

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

SUMMIT RETREAT

A CONDOMINIUM IN
SUMMIT TOWNSHIP, MASON COUNTY, MICHIGAN

DEVELOPER:

MVP PENTWATER LLC
(616) 437-0446
3121 CHICAGO DRIVE
GRANDVILLE, MICHIGAN 49418

SURVEYOR:

NORDLUND AND ASSOCIATES, INC.
813 E. LUDINGTON AVENUE
LUDINGTON, MICHIGAN 49431
(231) 843-3485

JAMES T. NORDLUND JR
PROFESSIONAL ENGINEER
PE#36116

DESCRIPTION:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 3 OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 10, T17N, R18W, SUMMIT TOWNSHIP, MASON COUNTY, MICHIGAN. THE SURVEYED BOUNDARY OF SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE S02°00'42"W ALONG THE EAST LINE OF SAID SECTION 255.63'; THENCE N89°19'52"W PARALLEL WITH THE EAST-WEST QUARTER LINE OF SAID SECTION, 1200.60' TO A POINT ON AN INTERMEDIATE TRAVERSE LINE, SAID POINT BEING S89°19'52"E 5'± FROM THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN; THENCE N16°51'54"W ALONG SAID INTERMEDIATE TRAVERSE LINE, 268.01', SAID POINT BEING S89°19'52"E 6'± FROM SAID ORDINARY HIGH WATER MARK; THENCE S89°19'52"E ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 1287.33' TO THE POINT OF BEGINNING.

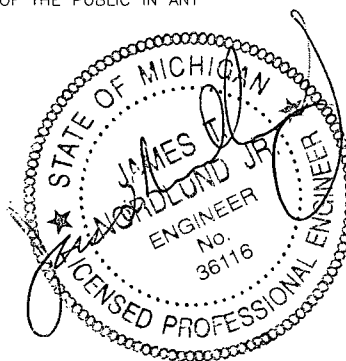
SAID PARCEL INCLUDES THE LAND LYING BETWEEN SAID ORDINARY HIGH WATER MARK AND THE SHORE OF LAKE MICHIGAN, IF AND TO THE EXTENT THAT THE OWNER HAS ANY RIGHT, TITLE OR INTEREST THEREIN. SAID PARCEL CONTAINS 7.30 ACRES TO THE INTERMEDIATE TRAVERSE LINE AND AN ESTIMATED 7.30 ACRES± TO THE ORDINARY HIGH-WATER MARK OF LAKE MICHIGAN. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD TO ANY RIGHTS OF THE PUBLIC UNDER THE PUBLIC TRUST DOCTRINE IN THAT PART OF THE PARCEL NEAR TO AND ADJOINING THE LAKE MICHIGAN SHORE AND TO THE RIGHTS OF THE PUBLIC IN ANY PART OF THE PARCEL LYING WITHIN ANY PUBLIC ROAD, STREET OR HIGHWAY

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 SURVEYOR'S CERTIFICATE ON SHEET 2.

SHEET INDEX:

- 1 COVER SHEET
- 2 SURVEY PLAN
- 3 FLOOD PLAIN PLAN
- 4 SITE PLAN
- 5 UTILITY PLAN

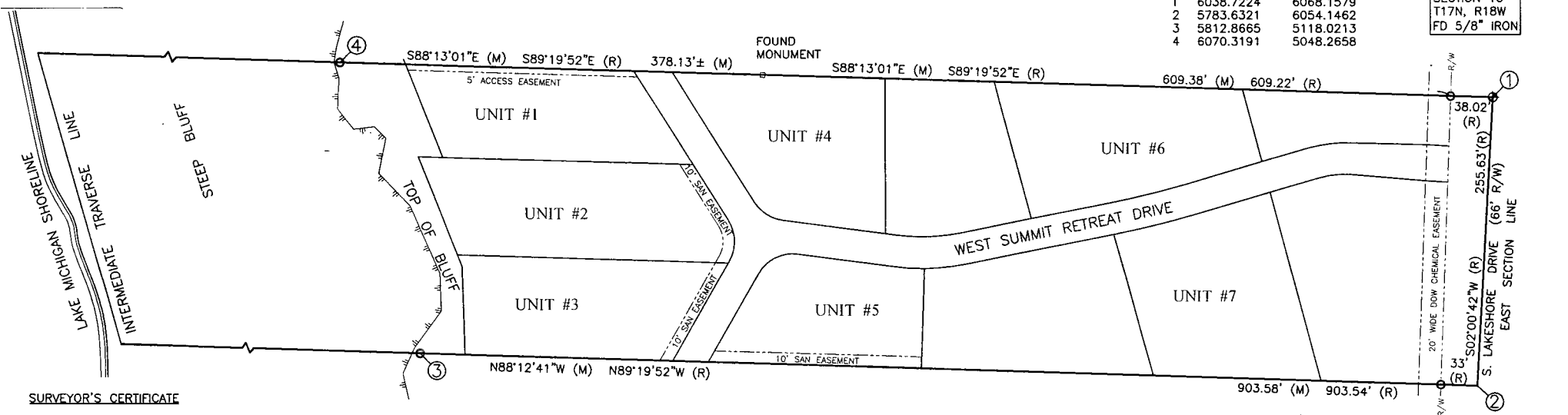
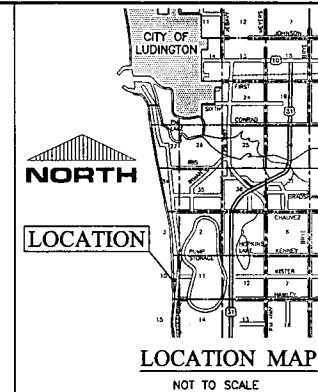
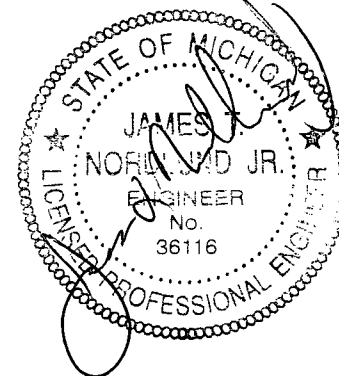
PROPOSED NOVEMBER __, 2017



REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 813 Ludington, MI 49431 (231) 843-3485 Monroe, MI 49060 (231) 723-6460			
CLIENT: MVP PENTWATER LLC		DRAWN BY: TG	CHECKED BY: JTN
DATE: July 25, 2017		SCALE: 1"=4'	
DESCRIPTION: COVER SHEET		JOB NUMBER 1386-1	SHEET 1 OF 5

52 OF 58
2017R06555

SUMMIT RETREAT



PROPERTY BOUNDARY	
#	NORTHING EASTING
1	6038.7224 6068.1579
2	5783.6321 6054.1462
3	5812.8665 5118.0213
4	6070.3191 5048.2658

EAST 1/4 POST
SECTION 10
T17N, R18W
FD 5/8" IRON

SURVEYOR'S CERTIFICATE

I, JAMES T. NORDLUND, JR., A REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS SUMMIT RETREAT, SUBDIVISION PLAN NO. ____, 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 DESCRIBED AS SHOWN.

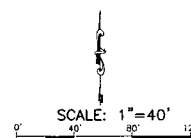
THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE PLACED IN THE GROUND WITHIN ONE YEAR AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

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: NOVEMBER 5TH, 2016

JAMES T. NORDLUND, JR.
PROFESSIONAL ENGINEER
REGISTRATION NO. 36116
NORDLUND & ASSOCIATES, INC.
LUDINGTON, MICHIGAN



-LEGEND-

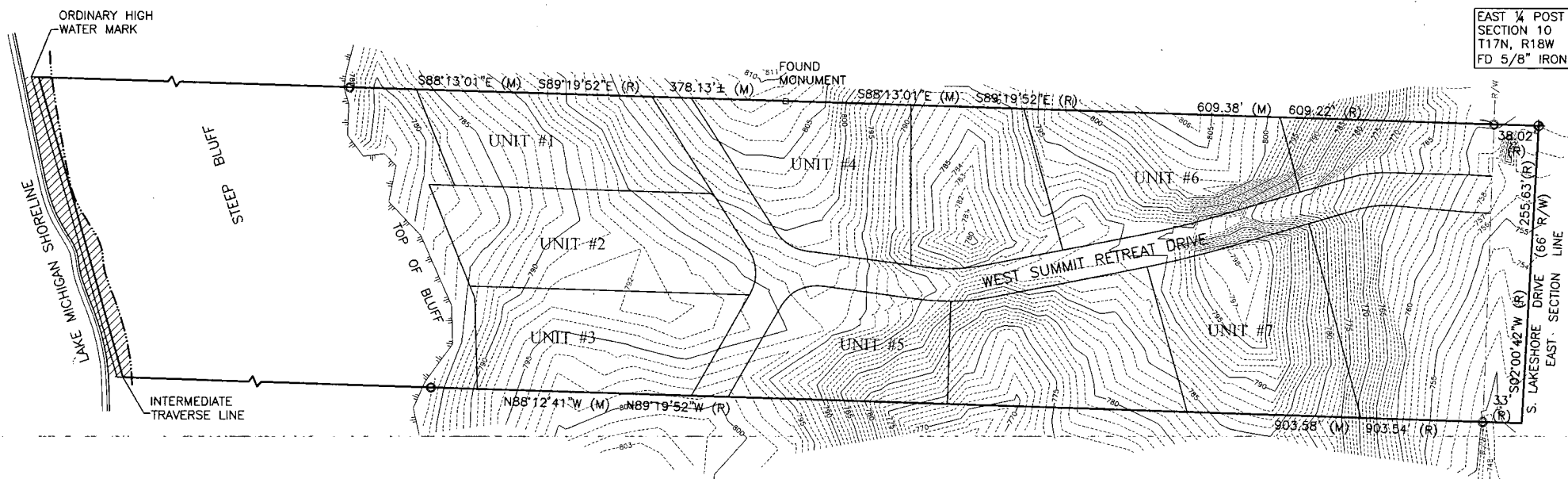
○=FOUND IRON
PS# 44288
R=RECORDED
M=MEASURED

PROPOSED NOVEMBER ____, 2017

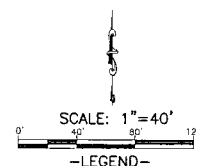
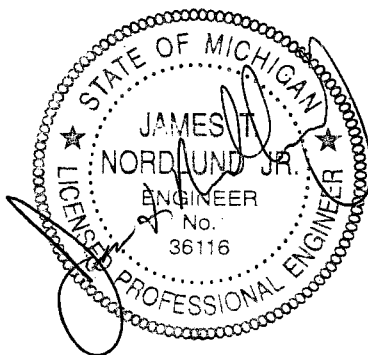
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 Montrose, MI 49660 (517) 843-3400 (517) 723-6460			
CLIENT: MVP PENTWATER LLC		DRAWN BY: TG	CHECKED BY: JTN, JR.
DESCRIPTION: SURVEY PLAN		SCALE: 1"=40'	DATE: JULY 25, 2017
		JOB NUMBER: 1386-1	SHEET: 2 OF 5

2017R06555 53 OF 58

SUMMIT RETREAT



LAKE MICHIGAN
OCTOBER 28, 2016
WATER ELEVATION=579.63



O=FOUND IRON
PS# 44288
R=RECORDED
M=MEASURED

=100 YEAR FLOOD PLAIN ELEVATION 584.00

=FLOOD PLAIN AREA

PROPOSED NOVEMBER __, 2017

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 (231) 843-3485 Monticello, MI 49680 (231) 723-6460			
CLIENT:		DRAWN BY: TG	CHECKED BY: JTN
MVP PENTWATER LLC		SCALE: 1"=40'	DATE: JULY 25, 2017
DESCRIPTION:		JOB NUMBER	SHEET
FLOOD PLAIN		1386-1	3 OF 5

SUMMIT RETREAT

CURVE DATA
CURVE #1
RADIUS=114.00' C1
LENGTH=38.82'
LONG CHORD=38.63'
L.C. BEARING=S83°20'58"W

CURVE #2
RADIUS=86.05' C2
LENGTH=29.47'
LONG CHORD=29.33'
L.C. BEARING=S83°24'26"W

CURVE DATA
CURVE #3
RADIUS=798.00' C3
LENGTH=71.51'
LONG CHORD=71.49'
L.C. BEARING=S76°11'24"W

CURVE #4
RADIUS=817.00' C4
LENGTH=74.05'
LONG CHORD=74.02'
L.C. BEARING=S76°11'24"W

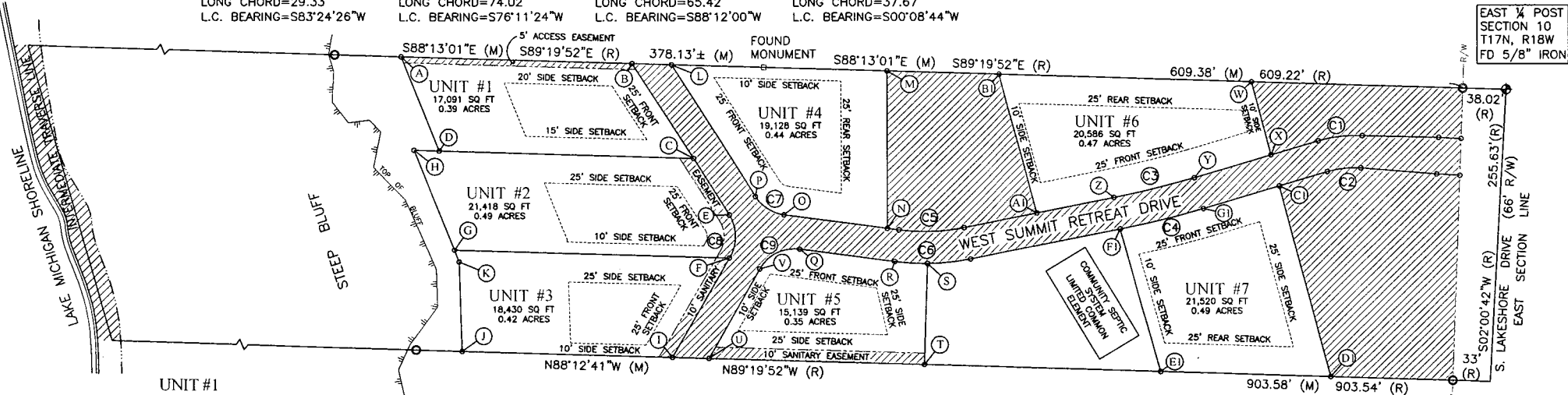
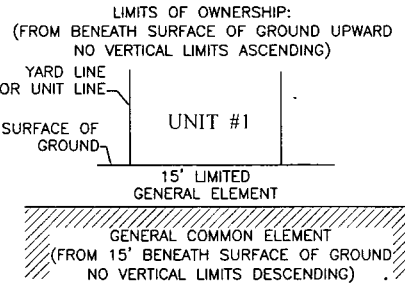
CURVE DATA
CURVE #5
RADIUS=172.00' C5
LENGTH=56.52'
LONG CHORD=56.26'
L.C. BEARING=S88°12'00"W

CURVE #6
RADIUS=200.00' C6
LENGTH=56.52'
LONG CHORD=65.42'
L.C. BEARING=S88°12'00"W

CURVE DATA
CURVE #7
RADIUS=35.00' C7
LENGTH=30.57'
LONG CHORD=29.61'
L.C. BEARING=N57°21'43"W

CURVE #8
RADIUS=35.13' C8
LENGTH=39.73'
LONG CHORD=37.67'
L.C. BEARING=S00°08'44"W

CURVE DATA
CURVE #9
RADIUS=35.00' C9
LENGTH=41.34'
LONG CHORD=38.98'
L.C. BEARING=S63°46'35"W



UNIT #1

#	NORTHING	EASTING
A	6068.5300	5105.7355
B	6062.2742	5306.6843
C	5979.5411	5359.0623
D	5986.4301	5138.4665

UNIT #2

#	NORTHING	EASTING
D	5986.4301	5138.4665
C	5979.5411	5359.0623
E	5930.2557	5390.2647
F	5892.5843	5390.1689
G	5900.0416	5151.3765
H	5987.1109	5116.6643

UNIT #3

#	NORTHING	EASTING
G	5900.0416	5151.3765
F	5892.5843	5390.1689
I	5805.9262	5340.2597
J	5811.6231	5157.8374
K	5889.6865	5155.5048

UNIT #4

#	NORTHING	EASTING
L	6061.2218	5340.4902
M	6055.3708	5528.4358
N	5918.1809	5528.4358
O	5930.2374	5438.2402
P	5946.2070	5413.3056

UNIT #5

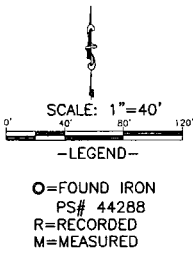
#	NORTHING	EASTING
Q	5900.1634	5451.8928
R	5889.1119	5534.5698
S	5887.3549	5562.6513
T	5799.0672	5559.8941
U	5804.9350	5372.0006
V	5882.9397	5416.9260

UNIT #6

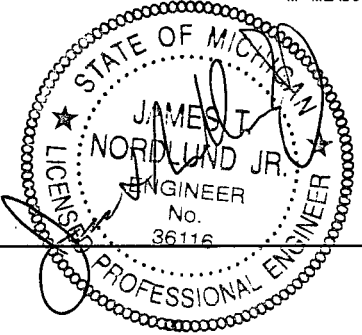
#	NORTHING	EASTING
W	6045.4855	5845.9721
X	5981.7036	5863.2263
Y	5961.8127	5795.6712
Z	5944.7490	5726.2524
A1	5931.4103	5658.9705
B1	6052.3373	5625.8764

UNIT #7

#	NORTHING	EASTING
C1	5954.6685	5870.5399
D1	5787.9576	5915.6384
E1	5792.6179	5766.4107
F1	5917.2836	5731.6974
G1	5934.9528	5803.5798



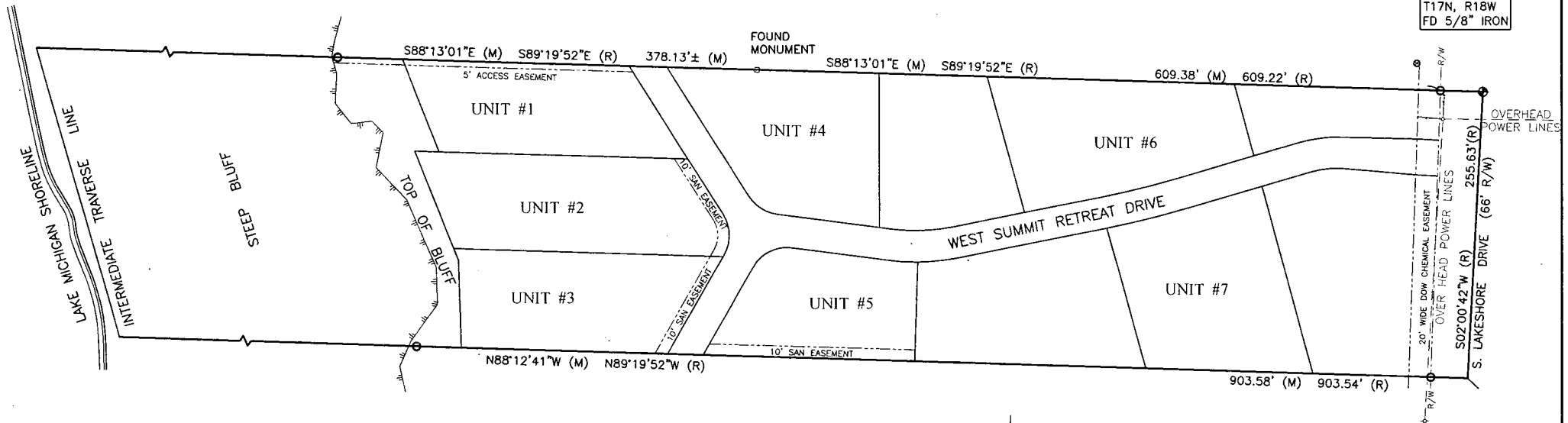
ROADWAY, SANITARY SEWER
FORCE MAIN AND COMMUNITY
SEPTIC SYSTEM MUST BE
BUILT



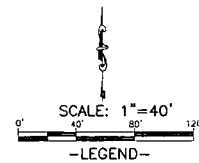
PROPOSED NOVEMBER 2017

REV.	DESCRIPTION	BY	DATE
1	NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 (231) 843-3450		
CLIENT: MVP PENTWATER LLC		DRAWN BY: TG	CHECKED BY: JTN, JPT
DATE: JULY 25, 2017		SCALE: 1"=40'	
DESCRIPTION: SITE PLAN		JOB NUMBER: 1386-1	SHEET: 4 OF 5

SUMMIT RETREAT



EAST ¼ POST
SECTION 10
T17N, R18W
FD 5/8" IRON



○=FOUND IRON
PS# 44288
R=RECORDED
M=MEASURED

NOTE:
UTILITIES TO BE SHOWN ON AS-BUILT DRAWING

PROPOSED NOVEMBER __, 2017

REV.	DESCRIPTION	BY	DATE
	NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 (231) 841-3485		
	CLIENT: MVP PENTWATER LLC	DRAWN BY: TG	CHECKED BY: JTN, JR.
	DESCRIPTION: UTILITY PLAN	SCALE: 1"=40'	DATE: JULY 25, 2017
		JOB NUMBER: 1386-1	SHEET: 5 OF 5

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