

ATTENTION COUNTY REGISTRAR 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 SURVEYORS CERTIFICATE ON SHEET 2.

MASON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 15

EXHIBIT B TO THE MASTER DEED OF

# HAMLIN SHOALS

VICTORY TOWNSHIP, MASON COUNTY, MICHIGAN

DEVELOPER

MCKEOUGH LAND COMPANY, INC.  
826 WASHINGTON AVENUE  
GRAND HAVEN, MICHIGAN 49417

SURVEYOR

MITCHELL SURVEYS, INC.  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

SHEET INDEX

1. TITLE & DESCRIPTION
2. SURVEY PLAN
3. SITE & UTILITY PLAN

**PROPERTY DESCRIPTION:**

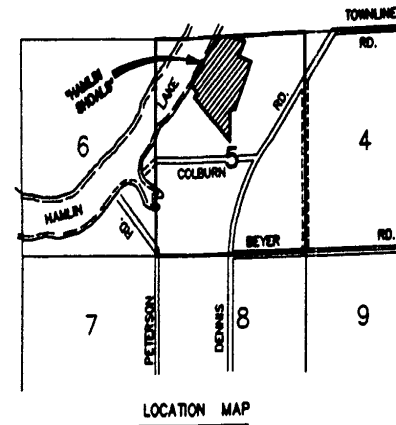
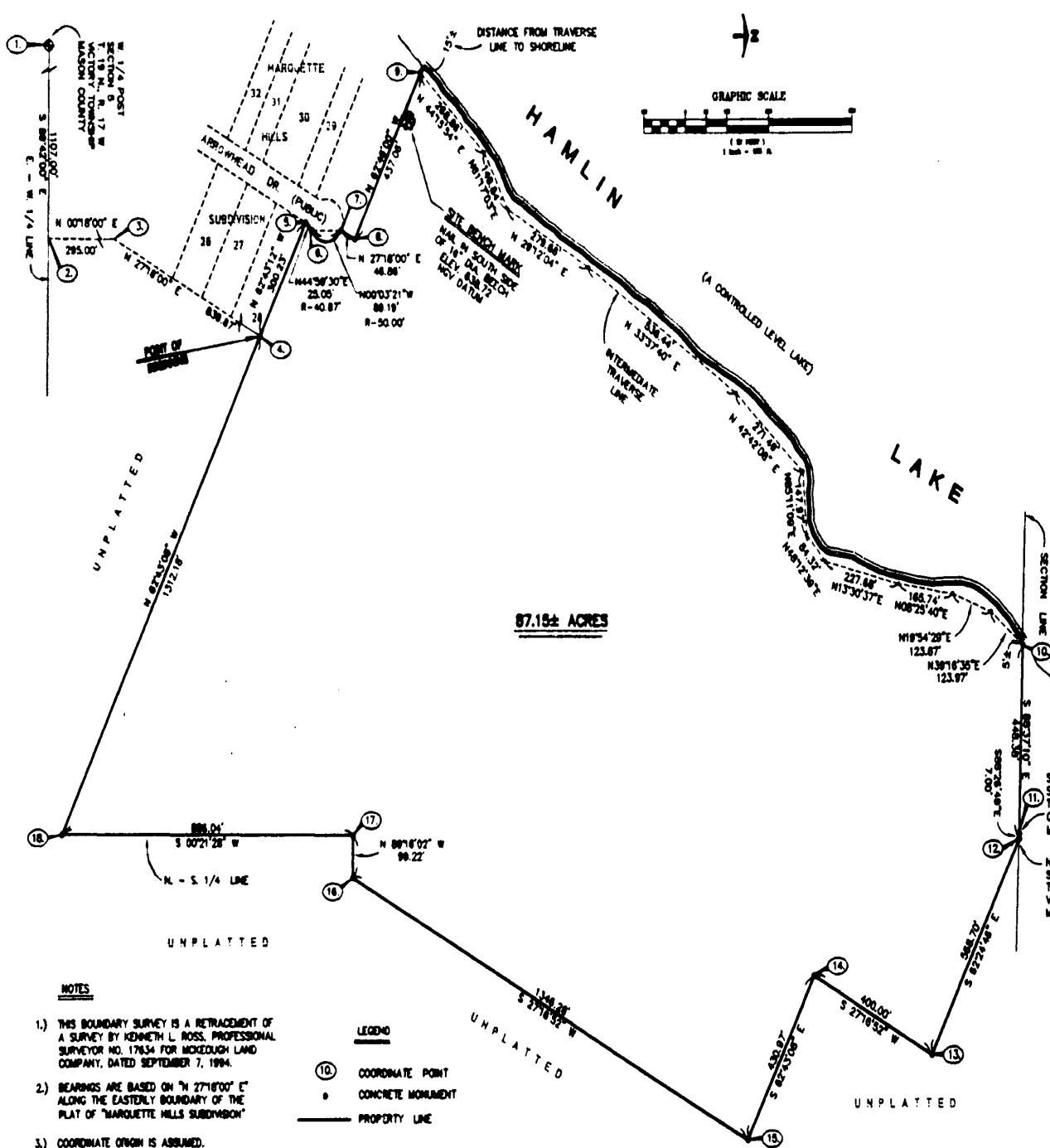
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWN 19 NORTH, RANGE 17 WEST, VICTORY TOWNSHIP, MASON COUNTY, MICHIGAN; THENCE SOUTH 89° 42' EAST ALONG THE EAST-WEST QUARTER LINE, 1107.00 FEET; THENCE NORTH 00° 18' 00" EAST ALONG THE BOUNDARY OF THE PLAT OF MARQUETTE HILLS SUBDIVISION 295.00 FEET; THENCE NORTH 27° 18' EAST ALONG SAID PLAT 839.87 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION, SAID PLACE BEING THE MOST EASTERLY CORNER OF LOT 28 OF SAID PLAT OF MARQUETTE HILLS SUBDIVISION; THENCE NORTH 62° 43' 12" WEST ALONG THE BOUNDARY OF THE PLAT OF MARQUETTE HILLS SUBDIVISION, 300.23 FEET, (RECORDED AS NORTH 62° 42' EAST 300.00 FEET); THENCE 25.46 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40.87 FEET AND A CHORD THAT BEARS NORTH 44° 59' 30" EAST, 25.05 FEET, (RECORDED AS, ARC = 25.41 FEET, RADIUS = 40.87 FEET, CHORD BEARS NORTH 45° 08' 30" EAST 25.00 FEET); THENCE 110.15 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 00° 03' 21" WEST 89.19 FEET, (RECORDED AS, ARC = 109.82 FEET, RADIUS = 50.00 FEET, CHORD BEARS NORTH 00° 08' 30" EAST 88.95 FEET); THENCE NORTH 27° 18' 00" EAST 48.86 FEET; THENCE NORTH 62° 46' 00" WEST 437.06 FEET; TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ALONG THE SHORE OF HAMLIN LAKE; THENCE ON SAID TRAVERSE LINE THE FOLLOWING COURSES: NORTH 44° 15' 54" EAST 288.86 FEET; NORTH 61° 17' 03" EAST 149.84 FEET; NORTH 29° 12' 04" EAST 279.86 FEET; NORTH 33° 37' 40" EAST 536.44 FEET; NORTH 42° 42' 08" EAST 271.49 FEET; NORTH 85° 11' 09" EAST 147.97 FEET; NORTH 48° 12' 39" EAST 84.32 FEET; NORTH 13° 30' 37" EAST 227.68 FEET; NORTH 08° 25' 40" EAST 165.74 FEET; NORTH 19° 54' 29" EAST 123.87 FEET; NORTH 39° 16' 35" EAST 123.97 FEET TO NORTH LINE OF SECTION 5 AND END OF SAID TRAVERSE LINE; THENCE SOUTH 88° 37' 10" EAST ON SAID SECTION LINE, 448.38 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWN 20 NORTH, RANGE 17 WEST; THENCE SOUTH 88° 26' 49" EAST ALONG THE NORTH LINE OF SECTION 5 A DISTANCE OF 7.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 62° 24' 46" EAST 568.70 FEET; THENCE SOUTH 27° 16' 52" WEST 400.00 FEET; THENCE SOUTH 62° 43' 08" EAST 430.97 FEET; THENCE SOUTH 27° 16' 52" WEST 1346.28 FEET; THENCE NORTH 89° 16' 02" WEST ALONG THE ONE SIXTEENTH LINE 99.22 FEET; THENCE SOUTH 00° 21' 28" WEST ALONG THE NORTH-SOUTH QUARTER LINE 886.04 FEET; THENCE NORTH 62° 43' 08" WEST 1312.18 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE NORTH AND SOUTH BOUNDARY LINES EXTENDED TO THE WATERS EDGE OF HAMLIN LAKE AND PARCEL HAS RIPARIAN RIGHTS THERETO. SUBJECT TO EASEMENTS OF RECORD AND RESERVATION OF ALL MINERAL RIGHTS.



PROPOSED  
DATED - JANUARY 27, 1995

SHEET 1.

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**SURVEYOR'S CERTIFICATE**

I, GEORGE J. MITCHELL, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS MASON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 17634 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT THERE ARE NO EXISTING ENCROACHMENTS 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. 59 OF THE PUBLIC ACTS OF 1978 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978 THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

*George J. Mitchell*

JANUARY 27, 1995

GEORGE J. MITCHELL  
PROFESSIONAL LAND SURVEYOR  
STATE OF MICHIGAN  
REGISTRATION NO. 19818

S. 1/4 POST  
SECTION 32  
T. 20 N., R. 17 W  
GRANT TOWNSHIP  
MASON COUNTY

N. 1/4 POST  
SECTION 5  
T. 19 N., R. 17 W  
VICTORY TOWNSHIP  
MASON COUNTY

**SURVEY PLAN  
HAMLIN SHOALS**

PREPARED BY  
MITCHELL SURVEYS INC.  
404 BROADWAY  
SOUTH HAVEN, MI 49080

SHEET 2.

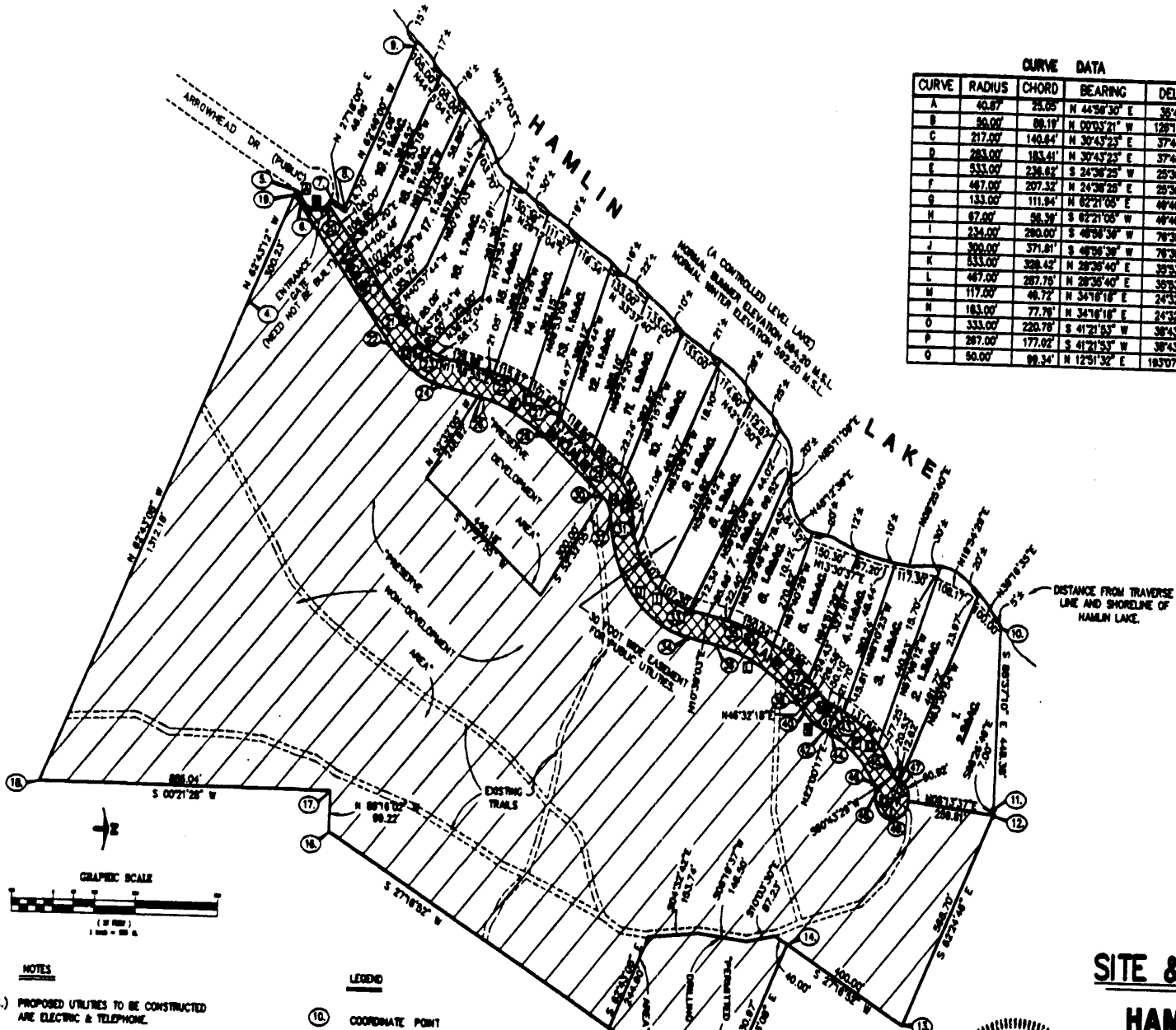
**NOTES**

- 1) THIS BOUNDARY SURVEY IS A RETRACEMENT OF A SURVEY BY KENNETH L. ROSS, PROFESSIONAL SURVEYOR NO. 17634 FOR MCKEOUGH LAND COMPANY, DATED SEPTEMBER 7, 1994.
- 2) BEARINGS ARE BASED ON "N 27°16'00" E" ALONG THE EASTERLY BOUNDARY OF THE PLAT OF "MARQUETTE HILLS SUBDIVISION"
- 3) COORDINATE ORIGIN IS ASSUMED.
- 4) HAMLIN LAKE ELEVATIONS  
A. - NORMAL SUMMER - 594.20 M.S.L.  
B. - NORMAL WINTER - 592.20 M.S.L.  
M.S.L. - MEAN SEA LEVEL.

- LEGEND**
- ⑩ COORDINATE POINT
  - CONCRETE MONUMENT
  - PROPERTY LINE

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CURVE DATA				
CURVE	RADIUS	CHORD	BEARING	DELTA
A	40.67	28.08	N 44°56'30" E	38°41'31"
B	80.00	86.19	N 00°55'21" W	128°13'38"
C	217.00	140.84	N 30°45'23" E	37°48'57"
D	283.00	183.41	N 30°45'23" E	37°48'57"
E	533.00	236.85	S 24°38'25" W	28°38'00"
F	467.00	207.32	N 24°38'25" E	28°38'00"
G	153.00	111.84	N 62°21'05" E	48°46'20"
H	67.00	56.38	S 62°21'05" W	48°46'20"
I	234.00	290.00	S 48°58'38" W	78°35'12"
J	300.00	371.81	S 48°58'38" W	78°35'12"
K	533.00	328.42	N 28°36'40" E	38°55'16"
L	467.00	287.78	N 28°36'40" E	38°55'16"
M	117.00	48.72	N 34°18'18" E	24°32'01"
N	183.00	77.78	N 34°18'18" E	24°32'01"
O	333.00	228.78	S 41°21'53" W	38°45'12"
P	267.00	177.02	S 41°21'53" W	38°45'12"
Q	50.00	99.34	N 12°51'32" E	18°07'56"

COORDINATE		
POINT	NORTHING	EASTING
1.	3678.37	3733.61
2.	3672.67	4840.80
3.	3667.87	4842.36
4.	4713.88	6227.96
5.	4851.50	4860.72
6.	4889.21	4878.43
7.	4888.40	4878.34
8.	6000.00	5000.00
9.	6186.88	4611.47
10.	7021.13	6058.82
11.	7010.33	8404.87
12.	7010.14	8411.87
13.	6746.77	6915.91
14.	6381.37	6732.57
15.	6183.73	7115.60
16.	4987.20	6488.62
17.	4886.47	6388.31
18.	4112.44	6363.78
19.	4846.47	4870.47
20.	4846.98	4880.31
21.	6186.88	6280.85
22.	6146.88	6323.60
23.	6317.88	6382.70
24.	6304.34	6417.30
25.	6442.13	6376.70
26.	6428.61	6443.30
27.	6667.21	6477.35
28.	6617.08	6628.73
29.	6642.37	6618.28
30.	6602.23	6671.64
31.	6884.32	6718.38
32.	6828.38	6721.54
33.	6884.80	6837.06
34.	6672.80	6001.91
35.	6186.88	6862.88
36.	6186.78	6917.74
37.	6467.34	6190.07
38.	6408.44	6195.48
39.	6475.63	6128.38
40.	6427.72	6174.78
41.	6516.71	6157.38
42.	6481.88	6218.95
43.	6538.84	6185.48
44.	6512.11	6228.88
45.	6702.54	6311.38
46.	6844.87	6343.67
47.	6712.58	6328.30
48.	6866.00	6381.57
49.	6702.16	6378.20



- NOTES**
- 1) PROPOSED UTILITIES TO BE CONSTRUCTED ARE ELECTRIC & TELEPHONE.
  - 2) ALL UTILITIES ARE TO BE CONSTRUCTED IN THE 66 FOOT WIDE RIGHT OF WAY FOR HAMLIN SHOALS LAKE OR THE 30 FOOT UTILITY EASEMENT.
  - 3) NO DWELLING SHALL BE CONSTRUCTED WITHIN 50 FEET OF HAMLIN LAKE SHORELINE AND OR BELOW THE ELEVATION OF 804.00 M.S.L. (WHICHEVER IS THE GREATER DISTANCE).
  - 4) CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
- LEGEND**
- ⑩ COORDINATE POINT
  - 1 UNIT NUMBER
  - LIMITS OF OWNERSHIP
  - CURVE LETTER
  - AC. ACREAGE
  - ▨ GENERAL COMMON ELEMENT
  - ▩ GENERAL COMMON ELEMENT FOR ROADWAY & PUBLIC UTILITIES

PROPOSED  
DATED - JANUARY 27, 1995

**SITE & UTILITY PLAN  
HAMLIN SHOALS**

PREPARED BY  
MITCHELL SURVEYS INC.  
404 BROADWAY  
SOUTH HAVEN, MI 49080



SHEET 3.

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