

1995 MAR -3 PM 4:33

THIRD AMENDMENT TO MASTER DEED OF C & O CLUB *Harlene M. Probst*  
REGISTER OF DEEDS

OSCAR P. AND MARGARET STROUD, husband and wife, whose address is 08619 N. U.S. 31, Charlevoix, Michigan 49720 (hereinafter referred to as "Stroud"), pursuant to the authority reserved in Article VII(A) of the Master Deed of C & O Club (as amended), as recorded on June 16, 1992 in Liber 338, Pages 277 through 346, both inclusive, Charlevoix County Records, and designated as Charlevoix County Condominium Subdivision Plan No. 64, hereby amends the Master Deed for the purpose of enlarging the Condominium Project from twenty-five (25) units to thirty-six (36) units by the addition of land described in Section 1, below. Upon the recording of this Third Amendment to Master Deed (the "Third Amendment"), the Master Deed, as heretofore amended by the First Amendment to Master Deed, recorded in Liber 340, Pages 686 through 696, both inclusive, Charlevoix County Records (the "First Amendment"), and the Second Amendment to Master Deed, recorded in Liber 355, Pages 365 through 378, both inclusive, Charlevoix County Records (the "Second Amendment"), shall be further amended as follows:

1. The following land shall be added to the Condominium Project by this Third Amendment and shall be referred to as the "Phase II Property":

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST, CITY OF CHARLEVOIX AND CHARLEVOIX TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A 1" IRON ROD AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0° 39' 18" WEST ON THE WEST LINE OF SAID SECTION 24 (AS MONUMENTED) (WEST LINE OF GOVERNMENT LOT 4), A DISTANCE OF 387.66 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 74° 01' 52" EAST 174.46 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 58° 47' 51" EAST 114.92 FEET TO A CONCRETE MONUMENT; THENCE NORTHEASTERLY 42.92 FEET AROUND A 30.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 80° 13' 35" EAST 39.35 FEET TO A CONCRETE MONUMENT; THENCE NORTH 39° 14' 25" EAST 75.42 FEET TO A CONCRETE MONUMENT; THENCE NORTH 43° 23' 49" EAST 121.29 FEET TO A CONCRETE MONUMENT; THENCE NORTH 46° 49' 45" EAST 121.84 FEET TO A CONCRETE MONUMENT; THENCE NORTH 52° 02' 29" EAST 135.02 FEET TO A CONCRETE MONUMENT; THENCE NORTH 54° 06' 52" EAST 136.82 FEET TO A CONCRETE MONUMENT; THENCE NORTH 48° 50' 04" EAST 126.44 FEET TO A CONCRETE MONUMENT; THENCE NORTH 57° 10' 47" EAST 157.19 FEET TO A CONCRETE MONUMENT; THENCE NORTH 58° 32' 25" EAST 199.25 FEET TO A CONCRETE MONUMENT; THENCE NORTH 65° 31' 59" EAST 106.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 32° 04' 07" WEST 49.96 FEET TO A CONCRETE MONUMENT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY U.S.-31; THENCE NORTH 69° 48' 16" EAST 162.18 FEET TO A CONCRETE MONUMENT ON THE WEST 1/8TH LINE OF SAID

TAX CODE # pt of 15-52-124-001-1030

State of Michigan, County of Charlevoix, City of Charlevoix  
I hereby certify that there are no tax liens or titles held by the State or by individuals on the land herein described in the within instrument and that all taxes due thereon have been paid for the five years preceding the date of said instrument as appears by the records in my office. This does not cover taxes in process of collection by Township, City or Village.  
*James Walsh* County Treasurer.

SECTION 24 (AS MONUMENTED); THENCE SOUTH 2° 28' 06" WEST ON SAID 1/8TH LINE (AS MONUMENTED) 27.49 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 11° 42' 53" EAST 172.86 FEET TO A 1/2" IRON ROD ON THE NORTHWESTERLY BOUNDARY OF THE PRESENT C & O CLUB CONDOMINIUM; THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 57° 59' 22" WEST 714.16 FEET TO A 1/2" IRON ROD; THENCE SOUTHWESTERLY 535.76 FEET AROUND A 1858.36 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 46° 29' 08" WEST 533.91 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY NORTH 58° 51' 51" WEST 38.77 FEET TO A BOAT SPIKE; THENCE NORTH 58° 47' 50" WEST 256.32 FEET TO A T-IRON STAKE; THENCE NORTH 74° 01' 56" WEST 158.15 FEET TO THE WEST LINE OF SAID SECTION 24 AS MONUMENTED, (WEST LINE OF SAID GOVERNMENT LOT 4); THENCE NORTH 0° 39' 18" EAST ON SAID WEST LINE 41.47 FEET TO THE POINT OF BEGINNING. CONTAINING 5.56 ACRES OF LAND MORE OR LESS.

2. In connection with the expansion of the Condominium Project and the creation of Units 26 through 36 on the Phase II Property, as defined in Section 1, above, Stroud will create a private road to provide access from the Units to Mercer Boulevard, a public road, as required under Article VII(A) of the Master Deed, as amended. This area has been designated on Replat No. 2 to the Condominium Subdivision Plan of C & O Club (attached hereto and hereinafter referred to as "Replat No. 2") as a general common element. The Co-owners of Units 26 through 36 shall not be permitted to obtain access to their Units via C & O Club Drive. The Co-Owners of Units 1 through 25 shall not be permitted to obtain access to their Units via the private access road to be constructed adjacent to Units 26 through 36. The costs of maintenance, repair and replacement of this private access road, as well as C & O Club Drive, shall be equally divided among all Co-owners in the Project.

3. Amended Sheets 1,2,3,4,5 and 6 of the Condominium Subdivision Plan of C & O CLUB, as contained on the attached Replat No. 2 shall replace and supersede all prior Sheets 1,2,3,4,5 and 6 of the original Condominium Subdivision Plan of C & O CLUB as attached to the Master Deed, the First Amendment and the Second Amendment, which prior sheets shall be of no further force or effect. The legal description of the Condominium Project contained on Amended Sheet 1 shall replace and supersede the legal description of the Condominium Project contained in Article II of the Master Deed.

4. In connection with the recording of this Third Amendment, Stroud hereby terminates its reserved right, as set forth in Article VIII, Section 8, subparagraph (e) of the Master Deed, to create a pedestrian access easement over a portion of Units 20 and 21. Instead, Stroud hereby reserves an easement along the westerly boundaries of Units 16 and 26 (between Stroud Court and C & O Club Drive) and along the easterly boundaries of Units 25 and 36 for pedestrian use for access to the Beach Area. The location of these pedestrian easements are shown on Replat No. 2, as attached hereto.

5. A berm and landscaping have been installed along a portion of the easterly boundary of Unit 25 within the pedestrian easement area referenced in Paragraph 4, above, for the purpose of creating a buffer between the Condominium Project and the adjacent mobile home park located to the east of the Condominium Project. The Co-owner(s) of Unit 25 will not be permitted to alter the berm or landscaping in any manner. The Association will not be permitted to alter the berm or landscaping during the Development and Sales Period without the written prior approval of Stroud and Waterfront.

6. The Percentages of Value for all 36 Units in the Project will continue to be equal and shall total 100%.

7. For all purposes under the Master Deed, the Michigan Condominium Act or otherwise, Stroud shall be the "Developer" of Units 26 through 36. Waterfront Partners Limited Partnership ("Waterfront"), the Developer of Units 1 through 15, is joining into this Third Amendment solely to evidence its consent to the expansion of the Condominium pursuant to Article VI(A) of the Master Deed, as amended, and Waterfront is not undertaking any responsibilities or liabilities as the "Developer" of Units 26 through 36.

8. In all other respects, other than hereinabove indicated, the Master Deed, and heretofore amended by the First Amendment and the Second Amendment, including the By-Laws, are hereby ratified, confirmed and redeclared.

WITNESSES:

*Gregory F. Bryan Jr*  
GREGORY F. BRYAN JR  
*Gilda J. Mottarelli*  
GILDA J. MOTTARELLI  
*Gregory F. Bryan Jr*  
GREGORY F. BRYAN JR  
*Gilda J. Mottarelli*  
GILDA J. MOTTARELLI

*Oscar P. Stroud*  
OSCAR STROUD  
*Margaret Stroud*  
MARGARET STROUD  
"Stroud"

WATERFRONT PARTNERS LIMITED PARTNERSHIP, a Michigan limited partnership

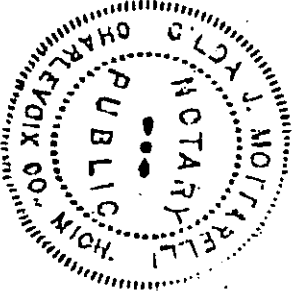
By: WATERFRONT GROUP CORPORATION, a Michigan corporation, General Partner

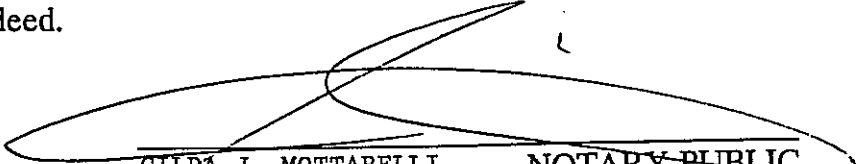
*L. Hatch*  
LIZ HATCH  
*Sue A. Arnold*  
SUE A. ARNOLD

By: *Stuart M. Kauffman*  
STUART M. KAUFFMAN  
Its: President  
"Waterfront"

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF CHARLEVOIX )

On this 3rd day of March, 1995, the foregoing Third Amendment to Master Deed was acknowledged before me by OSCAR and MARGARET STROUD, his wife, to me known to be the persons described herein, and acknowledged that they executed the same as their free act and deed.

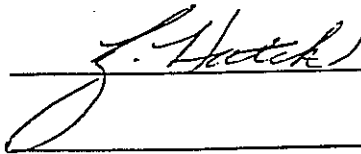


  
GILDA J. MOTTARELLI, NOTARY PUBLIC  
Charlevoix County,  
Michigan  
My commission expires: 7/20/96

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

On this 27th day of FEBRUARY, 1995, the foregoing Third Amendment to Master Deed was acknowledged before me by Stuart M. Kaufman, President of WATERFRONT GROUP CORPORATION, a Michigan corporation, General Partner of WATERFRONT PARTNERS LIMITED PARTNERSHIP, on behalf of the limited partnership.

LIZ HATCH  
Notary Public Oakland County, Mich.  
My Commission Expires Aug. 26, 1999

  
\_\_\_\_\_, NOTARY PUBLIC  
\_\_\_\_\_  
Michigan  
My commission expires: \_\_\_\_\_

**THIRD AMENDMENT TO  
MASTER DEED DRAFTED BY  
AND WHEN RECORDED RETURN TO:**

Dean J. Gould, Esq.  
Silver, Gould, Eizelman, Zoller,  
Upfal, Bean & Jackier  
1533 North Woodward Avenue, Suite 250  
Bloomfield Hills, Michigan 48304  
(810) 642-0500

REPLAT NO. 2 TO

CHARLEVOIX COUNTY CONDOMINIUM SUBDIVISION PLAN

EXHIBIT B TO THE MASTER DEED OF

C & O CLUB

CITY OF CHARLEVOIX &amp; CHARLEVOIX TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN.

DEVELOPER

WATERFRONT PARTNERS LIMITED PARTNERSHIP  
 1533 N. WOODWARD, SUITE 240  
 BLOOMFIELD HILLS, MICHIGAN 48304

LEGAL DESCRIPTION

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST, CITY OF CHARLEVOIX AND CHARLEVOIX TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A 1" IRON ROD AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°39'18" WEST ON THE WEST LINE OF SAID SECTION 24 (AS MONUMENTED) (WEST LINE OF GOVERNMENT LOT 4), A DISTANCE OF 1506.14 FEET TO A CONCRETE MONUMENT RECORDED AS BEING 80.00 FEET NORTHWESTERLY OF MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD; THENCE CONTINUING ON SAID WEST SECTION LINE (WEST LINE OF GOVERNMENT LOT 4) SOUTH 0°38'06" WEST 56.46 FEET TO A 5/8" ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 32°26'12" EAST ON SAID RIGHT-OF-WAY LINE 17.36 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 32°26'12" EAST 789.65 FEET; THENCE NORTHEASTERLY ON SAID RIGHT-OF-WAY LINE 211.82 FEET AROUND A 1959.89 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 35°31'55" EAST 211.72 FEET; THENCE NORTH 58°51'51" WEST 200.56 TO A BOAT SPIKE; THENCE NORTH 58°47'51" WEST 256.32 FEET TO A T-IRON STAKE; THENCE NORTH 74°01'52" WEST 158.15 FEET TO THE WEST LINE OF SAID SECTION 24, (WEST LINE OF SAID GOVERNMENT LOT 4); THENCE NORTH 0°39'18" EAST ON SAID WEST LINE 41.47 FEET; THENCE SOUTH 74°01'52" EAST 174.46 FEET; THENCE SOUTH 58°47'51" EAST 114.92 FEET; THENCE NORTHEASTERLY 42.92 FEET AROUND A 30.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 80°13'35" EAST 39.35 FEET; THENCE NORTH 39°14'25" EAST 75.42 FEET; THENCE NORTH 43°23'49" EAST 121.29 FEET; THENCE NORTH 46°49'45" EAST 121.84 FEET; THENCE NORTH 53°02'29" EAST 135.02 FEET; THENCE NORTH 54°06'52" EAST 136.82 FEET; THENCE NORTH 48°50'04" EAST 126.44 FEET; THENCE NORTH 57°10'47" EAST 157.19 FEET; THENCE NORTH 58°32'25" EAST 199.25 FEET; THENCE NORTH 65°31'59" EAST 106.03 FEET; THENCE NORTH 32°04'07" WEST 49.96 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY U.S.-31; THENCE NORTH 69°48'16" EAST ON SAID SOUTHEASTERLY LINE 162.18 FEET TO A 1/2" IRON ROD ON THE WEST 1/8TH LINE OF SAID SECTION 24, (AS MONUMENTED); THENCE SOUTH 2°28'06" WEST ON SAID WEST 1/8TH LINE (AS MONUMENTED) 27.49 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 11°42'53" EAST 305.97 FEET TO A CONCRETE MONUMENT ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 24 (AS MONUMENTED) (NORTH LINE OF GOVERNMENT LOT 4); THENCE CONTINUING ON SAID QUARTER LINE (NORTH LINE OF GOVERNMENT LOT 4) SOUTH 89°44'18" EAST 28.85 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY

RIGHT-OF-WAY LINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 63°04'53" EAST 359.56 FEET; THENCE SOUTH 31°51'32" EAST 200.50 FEET TO THE SHORE OF LAKE CHARLEVOIX; THENCE ON A SHORE THE FOLLOWING COURSES AND DISTANCES: 163.99 FEET TO A MEANDER POINT; THENCE 132.39 FEET TO A MEANDER POINT; THENCE 134.39 FEET TO A MEANDER POINT; THENCE 153.47 FEET TO A MEANDER POINT; THENCE 137.34 FEET TO A MEANDER POINT; THENCE 170.28 FEET TO A MEANDER POINT; THENCE 163.58 FEET TO A MEANDER POINT; THENCE 171.71 FEET TO A MEANDER POINT; THENCE 313.82 FEET TO A MEANDER POINT; THENCE 160.65 FEET TO A MEANDER POINT; THENCE 162.81 FEET TO A MEANDER POINT; THENCE 142.26 FEET TO A MEANDER POINT; THENCE 135.76 FEET TO A MEANDER POINT; THENCE 151.10 FEET TO A MEANDER POINT; THENCE 153.49 FEET TO A MEANDER POINT ON THE WYLER PROPERTY; THENCE LEAVING SAID SHORE SAID NORTHEASTERLY LINE 15.51 FEET TO A SOUTHEASTERLY LINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 32°25'45" WEST ON SAID SOUTH 32°25'45" WEST 99.98 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE ALSO ALL THE LAND LYING BETWEEN SAID MEANDER POINTS AND SAID TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, ALL CONTAINING 19.78 ACRES OR THEREABOUTS.

SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS THEREIN OTHERWISE.

BEARINGS ARE RELATIVE TO SURVEYS IN THE AREA.

*Arthur R. Ranger*  
 PREPARED BY: ARTHUR R. RANGER, P.S. 31

ATTENTION: COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM 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 ON THIS SHEET AND IN THE  
SURVEYOR'S CERTIFICATE ON SHEET NO.2.

0. 64

(E AND OHIO RAILROAD;  
A CONCRETE MONUMENT;  
A MEANDER POINT ON THE  
NDER LINE ALONG SAID  
; SOUTH 69°11'23" WEST  
JTH 67°24'07" WEST  
JTH 63°40'58" WEST  
JTH 62°24'40" WEST  
JTH 60°41'31" WEST  
JTH 54°49'44" WEST  
JTH 50°47'01" WEST  
JTH 47°27'23" WEST  
JTH 41°04'21" WEST  
JTH 39°09'52" WEST  
JTH 36°39'20" WEST  
JTH 37°33'58" WEST  
JTH 36°22'11" WEST  
JTH 33°37'56" WEST  
JTH 33°45'44" WEST  
THEASTERLY LINE OF THE  
NORTH 57°45'07" WEST ON  
RON STAKE ON THE  
KE AND OHIO RAILROAD;  
EASTERLY LINE 0.43 FEET;  
THE POINT OF BEGINNING.  
ER LINE AND LAKE  
AND MORE OR LESS.

IRICTIONS OF RECORD OR

EA.

SHEET INDEX

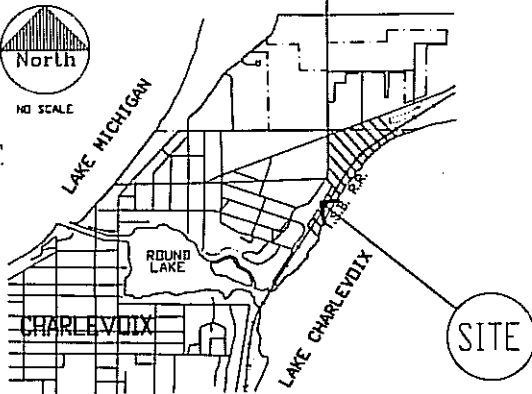
- 1. COVER SHEET
  - 2. SURVEY PLAN
  - 3. SITE PLAN
  - 4. UTILITY & FLOODPLAIN PLAN
  - 5. DETAIL SHEET "A"
  - 6. DETAIL SHEET "B"
- REVISED SHEETS



THIS SHEET PREPARED BY:

*Arthur R. Ranger*  
 ARTHUR R. RANGER, P.S. 31601

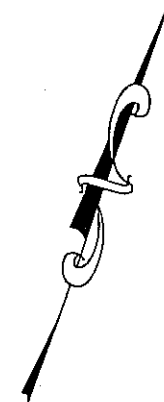
RANGER ENGINEERING COMPANY  
 100 MICHIGAN AVE., SUITE 6B  
 CHARLEVOIX, MICHIGAN 49720  
 01/26/95



LOCATION MAP  
NO SCALE

N.W. CORNER  
SEC. 24, T.34N, R.8W.

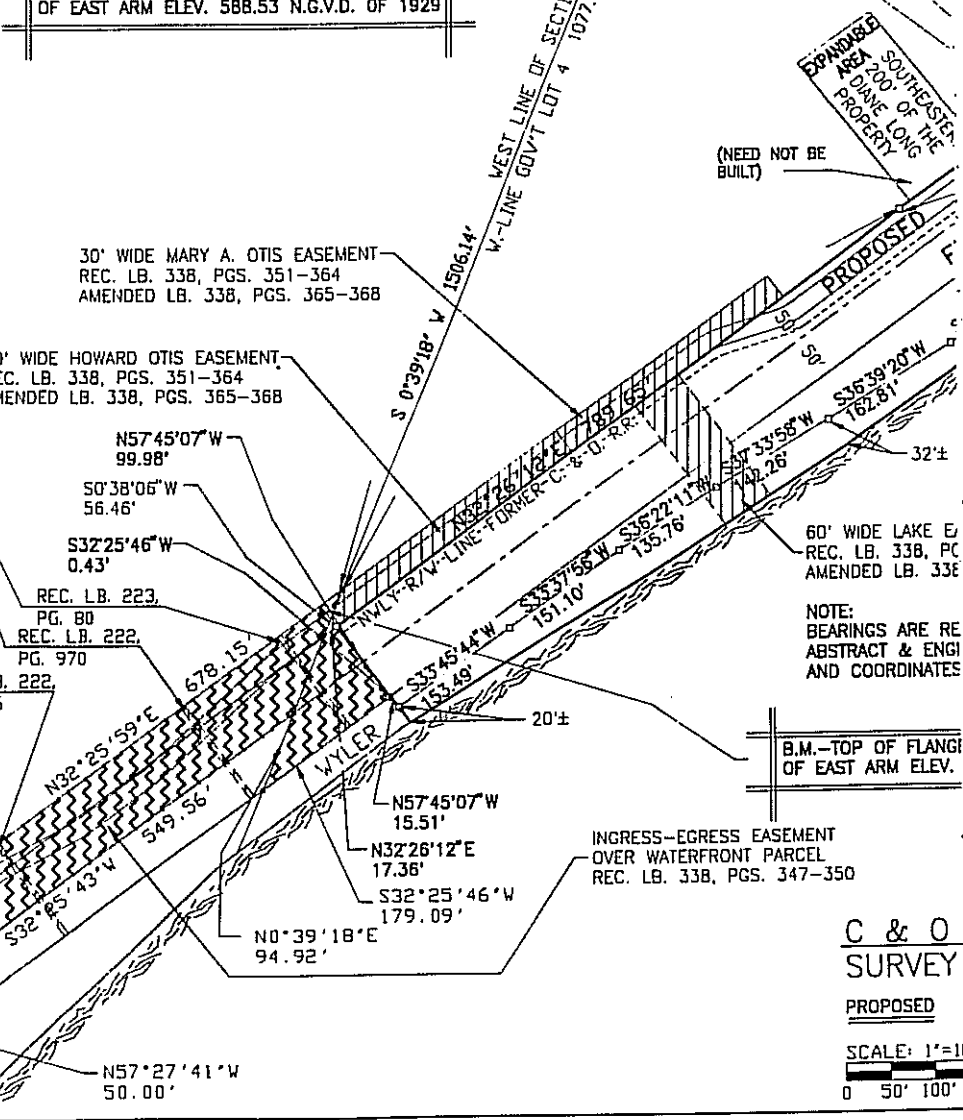
V. 1/4 COR.  
SEC. 24, T.34N, R.8W.



B.M.—TOP OF FLANGE ON HYDRANT NORTH  
OF EAST ARM ELEV. 588.53 N.G.V.D. OF 1929

LEGEND

- = SET CONC. MON.
- = FND. 1/2" ROD
- = FND. CONC. MON.

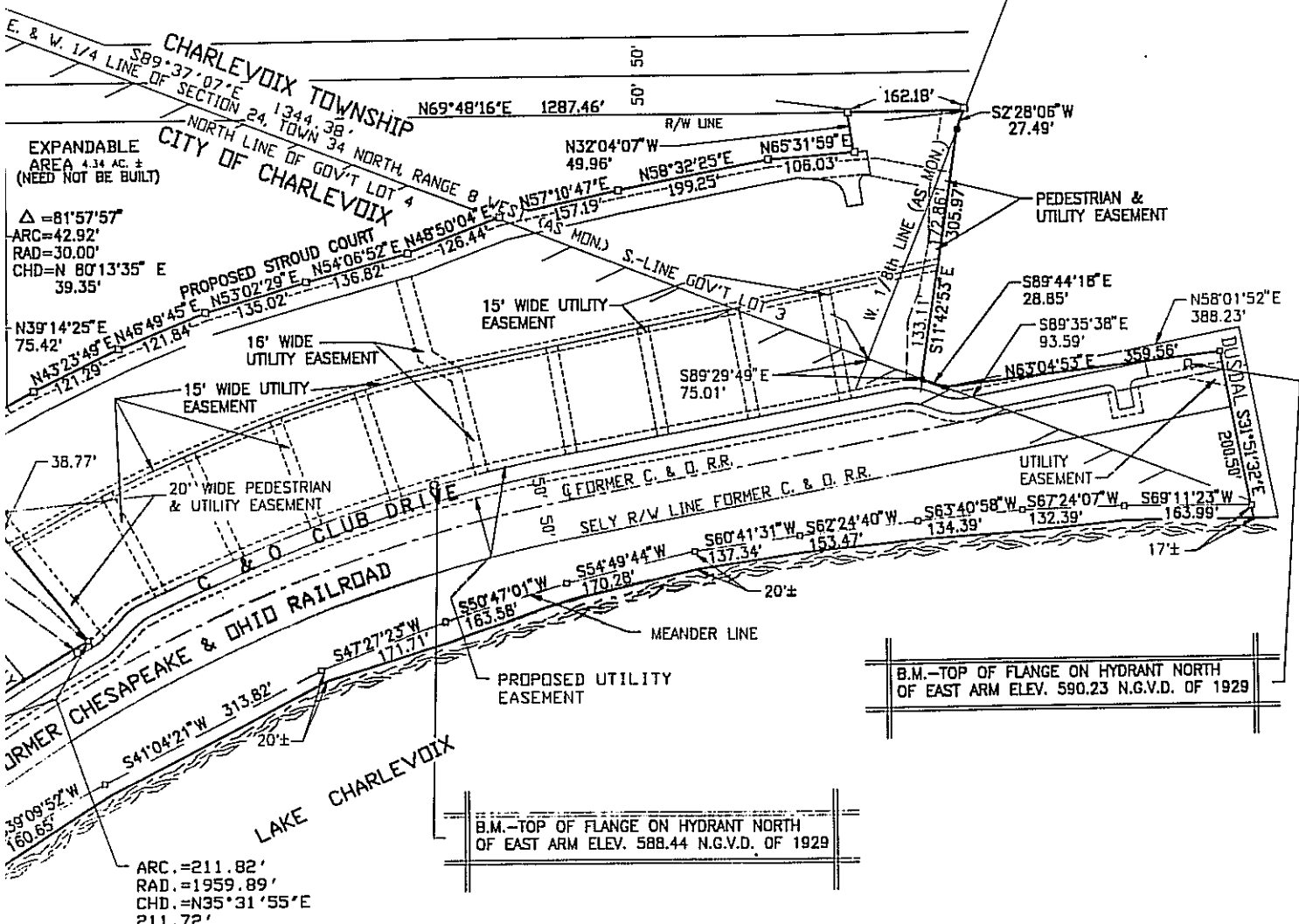


NOTE:  
BEARINGS ARE RE  
ABSTRACT & ENGI  
AND COORDINATES

C & O  
SURVEY

PROPOSED

SCALE: 1"=11'  
0 50' 100'



**SURVEYOR'S CERTIFICATE**

I ARTHUR R. RANGER, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HERBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS THE CHARLEVOIX COUNTY CONDOMINIUM PLAN NO. \_\_\_\_\_ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A BOUNDARY SURVEY ON THE GROUND MADE UNDER MY DIRECTION, (THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, EXCEPT AS NOTED). THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 145 OF ACT NUMBER 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 NUMBER 59 OF THE PUBLIC ACTS OF 1978. THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

EASEMENT  
S. 351-364  
P. PGS. 365-368

RELATIVE TO A SURVEY BY CHARLEVOIX  
ENGINEERING COMPANY DATED 08/19/1991.,  
ARE ON AN ASSUMED BASE.

B.M. - TOP OF FLANGE ON HYDRANT NORTH  
591.27 N.G.V.D. OF 1929

B.M. - TOP OF FLANGE ON HYDRANT NORTH  
OF EAST ARM ELEV. 588.44 N.G.V.D. OF 1929

B.M. - TOP OF FLANGE ON HYDRANT NORTH  
OF EAST ARM ELEV. 590.23 N.G.V.D. OF 1929

CLUB  
PLAN

01/26/95  
DATE

*Arthur R. Ranger*  
ARTHUR R. RANGER, P.S. 31601



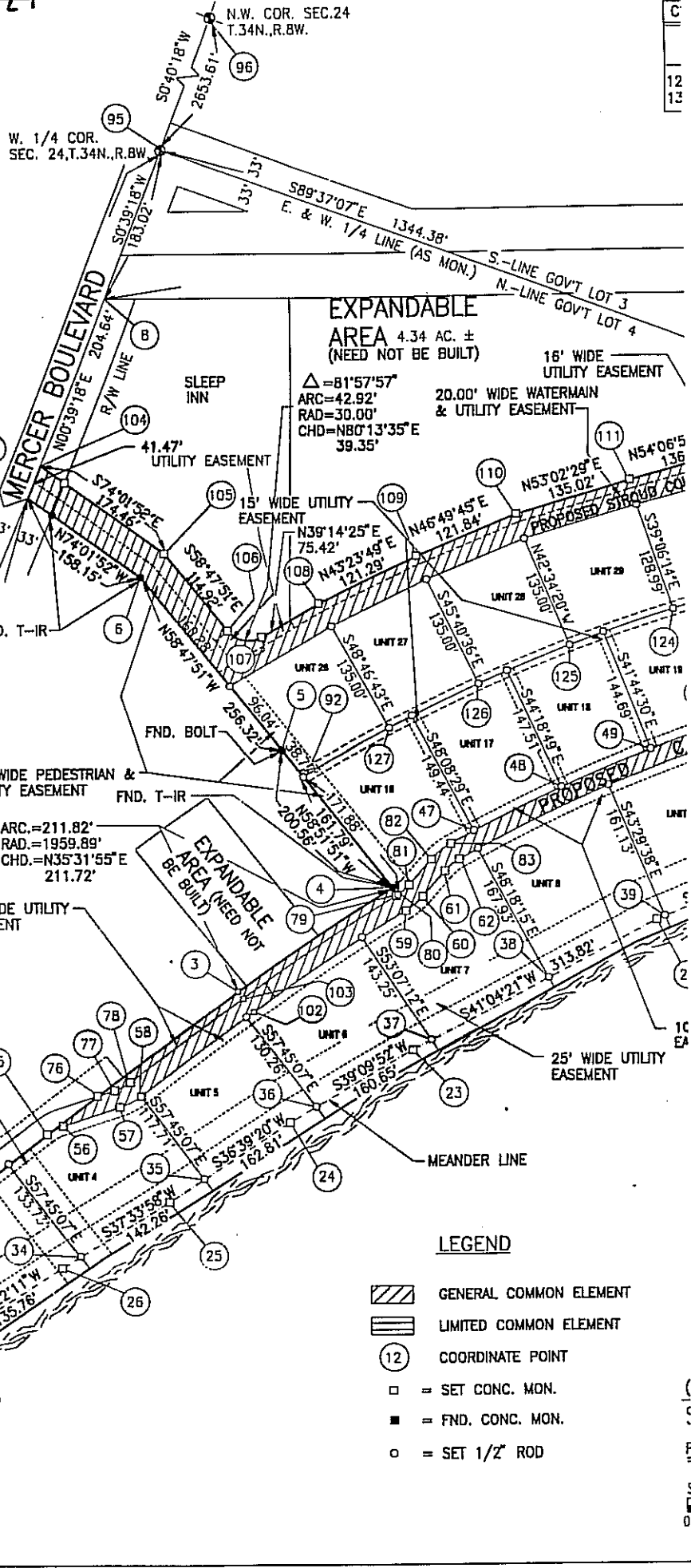
RANGER ENGINEERING COMPANY  
100 MICHIGAN AVE., SUITE 68  
CHARLEVOIX, MICHIGAN 49720





SCHEDULE OF COORDINATES		
COORDINATE POINT	NORTHING	EASTING
1.	2551.96	2261.26
2.	2495.50	2260.64
3.	3176.60	2693.49
4.	3348.90	2816.53
5.	3452.60	2644.86
6.	3585.39	2425.62
7.	3628.90	2273.57
8.	3874.99	2276.39
9.	4375.45	3636.90
10.	4347.99	3635.71
11.	4048.39	3697.84
12.	4047.60	3820.27
13.	4253.81	4056.03
14.	4040.75	4153.12
15.	3982.49	3999.83
16.	3931.62	3877.60
17.	3872.04	3757.14
18.	3800.96	3621.12
19.	3733.74	3501.36
20.	3635.85	3362.17
21.	3532.23	3235.43
22.	3416.13	3108.92
23.	3179.54	2902.74
24.	3054.98	2801.28
25.	2924.37	2704.08
26.	2811.61	2617.35
27.	2702.29	2536.84
28.	2576.49	2453.16
29.	2448.88	2367.85
30.	2457.17	2354.74
31.	2510.15	2289.95
32.	2573.59	2451.21
33.	2698.47	2534.29
34.	2831.25	2632.46
35.	2962.40	2732.37
36.	3081.83	2823.14
37.	3197.62	2918.49
38.	3310.70	3017.04
39.	3423.04	3116.44
40.	3524.46	3226.96
41.	3630.52	3355.87
42.	3717.39	3478.16
43.	3793.33	3607.51
44.	3863.21	3740.24
45.	3930.09	3874.51
46.	3987.43	4012.81
47.	3439.88	2880.44
48.	3519.78	2956.15
49.	3595.22	3036.10
50.	3664.37	3117.98
51.	3734.17	3210.82
52.	3799.10	3308.77
53.	3926.85	3513.14
54.	3990.73	3615.32
55.	2948.47	2548.51
56.	2963.33	2561.90
57.	3005.27	2614.88
58.	3025.08	2632.74
59.	3329.18	2839.18
60.	3350.68	2851.44
61.	3386.29	2864.96
62.	3404.35	2875.77
63.	3779.55	3315.23
64.	4009.47	3683.03
65.	4018.34	3715.37
66.	4018.23	3730.56
67.	4030.37	3773.49
68.	4115.23	3909.45
69.	4112.04	3923.23
70.	4090.83	3936.47
71.	4101.42	3953.43
72.	4122.63	3940.20
73.	4136.41	3943.39
74.	4144.35	3956.11
75.	4051.61	4181.69

SCHEDULE OF COORDINATES		
COORDINATE POINT	NORTHING	EASTING
76.	3008.37	2586.58
77.	3020.96	2602.47
78.	3035.83	2615.87
79.	3341.66	2823.55
80.	3343.68	2825.16
81.	3357.78	2832.75
82.	3393.39	2846.27
83.	3417.47	2860.67
84.	3796.51	3304.62
85.	3862.97	3410.95
86.	4026.43	3672.42
87.	4036.97	3700.20
88.	4038.34	3715.51
89.	2456.80	2354.51
90.	4038.23	3730.70
91.	4047.33	3762.89
92.	3432.55	2678.04
93.	3800.17	3065.24
94.	4178.73	3670.81
95.	4058.00	2278.48
96.	6711.43	2309.59
97.	4048.26	3726.68
98.	4159.84	3946.44
99.	4211.05	4047.29
100.	4211.35	4082.48
101.	4195.37	4057.03
102.	3160.51	2718.81
103.	3171.24	2701.93
104.	3670.36	2274.05
105.	3622.37	2441.77
106.	3562.84	2540.06
107.	3569.52	2578.84
108.	3627.93	2626.54
109.	3716.07	2709.88
110.	3799.43	2798.74
111.	3880.61	2906.63
112.	3960.80	3017.48
113.	4044.03	3112.66
114.	4129.23	3244.76
115.	4233.22	3414.72
116.	4277.13	3511.23
117.	4134.72	3600.43
118.	4079.07	3511.40



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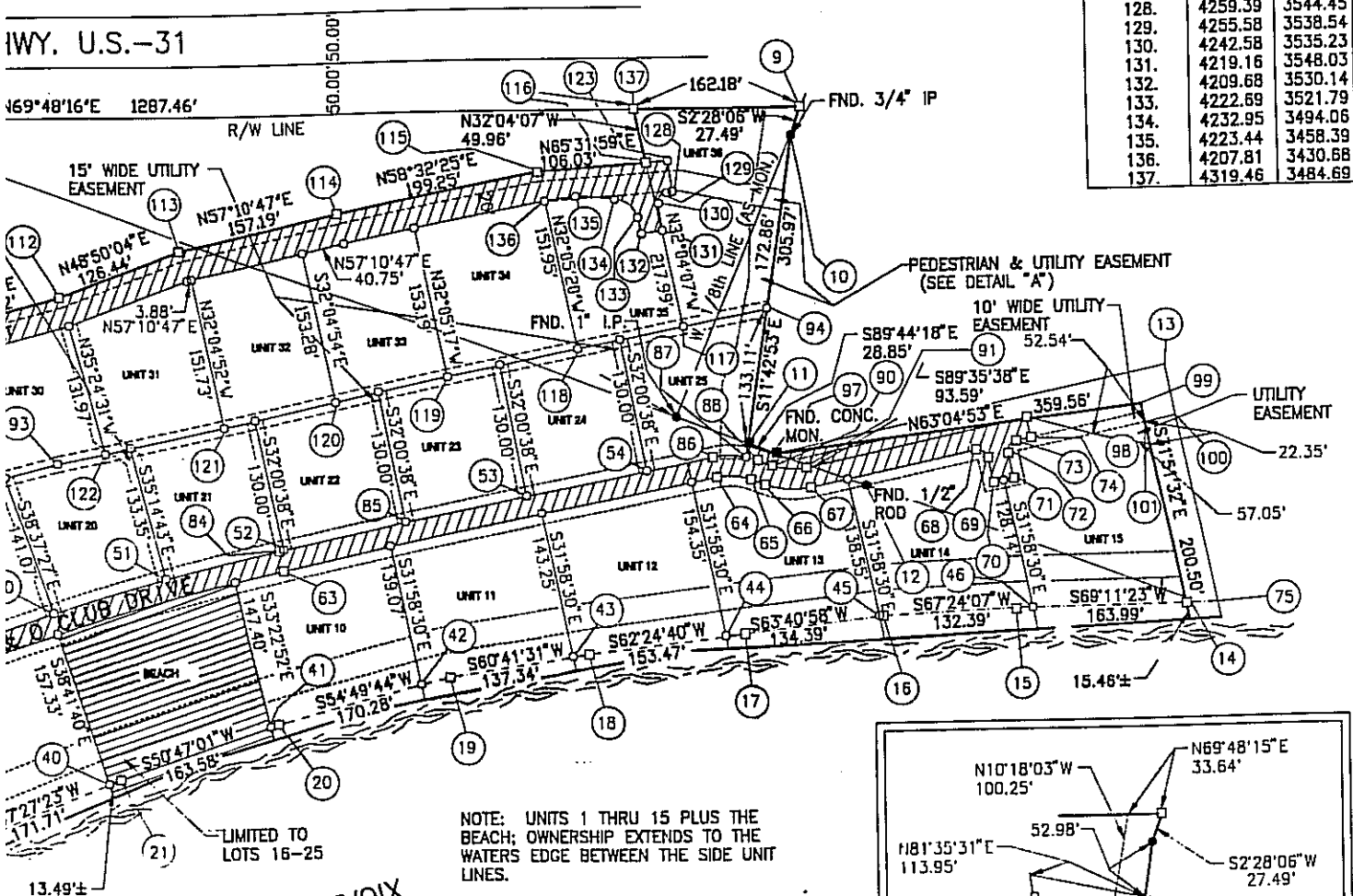
E DATA				
ORD	ARC	RADIUS	CHORD DISTANCE	CHORD BEARING
130	14.70'	10.00'	13.41'	S 14°17'05" W
134	31.64'	25.00'	29.57'	N 69°41'45" W

LIBER 359 PAGE 0628

SCHEDULE OF COORDINATES		
COORDINATE POINT	NORTHING	EASTING
119.	4010.16	3401.16
120.	3951.86	3307.89
121.	3893.55	3214.61
122.	3829.94	3112.86
123.	4285.83	3530.35
124.	3756.45	3005.92
125.	3677.02	2909.41
126.	3600.48	2827.64
127.	3519.15	2750.63
128.	4259.39	3544.45
129.	4255.58	3538.54
130.	4242.58	3535.23
131.	4219.16	3548.03
132.	4209.68	3530.14
133.	4222.69	3521.79
134.	4232.95	3494.06
135.	4223.44	3458.39
136.	4207.81	3430.68
137.	4319.46	3484.69

I.W.Y. U.S.-31

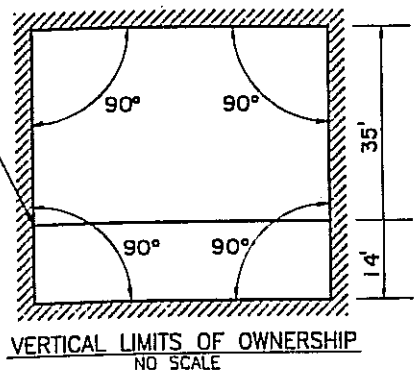
169°48'16"E 1287.46'



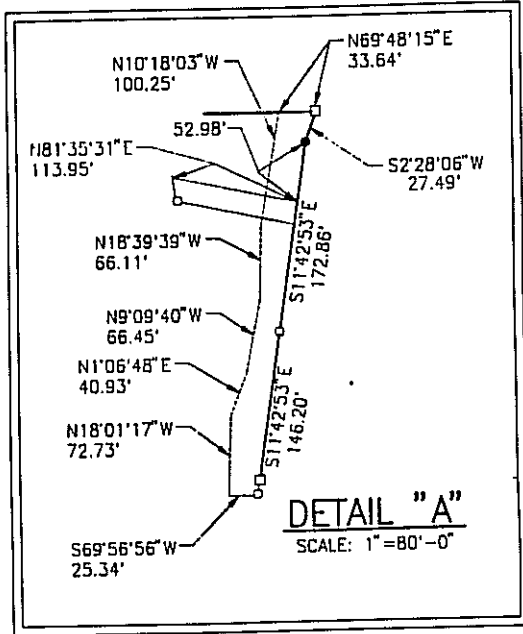
WIDE UTILITY EASEMENT

LAKE CHARLEVOIX

BASE ELEVATION  
 UNITS 1-3=589.0  
 UNITS 4-15=586.0  
 UNITS 16-25=598.0  
 UNITS 26-28=612.0  
 UNITS 29-36=614.0



UNITS 1 THRU 36 MUST BE BUILT



THIS SHEET PREPARED BY:

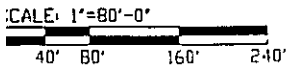
Arthur R. Ranger  
 ARTHUR R. RANGER, P.E. 31601

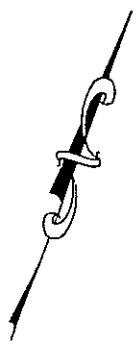


RANGER ENGINEERING COMPANY  
 100 MICHIGAN AVE., SUITE 6B  
 CHARLEVOIX, MICHIGAN 49720  
 01/26/95

& O CLUB  
 SITE PLAN

PROPOSED





MERCER BOULEVARD

EXPANDABLE AREA 4.34 AC. ± (NEED NOT BE BUILT)

16 UT

SLEEP INN

UTILITY EASEMENT

15' WIDE UTILITY EASEMENT

PROPOSED STROUD COURT

20' WIDE PEDESTRIAN & UTILITY EASEMENT

EXPANDABLE AREA (NEED NOT BE BUILT)

10' WIDE UTILITY EASEMENT

60' WIDE ACCESS EASEMENT

30' WIDE ACCESS EASEMENT

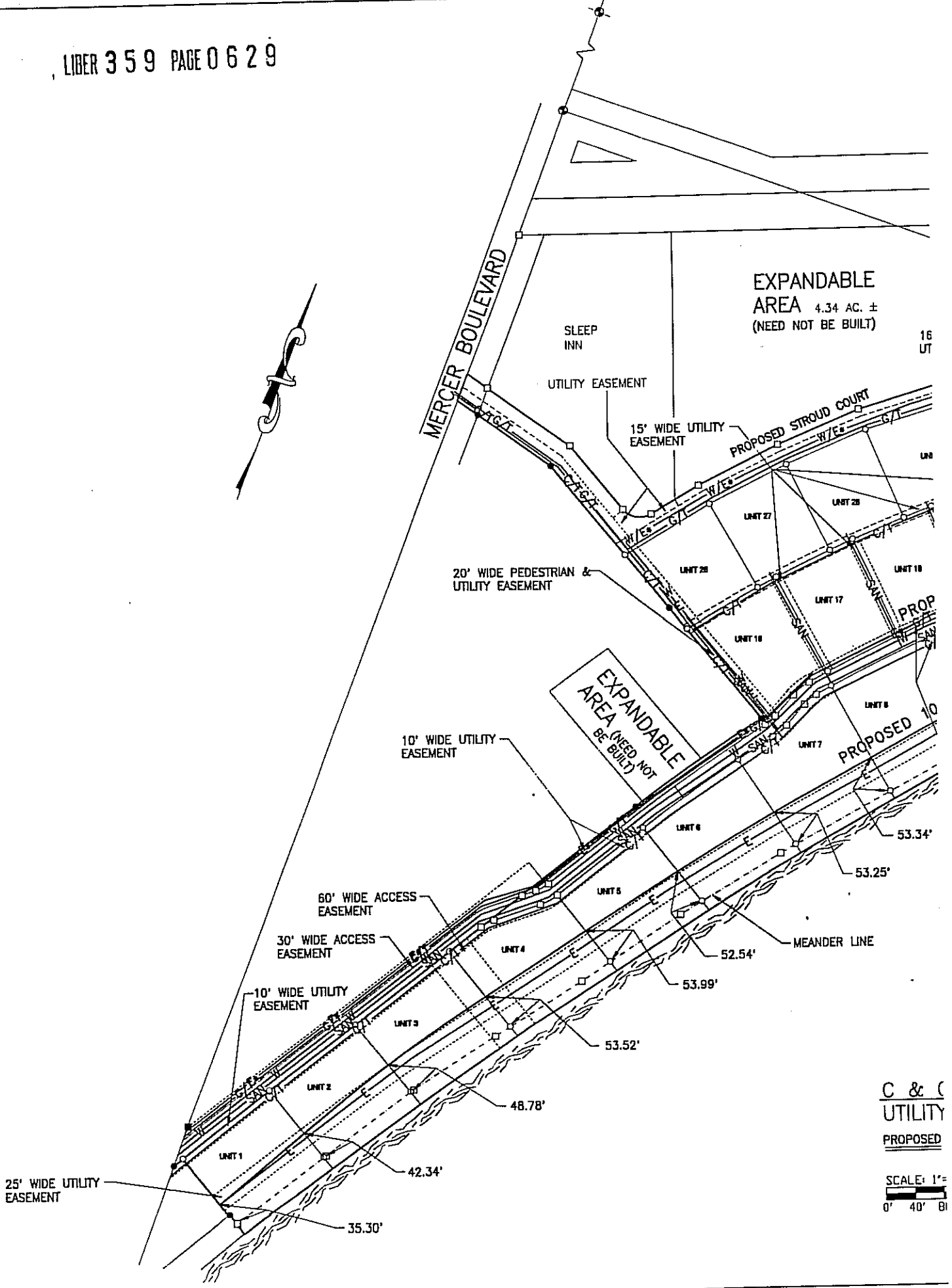
10' WIDE UTILITY EASEMENT

25' WIDE UTILITY EASEMENT

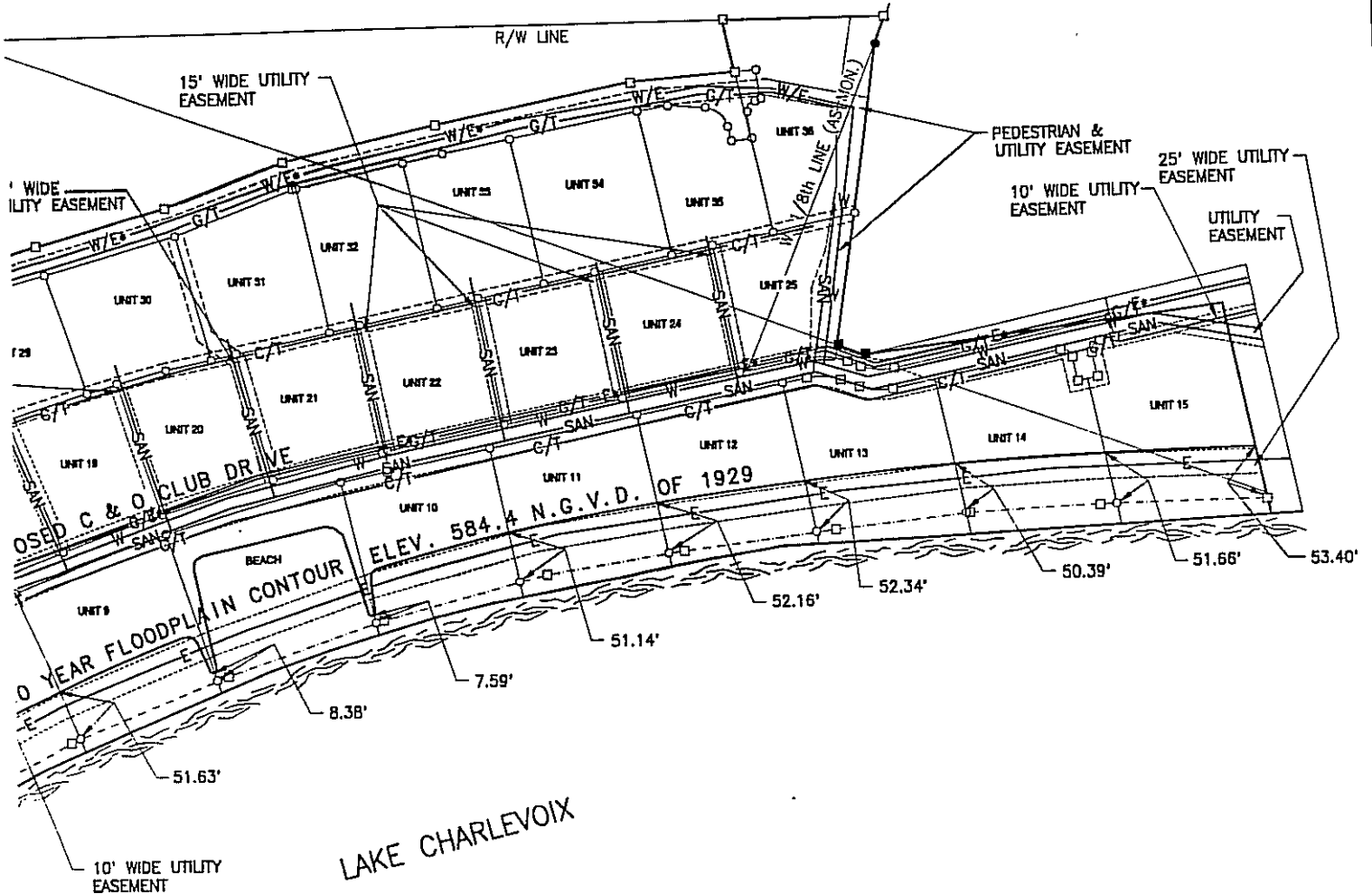
PROPOSED 10'

C & C UTILITY PROPOSED

SCALE: 1" = 0' 40' 8"



HWY. U.S.-31



UTILITY	SOURCE OF LOCATION	LEGEND	
GAS	MICHIGAN CONSOLIDATED	—G—	GAS
ELECTRIC	CONSUMERS POWER	—E—	ELECTRIC
TELEPHONE	MICHIGAN BELL	—T—	TELEPHONE
WATER	CITY OF CHARLEVOIX	—W—	WATER
SANITARY SEWER	CITY OF CHARLEVOIX	—SAN—	SANITARY SEWER
ELECTRIC	CITY OF CHARLEVOIX	—E—	ELECTRIC
CABLE T.V.	WESTMARC CABLE	—C/T—	CABLE T.V.

THIS SHEET PREPARED BY:

OSD C & O CLUB DRIVE  
& FLOODPLAIN PLAN

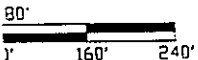
*Arthur R. Ranger*  
ARTHUR R. RANGER, P.S. 31601

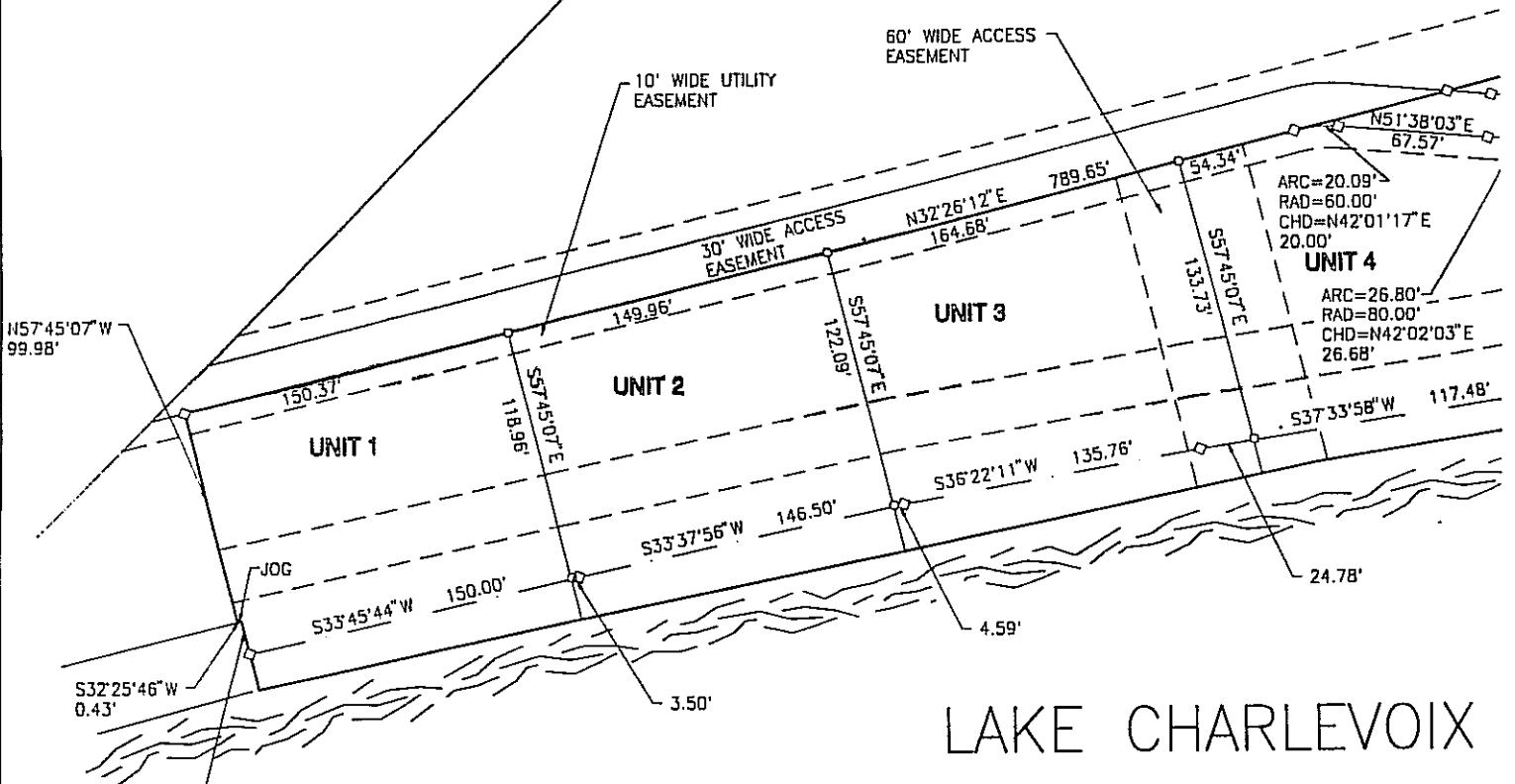
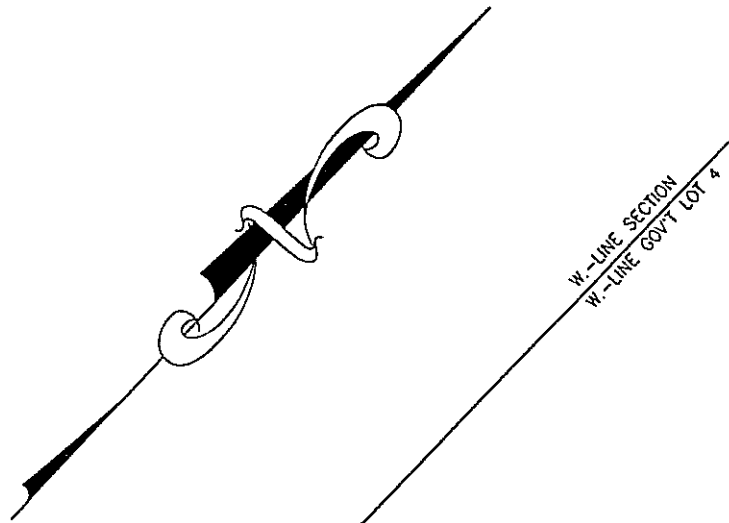
NOTE: FLOODPLAIN CONTOUR ESTABLISHED BY  
U.S. ARMY CORPS OF ENGINEERS.



UNITS 1 THRU 36 MUST BE BUILT

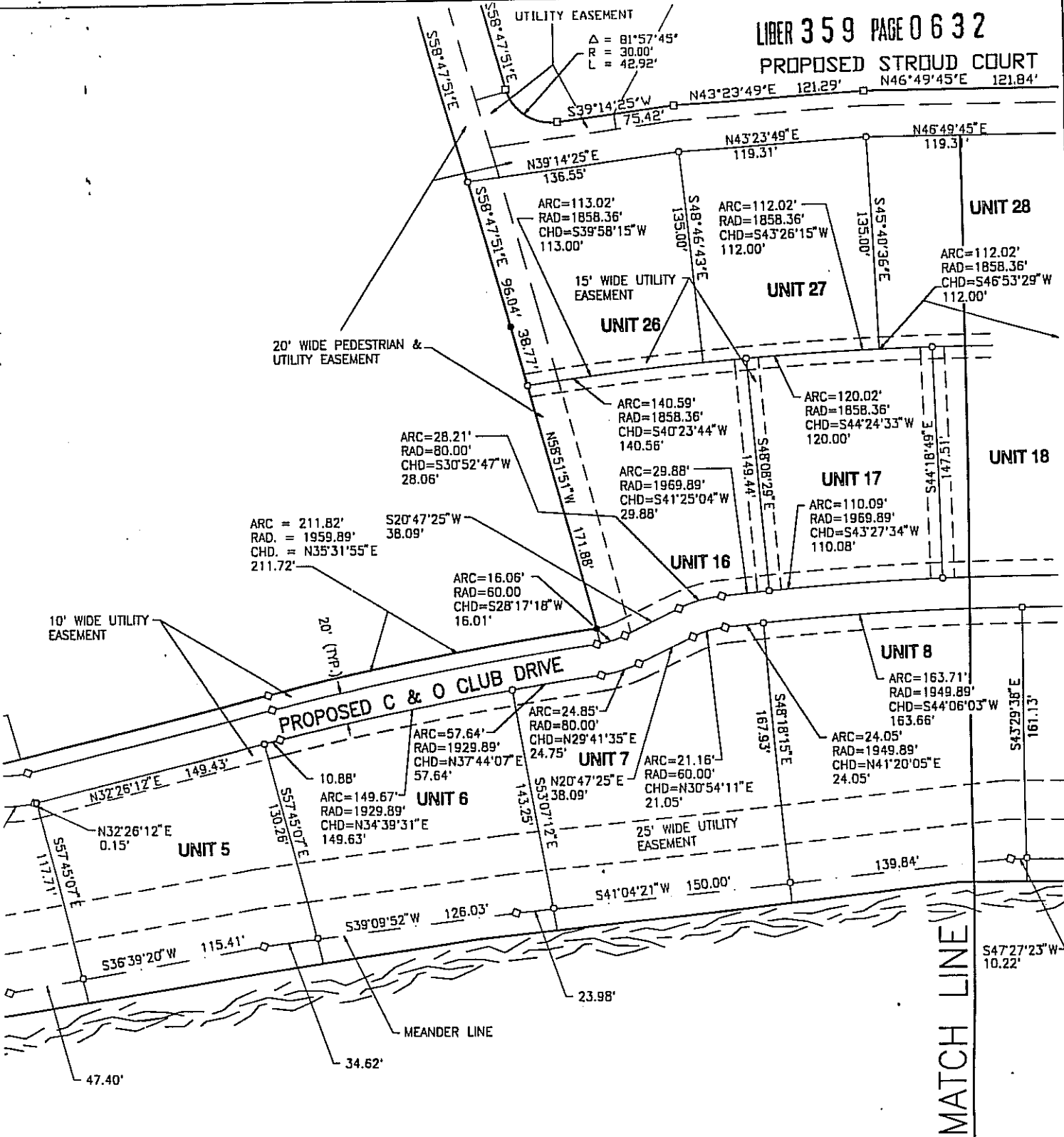
RANGER ENGINEERING COMPANY  
100 MICHIGAN AVE., SUITE 68  
CHARLEVOIX, MICHIGAN 49720  
01/26/95



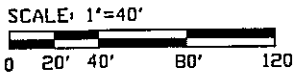


# LAKE CHARLEVOIX

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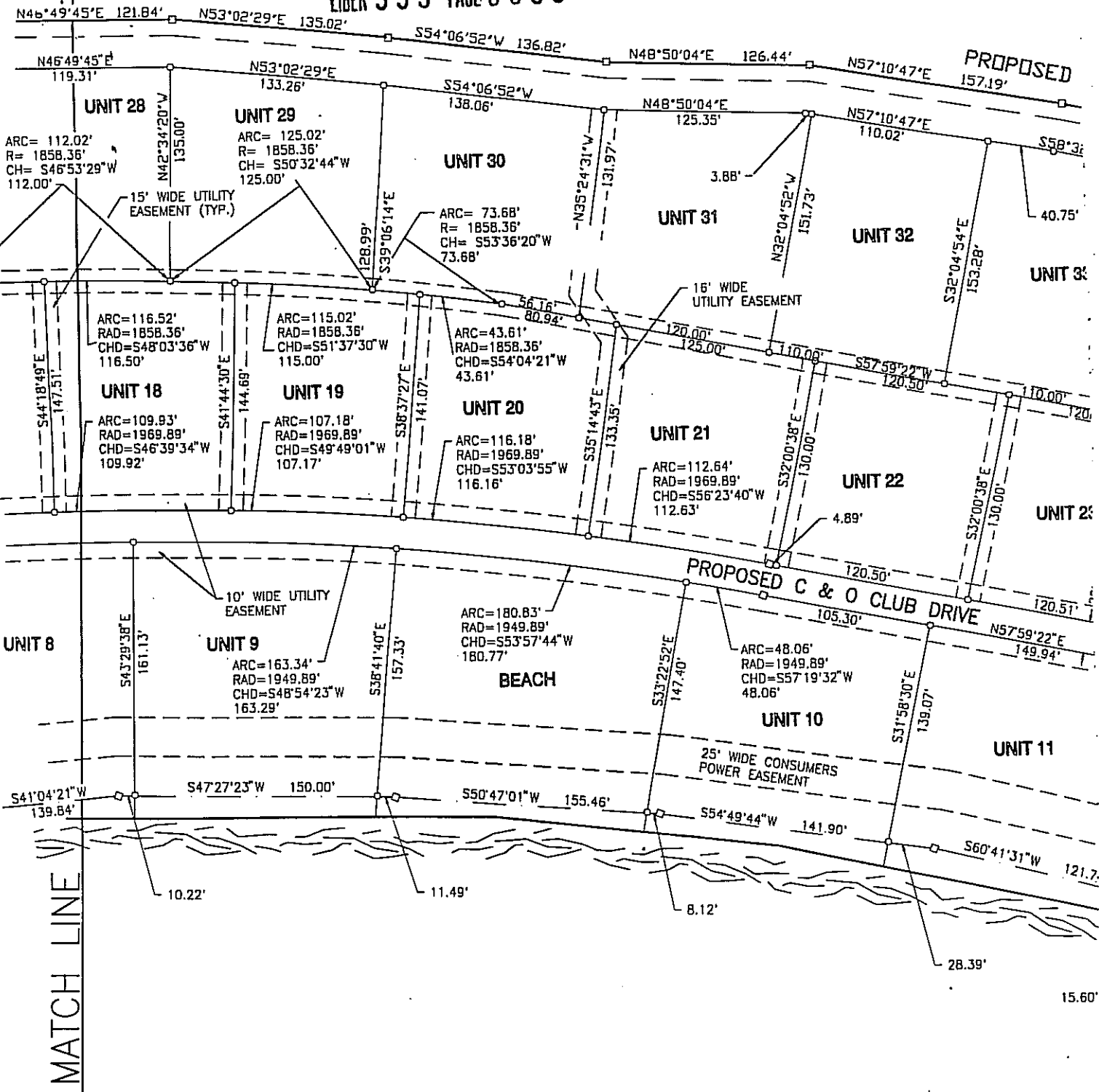


B  
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THIS SHEET PREPARED BY:  
*Arthur R. Ranger*  
 ARTHUR R. RANGER, P.S. 31601

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 CHARLEVOIX, MICHIGAN 49720  
 01/26/95

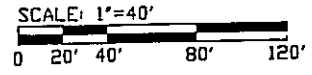
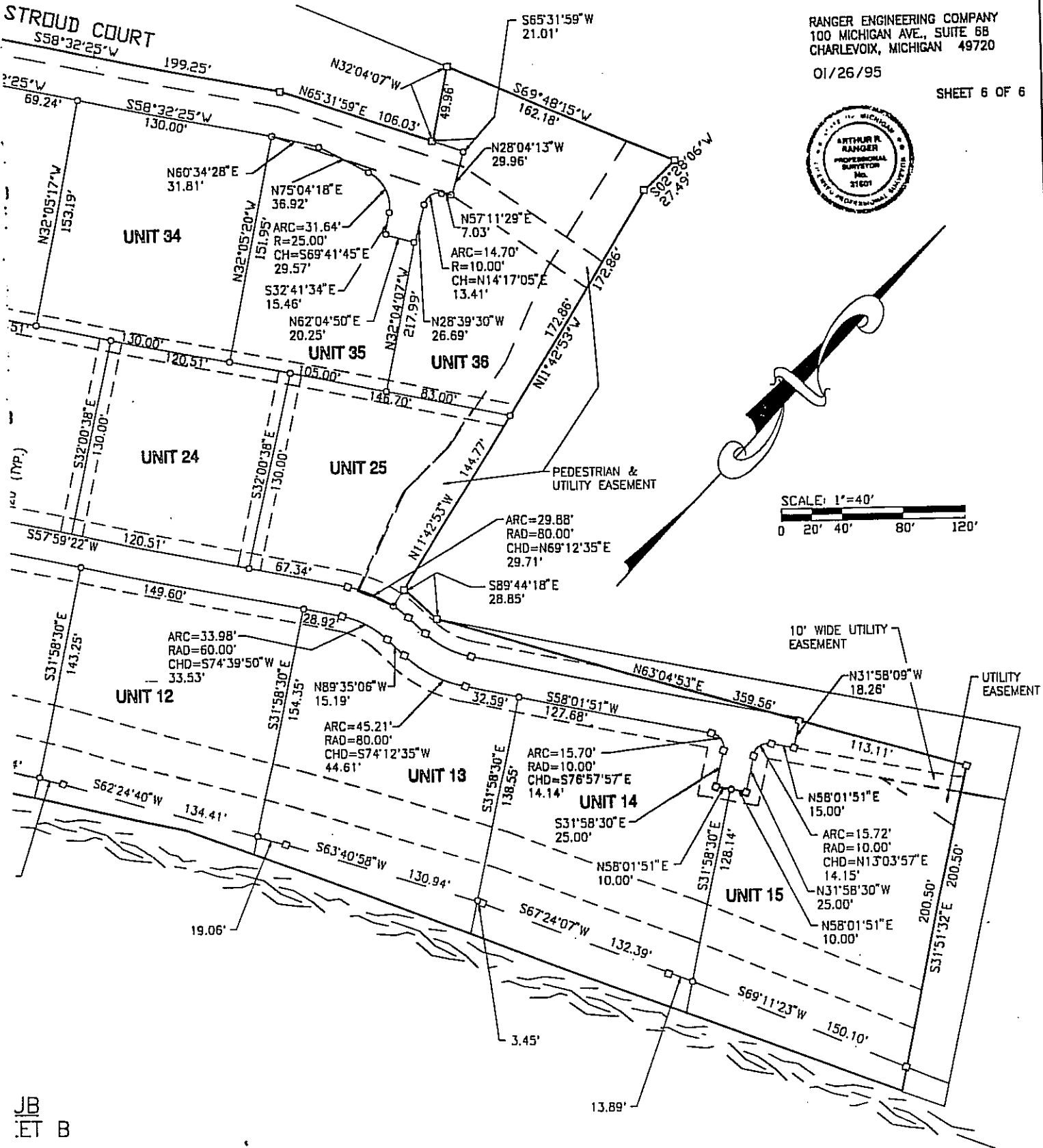


LAKE CHARLEVOIX

C & O CLI  
DETAIL SHE  
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Arthur R. Ranger  
ARTHUR R. RANGER, P.E. 31601

RANGER ENGINEERING COMPANY  
100 MICHIGAN AVE., SUITE 6B  
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01/26/95



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