

**SECOND AMENDMENT TO MASTER DEED**  
**For**  
**BLUE HERON RESORT**

**SECOND AMENDMENT TO MASTER DEED**, made this 12<sup>th</sup> day of June, 2002, by RANDALL W. MANN d/b/a GREAT LAKES LAND CO., a single man, whose address is 8995 Alden Meadows Drive, Alden, Michigan 49612 (hereinafter referred to as the "Developer");

**WITNESSETH:**

**WHEREAS**, the Developer caused the Master Deed for Blue Heron Resort, dated August 16, 2000, to be recorded on the August 17, 2000, Reception No. 3023440 (page 1 of 37), Kalkaska County Register of Deeds; and

**WHEREAS**, the Developer caused the First Amendment to Master Deed for Blue Heron Resort, to be recorded on October 30, 2001, Reception No. 3033343, Kalkaska County Register of Deeds; and

**WHEREAS**, the Developer currently owns more than 66-2/3rds of the units in this Project, and wishes to amend the Master Deed as hereinafter provided;

**WHEREAS**, pursuant to Article IX, Developer is reserved the right to amend the Master Deed where such amendment does *not* materially affect the rights of Co-owners and Mortgagees; and

**WHEREAS**, Developer wishes to realign the lot lines of three units which have not been sold, which realignment does not, in any way, affect any other lots within this project, and therefore do not materially affect the rights of other Co-owners or Mortgagees.

**NOW, THEREFORE**, in consideration of the premises, the authority reserved the Developer, the authority granted the Developer by owning a majority of the existing units, and other consideration, the Master Deed for Blue Heron Resort is hereby amended as follows:

1. Attached hereto are Sheets 1, 2, 5, and 8 of Exhibit B to the Master Deed, which Sheets revise, replace and supersede Sheets 1, 2, 5, and 8, of the original Master Deed.
2. In all other respects, the Master Deed, and the Exhibits thereto, are hereby reaffirmed and ratified, except as expressly amended or modified herein, or pursuant to previous amendment.



KALKASKA COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NUMBER \_\_\_\_\_  
 EXHIBIT B TO THE MASTER DEED OF

AMENDED



# BLUE HERON RESORT

A SITE CONDOMINIUM

IN SECTIONS 20, 21 & 28, TOWN 28 NORTH,  
 RANGE 7 WEST, ORANGE TOWNSHIP,  
 KALKASKA COUNTY, MICHIGAN.

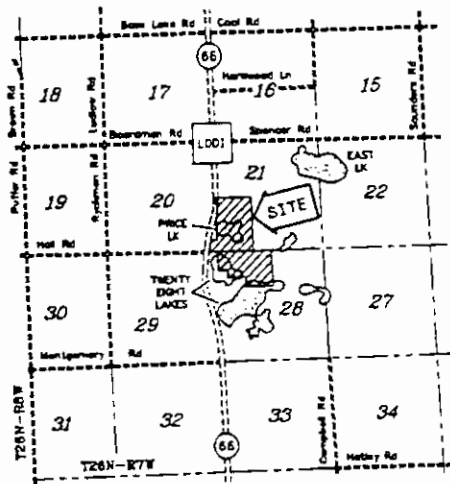
DEVELOPER



**GREAT LAKES LAND CO.**  
 8995 ALDEN MEADOWS DRIVE  
 ALDEN, MICHIGAN 49612

**SHEET INDEX**

- 1 COVER SHEET
- 2 COMPOSITE PLAN
- 3 SURVEY PLAN (SOL. LOG & CURVE DATA)
- 4 SURVEY PLAN (UNITS 1-10, 53-60)
- 5 SURVEY PLAN (UNITS 11-33, 50-52)
- 6 SURVEY PLAN (UNITS 34-48)
- 7 SITE, UTILITY & UNIT PLAN (UNITS 1-10, 53-60)
- 8 SITE, UTILITY & UNIT PLAN (UNITS 11-33, 50-52)
- 9 SITE, UTILITY & UNIT PLAN (UNITS 34-48)
- AMENDED SHEETS 1, 2, 7, 8 & 9 (19 OCTOBER 2001)
- AMENDED SHEETS 1, 2, 5, & 8 (08 MAY 2002)



LOCATION MAP  
(no scale)

**ATTENTION TO COUNTY REGISTER OF DEEDS**  
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED  
 IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED  
 TO THIS CONDOMINIUM, IT MUST BE SHOWN ON THIS COVER SHEET  
 AND THE SURVEYOR'S CERTIFICATE ON SHEETS 3, 4, 5 & 6.

**DESCRIPTION**

A parcel of land situated in Orange Township, Kalkaska County, Michigan, and more fully described as follows:

That part of the Southeast 1/4 of Section 20, the Southeast 1/4 of Section 21 and the Northeast 1/4 of Section 28, Town 28 North, Range 7 West, described as: Beginning at the Southeast corner of Section 20; thence South 89°40'22" West along the South line of said Section 20, 453.43 feet to the East line of Highway 66; thence 488.41 feet along said East highway line and along the arc of a 3728.72 foot radius curve to the right, the long chord of which bears North 102°27'36" East, 488.08 feet; thence North 16°10'32" East along said East highway line, 174.30 feet; thence North 86°13'34" East, 323.04 feet to the East line of said Section 20 and the West line of said Section 21; thence North 00°04'32" East along said West line Section 21, 2002.81 feet to the West 1/4 corner of said Section 21; thence North 88°19'14" East along the East and West 1/4 line of said Section 21, 1853.85 feet; thence South 00°38'52" East, 1343.48 feet; thence 703.01 feet along the arc of a 3033.00 foot radius curve to the right, the long chord of which bears South 00°36'33" West, 701.44 feet; thence 82.13 feet along the arc of a 233.00 foot radius curve to the right, the long chord of which bears South 23°57'37" West, 81.33 feet; thence South 00°28'52" East, 518.08 feet to the South line of said Section 21 and North line of said Section 28; thence North 89°04'40" East along said North line Section 28, 1002.98 feet to the North 1/4 corner of said Section 28; thence South 00°10'11" East along the North and South 1/4 line of said Section 28, 1981.28 feet; thence South 89°04'29" West, 1307.50 feet to the West 1/8 line of said Section 28 and 89°04'29" West, 1307.50 feet to the West 1/8 line of said Section 28; thence North 00°03'20" West along said portion West 1/8 line and along the East line of Twenty Eight Lakes Park, a recorded plat, 311.15 feet; thence South 89°26'24" West along the North line of said plat, 5.53 feet to the West 1/8 line of said Section 28 as monumented; thence North 00°03'36" West along said monumented West 1/8 line, 202.80 feet to the North 1/8 line of said Section 28; thence South 89°05'44" West along said monumented North 1/8 line, 783.87 feet; thence North 00°01'15" East, 836.27 feet; thence South 89°05'44" West, 520.00 feet to the West line of said Section 28; thence North 00°01'15" East along said West line Section 28, 872.82 feet to the Point of Beginning. Containing 187.70 acres of land.

Subject to the rights of the public over the statutory part thereof as occupied by Highway 66.

Also subject to easements, right-of-ways, reservations and restrictions of record.

SITE CONDOMINIUM AMENDED IN ORDER TO CORRECT ERROR IN UNIT NUMBERING IN COMPOSITE PLAN (SHEET 2) AND TO REVERSE UNITS 25-36 LAKE SIDE BUILDING SETBACKS (SHEETS 7, 8 & 9) 19 OCTOBER 2001.  
 SITE CONDOMINIUM AMENDED, BOUNDARY LINE COMMON TO UNITS 50, 51 & 52 RELOCATED (SHEETS 2, 5 & 8) 08 MAY 2002.



*Neil L. Way*  
 NEIL L. WAY  
 PROFESSIONAL LAND SURVEYOR NO. 28432  
 EAGLE LAND SURVEYING, INC.  
 710 US-31 SOUTH  
 P.O. BOX 838  
 ELK RAPIDS, MICHIGAN 49629

02 MAY 2002  
 DATE

**EAGLE LAND SURVEYING, Inc.**

(231) 284-8110  
 FAX: 284-8311  
 www.28432@aol.com  
 710 US-31 SOUTH  
 P.O. BOX 838  
 ELK RAPIDS, MI 49629

R/L/E:  
**COVER SHEET**

Drawn by: N.L.W.	SHEET
Checked by: D.J.C. - 2018	1 of 9
File No.: 1995-2295	DATE:
Drawn File: 99-2285C.DWG	09 MAY 02

AMENDED  
**BLUE HERON RESORT**  
A SITE CONDOMINIUM

IN SECTIONS 20, 21 & 28, TOWN 28 NORTH,  
RANGE 7 WEST, ORANGE TOWNSHIP,  
KALKASKA COUNTY, MICHIGAN.

**SITE BENCHMARK:**  
SET 80' SPACE ON THE NORTH FACE OF UTILITY POLE,  
70' ± EAST OF THE CENTERLINE OF M-84, 300' ± NORTH  
OF THE CENTERLINE OF HALL ROAD, 230' ± SOUTH OF  
THE CENTERLINE OF SOUTHERLY SITE ENTRANCE.  
ELEVATION: 1112.60 (U.S.L.S.)  
SEE THIS SHEET FOR LOCATION.

**NOTE:**  
ALL LIMITS SHOWN ARE "AS BUILT" AS OF  
19 OCT. 2001, UNLESS OTHERWISE NOTED.

AERIAL MAPPING BY ADVANCED MAPPING TECHNOLOGIES,  
PORT HURON, MICHIGAN, 810-880-4830  
PHOTO DATE: 11/9/99  
CONTOUR INTERVAL: 2 FEET

**BEARING REFERENCE:**  
JAMES FLETCHER (P) 18630, GRANGER ENGINEERING, JOB NO. K5U 1402-01, 5/24/79

**ADDITIONAL REFERENCES:**  
CARL ROSSER (P) 3028, MICHIGAN DNR SURVEY PROJECT NO. 76-7, JAN. 1987  
EUGENE FARMER (P) 4584, FARMER SURVEYING, FILE NO. 28783, 12/15/73  
MICH. DEPT. OF TRANSPORTATION, M-84 HIGHWAY RIGHTS, FILE NO. 60-41-3  
PLAN OF TWENTY EIGHT LAKES PARK, L. C. P. 25-28



HALL ROAD

**SURVEYOR'S CERTIFICATE**

I, NEIL L. WAY, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS KALKASKA COUNTY CONDOMINIUM SUBDIVISION NUMBER AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.  
THAT THE BENCHMARK MONUMENTS AND BENCH MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 86 OF THE PUBLIC ACTS OF 1876.  
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 86 OF THE PUBLIC ACTS OF 1876.  
THAT THE BENCHMARKS AS SHOWN ARE NOTED IN THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 86 OF THE PUBLIC ACTS OF 1876.



*Neil L. Way*  
NEIL L. WAY  
PROFESSIONAL LAND SURVEYOR NO. 28432  
EAGLE LAND SURVEYING, INC.  
710 US-31 SOUTH  
P.O. BOX 836  
ELK RAPIDS, MICHIGAN 49629

02 MAY 2002  
DATE

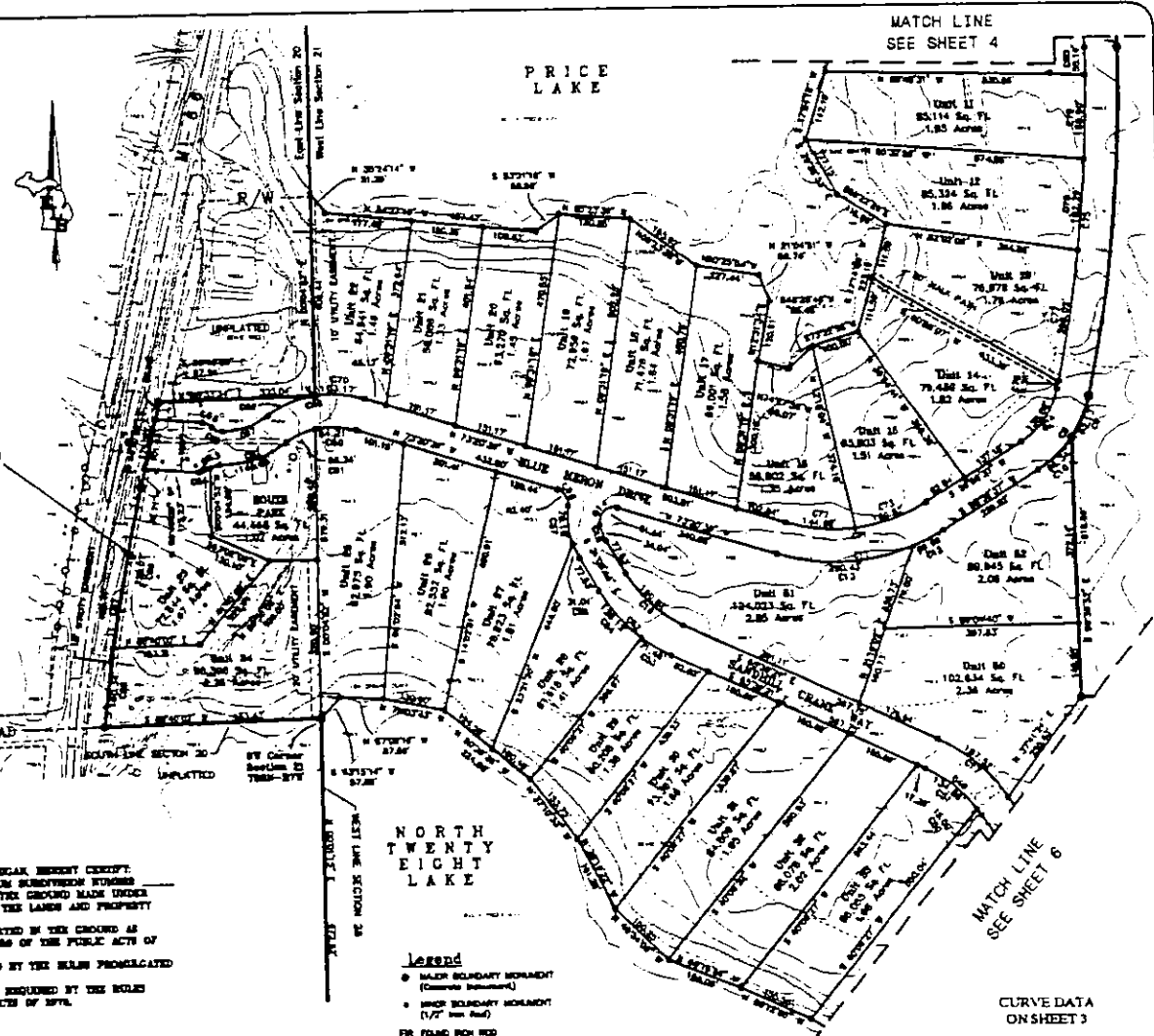
**EAGLE LAND SURVEYING, Inc.**

(231) 284-8110  
FAX: 284-8311  
www.els.com  
710 US-31 SOUTH  
P.O. BOX 836  
ELK RAPIDS, MI 49629

TITLE:  
**SURVEY PLAN  
UNITS 11-33, 50-52**

Drawn By: N.L.W.  
Checked By: D.L.C.-2078  
P.L. No.: 1999-2285  
Drawn File: 80-2285C.DWG

SHEET  
5 of 8  
DATE:  
09 MAY 02



MATCH LINE  
SEE SHEET 4

MATCH LINE  
SEE SHEET 6

CURVE DATA  
ON SHEET 3

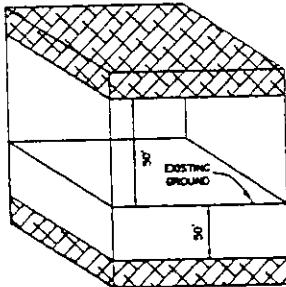
**Legend**  
● MAJOR BOUNDARY MONUMENT  
(Corner Monument)  
○ MINOR BOUNDARY MONUMENT  
(1/2" Iron Rod)  
PR FOUND BORN RED



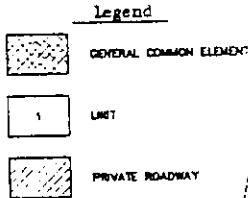
AMENDED  
**BLUE HERON RESORT**

A SITE CONDOMINIUM

IN SECTIONS 20, 21 & 28, TOWN 28 NORTH  
RANGE 7 WEST, ORANGE TOWNSHIP,  
KALKASKA COUNTY, MICHIGAN.



TYPICAL UNIT ENVELOPE



**NOTE:**  
ALL UNITS SHOWN ARE "AS BUILT" AS OF  
19 OCT. 2001, UNLESS OTHERWISE NOTED.  
ALL UTILITIES ARE TO BE LOCATED WITHIN THE  
GENERAL COMMON ELEMENT, PRIVATE ROADWAY  
OR DESIGNATED EASEMENT AREAS.

PARKS AND WALK PATHS ARE FOR THE EXCLUSIVE  
USE OF UNIT OWNERS AND THEIR GUESTS.

UNIT 24 SHALL ACCESS BLUE HERON DRIVE OVER  
THE EASTERLY 20 FEET OF SOUTH PARK.

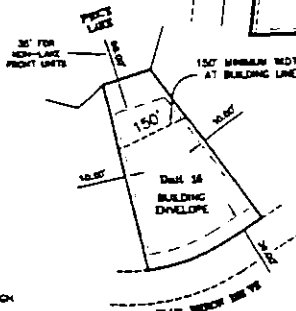
27' INGRESS EGRESS EASEMENT ACROSS UNIT 41  
IS FOR THE EXCLUSIVE USE OF UNIT 41, AND SHALL  
BE RETAINED FOR THE DURATION OF OWNERSHIP  
OF UNIT 41 BY THE ROBERT WOODRIDGE FAMILY.  
AFTER WHICH SAID EASEMENT SHALL BE DISCLOSED.

SEE SHEET 3 FOR TEST HOLE DATA.

UNITS 10, 24, 33, 34 & 35 SEPTIC FIELDS  
SHALL BE LOCATED WITHIN AREAS DESIGNATED  
ON SHEETS 7, 8 AND 9. SAID UNITS MAY  
REQUIRE PUMP BACK SYSTEMS DEPENDENT  
UPON HOME LOCATION AND GRADE.

ORGANIC LANDFILLS ARE AREAS OF TREE STUMP  
BURIAL.

LAKE FRONT BUILDING SETBACK FOR UNITS 25 THROUGH  
36 APPROXIMATELY FOLLOWS 2-TRACK TRAIL.



TYPICAL UNIT BUILDING SETBACK  
UNITS 1-36

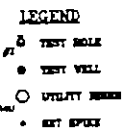
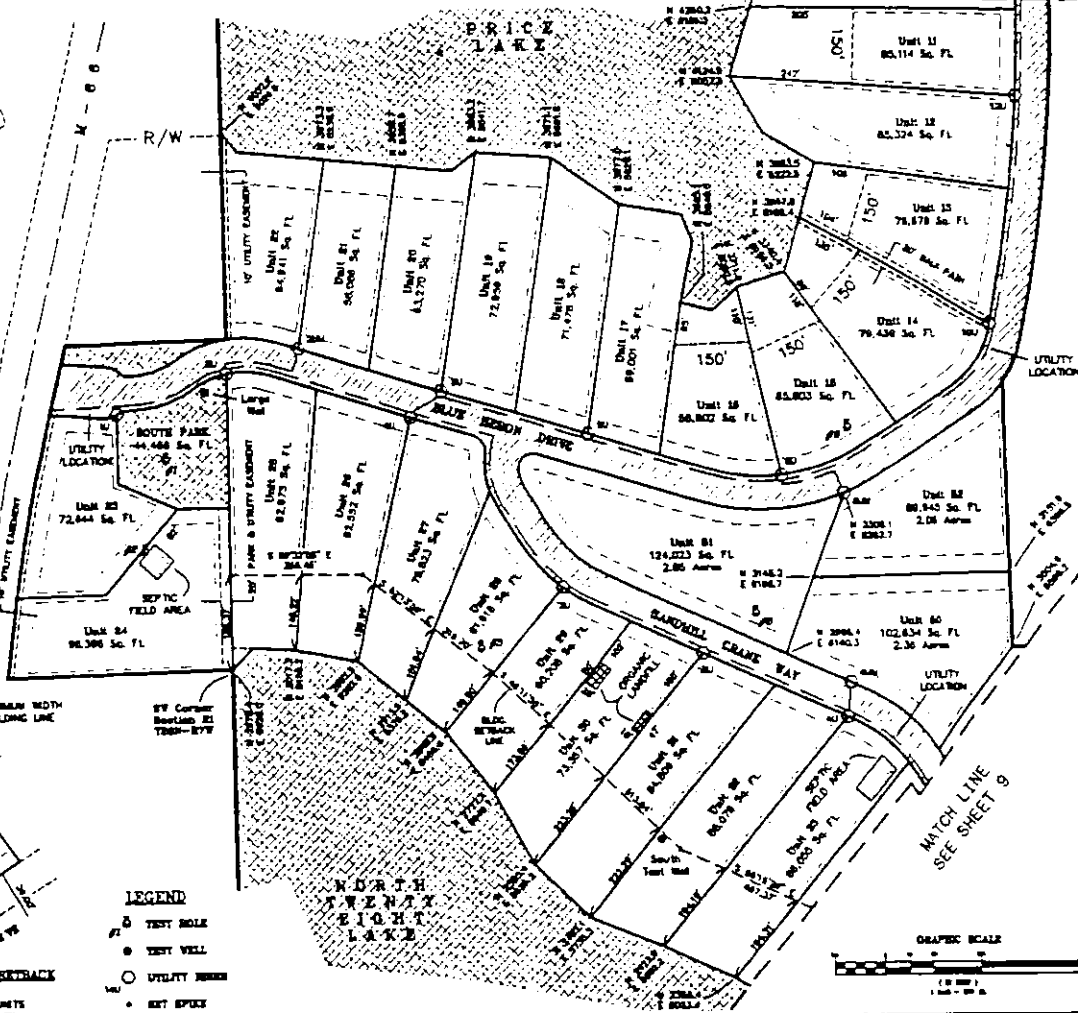
SEE SHEETS 8 & 9 FOR UNITS  
25-36 LAKE SIDE SETBACK

02 MAY 2002

DATE



MEL L. WAY  
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MATCH LINE  
SEE SHEET 7

MATCH LINE  
SEE SHEET 9



**EAGLE LAND SURVEYING, Inc.**  
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740 2nd St. SW  
P.O. Box 628  
Elk Rapids, MI 49829

TITLE: <b>SITE, UNIT &amp; UTILITY PLAN UNITS 11-33, 60-62</b>	Created by M.L.W. Checked by E.L.C.-2018 Plot on: 1999-2285 Using Plot: 90-2285C.DWG
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SHEET 8 of 9
DATE: 09 MAY 02