

MASON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____
 EXHIBIT B TO MASTER DEED OF

WASHINGTON WOODS

A CONDOMINIUM IN THE
 CITY OF LUDINGTON, MASON COUNTY, MICHIGAN

DEVELOPER:
 BRYANT WOODS LLC
 1464 N. WOODDED LAKE DRIVE
 LUDINGTON, MICHIGAN 49431

SURVEYOR:
 NORDLUND & ASSOCIATES, INC.
 813 E. LUDINGTON AVENUE
 LUDINGTON, MICHIGAN 49431

LEGAL DESCRIPTION: WASHINGTON WOODS

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, T.18N., R.18W., CITY OF LUDINGTON, MASON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 10; THENCE N01°17'23"E ALONG THE EAST SECTION LINE OF SAID SECTION 10 1329.94 FT. TO THE N 1/16 LINE OF SAID SECTION, THENCE S89°48'30"W ALONG SAID N 1/16 LINE 33.01 FT. TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE AND THE POINT OF BEGINNING;
 THENCE CONTINUING S89°48'30"W ALONG SAID N 1/16 LINE 349.02 FT.;
 THENCE S00°11'30"E 226.72 FT.;
 THENCE S85°17'28"E 32.98 FT.;
 THENCE S04°42'34"W 91.00 FT.;
 THENCE N85°17'28"W 65.29 FT.;
 THENCE S00°31'34"E 563.12 FT.;
 THENCE N89°28'26"E 91.50 FT.;
 THENCE S00°31'34"E 66.00 FT. TO A CURVE TO THE LEFT;
 THENCE ALONG SAID CURVE TO THE LEFT 22.82 FT., WHOSE RADIUS IS 83.00 FT. AND CENTRAL ANGLE IS 15°45'10" (CHORD BEARING AND DISTANCE OF N81°35'51"E 22.75 FT.);
 THENCE S00°31'34"E 141.17 FT.;
 THENCE N89°28'26"E 241.92 FT. TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE;
 THENCE N01°17'23"E ALONG SAID RIGHT-OF-WAY LINE 1100.08 FT. TO THE N 1/16 LINE AND THE POINT OF BEGINNING.
 PARCEL CONTAINS 8.56 ACRES OF LAND, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS OF RECORD.

ATTENTION: COUNTY REGISTER OF DEEDS

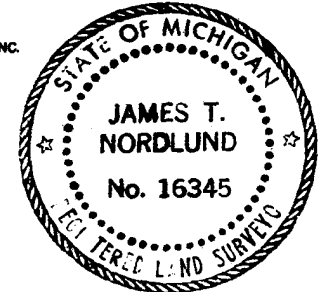
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET NO. 2

SHEET INDEX


1. COVER SHEET
2. SURVEY PLAN
3. SURVEY PLAN (CONTINUED)
4. SITE PLAN & BUILDING UNIT COORDINATES
5. FLOOR PLAN & SECTION UNIT A-A
6. FLOOR PLAN & SECTION UNIT A-B
7. FLOOR PLAN & SECTION UNIT B-B
8. UTILITY PLAN

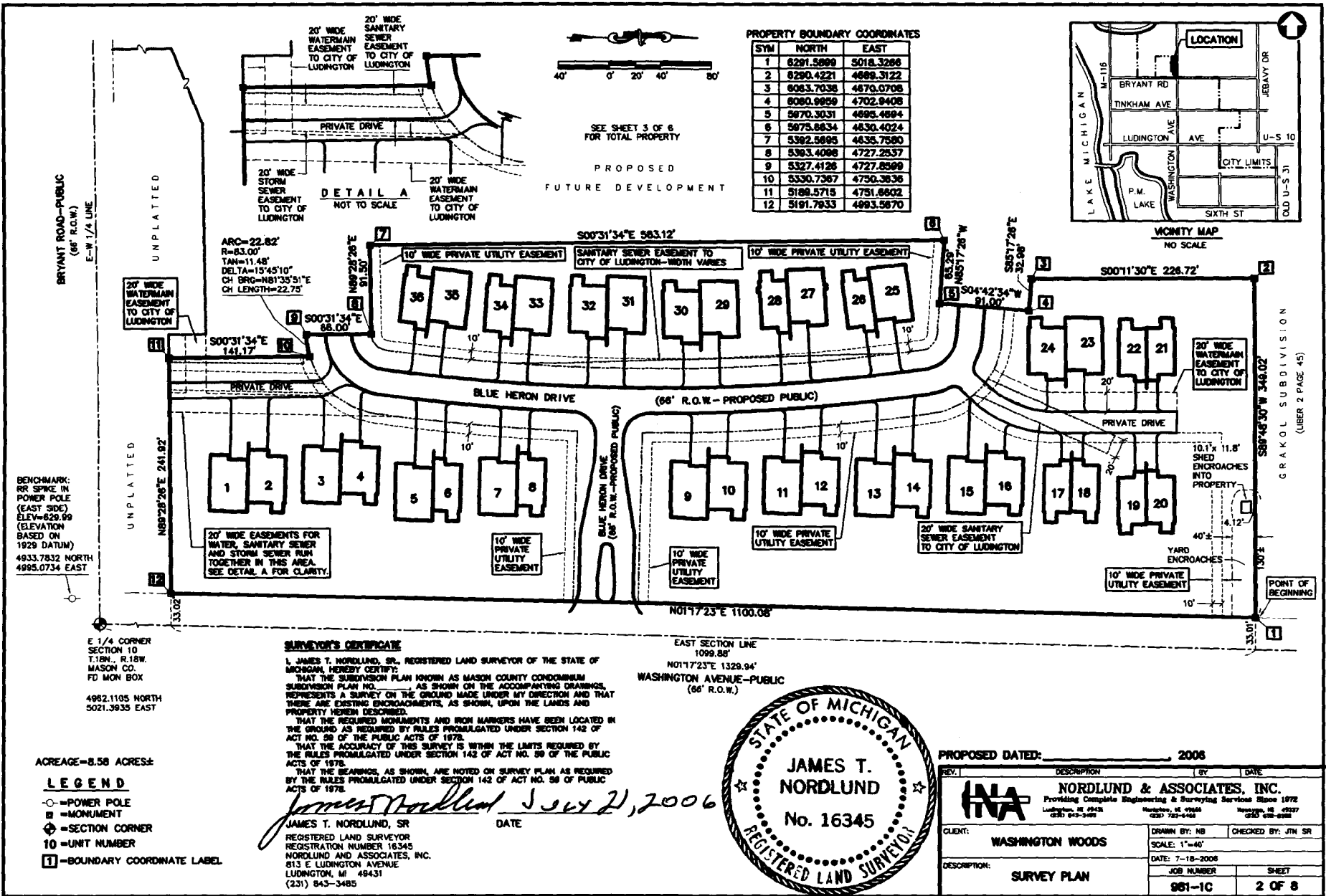
James T. Nordlund
 JAMES T. NORDLUND, SR.

REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 16345
 NORDLUND AND ASSOCIATES, INC.
 813 E LUDINGTON AVENUE
 LUDINGTON, MI 49431
 (231) 843-3485



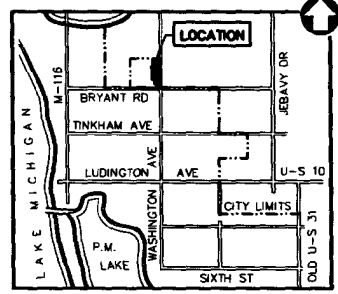
PROPOSED DATED: _____ 2008

REV.	DESCRIPTION	BY	DATE
 NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 Mason, MI 48850 Perry, MI 48370 (231) 843-3485 (231) 723-8440 (231) 692-2322			
CLIENT:	WASHINGTON WOODS	DRAWN BY: NB	CHECKED BY: JTN SR
DESCRIPTION:	COVER SHEET	SCALE: NONE	DATE: 7-18-2008
		JOB NUMBER	SHEET
		981-1C	1 OF 8



PROPERTY BOUNDARY COORDINATES

SYM	NORTH	EAST
1	8291.5899	5018.3266
2	8290.4221	4889.3122
3	8083.7038	4870.0708
4	8080.9959	4702.8408
5	5870.3031	4895.4894
6	5875.8634	4830.4024
7	5382.5695	4835.7580
8	5383.4088	4727.2537
9	5327.4128	4727.8569
10	5350.7367	4750.3838
11	5189.5715	4751.6802
12	5191.7933	4993.5670



SURVEYOR'S CERTIFICATE

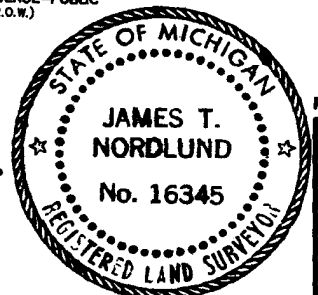
I, JAMES T. NORDLUND, SR., REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS MASON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS, AS SHOWN, UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 20 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 NO. 20 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 NO. 20 OF PUBLIC ACTS OF 1978.

James T. Nordlund, Sr.
 JAMES T. NORDLUND, SR. DATE
 REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 16345
 NORDLUND AND ASSOCIATES, INC.
 813 E LUDINGTON AVENUE
 LUDINGTON, MI 49431
 (231) 843-3485



PROPOSED DATED: 2006

REV.	DESCRIPTION	BY	DATE
1			

CLIENT: WASHINGTON WOODS

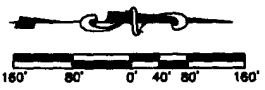
DESCRIPTION: SURVEY PLAN

DRAWN BY: NB CHECKED BY: JTN SR

DATE: 7-18-2006

JOB NUMBER: 981-1C SHEET: 2 OF 8

- ACREAGE=8.58 ACRES±
- LEGEND**
- =POWER POLE
 - =MONUMENT
 - ◆=SECTION CORNER
 - 10=UNIT NUMBER
 - ①=BOUNDARY COORDINATE LABEL

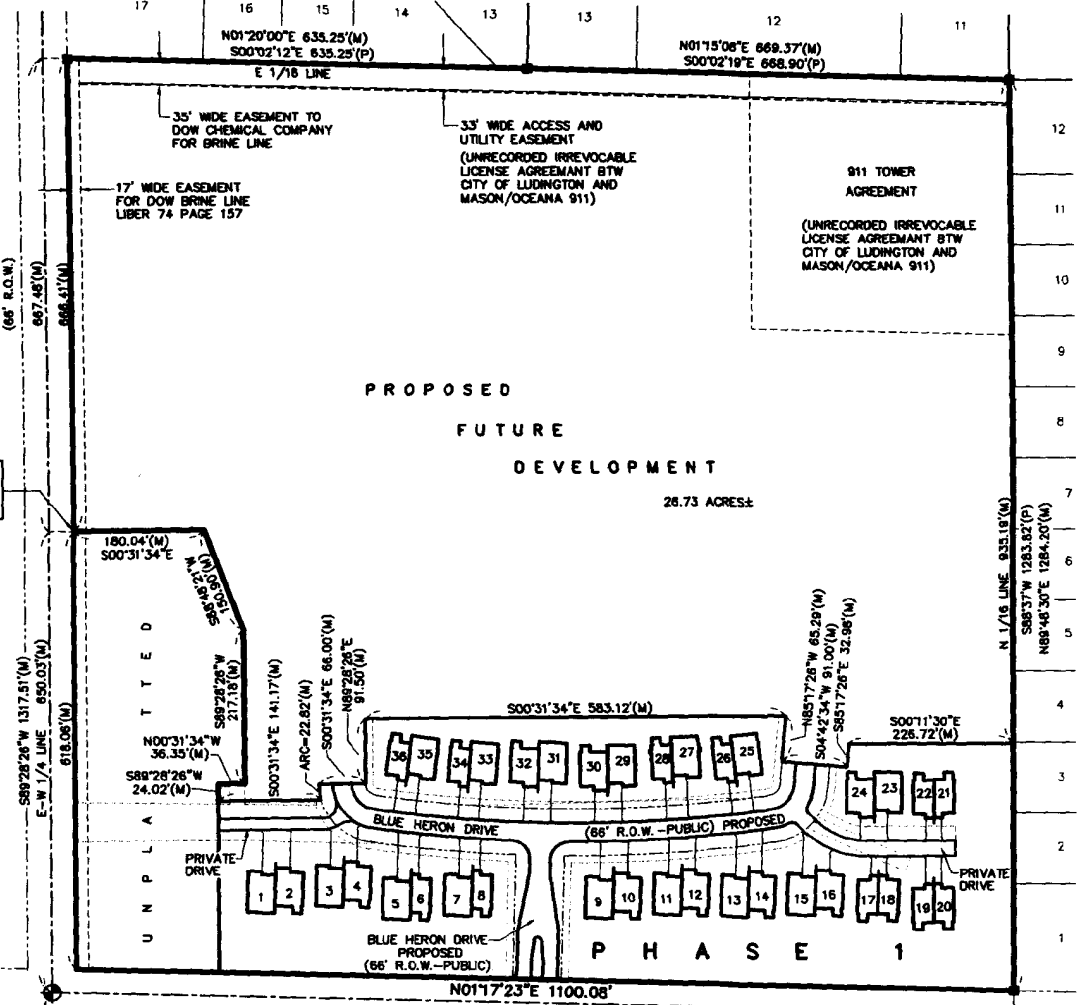


TIMBER HILL SUBDIVISION (LIBER 5 PAGES 19A & 19B)
 BEECH WOODS SUBDIVISION (LIBER 5 PAGE 7A)

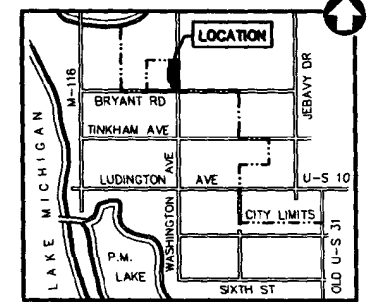
M=MEASURED
 P=PLAT
 CURVE DATA:
 ARC=22.82'(M)
 R=83.00'(M)
 TAN=11.48'(M)
 DELTA=15°45'10"(M)
 CH BRG=N81°35'51"E(M)
 CH LENGTH=22.75'(M)

BRYANT ROAD-PUBLIC
 (66' R.O.W.)

POINT OF BEGINNING FUTURE DEVELOPMENT



E 1/4 CORNER SECTION 10 T.18N., R.18W. MASON CO. FD MON BOX



DESCRIPTION: PROPOSED FUTURE DEVELOPMENT

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, T.18N., R.18W., CITY OF LUDINGTON, MASON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 10, THENCE S89°28'26"W ALONG THE E-W 1/4 LINE OF SAID SECTION 650.03 FT., THENCE N00°31'34"W 33.00 FT. TO THE NORTH RIGHT-OF-WAY LINE OF BRYANT ROAD AND THE POINT OF BEGINNING;

THENCE S89°28'26"W ALONG SAID NORTH RIGHT-OF-WAY LINE 666.41 FT. TO THE E 1/16 LINE OF SAID SECTION 10;

THENCE N01°20'00"E ALONG SAID E 1/16 LINE 635.25 FT.;

THENCE N01°15'08"E ALONG SAID E 1/16 LINE 669.37 FT. TO THE N 1/16 LINE OF SAID SECTION 10;

THENCE N89°48'30"E ALONG SAID N 1/16 LINE 935.19 FT.;

THENCE S00°11'30"E 226.72 FT.;

THENCE S85°17'26"E 32.98 FT.;

THENCE S04°42'34"W 91.00 FT.;

THENCE N85°17'26"E 65.29 FT.;

THENCE S00°31'34"E 583.12 FT.;

THENCE N89°28'26"E 91.50 FT.;

THENCE S00°31'34"E 66.00 FT. TO A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT 22.82 FT., WHOSE RADIUS IS 83.00 FT. AND CENTRAL ANGLE IS 15°45'10" (CHORD BEARING AND DISTANCE OF N81°35'51"E 22.75 FT.);

THENCE S00°31'34"E 141.17 FT.;

THENCE S89°28'26"W 24.02 FT.;

THENCE N00°31'34"W 36.35 FT.;

THENCE S89°28'26"W 217.16 FT.;

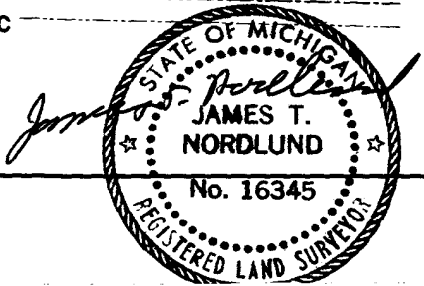
THENCE S68°48'21"W 150.90 FT.;

THENCE S00°31'34"E 180.04 FT. TO THE NORTH RIGHT-OF-WAY LINE OF BRYANT ROAD AND THE POINT OF BEGINNING.

PARCEL CONTAINS 26.73 ACRES OF LAND, MORE OR LESS, AND IS SUBJECT TO AN IRREVOCABLE LICENSE AGREEMENT, FOR A 911 TOWER, OVER THE NORTH 360 FT. OF THE WEST 360 FT. OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, T.18N., R.18W., CITY OF LUDINGTON, MASON COUNTY MICHIGAN; AN EASEMENT FOR ACCESS BY BOTH FOOT AND VEHICULAR TRAFFIC AND FOR PUBLIC UTILITIES ON, UNDER, OVER AND ACROSS THE WEST 33 FT. OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 10, T.18N., R.18W.; A 17 FT. WIDE DOW BRINE LINE EASEMENT OVER THE ENTIRE SOUTH SIDE, A 35 FT. WIDE DOW BRINE LINE EASEMENT OVER THE ENTIRE WEST SIDE AND ANY OTHER EASEMENTS AND OR RESTRICTIONS OF RECORD.

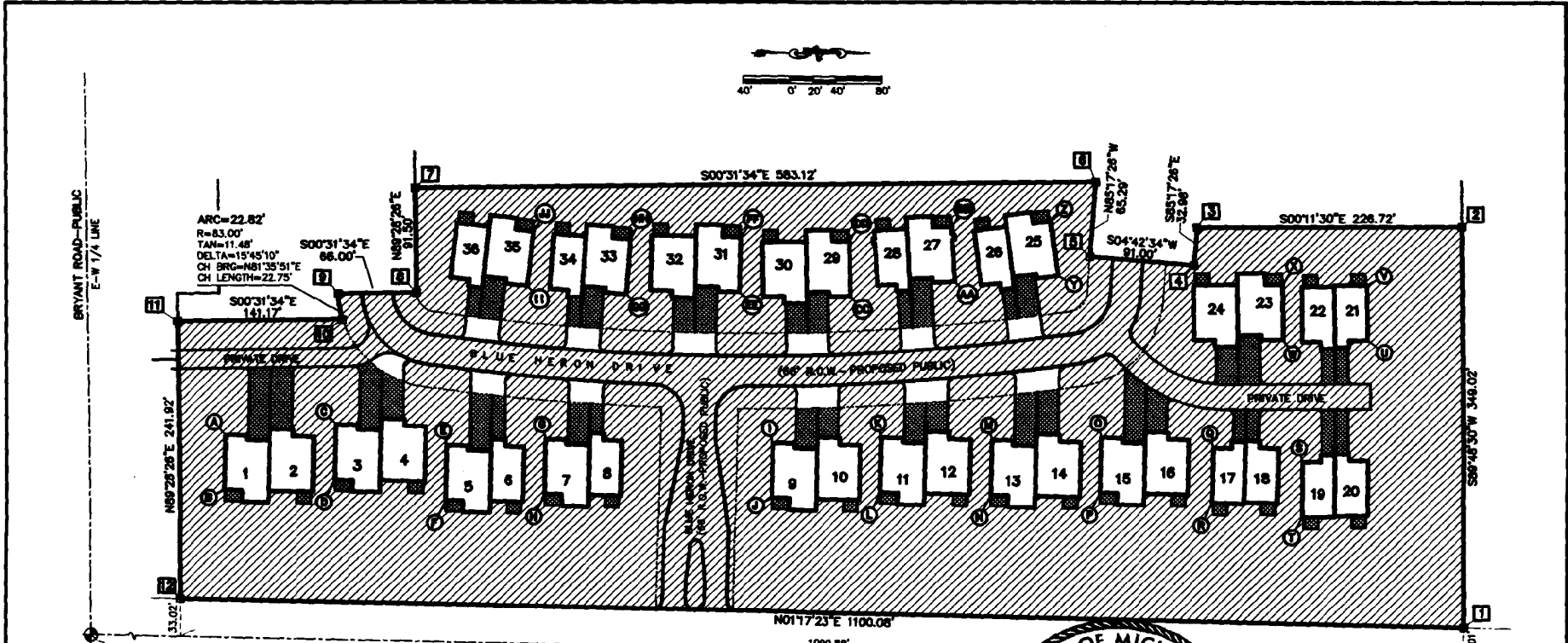
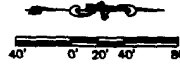
GRACKOL SUBDIVISION (LIBER 2 PAGE 45)

WASHINGTON AVENUE-PUBLIC (66' R.O.W.)



PROPOSED DATED: 2008

REV.	DESCRIPTION	BY	DATE
	NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49524 (269) 942-3400		
CLIENT:	WASHINGTON WOODS	DRAWN BY: NBS	CHECKED BY: JTN SR
DESCRIPTION:	SURVEY PLAN	SCALE: 1"=80'	DATE: 7-18-2008
		JOB NUMBER: 881-1C	SHEET: 3 OF 8



E 1/4 CORNER
SECTION 10
T.18N., R.18W.
MASON CO.
FD MON BOX

STARTING POINT FOR
COORDINATE SYSTEM
4982.1105 NORTH
5021.3935 EAST

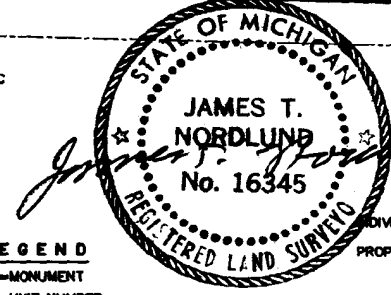
BUILDING COORDINATES

SYM	NORTH	EAST
A	5230.4988	4851.0724
B	5229.4185	4899.0803
C	5324.7212	4842.2520
D	5323.6409	4890.2398
E	5418.3403	4860.2299
F	5417.2599	4908.2178
G	5502.9785	4855.0404
H	5501.8982	4903.0283
I	5687.3280	4858.5399
J	5686.4232	4906.5314
K	5791.5943	4853.4879
L	5790.5139	4901.4758
M	5885.5724	4855.5189
N	5884.4920	4903.5067
O	5979.4165	4853.2761
P	5978.3361	4901.2639
Q	6076.7139	4862.0714
R	6075.6336	4910.0592
S	6152.4509	4872.4222

BUILDING COORDINATES

SYM	NORTH	EAST
T	6152.6115	4820.4219
U	6208.7532	4788.4089
V	6208.5926	4720.4072
W	6138.5014	4787.8738
X	6138.3408	4718.8741
Y	5942.8241	4712.3588
Z	5938.8732	4864.7523
AA	5855.0035	4717.3951
BB	5852.4039	4669.4655
CC	5785.2751	4730.2507
DD	5784.6391	4682.2549
EE	5669.6363	4727.0573
FF	5670.7186	4679.0895
GG	5573.1296	4728.7842
HH	5576.5906	4680.8912
II	5487.8643	4721.6611
JJ	5483.3553	4673.9762

1099.86'
EAST SECTION LINE
N01°17'23"E 1329.84'
WASHINGTON AVENUE-PUBLIC
(66' R.O.W.)



- LEGEND**
- = MONUMENT
 - 10 = UNIT NUMBER
 - ① = BUILDING UNIT COORDINATE
 - 14 = BOUNDARY COORDINATE
 - ▨ = LIMITED COMMON ELEMENT
 - ▩ = GENERAL COMMON ELEMENT
 - = LIMITS OF OWNERSHIP

INDIVIDUAL UNITS NEED NOT BE BUILT
PROPOSED PUBLIC STREETS MUST BE BUILT

PROPOSED DATED: _____ 2006

REV.	DESCRIPTION	BY	DATE
1			

NORDLUND & ASSOCIATES, INC.
Providing Complete Engineering & Surveying Services Since 1979
Lutherville, MD 21088 Phone: 410-496-8888
Columbia, MD 21046 Fax: 410-496-8888

CLIENT: **WASHINGTON WOODS**

DESCRIPTION: **SITE PLAN**

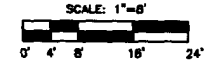
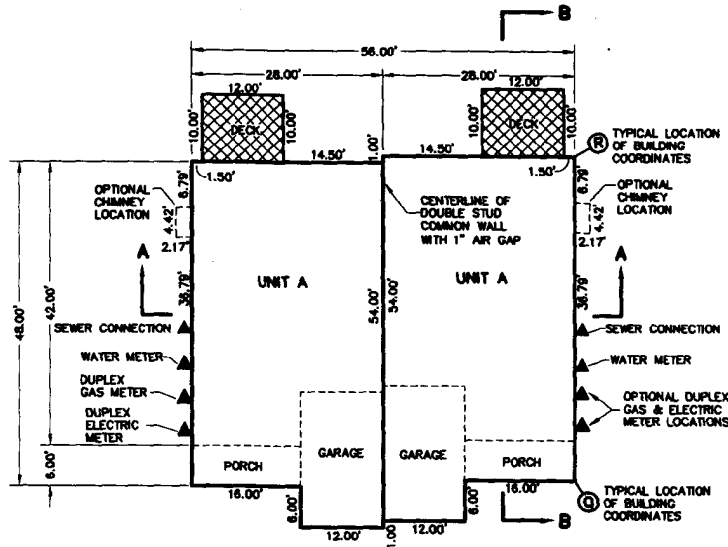
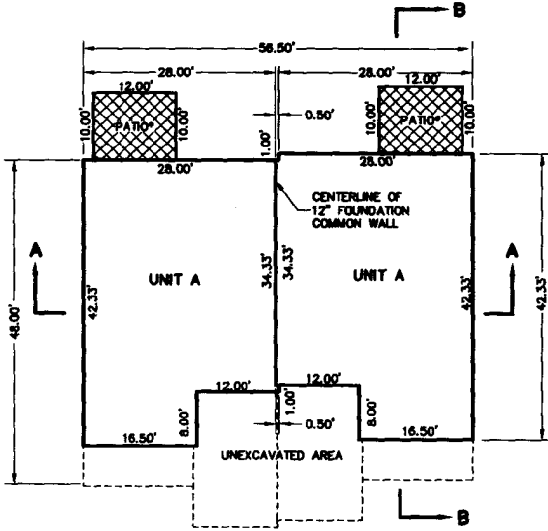
SCALE: 1"=40'

DATE: 7-18-2006

JOB NUMBER: **081-1C**

CHECKED BY: JTN SR

SHEET: **4 OF 8**



FIRST FLOOR ELEVATIONS

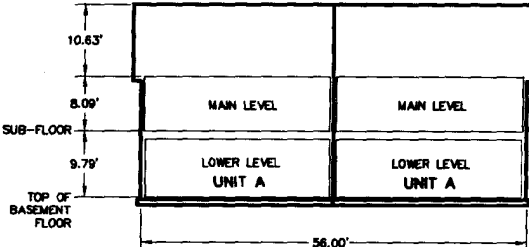
UNIT NO.	ELEVATION
17	628.50
18	628.50
19	628.00
20	628.00
21	628.00
22	628.00

- ▲ =METER LOCATIONS
- Ⓐ =BUILDING UNIT COORDINATE
- ▨ =LIMITED COMMON ELEMENT
- =LIMITS OF OWNERSHIP

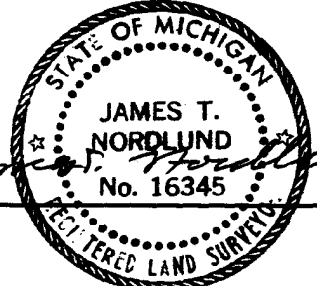
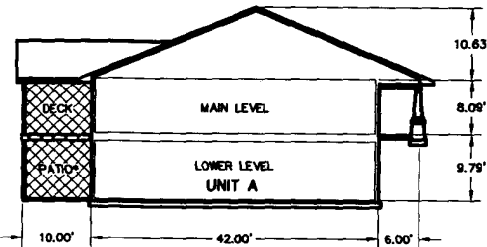
THIS FLOOR PLAN IS APPLICABLE TO
UNITS 17, 18, 19, 20, 21 & 22.
THESE UNITS ARE KNOWN AS A-A UNITS

UNIT A-A AREAS

SPACE	AREA (SFT)
LOWER LEVEL	1093.83
GARAGE	240.5
PORCH	96.00
MAIN LEVEL	1079.50

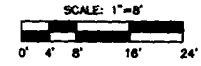
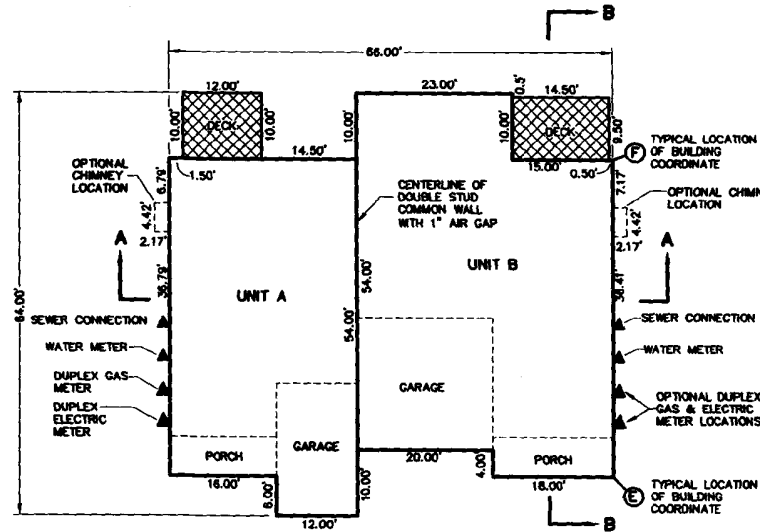
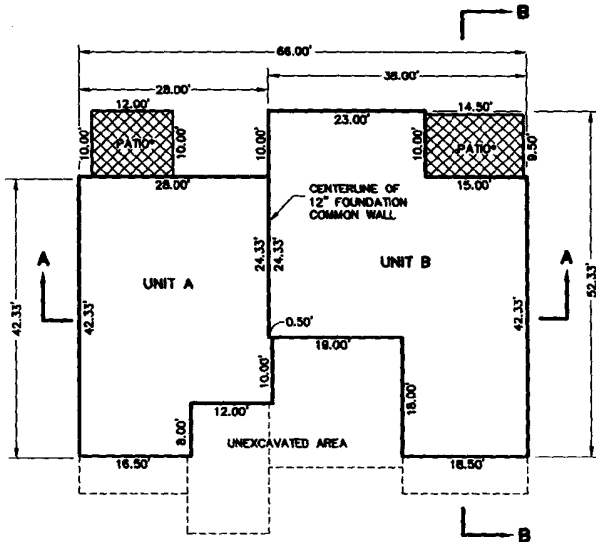


FIRST FLOOR ELEVATION
SEE CHART AT RIGHT
FOR FIRST FLOOR ELEVATIONS
OF VARIOUS UNITS



PROPOSED DATED: 2008

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1978 Lansing, MI 48912 Phone: 517-496-6200 Fax: 517-496-6207 Grand Rapids, MI 49508 Phone: 616-942-2200 Fax: 616-942-2207			
CLIENT:	WASHINGTON WOODS	DRAWN BY: MD	CHECKED BY: JTN SR
		SCALE: 1"=8'	
		DATE: 7-18-2008	
DESCRIPTION:	FLOOR PLAN AND SECTIONS UNIT A-A	JOB NUMBER:	SHEET
		901-1C	5 OF 8



FIRST FLOOR ELEVATIONS

UNIT NO.	ELEVATION
5	629.00
6	629.00
7	629.00
8	629.00
25	627.00
26	627.00
27	627.80
28	627.80
33	629.00
34	629.00
35	628.60
36	628.60

- ▲ =METER LOCATIONS
- Ⓐ =BUILDING UNIT COORDINATE
- ▨ =LIMITED COMMON ELEMENT
- =LIMITS OF OWNERSHIP

THIS FLOOR PLAN IS APPLICABLE TO UNITS 5, 6, 7, 8, 25, 26, 27, 28, 33, 34, 35 & 36. THESE UNITS ARE KNOWN AS A-B UNITS.

UNIT A AREAS

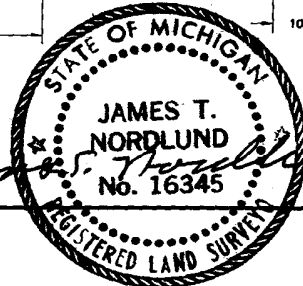
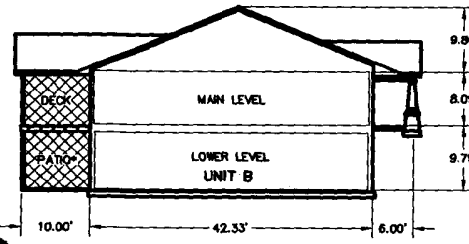
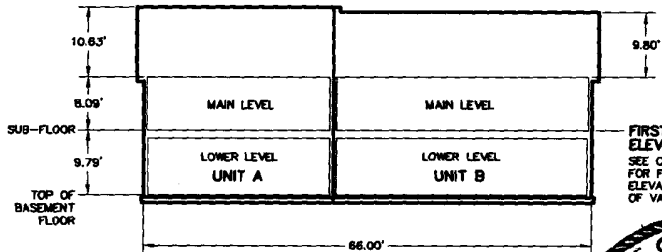
SPACE	AREA (SFT)
LOWER LEVEL	1098.33
GARAGE	240.50
PORCH	96.00
MAIN LEVEL	1079.50

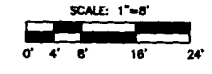
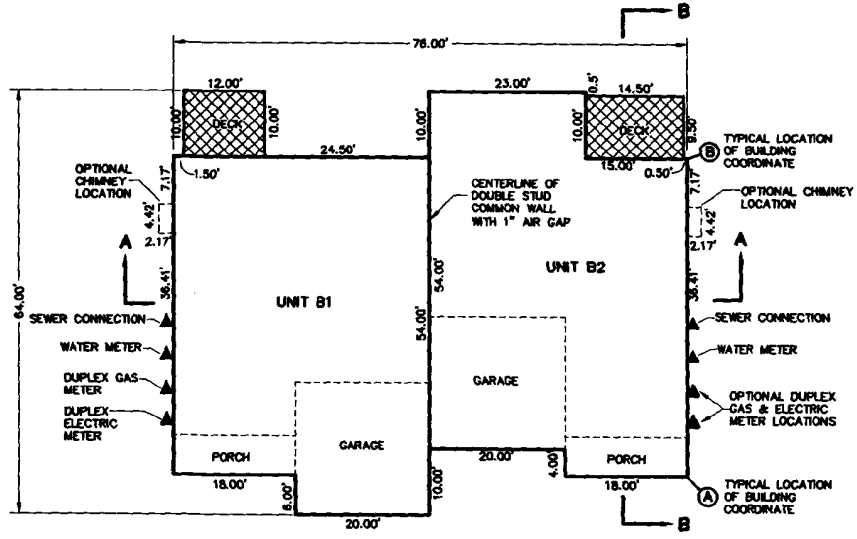
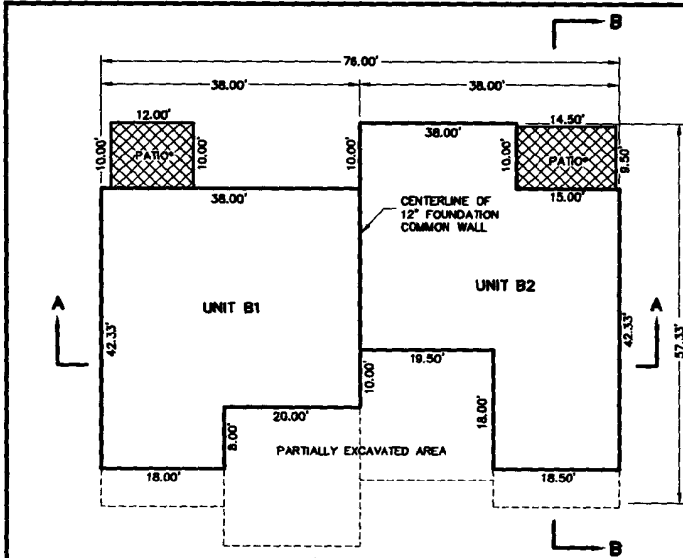
UNIT B AREAS

SPACE	AREA (SFT)
LOWER LEVEL	1487.67
GARAGE	400.83
PORCH	108.00
MAIN LEVEL	1465.17

PROPOSED DATED: 2006

REV:	DESCRIPTION	BY	DATE
	NORDLUND & ASSOCIATES, INC.		
<small>Providing Complete Engineering & Surveying Services Since 1978 Washington, IL 62453 Madison, IL 62456 Peoria, IL 61629 633-342-3400 633-743-4444 633-743-4332</small>			
CLIENT:	WASHINGTON WOODS	DRAWN BY: MB	CHECKED BY: JTN SR
		SCALE: 1"=8'	
		DATE: 7-18-2006	
DESCRIPTION:	FLOOR PLAN AND SECTIONS UNIT A-B	JOB NUMBER:	SHEET:
		881-1C	6 OF 8





FIRST FLOOR ELEVATIONS

UNIT NO.	ELEVATION
1	631.50
2	631.50
3	629.50
4	629.50
9	629.50
10	629.50
11	628.50
12	628.50
13	627.30
14	627.30
15	626.40
16	626.40
23	626.40
24	626.40
29	629.00
30	629.00
31	629.40
32	629.40

- ▲ =METER LOCATIONS
- Ⓐ =BUILDING UNIT COORDINATE
- ▨ =LIMITED COMMON ELEMENT
- =LIMITS OF OWNERSHIP

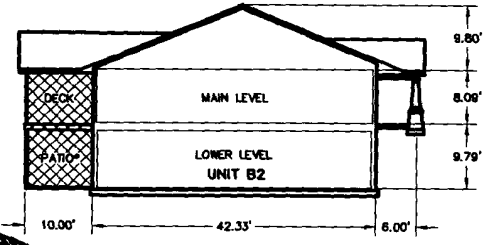
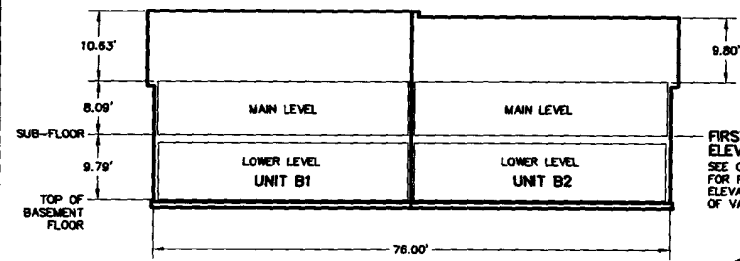
THIS FLOOR PLAN IS APPLICABLE TO UNITS
1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16,
23, 24, 29, 30, 31 & 32.
THESE UNITS ARE KNOWN AS B-B UNITS.

UNIT B1 AREAS

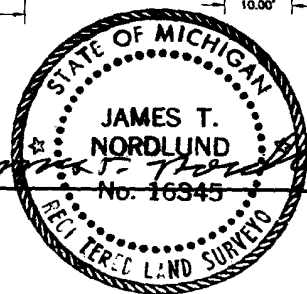
SPACE	AREA (SFT)
LOWER LEVEL	1422.00
GARAGE	400.83
PORCH	108.00
MAIN LEVEL	1435.17

UNIT B2 AREAS

SPACE	AREA (SFT)
LOWER LEVEL	1487.67
GARAGE	400.83
PORCH	108.00
MAIN LEVEL	1485.17

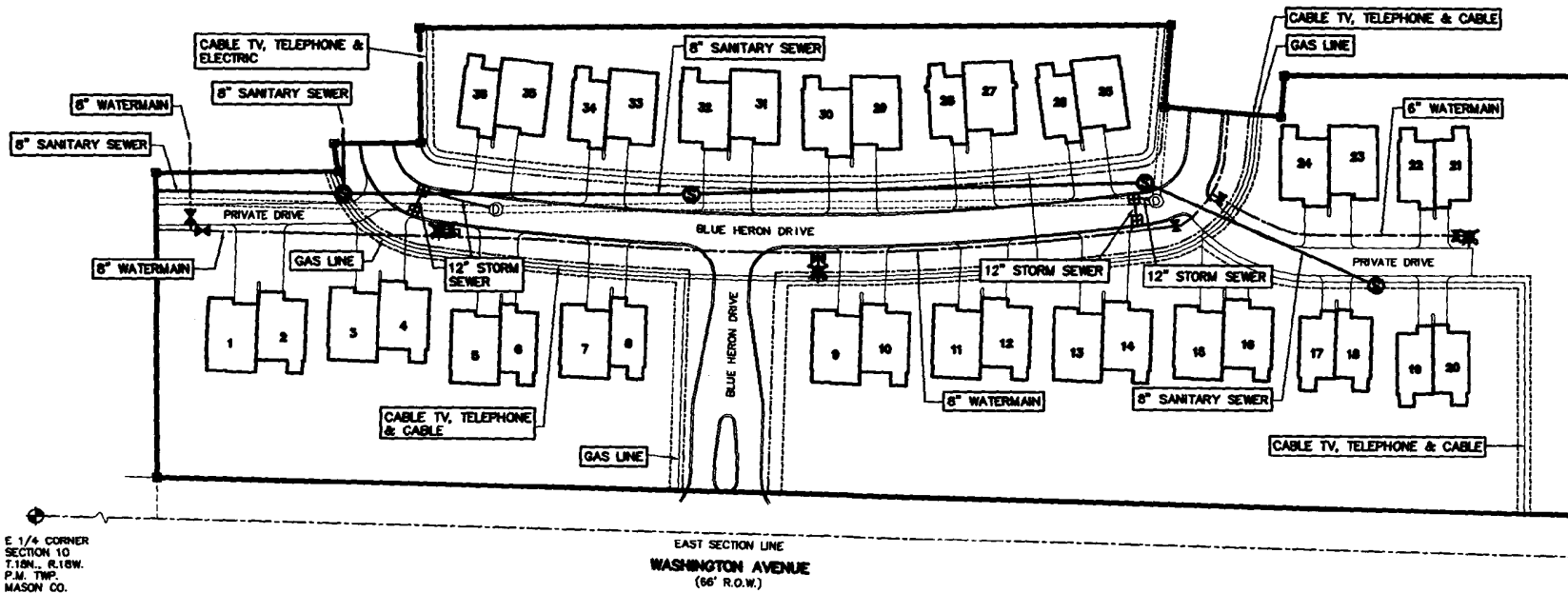
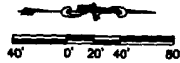


FIRST FLOOR ELEVATION
SEE CHART AT RIGHT
FOR FIRST FLOOR
ELEVATIONS
OF VARIOUS UNITS



PROPOSED DATED: _____ 2008

REV.	DESCRIPTION	DATE
<p>NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Lansing, MI 48208 Phone: 313-487-7200 Fax: 313-487-7201</p>		
CLIENT:	WASHINGTON WOODS	CHECKED BY: JTN SR
DRAWN BY: NB	SCALE: 1"=8'	DATE: 7-18-2008
DESCRIPTION: FLOOR PLAN AND SECTIONS UNIT B-B	JOB NUMBER: 981-1C	SHEET: 7 OF 8



E 1/4 CORNER
SECTION 10
T.18N., R.18W.
P.M. TWP.
MASON CO.

EAST SECTION LINE
WASHINGTON AVENUE
(66' R.O.W.)

LEGEND

- ✱ - PROPOSED FIRE HYDRANT
- ⊕ - PROPOSED WATER VALVE
- ⊞ - PROPOSED CATCH BASIN
- ⊙ - EXISTING STORM SEWER MANHOLE
- ⊗ - PROPOSED SANITARY SEWER MANHOLE

THE LOCATION OF THE SANITARY SEWERS, WATERMANS AND STORM SEWERS WERE OBTAINED FROM THE CONSTRUCTION DOCUMENTS. THE LOCATIONS OF PRIVATE UTILITIES WERE OBTAINED FROM THE DEVELOPER.

ALL UTILITY MAINS SHOWN MUST BE BUILT.
INDIVIDUAL UNIT LEADS NEED NOT BE BUILT.

PROPOSED DATED: 2008	
NO. 1	DATE
INA NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972	
CLIENT: WASHINGTON WOODS	DRAWN BY: HB
DESCRIPTION: UTILITY PLAN	CHECKED BY: JLN BK
DATE: 7-18-2008	SCALE: 1"=20'
DES. NUMBER: 081-10	SHEET: 8 OF 8

