

MASON COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 23 EXHIBIT B

TO THE MASTER DEED OF  
**THE SANCTUARY AT HOPKINS LAKE**  
 SUMMIT TOWNSHIP, MASON COUNTY, MICHIGAN

DEVELOPER

HOPKINS LAKE DEVELOPMENT, L.L.C.  
 133 SOUTH MAIN STREET  
 SCOTTVILLE, MICHIGAN 49454

SURVEYOR

HOLLAND ENGINEERING, INC.  
 418 EAST 8TH STREET  
 HOLLAND, MICHIGAN 49423

LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 12, Town 17 North, Range 18 West, Summit Township, Mason County, Michigan, described as: Beginning at a point on the North line of Section 12 distant South 88 degrees 15 minutes 15 seconds East 726.05 feet from the Northwest corner of Section 12 and proceeding thence South 88 degrees 15 minutes 15 seconds East 643.95 feet along the North line of Section 12 to Reference Point "B"; thence South 88 degrees 15 minutes 15 seconds East 40 feet more or less, along the North line of Section 12 to Hopkins Lake; thence Southerly along Hopkins Lake to the South line of the Northeast 1/4 of the Northwest 1/4 of Section 12 and the intersection with the line bearing South 88 degrees 18 minutes 06 seconds East from Reference Point "C", Reference Point "C" being located South 09 degrees 18 minutes 00 Seconds East 846.00 feet and South 33 degrees 33 minutes 28 seconds East 601.95 feet from Reference Point "B"; thence North 88 degrees 18 minutes 06 seconds West 40 feet, more or less, along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 12 to Reference Point "C"; thence North 88 degrees 18 minutes 06 seconds West 500.00 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 12; thence South 00 degrees 13 minutes 26 seconds East 972.13 feet along the East line of the Southwest 1/4 of the Northwest 1/4 of Section 12; thence along a curve to the right on an arc distance of 164.96 feet, radius of 5340.62 feet, chord bears South 12 degrees 39 minutes 54 seconds East 164.95 feet; thence South 43 degrees 22 minutes 04 seconds East 100.00 feet; thence South 88 degrees 21 minutes 00 seconds East 6.02 feet; thence South 00 degrees 13 minutes 26 seconds East 120.00 feet; thence North 88 degrees 21 minutes 00 seconds West 110.00 feet along the East and West 1/4 line of Section 12 to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12; thence North 88 degrees 21 minutes 00 seconds West 10.44 feet along the East and West 1/4 line of Section 12; thence along the East line of US-31 on a curve to the left an arc distance of 793.60 feet, radius of 5260.62 feet, chord bears North 14 degrees 10 minutes 58 seconds West 792.85 feet; thence North 18 degrees 30 minutes 16 seconds West 551.56 feet along the East line of US-31; thence along the East line of US-31 on a curve to the right an arc distance of 992.75 feet, radius of 7489.44 feet, chord bears North 14 degrees 42 minutes 26 seconds West 992.02 feet; thence North 79 degrees 05 minutes 25 seconds East 80.00 feet along the right-of-way line of US-31; thence along the East line of US-31 on a curve to the right an arc distance of 402.79 feet, radius of 7409.44 feet, chord bears North 09 degrees 21 minutes 09 seconds West 402.74 feet to the point of beginning.

SHEET INDEX

1. TITLE SHEET
2. SURVEY PLAN
3. SURVEY PLAN & FLOOD PLAIN (PHASE I)
4. SITE & UTILITY PLAN
5. SITE & UTILITY PLAN

ATTENTION:

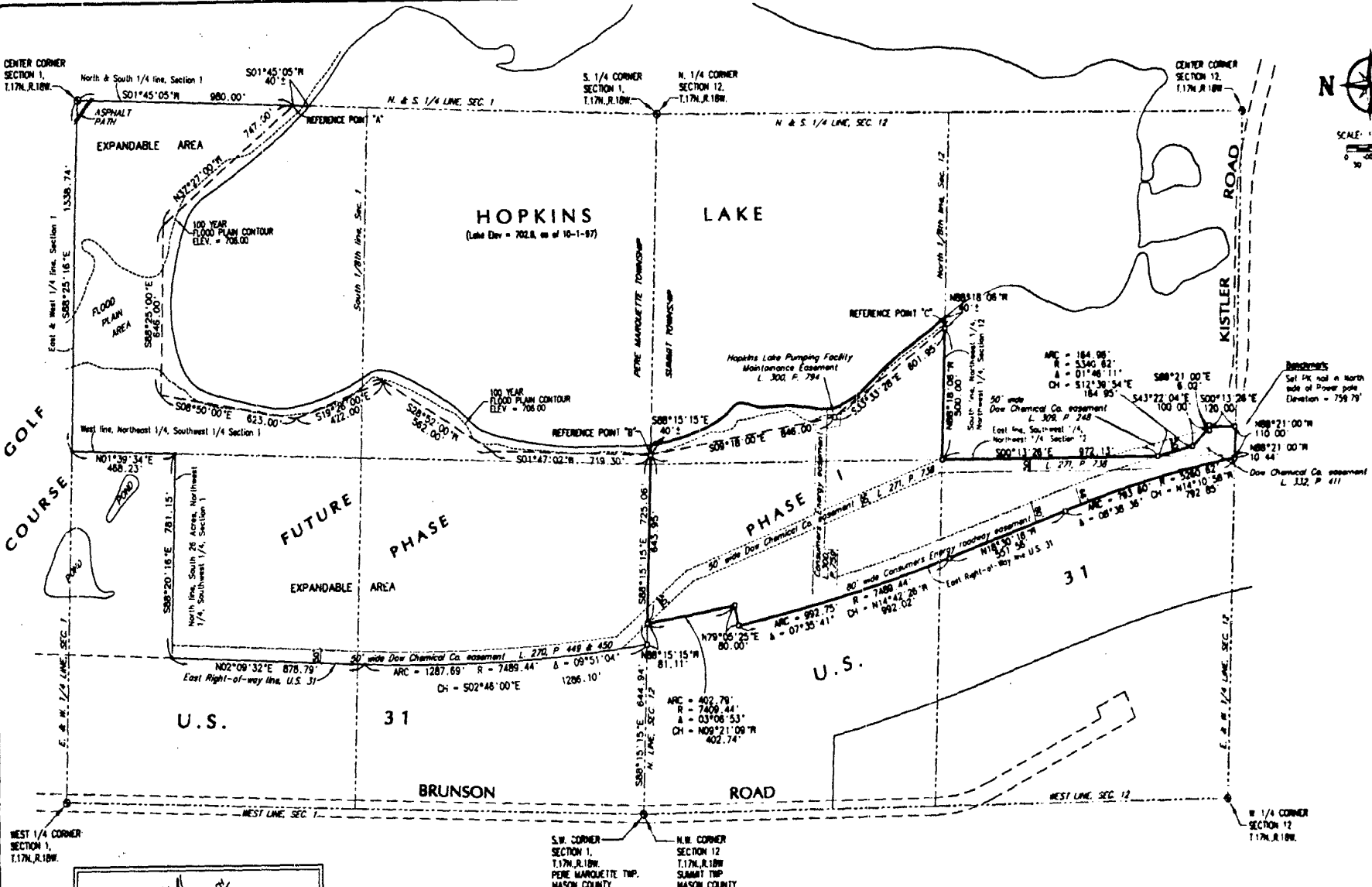
COUNTY REGISTER OF DEEDS

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 on the surveyor's certificate on sheet 2.

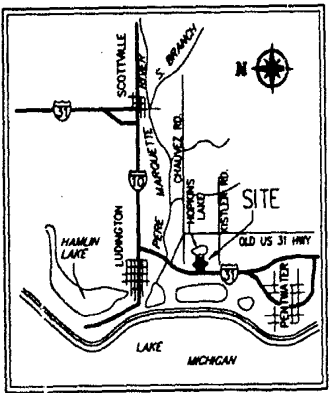


PROPOSED

<b>HEI</b> Holland Engineering, Inc.	
Civil Engineering Land Surveying & Mapping	
418 East 8th St. Holland, MI 49423-3751 Ph: 616-363-9928 Fax: 616-363-2116 email: holl@heinc.com	
Project Number	Client Name
Project Name	Scale
Project No.	Sheet No.
Drawn by	Checked by
Scale	Scale
Date	Date
Sheet	Sheet
1 of 5	1 of 5
File Number	File Number
97-08-341	



WEST 1/4 CORNER SECTION 1, T.17N., R.18W.



**NOTE:**  
BEARINGS ARE BASED ON A SOLAR OBSERVATION.

**SITE BENCHMARK:**  
PK NAIL IN NORTH SIDE OF POWER POLE NEAR SOUTHEAST PROPERTY CORNER.  
ELEV. = 759.79

**LEGEND**

- SET CONCRETE MONUMENT WITH CAP - RLS NO 33976
- PROPERTY BOUNDARY
- - - INTERMEDIATE TRAVERSE LINE
- - - EASEMENT BOUNDARY LINE

**SURVEYOR'S CERTIFICATE**

I, GERALD T. FORD, A REGISTERED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS MASON COUNTY CONDOMINIUM PLAN NO \_\_\_\_\_ AS SHOWN ON THE ACCOMPANYING DRAWING, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREWI 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 THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

DATE July 14, 1998

*Gerald T. Ford*  
GERALD T. FORD  
REGISTERED LAND SURVEYOR NO. 33976  
HOLLAND ENGINEERING, INC.  
418 E 8TH ST., HOLLAND, MI. 49423



Survey Plan  
 of the SW 1/4 Sec 1 and the NW 1/4  
 of Sec. 12, T.17N., R.18W., Pere Marquette  
 Twp. and Summit Twp., Mason County, MI  
 The Sanctuary  
 at Hopkins Lake  
 Proposed

**HEI**  
Holland Engineering, Inc.

Civil Engineering  
Land Surveying  
& Mapping

175 East 20th St.  
Holland, MI 49423-3791  
Ph 616 360 9700  
Fax 616 360 2116  
www.hollandeng.com

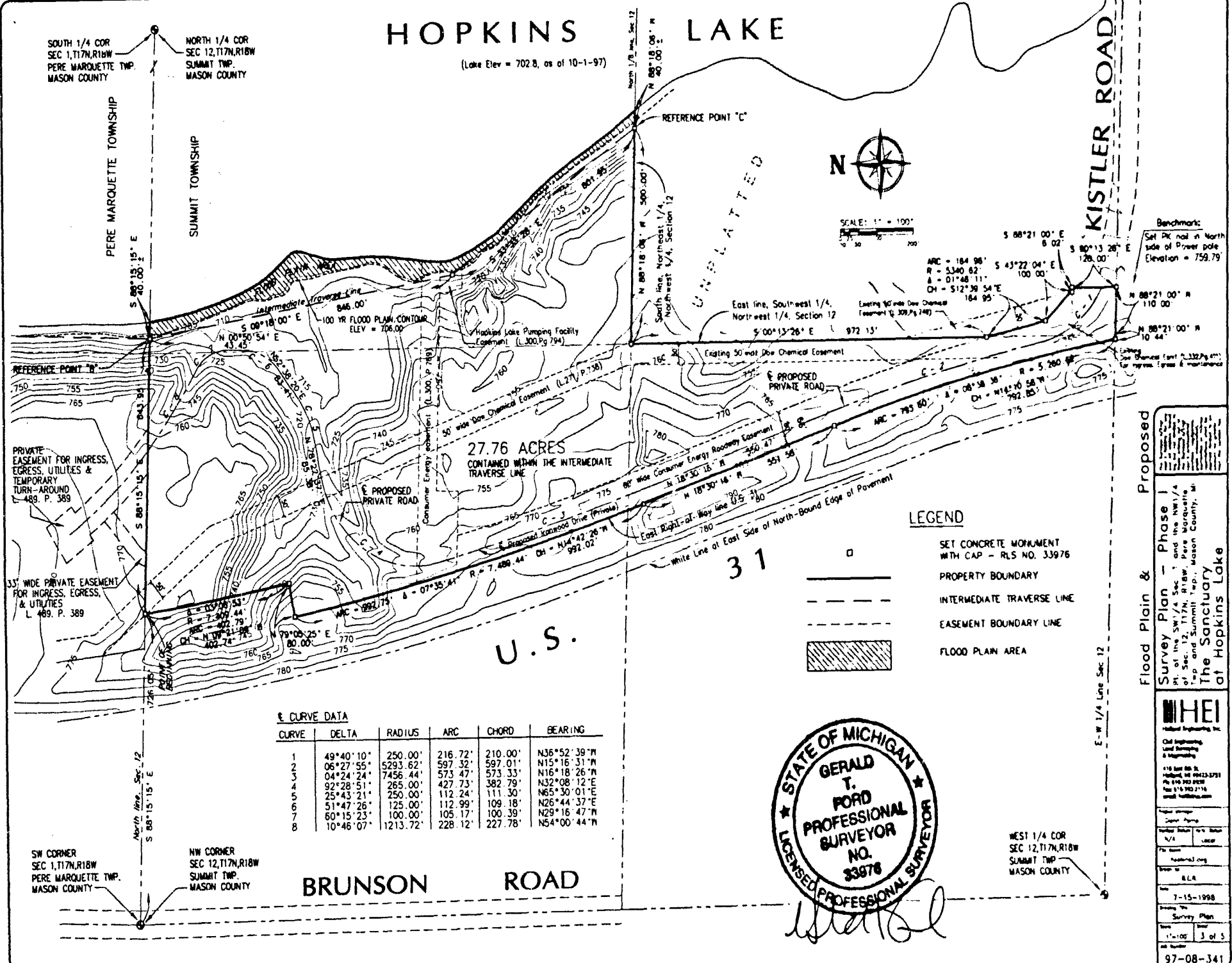
Project Manager: Gerald Ford

Scale:	1" = 200'
Date:	7-15-1998
Project No.:	98-012
Sheet No.:	2 of 5

97-08-341

# HOPKINS LAKE

(Lake Elev = 702.8, as of 10-1-97)



- LEGEND**
- SET CONCRETE MONUMENT WITH CAP - RLS NO. 33976
  - PROPERTY BOUNDARY
  - INTERMEDIATE TRAVERSE LINE
  - EASEMENT BOUNDARY LINE
  - FLOOD PLAN AREA

**Curve Data**

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
1	49°40'10"	250.00'	216.72'	210.00'	N36°52'39" W
2	06°27'55"	5293.62'	597.32'	597.01'	N15°16'31" W
3	04°24'24"	7456.44'	573.47'	573.33'	N16°18'26" W
4	92°28'51"	265.00'	427.73'	382.79'	N32°08'12" E
5	25°43'21"	250.00'	112.24'	111.30'	N65°30'01" E
6	51°47'26"	125.00'	112.99'	109.18'	N26°44'37" E
7	60°15'23"	100.00'	105.17'	100.39'	N29°16'47" W
8	10°46'07"	1213.72'	228.12'	227.78'	N54°00'44" W



Flood Plain & Proposed Survey Plan

Phase I  
 of the SW 1/4 Sec 12, T17N, R18W, Perse Marquette Twp, Mason County, MI  
 and Summit Twp., Mason County, MI  
 The Sanctuary Lake at Hopkins Lake

**HEI**  
 HERRING ENGINEERING INC.  
 1100 East 10th St.  
 Holland, MI 49423-3751  
 Tel: 616 340 9500  
 Fax: 616 340 9510  
 www.hei.com

Client Name: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Date: 7-15-1998  
 Drawing No: \_\_\_\_\_  
 Survey Plan: \_\_\_\_\_  
 Scale: 1"=100'  
 Sheet: 3 of 5

97-08-341

SW CORNER SEC 1, T17N, R18W PERE MARQUETTE TWP. MASON COUNTY

NW CORNER SEC 12, T17N, R18W SUMMIT TWP. MASON COUNTY

BRUNSON ROAD

U.S.

31

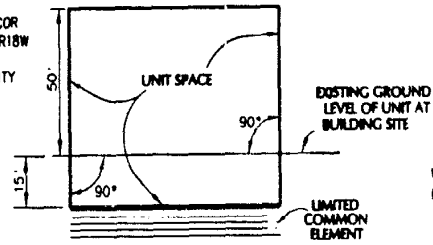
E-W 1/4 Line Sec 12

SOUTH 1/4 COR SEC 1,117N,R18W PERE MARQUETTE TWP. MASON COUNTY

NORTH 1/4 COR SEC 12,117N,R18W SUMMIT TWP. MASON COUNTY

LEGEND

- SET CONCRETE MONUMENT WITH CAP - RLS NO. 33976
- COORDINATE POINT
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- PROPERTY BOUNDARY
- UNIT BOUNDARY
- EASEMENT BOUNDARY LINE
- OVERHEAD POWER
- GAS MAIN
- UNIT NUMBER

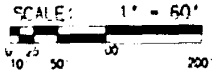


UTILITY INFORMATION

UTILITY	SOURCE
STORM DRAINAGE	COUNTY DRAIN COMMISSIONER
GAS	MICHIGAN GAS COMPANY
ELECTRIC	WESTERN MICHIGAN ELECTRIC
TELEPHONE	AMERITECH

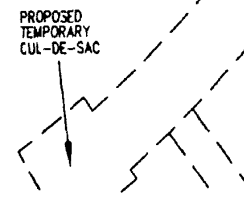
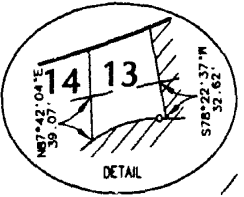
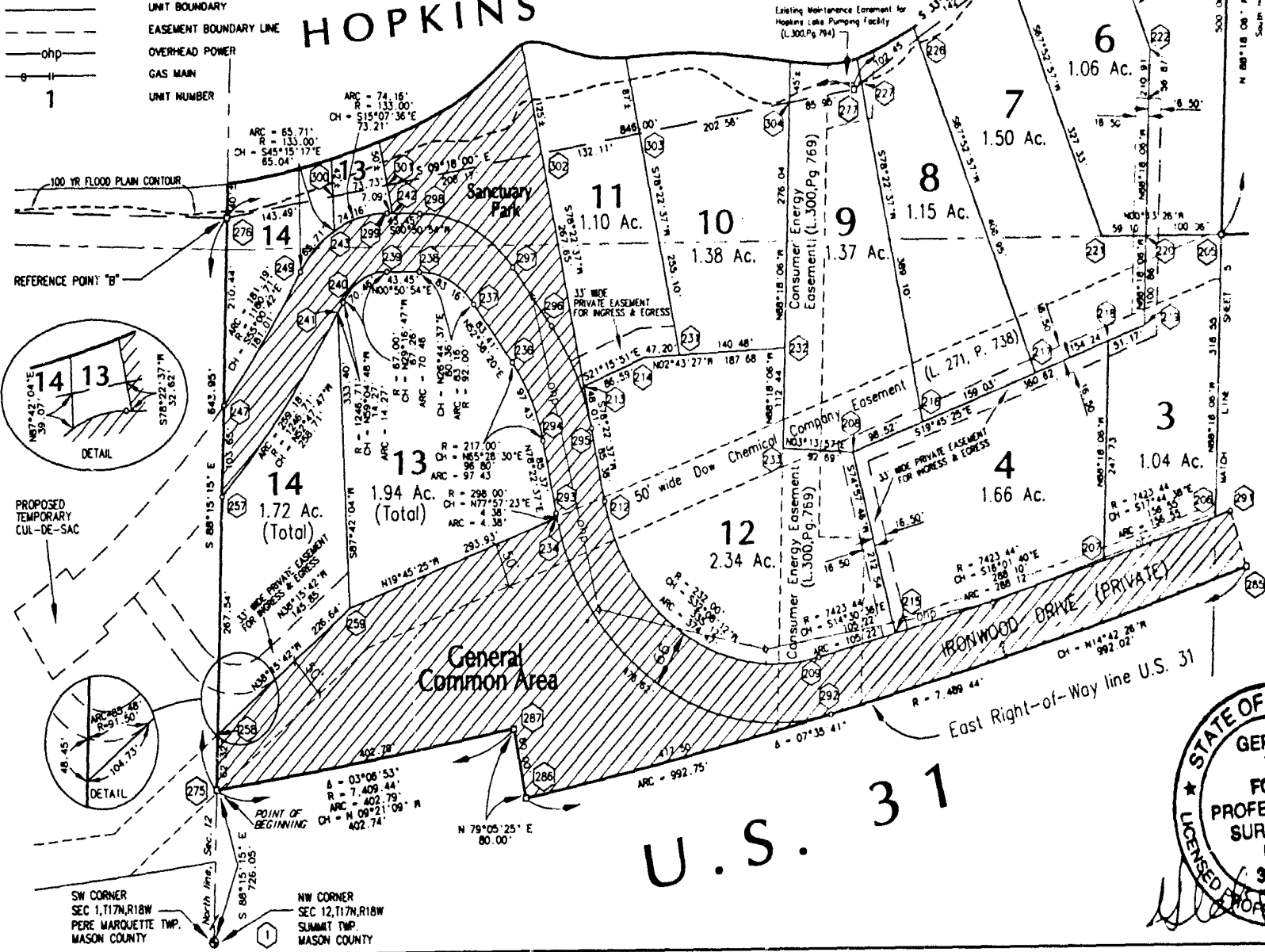
NOTE: EACH UNIT WILL REQUIRE INDIVIDUAL WELL AND SEPTIC SYSTEM

REFERENCE POINT "C"



NOTE: SEE SHEET 5 FOR LIST OF COORDINATES.

HOPKINS LAKE



SW CORNER SEC 1,117N,R18W PERE MARQUETTE TWP. MASON COUNTY

NW CORNER SEC 12,117N,R18W SUMMIT TWP. MASON COUNTY

U.S. 31



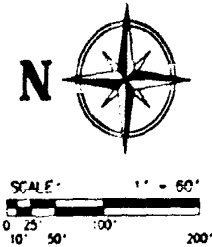
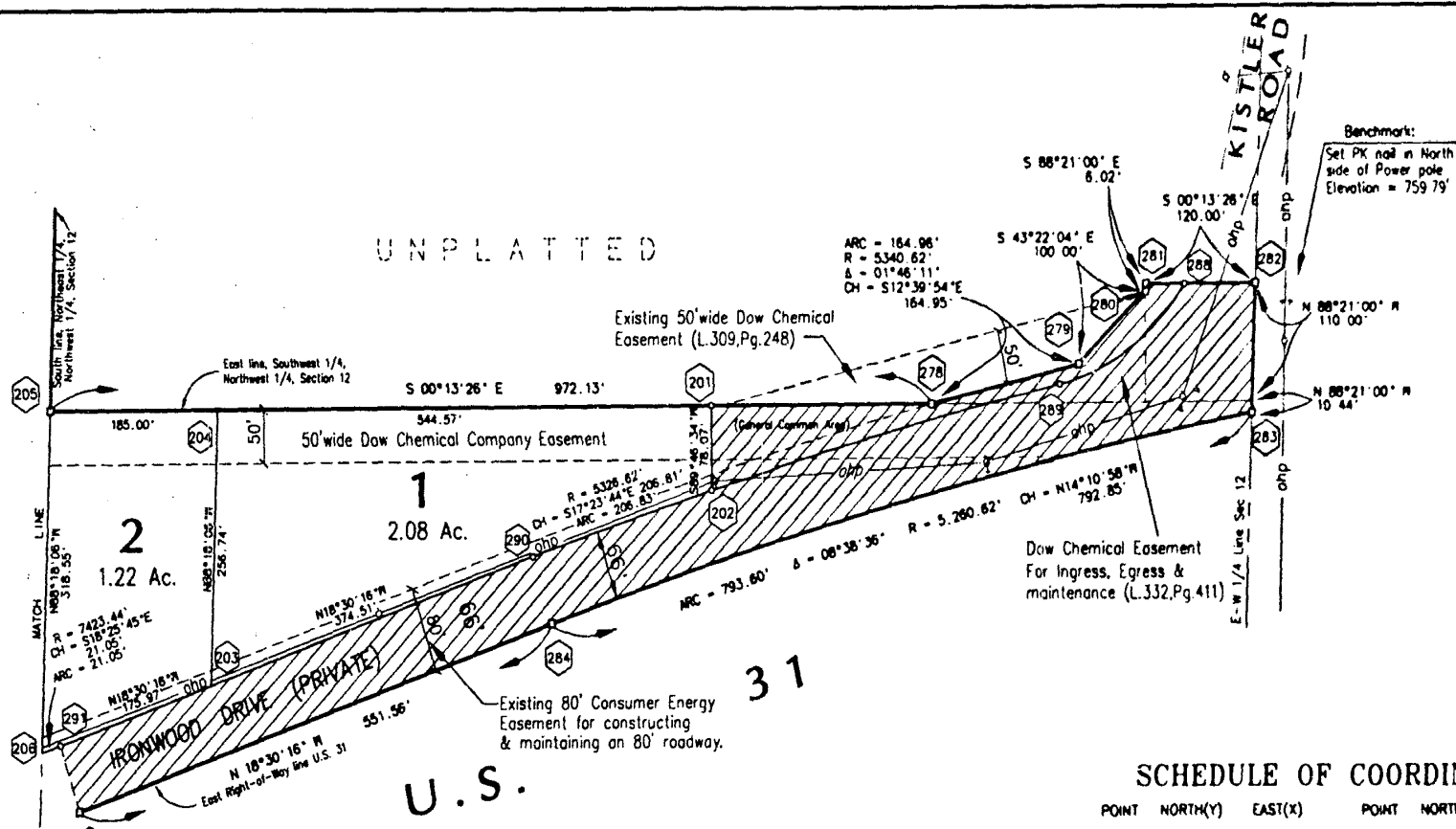
Proposed

Site & Utility Plan of the SW 1/4 Sec 1 and the NW 1/4 of Sec 12, T17N, R18W, Pere Marquette Twp. and Summit Twp., Mason County, Michigan. The Sanctuary Lake at Hopkins Lake

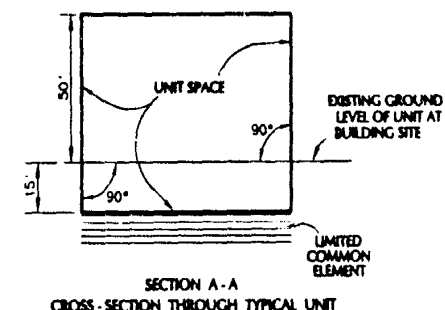


118 East 10th Street, Lansing, MI 48906-1971 Tel: 517-483-8838 Fax: 517-483-2176 Email: info@heicons.com

Client Name	
Project Name	
Scale	1" = 60'
Date	7-15-1998
Sheet No.	1 of 5
Project No.	97-08-341



- LEGEND**
- SET CONCRETE MONUMENT WITH CAP - R.L.S. NO. 33976
  - COORDINATE POINT
  - LIMITED COMMON ELEMENT
  - GENERAL COMMON ELEMENT
  - PROPERTY BOUNDARY
  - UNIT BOUNDARY
  - EASEMENT BOUNDARY LINE
  - UNIT NUMBER
  - GAS MAIN
  - OVERHEAD POWER



**UTILITY INFORMATION**

UTILITY	SOURCE
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GAS	MICHIGAN GAS COMPANY
ELECTRIC	WESTERN MICHIGAN ELECTRIC
TELEPHONE	AMERITECH

NOTE:  
EACH UNIT WILL REQUIRE INDIVIDUAL WELL AND SEPTIC SYSTEM.



**SCHEDULE OF COORDINATES**

POINT	NORTH(Y)	EAST(X)	POINT	NORTH(Y)	EAST(X)
1	5000.0000	5000.0000	243	4915.0941	6353.5131
201	2907.0120	6341.8695	247	4864.6723	6159.0227
202	2906.7089	6283.8279	249	4860.8795	6307.3185
203	3459.1874	6083.1417	257	4967.8300	6055.4233
204	3451.5778	6339.7717	258	4975.9811	5788.0062
205	3636.5776	6339.0474	259	4798.0265	5928.3533
206	3646.0178	6020.6418	275	4977.8797	5725.7154
207	3795.1219	5972.9308	276	4956.2812	6369.3665
208	4127.1695	6096.6474	277	4123.3813	6506.0833
209	4173.8922	5867.0210	278	2684.4550	6342.8461
212	4457.6686	6045.2881	279	2503.5169	6379.0122
213	4484.5439	6175.9459	280	2130.8208	6447.6801
214	4403.8480	6207.3496	281	2430.6474	6453.6976
215	4072.0259	5893.3842	282	2110.6484	6454.1665
216	4034.4504	6131.9496	283	2114.1163	6333.7764
217	3684.7796	6185.7073	284	3082.7865	6139.5186
218	3787.7795	6220.5470	285	3605.8303	5964.4657
219	3739.6213	6237.8442	286	4585.3485	5712.6140
220	3736.6319	6338.6580	287	4580.4895	5791.1681
221	3795.7267	6338.4271	288	2386.1089	6453.8690
222	3730.3807	6549.4786	289	2524.5397	6360.2695
223	3621.7590	6836.8278	290	3104.0429	6202.0027
224	3799.9392	6720.6307	291	3626.0567	6027.2933
225	3918.9701	6641.8731	292	4157.8096	5803.0105
226	4038.0010	6582.7155	293	4522.3152	6031.9890
227	4112.8430	6513.0761	294	4539.5050	6115.5604
231	4356.7014	6209.5929	295	4474.8721	6128.9246
232	4216.3793	6216.2695	296	4527.1192	6243.5757
233	4219.7120	6103.8741	297	4577.7347	6309.8712
234	4521.4021	6027.7093	298	4700.9777	6371.9738
236	4579.5778	6203.5245	299	4744.4221	6372.6172
237	4630.1933	6289.8200	300	4816.6613	6392.5520
238	4701.9550	6305.9810	301	4743.9028	6404.4667
239	4745.3994	6306.6244	302	4538.4680	6438.1079
240	4804.0659	6273.7296	303	4408.0959	6459.4572
241	4811.3998	6281.4854	304	4208.1976	6492.1918
242	4737.3301	6372.5121	305	4918.6850	7667.7610

Proposed

Site & Utility Plan  
of the SW 1/4, Sec. 12 and the NW 1/4  
of the SW 1/4, Sec. 12, Township 36 N.,  
Range 18 W., and Summit Twp., Mason  
County, MI

The Sanctuary  
at Hopkins Lake

**HEI**  
Professional Engineering &  
Land Surveying  
& Mapping

418 East 4th St.  
Holland, MI 49423-2751  
Ph: 616-952-9228  
Fax: 616-952-2116  
email: holl@heimich.com

Scale: 1" = 60'

Sheet: 7-15-1998

Drawn by: Site & Utility Plan

Scale: 1" = 60'

Sheet: 5 of 5

Job Number: 97-08-341