

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
2009 MAR 27 AM 9:10

LIBER 41017 PGO 81

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\$40.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
03/30/2009 11:39:43 A.M. RECEIPT# 24836

PAID RECORDED - OAKLAND COUNTY  
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

**FIRST AMENDMENT TO MASTER DEED OF  
COPPERWOOD CONDOMINIUM**

Copperwood RD, L.L.C., a Michigan limited liability company, the address of which is 2601 Cambridge Court, Suite 301, Auburn Hills, Michigan 48326, being the Developer of Copperwood Condominium, a Condominium Project established pursuant to the Master Deed thereof, recorded on November 16, 2005 in Liber 36625, at Page 461, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 1808, hereby amends the Master Deed of Copperwood Condominium pursuant to the authority reserved in Article VIII, Section 3 thereof for the purpose of depicting the as-built location of certain off-site utilities that benefit the Condominium.

21-25-251-000ent

Upon recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The legal descriptions for the easements expressly described in Article II of the Master Deed of Copperwood Condominium shall be deleted in full as each easement described is granted in separate instruments and not in the Master Deed.
2. Amended Sheets 1, 2, 3, 4, 5, 9, 10, 11, and 16 of the Condominium Subdivision Plan of 1, 2, 3, 4, 5, 9, 10, 11, and 16, as attached hereto, shall replace and supersede Sheets 1, 2, 3, 4, 5, 9, 10, 11, and 16 of the Condominium Subdivision Plan of Copperwood Condominium as originally recorded, and the originally recorded Sheets 1, 2, 3, 4, 5, 9, 10, 11, and 16 shall be of no further force or effect.

In all respects, other than as hereinabove indicated, the original Master Deed of Copperwood Condominium, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated January 22, 2009.

HP  
K

O.K. - GK  
O.K. - LG



LIBER 4 | 0 | 7 P G O 8 3

OAKLAND COUNTY CONDOMINIUM PLAN NO. 1808

FIRST AMMENDMENT TO EXHIBIT B TO THE AMENDED MASTER DEED OF

# COPPERWOOD CONDOMINIUM

LYON TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DEVELOPER:

COPPERWOOD RD, LLC  
2601 CAMBRIDGE COURT, SUITE 310  
AUBURN HILLS, MICHIGAN 48326  
PHONE: (248) 364-2400

SURVEYOR:

SPALDING DEDECKER ASSOCIATES, INC.  
905 SOUTH BLVD, EAST  
ROCHESTER HILLS, MICHIGAN 48307  
PHONE: (248) 844-5400

### PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST, LYON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 89°40'21" WEST 110.08 FEET; THENCE SOUTH 00°29'00" WEST 829.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°39'17" EAST 190.28 FEET; THENCE ONE NORTH 278.25 FEET; THENCE ONE EAST 258.11 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE ALONG SAID EAST LINE, SOUTH 00°27'40" WEST 272.38 FEET TO THE EAST/WEST 1/4 LINE OF SAID SECTION; THENCE ALONG SAID 1/4 LINE, NORTH 89°24'00" WEST 1329.85 FEET TO THE CENTER OF SECTION AS ADJACENT; THENCE ALONG SAID 1/4 LINE, NORTH 89°44'22" WEST 672.25 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE ALONG SAID WEST LINE NORTH 00°37'12" EAST 1837.68 FEET; THENCE NORTH 89°40'17" EAST 553.90 FEET TO THE POINT OF BEGINNING, CONTAINING 86.3423 ACRES.

### SHEET INDEX

- \* 1. COVER SHEET
- \* 2. SURVEY PLAN
- \* 3. SITE KEY PLAN
- \* 4. SITE PLAN
- \* 5. SITE PLAN
- \* 6. SITE PLAN
- \* 7. SITE PLAN
- \* 8. SITE PLAN
- \* 9. SITE PLAN
- \* 10. UTILITY KEY PLAN
- \* 11. UTILITY PLAN
- \* 12. UTILITY PLAN
- \* 13. UTILITY PLAN
- \* 14. UTILITY PLAN
- \* 15. UTILITY PLAN
- \* 16. UTILITY PLAN

\* DENOTES REVISED SHEETS  
DATED FEBRUARY 26, 2009

SPALDING DEDECKER ASSOCIATES, INC.  
905 SOUTH BLVD, EAST  
ROCHESTER HILLS, MICHIGAN 48307

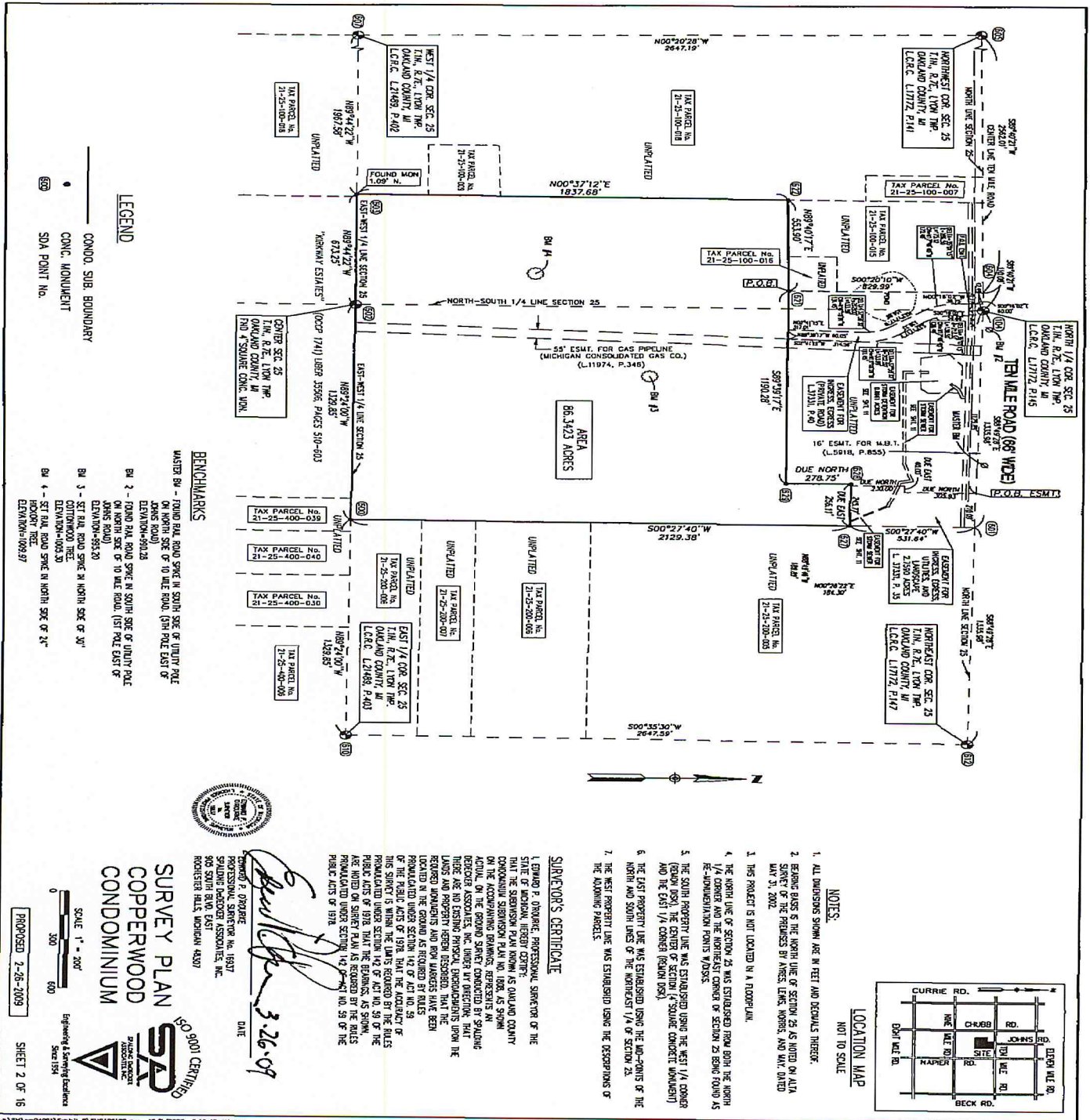


DATE: *February 26, 2009*  
Professional Engineer  
No. 16317  
State of Michigan  
Spalding Decker Associates, Inc.  
905 South Blvd, East  
Rochester Hills, Michigan 48307

PROPOSED 2-26-2009

SHEET 1 OF 16

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LEGEND

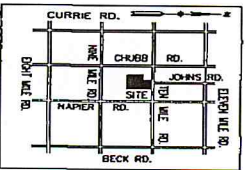
- CONDO. SUB. BOUNDARY
- CONC. MONUMENT
- SDA POINT NO.

BENCHMARKS

- BM 1 - ROUND PILE ROAD SPK IN SOUTH SIDE OF JUDITH PATE ON NORTH SIDE OF 10 MILE ROAD (5TH PILE EAST OF JONES ROAD)
- BM 2 - ROUND PILE ROAD SPK IN SOUTH SIDE OF JUDITH PATE ON NORTH SIDE OF 10 MILE ROAD (5TH PILE EAST OF JONES ROAD)
- BM 3 - SET RAIL ROAD SPK IN NORTH SIDE OF JY OTTUMWOOD TRAIL
- BM 4 - SET RAIL ROAD SPK IN NORTH SIDE OF 7<sup>TH</sup> HOLLOW HILL

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARING BASE IS THE NORTH LINE OF SECTION 25 AS SHOWN ON ALTA SURVEY OF THE PREMISES BY AMES, LEWIS, MORSE, AND WAT. DATED MAY 31, 2002.
3. THIS PROJECT IS NOT LOCATED IN A FLOODPLAIN.
4. THE NORTH LINE OF SECTION 25 WAS ESTABLISHED FROM BOUND THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 25 BEING FOUND AS RE-DIMENSIONATION POINTS W/DSS/S.
5. THE SOUTH PROPERTY LINE WAS ESTABLISHED USING THE WEST 1/4 CORNER (ROUND SPK), THE CENTER OF SECTION 14 (SQUARE CONCRETE MONUMENT) AND THE EAST 1/4 CORNER (ROUND SPK).
6. THE EAST PROPERTY LINE WAS ESTABLISHED USING THE W/D-SPOINTS OF THE NORTH AND SOUTH LINES OF THE NORTHEAST 1/4 OF SECTION 25.
7. THE WEST PROPERTY LINE WAS ESTABLISHED USING THE DESCRIPTIONS OF THE ADJOINING PARCELS.



SURVEYOR'S CERTIFICATE

I, EDWARD P. OROGARE, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN ON THIS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN IN BOOK AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS AN ORIGINAL, ON THE GROUND SURVEY CONDUCTED BY SPYDING DETROIT ASSOCIATES, INC. UNDER MY DIRECTION, THAT THERE ARE NO EXISTING PHYSICAL ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREBY DESCRIBED, THAT THE REQUIRED MONUMENTS AND PERMITS HAVE BEEN RECORDED IN THE RECORDS AS REQUIRED BY RULES 207.1 OF THE RULES OF PROFESSIONAL SURVEYING, THAT THIS SURVEY IS TRUTHFUL AND WAS CONDUCTED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 28 OF THE PUBLIC ACTS OF 1978, THAT THE BENCHMARKS, AS SHOWN, ARE INTENDED ON SURVEY PLANS AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 28 OF THE PUBLIC ACTS OF 1978.

EDWARD P. OROGARE  
 PROFESSIONAL SURVEYOR No. 19837  
 SPYDING DETROIT ASSOCIATES, INC.  
 505 SOUTH RAY EAST  
 ROCHESTER HILLS, MICHIGAN 48067

SURVEY PLAN  
 COPPERWOOD  
 CONDOMINIUM

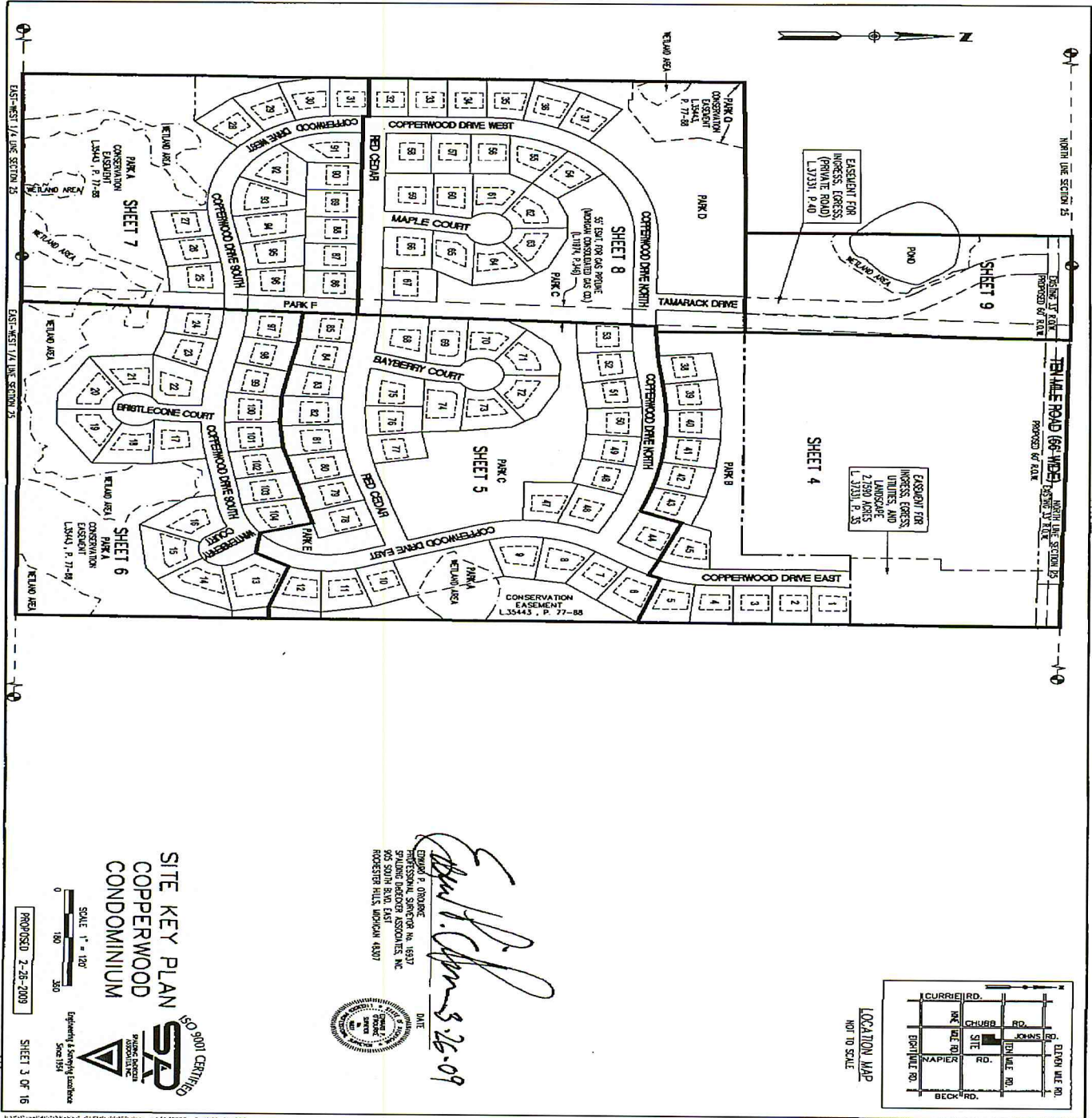


SCALE 1" = 200'

PROPOSED 7-26-2009

SHEET 2 OF 16

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**SITE KEY PLAN**  
**COPPERWOOD**  
**CONDOMINIUM**

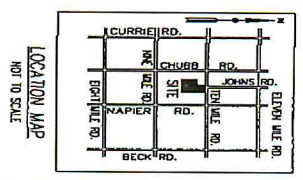
ISO 9001 CERTIFIED  
**S&P**  
 SURVEYING & ENGINEERING  
 SINCE 1954

SCALE: 1" = 100'  
 0 100 200 300

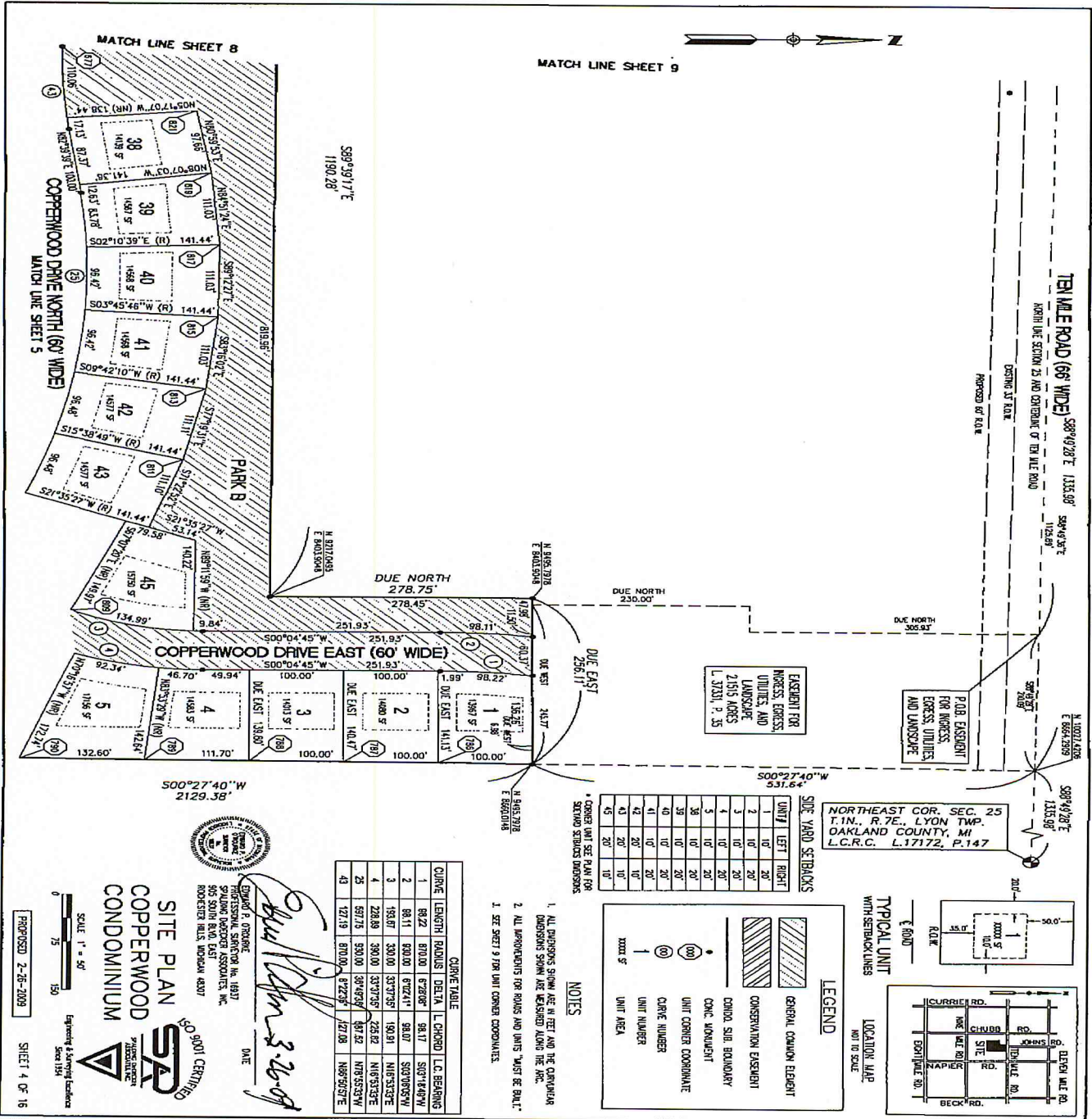
PROPOSED 7-26-2009

Engineering & Surveying License  
 Since 1954

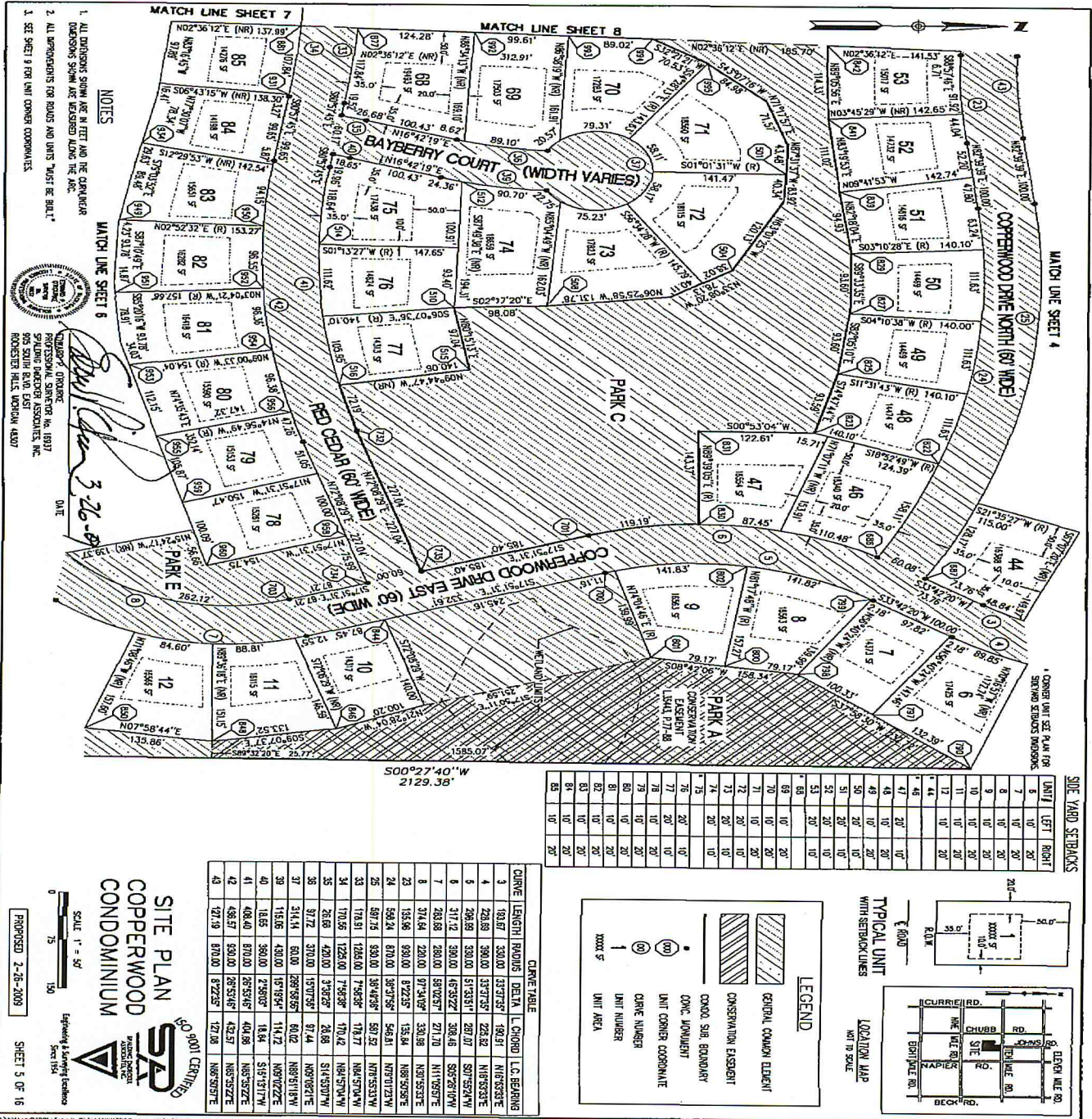
*Edward J. Johnson*  
 DATE: 5-26-09  
 ENGINEER: EDWARD J. JOHNSON, No. 16337  
 505 SOUTH BOND STREET, EAST  
 ROBERTS HILLS, MICHIGAN 4807



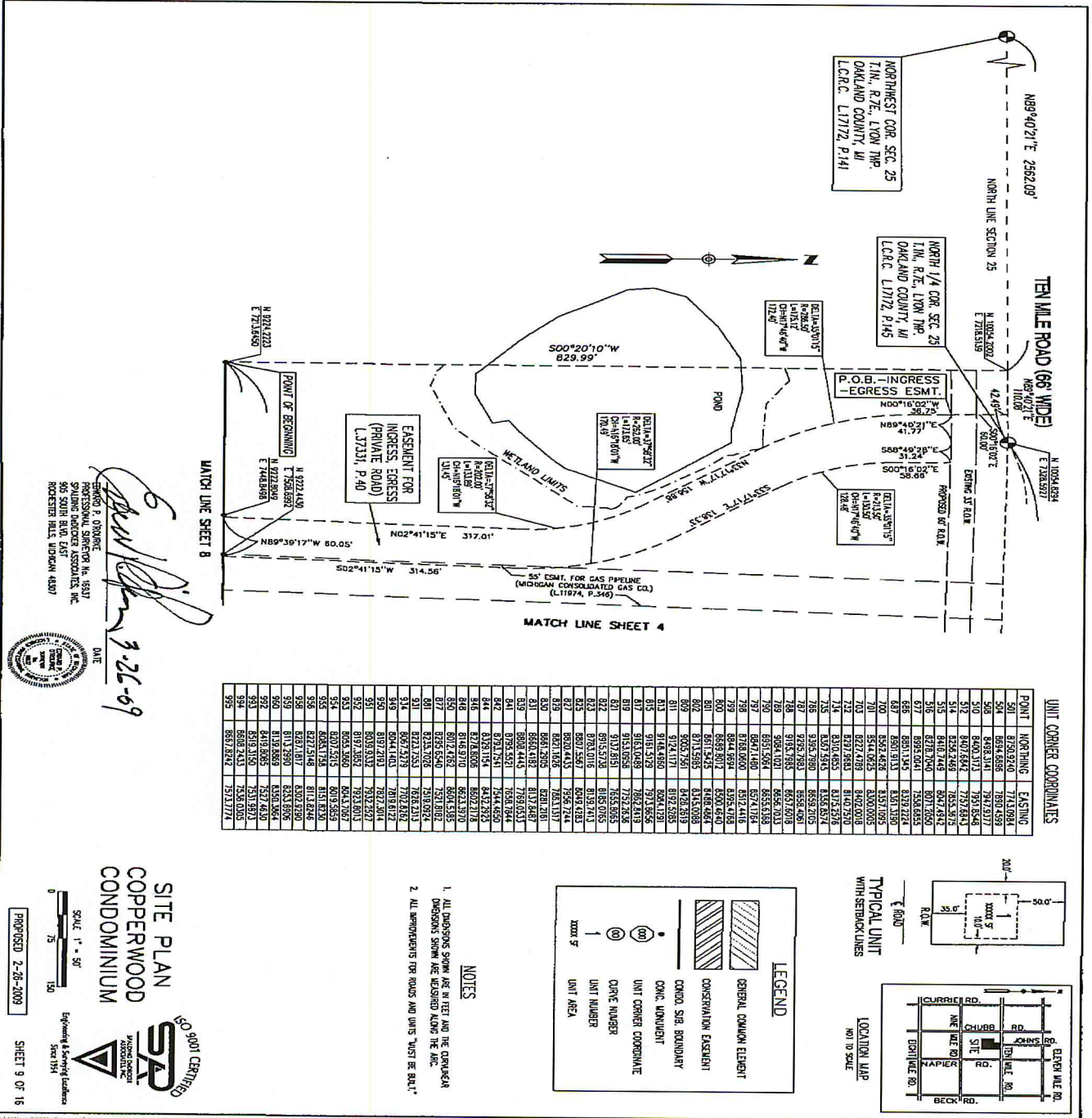
LIBER 41017 PGO 86



LIBER 41017 PGO 87

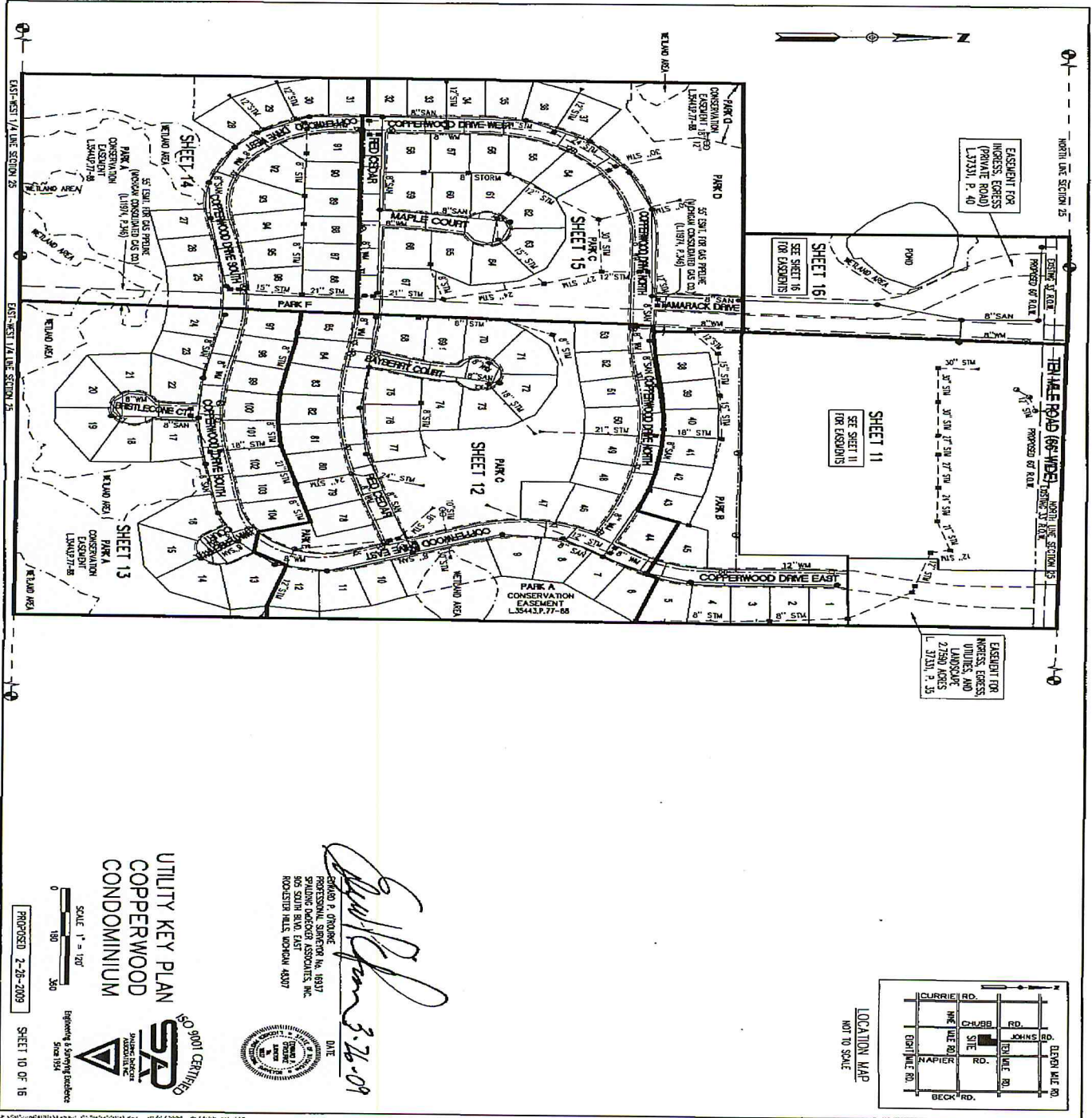


LIBER 4 1017 PGO 88

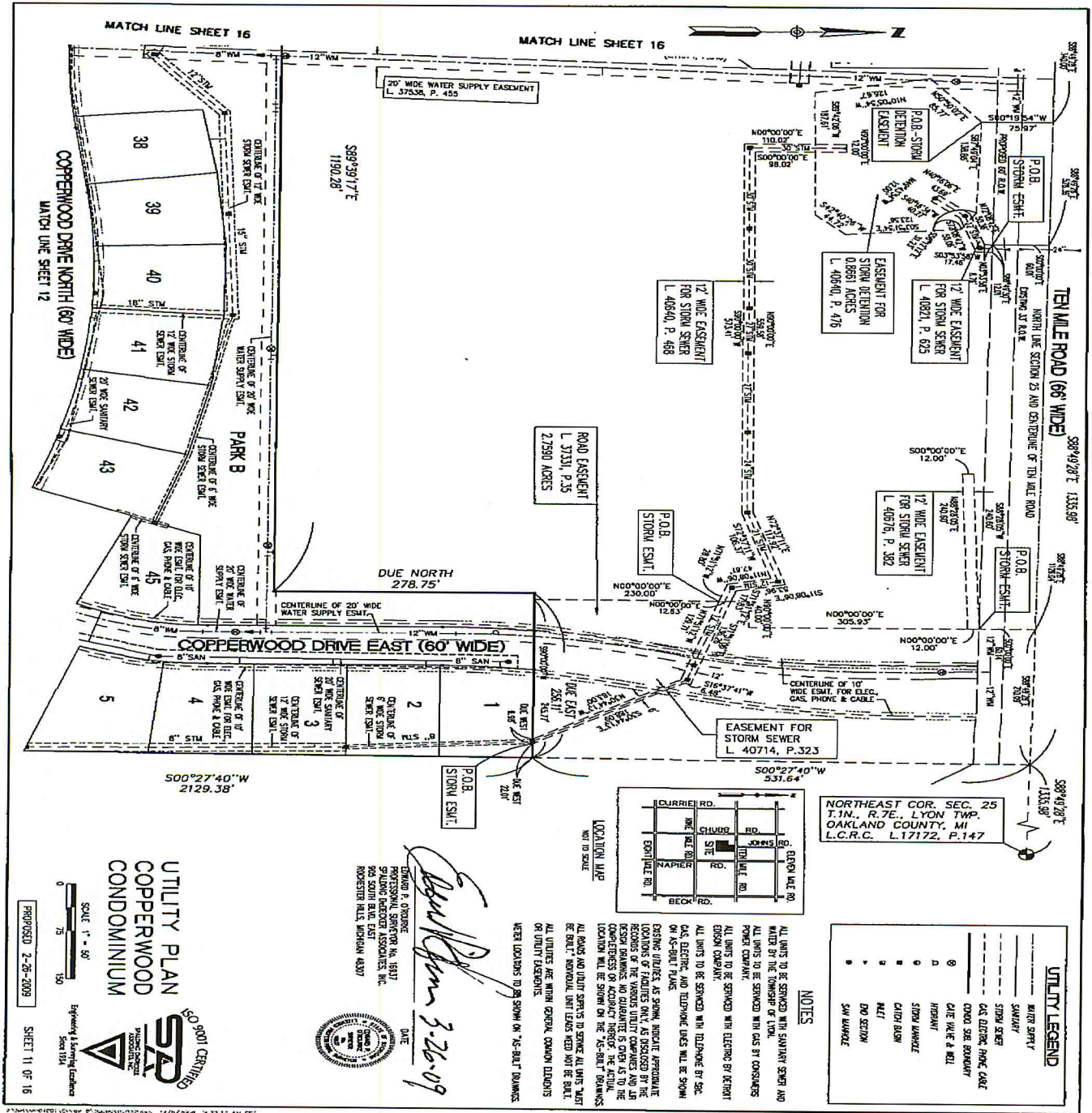




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