

29

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COUNTY OF KALAMAZOO

2015-031457 09/11/2015 01:54:47 PM
Pages: 1 of 9 AMND
JACK GESMUNDO
Timothy A. Snow County Clerk/Register Kalamazoo County, MI

Property Tax Certificate # 22681
has been issued for this document and legal description by the Kalamazoo City Treasurer.

**THIRD AMENDMENT TO MASTER DEED OF
WALDEN WOODS OF KALAMAZOO**

This Third Amendment to Master Deed (the "Third Amendment") is made and executed on this 30th day of August, 2015, by American Village Development, II, L.L.C., a Michigan limited liability company, whose address is 4200 W. Centre Avenue, Portage, Michigan 49024, hereinafter referred to as the "Developer", pursuant to the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (the "Act").

Background

Walden Woods of Kalamazoo was established as a condominium project (the "Condominium") pursuant to the Master Deed dated February 11, 2013, and recorded February 12, 2013, at Instrument No. 2013-005868 of Kalamazoo County Records, and known as Kalamazoo County Subdivision Plan No. 254, as amended by the First Amendment to Master Deed dated April 10, 2013 and recorded on April 12, 2013 at Instrument No. 2013-016929 of the Kalamazoo County Records; as further amended by the Second Amendment to Master Deed dated February 4, 2014, and recorded March 7, 2014, as Instrument No. 2014-005994 of Kalamazoo County Records (collectively, the "Master Deed").

Pursuant to Article VIII of the Master Deed and the applicable provisions of the Act, this Third Amendment to Master Deed is made and recorded for the purpose of expanding the Condominium as described herein and for the purpose of increasing the number of Units in the Condominium from thirty-eight (38) Units to sixty-eight (68) Units.

In accordance with Articles VIII, X, and XIII of the Master Deed, and the applicable provisions of the Act, this Amendment is made by the Developer in its capacity as the Developer, and shall be deemed effective immediately upon recording.

Amendment

NOW, THEREFORE, the Developer does, upon recording hereof, make the following amendments to the Master Deed:

1. Legal Description – Condominium. The Legal Description contained in Article II, Section 1 of the Master Deed is hereby deleted, superseded and replaced in its entirety with the legal description attached hereto as Exhibit "A".

2. Number of Units; Percentages of Value. The number of Units in the Condominium shall be increased from thirty-eight (38) Units to sixty-eight (68) Units. The Percentages of Value as to all of the Units in the Condominium are equal and the total value of the Condominium shall be 100.

Certs # 265475

3. Replat of Condominium Subdivision Plan. Replat No. 2 of the Condominium Subdivision Plan of the Condominium is attached hereto as Exhibit "B" ("Replat No. 2") and shall, upon recordation of this Amendment, replace and supersede the Condominium Subdivision Plan (being the Exhibit "B" to the Master Deed), as the same has been amended by subsequent amendments to the Master Deed and subsequent replats of the Condominium Subdivision Plan (as so amended, the "Prior Condominium Subdivision Plan"), and said Prior Condominium Subdivision Plan shall be of no further force or effect. Replat No. 2 is hereby added to the Master Deed upon recordation of this Amendment, which shall include recordation of the said Replat No. 2.

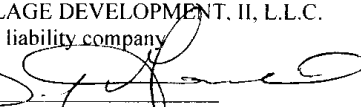
4. Legal Description – Area of Future Development. The Legal Description contained in Article VIII, Section 1 of the Master Deed is hereby deleted, superseded and replaced in its entirety with the legal description attached hereto as Exhibit "C".

5. Definitions. Except as otherwise defined herein, all of the capitalized terms used herein that are defined in the Master Deed and/or the Condominium Documents shall have the definitions given to such terms in such Master Deed and/or Condominium Documents.

6. Conflicts. In the event of a conflict or inconsistency between the terms of this Third Amendment and the terms of any of the Condominium Documents, the terms of this Third Amendment shall govern. In all other respects, other than as hereinabove indicated, the Master Deed, as amended, is hereby ratified and affirmed.

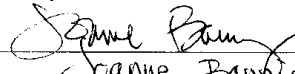
This Third Amendment to Master Deed has been signed by the Developer as of the date and year set forth above.

AMERICAN VILLAGE DEVELOPMENT, II, L.L.C.
a Michigan limited liability company

By: 
Name: Jack S. Gesmundo
Its: Member


STATE OF MICHIGAN)
COUNTY OF KALAMAZOO)

The foregoing instrument was acknowledged before me this 30th day of August, 2015, by Jack S. Gesmundo, a Member of American Village Development, II, L.L.C., a Michigan limited liability company, on behalf of the company.


Joanne Bannigan
State of Michigan
County of Kalamazoo
My Commission Expires 10/23/17
Acting in the County of Kalamazoo

Drafted by:
Matthew B. Van Dyk
Miller, Canfield Paddock & Stone, P.L.C.
277 South Rose Street, Suite 5000
Kalamazoo, Michigan 49007
(269) 381-7030

When recorded return to:
Jack Gesmundo
4200 West Centre Ave
Portage, MI 49024

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Pages: 2 of 9 AMND
JACK GESMUNDO
Timothy A. Snow County Clerk/Register Kalamazoo County, MI


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EXHIBIT "A"

LEGAL DESCRIPTION OF CONDOMINIUM

ALL THAT PART OF THE NORTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 20, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S88°58'04"E ALONG THE NORTH SECTION LINE A DISTANCE OF 1801.32 FEET TO THE POINT OF BEGINNING; THENCE S01°01'56"W A DISTANCE OF 152.49 FEET; THENCE S52°02'59"W A DISTANCE OF 267.16 FEET; THENCE S45°05'31"W A DISTANCE OF 204.21 FEET; THENCE S52°49'42"W A DISTANCE OF 195.29 FEET; THENCE S75°27'59"W A DISTANCE OF 143.97 FEET; THENCE S72°28'33"W A DISTANCE OF 410.70 FEET; THENCE S01°15'35"W A DISTANCE OF 556.32 FEET TO THE NORTH LINE OF ARCADIA PLAT NO. 2 AS RECORDED IN LIBER 28, PAGE 39, KALAMAZOO COUNTY RECORDS; THENCE S88°48'19"E TO THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 1872.15 FEET; THENCE N00°54'04"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1252.33 FEET; THENCE N10°45'05"E A DISTANCE OF 67.63 FEET; THENCE N88°50'41"W A DISTANCE OF 11.57 FEET TO NORTHEAST CORNER OF SAID SECTION; THENCE N88°58'04"W ALONG THE NORTH SECTION LINE A DISTANCE OF 845.44 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 1,930,802 SQUARE FEET OR 44.33 ACRES.

EXCEPTING THEREFROM 14.682 ACRES FOR ARBORETUM ROAD RIGHT OF WAY. SAID ROAD RIGHT OF WAY DESCRIBED AS: ALL THAT PART OF THE NORTH 1/2 OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S88°58'04"E A DISTANCE OF 2,646.76 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE S00°54'04"W ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 66.68 FEET TO THE POINT OF BEGINNING; THENCE N10°45'05"E A DISTANCE OF 67.63 FEET TO THE SOUTHERLY RIGHT OF WAY OF SOLON STREET; THENCE ALONG THE WESTERLY RIGHT OF WAY OF SOLON STREET SOUTHEASTERLY 204.79 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 702.97 FEET, CENTRAL ANGLE OF 16°41'11" AND A LONG CHORD BEARING S54°04'20"E 204.01 FEET; THENCE S62°27'46"W A DISTANCE OF 210.43 FEET; THENCE S39°58'42"W A DISTANCE OF 44.94 FEET; THENCE SOUTHERLY 242.41 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 315.00 FEET, CENTRAL ANGLE OF 44°05'34" AND A LONG CHORD BEARING S17°55'55"W 236.47 FEET; THENCE S04°06'52"E A DISTANCE OF 428.27 FEET; THENCE SOUTHWESTERLY 614.30 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 347.00 FEET, CENTRAL ANGLE OF 101°25'56" AND A LONG CHORD BEARING S46°36'06"W 537.17 FEET; THENCE N82°40'56"W A DISTANCE OF 822.94 FEET; THENCE WESTERLY 251.69 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,355.00 FEET, CENTRAL ANGLE OF 10°38'33" AND A LONG CHORD BEARING N88°00'12"W 251.32 FEET; THENCE S86°40'31"W A DISTANCE OF 399.48 FEET; THENCE WESTERLY 474.73 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 615.00 FEET, CENTRAL ANGLE OF 44°13'40" AND A LONG CHORD BEARING N71°12'39"W 463.03 FEET; THENCE N49°05'48"W A DISTANCE OF 248.23 FEET; THENCE WESTERLY 651.01 FEET ALONG A CURVE TO THE

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AMND

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LEFT HAVING A RADIUS OF 705.00 FEET, CENTRAL ANGLE OF 52°54'30" AND A LONG CHORD BEARING N75°33'03"W 628.13 FEET; THENCE S77°59'42"W A DISTANCE OF 369.01 FEET; THENCE WESTERLY 535.85 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,495.00 FEET, CENTRAL ANGLE OF 20°32'12" AND A LONG CHORD BEARING S88°15'48"W 532.99 FEET; THENCE N81°28'07"W A DISTANCE OF 227.02 FEET; THENCE WESTERLY 458.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 520.00 FEET, CENTRAL ANGLE OF 50°34'09" AND A LONG CHORD BEARING S73°14'49"W 444.20 FEET; THENCE S47°57'45"W A DISTANCE OF 113.66 FEET; THENCE WESTERLY 255.69 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 339.50 FEET, CENTRAL ANGLE OF 43°09'05" AND A LONG CHORD BEARING S69°32'17"W 249.69 FEET; THENCE N88°53'10"W A DISTANCE OF 186.59 FEET; THENCE S46°07'14"W A DISTANCE OF 45.26 FEET TO THE EASTERLY RIGHT OF WAY OF DRAKE ROAD; THENCE N01°07'38"E ALONG SAID RIGHT OF WAY A DISTANCE OF 164.00 FEET; THENCE S43°52'46"E A DISTANCE OF 45.25 FEET THENCE S88°53'10"E A DISTANCE OF 201.18 FEET; THENCE EASTERLY 180.38 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 239.50 FEET, CENTRAL ANGLE OF 43°09'05" AND A LONG CHORD BEARING N69°32'17"E 176.14 FEET; THENCE N47°57'45"E A DISTANCE OF 103.00 FEET; THENCE NORTHEASTERLY 538.38 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET, CENTRAL ANGLE OF 50°34'09" AND A LONG CHORD BEARING N73°14'49"E 521.08 FEET; THENCE S81°28'07"E A DISTANCE OF 227.02 FEET; THENCE EASTERLY 503.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,405.00 FEET, CENTRAL ANGLE OF 20°32'12" AND A LONG CHORD BEARING N88°15'48"E 500.90 FEET; THENCE N77°59'42"E A DISTANCE OF 369.01 FEET; THENCE EASTERLY 734.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET, CENTRAL ANGLE OF 52°54'30" AND A LONG CHORD BEARING S75°33'03"E 708.32 FEET; THENCE S49°05'48"E A DISTANCE OF 248.23 FEET; THENCE EASTERLY 405.26 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, CENTRAL ANGLE OF 44°13'40" AND A LONG CHORD BEARING S71°12'39"E 395.27 FEET; THENCE N86°40'31"E A DISTANCE OF 399.48 FEET; THENCE EASTERLY 268.40 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,445.00 FEET, CENTRAL ANGLE OF 10°38'33" AND A LONG CHORD BEARING S88°00'12"E 268.02 FEET; THENCE S82°40'56"E A DISTANCE OF 604.81 FEET; THENCE NORTHEASTERLY 748.79 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, CENTRAL ANGLE OF 99°04'56" AND A LONG CHORD BEARING N47°46'36"E 658.92 FEET; THENCE N01°45'52"W A DISTANCE OF 80.16 FEET; THENCE N04°06'52"W A DISTANCE OF 150.18 FEET; THENCE NORTHERLY 311.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 405.00 FEET, CENTRAL ANGLE OF 44°05'34" AND A LONG CHORD BEARING N17°55'55"E 304.04 FEET; THENCE N39°58'42"E A DISTANCE OF 165.94 FEET TO THE POINT OF BEGINNING. DESCRIBED RIGHT OF WAY CONTAINS 639.533 SQUARE FEET OR 14.682 ACRES.

SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

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Timothy A. Snow County Clerk/Register Kalamazoo County, MI



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EXHIBIT "C"

PROPOSED FUTURE DEVELOPMENT AREA DESCRIPTION

ALL THAT PART OF THE NORTH 1/2 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S88°58'04"E ALONG THE NORTH SECTION LINE A DISTANCE OF 1,801.32 FEET; THENCE S01°01'56"W A DISTANCE OF 152.49 FEET; THENCE S52°02'59"W A DISTANCE OF 267.16 FEET; THENCE S45°05'31"W A DISTANCE OF 204.21 FEET; THENCE S52°49'42"W A DISTANCE OF 195.29 FEET; THENCE S75°27'59"W A DISTANCE OF 143.97 FEET; THENCE S72°28'33"W A DISTANCE OF 410.70 FEET; THENCE S00°15'35"W A DISTANCE OF 556.32 FEET; THENCE N88°48'19"W ALONG THE NORTH PLAT LINE OF ARCADIA PLAT NO. 2 AS RECORDED IN LIBER 28, PAGE 39 A DISTANCE OF 577.70 FEET; THENCE N00°58'57"E A DISTANCE OF 311.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARBORETUM PARKWAY; THENCE N49°05'48"W A DISTANCE OF 130.40 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 09°53'31" AND A LONG CHORD BEARING N54°02'34"W 121.72 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE N01°02'19"E ALONG SAID NORTH-SOUTH 1/4 LINE A DISTANCE OF 187.12 FEET; THENCE N87°52'50"W A DISTANCE OF 626.06 FEET; THENCE N35°47'26"E A DISTANCE OF 358.02 FEET; THENCE N53°56'55"W A DISTANCE OF 297.50 FEET; THENCE N75°52'27"W A DISTANCE OF 187.50 FEET; THENCE N03°22'41"W A DISTANCE OF 115.00 FEET; THENCE N87°52'51"W A DISTANCE OF 30.00 FEET; N02°07'09"E A DISTANCE OF 42.50 FEET; THENCE S87°52'48"E A DISTANCE OF 886.36 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 1,885,596 SQUARE FEET OR 43.287 ACRES. SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

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JACK GESLUNDO

Timothy A. Snow County Clerk/Register Kalamazoo County, MI



REPLAT NO. 2 OF:
 KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 254
 EXHIBIT B TO THE MASTER DEED OF:

WALDEN WOODS OF KALAMAZOO

CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

ENGINEER:

H/S
 Timothy A. Stewart, P.E.
 H/S Survey & Stewarts, LLC
 2800 South 11th Street
 Holland, MI 49423
 269.552.4800 Fax: 269.552.4961
 www.h/surveyandstewarts.com

DEVELOPER:

American Village Development II, LLC
 4200 W. Chalmers Avenue
 Holland, MI 49424

SURVEYOR:

LANDTECH
 LANDTECH
 1275 Midway*Way
 Grandville, MI 49431
 223.3463.0060
 www.landtechinc.com

PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 20, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE S88°59'04"E ALONG THE NORTH 1/4 CORNER OF SAID SECTION, THENCE S01°01'56"W A DISTANCE OF 152.49 FEET, THENCE S52°02'59"W A DISTANCE OF 1801.52 FEET TO THE POINT OF BEGINNING, THENCE S72°28'31"W A DISTANCE OF 143.97 FEET, THENCE S01°55'15"W A DISTANCE OF 556.32 FEET TO THE NORTH LINE OF ARCADIA PLAT NO. 2 AS RECORDED IN LIBER 28, PAGE 39, KALAMAZOO COUNTY RECORDS, THENCE S84°41'19"E TO THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 1872.15 FEET, THENCE N02°54'04"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1252.33 FEET, THENCE N10°45'05"E A DISTANCE OF 67.63 FEET, THENCE N88°59'04"W A DISTANCE OF 11.57 FEET TO NORTHEAST CORNER OF SAID SECTION, THENCE N88°59'04"W ALONG THE NORTH SECTION LINE A DISTANCE OF 845.44 FEET TO THE POINT OF BEGINNING, DESCRIBED PARCEL CONTAINS 1,930,802 SQUARE FEET OR 44.33 ACRES.

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ALL THAT PART OF THE NORTH 1/2 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE S88°59'04"E ALONG THE NORTH 1/4 CORNER OF SAID SECTION, THENCE S01°01'56"W A DISTANCE OF 152.49 FEET, THENCE S52°02'59"W A DISTANCE OF 1801.52 FEET TO THE POINT OF BEGINNING, THENCE S72°28'31"W A DISTANCE OF 143.97 FEET, THENCE S01°55'15"W A DISTANCE OF 556.32 FEET TO THE NORTH LINE OF ARCADIA PLAT NO. 2 AS RECORDED IN LIBER 28, PAGE 39, KALAMAZOO COUNTY RECORDS, THENCE S84°41'19"E TO THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 1872.15 FEET, THENCE N02°54'04"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1252.33 FEET, THENCE N10°45'05"E A DISTANCE OF 67.63 FEET, THENCE N88°59'04"W A DISTANCE OF 11.57 FEET TO NORTHEAST CORNER OF SAID SECTION, THENCE N88°59'04"W ALONG THE NORTH SECTION LINE A DISTANCE OF 845.44 FEET TO THE POINT OF BEGINNING, DESCRIBED PARCEL CONTAINS 1,930,802 SQUARE FEET OR 44.33 ACRES, SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

EXCEPTING THEREFROM 14,682 ACRES FOR ARBORETUM ROAD RIGHT OF WAY SAID ROAD RIGHT OF WAY DESCRIBED AS: ALL THAT PART OF THE NORTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 20, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE S88°59'04"E A DISTANCE OF 2464.26 FEET TO THE NORTHEAST CORNER OF SAID SECTION, THENCE S09°54'04"W ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 66.68 FEET TO THE POINT OF BEGINNING, THENCE N10°45'05"E A DISTANCE OF 67.63 FEET TO THE SOUTHERLY RIGHT OF WAY OF SQUON STREET, THENCE ALONG THE WESTERLY RIGHT OF WAY OF SQUON STREET SOUTHEASTERLY 204.79 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 702.97 FEET, CENTRAL ANGLE OF 162° 40' 48" FEET, THENCE S54°44' 20" E 220.61 FEET, THENCE S822' 48" W A DISTANCE OF 218.43 FEET, THENCE S52°02'59"W A DISTANCE OF 490 FEET, THENCE S01°01'56"W A DISTANCE OF 556.32 FEET TO THE NORTH LINE OF ARCADIA PLAT NO. 2 AS RECORDED IN LIBER 28, PAGE 39, KALAMAZOO COUNTY RECORDS, THENCE S84°41'19"E TO THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 1872.15 FEET, THENCE N02°54'04"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1252.33 FEET, THENCE N10°45'05"E A DISTANCE OF 67.63 FEET, THENCE N88°59'04"W A DISTANCE OF 11.57 FEET TO NORTHEAST CORNER OF SAID SECTION, THENCE N88°59'04"W ALONG THE NORTH SECTION LINE A DISTANCE OF 845.44 FEET TO THE POINT OF BEGINNING, DESCRIBED PARCEL CONTAINS 1,930,802 SQUARE FEET OR 44.33 ACRES.

SHEET INDEX

SHT #	DESCRIPTION
*1 -	COVER SHEET
*2 -	SURVEY SHEET
*3 -	SITE PLAN
*4 -	UTILITY PLAN

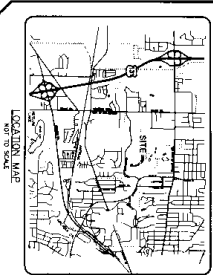
STATE OF MICHIGAN

TIMOTHY A. STEWART
 LICENSED PROFESSIONAL ENGINEER
 No. 41039

THE ASTERISK (*) INDICATES NEW OR AMENDED SHEETS WHICH ARE DATED 12/12/13. THESE SHEETS ARE TO REPLACE THE SHEETS PREVIOUSLY RECORDED.
 PROPOSED DATE: _____

WALDEN WOODS OF KALAMAZOO
 COVER SHEET
 Report No. 11-2000
 Date: 12/12/13
 Sheet No. 1

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 ON THIS SHEET AND IN THE SURVEYORS'S CERTIFICATE ON SHEET 2.



WALDEN WOODS COORDINATE TABLE (CONTINUED)

COORDINATE	EASTING	NORTHING
1	288101.04	1279806.81
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97	288101.04	1279806.81
98	288101.04	1279806.81
99	288101.04	1279806.81
100	288101.04	1279806.81

- NOTES**
1. DOWNS ROBE (PRIVATE ROAD) THE PROJECT'S WATER AND SANITARY SEWER, GAS, ELECTRIC, PHONE AND CABLE UTILITIES ARE MUST BE BUILT FIRST. ALL OTHER IMPROVEMENTS ARE NOT TO BE BUILT FIRST.
 2. SEE THE UTILITY SHEET FOR DRAINAGE AND UTILITY EASEMENT LOCATIONS AND NOTES PERTAINING TO THE DEVELOPMENT.
 3. BEARINGS ARE BASED ON THE NORTH SECTION LINE OF SECTION 19, 12S, R17W, CITY OF KALAMAZOO, KALAMAZOO COUNTY AS SOUTH 88°58'04" EAST.
 4. COORDINATES ARE BASED ON THE MICHIGAN SOUTH ZONE STATE PLANE COORDINATE SYSTEM 1983. BENCHMARKS: SECTION CORNER, KALAMAZOO COUNTY, MICHIGAN AS NORTH 290091.2114 AND EAST 1279234.4482 (NAD 83, INTERNATIONAL FEET).

SUBJECTOR'S CERTIFICATE

I, MATTHEW MOKANYK, A REGISTERED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 244 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENT A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT THERE ARE NO ENCROACHMENTS OR INTERFERENCES OF ANY KIND WITH THE RIGHTS OF THE PUBLIC OR ANY OTHER PERSONS OR WITH THE PUBLIC ACTS OF 1978. THAT THE ACCURACY OF THIS SURVEY WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, 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: **8-26-15**

SIGNATURE: *Matthew Mokanyk*

MATTHEW MOKANYK, P.S., P.E.
REGISTERED SURVEYOR
1275 MCGREGOR AVE
GRAND, MI 49637

BENCHMARKS

BM #1 = 927.84' ON HYDRANT
NORTHERLY BOLT ON HYDRANT
BM #2 = 928.00' NORTHERLY BOLT ON HYDRANT

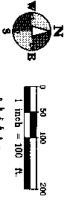
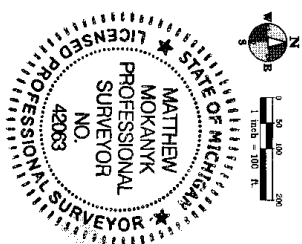
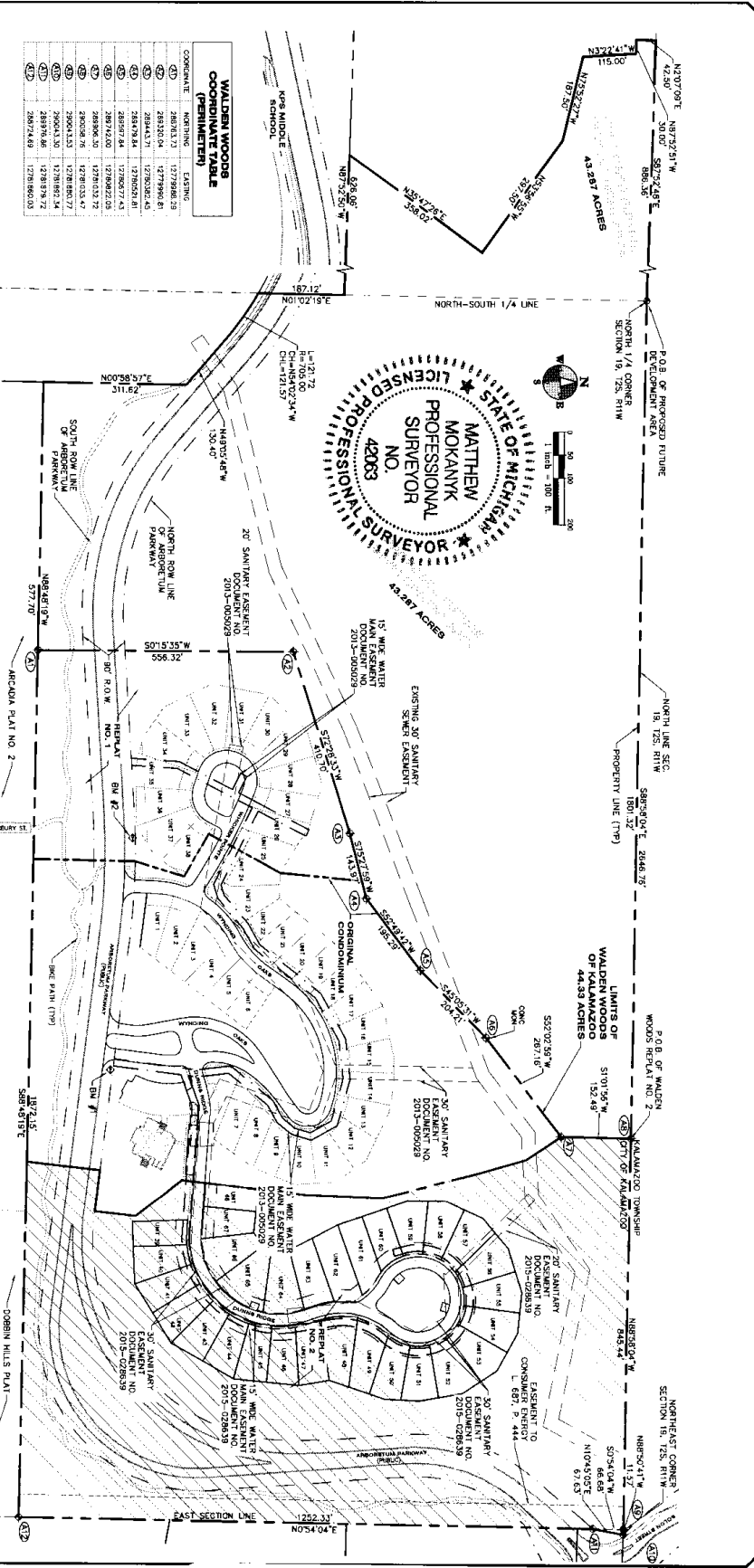
WALDEN WOODS OF KALAMAZOO CONDOMINIUM SUBDIVISION PLAN

Survey & Steward

1275 MCGREGOR AVE
GRAND, MI 49637
PH: 269.502.1481
WWW.SURVEYANDSTEWARD.COM

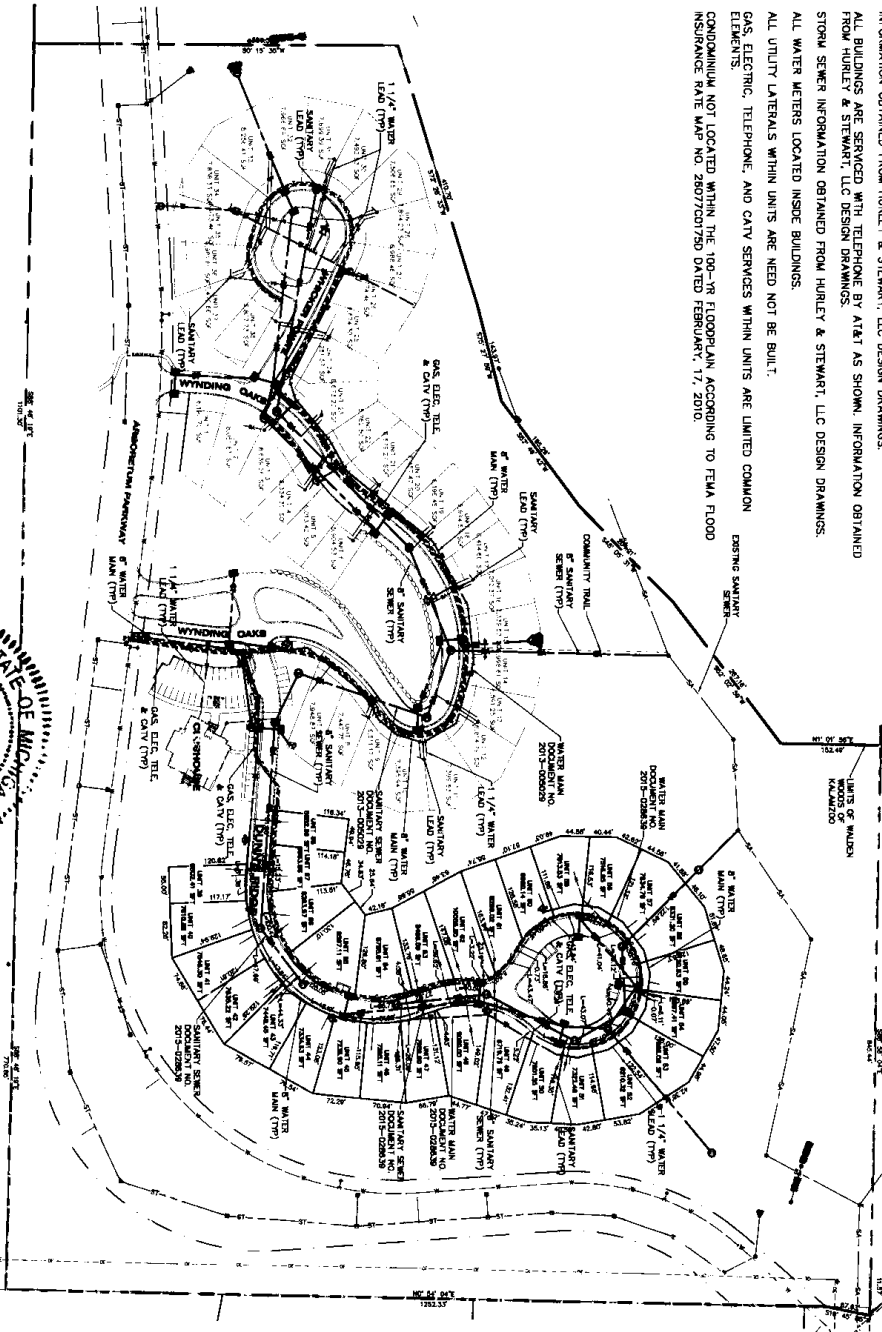
THIS IS THE CERTIFICATE OF THE SURVEYOR AS REQUIRED BY THE MICHIGAN CONDOMINIUM ACT.

Project No. 15202
Date: 8/26/15
Sheet: 2



- LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER MAIN
 - PROPOSED GAS
 - PROPOSED ELECTRIC
 - PROPOSED TELEPHONE
 - PROPOSED CATV
 - PROPOSED CITY
 - CURB CATCH BASIN
 - MANHOLE STORM
 - MANHOLE SANITARY
 - LIMITS OF OWNERSHIP

- NOTES:**
1. ALL UTILITIES MUST BE BUILT UNLESS OTHERWISE INDICATED.
 2. ALL BUILDINGS ARE SERVICED WITH SANITARY SEWER AND WATER BY CITY OF KALAMAZOO. INFORMATION OBTAINED FROM HURLEY & STEWART, LLC AS-BUILT RECORDS.
 3. ALL BUILDINGS ARE SERVICED WITH GAS AND ELECTRIC BY CONSUMERS ENERGY AS SHOWN. INFORMATION OBTAINED FROM HURLEY & STEWART, LLC DESIGN DRAWINGS.
 4. ALL BUILDINGS ARE SERVICED WITH TELEPHONE BY AT&T AS SHOWN. INFORMATION OBTAINED FROM HURLEY & STEWART, LLC DESIGN DRAWINGS.
 5. STORM SEWER INFORMATION OBTAINED FROM HURLEY & STEWART, LLC DESIGN DRAWINGS.
 6. ALL WATER METERS LOCATED INSIDE BUILDINGS.
 7. ALL UTILITY LATERALS WITHIN UNITS ARE NEED NOT BE BUILT.
 8. GAS, ELECTRIC, TELEPHONE, AND CATV SERVICES WITHIN UNITS ARE LIMITED COMMON ELEMENTS.
 9. CONDOMINIUM NOT LOCATED WITHIN THE 100-108 FLOORPLAN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 280772D175D DATED FEBRUARY 17, 2010.



STATE OF MICHIGAN
 LICENSED PROFESSIONAL ENGINEER
 NO. 41039
 TIMOTHY A STEWART
 ENGINEER

Timothy A. Stewart
 TIMOTHY A STEWART
 REGISTERED CIVIL ENGINEER NO. 41039

PROPOSED DATE: _____

WALDEN WOODS OF KALAMAZOO

UTILITY PLAN

Sheet No. 4

Project No. 11-0006
 Date: 07/27/15