

MASON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. ___
 EXHIBIT B TO THE MASTER DEED OF
SUNSET BEACH AT LUDINGTON
 A SITE CONDOMINIUM
 PERE MARQUETTE TOWNSHIP, MASON COUNTY, MICHIGAN

DEVELOPER:
 SUNSET BEACH AT LUDINGTON, LLC
 424 S. JAMES ST.,
 LUDINGTON, MICHIGAN 49431

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

JAMES T. NORDLUND
 REGISTERED LAND SURVEYOR
 RLS# 16345

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.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 34, T18W, R18W, PERE MARQUETTE TOWNSHIP, MASON COUNTY, MICHIGAN.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE N88°03'03"W ALONG THE NORTH LINE OF SAID SECTION, 1522.65' TO A 1" DIAMETER IRON BAR ON THE CENTERLINE OF LAKESHORE DRIVE; THENCE S01°21'41"E ALONG THE CENTERLINE OF LAKESHORE DRIVE AS MONUMENTED, 1319.20' TO A ½" DIAMETER RE-BAR; THENCE S04°44'00"E CONTINUING ALONG SAID CENTERLINE 780.60' TO THE POINT OF BEGINNING.

THENCE S04°44'00"E 357.06' CONTINUING ALONG SAID CENTERLINE;

THENCE N87°27'39"W 908.52' TO A POINT ON AN INTERMEDIATE TRAVERSE LINE, SAID POINT BEING S87°27'39"E 5' MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN;

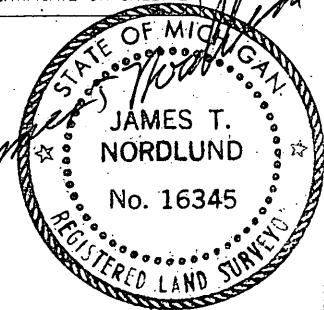
THENCE N04°47'56"W (MEASURED N04°48'04"W) 177.31' ALONG SAID INTERMEDIATE TRAVERSE LINE TO A POINT ON THE INTERMEDIATE TRAVERSE LINE, SAID POINT BEING S87°32'19"E 13' MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN;

THENCE N08°04'01"W 178.87' ALONG SAID INTERMEDIATE TRAVERSE LINE TO A POINT BEING S87°37'02"E 3' MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN;


THENCE S87°37'02"E 918.90' 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 7.38 ACRES MORE OR LESS TO THE INTERMEDIATE TRAVERSE LINE AND AN ESTIMATED 7.45 TOTAL ACRES MORE OR LESS TO THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN. SUBJECT TO EASEMENTS AND RESTRICTION 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.

SHEET INDEX:

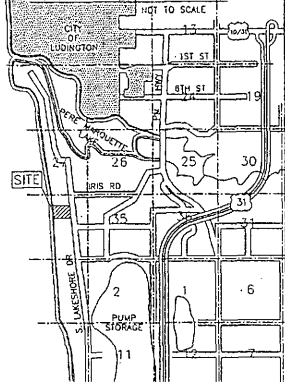
- 1 COVER SHEET
- 2 SURVEY PLAN
- 3 FLOOD PLAIN PLAN
- 4 SITE PLAN
- 5 UTILITY PLAN
- 6 PERE MARQUETTE TOWNSHIP SITE PLAN



DATE: _____

REV.	DESCRIPTION	BY	DATE
 NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 Marquette, MI 49860 (231) 843-3485 (231) 723-6460			
CLIENT:	SUNSET BEACH AT LUDINGTON	DRAWN BY: TG	CHECKED BY: JTN, SR
		SCALE: 1"=10'	
		DATE: MAY 2006	
DESCRIPTION:	COVER SHEET	JOB NUMBER	SHEET
		971-3	1 OF 6

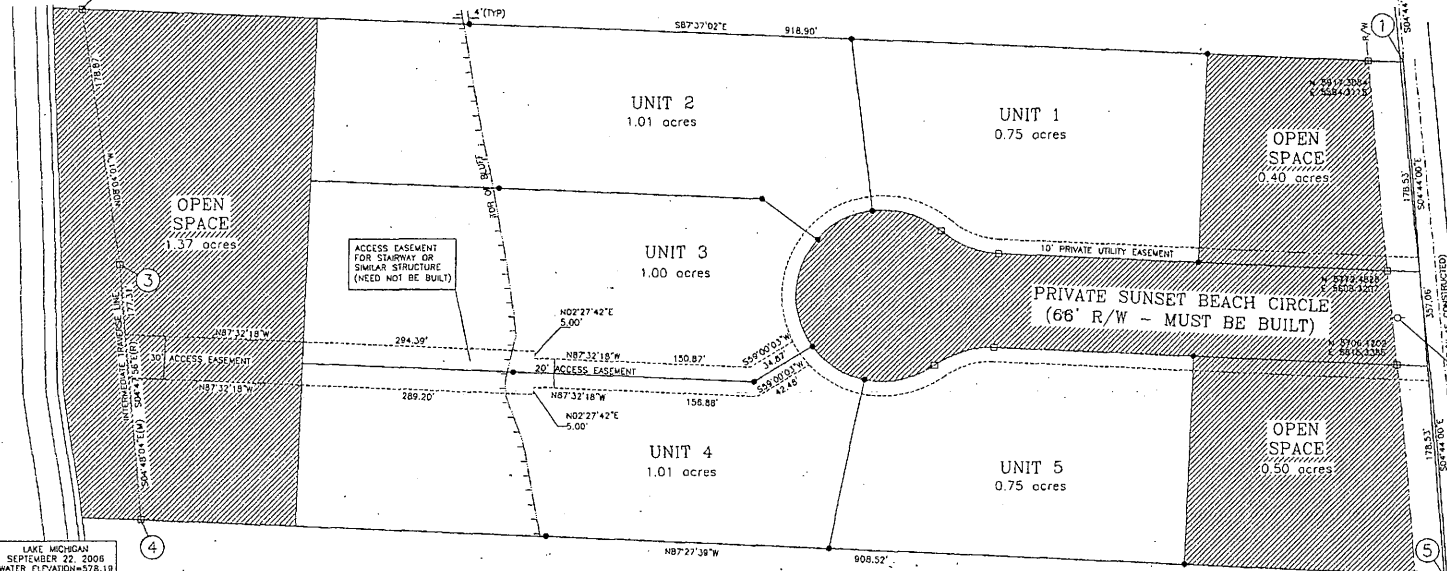
LOCATION MAP



PROPERTY BOUNDARY COORDINATES

#	NORTHING	EASTING
1	5916.2861	5618.8814
2	5954.4886	4700.7759
3	5777.3896	4725.8767
4	5600.6978	4740.7173
5	5560.4483	5648.3453

-RESIDENTIAL UNPLATTED-



ACCESS EASEMENT FOR STAIRWAY OR SIMILAR STRUCTURE (NEED NOT BE BUILT)

PRIVATE SUNSET BEACH CIRCLE (66' R/W - MUST BE BUILT)

LAKE MICHIGAN
SEPTEMBER 22, 2008
WATER ELEVATION=578.19

-RESIDENTIAL UNPLATTED-

SURVEYOR'S CERTIFICATE

I, JAMES T. NORDLUND SR., A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISIONS PLAN KNOWN AS SUNSET BEACH AT LUDINGTON, MASON COUNTY CONDOMINIUM 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 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.

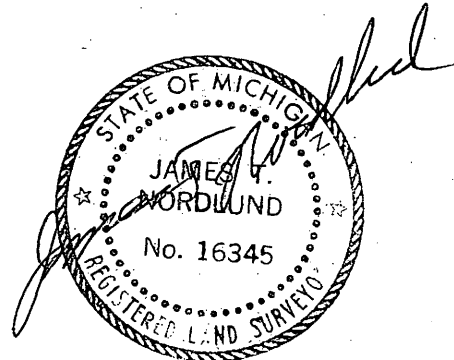
THAT THE BEARINGS AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

DATE: 4/24/08

James T. Nordlund Sr.
JAMES T. NORDLUND SR.
REGISTERED LAND SURVEYOR
REGISTRATION NO. 16345
NORDLUND & ASSOCIATES, INC.
LUDINGTON, MICHIGAN

1" DIAMETER IRON BAR
NBB03'03"W(R) 1522.65'(R)
NORTH SECTION LINE

NE CORNER SECTION 34 T18N, R18W LORC L5, PG 32



BENCHMARK SPIKE IN WEST SIDE OF CEDAR TREE ELEV=808.34

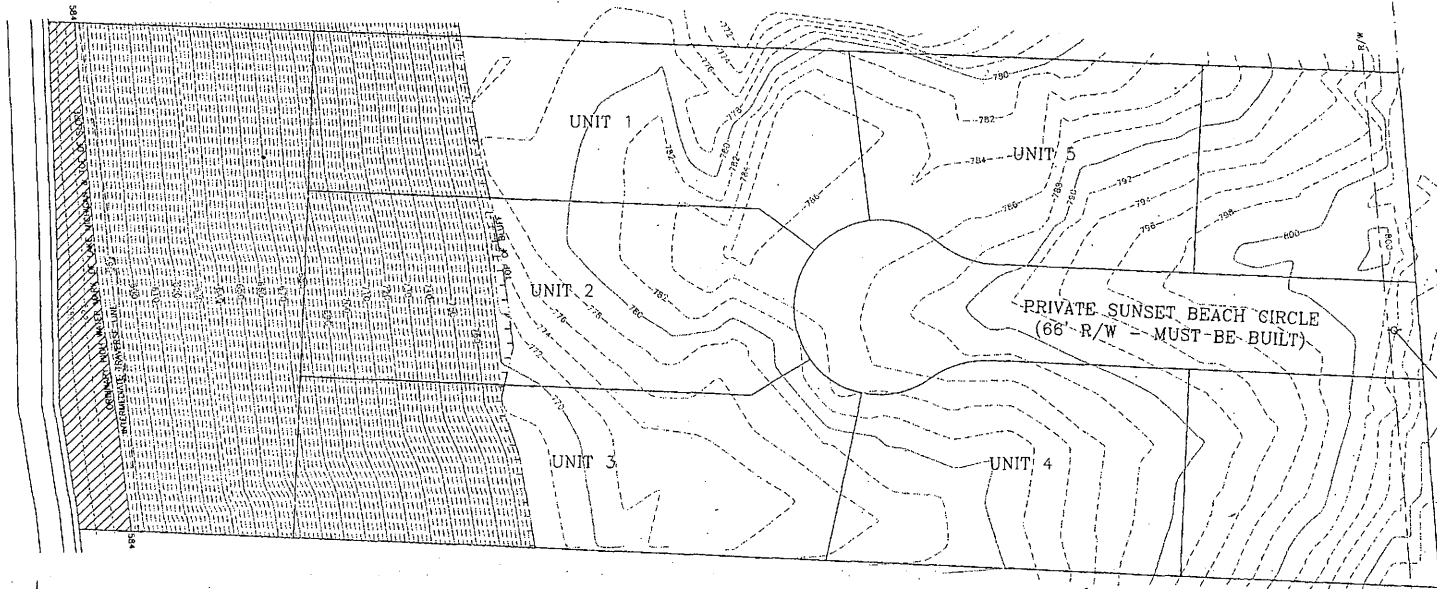
BENCHMARK SPIKE IN EAST SIDE OF POWER POLE ELEV=808.34

0' 20' 40' 60'
TOTAL ACREAGE OF THE PARCEL TO THE ORDINARY HIGH WATER = 7.45 ACRES

- CONCRETE MONUMENT
- BOUNDARY COORDINATE LABEL
- SET IRON
- ▨ GENERAL COMMON ELEMENT

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 (231) 843-3485			
CLIENT: SUNSET BEACH AT LUDINGTON		DRAWN BY:	CHECKED BY:
DESCRIPTION: SURVEY PLAN		SCALE:	DATE:
		JOB NUMBER: 971-3	SHEET: 2 OF 6

C/L LAKESHORE DRIVE (66' R/W)



LAKE MICHIGAN
SEPTEMBER 22, 2006
WATER ELEVATION=578.19

BENCHMARK SPIKE
IN SOUTH SIDE OF
CEDAR TREE
ELEV=808.34

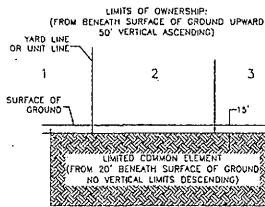
BENCHMARK SPIKE
IN EAST SIDE OF
POWER POLE
ELEV=808.34



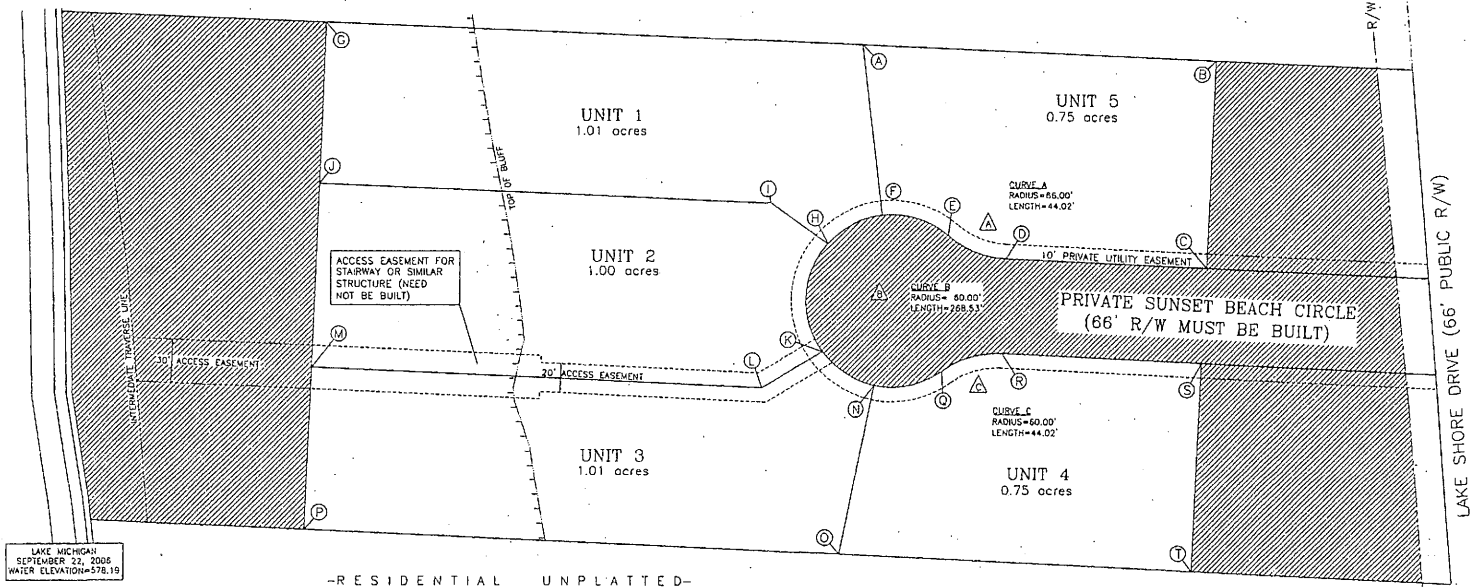
100 YEAR FLOOD PLAIN ELEVATION = 584.00
FLOOD PLAIN AREA

STATE OF MICHIGAN
JAMES G. NORDLUND
No. 16345
REGISTERED LAND SURVEYOR

REV.	DESCRIPTION	BY	DATE
<p>INA NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49431 Vriesland, MI 49560 (231) 843-3485 (231) 733-6400</p>			
CLIENT:	SUNSET BEACH AT LUDINGTON	DRAWN BY:	CHECKED BY:
DESCRIPTION:	FLOOD PLAIN PLAN	SCALE:	DATE:
		JOB NUMBER	SHEET
		971-3	3 OF 6 Δ



-RESIDENTIAL UNPLATTED-



UNIT 1

#	NORTHING	EASTING
G	5947.7321	4853.1482
A	5932.2727	5234.8929
F	5814.1752	5248.8304
H	5784.1181	5210.8139
I	5822.2713	5171.9537
J	5835.7542	4858.3341

UNIT 2

#	NORTHING	EASTING
J	5835.7542	4858.3341
I	5822.2713	5171.9537
H	5784.1181	5210.8139
K	5719.1037	5207.5889
L	5694.8955	5186.4559
M	5707.8723	4852.8363

UNIT 3

#	NORTHING	EASTING
M	5707.8723	4852.8363
L	5694.8955	5186.4559
K	5719.1037	5207.5889
N	5685.8578	5243.7438
O	5579.4643	5219.5343
P	5595.9392	4848.0242

UNIT 4

#	NORTHING	EASTING
N	5685.8578	5243.7438
D	5705.9071	5291.0185
R	5718.2833	5337.4152
S	5712.2378	5473.0419
T	5682.4875	5487.0603
O	5579.4643	5219.5343

UNIT 5

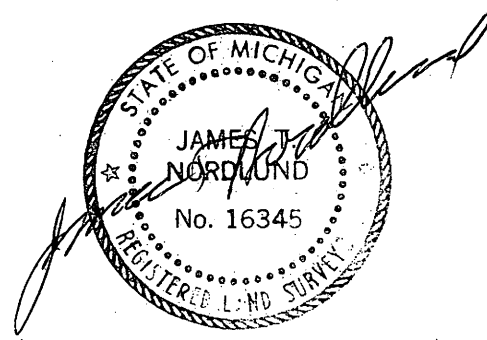
#	NORTHING	EASTING
A	5932.2727	5234.8929
B	5921.8835	5481.5599
C	5778.1724	5475.9797
D	5754.2724	5335.5200
E	5800.1058	5295.0682
F	5814.1752	5248.8304

LAKE MICHIGAN
SEPTEMBER 22, 2006
WATER ELEVATION=578.19

-RESIDENTIAL UNPLATTED-



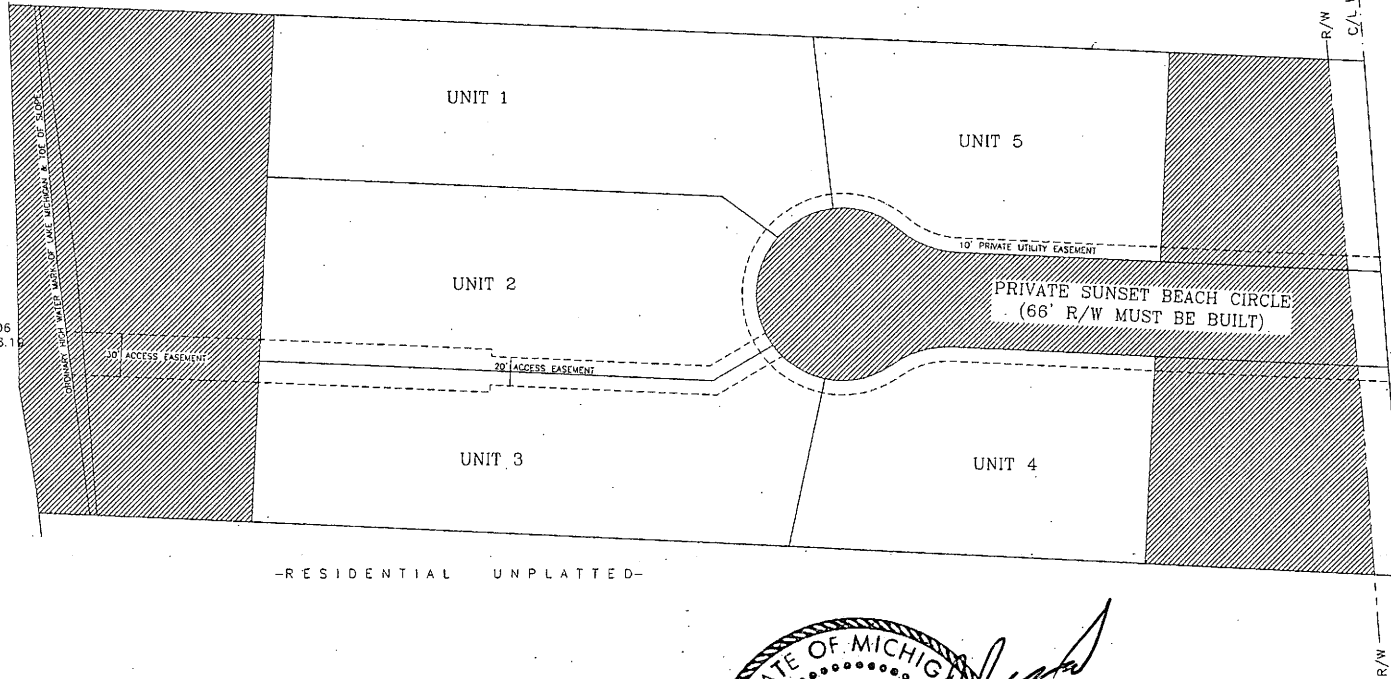
LIMITS OF OWNERSHIP
 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT



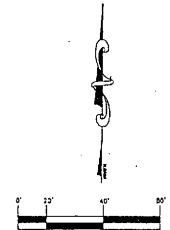
REV.	DESCRIPTION	BY	DATE
INA NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 <small>Ludington, MI 49831 Monticello, MI 49860 (231) 843-3485 (231) 723-6460</small>			
CLIENT:	SUNSET BEACH AT LUDINGTON	DRAWN BY:	CHECKED BY:
DESCRIPTION:	SITE PLAN	SCALE:	DATE:
		JOB NUMBER:	SHEET:
		971-3	4 OF 6 Δ

LAKE MICHIGAN
 SEPTEMBER 22, 2006
 WATER ELEVATION=578.1

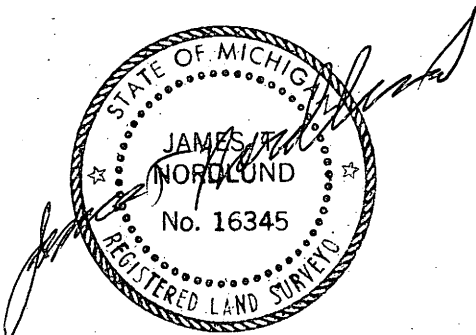
-RESIDENTIAL UNPLATTED-



-RESIDENTIAL UNPLATTED-

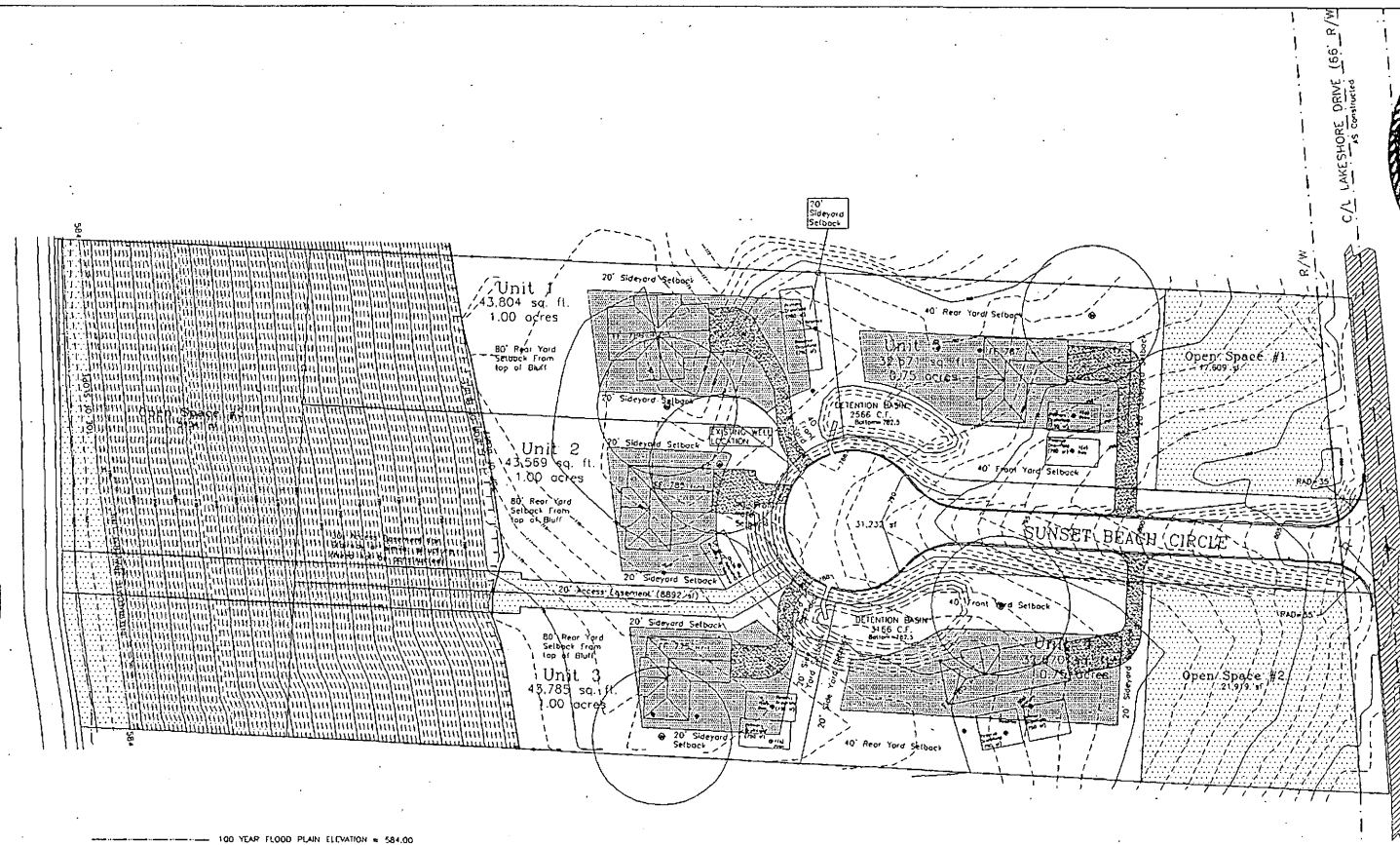
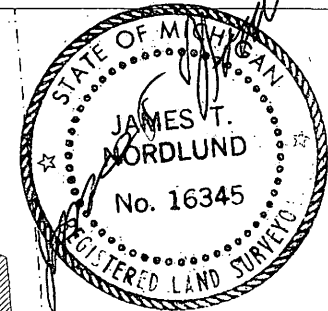


LIMITS OF OWNERSHIP
 GENERAL COMMON ELEMENT



NOTE:
 UTILITY WILL BE SHOWN ON THE "AS-BUILT DRAWINGS"

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 <small>Ludington, MI 49431 Marquette, MI 49860 Newborg, MI 49337</small> <small>(231) 843-3485 (231) 723-8480 (231) 657-2322</small>			
CLIENT:	SUNSET BEACH AT LUDINGTON	DRAWN BY:	CHECKED BY:
DESCRIPTION:	UTILITY PLAN	SCALE:	DATE:
		JOB NUMBER	SHEET
		971-3	5 OF 6 Δ



LAKE MICHIGAN
SEPTEMBER 22, 2006
WATER ELEVATION=578.19

100 YEAR FLOOD PLAIN ELEVATION = 584.00

BENCHMARK SPIKE
ON SOUTH SIDE OF
CEDAR TREE
ELEV=808.34

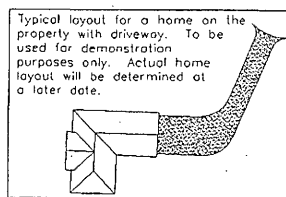
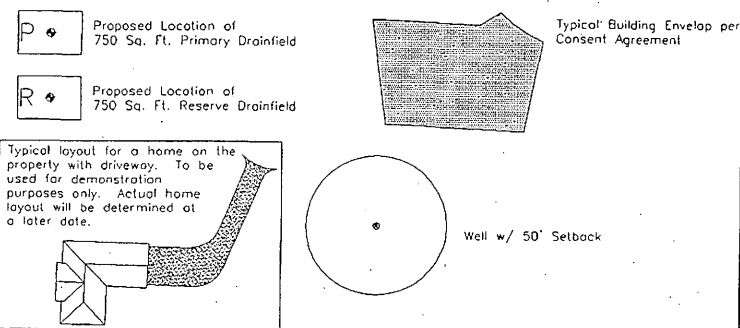
BENCHMARK SPIKE
ON EACH SIDE OF
POWER POLE
ELEV=808.34



Area Calculations

	Open Space #1	17609 sf	0.40 acres
	Open Space #2	21919 sf	0.50 acres
	Open Space #3	59341 sf	1.36 acres
	Easement	8892 sf	0.20 acres
<small>(Note: Easement Area comes from Ord 83 & Ord 84)</small>			
	Unit #1	43804 sf	1.01 acres
	Unit #2	43569 sf	1.00 acres
	Unit #3	43785 sf	1.01 acres
	Unit #4	32670 sf	0.75 acres
	Unit #5	32671 sf	0.75 acres
	Road ROW	31232 sf	0.72 acres
	Total Parcel Area:	326600 sf	7.50 acres
	Total Open Area:	107761 sf	2.47 acres
	Percentage of Total Lot Area:	33.0%	

Key



Rev. 3/01/08 MCHD Comments
Rev. 4/23/08 Lot # Changes
Rev. 4/24/08 PM TWP Approved

REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49831 (231) 843-3485			
CLIENT:	SUNSET BEACH At Ludington PERE MARQUETTE TOWNSHIP	DRAWN BY: JXN Jr.	CHECKED BY: JXN Jr.
		SCALE: 1" = 40'	
		DATE: May, 2008	
DESCRIPTION:	Township Site Plan	JOB NUMBER	SHEET
		971-3	6 OF 6 Δ

**AFFIDAVIT OF MAILING NOTICE OF INTENT TO ESTABLISH
CONDOMINIUM PROJECT**

STATE OF MICHIGAN)
MASON COUNTY)

Tanya Gasaway, being duly sworn, states that on August 6, 2007, she served copies of a Notice of Intent with regard to the Sunset Beach at Ludington Condominium Project on the following persons at the addresses listed below by mailing them the Notice of intent by U.S. mail, certified mail, return receipt requested, first-class postage fully prepaid:

Michigan Department of Environmental
Quality
Water Bureau
PO Box 30273
Lansing, MI 48909-7773

David Hasenbank
Mason County Drain Commissioner
102 Fifth Street
Scottville, MI 49454

Michigan Department of Transportation
425 W. Ottawa St.
PO Box 30050
Lansing, MI 48909

Gary Dittmer, Manager
Mason County Road Commission
510 East State Street
Scottville, MI 49454

Terry Wahr
Pere Marquette Twp. Zoning Administrator
1699 S. Pere Marquette Rd.
Ludington, MI 49431

Joanne Kelley
Pere Marquette Township Clerk
1699 S. Pere Marquette Rd.
Ludington, MI 49431

Mason County Health Department
Attn: Marc Soles
916 Diana Street
Ludington, MI 49431

Tanya Gasaway
/s/ _____
Tanya Gasaway

STATE OF MICHIGAN)
MASON COUNTY)

Signed and sworn to before me in Mason County, Michigan on August 6, 2007.

/s/ *Roger H. Anderson*

Roger H. Anderson
Notary public, State of Michigan, County of Mason.
My commission expires 04/29/08.
Acting in the County of Mason.