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2019R-027125
RECORDED ON
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BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
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FOURTH AMENDMENT TO THE MASTER DEED OF "GEORGETOWN SITE CONDOMINIUM" PLAN NO 262

High Country Estates, Inc., a Michigan Corporation, hereinafter referred to as "Developer", whose address is PO Box 400, Brighton, Michigan 48116 has established "Georgetown Site Condominium", a condominium project pursuant to the Master Deed thereof as recorded on October 23, 2002 in Liber 3576 pages 0555 through 0616, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 262 does hereby execute and declare this Fourth Amendment to the Master Deed of "Georgetown Site Condominium" pursuant to the authority reserved to the Developer in Article VII of the Master Deed for the purpose of a correction of Exhibit "B", and revision of Article V sections 1 & 2.
The Master Deed has previously been Amended, First Amendment recorded 5-18-2004 in Liber 4450, pages 40 through 48, Second Amendment recorded 1-14-2010 as Document No. 2010 R-001264, Third Amendment recorded 8-16-2012 as Document No. 2012R-028059, Livingston County Records, as plan No. 262.

FOURTH AMENDED EXHIBIT "B"

Sheets 1, 2, 3, 4, 5, 6 and 7 of Exhibit "B" to this Fourth Amendment to the Master Deed of "Georgetown Site Condominium" shall replace and supersede Sheets 1, 2, 3, 4, 5, 6 and 7 of Exhibit "B" to the Master Deed and that original sheets referred to as attached to the Master Deed shall thereupon be of no further force or effect.

AMENDED ARTICLE "V"

Section 1. <u>Description Of Units.</u> Each Unit in the Condominium Project is described in the Condominium Subdivision Plan of the Fourth Amendment to the Master Deed of GEORGETOWN SITE CONDOMINIUM which is attached hereto as Exhibit "B". There are now sixteen (16) Units created for residential use in the Condominium Project established by this Master Deed. Each Unit shall consist of the space (land area) located within horizontal and vertical Unit boundaries as delineated on Exhibit "B" hereto together with all appurtenances thereto.

Section 2. <u>Percentage Of Value.</u> The total value of the Project is 100%. The determination of the percentages of value was made after reviewing the comparative characteristics of each Unit in the Project which would affect maintenances costs and concluding that there are no material differences. The percentage of value assigned to each Unit shall be determinative of each Co-Owner's respective share of the General Common Elements of the Condominium Project, the proportionate share of each respective Co-Owner in the proceeds and the expenses of administration and the value of such Co-Owner's vote at meetings of the Association of Co-Owners. Accordingly, the percentage of value assigned to each of the sixteen (16) single family residential Units shall be equal.

Sections 3 and 4 of Article V remain unchanged.

10-07-19P12:41 RCVD

RATIFICATION OF MASTER DEED

In all other respects, other than as hereinabove indicated, the Master Deed of "Georgetown Site Condominium", specifically including Condominium Bylaws, Exhibit "A" thereto, and the Condominium Subdivision Plan, Exhibit "B" thereto, are hereby ratified, confirmed and redeclared.

This Fourth Amendment to the Master Deed of "Georgetown Site Condominium" is hereby executed this day of November, 2013.

DEVELOPER: HIGH COUNTRY ESTATES Inc., A Michigan Corporation

Charles P. del Gaudio

By Charles P delGaudio , President

STATE OF MICHIGAN }
}ss
COUNTY OF LIVINGSTON}

The foregoing instrument was acknowledged before me this 7th day of October 2019, by Charles P. delGaudio, President of High Country Estates Inc., a Michigan Corporation, on behalf of the corporation.

Gabriella L. Garlock
Notary Public
Livingston County, Michigan
Comm Expires 8-30-26
Acting in_____County, Michigan

Notary Public Livingston County
My commission expires _____

PREPARED BY & RETURN TO: Russell Springborn 3535 High Hillcrest Drive, Howell MI 48843 ~~& HIGH COUNTRY ESTATES PO BOX 400, BRIGHTON, MI. 48116-0400~~

REPLAT No. 4 OF
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 262
EXHIBIT "B" TO THE FORTH AMENDMENT TO THE MASTER DEED OF

GEORGETOWN
A SITE CONDOMINIUM

SECTION 4, T2N–R4E, MARION TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

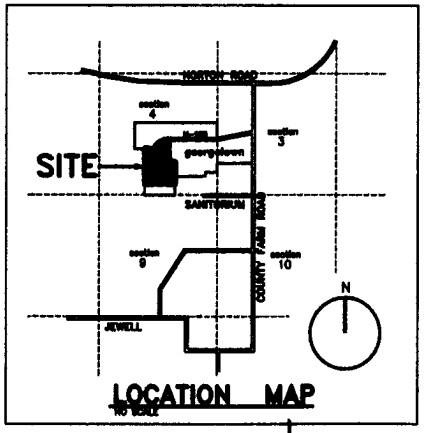
DRAWING INDEX

NO.	TITLE
✱ 1.	COVER SHEET
✱ 2.	COMPOSITE PLAN
3.	SURVEY PLAN
✱ 4.	SURVEY PLAN
5.	SITE PLAN
✱ 6.	SITE PLAN
7.	UTILITY PLAN

✱ = REVISED 05–06–04
= REVISED 12–02–09
= REVISED 06–26–12
= REVISED 05–13–13

CIVIL ENGINEERS
ACE CIVIL ENGINEERING, LLC
5040 QUEENSWAY
HOWELL, MI. 48843
(517) 545–4141

DEVELOPERS
HIGH COUNTY ESTATES
P.O. BOX 400
BRIGHTON, MI. 48116
(810) 699–5179



LOCATION MAP
NO SCALE

ASBUILT DATED 05–13–13

DESCRIPTION

A part of the Southeast ¼ of Section 4, T2N–R4E, Marion Township, Livingston County, Michigan, described as follows; Commencing at the center of Section 4, Said point lying N 88°36'44" W, a distance of 2634.11 feet along the East–West ¼ line from the East ¼ corner of said Section; thence S 01°30'22" E, 1083.08 feet; thence N 88°57'35" E, 457.60 feet to the point of beginning of the parcel to be described; thence N 57°27'28" E, a distance of 71.69 feet; thence along a curve right having a radius of 263.00 feet, arc length of 146.82 feet, delta angle of 31°56'04", a chord bearing of S 16°33'00" E, and a chord length of 144.92 feet; thence along a curve left having a radius of 217.00 feet, arc length of 193.96, delta angle of 51°12'43", a chord bearing S 28°08'50" E, and a chord length of 187.57 feet; thence S 51°46'11" E, a distance of 98.17 feet; thence N 56°51'07" E, 309.23 feet; thence S 21°41'20" E, 169.96 feet; thence S 57°26'49" W, 228.09 feet; thence along a curve right having a radius of 433.00 feet, arc length of 149.71 feet, delta angle of 19°48'37", a chord bearing S 31°09'48"E, and a chord length of 148.97 feet; thence along a curve left having a radius of 20.00 feet, arc length of 29.07 feet, delta angle of 83°16'52", a chord bearing S 62°53'56" E, and a chord length of 26.58 feet ;thence S 14°32'19" E, a distance of 68.00 feet; thence N 75°27'41" E, a distance of 151.85 feet; thence S 14°46'49" E, a distance of 251.68 feet; thence S 62°27'01" E, a distance of 183.90 feet; thence S 01°49'49" E, a distance of 635.14 feet; thence S 88°57'35" W, a distance of 407.99 feet; thence N 36°08'12" W, a distance of 17.84 feet; thence along a curve right having a radius of 75.00 feet, arc length of 179.80 feet, delta angle of 137°25'55", a chord bearing of N 57°26'40" W, and a chord length of 138.69 feet; thence S 68°36'38" W, a distance of 249.84 feet; thence N 04°31'19" W, a distance of 1575.79 feet to the true point of beginning. Together with a 20 feet wide drainage and utility easement over under and through a portion of Parcel A and Parcel B whose centerline is described below. Containing 20.28 acres of land more or less and subject to the rights of public over Highway M–155 and any easements or restrictions of record.

CENTERLINE OF 20' WIDE DRAINAGE AND UTILITY EASEMENT:

A part of the Southeast ¼ of Section 4, T2N–R4E, Marion Township, Livingston County, Michigan, described as follows; Commencing at the East ¼ Corner of said Section 4; thence S 01°52'13" E, along the East line of said section 4, a distance of 1298.09 feet to the Point of Beginning of the centerline of a 20 feet wide drainage and utility easement to be described; thence N 88° 51' 17" W, a distance of 532.19 feet; thence S 73°13'46" W, a distance of 967.79 feet; thence S 75°27'41" W, a distance of 219.52 feet to the Point of Ending of the described easement.

REVISIONS
DEVELOPER: HIGH COUNTRY ESTATES P.O. BOX 400 BRIGHTON, MI 48116 810–599–5179
GEORGETOWN
A SITE CONDOMINIUM
COVER SHEET
ACE CIVIL
DATE 06–26–09
DRAWN BY PCK
CHECKED BY PCK
JOB No. 09173
DRAWING No. 1

Livingston County Register of Deeds. 2019R-027125

EAST-WEST 1/4 LINE SECTION 4

CENTER OF SECTION 4 T2N-R4E

E 1/4 COR. SECTION 4 T2N-R4E

S 1/4 CORNER SECTION 4 T2N-R4E

HIGHWAY M-155 66 ft. WIDE PUBLIC

greenbelt

existing parcels

VACANT

VACATED AREA (UNITS 16-46 & 48-54)

POINT OF BEGINNING GEORGETOWN

25 ft. wide greenbelt easement

40 ft. wide ingress/egress access easement for property owner to the south.

HIGH HILLCREST DRIVE 66 ft. wide private

RETENTION POND AREA

pump station esmt.

exist 33 ft. wide watermain esmt.

PROPOSED 20' WIDE DRAINAGE AND UTILITY EASEMENT IN FAVOR OF HIGH COUNTY ESTATES INC.

curve data

tangent data

CENTERLINE ROADWAY DATA

ASBUILT DATED 05-13-13

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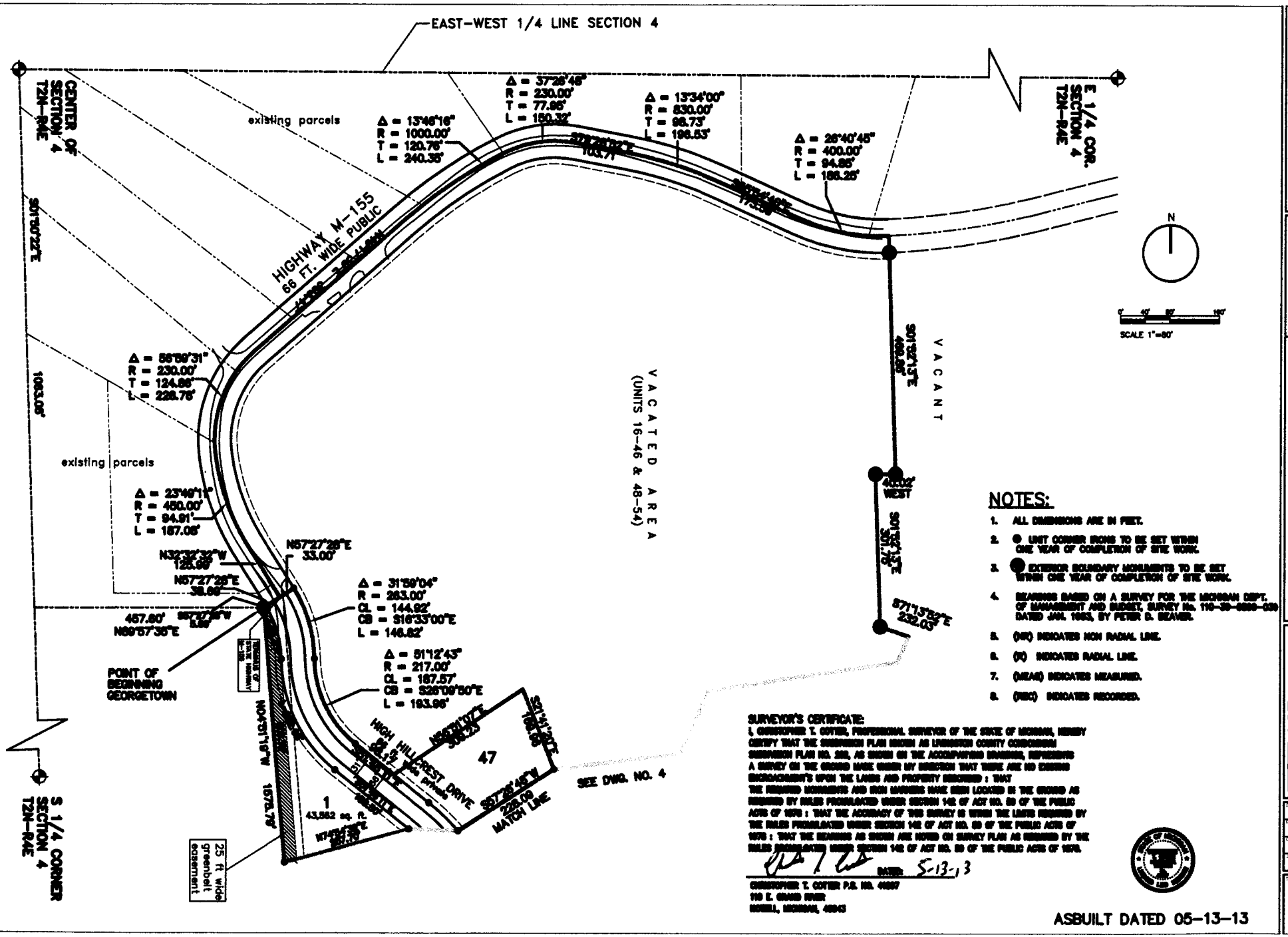
ACE CIVIL ENGINEERING, LLC

GEORGETOWN
A SITE CONDOMINIUM
COMPOSITE PLAN

DEVELOPER
HIGH COUNTY ESTATES
P.O. BOX 400
BRIGHTON, MI. 48116
810-599-5179

REVISIONS



NOTES:

1. ALL DIMENSIONS ARE IN FEET.
2. ● UNIT CORNER IRONS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
3. ● EXTERIOR BOUNDARY MONUMENTS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
4. BEARINGS BASED ON A SURVEY FOR THE MICHIGAN DEPT. OF MANAGEMENT AND BUDGET, SURVEY No. 110-39-0000-030 DATED JAN. 1983, BY PETER D. BEAVER.
5. (NR) INDICATES NON RADIAL LINE.
6. (R) INDICATES RADIAL LINE.
7. (MEAS) INDICATES MEASURED.
8. (REC) INDICATES RECORDED.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER T. COYER, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 200, AS SHOWN ON THE ACCOMPANYING DRAWING, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY 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 1970 ; 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 1970 ; THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1970.

DATE: 5-13-13

CHRISTOPHER T. COYER P.S. NO. 46897
110 E. GRAND RIVER
HOWELL, MICHIGAN, 48843

ASBUILT DATED 05-13-13

DEVELOPER
HIGH COUNTRY ESTATES
8475 BISHOP ROAD
BRIGHTON, MI. 48116
(810) 231-0855

REVISION

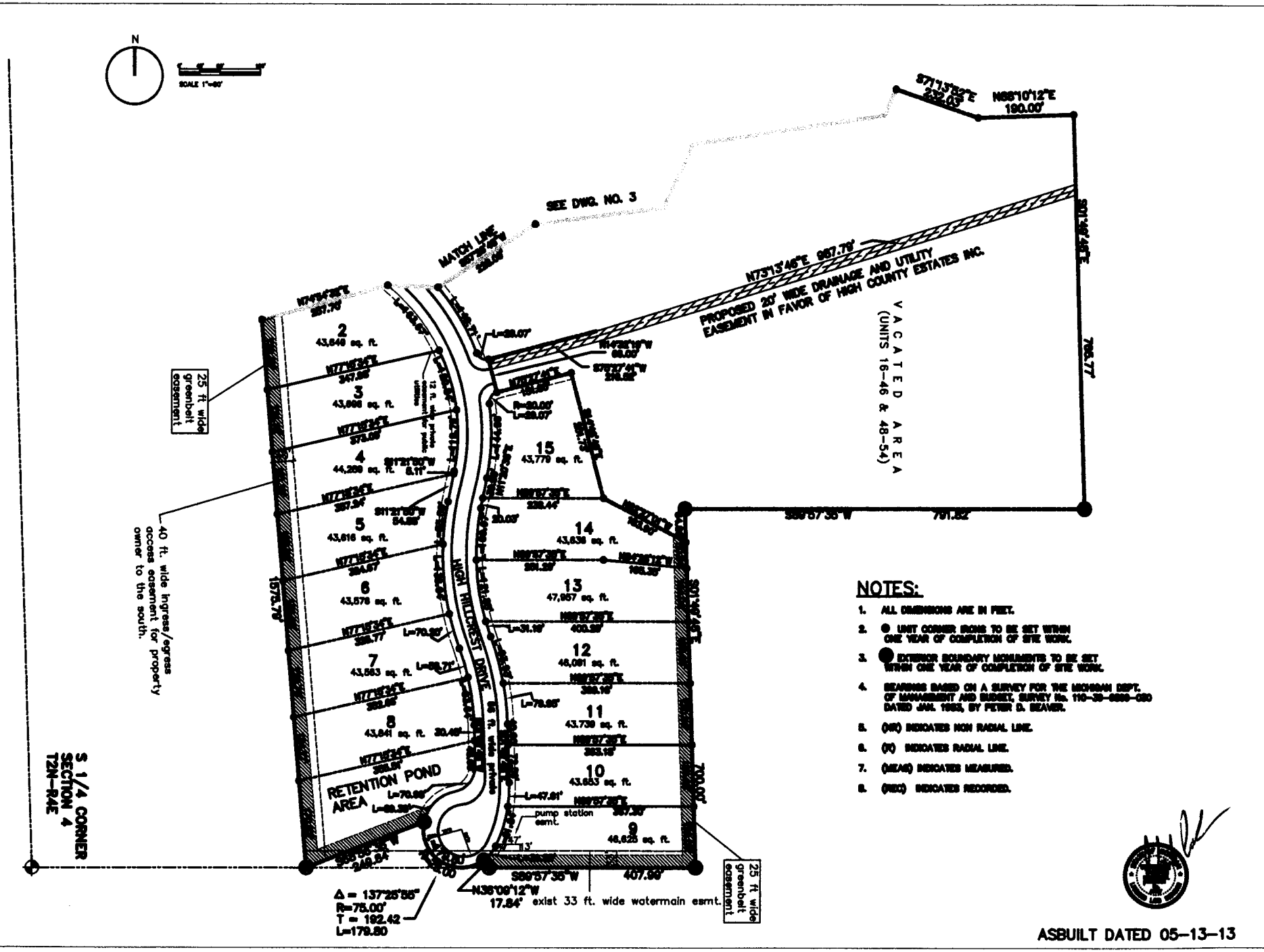
GEORGETOWN
A SITE CONDOMINIUM

SURVEY PLAN

ACE CIVIL
SURVEYING, INC.

DATE 05-20-12
DRAWN BY PCK
CHECKED BY CTC
JOB No. 98173
DRAWING No. 3

Livingston County Register of Deeds. 2019R-027125



NOTES:

1. ALL DIMENSIONS ARE IN FEET.
2. ● UNIT CORNER IRONS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
3. ● EXTERIOR BOUNDARY MONUMENTS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
4. BEARINGS BASED ON A SURVEY FOR THE MICHIGAN DEPT. OF MANAGEMENT AND BUDGET, SURVEY No. 110-39-0000-020 DATED JAN. 1993, BY PETER D. BEAVER.
5. (NR) INDICATES NON RADIAL LINE.
6. (R) INDICATES RADIAL LINE.
7. (MEAS) INDICATES MEASURED.
8. (REC) INDICATES RECORDED.

ASBUILT DATED 05-13-13

REVISIONS

DEVELOPER
HIGH COUNTRY ESTATES
P.O. BOX 400
BRIGHTON, MI. 48116
(810) 599-5179

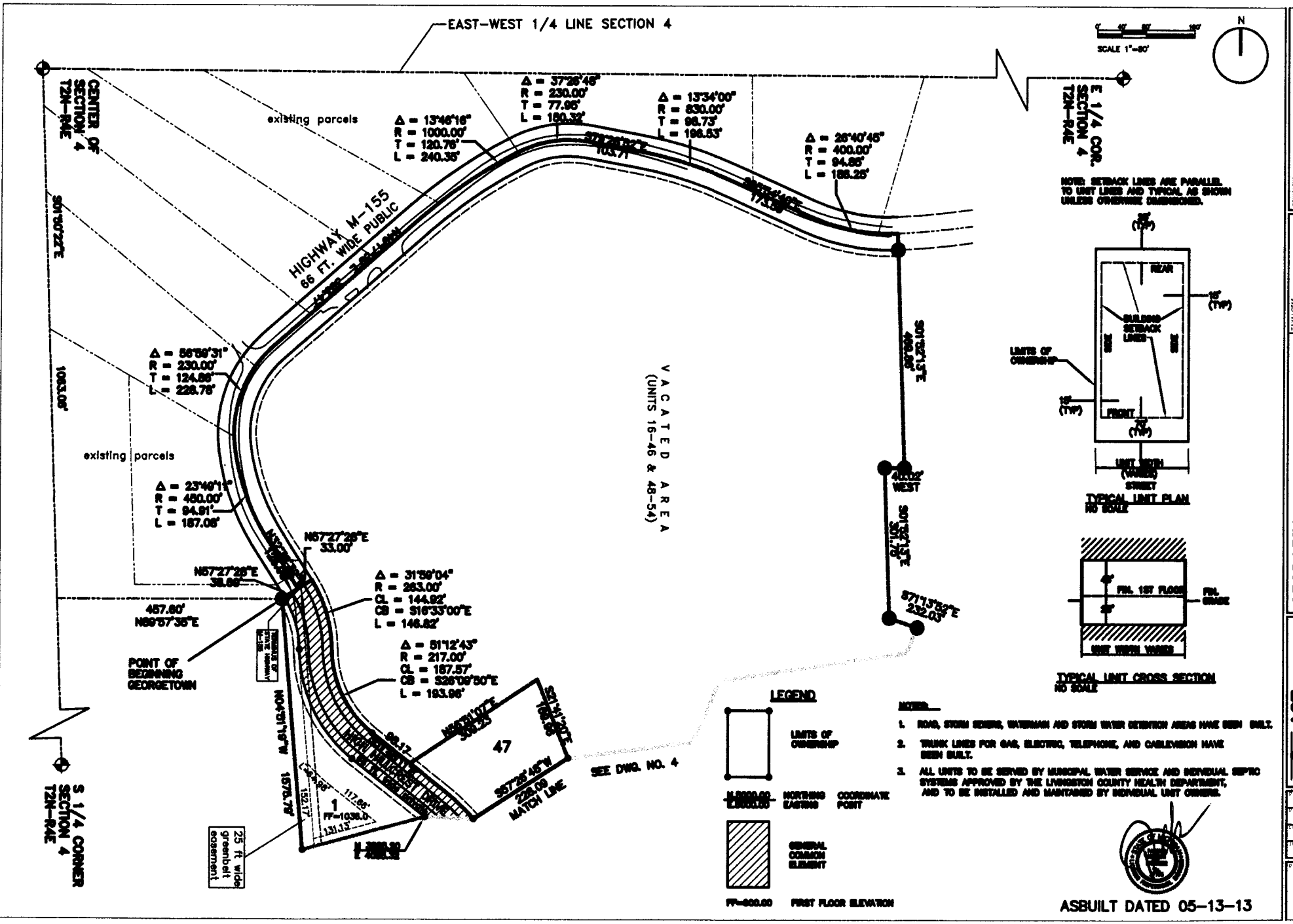
GEORGETOWN
A SITE CONDOMINIUM
SURVEY PLAN

ACE CIVIL

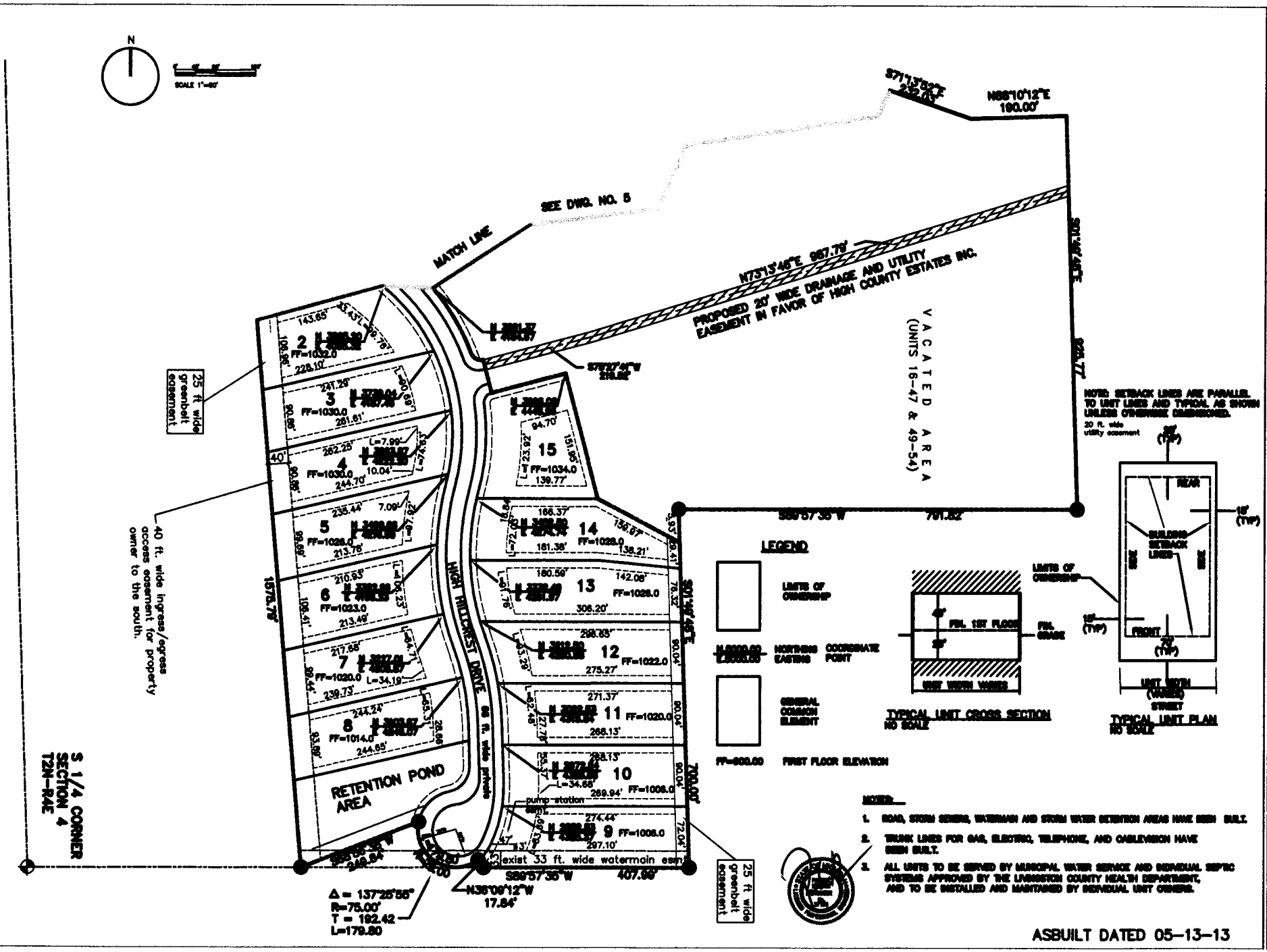
DATE 08-30-12
DRAWN BY PCK
CHECKED BY CTC
JOB No. 08173

DRAWING No. 4

Livingston County Register of Deeds. 2019R-027125



Livingston County Register of Deeds. 2019R-027125



Livingston County Register of Deeds. 2019R-027125

EAST-WEST 1/4 LINE SECTION 4

existing parcels

HIGHWAY M-155
66 FT. WIDE PUBLIC

existing parcels

VACATED AREA
(UNITS 16-47 & 49-54)

VACANT

47

1

2

3

4

5

6

7

8

15

14

13

12

11

10

9

HIGH HILLCREST DRIVE
66 ft. wide private

8" watermain

24" storm

8" watermain

RETENTION POND AREA

pump station easmt.

exist 33 ft. wide watermain easmt.

existing watermain

LEGEND

WATER MAIN

STORM SEWER

HYDRANT

CATCH BASIN

N

SCALE 1"=100'

S 1/4 CORNER
SECTION 4
T2N-R4E

ASBUILT DATED 05-13-13

7	DRAWING No.	DATE 09-25-12	ACE CIVIL ENGINEERING, LLC
	SCALE	DRAWN BY POE	
	1"=100'	CHECKED BY POE	

GEORGETOWN
A SITE CONDOMINIUM

UTILITY PLAN

DEVELOPER:
HIGH COUNTRY ESTATES
P.O. BOX 400
BRIGHTON, MI. 48116
810 599-5179

REVISIONS:

Livingston County Register of Deeds. 2019R-027125