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LIBER 1606

STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORD

28-02-005-055-00

28-02-005-020-10

28-02-005-017-00

Patrol # 28-02-005-017-00 By BK
STATE OF MICHIGAN, County of Grand Traverse, at Traverse City, Michigan, 11/1/01, I hereby
certify that there are no Tax liens or Titles held by the State of any individual against the within
describing land, and all taxes on same are paid for five years previous to the date of the instrument as appears
by the records in my office. This does not cover taxes in the process of collection by
Township, City or Village Grand Traverse County, Treasurer

11 DEC 2001 2:20:55 PM

PEGGY HAINES
REGISTER OF DEEDS

B. J. [Signature]

**FIRST AMENDMENT TO MASTER DEED
OF
CHUM'S VILLAGE COMMERCE PARK**

This First Amendment to Master Deed made this 11th day of December, 2001 by the Developer as provided in Article IX, Section 3, of the Master Deed as recorded in Liber 1469, Pages 240-284, Grand Traverse County Records.

1. Exhibit B, The Grand Traverse County Subdivision Plan attached to the Master Deed is deleted in appropriate parts to correct survey changes and is replaced with the attached Replat No.1, Pages 1, 2, 3, 4, and 6.
2. Article II, Legal Description, shall be deleted in its entirety and replaced with the new Article II as follows:

ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of Section 5, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the East 1/4 corner of said Section 5; thence S 00°01'42" E, 427.88 feet along the East line of said Section 5 to the POINT OF BEGINNING; thence N 89°37'33" W, 699.75 feet; thence S 00°01'14" W, 248.37 feet; thence S 53°27'56" W, 333.06 feet; thence along a 416.00 foot radius curve to the left (central angle = 6°19'28", chord bearing = N 03°09'44" E, chord dist. = 45.89 feet) for 45.91 feet; thence North, 199.59 feet; thence N 89°59'52" W, 382.45 feet; thence N 00°26'14" E, 395.61 feet; thence along a 25.00 foot radius curve to the left (central angle = 90°20'29", chord bearing = N 44°44'01" W, chord dist. = 35.46 feet) for 39.42 feet; thence N 89°54'16" W, 524.35 feet; thence along a 25.00 foot radius curve to the left (central angle = 90°05'44", chord bearing = S 45°02'52" W, chord dist. = 35.38 feet) for 39.31 feet; thence South, 30.03 feet; thence N 89°57'42" W, 252.25 feet; thence North, 37.84 feet; thence S 87°32'11" W, 91.64 feet; thence N 89°33'09" W, 315.32 feet; thence along a 55.00 foot radius curve to the left (central angle = 90°34'55", chord bearing = S 45°09'23" W, chord dist. = 78.18 feet) for 86.95 feet; thence N 00°08'05" W, 416.04 feet along the North & South 1/4 line of said Section 5; thence S 89°34'58" E, 108.90 feet; thence N 00°08'05" W, 200.00 feet; thence N 89°34'58" W, 108.90 feet; thence continuing along the North & South 1/4 line N 00°08'05" W, 1002.15 feet to said North 1/8 line; thence S 89°25'48" E, 1978.22 feet along the North 1/8 line; thence S 00°01'29" E, 1316.88 feet; thence N 89°34'23" W, 41.22 feet along the East & West 1/4 line of said Section 5; thence S 00°01'14" W, 362.44 feet; thence S 89°37'33" E, 699.69 feet; thence S 00°01'42" E, 66.00 feet along said East Section line to the POINT OF BEGINNING.

Containing 77.72 Acres.

Summary sheet # 11/1/01
Hess 8/05

Subject to a 100' wide utility easement recorded in Liber 430, Page 972.

Subject to the right-of-way of U.S. 31/M-37 over the eastern most portion thereof.

Subject to other restrictions or easements, if any.

Together with an easement located in part of Section 5, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 00° 01' 42" East, 427.88 feet along the East line of said Section 5; thence North 89° 37' 33" West, 41.18 feet to the West right-of-way of US-31/M-37 and the Point of Beginning; thence South 00° 22' 27" West, 45.00 feet along said right-of-way; thence North 89° 37' 33" West, 44.83 feet; thence North 00° 01' 29" West, 25.00 feet; thence North 89° 37' 33" West, 613.58 feet; thence North 00° 01' 14" East, 20.00 feet; thence South 89° 37' 33" East, 658.57 feet to the Point of Beginning.

3. Article XI, County Road Commission Requirements, shall be deleted and replaced with a new Article XI as follows:

ARTICLE XI

COUNTY ROAD COMMISSION REQUIREMENTS

Section 1. Special Assessment Road Improvements. Upon approval by an affirmative vote of not less than fifty-one (51%) percent of all Co-owners, the Association shall be vested with the power and authority to sign petitions requesting establishment of a special assessment district pursuant to provisions of applicable Michigan statutes for improvement of roads within or adjacent to the condominium premises.

In the event that a special assessment road improvement project is established pursuant to applicable Michigan law, the collective cost assessable to the condominium premises as a whole shall be borne equally by all Co-owners.

All road improvement special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of 1978 P.A. 59, as amended (MCLA 559.231).

At some time subsequent to the recordation of the Master Deed, it may become necessary to improve some or all of the roads within or adjacent to the Condominium premises. Those improvements may be financed, in whole or in part, by the creation of a special assessment district or districts which may include the condominium development. The acceptance of a conveyance or the execution of a land contract by any owner or purchaser of a Condominium unit shall constitute the agreement by such owner or purchaser, his/her heirs, executors, administrators, or assigns, that the Association shall be vested with full power and authority to obligate all Co-owners to participate in the special assessment district, sign petitions requesting said special assessment, and consider and otherwise act on all assessment issues on behalf of the Association and all Co-owners; provided, that prior to signature by the Association on a petition for improvement of such public roads, the desirability of said improvements shall be approved by an affirmative vote or not less than fifty-one (51%) percent of Co-

**REPLAT NO. 1
GRAND TRAVERSE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 149
EXHIBIT B TO MASTER DEED OF
CHUM'S VILLAGE COMMERCE PARK
BLAIR TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN**

DEVELOPER,
FAMILY PROPERTIES, LLC
9572 BINGHAM ROAD
TRAVERSE CITY, MI 49684

PROPERTY DESCRIPTION:

Part of Section 5, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more fully described as follows:

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NOTE:
CHUM'S VILLAGE COMMERCE PARK CONDOMINIUM IS A CONDOMINIUM PROJECT. THE ASTERISK (*) INDICATES AMENDED OR NEW SHEETS WHICH ARE REVERSED DATED: DECEMBER 6, 2001. THESE PROPOSED SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

SHEET NO.	SHEET TITLE
*1	COVER SHEET
*2	SURVEY PLAN 1
*3	SURVEY PLAN 2
*4	SURVEY PLAN 3
5	SITE PLAN
*6	SITE PLAN 2
7	UTILITY PLAN



SURVEYOR

Christy L. Andersen

CHRISTY L. ANDERSEN
PROFESSIONAL SURVEYOR NO. 30074
ELMER'S CONSTRUCTION ENGINEERING, INC.
3600 RENNIE SCHOOL ROAD
P.O. BOX 6150
TRAVERSE CITY, MICHIGAN 49696-6150

Amended 12-6-01

Elmer's
CONSTRUCTION ENGINEERING, INC.

3600 RENNIE SCHOOL ROAD
TRAVERSE CITY, MI 49696-6150
P.O. BOX 6150
TRAVERSE CITY, MI 49696-6150
TEL (231) 943-8975
FAX (231) 943-8975

ENGINEERING - SURVEYING - INSPECTION - TESTING

PROPOSED: 02-08-01
FILE: 200637
EHL, J. COVER
SHEET 1

