



RECORDED  
LAKE COUNTY, MI  
12 AUG 2003 12:29:59 PM  
SHELLY MYERS  
REGISTER OF DEEDS

**SECOND AMENDMENT TO MASTER DEED OF  
PERE MARQUETTE OAKS CONDOMINIUM RV PARK**

This Second Amendment to Master Deed has been executed on 8-1, 2003, on behalf of GEMS Development Co., Inc. a/k/a GEM Development, L.L.C., of 507 E. Loomis St., Ludington, Michigan 49431 (hereinafter referred to as "Developer"), pursuant to the provisions of the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended (hereinafter referred to as the "Act").

WHEREAS; the Developer of Pere Marquette Oaks Condominium RV Park, a condominium project established pursuant to the Master Deed recorded in Liber 246, Page 0646, Lake County Records, and known as Lake County Condominium Subdivision Plan No. 7, desires to expand the Condominium by amending the said Master Deed and the Condominium Subdivision Plan attached thereto as Exhibit B, pursuant to the authority reserved in Articles IX and X of the said Master Deed.

NOW, THEREFORE, upon execution and recordation in the office of the Lake County Register of Deeds of this Amendment, no co-owners nor mortgagees being materially affected, the Master Deed is hereby amended by substituting the attached Replat No. 1 of Lake County Condominium Subdivision Plan No. 7, Exhibit B to the said Master Deed and by amending Articles II and VI B by substituting the following in lieu thereof.

**ARTICLE II  
LEGAL DESCRIPTION**

The real property which is dedicated to the Condominium Project established hereby is situated in Lake County, Michigan and is legally described as follows:

Situated in Lake Township, Lake County, Michigan  
That Part of the Northeast Quarter of Section 24, Town 17 North, Range 14 West, Described as Commencing at the East Quarter Post of Section 24; Thence North 89° 35' 10" West on the East and West Quarter Line, 853.50 Feet (Deeded as 854.48 Feet); Thence North 01° 05' 16" West (Deeded as North 01° 04' 15" West), 422.55 Feet to the Place of Beginning of this Description; Thence North 27° 05' 31" East, 116.78 Feet (Deeded as North 27° 35' 35" East, 119.35 Feet); Thence North 01° 01' 34" West (Deeded as North 00° 53' 47" West), 66.32 Feet; Thence South 89° 13' 24" East (Deeded as South 89° 05' 09" East), 78.82 Feet; Thence North 00° 48' 08" West, 50.00 Feet (Deeded as North 00° 40' 35" West, 50.01 Feet); Thence South 89° 13' 11" East (Deeded as South 89° 05' 09" East), 44.00 Feet; Thence North 00° 26' 19" West, 86.37 Feet (Deeded as North 00° 40' 35" West, 86.99 Feet); Thence South 89° 24' 40" East, 160.00 Feet (Deeded as South 89° 05' 09" East, 159.90 Feet); Thence North 01° 10' 10" West, 88.08 Feet (Deeded as North 00° 36' 26" West, 88.01 Feet); Thence South 89° 12' 52" East, 80.06 Feet (Deeded as South 89° 05' 09" East, 78.16 Feet); Thence North 01° 10' 10" West, 504.61 Feet (Deeded as 503.56 Feet); Thence North 89° 38' 56" West (Deeded as North 89° 42' 40" West), 611.99 Feet; Thence South 01° 10' 10" East, 89.87 Feet; Thence South 89° 24' 40" East, 21.08 Feet; Thence South 01° 10' 10" East, 60.00 Feet; Thence South 89° 24' 40" East, 100.00 Feet; Thence South 01° 10' 10" East, 576.00 Feet; Thence South 89° 24' 40" East, 24.00 Feet; Thence South 01° 01' 00" East, 80.56 Feet; Thence South 89° 35' 10" East Parallel to the East and West Quarter Line 44.85 Feet; Thence South 01° 05' 16" East 90.45 Feet to the Place of Beginning.



ARTICLE VI  
UNIT DESCRIPTION AND PERCENTAGE OF VALUE

B. Percentage of Value.

The total value of the project is 100%. Based upon their market value, size and allocable expenses of maintenance, the respective units have been assigned the following percentages of value:

Units 1- 44 (inclusive) 2.27% each

These percentages of value shall be determinative of the proportionate share of each unit in the common expenses and proceeds of administration, the value of such unit's vote at certain meetings of the Association of co-owners, and of such unit's undivided interest in the common elements (which is hereby allocated to each unit). The percentages of value allocated to the units may be changed only with the prior written approval of each holder of a first mortgage lien on any unit in the project and with the unanimous consent of all of the co-owners expressed in a duly recorded amendment to this Master Deed (other than resulting from an expansion of the Condominium pursuant to Article IX G).

In all other respects, the original Master Deed of Pere Marquette Oaks Condominium RV Park shall continue in full force and effect.

IN WITNESS THEREOF, the Developer has executed this First Amendment to Master Deed.

GEMS DEVELOPMENT CO., INC.

By: Gerald Smith  
Gerald Smith, President

STATE OF MICHIGAN

ss.

COUNTY OF VAN BUREN

The foregoing instrument was acknowledged before me on 8-1-, 2003, by Gerald Smith, President, on behalf of GEMS Development Co., Inc.

J. Glenn Sperry  
Glenn Sperry, Notary Public  
Van Buren County, Michigan  
My commission expires: 11-1-2004

Document prepared by:  
J. Glenn Sperry  
SPERRY & BOWMAN  
317 Center Street  
South Haven, MI 49090  
(616) 637-1151

072903



REPLAT NO. 2 OF

LAKE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 7  
EXHIBIT B TO THE MASTER DEED OF

# PERE MARQUETTE OAKS CONDOMINIUM RV PARK

LAKE TOWNSHIP, LAKE COUNTY, MICHIGAN

**DEVELOPER**  
GEMS DEVELOPMENT CO., INC.  
507 E. LOOMIS STREET  
LUDINGTON, MICHIGAN 49431

**SURVEYOR**  
MITCHELL SURVEYS INC.,  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

<u>SHEET INDEX</u>	<u>TITLE &amp; PROPERTY DESCRIPTION</u>
Δ * 1.)	TITLE & PROPERTY DESCRIPTION
Δ * 2.)	SURVEY PLAN & FUTURE DEVELOPMENT
Δ * 3.)	SITE PLAN
Δ * 4.)	UTILITY PLAN

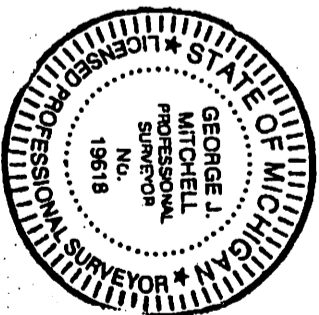
## PROPERTY DESCRIPTION

SITUATED IN LAKE TOWNSHIP, LAKE COUNTY, MICHIGAN

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 17 NORTH, RANGE 14 WEST, DESCRIBED AS COMMENCING AT THE EAST QUARTER POST OF SECTION 24; THENCE NORTH 89° 35' 10" WEST ON THE EAST AND WEST QUARTER LINE, 853.50 FEET (DEDED AS 854.48 FEET); THENCE NORTH 01° 05' 16" WEST (DEDED AS NORTH 01° 04' 15" WEST), 422.55 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 27° 05' 31" EAST, 116.78 FEET (DEDED AS NORTH 27° 35' 35" EAST, 119.35 FEET); THENCE NORTH 01° 01' 34" WEST (DEDED AS NORTH 00° 53' 47" WEST), 86.32 FEET; THENCE SOUTH 89° 13' 11" EAST (DEDED AS SOUTH 89° 05' 09" EAST), 44.00 FEET; THENCE NORTH 00° 46' 09" WEST, 50.00 FEET (DEDED AS NORTH 00° 40' 35" WEST, 50.01 FEET); THENCE SOUTH 89° 24' 40" EAST, 160.00 FEET (DEDED AS SOUTH 89° 05' 09" EAST), 199.90 FEET; THENCE NORTH 01° 10' 10" WEST, 86.08 FEET (DEDED AS NORTH 00° 36' 26" WEST, 86.01 FEET); THENCE SOUTH 89° 12' 52" EAST, 80.06 FEET (DEDED AS SOUTH 89° 05' 09" EAST, 78.16 FEET); THENCE NORTH 01° 10' 10" WEST, 504.61 FEET (DEDED AS 503.56 FEET); THENCE NORTH 89° 38' 56" WEST (DEDED AS SOUTH 89° 42' 40" WEST), 611.99 FEET; THENCE SOUTH 01° 10' 10" EAST, 88.87 FEET; THENCE SOUTH 89° 24' 40" EAST, 21.08 FEET; THENCE SOUTH 01° 01' 00" EAST, 80.56 FEET; THENCE SOUTH 89° 35' 10" EAST PARALLEL TO THE EAST AND WEST QUARTER LINE 576.00; THENCE SOUTH 89° 24' 40" EAST, 24.00 FEET; THENCE SOUTH 01° 01' 00" EAST, 80.56 FEET; THENCE SOUTH 89° 35' 10" EAST PARALLEL TO THE EAST AND WEST QUARTER LINE 44.85 FEET; THENCE SOUTH 01° 05' 16" EAST 80.45 FEET TO THE PLACE OF BEGINNING.

**NOTE:**  
THE TRIANGLE Δ AS SHOWN IN THE SHEET INDEX INDICATES AMENDED SHEETS WHICH ARE REVISED. DATED JULY 25, 2003. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE THOSE PREVIOUSLY ISSUED.

ATTENTION: COUNTY REGISTRAR 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 ON THIS SHEET AND IN THE SURVEYORS CERTIFICATE ON SHEET 2.



PROPOSED  
DATED - JULY 25, 2003

REPLAT NO. 2

SHEET 1

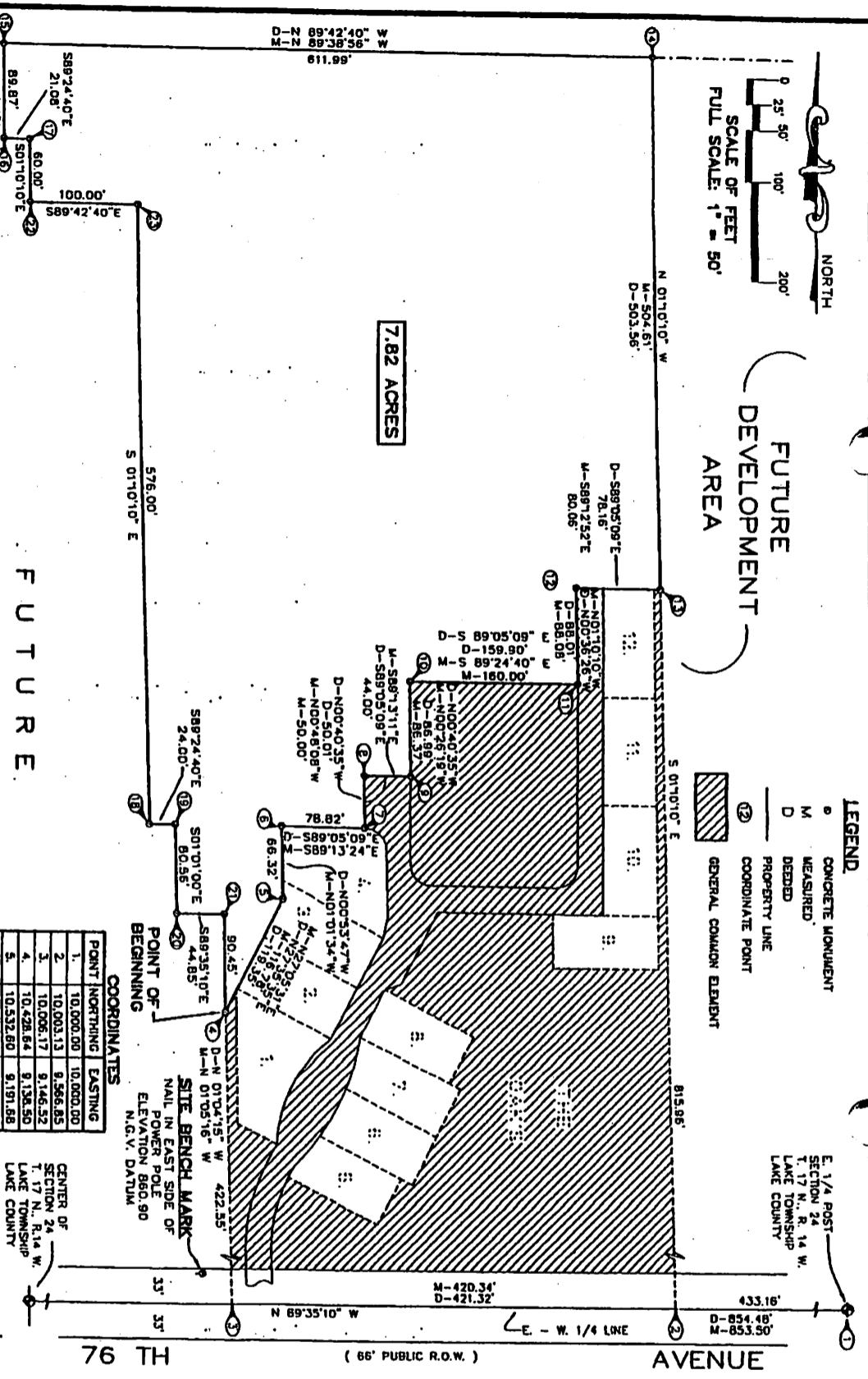
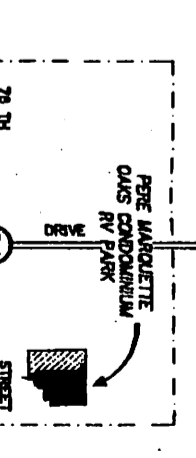
SCALE OF FEET  
FULL SCALE: 1" = 50'

FUTURE DEVELOPMENT AREA

**LEGEND**

- CONCRETE MONUMENT
- MEASURED DEEDED PROPERTY LINE
- COORDINATE POINT
- ▨ GENERAL COMMON ELEMENT

E. 1/4 POST  
SECTION 24  
T. 17 N., R. 14 W.  
LAKE TOWNSHIP  
LAKE COUNTY

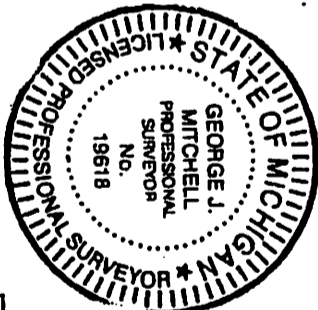


**COORDINATES**

POINT OF BEGINNING	POINT NORTHING	EASTING
1	10,000.00	10,000.00
2	10,003.13	9,586.85
3	10,006.17	9,146.52
4	10,428.64	9,136.50
5	10,532.80	9,191.88
6	10,598.91	9,180.49
7	10,597.84	9,289.29
8	10,647.24	9,288.59
9	10,733.60	9,312.60
10	10,803.13	9,271.93
11	10,820.02	9,470.12
12	10,818.92	9,550.19
13	10,818.92	9,550.19
14	11,323.42	9,539.80
15	11,327.18	9,927.92
16	11,237.08	9,929.75
17	11,237.08	9,953.58
18	10,600.18	9,066.54
19	10,599.04	9,090.48
20	10,519.40	9,091.93
21	10,519.08	9,136.76
22	11,177.09	8,954.81
23	11,176.06	8,054.81

FUTURE DEVELOPMENT  
(NEED NOT BE BUILT)

- NOTES**
- 1) BEARINGS ARE REFERENCED TO THE E.-W. 1/4 LINE OF THE RECORDED PLAT OF "KIMBERLY", A SUBDIVISION RECORDED IN LIBER 3 OF PLATS, PAGE 24, LAKE COUNTY REGISTER OF DEEDS.
  - 2) COORDINATE ORIGIN IS ASSUMED.
  - 3) THE COMMON ELEMENTS AND EASEMENTS OF BOTH CONDOMINIUMS SHALL BE CONSIDERED AS COMMON AS PER EXHIBIT "C".



**SURVEYOR'S CERTIFICATE**

I, GEORGE J. MITCHELL, REGISTERED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LAKE 2 COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION THAT ARE NO EXISTING EASEMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND RAIL MARKERS HAVE BEEN LOCATED IN THE ORDER AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

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 1978.

THAT THE BEARINGS, AS SHOWN, ARE LISTED ON THE SURVEY PLAN IN ACCORDANCE WITH THE RULES OF PUBLIC ACTS OF 1978.

GEORGE J. MITCHELL, PRESIDENT  
PROFESSIONAL SURVEYOR  
STATE OF MICHIGAN  
REGISTRATION NO. 19618

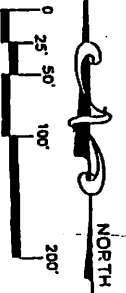
**SURVEY PLAN**  
**PERE MARQUETTE OAKS CONDOMINIUM RV PARK**

PREPARED BY  
MITCHELL SURVEYS, INC.  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

PROPOSED  
DATED - JULY 25, 2003

REPLAT NO. 2  
**SHEET 2**

SCALE OF FEET  
FULL SCALE: 1" = 50'



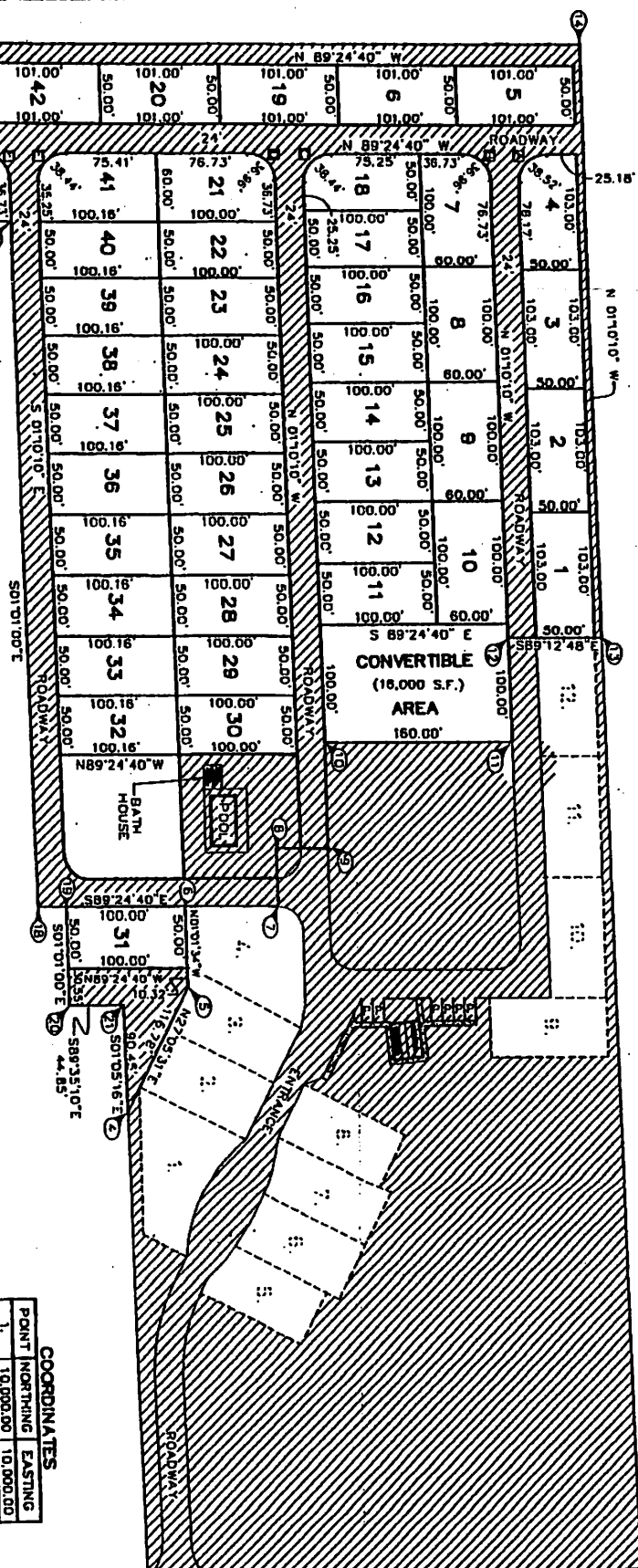
- NOTES:**
- 1.) A PRIVATE ROADWAY FOR UNITS 1 THRU 31 MUST BE BUILT.
  - 2.) COORDINATE ORIGIN IS ASSUMED.
  - 3.) CURVILINEAR DISTANCES ARE ARC LENGTHS.
  - 4.) THE COMMON ELEMENTS AND EASEMENTS OF BOTH CONDOMINIUMS SHALL BE CONSIDERED AS COMMON ELEMENTS AND EASEMENTS OF EACH CONDOMINIUM AS PER EXHIBIT 'C'.

**CURVE DATA**

CURVE LETTER	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
A	24.00'	91° 57' 22"	34.52'	N 44° 48' 31" E
B	24.00'	88° 14' 30"	33.42'	N 45° 17' 25" W
C	24.00'	91° 45' 30"	34.46'	S 44° 42' 35" W
D	24.00'	88° 14' 30"	33.42'	N 45° 17' 25" W
E	24.00'	91° 45' 30"	34.46'	S 44° 42' 35" W
F	24.00'	88° 14' 30"	33.42'	N 45° 17' 25" W

**LEGEND**

- UNITS OF OWNERSHIP
- COORDINATE POINT
- P PARKING SPACE
- GENERAL COMMON ELEMENT

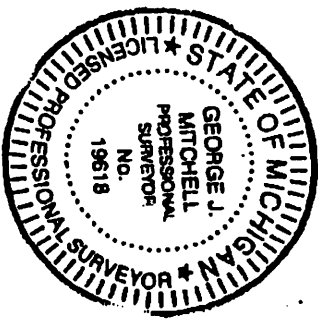


EXISTING PAVED ROADWAY  
66' PUBLIC R.O.W.  
76 TH STREET

**AREA OF UNITS**

UNIT	SQUARE FEET
1	5,150
2	5,150
3	5,150
4	5,014
5	5,050
6	5,882
7	6,000
8	6,000
9	6,000
10	6,000
11	5,000
12	5,000
13	5,000
14	5,000
15	5,000
16	5,000
17	5,000
18	4,885
19	5,000
20	5,000
21	5,882
22	5,000
23	5,000
24	5,000
25	5,000
26	5,000
27	5,000
28	5,000
29	5,000
30	5,000
31	5,008
32	5,008
33	5,008
34	5,008
35	5,008
36	5,008
37	5,008
38	5,008
39	5,008
40	5,008
41	5,874
42	5,050
43	5,050
44	5,882

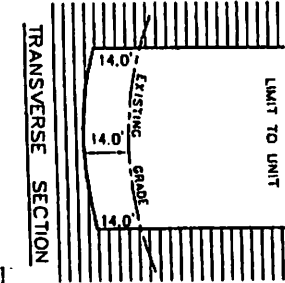
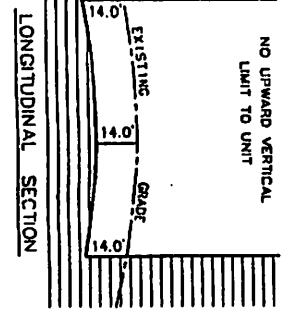
**NOTE:**  
LOT SECTIONS ARE DELINEATED FOR PURPOSES OF SHOWING THE UPPER AND LOWER LIMITS OF THE UNIT. EACH UNIT HAS ITS OWN UNIQUE PROFILE WITH UNITS OF DIMENSION AND VERTICAL EXISTING GRADE AND NO VERTICAL LIMIT ABOVE EXISTING GRADE.



**COORDINATES**

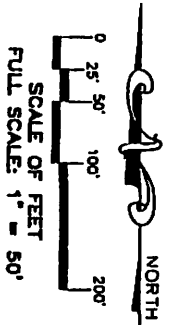
POINT	NORTHING	EASTING
1	10,000.00	10,000.00
2	10,003.13	9,565.85
3	10,006.17	9,148.52
4	10,428.64	9,138.50
5	10,552.60	9,181.68
6	10,598.91	9,190.49
7	10,597.84	9,268.28
8	10,647.24	9,288.59
9	10,647.24	9,317.80
10	10,733.60	9,311.83
11	10,731.98	9,471.83
12	10,820.02	9,470.12
13	10,818.82	9,550.18
14	11,323.42	9,538.50
15	11,327.18	9,927.92
16	11,237.32	9,928.75
17	11,237.08	9,953.58
18	10,800.18	9,966.54
19	10,598.04	9,980.49
20	10,518.40	9,981.83
21	10,518.08	9,136.78
22	11,177.08	8,054.81
23	11,176.08	8,054.81

**SITE PLAN**  
**PERE MARQUETTE**  
**OAKS CONDOMINIUM**  
RV PARK  
PREPARED BY  
MITCHELL SURVEYS, INC.  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

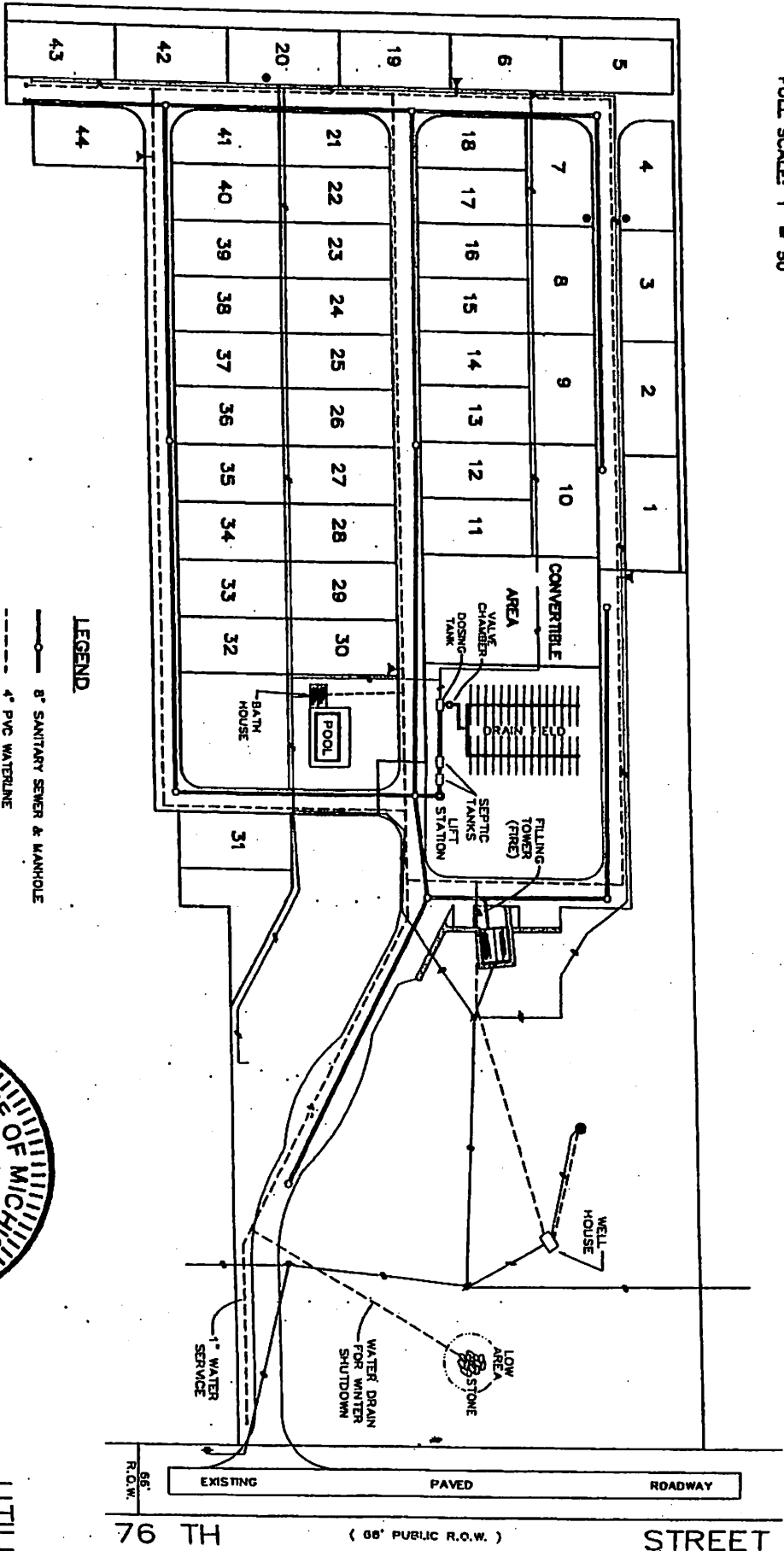


PROPOSED  
TED - JULY 25, 2003

REPLAT NO. 2  
**SHEET 3**

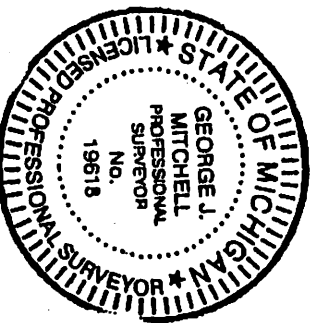


- NOTES:**
- 1) ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM FIELD OBSERVATIONS, ENGINEERING PLANS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS. THEY SHOULD BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
  - 2) SEE SHEET 3 FOR AREA OF GENERAL COMMON ELEMENT.



**LEGEND**

- 8" SANITARY SEWER & MANHOLE
- 4" PVC WATERLINE
- - - - - ELECTRIC LINE
- ◆ POWER POLE
- ▲ FIRE HYDRANT
- LEACHING BASIN
- WATER WELL



**UTILITY PLAN**  
**PERE MARQUETTE**  
**OAKS CONDOMINIUM**  
**RV PARK**

PREPARED BY  
 MITCHELL SURVEYS, INC.  
 404 BROADWAY  
 SOUTH HAVEN, MICHIGAN 49080

PROPOSED  
 DATED - JULY 25, 2003

REPLAT NO. 2 SHEET 4