

200500006935
Filed for Record in
ANTRIM COUNTY MICHIGAN
PATTY NIEPOTH - 268
07-11-2005 At 09:05 a.m.
EASE / ROW 41.00
OR Liber 736 Page 2814 - 2823

18-73

**ROAD MAINTENANCE AGREEMENT
FOR
“GLACIAL FIELD DRIVE”
A PRIVATE ROAD EASEMENT
IN THE DEVELOPMENT OF “GLACIAL FIELD”**

KNOW ALL MEN BY THESE PRESENTS THAT
ARBOR INVESTMENT COMPANY, A MICHIGAN CO-PARTNERSHIP,
WHOSE ADDRESS IS: P.O. BOX 1138, 830 SOUTH CEDAR STREET, KALKASKA, MICHIGAN, 49646;

(The parties hereto, their heirs, successors and assigns is hereinafter referred to as, “Owner”), being the Owner of each of the Parcels described by survey recorded under Instrument 200407175145 DR Liber 723 Page 2503-2508, Antrim County Records, and attached hereto as “Exhibit A” (hereinafter referred to as, “Glacial Field”), hereby establishes an agreement for improvement, maintenance and use of that portion of GLACIAL FIELD described as, Easement “A” (hereinafter referred to as “GLACIAL FIELD DRIVE”) more fully described below.

1. ROAD DESCRIPTION

GLACIAL FIELD DRIVE known as that portion of GLACIAL FIELD subject to Easement “A” as described below and further described by survey recorded under Instrument 200407175145 DR Liber 723 Page 2503-2508, Antrim County Records, and attached hereto as “Exhibit A”.

EASEMENT “A”

A 66 foot 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 30, Town 30 North, Range 5 West, STAR TOWNSHIP, ANTRIM COUNTY, MICHIGAN, the centerline of said easement being described as: Commencing at the East 1/4 corner of said Section 30, thence north 88deg09’49” West along the East-West 1/4 line of said section and the centerline of Kregula Road 672.63 feet to the point of beginning of said easement centerline; thence South 00deg41’13” East 2644.18 feet to the point of ending of said easement centerline. Subject to the rights of the public over the Northerly and Southerly 33 feet thereof as occupied by Kregula Road and Richardson Road. Also subject to easements, right-of-ways, reservations and restrictions of record.

2. INTENT

It is the intent of this agreement to provide an effective yet convenient mechanism for the afore described GLACIAL FIELD OWNERS to maintain said GLACIAL FIELD DRIVE in a reasonably safe condition suitable for safe efficient travel by the undersigned, their invitees, governmental agencies and public and private utilities. It is the intent of this agreement to maintain GLACIAL FIELD DRIVE in a reasonably suitable condition for travel, yet not to maintain the road at that level of care of condition that would be required by COUNTY ROAD COMMISSION standards for public roads. To that end the undersigned agree that the road should from time to time be graded, have gravel base maintained, maintain the crown and drainage from said road and that accumulation of snow and other hazards should be removed from time to time as needed. This agreement shall be in addition to any and all governmental restrictions that may be applicable to the maintenance and repair of said GLACIAL FIELD DRIVE.

3. COST

The cost of improving, maintaining and repairing GLACIAL FIELD DRIVE such as, by the way of illustration and not necessarily by way of limitation, the construction, improvement, snow plowing, surfacing and re-surfacing, brining and/or chloriding, grading and other like or similar improvements, maintenance or repairs shall be shared equally by all GLACIAL FIELD OWNERS, their successors or assigns. Only the parties to this agreement, their successors or assigns, having a structure on any Parcel served by GLACIAL FIELD DRIVE, will be responsible for paying snowplowing charges and/or will be responsible for snow removal. If any of the original Parcels are subdivided, any cost associated with road maintenance and repair on GLACIAL FIELD DRIVE shall be shared equally by all GLACIAL FIELD OWNERS, whether as originally created or as may result from division of any Parcel. The cost of maintenance and repair of any secondary roads that are attached to GLACIAL FIELD DRIVE shall be the financial responsibility of the Owners whose driveways attach to the secondary road.

4. DETERMINING MAINTENANCE NEEDS

When repairs or maintenance on GLACIAL FIELD DRIVE appear to be necessary, a simple majority of the GLACIAL FIELD is needed to authorize the work for which all Owners are financially obligated. Each Parcel shall have one vote, including Parcels created by division. All Owners will be notified by mail and have fifteen (15) days to respond in writing of their vote. If they do not respond within fifteen (15) days of the postmarked mailing, then they shall forfeit their vote. The person(s) undertaking such construction, maintenance or repair shall contract for and initially pay all reasonable cost associated with them. The person(s) incurring such expenses shall bill the other Owners for their share. If any Owner shall fail to pay any statement tendered by another Owner(s) to him, or to his successors and assigns, within ten (10) days after receipt thereof, the amount of such statement, together with interest thereon at the maximum legal rate, plus attorney fees necessary to collection, shall automatically become a lien upon the Parcel of the Owner billed. The Owner incurring the expense, may at his option, pursue any legal remedy he may deem necessary to collect the unpaid bill, including foreclosure of the lien.

5. OWNER LIABILITY

Each Owner shall be responsible to promptly repair any damage caused to GLACIAL FIELD DRIVE of whatever kind or nature by an 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 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 GLACIAL FIELD DRIVE during the time that the Antrim County, Michigan "frost laws" are in effect each spring. The type and weight of the equipment not permitted and the "frost laws" beginning and ending dates will be according to established County guidelines.
- 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 road committee to deal with future road issues as they may occur. If any action is to be taken that affects GLACIAL FIELD DRIVE, such as but not limited to paving, attachment of secondary roads, culverts, 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 GLACIAL FIELD 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 sale of any parcel or parcels may be given the proxy of the fee Owner, if their contract so provides. Such a vendee or vendees shall be and become 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 parties hereunto, their heirs, successors and assigns. The provisions of this agreement may be amended or terminated but only with the consent of a 3/4 majority of Owners.

IN WITNESS WHEREOF: The parties have executed this ROAD MAINTENANCE AGREEMENT FOR "GLACIAL FIELD DRIVE" A PRIVATE ROAD EASEMENT IN THE DEVELOPMENT OF GLACIAL FIELD and have caused their hands and seals to be affixed hereto the day and year written below.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF:


ARBOR INVESTMENT COMPANY,
A MICHIGAN CO-PARTNERSHIP


BY: ROBERT BURGIN
ITS MANAGING PARTNER

STATE OF MICHIGAN
COUNTY OF ANTRIM

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF JULY, 2005, BY ROBERT BURGIN ON BEHALF OF ARBOR INVESTMENT COMPANY, A MICHIGAN CO-PARTNERSHIP, AS ITS MANAGING PARTNER.

MY COMMISSION EXPIRES:
April 12, 2008


KATHLEEN M. KITCHEN NOTARY PUBLIC
ANTRIM COUNTY, ACTING IN ANTRIM
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/tps

3 (Exhibit "A")
4

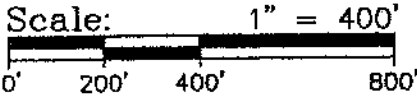
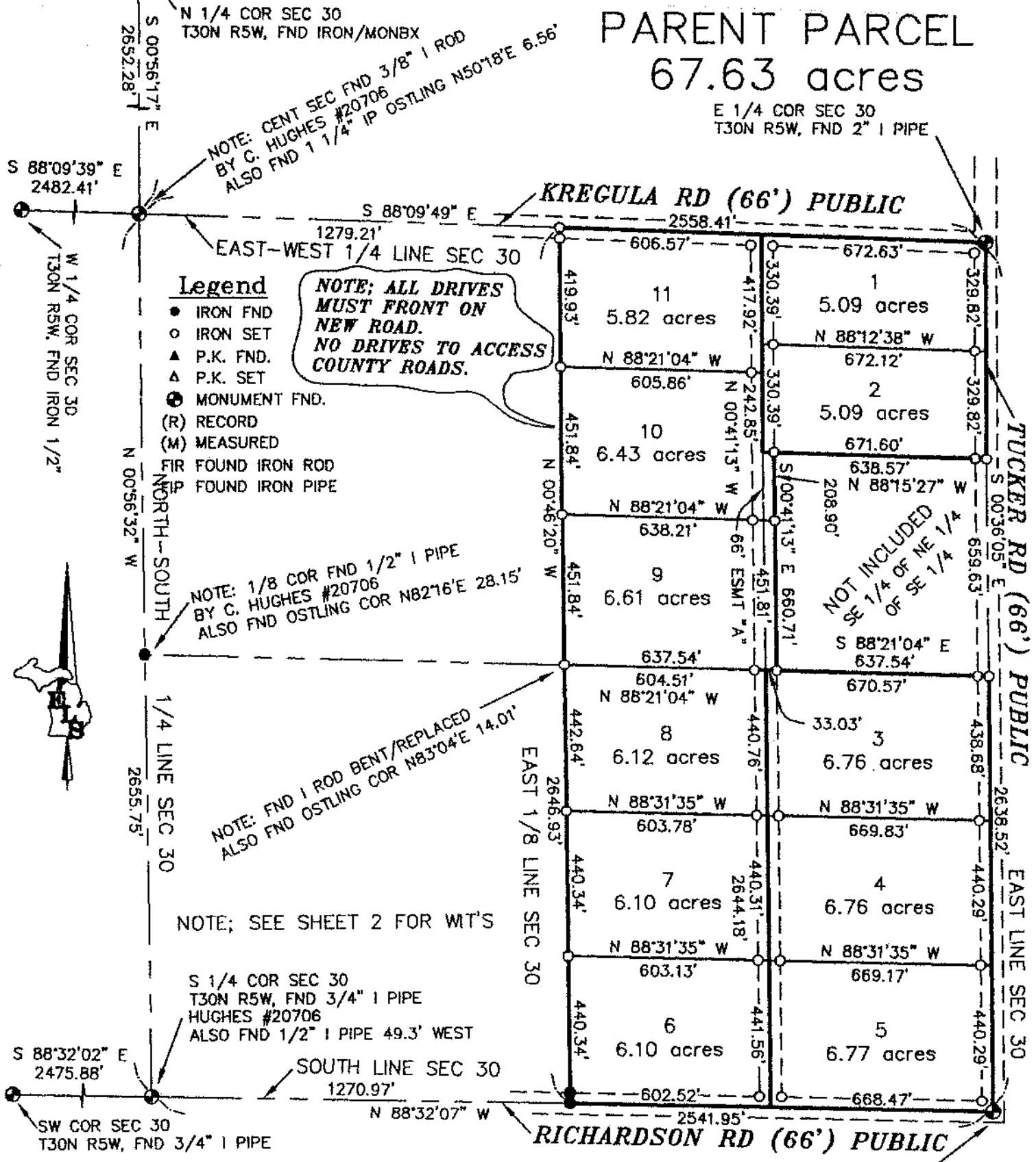
Certificate of Survey

Instrument 20050006935 OR Liber Page 736 2818

PARENT PARCEL 67.63 acres

E 1/4 COR SEC 30
T30N R5W, FND 2" I PIPE

16-280



SE COR SEC 30
T30N R5W, FND 1-1/2" I PIPE

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: GPS

Neil L. Way
NEIL L. WAY
Licensed Surveyor Number: 28432

<p>EAGLE LAND SURVEYING, Inc.</p> <p>(231) 264-9110 FAX: 264-9311 eaglelandsurvey@aol.com</p> <p>7164 EAGLE'S WAY LANE KEWADIN, MI 49648</p>	For:	ARBOR INVESTMENT CO.
		Part of the SE 1/4 of Sec. 30, T30N, R5W, Star Twp., Antrim Co., Michigan.
	Date: May. 4, 2004	File No.: 2004-052
	Drafted By: NLW cd-08	Sheet 1 of 6

FB/PG: 63/13

Certificate of Survey

Instrument Liber Page
 200407175145 OR 736 2819
 200500006935 OR 736 2819

Description as furnished; (PARENT PARCEL);

Township of Star, County of Antrim, State of Michigan; Described as follows;
 The East 1/2 of the Southeast 1/4, EXCEPT the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 30, Town 30 North, Range 5 West.

DESCRIPTION AS SURVEYED; (PARENT PARCEL);

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the Southeast corner of said section 30 for the point of beginning; thence North 88°32'07" West along the South line of said section and the centerline of Richardson road 1270.98 feet to a point on the East 1/8 line of said section; thence North 00°46'20" West along said 1/8 line 2646.93 feet to a point on the East-West 1/4 line of said section; thence South 88°09'49" East along said 1/4 line and the centerline of Kregula Road 1279.21 feet to the East 1/4 corner of said section; thence South 00°36'05" East along the East line of said section and the centerline of Tucker Road 659.63 feet; thence North 88°15'27" West 638.57 feet; thence South 00°41'13" East 660.71 feet; thence South 88°21'04" East 637.54 feet to a point on the East line of said section and the centerline of Tucker Road; thence South 00°36'05" East along said East line and said centerline 1319.26 feet to the point of beginning; and containing 67.63 acres of land.

Subject to the rights of the public over the Easterly Northerly and Southerly 33 feet thereof as occupied by Tucker Road, Kregula Road and Richardson Road.

Also subject to easements, right-of-ways, reservations and restrictions of record.

SE COR SEC 30 T30N R5W
 FND 1/2" I ROD/INSIDE 1 1/4" I PIPE
 S45W 40.68' P POLE
 N80E 34.97' J PINE 34.97'
 N05E 42.50' CHY 8"
 SOUTH 16.82' GATE POST

S 1/4 COR SEC 30 T30N R5W
 FND 3/4" I PIPE & CAP HUGHES 20706
 N80E 65.20' CHY 18"
 S75W 98.33' CHY 18"
 N75W 37.31' CHY 6"
 WEST 59.3' I PIPE 3/4"


SW COR SEC 30 T30N R5W
 FND 3/4" I PIPE & CAP 20706
 S50W 43.68' P POLE
 S40E 69.55' P POLE
 N75E 72.14' R PINE 10"
 N65W 58.27' R PINE 12"


E 1/4 COR SEC 30 T30N R5W
 FND 2" I PIPE
 S40W 42.78' P POLE
 S45E 43.23' P POLE
 N50W 41.35' P POLE
 N50E 48.64' CHY 20"
 N85E 0.45' fnd i rod #12026

W 1/4 COR SEC 30 T30N R5W
 FND 1/2" I ROD
 N30W 54.46' P POLE
 S40W 53.78' WOOD POST 4x4
 S10E 76.92' P POLE
 S60E 63.80' ELM 16"

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: GPS


 NEIL L. WAY
 Licensed Surveyor Number: 28432

 <p style="text-align: right;"> (231) 264-9110 FAX: 264-9311 eaglelandsurvey@aol.com </p> <p style="text-align: center;"> EAGLE LAND SURVEYING, Inc. </p> <p style="text-align: center;"> 7164 EAGLE'S WAY LANE KEWADIN, MI 49648 </p>	For:	ARBOR INVESTMENT CO.	
		Part of the SE 1/4 of Sec. 30, T30N, R5W, Star Twp., Antrim Co., Michigan.	
		Date: May. 4, 2004	File No.: 2004-052
	FB/PG: 63/13	Drafted By: NLW cd-08	Sheet 2 of 6

Certificate of Survey

INSTRUMENT LIBER PAGE
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200500006935 OR 736 2820

DESCRIPTION PARCEL 1;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:
That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:
Commencing at the East 1/4 corner of said section 30 for the point of beginning; thence South 00°36'05" East along the East line of said section and the centerline of Tucker Road 329.82 feet; thence North 88°12'38" West 672.12 feet; thence North 00°41'13" West 330.39 feet to a point on the East-West 1/4 line of said section and the centerline of Kregula Road; thence South 88°09'49" East along said 1/4 line and said centerline 672.63 feet to the point of beginning; and containing 5.09 acres of land.
Subject to the rights of the public over the Easterly and Northerly 33 feet thereof as occupied by Tucker Road and Kregula Road.
Also subject to and together with easement "A" as described below.
Further subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 2;


A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:
That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:
Commencing at the East 1/4 corner of said section 30; thence South 00°36'05" East along the East line of said section and the centerline of Tucker Road 329.82 feet to the point of beginning; thence continuing South 00°36'05" East along said East line and said centerline 329.82 feet; thence North 88°15'27" West 671.60 feet; thence North 00°41'13" West 330.39 feet; thence South 88°12'38" East 672.12 feet to the point of beginning; and containing 5.09 acres of land.
Subject to the rights of the public over the Easterly 33 feet thereof as occupied by Tucker Road.
Also subject to and together with easement "A" as described below.
Further subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 3;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:
That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:
Commencing at the East 1/4 corner of said section 30; thence South 00°36'05" East along the East line of said section and the centerline of Tucker Road 1319.27 feet to the point of beginning; thence continuing South 00°36'05" East along said East line and said centerline 438.68 feet; thence North 88°31'35" West 669.83 feet; thence North 00°41'13" West 440.76 feet; thence South 88°21'04" East 670.57 feet to the point of beginning; and containing 6.76 acres of land.
Subject to the rights of the public over the Easterly 33 feet thereof as occupied by Tucker Road.
Also subject to and together with easement "A" as described below.
Further subject to easements, right-of-ways, reservations and restrictions of record.

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: GPS


NEIL L. WAY
Licensed Surveyor Number: 28432

 (231) 264-9110
FAX: 264-9311
eaglelandsurvey@aol.com

7164 EAGLE'S WAY LANE
KEWADIN, MI 49648

For:	
ARBOR INVESTMENT CO.	
Part of the SE 1/4 of Sec. 30, T30N, R5W, Star Twp., Antrim Co., Michigan.	
Date: May. 4, 2004	File No.: 2004-052
FB/PG: 63/13	Drafted By: NLW cd-08
	Sheet 3 of 6

Certificate of Survey

Instrument 200407175145 DR 723 2506
Liber Page 736 2821

Instrument 200500006935 DR 736 2821
Liber Page 736 2821

DESCRIPTION PARCEL 4;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the East 1/4 corner of said section 30; thence South 00°36'05" East along the East line of said section and the centerline of Tucker Road 1757.95 feet to the point of beginning; thence continuing South 00°36'05" East along said East line and said centerline 440.29 feet; thence North 88°31'35" West 669.17 feet; thence North 00°41'13" West 440.31 feet; thence South 88°31'35" East 669.83 feet to the point of beginning; and containing 6.76 acres of land.

Subject to the rights of the public over the Easterly 33 feet thereof as occupied by Tucker Road.

Also subject to and together with easement "A" as described below.

Further subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 5;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the East 1/4 corner of said section 30; thence South 00°36'05" East along the East line of said section and the centerline of Tucker Road 2198.24 feet to the point of beginning; thence continuing South 00°36'05" East along said East line and said centerline 440.29 feet to the Southeast corner of said section; thence North 88°32'07" West along the South line of said section and the centerline of Richardson Road 668.47 feet; thence North 00°41'13" West 441.56 feet; thence South 88°31'35" East 669.17 feet to the point of beginning; and containing 6.77 acres of land.

Subject to the rights of the public over the Easterly and Southerly 33 feet thereof as occupied by Tucker Road and Richardson road.

Also subject to and together with easement "A" as described below.

Further subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 6;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the Southeast corner of said section 30; thence North 88°32'07" West along the South line of said section and the centerline of Richardson Road 668.47 feet to the point of beginning; thence continuing North 88°32'07" West along said South line and said centerline 602.52 feet to a point on the East 1/8 line of said section; thence North 00°46'20" West along said 1/8 line 440.34 feet; thence South 88°31'35" East 603.13 feet; thence South 00°41'13" East 441.56 feet to the point of beginning; and containing 6.10 acres of land.


Subject to the rights of the public over the Southerly 33 feet thereof as occupied by Richardson road.


Also subject to and together with easement "A" as described below.

Further subject to easements, right-of-ways, reservations and restrictions of record.

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: GPS


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 eaglelandsurvey@aol.com	For: ARBOR INVESTMENT CO.
		Part of the SE 1/4 of Sec. 30, T30N, R5W, Star Twp., Antrim Co., Michigan.
	FB/PG: 63/13	Date: May. 4, 2004 Drafted By: NLW cd-08
		File No.: 2004-052 Sheet 4 of 6

Certificate of Survey

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DESCRIPTION PARCEL 7;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the Southeast corner of said section 30; thence North 88°32'07" West along the South line of said section and the centerline of Richardson Road 668.47 feet; thence North 00°41'13" West 441.56 feet to the point of beginning; thence North 88°31'35" West 603.13 feet to a point on the East 1/8 line of said section; thence North 00°46'20" West along said 1/8 line 440.34 feet; thence South 88°31'35" East 603.78 feet; thence South 00°41'13" East 440.31 feet to the point of beginning; and containing 6.10 acres of land.

Subject to and together with easement "A" as described below.

Further subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 8;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the Southeast corner of said section 30; thence North 88°32'07" West along the South line of said section and the centerline of Richardson Road 668.47 feet; thence North 00°41'13" West 881.87 feet to the point of beginning; thence North 88°31'35" West 603.78 feet to a point on the East 1/8 line of said section; thence North 00°46'20" West along said 1/8 line 442.64 feet; thence South 88°21'04" East 604.51 feet; thence South 00°41'13" East 440.76 feet to the point of beginning; and containing 6.12 acres of land.

Subject to and together with easement "A" as described below.

Further subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 9;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the Southeast corner of said section 30; thence North 88°32'07" West along the South line of said section and the centerline of Richardson Road 668.47 feet; thence North 00°41'13" West 1322.63 feet to the point of beginning; thence North 88°21'04" West 604.51 feet to a point on the East 1/8 line of said section; thence North 00°46'20" West along said 1/8 line 451.84 feet; thence South 88°21'04" East 638.21 feet; thence South 00°41'13" East 451.81 feet; thence North 88°21'04" West 33.03 feet to the point of beginning; and containing 6.61 acres of land.

Subject to and together with easement "A" as described below.

Also further subject to easements, right-of-ways, reservations and restrictions of record.

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: GPS


NEIL L. WAY

Licensed Surveyor Number: 28432

(231) 264-9110

FAX: 264-9311

eaglelandsurvey@aol.com


**EAGLE
LAND
SURVEYING, Inc.**

7164 EAGLE'S WAY LANE
KEWADIN, MI 49648

FB/PG: 63/13

For:

ARBOR INVESTMENT CO.

Part of the SE 1/4 of Sec. 30,
T30N, R5W, Star Twp.,
Antrim Co., Michigan.

Date: May. 4, 2004

File No.: 2004-052

Drafted By: NLW cd-08

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Drwg File: 2004-052.dwg

Certificate of Survey

INSTRUMENT 200407175145 OR 723 2508

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DESCRIPTION PARCEL 10;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the Southeast corner of said section 30; thence North 88°32'07" West along the South line of said section and the centerline of Richardson Road 1270.99 feet; to a point on the east 1/8 line of said section; thence North 00°46'20" West along said 1/8 line 1775.16 feet to the point of beginning; thence North 00°46'20" West along said 1/8 line 451.84 feet; thence South 88°21'04" East 605.86 feet; thence South 00°41'13" East 242.85 feet; thence South 88°15'27" East 33.03 feet; thence South 00°41'13" East 208.90 feet; thence North 88°21'04" West 638.21 feet to the point of beginning; and containing 6.43 acres of land.

Subject to and together with easement "A" as described below.

Also surther subject to easements, right-of-ways, reservations and restrictions of record.

DESCRIPTION PARCEL 11;

A parcel of land situated in Star Township, Antrim County, Michigan, and more fully described as follows:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Town 30 North, Range 5 West, described as:

Commencing at the East 1/4 corner of said section 30 thence North 88°09'49" West along the East-West 1/4 line of said section and the centerline of Kregula Road 672.63 feet to the point of beginning; thence South 00°41'13" East 417.92 feet; thence North 88°21'04" West 605.86 feet to a point on the East 1/8 line of said section; thence North 00°46'20" West 419.93 feet to a point on the East-West 1/4 line of said section and the centerline of Kregula Road; thence South 88°09'49" East along said 1/4 line and said centerline 606.57 feet to the point of beginning; and containing 5.82 acres of land.

Subject to the rights of the public over the Northerly 33 feet thereof as occupied by Kregula Road.

Also subject to and together with easement "A" as described below.

Further subject to easements, right-of-ways, reservations and restrictions of record.

66 FEET WIDE EASEMENT "A";

An easement situated in Star Township, Kalkaska County, Michigan, and more fully described as follows:

A 66 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 30, Town 30 North, Range 5 West, the centerline of said easement being described as:

Commencing at the East 1/4 corner of said section 30 thence North 88°09'49" West along the East-West 1/4 line of said section and the centerline of Kregula Road 672.63 feet to the point of beginning of said easement centerline; thence South 00°41'13" East 2644.18 feet to the point of ending of said easement centerline.

Subject to the rights of the public over the Northerly and Southerly 33 feet thereof as occupied by Kregula Road and Richardson Road.

Also subject to easements, right-of-ways, reservations and restrictions of record.

200407175145
Filed for Record in
ANTRIM COUNTY MICHIGAN
PATTY HIEPOTH - 268
10-14-2004 At 09:39 a.m.
SURVEY 29.00
OR Liber 723 Page 2503 - 2508

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: GPS

NEIL L. WAY

Licensed Surveyor Number: 28432

 **EAGLE
LAND
SURVEYING, Inc.**

(231) 264-9110
FAX: 264-9311
eaglelandsurvey@aol.com

7164 EAGLE'S WAY LANE
KEWADIN, MI 49648

FB/PG: 63/13

For:

ARBOR INVESTMENT CO.

Part of the SE 1/4 of Sec. 30,
T30N, R5W, Star Twp.,
Antrim Co., Michigan.

Date: May. 4, 2004

File No.: 2004-052

Drafted By: NLW cd-08

Sheet 6 of 6