

OAKLAND COUNTY  
REGISTER OF DEEDS  
2023 FEB 10 AM 11:32

014169 Liber 58418 Page 751 UCC #  
2/13/2023 1:20:29 PM Receipt #000011353  
\$21.00 Misc Recording  
\$4.00 Remonumentation  
\$5.00 Automation  
\$0.0 Transfer Tax  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

**FIRST AMENDMENT TO MASTER DEED**

**EAGLE RIDGE ESTATES**

**THIS FIRST AMENDMENT TO MASTER DEED ("First Amendment")** is made and executed FEBRUARY 8, 2023, by **Clearview Homes, LLC**, a Delaware limited liability company, the address of which is 445 S. Livernois, Rd, Suite 324, Rochester Hills, Michigan 48307 (hereinafter referred to as "Developer"), pursuant to the provisions of the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended).

**RECITALS:**

A. Developer established Eagle Ridge Estates (the "**Condominium Project**") situated in Independence Township, Michigan, as a residential site condominium project pursuant to a Master Deed which was recorded on June 4, 2021, in Liber 56330, Page 544 of the Oakland County Records, being Oakland County Condominium Subdivision Plan No. 2345 (the "**Master Deed**"). The land on which the Condominium Project is located is legally described on **Exhibit A** attached hereto. Capitalized terms used in this First Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Master Deed.

B. Pursuant to the authority reserved to the Developer under Article X of the Master Deed and under Section 90(l) of the Act, Developer desires to amend the Master Deed (including the Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B) for the purposes of: (i) modifying the Area of Future Development; and (ii) amending the Condominium Subdivision Plan to identify the Area of Future Development as modified by this First Amendment.

10P

**NOW, THEREFORE**, Developer hereby amends the Master Deed follows:

**ARTICLE I**

**EXPANSION OF CONDOMINIUM**

Section 6.1 of the Master Deed is hereby deleted in its entirety and replaced with the following:

**Section 6.1 Area of Future Development.** The Condominium Project established pursuant to this Master Deed consists of forty nine (49) Units, numbered 1 through 49, consecutively, and is intended to be part of an Expandable Condominium under the Act which will contain a maximum of one hundred seventy three (173) Units. Additional Units, if any, will be constructed upon all or portions of the following described land:

OK LB

**FUTURE DEVELOPMENT AREA 1**

PART OF EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25 TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 479.35 FEET; THENCE N54°21'57"W 130.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA OF 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, DELTA OF 08°02'11" AND LONG CHORD OF S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING N02°27'38"W 645.23 FEET ALONG THE WEST LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N87°31'58"E 775.88 FEET; THENCE S02°38'35"E 632.15 FEET ALONG THE WEST LINE MORGAN LAKE ESTATES, A PLAT RECORDED AS L.127 P.40 OF OAKLAND COUNTY RECORDS; THENCE N87°33'36"E 343.43 FEET; THENCE S02°38'14"E 637.85 FEET; THENCE S88°41'21"W 147.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING S72°31'28"W 73.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING S72°43'50"W 214.20 FEET; THENCE S89°06'01"W 737.16 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING N19°22'21"E 31.98 FEET; THENCE N89°06'01"E 26.74 FEET; THENCE N02°27'38"W 646.54 FEET TO THE POINT OF BEGINNING. CONTAINING 28.97 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. 08-36-201-006 & 08-36-201-019

**FUTURE DEVELOPMENT AREA 2**

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET TO THE POINT OF BEGINNING; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 88.24 FEET; THENCE N87°32'22"E

{01784644.DOC }

244.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA OF 16°41'43" AND LONG CHORD BEARING N79°11'30"E 116.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING N80°24'00"E 249.02 FEET; THENCE N89°57'22"E 177.94 FEET; THENCE S44°59'45"E 318.00 FEET; THENCE S48°59'41"E 193.75 FEET; THENCE N81°43'31"E 30.35 FEET; THENCE S02°19'35"E 218.19 FEET; THENCE S02°37'35"E 526.19 FEET; THENCE N87°22'25"E 150.00 FEET; THENCE S02°37'35"E 60.00 FEET; THENCE S87°22'25"W 150.00 FEET; THENCE S02°37'35"E 745.83 FEET; THENCE S86°40'25"W 10.86 FEET; THENCE N61°51'37"W 173.86 FEET; THENCE S28°08'30"W 107.34 FEET; THENCE S86°41'02"W 243.36 FEET; THENCE N63°05'22"W 475.10 FEET; THENCE N51°25'57"W 325.71 FEET; THENCE N46°52'02"W 1885.38 FEET TO THE POINT OF BEGINNING. CONTAINING 64.62 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

08-36-201-020

#### ARTICLE VI

#### CONDOMINIUM SUBDIVISION PLAN

Sheets 1 - 3 of Exhibit B to the Master Deed are hereby replaced and superseded by Sheets 1- 3 attached as Exhibit B to this First Amendment. Sheet 17 attached as Exhibit B to this First Amendment is hereby added to Exhibit B to the Master Deed.

#### ARTICLE VI

#### RATIFICATION

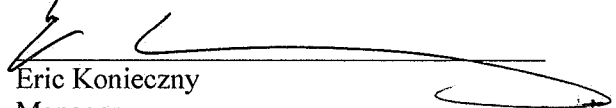
Except as provided in this First Amendment, the Master Deed, including the Condominium Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B, shall continue in full force and is hereby ratified and confirmed. In the event that there is any conflict between the provisions of this First Amendment and the provisions of the Master Deed, and the Exhibits thereto, the provisions of this First Amendment and the Exhibits attached hereto shall control.

[Signature Page to Follow]

IN WITNESS WHEREOF, Developer has caused this First Amendment to be executed the day and year first above written.

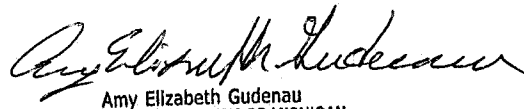
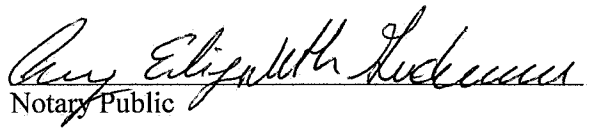
**DEVELOPER:**

**CLEARVIEW HOMES, LLC**  
a Delaware limited liability company

By:   
Eric Konieczny  
Its: Manager

STATE OF MICHIGAN        )  
  )ss  
COUNTY OF Oakland        )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2023, by Eric Konieczny, the Manager of Clearview Homes, LLC, a Delaware limited liability company, on behalf of such company.

   
Amy Elizabeth Gudenau  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Oakland  
My Commission Expires 10/24/2026  
Acting in the County of Oakland

DRAFTED BY AND WHEN RECORDED RETURN TO:  
Duncan P. Ogilvie, Esq.  
SK Detroit Law Partners, P.C.  
2000 Town Center, Suite 1500  
Southfield, Michigan 48075  
(248) 353-7620

**Exhibit A**

Land situated in Independence Township, Michigan, being more particularly described as:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25 IN COMMON WITH THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET ALONG THE SOUTH LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N02°27'38"W 88.24 FEET TO THE POINT OF BEGINNING OF "EAGLE RIDGE ESTATES" O.C.C.P. NO. 2345; THENCE CONTINUING N02°27'38"W 391.11 FEET; THENCE N54°21'57"W 130.53 FEET; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS OF 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA OF 08°02'11" AND LONG CHORD BEARING S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET; THENCE S02°27'38"E 646.54 FEET (RECORDED AS 645.22 FEET); THENCE S89°06'01"W 26.74 FEET; THENCE ALONG A CURVE TO THE LEFT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING S19°22'21"W 31.98 FEET; THENCE N89°06'01"E 737.16 FEET; THENCE ALONG A CURVE TO LEFT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING N72°43'50"E 214.20 FEET; THENCE ALONG A CURVE TO THE RIGHT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING N72°31'28"E 73.31 FEET; THENCE N88°41'21"E 147.17 FEET; THENCE S02°38'14"E (RECORDED AS S02°56'36"E) 32.13 FEET; THENCE S87°41'02"W 52.59 FEET (RECORDED AS 60.00 FEET); THENCE N47°18'58"W (RECORDED AS N44°04'58"W) 14.14 FEET; THENCE S87°41'02"W 28.99 FEET (RECORDED AS S87°41'03"W 30.33 FEET); THENCE ALONG A CURVE TO THE LEFT 48.24 FEET, SAID CURVE HAVING A RADIUS OF 74.43 FEET, DELTA OF 37°08'05" AND LONG CHORD BEARING S69°07'02"W 47.40 FEET; THENCE S50°33'02"W 88.35 FEET (RECORDED AS S50°31'21"W 88.30 FEET); THENCE S03°39'47"E (RECORDED AS S03°31'35"E) 76.46 FEET TO THE NORTHWEST CORNER OF "HARTRICK VILLAGE" A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 113 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS; THENCE S03°40'35"E (RECORDED AS S03°31'35"E) 100.03 FEET; THENCE S02°19'35"E (RECORDED AS S02°18'58"E) 866.83 FEET; THENCE S81°43'31"W 30.35 FEET; THENCE N48°59'41"W 193.75 FEET; THENCE N44°59'45"W 318.00 FEET; THENCE S89°57'22"W 177.94 FEET; THENCE ALONG A CURVE TO THE LEFT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING S80°24'00"W 249.02 FEET; THENCE ALONG A CURVE TO THE RIGHT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA 16°41'43" AND LONG CHORD BEARING S79°11'30"W 116.14 FEET; THENCE S87°32'22"W 244.34 FEET TO THE POINT OF BEGINNING. CONTAINING 26.27 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Also described as:

Units 1 through 49, Eagle Ridge Estates, a Condominium according to the Master Deed thereof recorded in Liber 56330, Page 544 of the Oakland County Records, being Oakland County Condominium Subdivision Plan No. 2345 and any amendments thereto, together with an undivided interest in the common elements of said Master Deed, and any amendments thereto, as described in Act 59 of the Public Acts of 1978, as amended.

08-36-203-000 EA

**Exhibit B**

{01784644.DOC }









10.00'  
 CENTER OF SECTION 25  
 TOWN 4 NORTH, RANGE 9 EAST,  
 INDEPENDENCE TOWNSHIP  
 L.38440, P.423  
 (P.C.C.-015 LOCATED 10.00' EAST)

EAST - WEST 1/4 LINE SECTION 25

S87°29'25"W 2875.13'

N87°31'58"E 775.88'

144  
 INACCESSIBLE CORNER  
 IN MORGAN LAKE  
 (NOT MONUMENTED)

145  
 INACCESSIBLE CORNER  
 IN MORGAN LAKE  
 (NOT MONUMENTED)

EAST 1/4 CORNER SECTION 25  
 TOWN 4 NORTH, RANGE 9 EAST  
 INDEPENDENCE TOWNSHIP  
 L.15305, P.865



SCALE 1" = 100'  
 GRAPHIC SCALE

**FUTURE DEVELOPMENT  
 AREA 1  
 28.97 ACRES**

**MORGAN LAKE ESTATES  
 (L.127, P.40)**

NOTES:

ALL BEARINGS NOTED ON THESE PLANS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM  
 OF 1983, MICHIGAN SOUTH ZONE (215), HORIZONTAL ADJUSTMENT OF 1983  
 SEE SHEET 17 FOR COORDINATE  
 THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMUM PROPERTY TAX  
 AS DENOTED BY FEMA PANEL 8912803544 DATED 09/29/2000

SOUTH 1/4 CORNER SECTION 25  
 TOWN 4 NORTH, RANGE 9 EAST IN  
 COMMON WITH NORTH, RANGE 9  
 EAST INDEPENDENCE TOWNSHIP

**EAGLE RIDGE AT  
 MORGAN LAKE  
 O.C.C.P. NO. 2169**

P.O.B. EAGLE RIDGE  
 ESTATES FUTURE  
 DEVELOPMENT AREA 1  
 INACCESSIBLE CORNER  
 IN MORGAN LAKE  
 (NOT MONUMENTED)

INACCESSIBLE CORNER  
 IN MORGAN LAKE  
 (NOT MONUMENTED)

N02°27'38"W 645.22'(R)  
 646.54'(M)

N02°27'38"W 645.23'

N11°16'04"W 824.59'

N89°06'01"E 26.74'

31

152

153

**EAGLE RIDGE ESTATES  
 O.C.C.P. NO. 2345**



LEGEND

- 1/2" X 18" STEEL ROD
- 4" DIA. CONCRETE MONUMENT
- ① COORDINATE NUMBER
- ① CURVE NUMBER
- ① C109 RECORDED (R)
- ① C109 FIELD MEASURED (M)

S99°06'01"W 737.16'

S88°41'21"W 147.17'

S02°38'14"E 637.85'

147

146

148

149

150

151

155

N87°31'56"E 343.43'

S02°38'35"E 632.15'

**HUSTON K. KENNEDY  
 PROFESSIONAL SURVEYOR  
 License No. 4001017623**

BENCHMARKS:  
 BM #1  
 ARROW HEAD ON TOP OF FIRE HYDRANT IN  
 NE CORNER OF HARTWICK AND MORGAN LAKE  
 ELEVATION: 999.66 (NAVD 88)

BM #2  
 ARROW HEAD ON TOP OF FIRE HYDRANT  
 BETWEEN #5472 & #5276 MORGAN LAKE  
 ELEVATION: 993.77 (NAVD 88)

I, HUSTON K. KENNEDY, A PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY  
 THAT THE SUBDIVISION PLAN KNOWN AS EAGLE RIDGE ESTATES, OAKLAND COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 2345 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 NUMBER 89 OF THE PUBLIC  
 ACTS OF 1978, AS AMENDED.  
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES  
 PROMULGATED UNDER SECTION 142 OF ACT NUMBER 89 OF THE PUBLIC ACTS OF 1978, AS AMENDED.  
 THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLANS AS REQUIRED BY THE RULES  
 PROMULGATED UNDER SECTION 142 OF ACT NUMBER 89 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE

HUSTON K. KENNEDY  
 PROFESSIONAL SURVEYOR  
 REGISTRATION NO. 4001017623  
 KENNEDY SURVEYING, INC.  
 105 N. WASHINGTON ST.  
 OXFORD, MI 48371



DATE:	SUBMITAL NOTE:

**MISS DIG SYSTEM**  
 NEW! **FACEBOOK**  
 800-482-7101 OR 811  
 DEPT. OF UTILITIES  
 1500 WEST WASHINGTON  
 LANSING, MI 48206

ENCLOSED FOR:  
 CLEARVIEW  
 HOMES, LLC  
 145 EAST WINDMILL WALKWAY  
 3RD FLOOR  
 OXFORD, MI 48371

**DEVELOPER:**  
 CLEARVIEW  
 HOMES, LLC  
 145 EAST WINDMILL WALKWAY  
 3RD FLOOR  
 OXFORD, MI 48371

**SURVEY PLAN**  
 EAGLE RIDGE ESTATES  
 EXHIBIT B - FIRST AMENDMENT

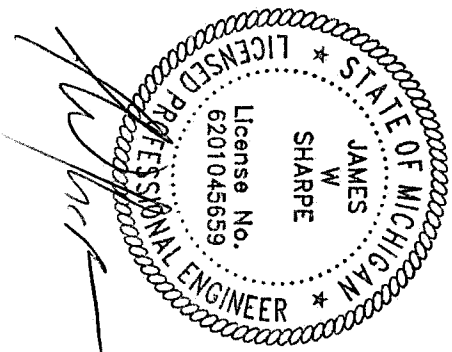
CITY/INDEPENDENCE TWP	SECTION	56
COUNTY	OAKLAND	
TOWNSHIP	1-4-N-R-9-E	
DATE	07/25/22	
THIS SUBMITAL	07/20/22	
SCALE	1" = 100'	
SHEET	034	
PROJECT	03913104	

# COORDINATE TABLES

## CONDOMINIUM LIMITS

NO.	NORTH	EAST
(143)	445765.97	13400932.64
(144)	446410.60	13400904.94
(145)	446444.00	13401690.10
(146)	445612.52	13401709.25
(147)	445827.14	13402052.37
(148)	445189.97	13402081.72
(149)	445186.61	13401934.59
(150)	445164.60	13401864.66
(151)	445101.01	13401660.12
(152)	445119.60	13400933.66
(153)	445200.02	13400960.40

**NOTES:**  
 CONCRETE MONUMENT PLACEMENT SHALL CONSIST OF AN 1/2" LONG, 1/2" STEEL ROD PLACED WITHIN THE CENTER OF A 4" DIAMETER, 3' DEEP CONCRETE CYLINDER.  
 FOLLOWING CONSTRUCTION AND RECORDING OF THE MASTER DEED, THE MONARCH AND MORGAN LAKE DRIVE RIGHT-OF-WAYS WILL BECOME PRIVATE ROADS AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF EAGLE RIDGE ESTATES CONDOMINIUM. THESE RIGHT-OF-WAYS MAY NOT BE MODIFIED, OCCUPIED OR OTHERWISE ALTERED BY ANYONE UNLESS PERMISSION IS OBTAINED FROM THE HOME OWNERS ASSOCIATION.



DATE:	SUBMITTAL NOTE

**MSS DIG SYSTEM**  
 EXE EXIST EXE  
 800-482-7171 OR 811  
 CONTACT THE MSS DIG  
 OFFICE FOR THE LATEST  
 DATE IN ADVANCE

THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE MSS DIG SYSTEM. THE MSS DIG SYSTEM DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED TO THE MSS DIG SYSTEM. THE MSS DIG SYSTEM IS PROVIDED AS IS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE MSS DIG SYSTEM.

**JAMES W. SHARPE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 6201045659

**CLIENT:**  
 HOUMS, LLC  
 4451 SUTHERLAND RD SE  
 SUITE 200  
 ALBUQUERQUE, NM 87105

**DATE:** 02/26/22  
**SCALE:** N/A  
**SHEET:** 17  
**PROJECT:** 0391104

**PLAN NAME:**  
**COORDINATE PLAN**  
 EAGLE RIDGE ESTATES  
 EXHIBIT B - FIRST AMENDMENT

**DATE:** 02/26/22  
**SCALE:** N/A  
**SHEET:** 17  
**PROJECT:** 0391104

**DATE:** 02/26/22  
**SCALE:** N/A  
**SHEET:** 17  
**PROJECT:** 0391104

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

016777 Liber 58431 Page 615 UCC #  
2/21/2023 11:23:17 AM Receipt #000013512

\$21.00 Misc Recording  
\$4.00 Remonumentation  
\$5.00 Automation  
\$0.0 Transfer Tax

PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

OAKLAND COUNTY TREASURER'S CERTIFICATE  
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

FEB 21 2023



5.00

ROBERT WITTENBERG, County Treasurer  
Sec. 135, Act 206, 1893 as amended

**SECOND AMENDMENT TO MASTER DEED**

**EAGLE RIDGE ESTATES**

**THIS SECOND AMENDMENT TO MASTER DEED ("Second Amendment")** is made and executed FEBRUARY 8, 2023, by **Clearview Homes, LLC**, a Delaware limited liability company, the address of which is 445 S. Livernois, Rd, Suite 324, Rochester Hills, Michigan 48307 (hereinafter referred to as "Developer"), pursuant to the provisions of the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended).

**RECITALS:**

A. Developer established Eagle Ridge Estates (the "**Condominium Project**") situated in Independence Township, Michigan, as a residential site condominium project pursuant to a Master Deed which was recorded on June 4, 2021, in Liber 56330, Page 544 of the Oakland County Records, being Oakland County Condominium Subdivision Plan No. 2345, and as amended by the First Amendment recorded on Feb 13, 2023, in Liber 58418, Page 751-760 of the Oakland County Records (the "**Master Deed**"). The land on which the Condominium Project is located is legally described on **Exhibit A** attached hereto. Capitalized terms used in this Second Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Master Deed.

B. Pursuant to the authority reserved to the Developer under Articles VI and X of the Master Deed and under Section 90(l) of the Act, Developer desires to amend the Master Deed (including the Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B) for the purposes of: (i) expanding the Condominium Project to incorporate a portion of the the Area of Future Development; (ii) creating Units 50 - 73 within the portion of the Area of Future Development being added by this Second Amendment, (iii) amending the Condominium Subdivision Plan to include the newly created Units; and (iv) amend the Bylaws to add additional requirements regarding wetlands.

(17p)

**NOW, THEREFORE**, Developer hereby amends the Master Deed follows:

**ARTICLE I**

**LAND ADDED BY THIS FIRST AMENDMENT**

Pursuant to the Article VI of the Master Deed, the following land is hereby added to the Condominium Project:

PART OF EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY

OK LB

OK - MH

DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25 TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 479.35 FEET; THENCE N54°21'57"W 130.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA OF 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, DELTA OF 08°02'11" AND LONG CHORD OF S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING N02°27'38"W 645.23 FEET ALONG THE WEST LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N87°31'58"E 775.88 FEET; THENCE S02°38'35"E 632.15 FEET ALONG THE WEST LINE MORGAN LAKE ESTATES, A PLAT RECORDED AS L.127 P.40 OF OAKLAND COUNTY RECORDS; THENCE N87°33'36"E 343.43 FEET; THENCE S02°38'14"E 637.85 FEET; THENCE S88°41'21"W 147.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING S72°31'28"W 73.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING S72°43'50"W 214.20 FEET; THENCE S89°06'01"W 737.16 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING N19°22'21"E 31.98 FEET; THENCE N89°06'01"E 26.74 FEET; THENCE N02°27'38"W 646.54 FEET TO THE POINT OF BEGINNING. CONTAINING 28.97 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. 08-36-201-006 NE 1/4  
08-36-261-019 NE 1/4

## ARTICLE II

### LEGAL DESCRIPTION

Article II of the Master Deed is hereby deleted in its entirety and replaced with the following:

The land which is subjected to the Condominium Project established by this Master Deed is described as follows:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST,  
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INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25 IN COMMON WITH THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET ALONG THE SOUTH LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N02°27'38"W 88.24 FEET TO THE POINT OF BEGINNING OF "EAGLE RIDGE ESTATES" O.C.C.P. NO. 2345; THENCE CONTINUING N02°27'38"W 391.11 FEET; THENCE N54°21'57"W 130.53 FEET; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS OF 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA OF 08°02'11" AND LONG CHORD BEARING S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET; THENCE S02°27'38"E 646.54 FEET (RECORDED AS 645.22 FEET); THENCE S89°06'01"W 26.74 FEET; THENCE ALONG A CURVE TO THE LEFT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING S19°22'21"W 31.98 FEET; THENCE N89°06'01"E 737.16 FEET; THENCE ALONG A CURVE TO LEFT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING N72°43'50"E 214.20 FEET; THENCE ALONG A CURVE TO THE RIGHT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING N72°31'28"E 73.31 FEET; THENCE N88°41'21"E 147.17 FEET; THENCE S02°38'14"E (RECORDED AS S02°56'36"E) 32.13 FEET; THENCE S87°41'02"W 52.59 FEET (RECORDED AS 60.00 FEET); THENCE N47°18'58"W (RECORDED AS N44°04'58"W) 14.14 FEET; THENCE S87°41'02"W 28.99 FEET (RECORDED AS S87°41'03"W 30.33 FEET); THENCE ALONG A CURVE TO THE LEFT 48.24 FEET, SAID CURVE HAVING A RADIUS OF 74.43 FEET, DELTA OF 37°08'05" AND LONG CHORD BEARING S69°07'02"W 47.40 FEET; THENCE S50°33'02"W 88.35 FEET (RECORDED AS S50°31'21"W 88.30 FEET); THENCE S03°39'47"E (RECORDED AS S03°31'35"E) 76.46 FEET TO THE NORTHWEST CORNER OF "HARTRICK VILLAGE" A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 113 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS; THENCE S03°40'35"E (RECORDED AS S03°31'35"E) 100.03 FEET; THENCE S02°19'35"E (RECORDED AS S02°18'58"E) 866.83 FEET; THENCE S81°43'31"W 30.35 FEET; THENCE N48°59'41"W 193.75 FEET; THENCE N44°59'45"W 318.00 FEET; THENCE S89°57'22"W 177.94 FEET; THENCE ALONG A CURVE TO THE LEFT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING S80°24'00"W 249.02 FEET; THENCE ALONG A CURVE TO THE RIGHT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA 16°41'43" AND LONG CHORD BEARING S79°11'30"W 116.14 FEET; THENCE S87°32'22"W 244.34 FEET TO THE POINT OF BEGINNING. CONTAINING 26.27 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

*08-36-203-000 Ft*

AND

PART OF EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE

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OF SAID SECTION 25 TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 479.35 FEET; THENCE N54°21'57"W 130.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA OF 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, DELTA OF 08°02'11" AND LONG CHORD OF S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING N02°27'38"W 645.23 FEET ALONG THE WEST LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N87°31'58"E 775.88 FEET; THENCE S02°38'35"E 632.15 FEET ALONG THE WEST LINE MORGAN LAKE ESTATES, A PLAT RECORDED AS L.127 P.40 OF OAKLAND COUNTY RECORDS; THENCE N87°33'36"E 343.43 FEET; THENCE S02°38'14"E 637.85 FEET; THENCE S88°41'21"W 147.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING S72°31'28"W 73.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING S72°43'50"W 214.20 FEET; THENCE S89°06'01"W 737.16 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING N19°22'21"E 31.98 FEET; THENCE N89°06'01"E 26.74 FEET; THENCE N02°27'38"W 646.54 FEET TO THE POINT OF BEGINNING. CONTAINING 28.97 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

08-36-201-006 NE 1/4  
08-36-201-019 NE 1/4

### ARTICLE III

#### DESCRIPTION OF UNITS

Section 5.1 of the Master Deed is hereby deleted in its entirety and replaced with the following:

***Section 5.1 Description of Units.*** Each Unit in the Condominium Project is described in the Condominium Subdivision Plan attached to this Master Deed as Exhibit B. The Condominium Project contains seventy three (73) Units, numbered 1 through 73, consecutively. Each Unit shall consist of the area contained within the Unit boundaries as shown on Exhibit B and delineated with heavy outlines. Detailed architectural plans and specifications for the Project are on file with the Township.

### ARTICLE IV

#### EXPANSION OF CONDOMINIUM

Section 6.1 of the Master Deed is hereby deleted in its entirety and replaced with the following:

***Section 6.1 Area of Future Development.*** The Condominium Project established



pursuant to this Master Deed consists of seventy three (73) Units, numbered 1 through 73, consecutively, and is intended to be part of an Expandable Condominium under the Act which will contain a maximum of one hundred seventy three (173) Units. Additional Units, if any, will be constructed upon all or portions of the following described land:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET TO THE POINT OF BEGINNING; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 88.24 FEET; THENCE N87°32'22"E 244.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA OF 16°41'43" AND LONG CHORD BEARING N79°11'30"E 116.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING N80°24'00"E 249.02 FEET; THENCE N89°57'22"E 177.94 FEET; THENCE S44°59'45"E 318.00 FEET; THENCE S48°59'41"E 193.75 FEET; THENCE N81°43'31"E 30.35 FEET; THENCE S02°19'35"E 218.19 FEET; THENCE S02°37'35"E 526.19 FEET; THENCE N87°22'25"E 150.00 FEET; THENCE S02°37'35"E 60.00 FEET; THENCE S87°22'25"W 150.00 FEET; THENCE S02°37'35"E 745.83 FEET; THENCE S86°40'25"W 10.86 FEET; THENCE N61°51'37"W 173.86 FEET; THENCE S28°08'30"W 107.34 FEET; THENCE S86°41'02"W 243.36 FEET; THENCE N63°05'22"W 475.10 FEET; THENCE N51°25'57"W 325.71 FEET; THENCE N46°52'02"W 1885.38 FEET TO THE POINT OF BEGINNING. CONTAINING 64.62 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

08-36-201-020 NE 1/4

#### ARTICLE V

#### BYLAWS

Section 6.22 of the Bylaws is hereby deleted in its entirety and replaced with the following:

**Section 6.22 Wetlands.** No wetlands, if any, within the Project shall be modified in any manner (particularly those adjacent to Units 55-65), including, but not limited to, altering the topography of, placing fill material in, dredging, removing or excavating any soil or minerals from, draining surface water from, constructing or placing any structure on, plowing, tilling, cultivating, or otherwise altering or developing the wetlands, unless a permit for such modification has been issued by Michigan Department of Environmental Quality and all other governmental units or agencies having jurisdiction over any wetlands within the Project, and unless such modification is approved by Developer during the Construction and Sales Period and by the Association thereafter. In order to protect all wetlands and upland vegetation, no Co-owner shall utilize within such Co-owner's Unit, fertilizer products containing phosphates. Further, no construction, removal or deposit of any structures or soils, including dredging, filling or land balancing shall take place within the boundaries of the 25-foot wetland setback identified on the Condominium Subdivision Plan, unless permission has been obtained from the Township, and any other governmental agency having jurisdiction, and approved by the Developer during the Construction and Sales Period and by the Association thereafter. The area as depicted in the Condominium

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Subdivision Plan as Wetland Conservation Easement Area represents the combined wetlands and property within the boundaries of the 25-foot wetland setback.

**ARTICLE VI**

**CONDOMINIUM SUBDIVISION PLAN**

Sheets 1 – 3, and 17 of Exhibit B to the Master Deed are hereby replaced and superseded by Sheets 1- 3 attached as Exhibit B to this Second Amendment. Sheets 3a, and 18 - 21 attached as Exhibit B to this Second Amendment are hereby added to Exhibit B to the Master Deed.

**ARTICLE VI**

**RATIFICATION**

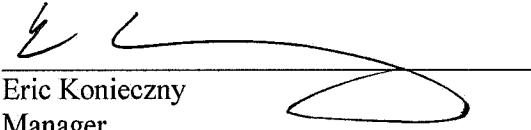
Except as provided in this Second Amendment, the Master Deed, including the Condominium Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B, shall continue in full force and is hereby ratified and confirmed. In the event that there is any conflict between the provisions of this Second Amendment and the provisions of the Master Deed, and the Exhibits thereto, the provisions of this Second Amendment and the Exhibits attached hereto shall control.

[Signature Page to Follow]

IN WITNESS WHEREOF, Developer has caused this Second Amendment to be executed the day and year first above written.

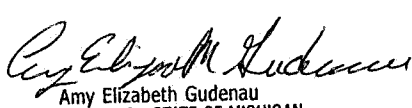
**DEVELOPER:**

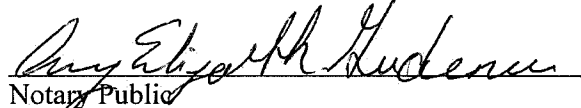
**CLEARVIEW HOMES, LLC**  
a Delaware limited liability company

By:   
Eric Konieczny  
Its: Manager

STATE OF MICHIGAN        )  
  )ss  
COUNTY OF Oakland    )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2023, by Eric Konieczny, the Manager of Clearview Homes, LLC, a Delaware limited liability company, on behalf of such company.

  
Amy Elizabeth Gudenau  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Oakland  
My Commission Expires 10/24/2026  
Acting in the County of Oakland

  
Notary Public

DRAFTED BY AND WHEN RECORDED RETURN TO:  
Duncan P. Ogilvie, Esq.  
SK Detroit Law Partners, P.C.  
2000 Town Center, Suite 1500  
Southfield, Michigan 48075  
(248) 353-7620

**Exhibit A**

Land situated in Independence Township, Michigan, being more particularly described as:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25 IN COMMON WITH THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET ALONG THE SOUTH LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N02°27'38"W 88.24 FEET TO THE POINT OF BEGINNING OF "EAGLE RIDGE ESTATES" O.C.C.P. NO. 2345; THENCE CONTINUING N02°27'38"W 391.11 FEET; THENCE N54°21'57"W 130.53 FEET; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS OF 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA OF 08°02'11" AND LONG CHORD BEARING S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET; THENCE S02°27'38"E 646.54 FEET (RECORDED AS 645.22 FEET); THENCE S89°06'01"W 26.74 FEET; THENCE ALONG A CURVE TO THE LEFT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING S19°22'21"W 31.98 FEET; THENCE N89°06'01"E 737.16 FEET; THENCE ALONG A CURVE TO LEFT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING N72°43'50"E 214.20 FEET; THENCE ALONG A CURVE TO THE RIGHT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING N72°31'28"E 73.31 FEET; THENCE N88°41'21"E 147.17 FEET; THENCE S02°38'14"E (RECORDED AS S02°56'36"E) 32.13 FEET; THENCE S87°41'02"W 52.59 FEET (RECORDED AS 60.00 FEET); THENCE N47°18'58"W (RECORDED AS N44°04'58"W) 14.14 FEET; THENCE S87°41'02"W 28.99 FEET (RECORDED AS S87°41'03"W 30.33 FEET); THENCE ALONG A CURVE TO THE LEFT 48.24 FEET, SAID CURVE HAVING A RADIUS OF 74.43 FEET, DELTA OF 37°08'05" AND LONG CHORD BEARING S69°07'02"W 47.40 FEET; THENCE S50°33'02"W 88.35 FEET (RECORDED AS S50°31'21"W 88.30 FEET); THENCE S03°39'47"E (RECORDED AS S03°31'35"E) 76.46 FEET TO THE NORTHWEST CORNER OF "HARTRICK VILLAGE" A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 113 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS; THENCE S03°40'35"E (RECORDED AS S03°31'35"E) 100.03 FEET; THENCE S02°19'35"E (RECORDED AS S02°18'58"E) 866.83 FEET; THENCE S81°43'31"W 30.35 FEET; THENCE N48°59'41"W 193.75 FEET; THENCE N44°59'45"W 318.00 FEET; THENCE S89°57'22"W 177.94 FEET; THENCE ALONG A CURVE TO THE LEFT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING S80°24'00"W 249.02 FEET; THENCE ALONG A CURVE TO THE RIGHT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA 16°41'43" AND LONG CHORD BEARING S79°11'30"W 116.14 FEET; THENCE S87°32'22"W 244.34 FEET TO THE POINT OF BEGINNING. CONTAINING 26.27 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Also described as:

Units 1 through 49, Eagle Ridge Estates, a Condominium according to the Master Deed thereof recorded in Liber 56330, Page 544 of the Oakland County Records, being Oakland County Condominium Subdivision Plan No. 2345 and any amendments thereto, together with an undivided interest in the common elements of said Master Deed, and any amendments thereto, as described in Act 59 of the Public Acts of 1978, as amended.

**Exhibit B**

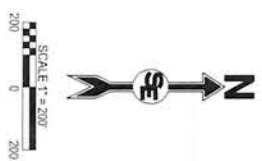
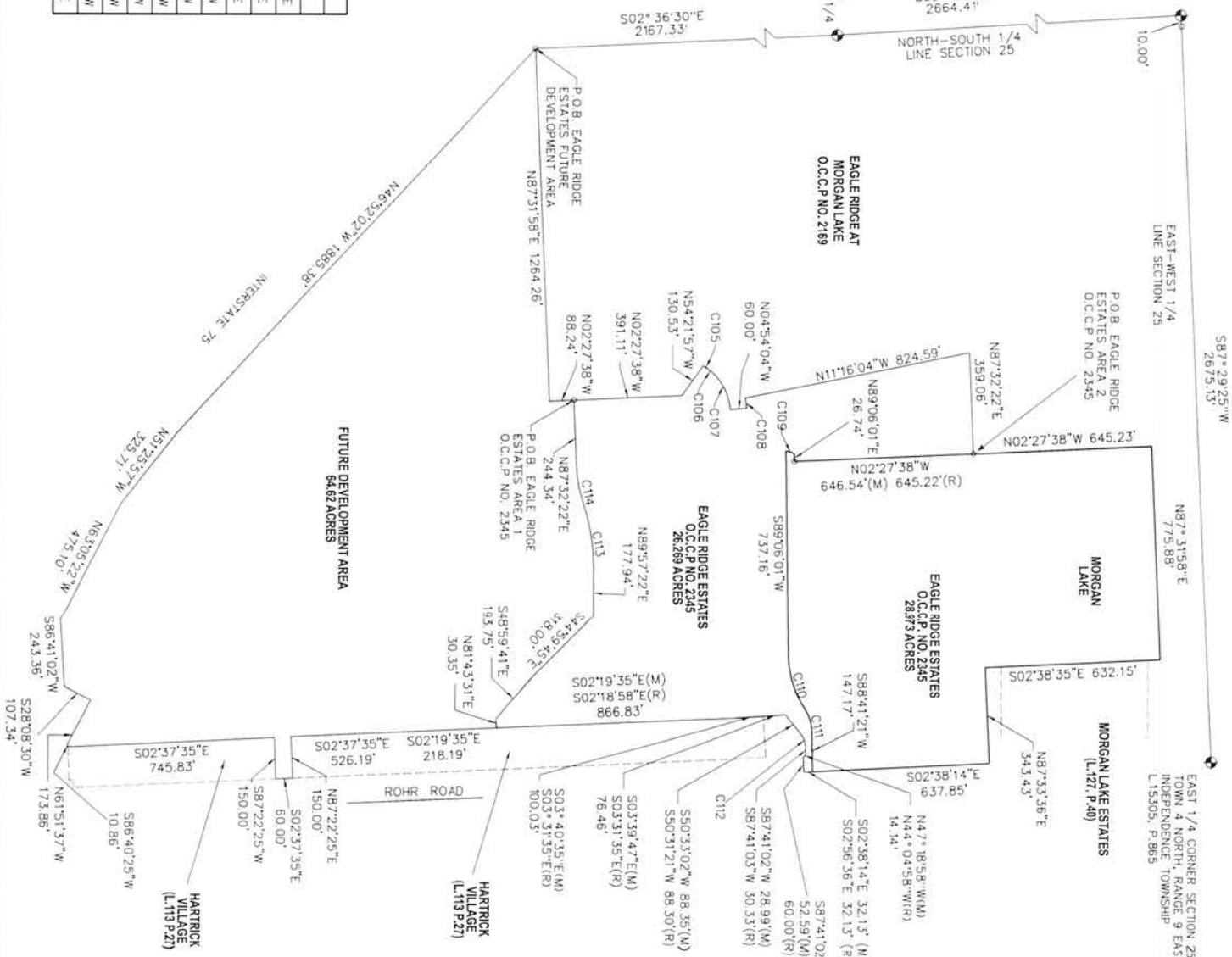




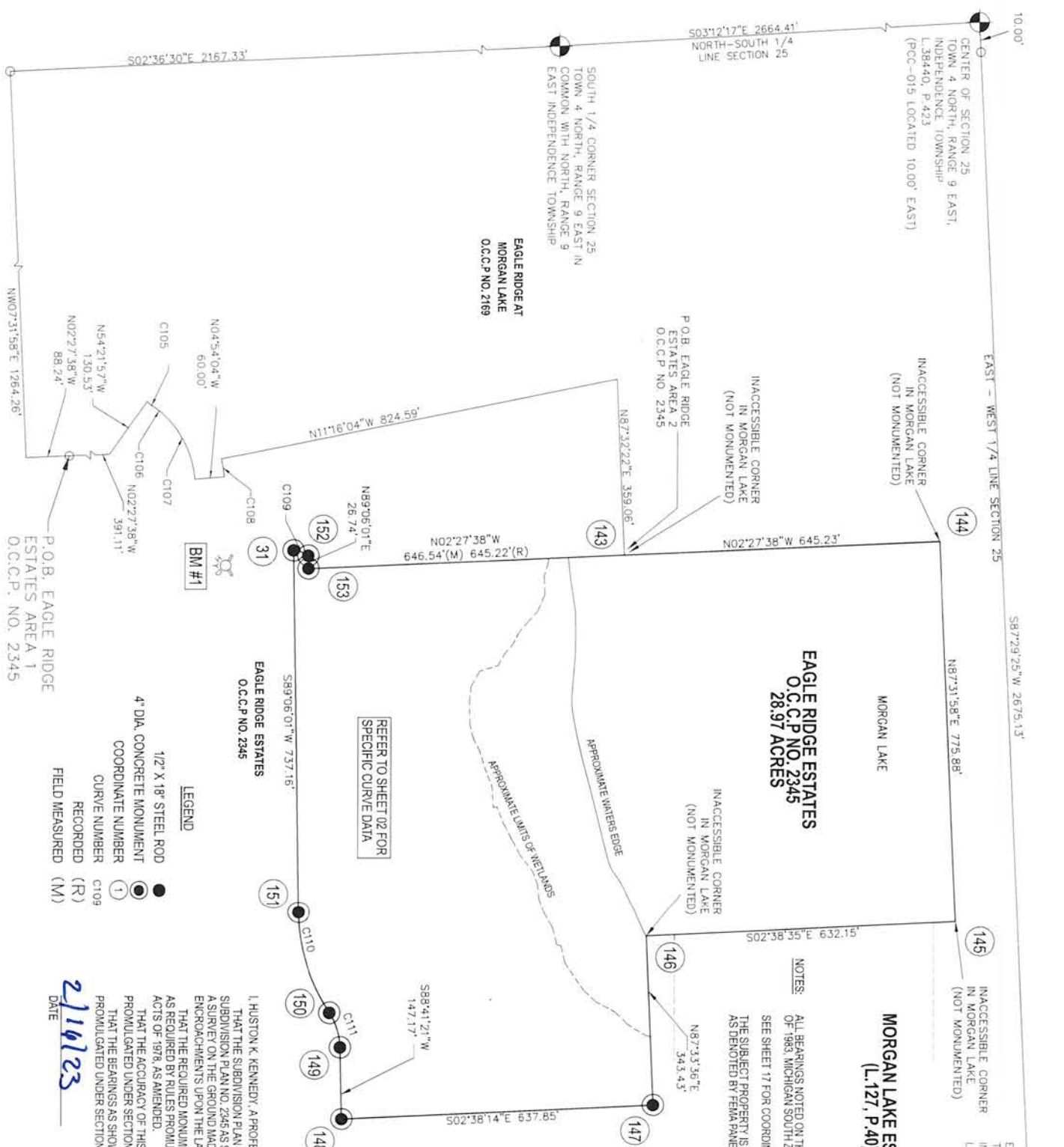
CENTER OF SECTION 25  
TOWN 4 NORTH, RANGE 9 EAST,  
INDEPENDENCE TOWNSHIP  
L.38440, P.423  
(P.C.C.—015 LOCATED 10.00' EAST)

SOUTH 1/4 SECTION 25, TOWN 4 NORTH,  
RANGE 9 EAST IN COMMON WITH NORTH 1/4  
CORNER SECTION 35, TOWN 4 NORTH,  
RANGE 9 EAST INDEPENDENCE TOWNSHIP

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	BEARING
C105	19.48'	86.77'	12°51'57"	19.44'	N37°09'33"E
C106	23.30'	98.22'	13°35'39"	23.25'	N37°31'40"E
C107	149.06'	200.02'	42°41'55"	145.64'	N63°44'51"E
C108	36.47'	260.00'	08°02'11"	36.44'	S81°04'51"W
C109	32.29'	67.00'	27°36'55"	31.98'	S19°22'21"W
C110	217.14'	380.01'	32°44'23"	214.20'	S72°43'50"W
C111	74.29'	131.66'	32°19'41"	73.31'	S72°31'28"W
C112	48.24'	74.43'	37°08'05"	47.40'	S69°07'02"W
C113	250.17'	750.00'	19°06'43"	249.02'	S80°24'00"W
C114	116.56'	400.00'	16°41'43"	116.14'	N19°11'30"E



<b>ENGINEER</b> HUSTON K. KENNEDY PROFESSIONAL SURVEYOR License No. 4001017623	<b>DEVELOPER</b> CLEARVIEW HOMES, LLC 445 SUTHERLAND BLVD., SUITE 200 BIRMINGHAM, AL 35202	<b>DATE:</b> 02/26/23 <b>EST. ADJUSTMENT:</b> 02/26/23 <b>2ND. ADJUSTMENT:</b> 02/26/23	<b>SUBMITTAL NOTE</b> _____ _____ _____	<b>MISS DIG SYSTEM</b> 800-482-7171 OR 811 CONTACT THE WORKING DIG SYSTEM IN WORKING STATE OF MICHIGAN	<b>SCALE:</b> 1" = 200' SHEET: PROJECT: 038.12.04



**EAGLE RIDGE AT MORGAN LAKE**  
O.C.C.P. NO. 2169

**EAGLE RIDGE ESTATES**  
O.C.C.P. NO. 2345

**MORGAN LAKE ESTATES**  
O.C.C.P. NO. 2345  
28.97 ACRES

**MORGAN LAKE ESTATES**  
(L.127, P.40)

**LEGEND**

- 1/2" X 18" STEEL ROD
- 4" DIA. CONCRETE MONUMENT
- ① COORDINATE NUMBER
- ① CURVE NUMBER
- C109 RECORDED (R)
- C109 FIELD MEASURED (M)

**NOTES:**

ALL BEARINGS NOTED ON THESE PLANS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, MICHIGAN SOUTH ZONE (215), HARN ADJUSTMENT OF 1983

SEE SHEET 17 FOR COORDINATES

THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE AS DENOTED BY FEMA PANEL 2812503054F DATED 09/22/2006

**STATE OF MICHIGAN**  
HUSTON K. KENNEDY  
PROFESSIONAL SURVEYOR  
License No. 4001017623

**ENCLOSURE FOR DEVELOPER FOR CLEARVIEW HOMES, LLC**  
445 S WYOMING RD STE 204  
ANN ARBOR MI 48106

**DATE:** 02/20/23  
**1ST AMENDMENT**  
**02/07/23 2ND AMENDMENT**

**DATE:** 02/25/22  
**02/06/23**  
7" x 10" 02A  
02B  
03A  
03B  
03C  
03D  
03E  
03F  
03G  
03H  
03I  
03J  
03K  
03L  
03M  
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03P  
03Q  
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03W  
03X  
03Y  
03Z

**DATE:** 02/25/22  
**02/06/23**  
7" x 10" 02A  
02B  
03A  
03B  
03C  
03D  
03E  
03F  
03G  
03H  
03I  
03J  
03K  
03L  
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03N  
03O  
03P  
03Q  
03R  
03S  
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03V  
03W  
03X  
03Y  
03Z

**STATE OF MICHIGAN**  
HUSTON K. KENNEDY  
PROFESSIONAL SURVEYOR  
License No. 4001017623

**ENCLOSURE FOR DEVELOPER FOR CLEARVIEW HOMES, LLC**  
445 S WYOMING RD STE 204  
ANN ARBOR MI 48106

**DATE:** 02/20/23  
**1ST AMENDMENT**  
**02/07/23 2ND AMENDMENT**

**DATE:** 02/25/22  
**02/06/23**  
7" x 10" 02A  
02B  
03A  
03B  
03C  
03D  
03E  
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03G  
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03Z

**DATE:** 02/25/22  
**02/06/23**  
7" x 10" 02A  
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03A  
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**DATE:** 02/25/22  
**02/06/23**  
7" x 10" 02A  
02B  
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03Z

COORDINATE TABLES

CONDOMINIUM LIMITS

NO.	NORTH	EAST
143	445765.97	13400932.64
144	446410.60	13400904.94
145	446444.00	13401680.10
146	445812.52	13401709.25
147	445827.14	13402052.37
148	445189.97	13402081.72
149	445186.61	13401934.59
150	445164.60	13401664.66
151	445101.01	13401680.12
152	445119.60	13400933.66
153	445120.02	13400960.40

ON-SITE RIGHT-OF-WAY & UNITS

NO.	NORTH	EAST
159	445011.28	13400939.29
155	445821.20	13401912.79
156	445096.31	13401360.82
157	445256.29	13401358.31
158	445254.86	13401268.32
159	445253.62	13401188.33
160	445252.36	13401108.34
161	445251.88	13401077.37
162	445260.55	13401045.34
163	445305.58	13401016.76
164	445331.18	13401019.52
165	445369.91	13401081.22
166	445337.43	13401130.71
167	445323.98	13401140.75
168	445313.33	13401169.37
169	445314.19	13401223.94
170	445315.60	13401313.93
171	445317.01	13401403.92
172	445317.22	13401417.36
173	445328.91	13401498.18

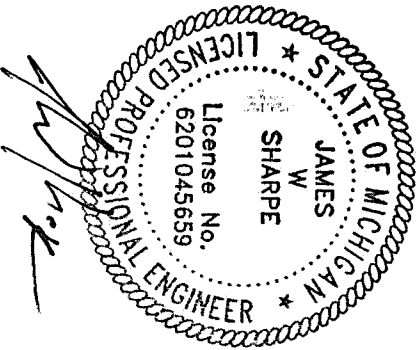
NO.	NORTH	EAST
174	445346.00	13401545.05
175	445364.39	13401585.38
176	445403.50	13401671.20
177	445442.63	13401757.04
178	445452.85	13401779.47
179	445491.20	13401804.06
180	445518.41	13401810.46
181	445542.15	13401896.07
182	445525.03	13401913.74
183	445472.18	13401920.89
184	445438.80	13401888.94
185	445424.71	13401862.40
186	445391.53	13401788.60
187	445358.35	13401716.81
188	445325.17	13401644.01
189	445291.99	13401571.22
190	445291.41	13401569.93
191	445267.69	13401501.06
192	445257.23	13401418.30
193	445087.25	13401420.81

UNIT AREA TABLE

UNIT NUMBER	UNIT AREA IN SF
50	14,400.00
51	12,800.00
52	12,800.00
53	12,817.58
54	16,470.39
55	27,021.21
56	26,988.76
57	29,789.36
58	32,400.00
59	32,400.00
60	25,213.88
61	26,026.67
62	25,896.44
63	25,848.37
64	23,853.12
65	21,770.44
66	14,229.20
67	28,990.43
68	26,366.79
69	19,143.16
70	19,217.88
71	17,934.46
72	17,544.01
73	16,716.10

NOTES:

CONCRETE MONUMENT PLACEMENT SHALL CONSIST OF AN 18" LONG, 1/2" STEEL ROD PLACED WITHIN THE CENTER OF A 4" DIAMETER, 3' DEEP CONCRETE CYLINDER.  
 FOLLOWING CONSTRUCTION AND BEARING OF THE MASTER DEED, THE MONARCH AND MORRIS LAKE DRIVE RIGHT-OF-WAYS WILL BECOME THE PROPERTY OF THE HOMEOWNERS ASSOCIATION OF EAGLE RIDGE ESTATES. THESE RIGHT-OF-WAYS MAY NOT BE MODIFIED, OCCUPIED, OR OTHERWISE ALTERED BY ANYONE UNLESS PERMISSION IS OBTAINED FROM THE HOMEOWNERS ASSOCIATION.  
 UNITS 50-73 MUST BE BUILT.



DATE	SUBMITTAL NOTE
02/27/23	1ST ADJUDICATION
02/28/23	2ND ADJUDICATION

**MSS DIG SYSTEM**  
 800-482-7171 OR 811  
 CONTACT THE MSSD  
 DC SYSTEM MANAGER

THE BOARD OF PLANNING AND ZONING...  
 HAS REVIEWED THIS PLAN AND...  
 HAS GRANTED THE NECESSARY...  
 PERMITS FOR THE CONSTRUCTION...  
 OF THE PROJECT DESCRIBED...  
 HEREIN. THE PERMITTEE IS...  
 RESPONSIBLE FOR OBTAINING...  
 ALL OTHER NECESSARY...  
 PERMITS FROM THE...  
 APPLICABLE AGENCIES.

JAMES W. SHARPE  
 P.E.  
 145 S. HUNTERS TRAIL, SUITE 200  
 ANN ARBOR, MI 48106-1505

ENCLOSED FOR:  
 CLEARVIEW  
 HOMES, LLC  
 145 S. HUNTERS TRAIL, SUITE 200  
 ANN ARBOR, MI 48106-1505

PLAN NAME:  
**COORDINATE PLAN**  
 EAGLE RIDGE ESTATES  
 EXHIBIT B - SECOND AMENDMENT

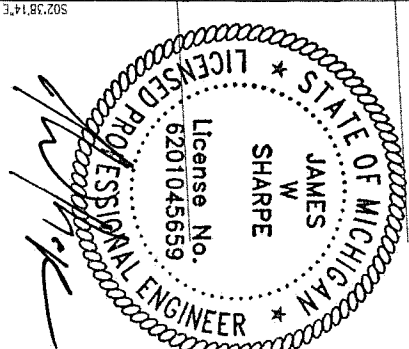
DATE: 02/29/22  
 SUBMITTAL: 02/16/23  
 SCALE: N/A  
 SHEET: 17  
 PROJECT: 039.0304



**LEGEND**

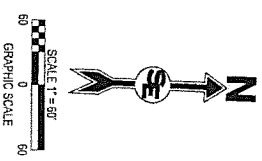
GENERAL COMMON ELEMENT  
 ROAD RIGHT-OF-WAY  
 UNIT NUMBER  
 LIMITS OF OWNERSHIP  
 1/2" STEEL ROD  
 CONCRETE MONUMENT  
 COORDINATE NUMBER  
 CURVE NUMBER

XX  
 ●  
 ○  
 CXXX



REFER TO SHEET 02 FOR CURVE DATA FOR CURVES 109, 110, & 111

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C115	297.28	60.00'	245°41'03"	100.82' N31°56'33"E
C116	48.15'	42.00'	65°41'03"	45.56' S58°03'27"E
C117	131.82'	320.00'	23°36'10"	130.89' N77°17'56"E
C118	48.15'	42.00'	65°41'03"	45.56' N32°39'19"E
C119	257.28'	60.00'	245°41'03"	100.82' S57°20'41"E
C120	156.54'	380.00'	23°36'10"	155.44' S77°17'56"W



<p><b>DATE:</b> 02/18/23  <b>ST. AMENDMENT:</b> 2ND AMENDMENT</p>	<p><b>MISS DIG SYSTEM</b>        800-482-7171 OR 811        DE. SYSTEM A MESSAGE        1-800-482-7171</p>	<p><b>JAMES W. SHARPE</b>        PROFESSIONAL ENGINEER        LICENSE NO. 6201045659</p>	<p><b>CLEAVEW</b>        HOMES, LLC        445 S HUNTERS RD STE. 200        BIRMINGHAM, AL 35202</p>	<p><b>PROJECT:</b> 0201124</p>
<p><b>DATE:</b> 02/29/22  <b>SCALE:</b> 1" = 60'</p>	<p><b>SUBMITAL:</b> 02/18/23</p>	<p><b>PLANNING:</b> 02/18/23</p>	<p><b>DESIGN:</b> 02/18/23</p>	<p><b>DATE:</b> 02/18/23</p>
<p><b>PROJECT:</b> 0201124</p>	<p><b>SCALE:</b> 1" = 60'</p>	<p><b>DATE:</b> 02/18/23</p>	<p><b>DESIGN:</b> 02/18/23</p>	<p><b>DATE:</b> 02/18/23</p>

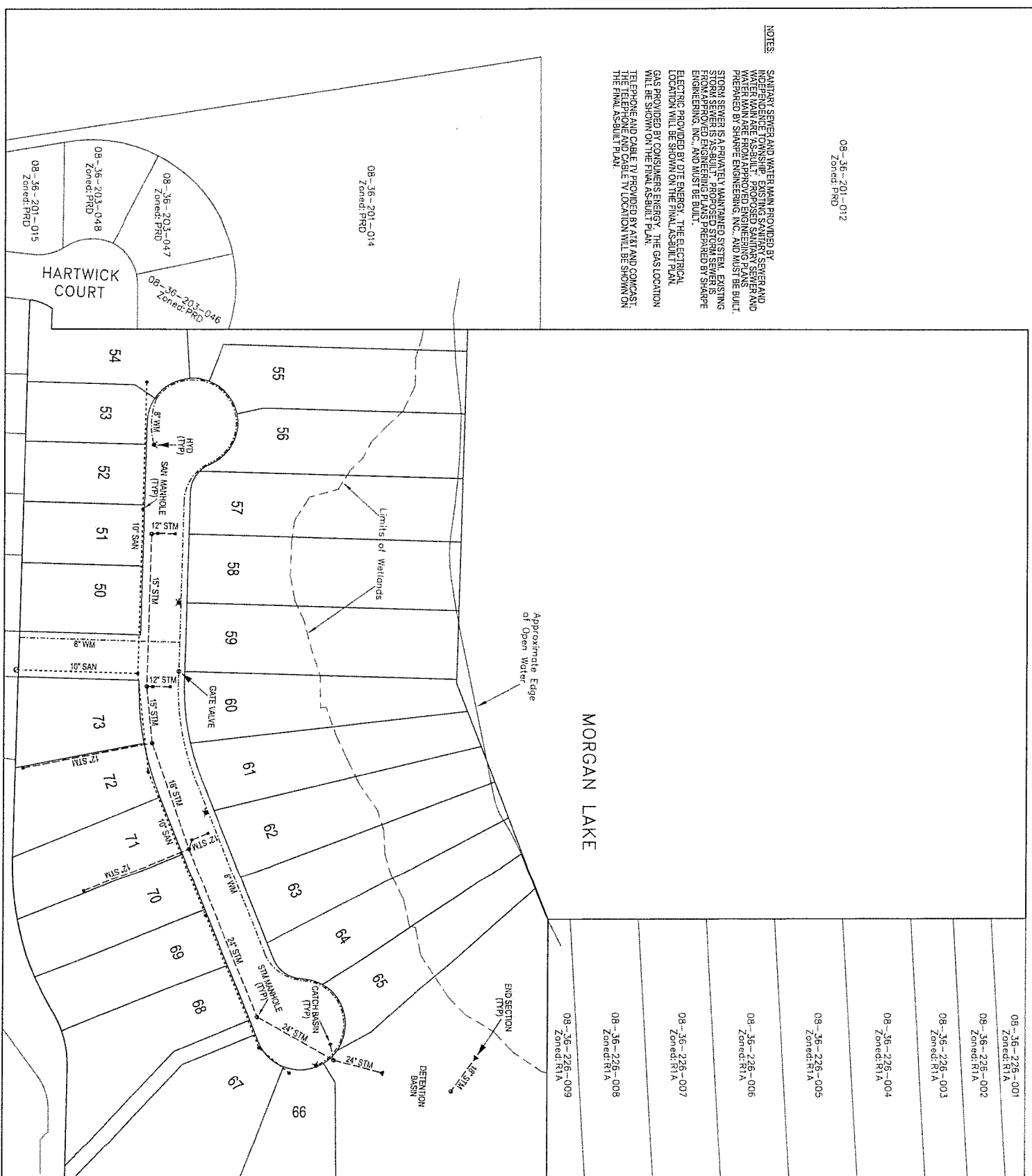


**SITE PLAN NORTH**  
 EAGLE RIDGE ESTATES  
 EXHIBIT B - SECOND AMENDMENT

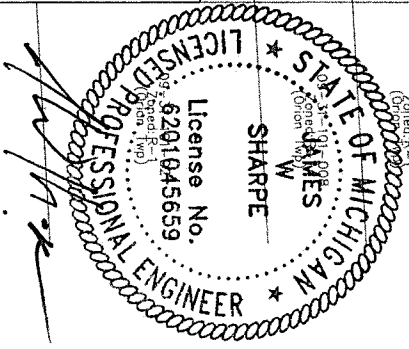
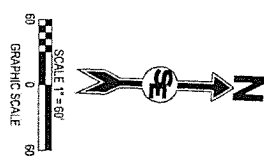


08-36-201-012  
Zoned: PRD

**NOTES:**  
 SANITARY SEWER AND WATER MAIN PROVIDED BY INDEPENDENCE TOWNSHIP. EXISTING SANITARY SEWER AND WATER MAIN ARE ASSUMED. PROPOSED SANITARY SEWER AND WATER MAIN ARE SHOWN IN RED. EXISTING SANITARY SEWERS PREPARED BY SHARPE ENGINEERING, INC. AND MUST BE BUILT. STORM SEWER IS A PRIVATELY MAINTAINED SYSTEM. EXISTING STORM SEWERS ARE SHOWN IN BLACK. PROPOSED STORM SEWERS FROM APPROVED ENGINEERING PLANS PREPARED BY SHARPE ENGINEERING, INC. AND MUST BE BUILT. ELECTRIC PROVIDED BY DTE ENERGY. THE ELECTRICAL LOCATION WILL BE SHOWN ON THE FINAL AS-BUILT PLAN. GAS PROVIDED BY CONSUMERS ENERGY. THE GAS LOCATION WILL BE SHOWN ON THE FINAL AS-BUILT PLAN. TELEPHONE AND CABLE TV PROVIDED BY ATT AND COMCAST. THE TELEPHONE AND CABLE TV LOCATION WILL BE SHOWN ON THE FINAL AS-BUILT PLAN.



08-36-226-001 Zoned: RTA	09-31-101-007 Zoned: R-1 (Option 1wp)
08-36-226-002 Zoned: RTA	08-36-226-008 Zoned: RTA
08-36-226-003 Zoned: RTA	08-36-226-009 Zoned: RTA
08-36-226-004 Zoned: RTA	
08-36-226-005 Zoned: RTA	
08-36-226-006 Zoned: RTA	
08-36-226-007 Zoned: RTA	
08-36-226-008 Zoned: RTA	
08-36-226-009 Zoned: RTA	



09-31-101-022  
Zoned: R-1  
(Option 1wp)

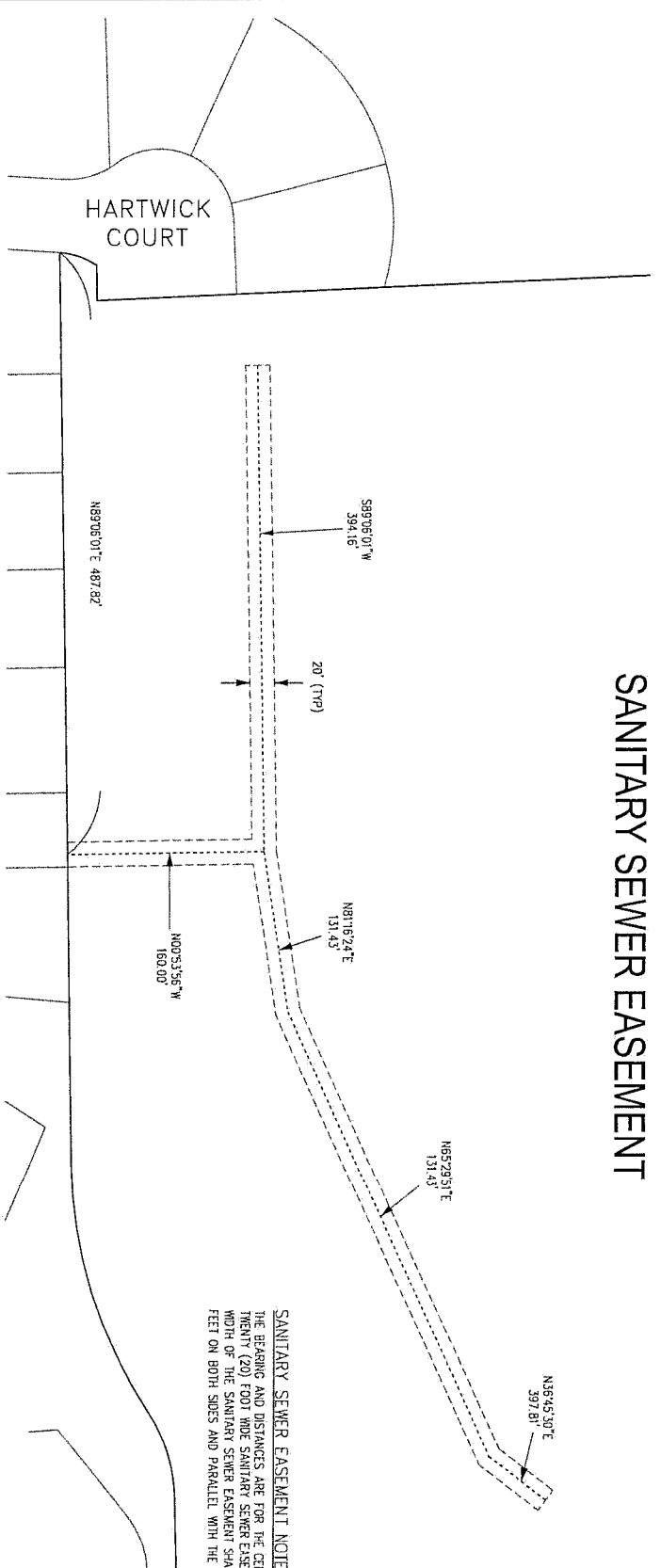
09-31-101-023  
Zoned: R-1  
(Option 1wp)

**UTILITY LEGEND**

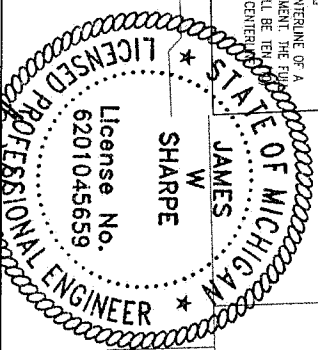
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN
- GATE VALVE
- FIRE HYDRANT
- STORM SEWER
- CATCH BASIN
- STORM MANHOLE
- END SECTION
- OUTLET STRUCTURE

<p><b>SE</b> SHARPE ENGINEERING, INC. 1000 W. WASHINGTON ANN ARBOR, MI 48106</p>	<p><b>MISS DIG SYSTEM</b> ENR • EARTH CODE 800-482-7171 OR 811 CONTACT THE MISS DIG DEPARTMENT FOR MORE INFORMATION.</p>	<p><b>JAMES W. SHARPE</b> PROFESSIONAL ENGINEER NO. 6201045659</p>	<p><b>CLEARVIEW HOMES, LLC</b> 1000 W. WASHINGTON ANN ARBOR, MI 48106</p>	<p><b>UTILITY PLAN NORTH</b> EAGLE RIDGE ESTATES EXHIBIT B - SECOND AMENDMENT</p>	<p><b>DATE:</b> 02/16/23 <b>1ST AMENDMENT:</b> 02/16/23 <b>2ND AMENDMENT:</b></p>	<p><b>SUBMITAL NOTE</b></p>
<p><b>PROJECT:</b> 03913104</p>	<p><b>SHEET:</b> 9</p>	<p><b>SCALE:</b> 1" = 60'</p>	<p><b>DATE:</b> 02/16/23</p>	<p><b>CITY:</b> OAKLAND</p>	<p><b>PROJECT:</b> 03913104</p>	<p><b>DATE:</b> 02/16/23</p>

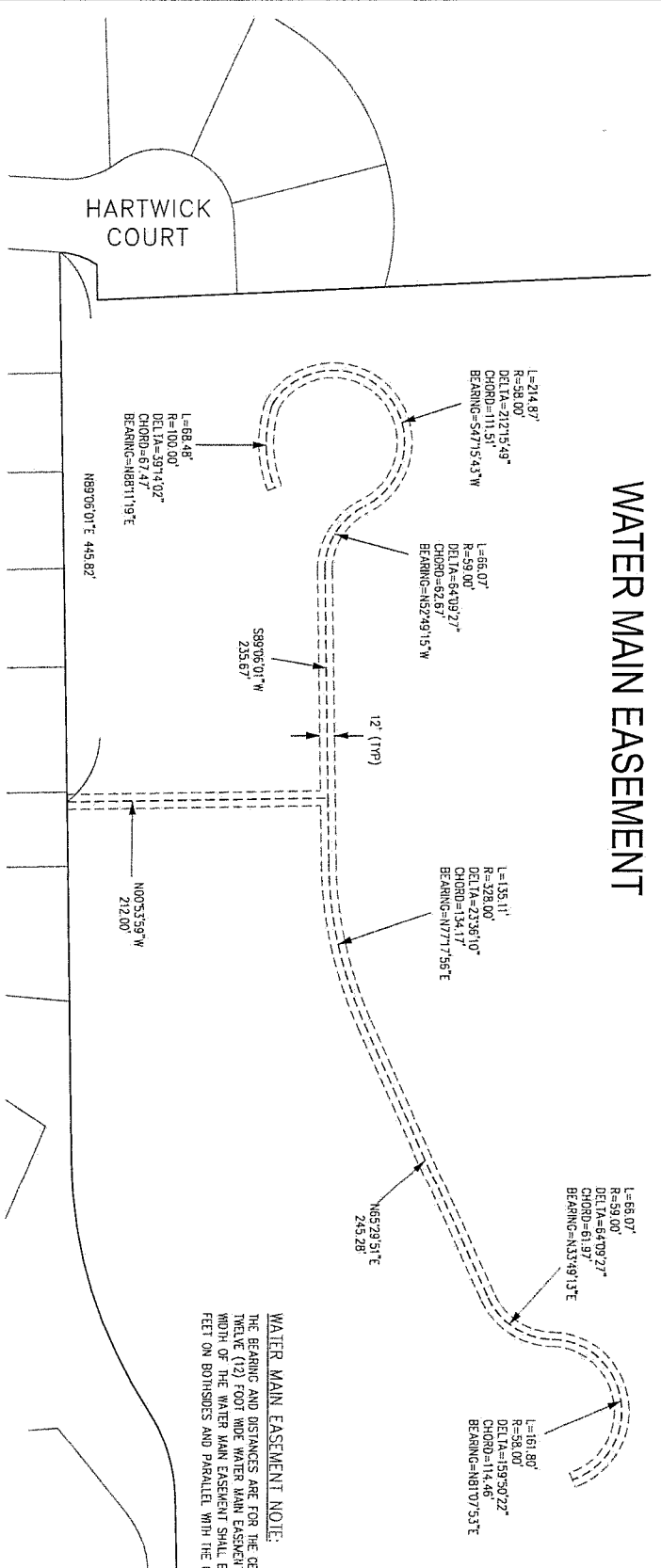
# SANITARY SEWER EASEMENT



**SANITARY SEWER EASEMENT NOTE:**  
 THE BEARING AND DISTANCES ARE FOR THE CENTERLINE OF A TWENTY (20) FOOT WIDE SANITARY SEWER EASEMENT. THE FULL WIDTH OF THE SANITARY SEWER EASEMENT SHALL BE TEN FEET ON BOTH SIDES AND PARALLEL WITH THE CENTERLINE.



# WATER MAIN EASEMENT



**WATER MAIN EASEMENT NOTE:**  
 THE BEARING AND DISTANCES ARE FOR THE CENTERLINE OF A TWELVE (12) FOOT WIDE WATER MAIN EASEMENT. THE FULL WIDTH OF THE WATER MAIN EASEMENT SHALL BE SIX (6) FEET ON BOTH SIDES AND PARALLEL WITH THE CENTERLINE.

**PLAN NAME:**  
 SANITARY SEWER & WATER  
 MAIN EASEMENT PLAN NORTH  
 EAGLE RIDGE ESTATES  
 EXHIBIT B - SECOND AMENDMENT

**EXHIBIT DATE:**  
 CLEARVIEW  
 HOMES, LLC  
 445 S. WILSON ST. SUITE 204  
 BIRMINGHAM, AL 35202

**DESIGNER:**  
 JAMES W. SHARPE  
 PROFESSIONAL ENGINEER  
 NO. 6201045659

**DATE:**  
 MISS DIG SYSTEM  
 800-482-7171 OR 811  
 CONTACT THE ASSOCIATION  
 OF MISSISSIPPI ENGINEERS  
 FOR MORE INFORMATION

**DATE:**  
 02/18/23  
 1ST AMENDMENT  
 02/18/23  
 2ND AMENDMENT

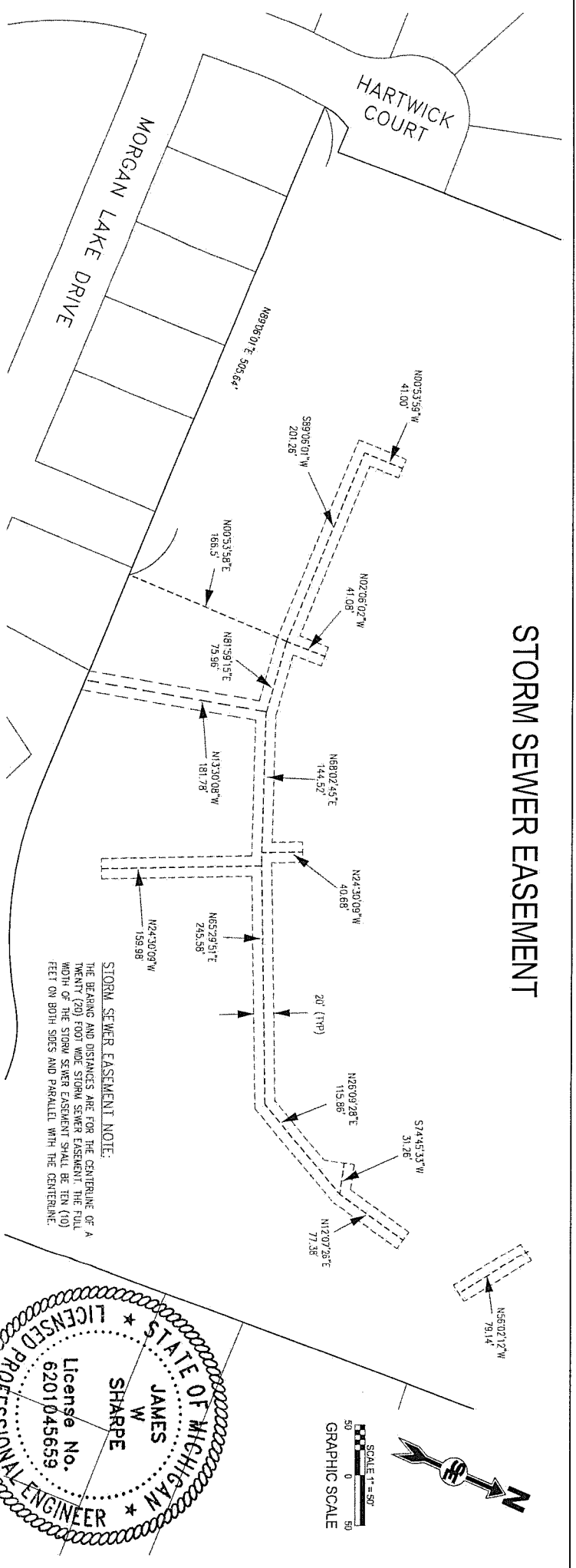
DATE	1ST AMENDMENT	2ND AMENDMENT
02/18/23		



**DATE:** 02/25/22  
**TIME:** 02/18/23  
**SCALE:** 1" = 50'  
**SHEET:** 20  
**PROJECT:** 03913104

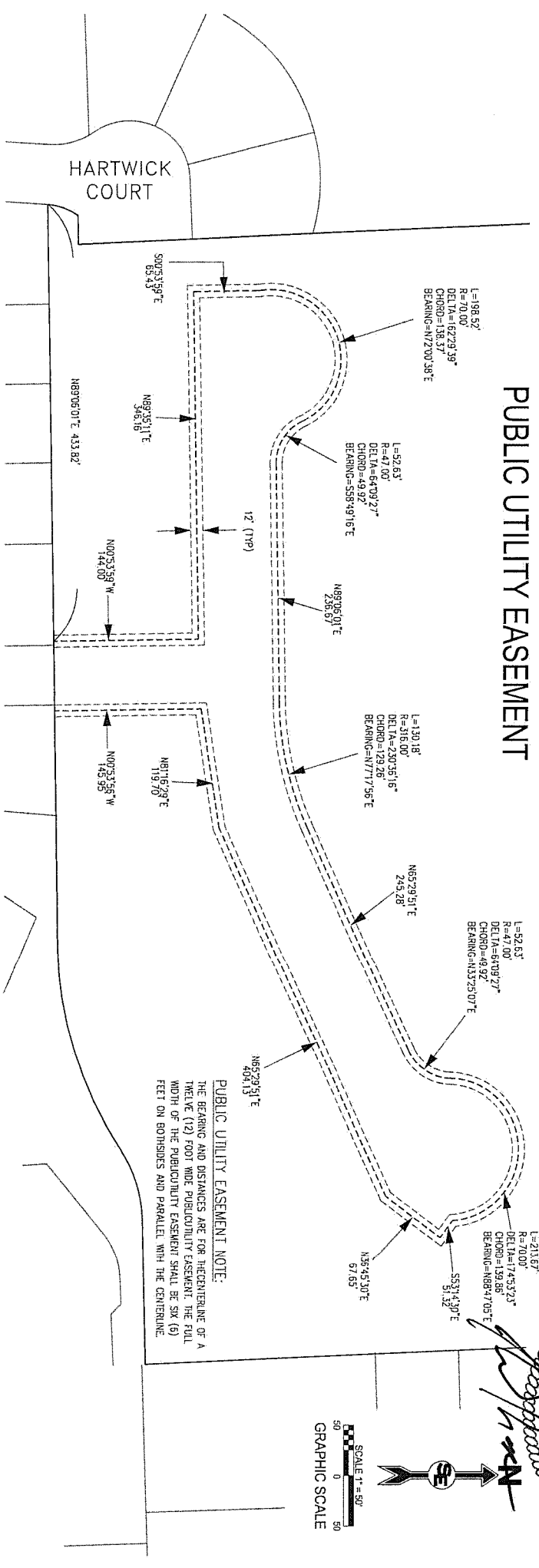


# STORM SEWER EASEMENT

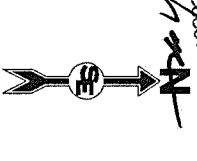
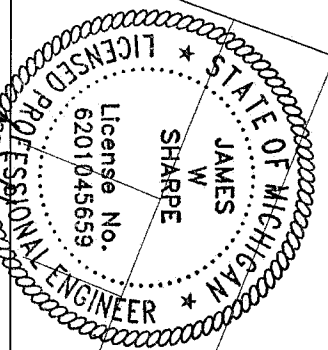


**STORM SEWER EASEMENT NOTE:**  
 THE BEARING AND DISTANCES ARE FOR THE CENTERLINE OF A TWENTY (20) FOOT WIDE STORM SEWER EASEMENT. THE FULL WIDTH OF THE STORM SEWER EASEMENT SHALL BE TEN (10) FEET ON BOTH SIDES AND PARALLEL WITH THE CENTERLINE.

# PUBLIC UTILITY EASEMENT



**PUBLIC UTILITY EASEMENT NOTE:**  
 THE BEARING AND DISTANCES ARE FOR THE CENTERLINE OF A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT. THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENT SHALL BE SIX (6) FEET ON BOTH SIDES AND PARALLEL WITH THE CENTERLINE.



SUBMITTAL NOTE	
DATE:	02/28/23
1ST AMENDMENT	02/18/23
2ND AMENDMENT	

**MSS DIG SYSTEM**  
 800-462-7171 OR 811  
 CONTACT THE MSS DIG SYSTEM FOR ADVANCE

**MADE IN CANADA**  
 PROFESSIONAL NUMBER  
 NO. 6201045659

DESIGNED BY:  
 CLEARVIEW  
 1000 S. ILLINOIS  
 460 S. W. 11th St. Suite 200  
 Ft. Lauderdale, FL 33304  
 PHONE: 954-561-8500  
 FAX: 954-561-8501

**PLAN NAME:**  
**STORM SEWER & PUBLIC UTILITY EASEMENT PLAN NORTH**  
 EAGLE RIDGE ESTATES  
 EXHIBIT B - SECOND AMENDMENT

<b>DATE:</b>	10/25/22
<b>THE SUBMITTAL:</b>	02/18/23
<b>SCALE:</b>	1" = 50'
<b>SHEET:</b>	21
<b>PROJECT:</b>	0311104