

# OTTAWA COUNTY CONDOMINIUM SUBDIVISION! PLAN NO. 155 EXHIBIT B TO THE MASTER DEED OF ROOSEVELT RIDGE CONDOMINIUM CITY OF FERRYSBURG, OTTAWA COUNTY, MICHIGAN

DEVELOPER:  
DANNY LAM  
4175 BUD DRIVE  
COMSTOCK PARK, MI 49321

SURVEYOR AND ENGINEER:  
JOINER ENGINEERING, INC.  
113 W. SAVIDGE STREET  
SPRING LAKE, MICHIGAN 49456

ARCHITECT:  
KINGSLEY HOME - ART KINGSLEY  
6617 WEST RIVER DRIVE  
BELMONT, MICHIGAN 49306

ATTENTION COUNTY REGISTRAR OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER  
MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE  
WHEN A NUMBER HAS BE - ASSIGNED TO THIS  
PROJECT. IT MUST BE PROPERLY SHOWN IN THE  
TITLE ON THIS SHEET AND IN THE SURVEYOR'S  
CERTIFICATE ON SHEET 2

## PROPERTY DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 6  
NORTH, RANGE 18 WEST, CITY OF FERRYSBURG, OTTAWA COUNTY, MICHIGAN,  
DESCRIBED AS BEINGING AT A POINT ON THE SOUTH LINE OF SAID SECTION  
8 THAT IS 44.00 FEET SOUTH BY BEARING 89 DEGREES 44 MINUTES WEST FROM  
THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH BY BEARING 89  
DEGREES 44 MINUTES WEST, ALONG SAID SOUTH LINE 200.00 FEET, THENCE  
NORTH BY BEARING 89 DEGREES 44 MINUTES EAST 400.00 FEET, THENCE SOUTH  
BY BEARING 89 DEGREES 44 MINUTES WEST 400.00 FEET, THENCE NORTH BY  
BEARING 89 DEGREES 44 MINUTES EAST 200.00 FEET, THENCE NORTH BY BEARING  
89 DEGREES 44 MINUTES EAST 200.00 FEET TO THE WEST LINE OF THE C & O  
RAILROAD RIGHT-OF-WAY; THENCE SOUTH BY BEARING 89 DEGREES 44 MINUTES  
WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 600.00 FEET TO THE POINT OF  
BEGINNING, EXCEPT ANY PART TAKEN, USED OR SECURED FOR ROAD PURPOSES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

## SHEET INDEX

1. COVER SHEET
2. SURVEY PLAN
3. SITE PLAN
4. UTILITY PLAN
5. DUPLEX FLOOR PLANS
6. FOUR-PLEX FLOOR PLANS
7. BUILDING SECTIONS



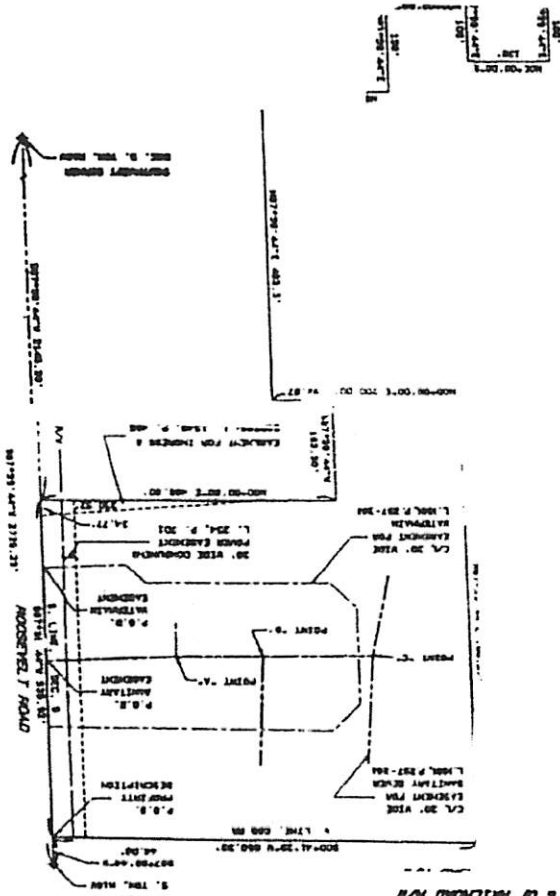
*Thomas E. Joiner*  
THOMAS E. JOINER  
REGISTERED LAND SURVEYOR  
REGISTRATION NUMBER 26488  
JOINER ENGINEERING, INC.  
113 WEST SAVIDGE STREET  
SPRING LAKE, MICHIGAN 49456

PROPOSED DATED: 1-6-83 SHEET 1

RECEIVED  
JAN 10 - 1968  
U.S. AIR FORCE  
OFFICE OF THE SECRETARY  
WASHINGTON, D.C.

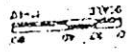
NOTE:  
RELATIONS AND DISTANCES OF THE PULSES;  
DEVELOPMENT WILL BECOME MORE  
FAMILIAR TO YOU.

NEW YORK 10 5 21 PM

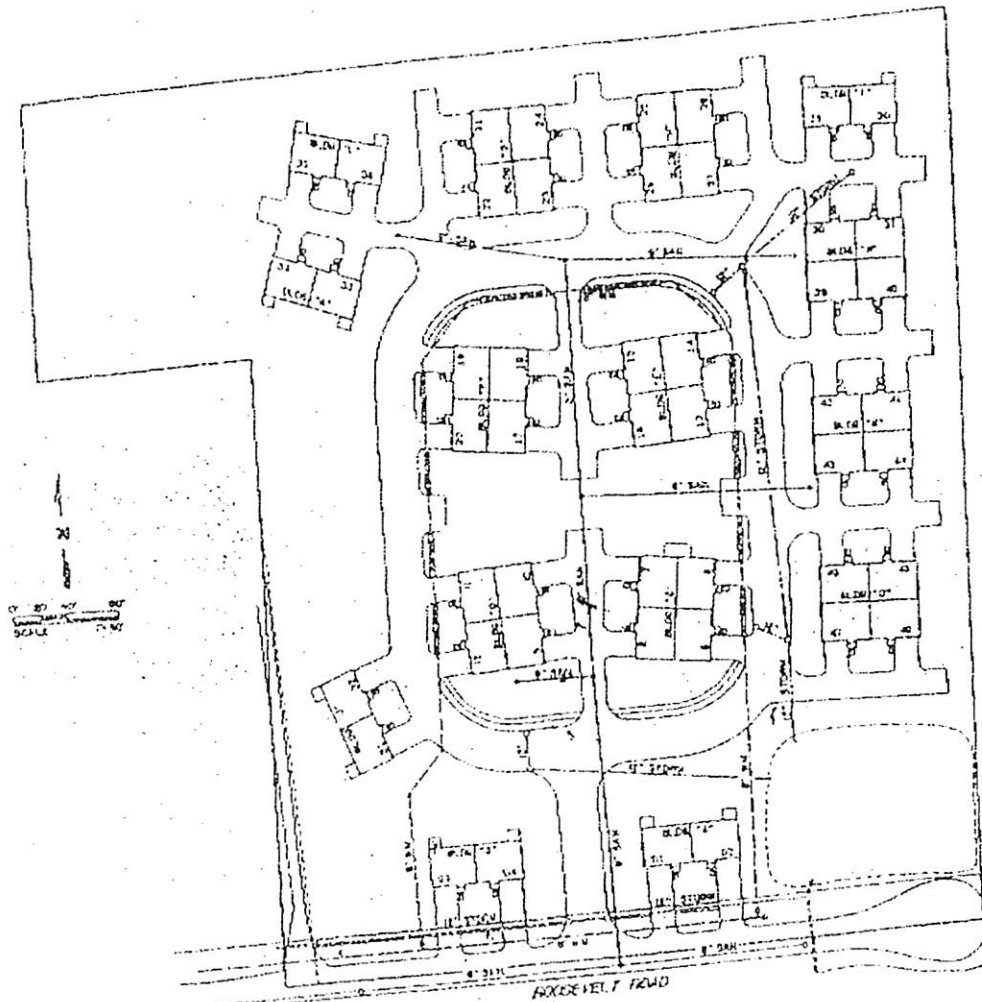


1. I, J. Thomas S. Johnson, Registrar General and Keeper of the  
 2. State of Michigan, hereby certify that the foregoing is a  
 3. true and correct copy of the original as the same appears  
 4. in the records of the State of Michigan.  
 5. In testimony whereof, I have hereunto set my hand and  
 6. the seal of the State of Michigan, at Lansing, Michigan, this  
 7. 1st day of January, 1904.  
 8. J. Thomas S. Johnson, Registrar General and Keeper of the  
 9. State of Michigan.  
 10. By \_\_\_\_\_, Deputy Registrar General.

RECEIVED  
JAN 10 1968

[illegible][illegible][illegible]

UNIT 1690 PAGE 712



SEE TO & CI RAILROAD RIGHT-OF-WAY

UTILITY - VARIOUS LOCATIONS  
 SANITARY SEWER - JOINDER IN-PLACE  
 PUBLIC WATER - JOINDER IN-PLACE  
 GAS - JOINDER IN-PLACE  
 TELEPHONE - JOINDER IN-PLACE  
 CABLE TELEVISION - JOINDER IN-PLACE

THE STORM SEWER ATTACHED TO THE SIDE OF BUILDING NO. 1 AND BUILDING NO. 2 ARE IN PLACE EQUIPMENT AND GENERAL CONSTRUCTION  
 THE FOLLOWING BUILDINGS AND UTILITIES SERVING THEM SHALL BE BUILT: BUILDINGS NO. 3 AND 4  
 THE FOLLOWING BUILDINGS AND UTILITIES SERVING THEM SHALL NOT BE BUILT: BUILDINGS NO. 5 AND 6  
 THE LOCATION OF THE GAS, ELECTRIC, TELEPHONE AND CABLE TV SERVICE LINES IS NOT KNOWN AT THIS TIME AND WILL BE KNOWN ON THE RE-ENTRY PLAN DATE  
 UTILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY AS DEMONSTRATED BY THE VARIOUS COMPANIES AND NO WARRANTY IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF  
 UTILITY TAPPOINTS ARE SHOWN ON THE UNIT PLAN  
 ALL UNITS SHALL HAVE SEPARATE SEWER AND SERVICE GROUPS. ONLY SEWER SERVICE GROUPS SHALL BE SHOWN BY UNITS.

- LEGEND
- SANITARY SEWER
  - STORM SEWER
  - WATERMAIN
  - GAS MAIN
  - UNDERGROUND ELECTRIC, TELEPHONE, CABLE
  - TELEPHONE
  - FIRE MAINLINE WITH VALVE
  - MANHOLE
  - CATCHER
  - ELECTRIC METER
  - GAS METER
  - WATER METER
  - WATER VALVE

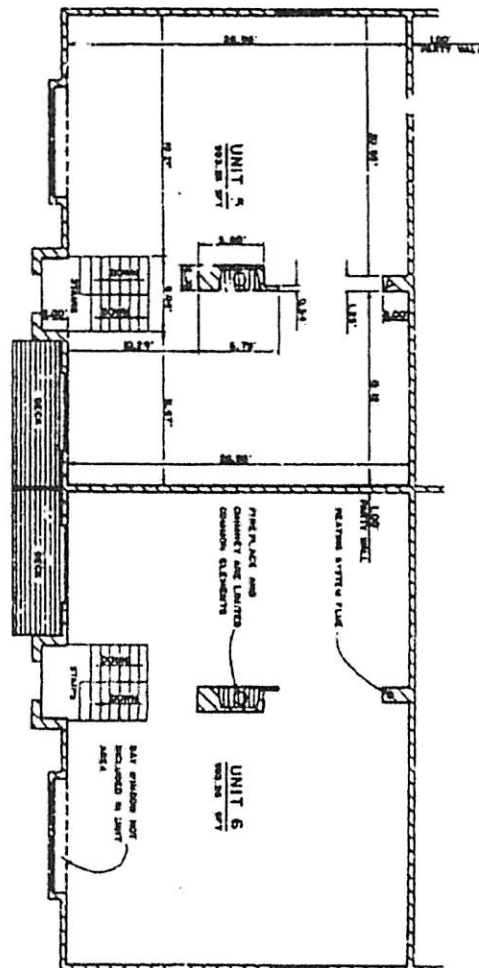


THOMAS E. LINDER  
 REGISTERED LAND MEASURER  
 REGISTERED SURVEYOR 25423  
 JAMES CHAPMAN, INC.  
 112 WEST DAVIDSON STREET  
 SPRING LAKE, MICHIGAN 49556

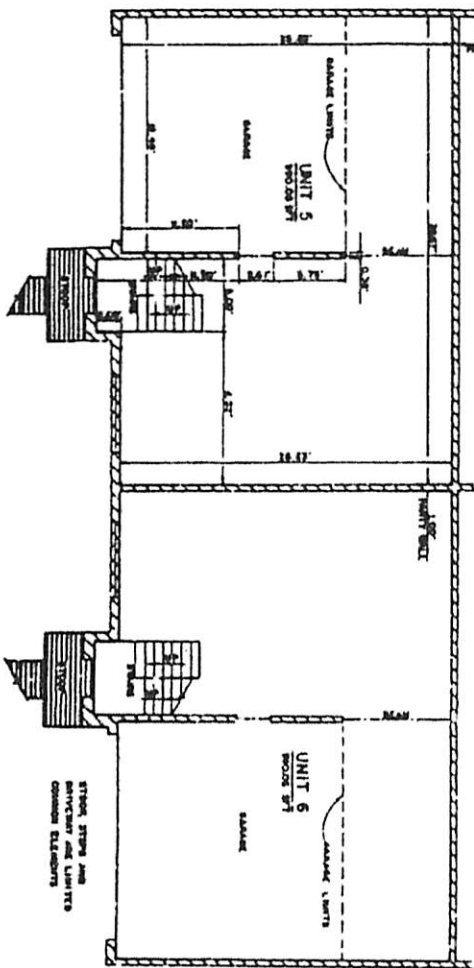
REVISIONS: 1-1-6-93  
 THIS SHEET PREPARED BY

|                                    |          |
|------------------------------------|----------|
| JULIAN ENGINEERING, INC.           |          |
| 1001                               |          |
| ROOSEVELT RIDGE CONDOMINIUM        |          |
| CITY OF BENTONVILLE, OTTAWA COUNTY |          |
| 1-1-6-93                           | 1-1-6-93 |

UTILITY PLAN



MAIN FLOOR



LOWER LEVEL

| Unit<br>No. | Unit<br>No. | Unit<br>No. |
|-------------|-------------|-------------|
| 1           | 2           | 3           |
| 4           | 5           | 6           |
| 7           | 8           | 9           |
| 10          | 11          | 12          |
| 13          | 14          | 15          |
| 16          | 17          | 18          |
| 19          | 20          | 21          |
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LEOEND

- ✓** COMMON COMMON ELEMENT
- \_\_\_\_\_** LIMITED COMMON ELEMENT
- \_\_\_\_\_** LIMITS OF OWNERSHIP
- Ownership: Units are 50% to each other  
units themselves own 50%
- Units relative to each other and  
external common elements:
- All 4-PLDs must have an ownership  
and 100% of units themselves own 50%
- Ownership/units that "may be only" on  
units not be built" and indicates on the  
plan sheet.

#### 4-PLEX FLOOR PLANS



REGISTERED LAND SURVEYOR  
BELL-DAVIS SURVEYING, INC.  
JORDAN DIVISION, INC.  
113 WEST SAVIDGE STREET  
SPRING LAKE, MICHIGAN 49781

100

PROPOSED ACTION: 1-0-93  
THIS ENTRY PRELIMED BY

**FORGET THE PAST**





EXHIBIT C

STATEMENT OF DEPOSITION

STATE OF MICHIGAN )  
COUNTY OF KENT ) ss.

Joan R. Niven, being duly sworn, deposes and says that:

1. She is employed by the legal firm of Varnum, Riddering, Schmidt & Howlett, and acts as secretary to William K. Van't Hof, attorney for the Developer of the Roosevelt Ridge Condominium Project.

2. On September 25, 1992, notices were sent to seven (7) governmental agencies as required by Section 71 of the Michigan Condominium Act. Such notices were sent by certified mail return receipt requested, and appropriate receipts from all seven agencies have subsequently been received.

Further deponent saith not.

*Joan R. Niven*  
Joan R. Niven

Subscribed and sworn to before me this 25nd day of September, 1992.

*Virginia S. Griffin*  
Virginia S. Griffin  
Notary Public, Kent County, MI  
My commission expires: 5/19/93