

**LEELANAU COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 145
EXHIBIT "B" TO THE MASTER DEED OF
THORNTREE COMMONS,
SUTTONS BAY TOWNSHIP,
LEELANAU COUNTY, MICHIGAN**

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 IN THE TITLE, SHEET 1 AND THE SURVEYORS CERTIFICATE, SHEET 1.

THE ENTIRE PROJECT IS CONVERTIBLE, CONTRACTIBLE AND EXPANDABLE.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SURVEY PLAN
3	FUTURE DEVELOPMENT PLAN
4	SITE PLAN
5	UTILITY PLAN
6	UNIT (FLOOR) PLAN
7	UNIT (SECTION) PLAN

DEVELOPER

OFF BROADWAY IN SUTTONS BAY, INC.
D/B/A THORNTREE COMMONS,
A MICHIGAN CORPORATION
435 CRESCENT NE
GRAND RAPIDS, MI, 49503

SURVEYOR

DAVID P. GILLETTE
PROFESSIONAL SURVEYOR
LICENSE NO. 41916
GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607

PROPERTY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 11 WEST, SUTTONS BAY TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00°10'11" EAST ALONG THE NORTH - SOUTH QUARTER LINE OF SAID SECTION 29 A DISTANCE OF 863.08 FEET; THENCE SOUTH 89°48'36" EAST A DISTANCE OF 923.65 FEET TO THE OLD CENTERLINE OF A PUBLIC ROAD, NOW KNOWN AS BROADWAY STREET, AS DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 105 OF DEEDS ON PAGE 515; THENCE SOUTH 17°56'01" EAST ALONG SAID CENTERLINE A DISTANCE OF 353.45 FEET; THENCE 106.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RECORDED AS 105.95 FEET), HAVING A RADIUS OF 430.11 FEET, THE CENTRAL ANGLE BEING 14°07'15", AND WHOSE CHORD BEARS SOUTH 24°57'40" EAST 105.74 FEET (RECORDED AS 105.69 FEET); THENCE NORTH 89°48'40" WEST A DISTANCE OF 13.61 FEET; THENCE SOUTH 17°56'01" EAST A DISTANCE OF 27.63 FEET; THENCE SOUTH 51°06'05" EAST A DISTANCE OF 339.12 FEET TO THE EAST EIGHTH LINE OF SAID SECTION 29; THENCE SOUTH 00°08'25" EAST ALONG SAID EIGHTH LINE A DISTANCE OF 193.55 FEET TO THE EAST - WEST QUARTER LINE OF SAID SECTION 29; THENCE NORTH 89°47'30" WEST ALONG SAID QUARTER LINE A DISTANCE OF 1338.96 FEET (RECORDED AS 1340.61 FEET AND AS 1339.02 FEET) TO THE POINT OF BEGINNING, CONTAINING 972,071 SQUARE FEET OR 22.32 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF BROADWAY STREET AND ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTING THE PREMISES.

SURVEYORS CERTIFICATE

I, DAVID P. GILLETTE, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 145 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 WILL BE PLACED IN THE GROUND WITHIN ONE YEAR FROM THE DATE SIGNED BELOW AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

2/2/2007
DATE

David P. Gillette

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PROPOSED DATED: SEPTEMBER 27, 2006

JOB NO.: 2005674.02

COVER SHEET

Gosling Czubak
engineering sciences, inc.
1280 Business Park Drive
Traverse City, MI 49686-8607
231-946-9191 800-946-1052
Fax: 231-941-4503

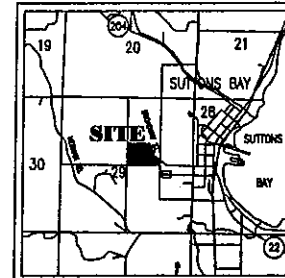
- Engineers
- Surveyors
- Planners
- Environmental Services
- Landscape Architecture

01 930/70

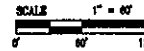
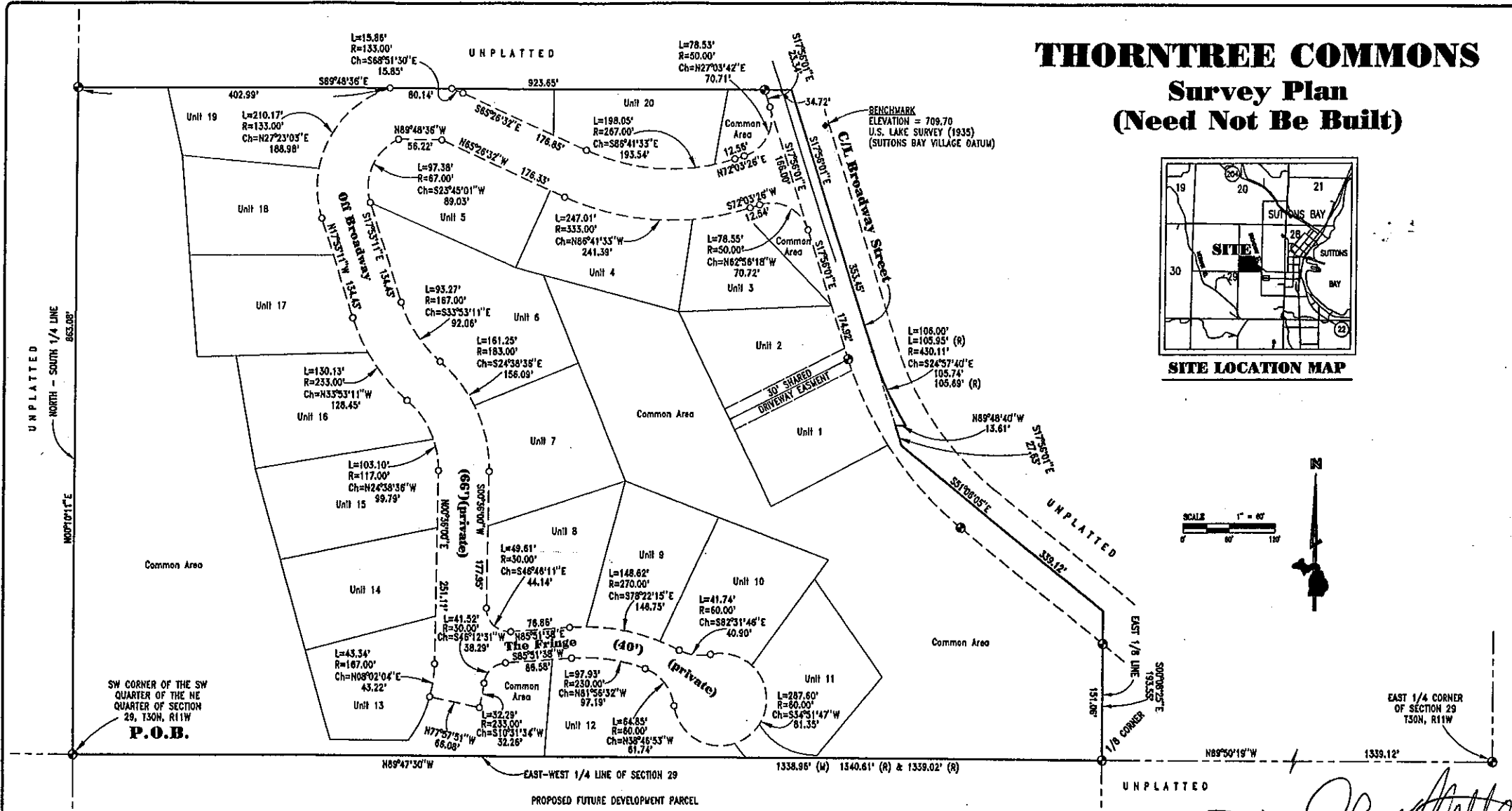
MD 145

THORNTREE COMMONS

Survey Plan (Need Not Be Built)



SITE LOCATION MAP



1. THE CONVERTIBLE AND CONTRACTIBLE AREA IN THE CONDOMINIUM PROJECT CONSISTS OF ALL OF THE UNITS AND COMMON ELEMENTS IN THE CONDOMINIUM PROJECT.
2. ENTIRE PROJECT IS "NEED NOT BE BUILT".

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- ⊙ MAJOR BOUNDARY MONUMENT
- MINOR BOUNDARY MONUMENT

P.O.B. POINT OF BEGINNING

BENCHMARK

BENCHMARK: SITE BENCHMARK
SPIKE SET IN SOUTH FACE OF POWER POLE #646
Elevation : 709.70 (US LAKE SURVEY 1935)
US LAKE SURVEY DATUM (1935) - 0.50' = USGS DATUM (1929)
Northing=10814 Easting=10970

SURVEYOR'S CERTIFICATE

SEE SHEET 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS:
CERTIFICATE OF SURVEY BY NICHOLAS M. O'NON DATED JUNE 3,
1984 SURVEYED IN ACCORDANCE WITH WARRANTY DEED RECORDED IN
LIBER 104, PAGE 438.



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SHEET 2

PROPOSED DATED: SEPTEMBER 27, 2008

JOB NO.: 2005674.02



Gosling Czubak
engineering sciences, inc.
1280 Business Park Drive
Traverse City, MI 49686-8507
231-946-9111 530-965-1082
Fax: 231-941-4653

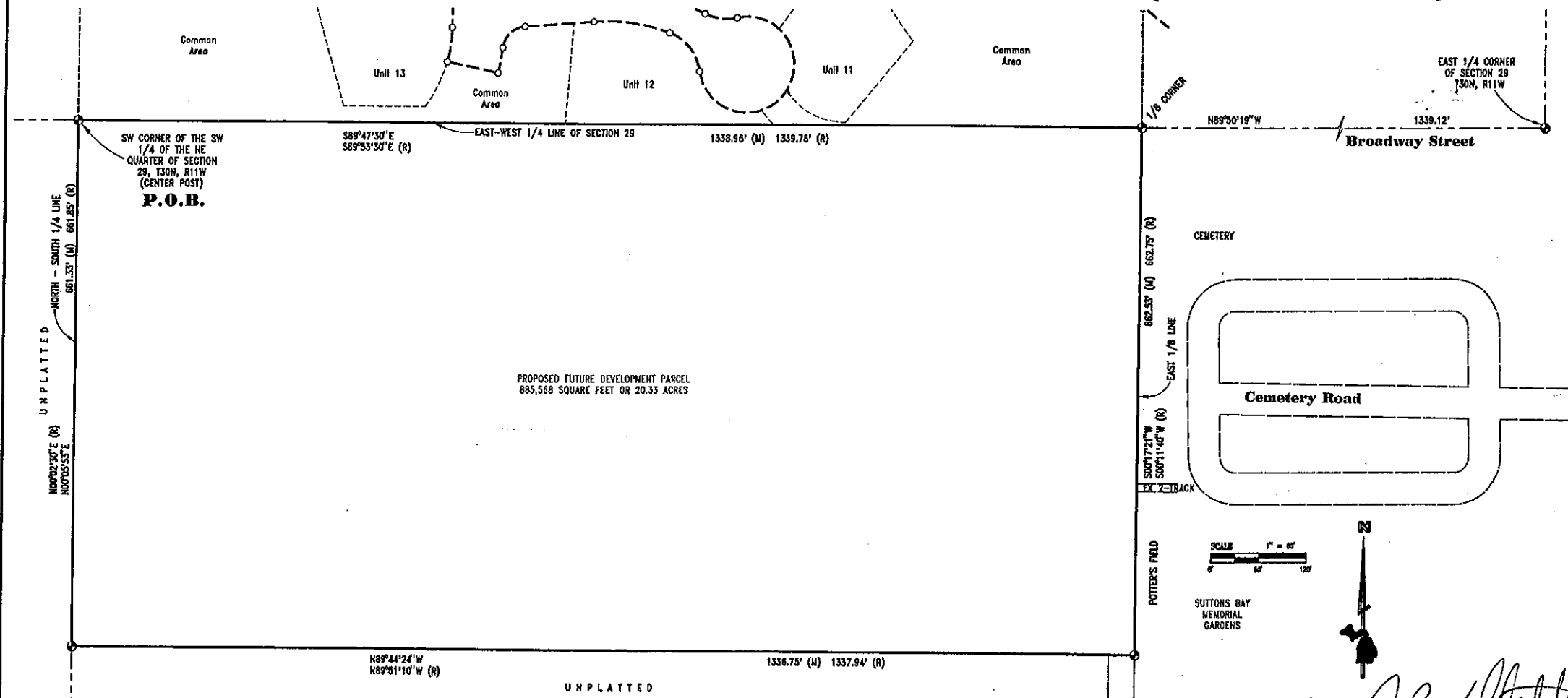
- Engineers
- Surveyors
- Planners
- Environmental Services
- Landscape Architecture

01 930/71

MD 145

THORNTREE COMMONS

Future Development Plan (Need Not Be Built)



01 930/72

MD 145

1. THE CONVERTIBLE AND CONTRACTIBLE AREA IN THE CONDOMINIUM PROJECT CONSISTS OF ALL OF THE UNITS AND COMMON ELEMENTS IN THE CONDOMINIUM PROJECT.
2. ENTIRE PROJECT IS "NEED NOT BE BUILT".

LEGEND

- PROPERTY BOUNDARY
- - - UNIT BOUNDARY
- ⊕ MAJOR BOUNDARY MONUMENT
- ⊙ MINOR BOUNDARY MONUMENT
- P.O.B.** POINT OF BEGINNING

BENCHMARK

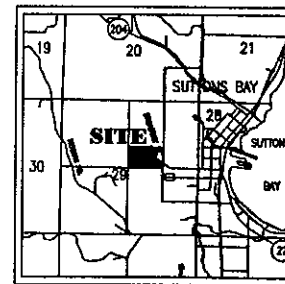
BENCHMARK: SITE BENCHMARK
SPIKE SET IN SOUTH FACE OF POWER POLE #646
Elevation : 709.70 (US LAKE SURVEY 1935)
US LAKE SURVEY DATUM (1935) - 0.50' = USGS DATUM (1929)
Northing=10814 Easting=10870

SURVEYOR'S CERTIFICATE

SEE SHEET 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS:
CERTIFICATE OF SURVEY BY NICHOLAS M. O'NON DATED JUNE 3,
1988 SURVEYED IN ACCORDANCE WITH WARRANTY DEED RECORDED IN
LIBER 104, PAGE 439.



SITE LOCATION MAP



POTTER'S FIELD
SUTTONS BAY MEMORIAL GARDENS



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SHEET 3

PROPOSED DATED: SEPTEMBER 27 2008

JOB NO.: 2005674.02

Gosling Czubak
engineering sciences, inc.
1280 Business Park Drive
Traverse City, MI 49686-8607
231-946-9111 200-958-1042
Fax: 231-941-4603

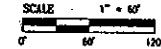
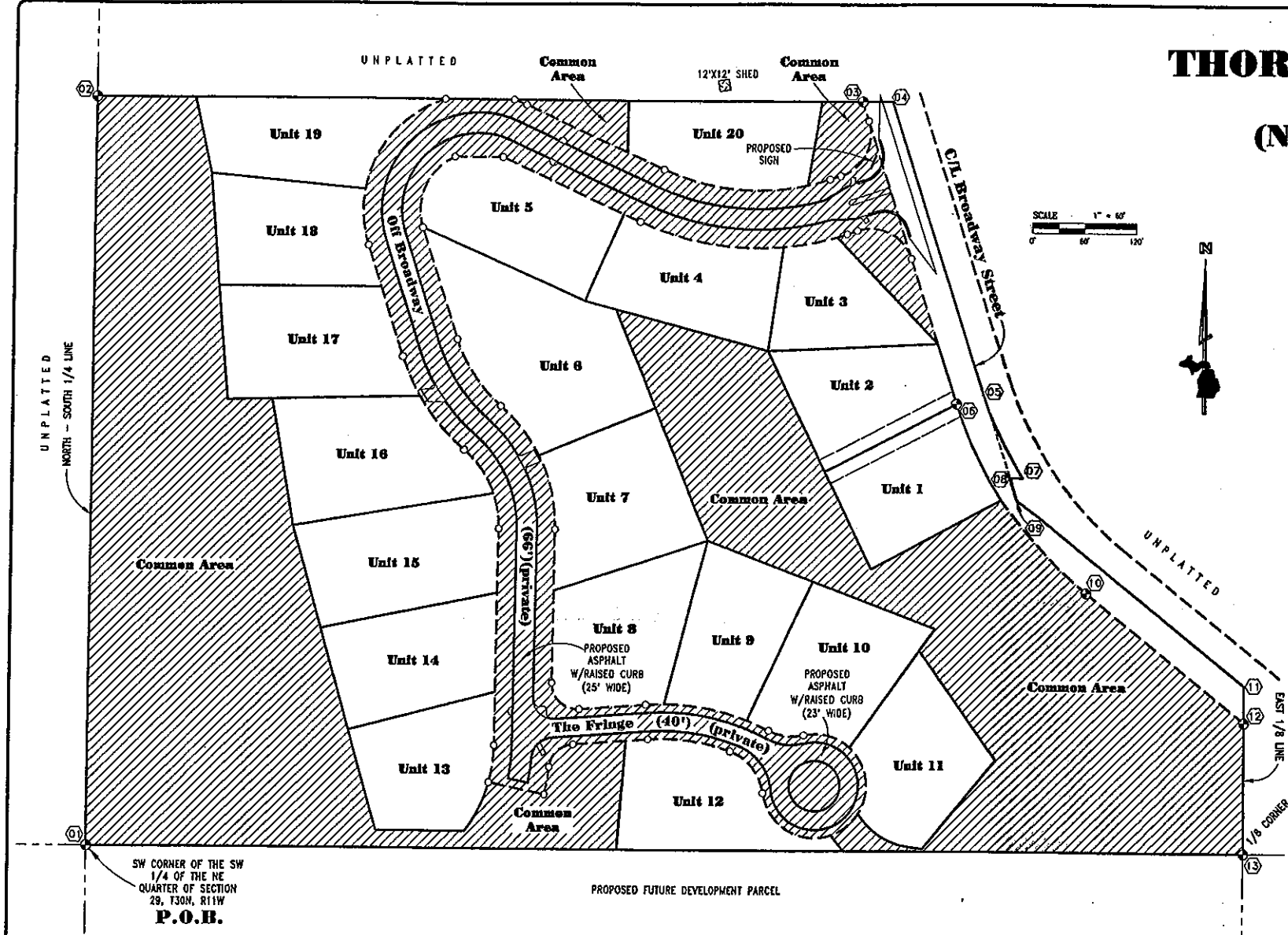
- Engineers
- Surveyors
- Planners
- Environmental Services
- Landscape Architecture

THORNTREE COMMONS

Site Plan (Need Not Be Built)

01 930/73

MD 145



COORDINATE POINT VALUES

01	N 9999.72	E 9999.96
02	N 10862.79	E 10002.52
03	N 10859.84	E 10891.55
04	N 10859.73	E 10926.17
05	N 10525.45	E 11035.00
06	N 10513.31	E 11003.60
07	N 10427.59	E 11079.62
08	N 10427.64	E 11066.01
09	N 10401.35	E 11074.52
10	N 10295.24	E 11153.47
11	N 10188.40	E 11338.44
12	N 10145.91	E 11338.55
13	N 9994.85	E 11338.92

ASSUMED DATUM

SW CORNER OF THE SW
1/4 OF THE NE
QUARTER OF SECTION
29, T30N, R11W
P.O.B.

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LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- ⊙ MAJOR BOUNDARY MONUMENT
- MINOR BOUNDARY MONUMENT
- ▨ GENERAL COMMON ELEMENT
- P.O.B.** POINT OF BEGINNING
- ⊙ COORDINATE POINT



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SHEET 4

PROPOSED DATED: SEPTEMBER 27, 2006

JOB NO.: 2005674.02



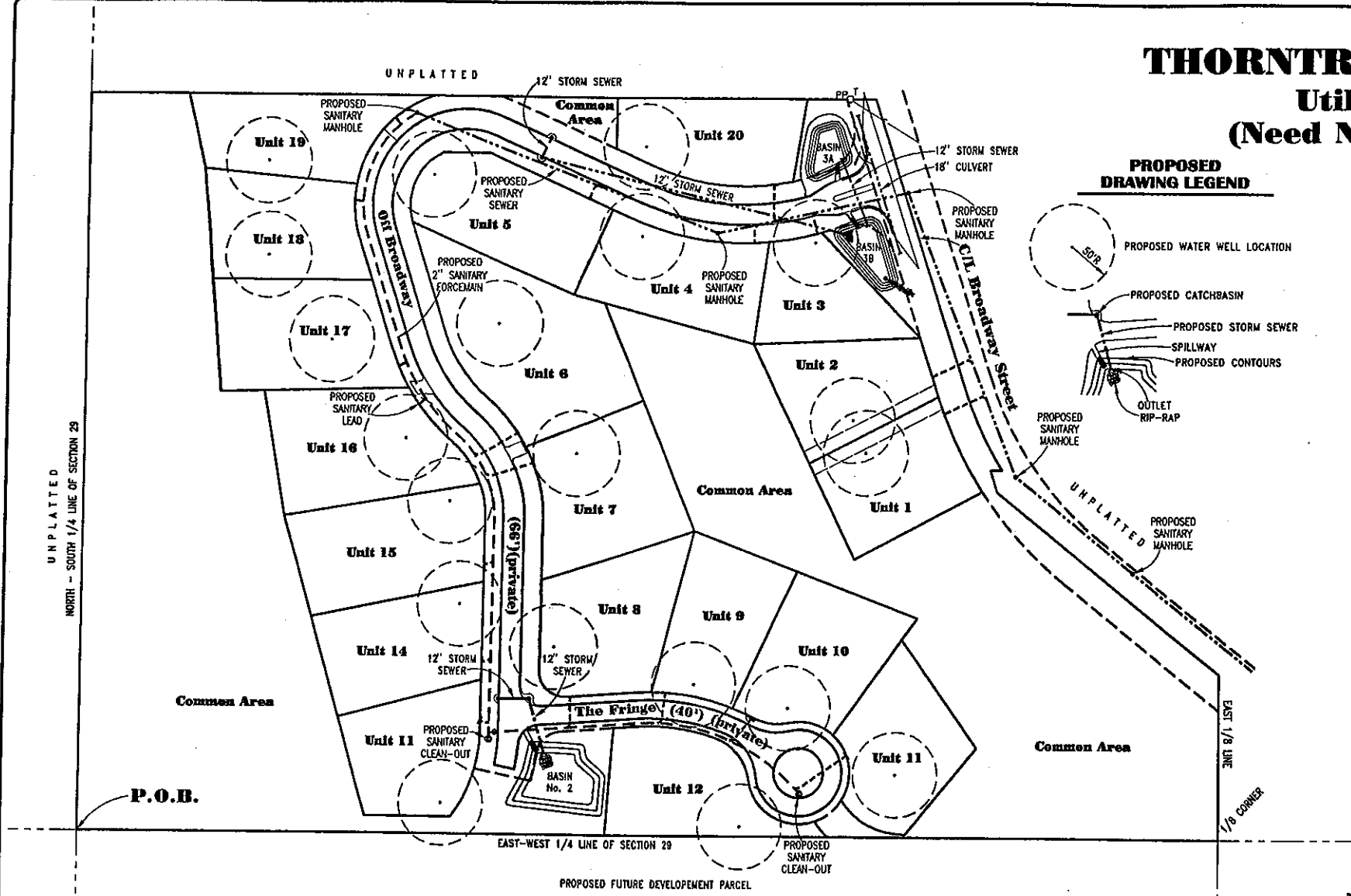
Gosling Czubak
engineering sciences, inc.
1280 Business Park Drive
Traverse City, MI 49686-8607
231-946-9181 800-688-1062
Fax: 231-946-1603

- Engineers
- Surveyors
- Planners
- Environmental Services
- Landscape Architecture

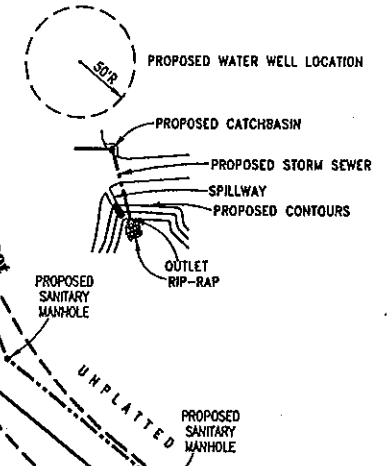
THORNTREE COMMONS

Utility Plan (Need Not Be Built)

MD 145 01 930/74

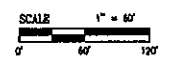


PROPOSED DRAWING LEGEND



EXISTING DRAWING LEGEND

- EM ELECTRIC METER
- UT UTILITY RISER
- MB MAIL BOX
- PP POWER POLE
- PP POWER POLE W/ GUY WIRE
- LP LIGHT POLE
- T — EXISTING TELEPHONE LINE
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- — EXISTING R.O.W.
- SNS EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER CLEANOUT
- — EXISTING SANITARY SEWER
- CB EXISTING STORM SEWER SQUARE CATCH BASIN
- CB EXISTING STORM SEWER ROUND CATCH BASIN
- STS EXISTING STORM SEWER MANHOLE
- — EXISTING STORM SEWER
- ⊙ WV EXISTING GATE VALVE
- ⊙ WB EXISTING CURB STOP
- HYD EXISTING WATER HYDRANT
- — EXISTING WATERMAIN



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- ### LEGEND
- — PROPERTY BOUNDARY
 - — UNIT BOUNDARY
 - P.O.B. POINT OF BEGINNING

- ### PROPOSED DRAWING LEGEND
- — PROPOSED SANITARY SEWER (WITH MANHOLE)
 - — PROPOSED SANITARY FORCEMAIN
 - — PROPOSED SANITARY CLEAN-OUT
 - — PROPOSED SANITARY LEAD

UTILITIES	
TEL	SBC
CATV	CHARTER COMMUNICATIONS
ELEC	CONSUMERS ENERGY
GAS	DTE



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SHEET 5

PROPOSED DATED: SEPTEMBER 27, 2006
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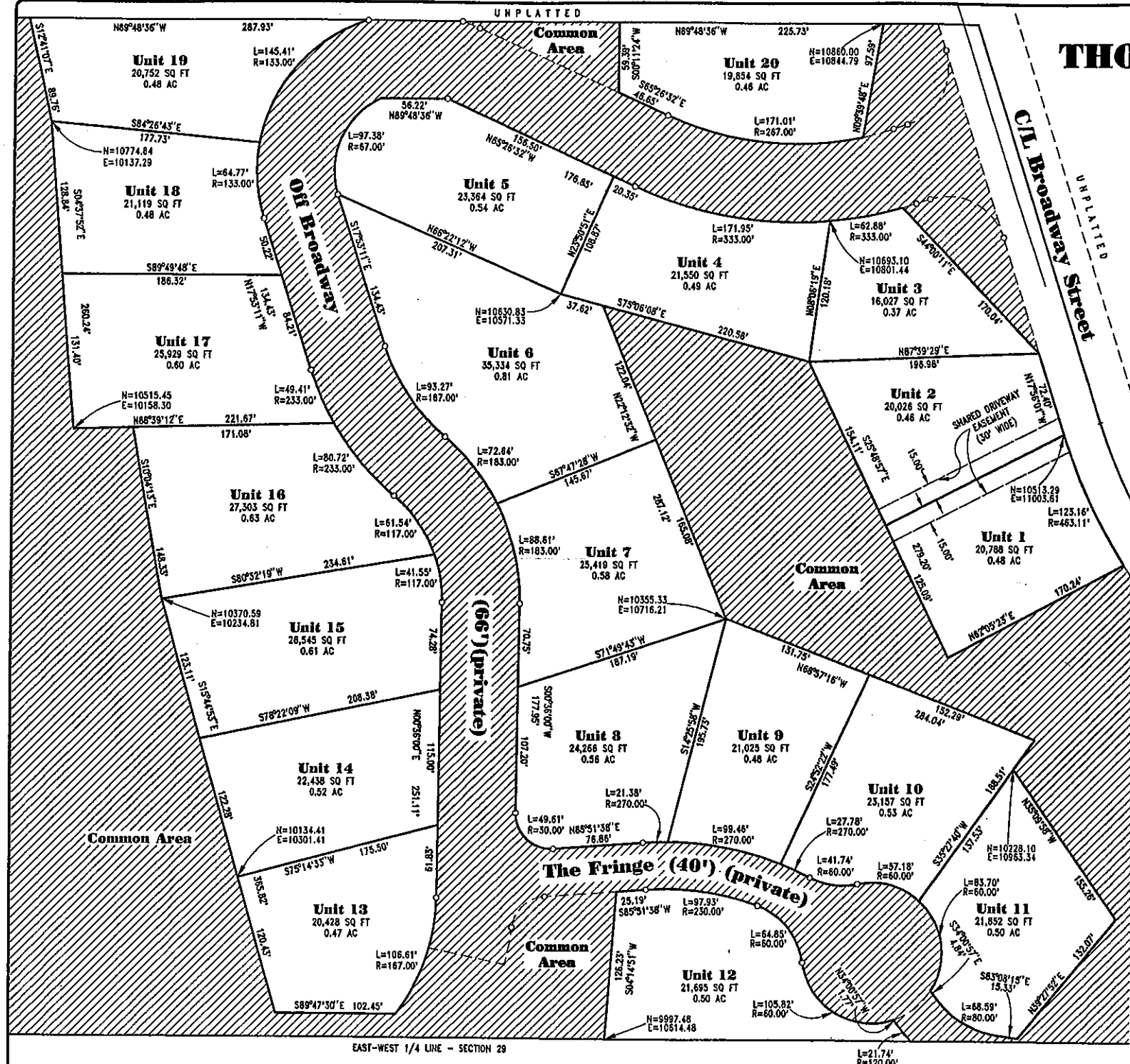
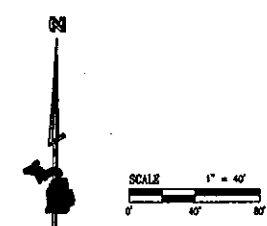
THORNTREE COMMONS

Unit (Floor) Plan (Need Not Be Built)

LEGEND

- PROPERTY BOUNDARY
- COORDINATE POINT
- MAJOR BOUNDARY MONUMENT
- MINOR BOUNDARY MONUMENT
- GENERAL COMMON ELEMENT

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SHEET 6

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- Engineers
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- Landscape Architecture

01 930/75

MD 145



01 930/76

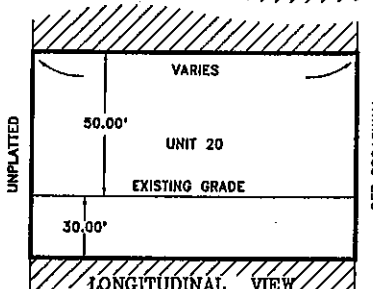
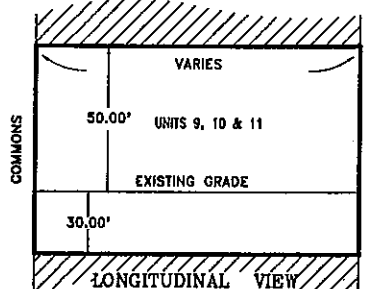
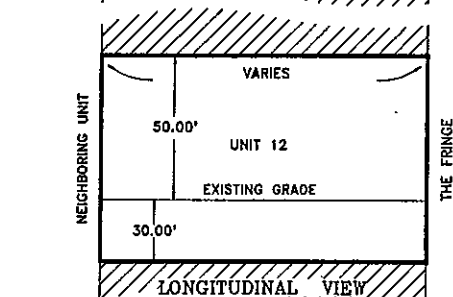
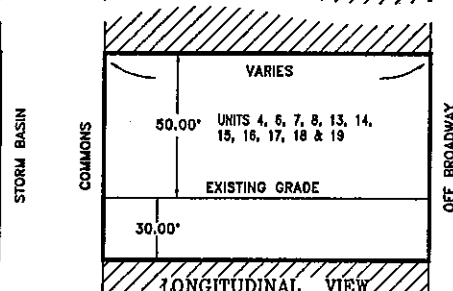
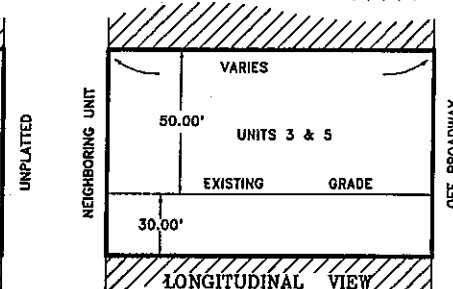
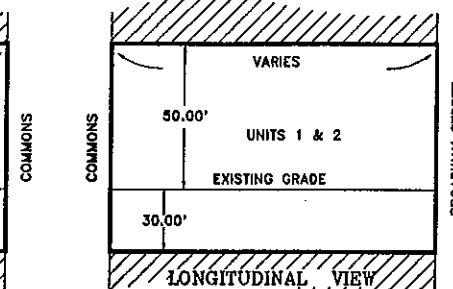
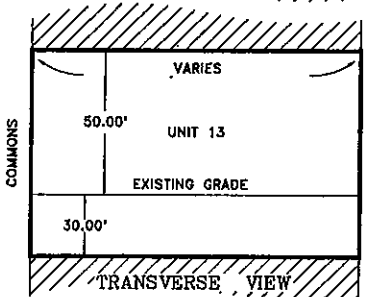
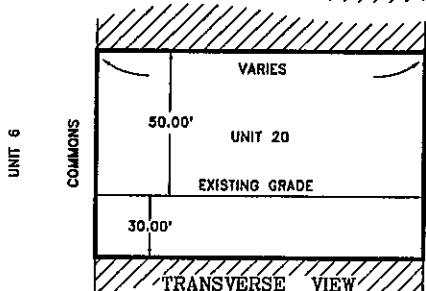
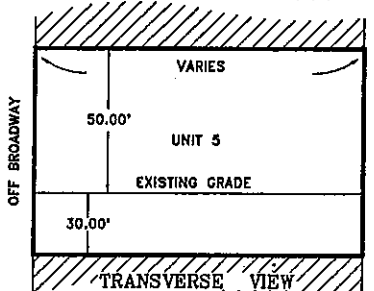
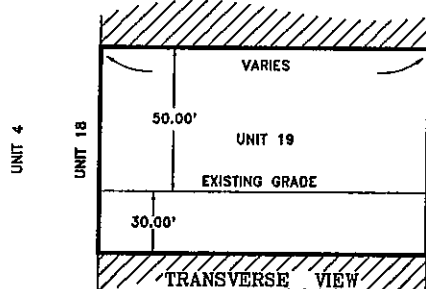
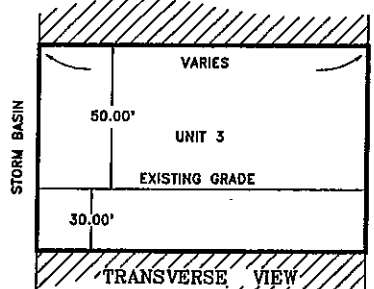
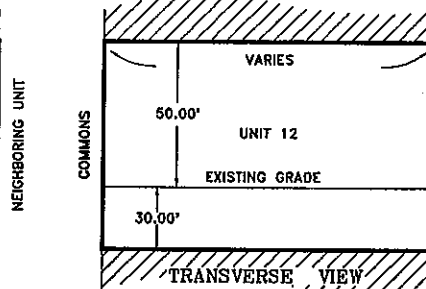
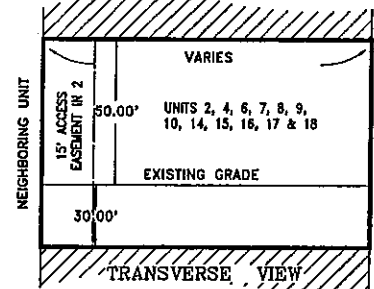
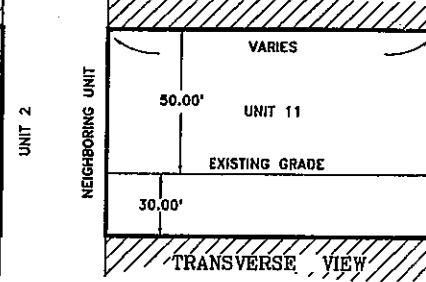
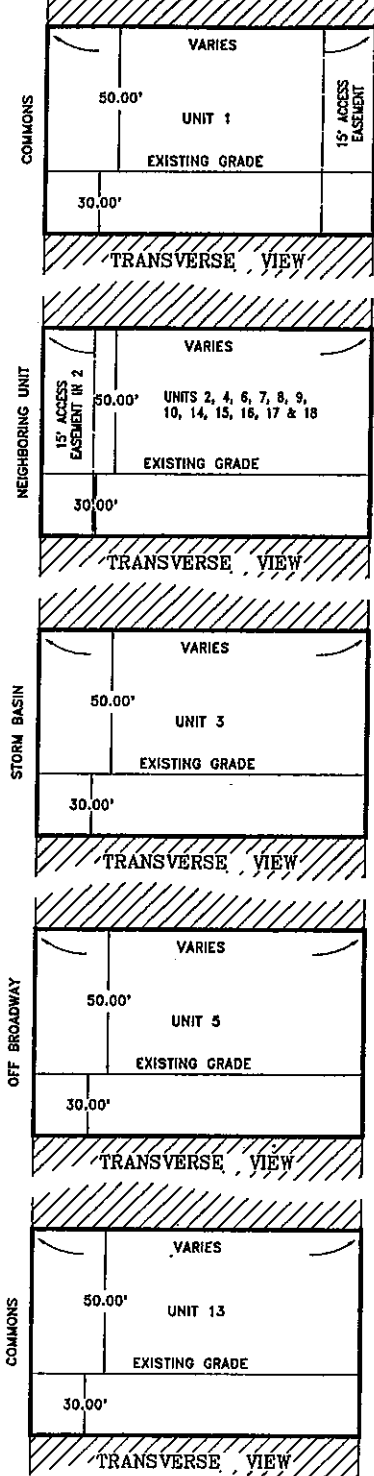
MD 145

THORNTREE COMMONS

Unit (Section) Plan (Need Not Be Built)

LEGEND

-  MAJOR UNIT BOUNDARY LINE
-  GENERAL COMMON ELEMENT



UNIT GROUND ELEVATIONS

ALL UNIT ELEVATIONS ARE BASED UPON AN APPROXIMATE MEAN OVER EACH UNIT. ALL ELEVATIONS ARE TYPICAL PER UNIT AS SHOWN.

UNIT	ELEV.
1	716
2	708
3	706
4	734
5	756
6	786
7	772
8	748
9	756
10	768
11	756
12	784
13	736
14	754
15	766
16	788
17	806
18	786
19	758
20	722

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SHEET 7

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