



Document # 3105120
STATE OF MICHIGAN
KALKASKA COUNTY
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PAGES: 14

RECORDING FEE: \$ 53.00
FANN DEGRAAF REGISTER OF DEEDS
PARK MAINTENANCE AGREEMENT
FOR THE PRIVATE PARKS
IN THE DEVELOPMENT OF
"GROSBEAK WOODS"
KNOWN AS
"EAST PARK & WEST PARK"

KNOW ALL MEN BY THESE PRESENTS THAT:
WOODLAND DEVELOPMENT COMPANY, A MICHIGAN CO-PARTNERSHIP,
WHOSE ADDRESS IS: P.O. BOX 1138, 830 SOUTH CEDAR STREET, KALKASKA, MICHIGAN, 49646;
AND
MICHAEL H. KINNER AND ANNETTE M. KINNER, HUSBAND AND WIFE
WHOSE ADDRESS IS: 8782 MARR ROAD, ALMONT, MICHIGAN, 48003

(The parties hereto, their heirs, successors and assigns are hereinafter referred to as, "Owner" or "Owners"), being the Owner of each of the Parcels described by Survey recorded under Reception Number 3105084, Kalkaska County Records, and attached hereto as "Exhibit A" (hereinafter referred to as, "Grosbeak Woods"), hereby establishes an agreement for improvement, maintenance and use of that portion of GROSBEAK WOODS described as "EAST PARK" and "WEST PARK" (hereinafter referred to as "THE PARKS") more fully described below.

1. PARK DESCRIPTIONS

The Private Parks within "GROSBEAK WOODS" referred to as "EAST PARK" and "WEST PARK" are described below and further described by Survey recorded under Reception Number 3105084, Kalkaska County Records, and attached hereto as "Exhibit A".

EAST PARK:

That part of the Southeast 1/4 of Section 12, T28N-R8W described as: Commencing at the South 1/4 Corner of said Section 12; thence N89deg06'55"E along the South Line of said Section 12, 1973.08 feet; thence N00deg56'30"W, 669.16 feet to the Point of Beginning; thence continuing N00deg56'30"W, 164.63 feet; thence S89deg03'30"W, 384.54 feet to the centerline of Grosbeak Drive; thence S06deg23'38"W along said centerline, 165.99 feet; thence N89deg03'30"E, 405.73 feet to the Point of Beginning, containing 1.49 acres of land. Together with and subject to the Public over the Westerly 33.00 feet thereof as occupied by Grosbeak Drive. Also together with and subject to Easement "D" as described by Survey recorded under Reception Number 3105084, Kalkaska County Records.

AND

WEST PARK:

That part of the Southeast 1/4 of Section 12, T28N-R8W, described as: Commencing at the South 1/4 Corner of said Section 12; thence N89deg06'55"E along the South Line of said Section 12, 1973.08 feet; thence N00deg56'30"W, 833.79 feet; thence S89deg03'30"W, 384.54 feet to the centerline of Grosbeak Drive and the Point of Beginning; thence S06deg23'38"W along said centerline, 165.99 feet; thence 152.80 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of S52deg39'06"W, 138.36 feet; thence N83deg34'28"W along said centerline, 96.00 feet; thence 95.53 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of N56deg12'26"W, 91.94 feet; thence 306.83 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of N55deg14'13"W, 296.09 feet; thence 306.70 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of N68deg04'35"E, 295.97 feet; thence 98.67 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of N69deg57'31"E, 94.72 feet; thence S83deg34'28"E along said centerline, 92.86 feet; thence 161.36 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of S37deg20'54"W, 144.42 feet to the Point of Beginning., containing 2.71 acres of land. Together with and subject to the rights of the public over the 33.00 feet perimeter thereof as occupied by Grosbeak Drive. Further together with and subject to easements, right-of-ways, reservations and restrictions of record.

Drafted by [Signature]

2. INTENT

THE PARKS are Privately Dedicated Parks for the use and enjoyment of the GROSBEAK WOODS OWNERS (hereinafter referred to as the "OWNERS") and their invitees. It is the intent of this agreement to provide an effective and convenient mechanism for the aforementioned OWNERS to maintain and improve THE PARKS in a reasonably safe condition suitable for the safe, efficient use and enjoyment by the current and future owners, their successors and assigns, their guests, invitees and governmental agencies. It is the intent of this agreement to maintain THE PARKS in a reasonably suitable condition for the use and enjoyment of the OWNERS and Guests. To that end the undersigned agree that THE PARKS should from time to time be maintained on a consensus basis including but not limited to having grass mowed, provisions for and removal of trash, repairs from any snow plowing damage, vandalism and other hazards should be removed, maintained or improved from time to time as needed and agreed upon by. This agreement shall be in addition to any and all governmental restrictions that may be applicable to the use of designated private parks.

3. COST

The cost of improving, maintaining and repairing EAST PARK and WEST PARK such as, by way of illustration and not necessarily by way of limitation, the construction, improvement, snow plowing, surfacing and re-surfacing, pavilions, play structures or similar improvements, maintenance or repairs shall be shared equally by all Parcels in GROSBEAK WOODS; the owner or owners of each Parcel in GROSBEAK WOODS, their successors or assigns shall be obligated to pay his or her share of any such costs when due. If any of the original Parcels are subdivided, the resulting parcels created by the division shall be considered separate Parcels for all purposes under this agreement.

4. DETERMINING MAINTENANCE NEEDS

Each and every fourth Saturday of July at 10:00 a.m., there shall be a meeting of the Parcel Owners at the WEST PARK for the purpose of determining repairs or maintenance of THE PARKS. A simple majority of the Property Owners present or by proxy is all that is needed to determine the extent of repair and maintenance and to authorize such work, for which all Parcel Owners are financially obligated. Each Parcel Owner shall have one (1) vote regardless of the number of Co-Owners for that Parcel. It is up to the Owners of any individual Parcel to determine who shall have the authority to vote regarding maintenance needs. In the event the aforementioned provision is ignored and multiple Co-Owners submit multiple votes with some approving and some disapproving maintenance costs then the entire vote for that parcel will be thrown out and none of the votes will be counted. A Parcel Owner may have his vote voted by proxy as long as said proxy is in written form. All Parcel Owners shall equally contribute to the repair and maintenance of THE PARKS as determined by the Parcel Owners at said meeting. If any Parcel Owner shall fail to pay their respective share as determined at the fourth Saturday of July meeting, then any other Parcel Owner may sue to enforce this Agreement and obtain a judgment in an amount necessary to satisfy said Parcel Owner's respective share in addition to and together with actual costs and attorneys fees incurred in filing and prosecuting said suit and actual costs and attorneys fees incurred in the collection of said sums. Further, said judgment shall automatically become a lien upon the Parcel Owner's parcel(s) which may be foreclosed upon by advertisement.

5. OWNER LIABILITY

Each Owner shall be responsible to promptly repair any damage caused to GROSBEAK DRIVE of whatever kind or nature by such Owner, his guests, his invitees, and by any contractor, tradesman or utilities supplier entering the subject lands at that Owner's request. If such Owner fails to make such repairs, to the reasonable satisfaction of the remaining Owners, the other Owners (by majority vote) may do so and charge the cost of such repairs to such Owner. IF UNPAID, such charges shall be a lien against the property owned by the Owner who is responsible for the damages.

6. MISCELLANEOUS PROVISIONS

- No heavy equipment will be permitted on or across THE PARKS except for the purposes of approved repairs, maintenance or improvements as determined and defined in Section 4 of this agreement.
- Nothing herein shall prevent the creation of a non-profit corporation or association to accomplish the purposes intended.
- At any time, the Owners may establish a PARK COMMITTEE to deal with future PARK issues as they may occur. If any action is to be taken that affects THE PARKS, such as but not limited to mowing, parking improvements or maintenance, culverts, equipment installation or building construction, etc., then the procedure for voting established in the paragraph "4. DETERMINING MAINTENANCE NEEDS" shall be followed. A single private residential driveway that attaches to GROSBEAK DRIVE is exempted from this provision.
- An absent Owner may vote upon matters to be decided by the giving of a written proxy to another person or by the giving of a clearly and unambiguously written statement of the Owner's position on those matters that have been previously scheduled for a vote. The Vendee(s) under a land contract for the purchase of any Parcel or Parcels shall be full voting participants and responsible parties under this agreement.

7. AMENDMENT

The rights and responsibilities set forth in this agreement shall be perpetual and shall run with the land. They shall be binding upon the Parcels within GROSBEAK WOODS, the current and future owners thereof and their heirs, successors and assigns. The provisions of this agreement may be amended or terminated but only with the consent of 3/4 of the Owners.

IN WITNESS WHEREOF: The parties have executed this "PARK MAINTENANCE AGREEMENT FOR THE PRIVATE PARKS IN THE DEVELOPMENT OF GROSBEEK WOODS" KNOWN AS "EAST PARK" AND "WEST PARK" have caused their hands and seals to be affixed hereto the day and year written below.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF:


WOODLAND DEVELOPMENT COMPANY
A MICHIGAN CO-PARTNERSHIP


BY: ROBERT BURGIN
ITS: MANAGING PARTNER

STATE OF MICHIGAN
COUNTY OF KALKASKA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF OCTOBER 2011, BY ROBERT BURGIN ON BEHALF OF WOODLAND DEVELOPMENT COMPANY, A MICHIGAN CO-PARTNERSHIP, AS ITS MANAGING PARTNER.


MY COMMISSION EXPIRES: JUNE 11, 2012


KATHLEEN M. KITCHEN, NOTARY PUBLIC
ANTRIM COUNTY, MICHIGAN
ACTING IN KALKASKA COUNTY, MICHIGAN

IN WITNESS WHEREOF: The parties have executed this "PARK MAINTENANCE AGREEMENT FOR THE PRIVATE PARKS IN THE DEVELOPMENT OF GROSBEAK WOODS" KNOWN AS "EAST PARK" AND "WEST PARK" and have caused their hands and seals to be affixed hereto the day and year written below.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF:

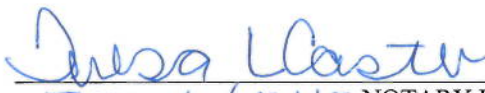

MICHAEL H. KINNER


ANNETTE M. KINNER

STATE OF MICHIGAN
COUNTY OF Lapeer

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS TEN DAY OF Oct, 2011, 2011, BY MICHAEL H. KINNER AND ANNETTE M. KINNER, HUSBAND AND WIFE.

MY COMMISSION EXPIRES: 5/24/2015


TERESA L. CASTLE, NOTARY PUBLIC
Lapeer COUNTY, MICHIGAN
ACTING IN Lapeer COUNTY, MICHIGAN



INSTRUMENT DRAFTED BY: ROBERT BURGIN, NORTHERN LAND COMPANY BROKER
BUSINESS ADDRESS: P.O. BOX 1138, 830 S. CEDAR STREET, KALKASKA, MICHIGAN, 49646

RHB/rhb
(pma)



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Document # 3105084
STATE OF MICHIGAN
KALKASKA COUNTY
RECORDED: 10/14/2011 3:31 PM
PAGES: 9
RECORDING FEE: \$ 35.00
JOANN DEGRAAF REGISTER OF DEEDS

EXHIBIT "A"
TO
PARK MAINTENANCE AGREEMENT
FOR THE
PRIVATE PARKS
IN THE DEVELOPMENT OF
"GROSBEAK WOODS"
KNOWN AS
"EAST PARK & WEST PARK"

KALKASKA COUNTY REGISTER OF DEEDS

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(NO ADDITIONAL FEE WAS ASSESSED FOR THIS ACCOMMODATION)

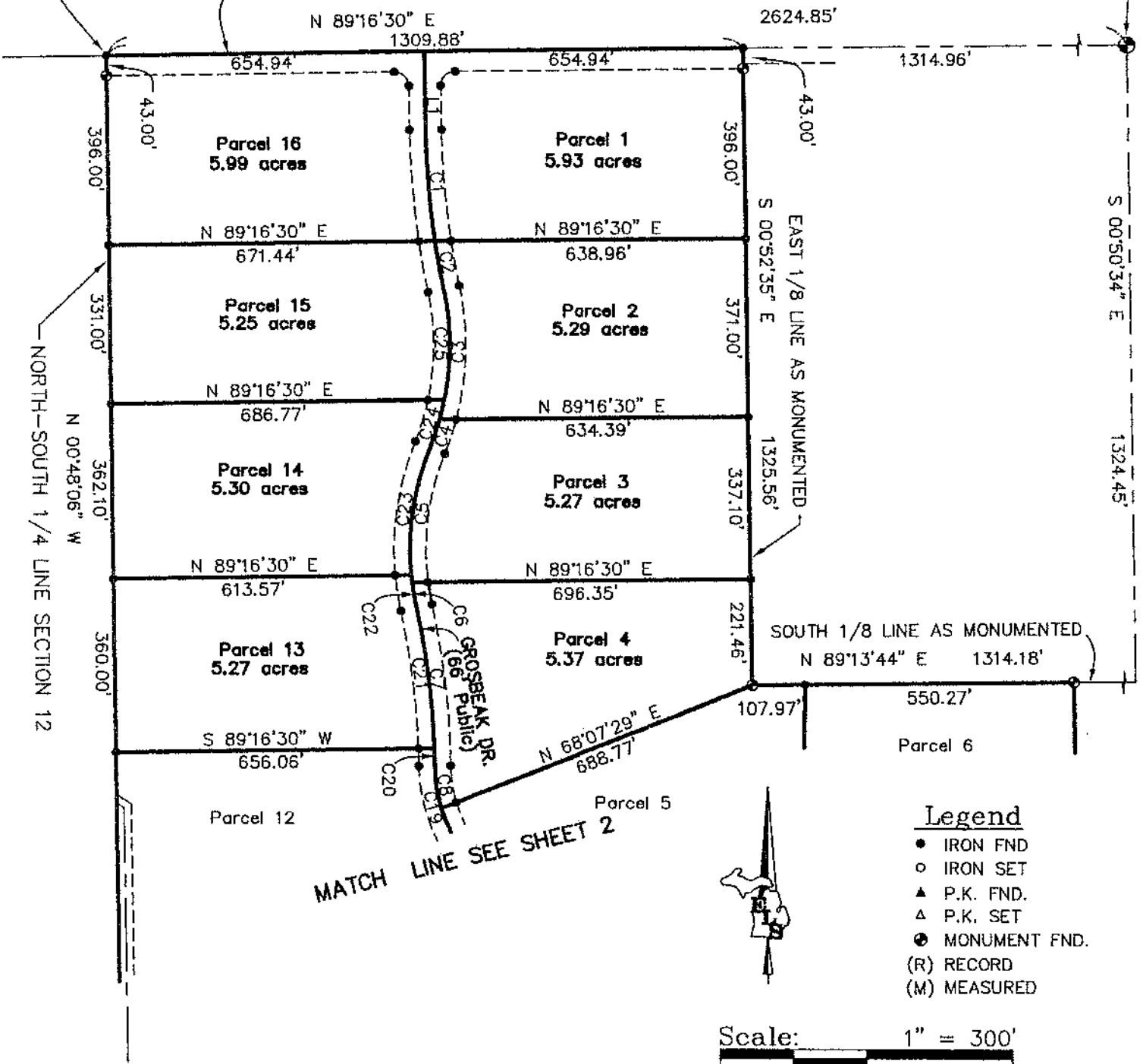
Certificate of Survey

EAST 1/4 COR., SEC. 12

CENTER OF SECTION 12
 FOUND CABIN SPIKE
 NORTH 33.00' 1/2" FIR
 S 88°42'15" W 3.65' 1/2" FIP
 S 88°40'42" W 5.75' 1/2" FIR

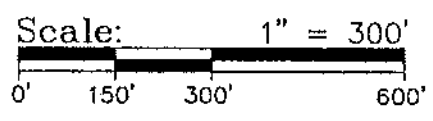
FOUND 1/2" I. PIPE
 WEST 3.78' CABIN SPIKE
 N 28° E 3.96' 1/2" FIR
 S 35° W 79.40' 8" PINE
 S 55° E 50.80' SIGN POST
 N 80° E 79.19' P. POLE

EAST-WEST 1/4 LINE SECTION 12 & C/L PLUM VALLEY ROAD (66' PUBLIC)



Legend

- IRON FND
- IRON SET
- ▲ P.K. FND.
- △ P.K. SET
- ⊙ MONUMENT FND.
- (R) RECORD
- (M) MEASURED



STATE OF MICHIGAN
 NEIL L. WAY
 LICENSED SURVEYOR

Neil L. Way

NEIL L. WAY
 Licensed Surveyor Number: 28432

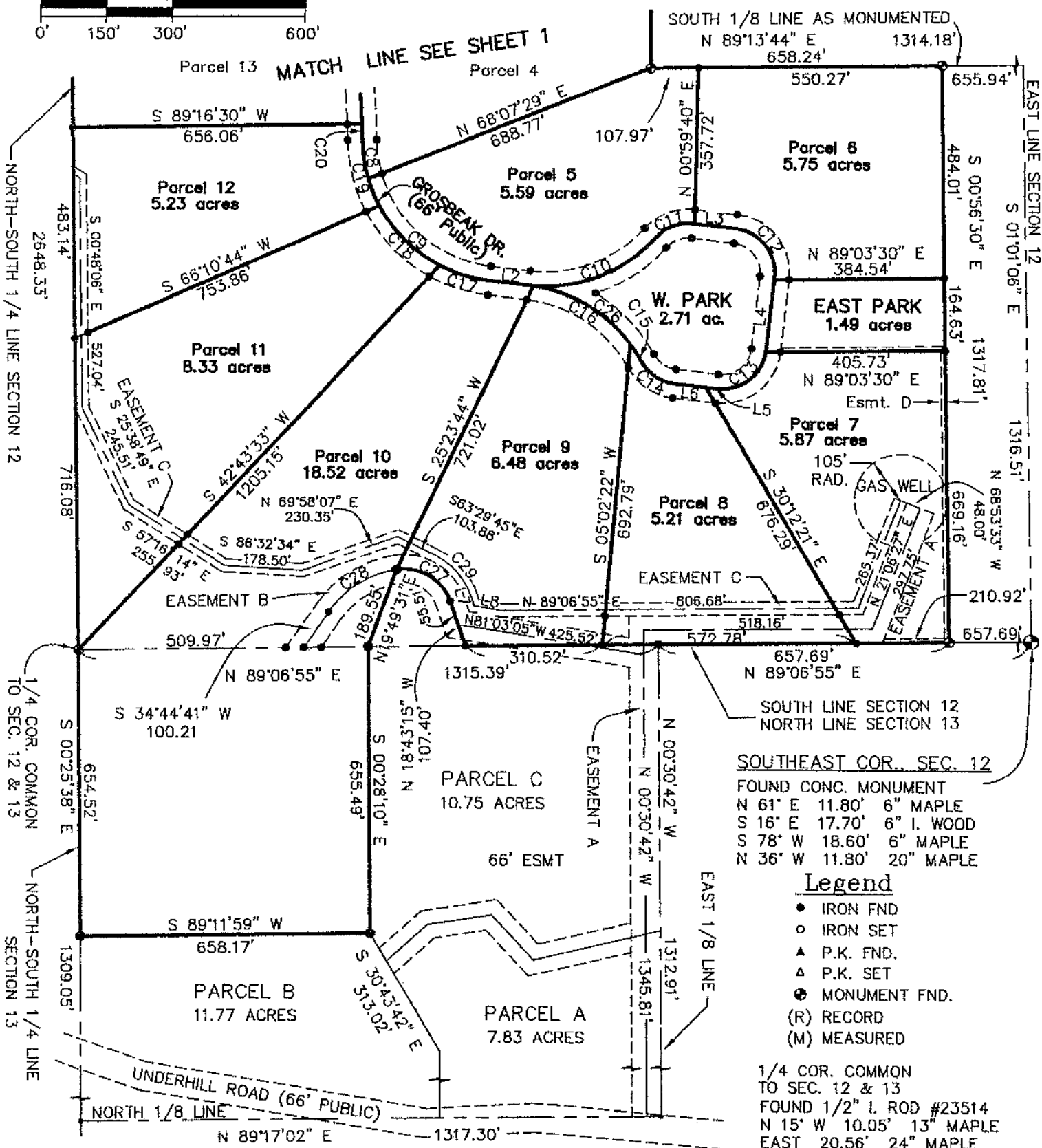
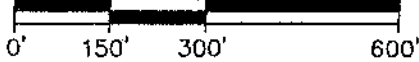
I, NEIL L. WAY, a Licensed Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcel(s) of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A. 132 of 1970, as amended.

Ratio of Closure: 1/10,000
 Basis of Bearing: ELS 2000-303

<p>EAGLE LAND SURVEYING, Inc.</p> <p>7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For:	
	WOODLAND DEVELOPMENT GROSBEEK WOODS	
	Part of Sections 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.	
	Date: June 8, 2010	File No.: 2010-050
Drafted By: SDM		Sheet 1 of 8

Certificate of Survey

Scale: 1" = 300'



SOUTHEAST COR., SEC. 12
 FOUND CONC. MONUMENT
 N 61° E 11.80' 6" MAPLE
 S 16° E 17.70' 6" I. WOOD
 S 78° W 18.60' 6" MAPLE
 N 36° W 11.80' 20" MAPLE

Legend

- IRON FND
- IRON SET
- ▲ P.K. FND.
- △ P.K. SET
- ⊙ MONUMENT FND.
- (R) RECORD
- (M) MEASURED

1/4 COR. COMMON TO SEC. 12 & 13
 FOUND 1/2" I. ROD #23514
 N 15° W 10.05' 13" MAPLE
 EAST 20.56' 24" MAPLE
 S 30° E 16.40' 12" MAPLE
 S 65° W 15.76' 10" MAPLE

I, NEIL L. WAY, a Licensed Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcel(s) of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A. 132 of 1970, as amended.

Ratio of Closure: 1/10,000
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NEIL L. WAY
 Licensed Surveyor Number: 28432

<p>EAGLE LAND SURVEYING, Inc.</p> <p>7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For:			
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	<p>Part of Sections 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.</p>			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Date: June 8, 2010</td> <td style="width: 50%; padding: 2px;">File No.: 2010-050</td> </tr> <tr> <td style="padding: 2px;">Drafted By: SDM</td> <td style="padding: 2px;">Sheet 2 of 8</td> </tr> </table>	Date: June 8, 2010	File No.: 2010-050	Drafted By: SDM
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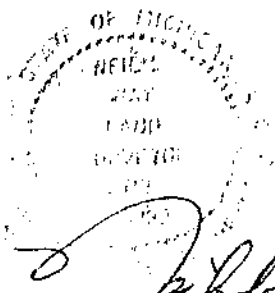
Certificate of Survey

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	231.78	1667.29	N 04°50'37" W	231.60
C2	100.49	1667.29	S 10°33'11" E	100.47
C3	274.97	562.85	N 01°42'58" E	272.25
C4	61.59	562.85	S 18°50'47" W	61.56
C5	285.03	564.70	S 07°31'16" W	282.02
C6	53.17	564.70	S 09°38'09" E	53.15
C7	330.77	1652.00	S 06°35'50" E	330.22
C8	90.15	327.28	N 08°45'07" W	89.86
C9	382.32	327.28	S 50°06'32" E	360.95
C10	306.70	333.00	N 68°04'35" E	295.97
C11	98.67	100.00	N 69°57'31" E	94.72
C12	161.36	100.00	S 37°20'54" E	144.42
C13	152.80	100.00	S 52°39'06" W	138.36
C14	95.53	100.00	S 56°12'26" E	91.94
C15	44.80	333.00	N 32°41'39" W	44.77
C16	262.03	333.00	N 59°05'28" W	255.32
C17	118.80	327.28	N 73°10'33" W	118.15
C18	196.14	327.28	N 45°36'28" W	193.22
C19	157.53	327.28	N 14°39'01" W	156.01
C20	36.00	1652.00	N 01°29'08" W	36.00
C21	294.77	1652.00	N 07°13'17" W	294.38
C22	68.24	564.70	N 08°52'17" W	68.20
C23	269.96	564.70	N 08°17'08" E	267.40
C24	102.88	562.85	N 16°44'41" E	102.74
C25	233.68	562.85	N 00°23'09" W	232.00
C26	306.83	333.00	N 55°14'13" W	296.09
C27	155.13	110.00	N 59°07'22" W	142.59
C28	188.37	236.01	S 57°36'36" W	183.41
C29	117.03	158.00	S 39°56'22" E	114.37

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°51'40" E	165.00'
L2	S 83°34'28" E	100.98'
L3	S 83°34'28" E	92.86'
L4	S 06°23'38" W	165.99'
L5	N 83°34'28" W	24.54'
L6	N 83°34'28" W	71.46'
L7	S 18°57'49" E	33.14'
L8	S 81°03'05" E	62.86'



NEIL L. WAY
Licensed Surveyor Number: 28432

<p style="text-align: center;">7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For: WOODLAND DEVELOPMENT	
	Part of Section 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.	
	Date: June 8, 2010	File No.: 2010-050
	Drafted By: SDM	Sheet 3 of 8

Certificate of Survey

DESCRIPTIONS

Parcels of land situated in Clearwater Township, Kalkaska County, Michigan, and more fully described as follows:

Parcel 1

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 2648.33 feet to the East and West 1/4 line of said section and the centerline of Plum Valley Road; thence North 89°16'30" East along said East and West 1/4 line and said centerline, 654.94 feet to the Point of Beginning; thence continuing North 89°16'30" East, along said 1/4 line, 654.94 feet to the East 1/8 line of said section as monumented; thence South 00°52'35" East along said monumented East 1/8 line, 396.00 feet; thence South 89°16'30" West, 638.96 feet to the centerline of Grosbeak Drive; thence 231.78 feet on the arc of a 1667.29 foot radius curve to the right along said centerline with a chord bearing of North 04°50'37" West, 231.60 feet; thence North 00°51'40" West, along said centerline, 165.00 feet to the Point of Beginning. Containing 5.93 acres of land. Subject to the rights of the public over the Northerly 43.00 feet thereof as occupied by Plum Valley Road. Also subject to rights of the public over the Westerly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 2

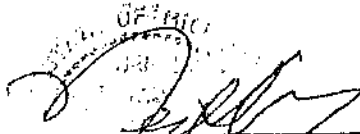
That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 2648.33 feet to the East and West 1/4 line of said section and the centerline of Plum Valley Road; thence North 89°16'30" East along said East and West 1/4 line and said centerline, 1309.88 feet to the East 1/8 line of said section as monumented; thence South 00°52'35" East along said monumented East 1/8 line, 396.00 feet to the Point of Beginning; thence continuing South 00°52'35" East, along said 1/8 line, 371.00 feet; thence South 89°16'30" West, 634.39 feet to the centerline of Grosbeak Drive; thence 274.97 feet on the arc of a 562.85 foot radius curve to the left along said centerline with a chord bearing of North 01°42'58" East, 272.25 feet; thence 100.49 feet on the arc of a 1667.29 foot radius curve to the right along said centerline with a chord bearing of North 10°33'11" West, 100.47 feet; thence North 89°16'30" East, 638.96 feet to the Point of Beginning. Containing 5.29 acres of land. Subject to rights of the public over the Westerly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.


Parcel 3

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 2648.33 feet to the East and West 1/4 line of said section and the centerline of Plum Valley Road; thence North 89°16'30" East along said East and West 1/4 line and said centerline, 1309.88 feet to the East 1/8 line of said section as monumented; thence South 00°52'35" East along said monumented East 1/8 line, 767.00 feet to the Point of Beginning; thence continuing South 00°52'35" East, along said 1/8 line, 337.10 feet; thence South 89°16'30" West, 696.35 feet to the centerline of Grosbeak Drive; thence 285.03 feet on the arc of a 564.70 foot radius curve to the right along said centerline with a chord bearing of North 07°31'16" East, 282.02 feet; thence 61.59 feet on the arc of a 562.85 foot radius curve to the left along said centerline with a chord bearing of North 18°50'47" East, 61.56 feet; thence North 89°16'30" East, 634.39 feet to the Point of Beginning. Containing 5.27 acres of land. Subject to rights of the public over the Westerly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 4

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 2648.33 feet to the East and West 1/4 line of said section and the centerline of Plum Valley Road; thence North 89°16'30" East along said East and West 1/4 line and said centerline, 1309.88 feet to the East 1/8 line of said section as monumented; thence South 00°52'35" East along said monumented East 1/8 line, 1104.10 feet to the Point of Beginning; thence continuing South 00°52'35" East, along said 1/8 line, 221.46 feet; thence South 68°07'29" West, 688.77 feet to the centerline of Grosbeak Drive; thence 90.15 feet on the arc of a 327.28 foot radius curve to the right along said centerline with a chord bearing of North 08°45'07" West, 89.86 feet; thence 330.77 feet on the arc of a 1652.00 foot radius curve to the left along said centerline with a chord bearing of North 06°35'50" West, 330.22 feet; thence 53.17 feet on the arc of a 564.70 foot radius curve to the right along said centerline with a chord bearing of North 09°38'09" West, 53.15 feet; thence North 89°16'30" East, 696.35 feet to the Point of Beginning. Containing 5.37 acres of land. Subject to rights of the public over the Westerly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.


 NEIL L. WAY
 Licensed Surveyor Number: 28432

 EAGLE LAND SURVEYING, Inc. 7164, EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311	For: WOODLAND DEVELOPMENT		
	Part of Section 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.		
	Date: June 8, 2010	File No.: 2010-050	
	Drafted By: SDM	Sheet 4 of 8	

Certificate of Survey

Parcel 5

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1973.08 feet; thence North 00°56'30" West, 1317.81 feet to the South 1/8 line of said section as monumented; thence South 89°13'44" West along said monumented 1/8 line, 550.27 feet to the Point of Beginning; thence continuing South 89°13'44" West, along said 1/8 line, 107.97 feet; thence South 68°07'29" West, 688.77 feet to the centerline of Grosbeak Drive; thence 382.32 feet on the arc of a 327.28 foot radius curve to the left along said centerline with a chord bearing of South 50°06'32" East, 360.95 feet; thence South 83°34'28" East, along said centerline, 100.98 feet; thence 306.70 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of North 68°04'35" East, 295.97 feet; thence 98.67 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of North 69°57'31" East, 94.72 feet; thence North 00°59'40" East, 357.72 feet to the Point of Beginning. Containing 5.59 acres of land.

Subject to rights of the public over the Westerly and Southerly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 6

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1973.08 feet; thence North 00°56'30" West, 833.79 feet to the Point of Beginning; thence continuing North 00°56'30" West, 484.01 feet to the South 1/8 line of said section as monumented; thence South 89°13'44" West along said monumented 1/8 line, 550.27 feet; thence South 00°59'40" West, 357.72 feet to the centerline of Grosbeak Drive; thence South 83°34'28" East, along said centerline, 92.86 feet; thence 161.36 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of South 37°20'54" East, 144.42 feet; thence North 89°03'30" East, 384.54 feet to the Point of Beginning. Containing 5.75 acres of land.

Subject to rights of the public over the Southwesterly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 7

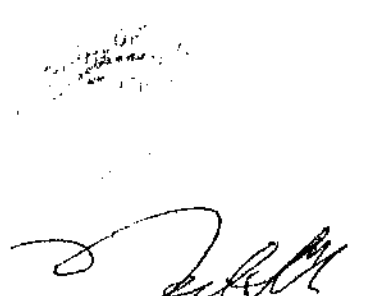
That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1762.16 feet to the Point of Beginning; thence continuing North 89°06'55" East, along said South line, 210.92 feet; thence North 00°56'30" West, 669.16 feet; thence South 89°03'30" West, 405.73 feet to the centerline of Grosbeak Drive; thence 152.80 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of South 52°39'06" West, 138.36 feet; thence North 83°34'28" West, along said centerline, 24.54 feet; thence South 30°12'21" East, 676.29 feet to the Point of Beginning. Containing 5.87 acres of land.

Subject to rights of the public over the Northwesterly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to Easement "C" as described below. Also subject to and together with Easement "A", "B" and "D" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.


Parcel 8

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1189.38 feet to the Point of Beginning; thence continuing North 89°06'55" East, along said South line, 572.78 feet; thence North 30°12'21" West, 676.29 feet to the centerline of Grosbeak Drive; thence North 83°34'28" West, along said centerline, 71.46 feet; thence 95.53 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of North 56°12'26" West, 91.94 feet; thence 44.80 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of North 32°41'39" West, 44.77 feet; thence South 05°02'22" West, 692.79 feet to the Point of Beginning. Containing 5.21 acres of land.

Subject to rights of the public over the Northerly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to Easement "C" as described below. Also subject to and together with Easement "A" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.



NEIL L. WAY
Licensed Surveyor Number: 28432

 <p style="text-align: center;">7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For: WOODLAND DEVELOPMENT	
	Part of Section 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.	
	Date: June 8, 2010	File No.: 2010-050
	Drafted By: SDM	Sheet 5 of 8

Certificate of Survey

Parcel 9

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 878.86 feet to the Point of Beginning; thence continuing North 89°06'55" East, along said South line, 310.52 feet; thence North 05°02'22" East, 692.79 feet to the centerline of Grosbeak Drive; thence 262.03 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of North 59°05'28" West, 255.32 feet; thence South 25°23'44" West, 721.02 feet; thence 155.13 feet on the arc of a 110.00 foot radius curve to the right, long chord = South 59°07'22" East, 142.59 feet; thence South 18°43'15" East, 107.40 feet to the Point of Beginning. Containing 6.48 acres of land. Subject to rights of the public over the Northerly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to Easement "C" as described below. Also subject to and together with Easements "A" and "B" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 10

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Beginning at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 509.97 feet; thence North 34°44'41" East, 100.21 feet; thence 188.37 feet on the arc of a 236.01 foot radius curve to the right with a chord bearing of North 57°36'36" East, 183.41 feet; thence North 25°23'44" East, 721.02 feet to the centerline of Grosbeak Drive; thence North 83°34'28" West, along said centerline, 100.98 feet; thence 118.80 feet on the arc of a 327.28 foot radius curve to the right along said centerline with a chord bearing of North 73°10'33" West, 118.15 feet; thence South 42°43'33" West, 1205.15 feet to the Point of Beginning.

AND ALSO

That part of the Southeast 1/4 of Section 12 and the Northeast 1/4 of Section 13, Town 28 North, Range 8 West, described as: Beginning at the North 1/4 corner of said Section 13; thence North 89°06'55" East along the North line of said section, 509.97 feet; thence North 34°44'41" East, 100.21 feet; thence 188.37 feet on the arc of a 236.01 foot radius curve to the right with a chord bearing of North 57°36'36" East, 183.41 feet; thence South 19°49'31" West, 189.55 feet; thence South 00°28'10" East, 655.49 feet; thence South 89°11'59" West, 658.17 feet to the North and South 1/4 line of said Section 13; thence North 00°25'38" West, along said 1/4 line, 654.52 feet to the Point of Beginning. Containing 18.52 acres of land.

Subject to rights of the public over the Northerly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to Easement "C" as described below. Also subject to and together with Easements "A" and "B" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 11

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Beginning at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 716.08 feet; thence North 66°10'44" East, 753.86 feet to the centerline of Grosbeak Drive; thence 196.14 feet on the arc of a 327.28 foot radius curve to the left along said centerline with a chord bearing of South 45°36'28" East, 193.22 feet; thence South 42°43'33" West, 1205.15 feet to the Point of Beginning. Containing 8.33 acres of land. Subject to rights of the public over the Northeasterly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to Easement "C" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 12

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 716.08 feet to the Point of Beginning; thence continuing North 00°48'06" West, along said 1/4 line, 483.14 feet; thence North 89°16'30" East, 656.06 feet to the centerline of Grosbeak Drive; thence 36.00 feet on the arc of a 1652.00 foot radius curve to the right along said centerline with a chord bearing of South 01°29'08" East, 36.00 feet; thence 157.53 feet on the arc of a 327.28 foot radius curve to the left along said centerline with a chord bearing of South 14°39'01" East, 156.01 feet; thence South 66°10'44" West, 753.86 feet to the Point of Beginning. Containing 5.23 acres of land. Subject to rights of the public over the Easterly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to Easement "C" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

NEIL L. WAY
Licensed Surveyor Number: 28432

<p style="font-size: 24pt; font-weight: bold; margin: 0;">EAGLE LAND SURVEYING, Inc.</p> <p style="font-size: 12pt; margin: 5px 0 0 0;">7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For: WOODLAND DEVELOPMENT	
	Part of Section 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.	
	Date: June 8, 2010	File No.: 2010-050
	Drafted By: SDM	Sheet 6 of 8

Certificate of Survey

Parcel 13

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 1199.22 feet to the Point of Beginning; thence continuing North 00°48'06" West, along said 1/4 line, 360.00 feet; thence North 89°16'30" East, 613.57 feet to the centerline of Grosbeak Drive; thence 68.24 feet on the arc of a 564.70 foot radius curve to the left along said centerline with a chord bearing of South 08°52'17" East, 68.20 feet; thence 294.77 feet on the arc of a 1652.00 foot radius curve to the right along said centerline with a chord bearing of South 07°13'17" East, 294.38 feet; thence South 89°16'30" West, 656.06 feet to the Point of Beginning. Containing 5.27 acres of land.

Subject to rights of the public over the Easterly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 14

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 1559.22 feet to the Point of Beginning; thence continuing North 00°48'06" West, along said 1/4 line, 362.10 feet; thence North 89°16'30" East, 686.77 feet to the centerline of Grosbeak Drive; thence 102.88 feet on the arc of a 562.85 foot radius curve to the right along said centerline with a chord bearing of South 16°44'41" West, 102.74 feet; thence 269.96 feet on the arc of a 564.70 foot radius curve to the left along said centerline with a chord bearing of South 08°17'08" West, 267.40 feet; thence South 89°16'30" West, 613.57 feet to the Point of Beginning. Containing 5.30 acres of land.

Subject to rights of the public over the Easterly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 15

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 1921.32 feet to the Point of Beginning; thence continuing North 00°48'06" West, along said 1/4 line, 331.00 feet; thence North 89°16'30" East, 671.44 feet to the centerline of Grosbeak Drive; thence 100.49 feet on the arc of a 1667.29 foot radius curve to the left along said centerline with a chord bearing of South 10°33'11" East, 100.47 feet; thence 233.68 feet on the arc of a 562.85 foot radius curve to the right along said centerline with a chord bearing of South 00°23'09" East, 232.00 feet; thence South 89°16'30" West, 686.77 feet to the Point of Beginning. Containing 5.25 acres of land.

Subject to rights of the public over the Easterly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.

Parcel 16

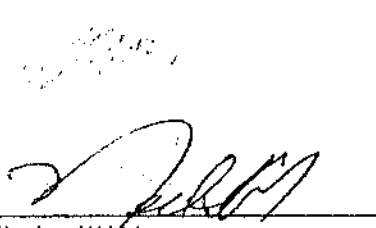
That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 2252.33 feet to the Point of Beginning; thence continuing North 00°48'06" West, along said 1/4 line, 396.00 feet to the East and West 1/4 line of said section and the centerline of Plum Valley Road; thence North 89°16'30" East along said East and West 1/4 line and said centerline, 654.94 feet to the centerline of Grosbeak Drive; thence South 00°51'40" East, along said centerline, 165.00 feet; thence 231.78 feet on the arc of a 1667.29 foot radius curve to the left along said centerline with a chord bearing of South 04°50'37" East, 231.60 feet; thence South 89°16'30" West, 671.44 feet to the Point of Beginning. Containing 5.99 acres of land.

Subject to the rights of the public over the Northerly 43.00 feet thereof as occupied by Plum Valley Road. Also subject to rights of the public over the Easterly 33.00 feet thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record. Together with a 1/16 interest in West Park and East Park as described below.


East Park

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1973.08 feet; thence North 00°56'30" West, 669.16 feet to the Point of Beginning; thence continuing North 00°56'30" West, 164.63 feet; thence South 89°03'30" West, 384.54 feet to the centerline of Grosbeak Drive; thence South 06°23'38" West, along said centerline, 165.99 feet; thence North 89°03'30" East, 405.73 feet to the Point of Beginning. Containing 1.49 acres of land.

Subject to rights of the public over the Westerly 33.00 feet thereof as occupied by Grosbeak Drive. Also subject to and together with Easement "D" as described below. Further subject to easements, right-of-ways, reservations and restrictions of record.



NEIL L. WAY
Licensed Surveyor Number: 28432

 <p>EAGLE LAND SURVEYING, Inc.</p> <p>7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For: WOODLAND DEVELOPMENT	
	Part of Section 12 and 13, T28N, R8W, Clearwater Township, Kalkaska County, Michigan.	
	Date: June 8, 2010	File No.: 2010-050
	Drafted By: SDM	Sheet 7 of 8

Certificate of Survey

West Park

That part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1973.08 feet; thence North 00°56'30" West, 833.79 feet; thence South 89°03'30" West, 384.54 feet to the centerline of Grosbeak Drive and the Point of Beginning; thence South 06°23'38" West, along said centerline, 165.99 feet; thence 152.80 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of South 52°39'06" West, 138.36 feet; thence North 83°34'28" West, along said centerline, 96.00 feet; thence 95.53 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of North 56°12'26" West, 91.94 feet; thence 306.83 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of North 55°14'13" West, 296.09 feet; thence 306.70 feet on the arc of a 333.00 foot radius curve to the left along said centerline with a chord bearing of North 68°04'35" East, 295.97 feet; thence 98.67 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of North 69°57'31" East, 94.72 feet; thence South 83°34'28" East, along said centerline, 92.86 feet; thence 161.36 feet on the arc of a 100.00 foot radius curve to the right along said centerline with a chord bearing of South 37°20'54" West, 144.42 feet; to the Point of Beginning.

Containing 2.71 acres of land.

Subject to rights of the public over the 33.00 feet perimeter thereof as occupied by Grosbeak Drive. Further subject to easements, right-of-ways, reservations and restrictions of record.

EASEMENTS

EASEMENT "A"

An easement situated in Clearwater Township, Kalkaska County, Michigan, and more fully described as follows: A 66.00 feet wide easement and 105.00 feet radius cul-de-sac for ingress and egress and the installation and maintenance of public and private utilities over and across part of the Southeast 1/4 of Section 12 and the Northeast 1/4 of Section 13, Town 28 North, Range 8 West, the centerline of said easement being described as: Commencing at the North 1/4 corner of said Section 13; thence South 00°25'38" East along the North and South 1/4 line of said section, 1309.05 feet to the North 1/8 line of said section; thence North 89°17'02" East along said 1/8 line, 1284.30 feet to the Point of Beginning of said easement centerline; thence North 00°30'42" West, 1345.81 feet; thence North 89°06'55" East, 518.16 feet; thence North 21°06'27" East, 297.75; thence North 68°53'33" West, 48.00 feet to the Point of Ending of said easement centerline and the center of a 105.00 feet radius cul-de-sac.

EASEMENT "B"

An easement situated in Clearwater Township, Kalkaska County, Michigan, and more fully described as follows: A 66.00 feet wide easement for ingress and egress and the installation and maintenance of public and private utilities over and across part of the Southeast 1/4 of Section 12 and the Northeast 1/4 of Section 13, Town 28 North, Range 8 West, the centerline of said easement being described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 509.97 feet to the Point of Beginning of said easement centerline; thence North 34°44'41" East, 100.21 feet; thence 188.37 feet along the arc of a 236.01 feet radius curve to the right, the long chord of which bears North 57°36'36" East, 183.41 feet; thence 155.13 feet along the arc of a 110.00 feet radius curve to the right, the long chord of which bears South 59°07'22" East, 142.59 feet; thence South 22°44'02" East, 55.51 feet; thence South 81°03'05" East, 425.52 feet to a point on the centerline of above described EASEMENT A and the Point of Ending of said easement centerline.

EASEMENT "C"

An easement situated in Clearwater Township, Kalkaska County, Michigan, and more fully described as follows: A 30.00 feet wide easement for the installation and maintenance of a gas pipeline over and across part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, the centerline of said easement being described as: Commencing at the South 1/4 corner of said Section 12; thence North 00°48'06" West along the North and South 1/4 line of said section, 1093.22 feet to the Point of Beginning of said easement centerline; thence South 57°00'00" East, 18.05 feet; thence South 00°48'06" East, 527.04 feet; thence South 25°38'49" East, 245.51 feet; thence South 57°16'14" East, 255.93 feet; thence South 86°32'34" East, 178.50 feet; thence North 69°58'07" East, 230.35 feet; thence South 63°34'24" East, 97.22 feet thence 123.69 feet along the arc of a 158.00 feet radius curve to the right, the long chord of which bears South 41°08'49" East, 120.55 feet; thence South 81°03'05" East, 65.18 feet; thence North 89°06'55" East, 806.68 feet; thence North 21°06'27" East, 265.37 feet to the Point of Ending of said easement centerline; together with ingress and egress over EASEMENT A as described above.

EASEMENT "D"

An easement situated in Clearwater Township, Kalkaska County, Michigan, and more fully described as follows: A 10.00 feet wide easement for the installation and maintenance of public and private utilities over and across part of the Southeast 1/4 of Section 12, Town 28 North, Range 8 West, the East and South lines of said easement being described as: Commencing at the South 1/4 corner of said Section 12; thence North 89°06'55" East along the South line of said section, 1823.02 feet to the Point of Beginning of the South line of said 10.00 feet wide easement; thence continuing along said South section line North 89°06'55" East along said easement South line, 150.06 feet; thence North 00°56'30" West along the East line of said easement, 669.16 feet; thence South 89°03'30" West along the South line of said easement, 372.46 feet to the Point of Ending of said 10.00 feet wide easement South line.

NEIL L. WAY
Licensed Surveyor Number: 28432

<p style="margin: 0;">EAGLE LAND SURVEYING, Inc.</p> <p style="margin: 0; font-size: small;">7164 EAGLE'S WAY LANE KEWADIN, MI 49648 (231) 264-9110 FAX 264-9311</p>	For: WOODLAND DEVELOPMENT	
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	Date: June 8, 2010	File No.: 2010-050
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