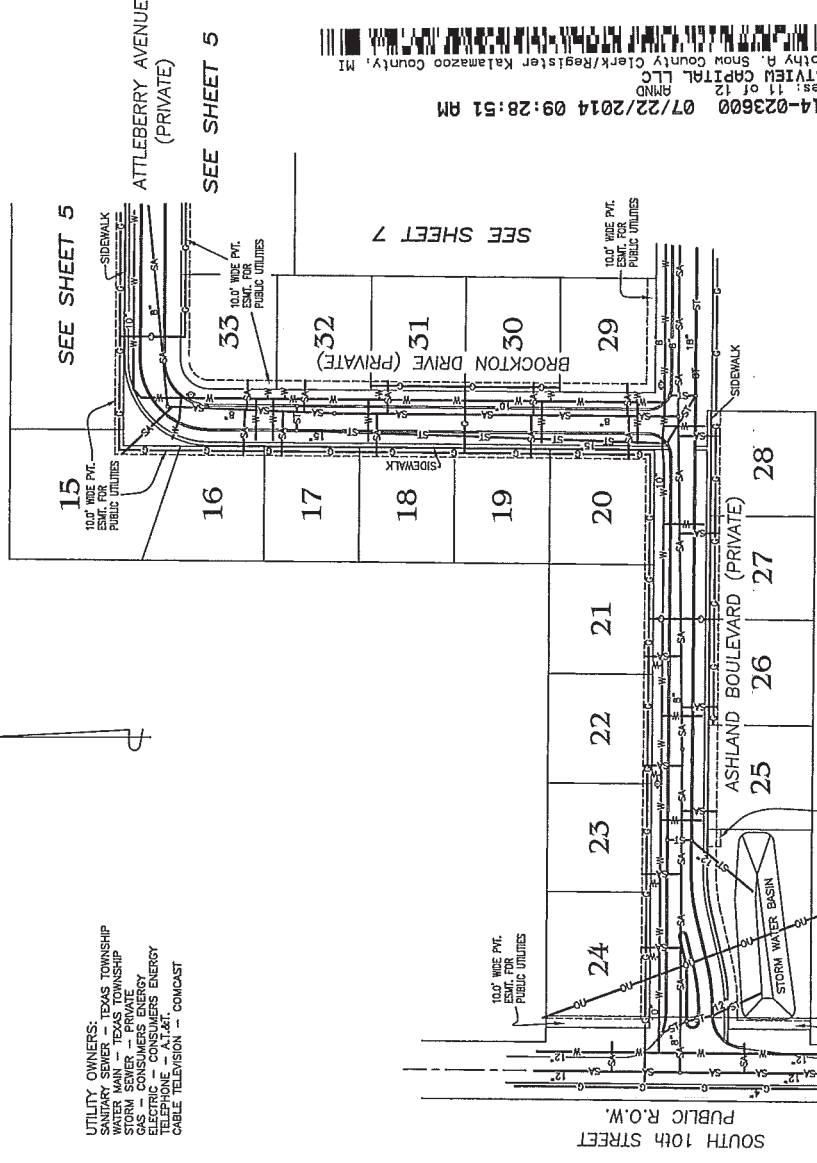


AMENDED 3/9/2014  
PROPOSED 4/15/2011

REPLAT No. 1 - REVISED ASHLAND UTILITIES. ADDED ADDITIONAL UTILITIES.



- UTILITY OWNERS:**
- SANITARY SEWER - TEXAS TOWNSHIP
  - WATER MAIN - TEXAS TOWNSHIP
  - STORM SEWER - PRIVATE
  - ELECTRIC - AMES ENERGY
  - TELEPHONE - CONSUMERS ENERGY
  - CABLE TELEVISION - COMCAST



2014-023600 07/22/2014 09:28:51 AM  
Pages: 11 of 12  
WESTVIEW CAPITAL LLC  
Timothy A. Snow County Clerk/Register Kalamazoo County, MI

