

2009 JUL 21 PM 1:18

Bernard J. Youngblood  
Wayne County Register of Deeds  
July 21, 2009 01:18 PM  
Liber 48031 Page 1116-1121  
#209269211 MDA FEE: \$30.00



EXAMINED AND APPROVED  
DATE JUN 21 2009  
BY SSK N/C  
NORMAN C. DUPUIE  
PLAT ENGINEER

SECOND AMENDMENT TO THE  
**MASTER DEED FOR PINE ARBOR CONDOMINIUM**  
as required by the Michigan Condominium Act,  
MCLA 559.101 et seq., MSA 26.50(101) et seq., as amended.

Wayne County Condominium Subdivision Plan No. 834, Replat No. 2

The Master Deed, which was recorded on March 18, 2005, at Liber 42258, pages 71 et. seq. , which was amended by the First Amendment recorded on April 22, 2009, at Liber 47874, page 594, et. seq. is hereby amended by the Developer as allowed by Article XII, Section 1, on the grounds that this Amendment does not materially alter or change the rights of a co-owner or mortgagee. The sole purpose of this Amendment is to establish which of the twelve separate phases of construction within the Project must be built, and which phases are not yet included in the Project.

**First Change:** Article I The Project, is deleted and replaced with the following:

ARTICLE I  
THE PROJECT

The project is a residential condominium that is being constructed to comprise a total of up to One Hundred Sixty-three (163) residential living Units. The project comprises potentially twelve separate phases, as shown in Exhibit B, each phase containing between 11 and 21 units. However, only certain phases of the Project (as stated below) must be built. None of the remaining phases will be built unless and until an Amendment to this Master Deed authorizing the construction of that additional phase is recorded. Such an Amendment may be recorded without the consent of any co-owner, mortgagee or other party.

The Developer and its successors reserve the right to withdraw from the Project any land not yet designated "must be built," without the consent of any co-owner, mortgagee or other party. Except as stated in this document, no restrictions or limitations on such an election exist regarding what land may be withdrawn, when or in what order land may be withdrawn, or how many Units or common elements may be withdrawn.

The one hundred sixty-three (163) potential condominium Units that comprise the project, including the numbers, boundaries, dimensions, and areas of them, and the description of the twelve different phases, are completely described in the condominium subdivision plan, Exhibit B. Each Unit is suitable for individual use, having its own garage and doorway entrance(s) from and exit(s) to a common element of the project. Each co-owner in the project shall have a particular and exclusive property right to the co-owner's Unit and to the limited common elements appurtenant to it and shall have an undivided and inseparable right to share

*Signature* 7-21-09



**REPLAT NO. 2**  
**WAYNE COUNTY CONDOMINIUM**  
**SUBDIVISION PLAN NO. 834**  
**EXHIBIT B TO THE MASTER DEED OF**  
**PINE ARBOR CONDOMINIUM**  
**PART OF THE NORTHWEST 1/4 OF SECTION 28,**  
**T.4S., R.10E., CITY OF WOODHAVEN,**  
**WAYNE COUNTY, MICHIGAN**

**SURVEYOR:**  
 WARNER, CANTRELL & PADMOS, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 27300 HAGGERTY ROAD, SUITE F2  
 FARMINGTON HILLS, MICHIGAN 48331

**DEVELOPER:**  
 VAN HORN COMMONS LIMITED PARTNERSHIP  
 19901 Dix-Toledo Highway  
 Brownsstown Twp., MI 48193

**LEGAL DESCRIPTION:**  
 PINE ARBOR CONDOMINIUM

PART OF THE NORTHWEST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN; THENCE ALONG THE NORTH LINE OF SAID SECTION 28, N.88° 12' 38" E, 33.01' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 28, N.88° 12' 38" E, 462.40'; THENCE S.00° 50' 52" E, 264.00'; THENCE N.88° 12' 38" E, 166.00'; THENCE S.00° 50' 52" E, 1045.32'; THENCE S.87° 22' 50" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 630.10'; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N.00° 44' 22" W, 1318.49' TO THE POINT OF BEGINNING, CONTAINING 17.96 ACRES, SUBJECT TO THE RIGHT OF THE PUBLIC IN THE NORTHERLY 33.00' VAN HORN ROAD AND ANY EASEMENT AND RESTRICTIONS OF RECORD.

**EXAMINED AND APPROVED**  
**DATE JUN 21 2009**  
**BY SSK *AKH* N/C**  
**NORMAN G. DUPUIE**  
**PLAT ENGINEER**

**SHEET INDEX:**

SHEET NO	TITLE
1 *	COVER SHEET
1A *	PHASE LEGAL DESCRIPTIONS
2	SURVEY PLAN
3 *	SITE PLAN
3A *	PHASE BOUNDARY DETAIL PLAN
4	UTILITY PLAN
5	EASEMENT PLAN
6	FOUNDATION PLAN - BLDG. No. 26-31
7	FIRST FLOOR PLAN - BLDG. No. 26-31
8	SECOND FLOOR PLAN - BLDG. No. 26-31
9	CROSS SECTION - BLDG. No. 26-31
10	UNIT PLANS & CROSS SECTION - UNIT STYLE "A"
11	UNIT PLANS & CROSS SECTION - UNIT STYLE "B"
12	UNIT PLANS & CROSS SECTION - UNIT STYLE "C"

**NOTE:**  
 THE ASTERISK (\*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED SHEETS WHICH ARE REVERSED DATED JULY 15, 2009. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE SHEETS PREVIOUSLY RECORDED.

**ROBERT C. HARR**  
 REGISTERED LAND SURVEYOR NO. 39081



PINE ARBOR CONDOMINIUM PROPOSED DATED JULY 16, 2009

COVER SHEET

Scale	DATE	DATE	DATE	SHEET
1:500	05.5	05.5	05.5	1 of 12

**NOTE:**  
 THE UNITS AS SHOWN IN PHASES 1, 2, 3 AND 4 MUST BE BUILT. THOSE PHASE INCLUDE THE FOLLOWING UNITS:  
 PHASE 1 CONSISTS OF UNITS 1-4, 77-93  
 PHASE 2 CONSISTS OF UNITS 5-8, 27-30, 52-55  
 PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59  
 PHASE 4 CONSISTS OF UNITS 94-107  
 THE UNITS AS SHOWN IN PHASES 5 THROUGH 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.

WARNER, CANTRELL & PADMOS, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 27300 HAGGERTY ROAD, SUITE F2  
 FARMINGTON HILLS, MI 48331

LEGAL DESCRIPTION:

PHASE 1

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN, THENCE ALONG THE NORTH LINE OF SAID SECTION 28, N 88° 12' 38" E, 33.01' TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 28, N 88° 12' 38" E, 462.40', THENCE S 00° 50' 52" E, 264.00', THENCE S 00° 50' 52" E, 194.56', THENCE S 89° 15' 38" W, 254.03', THENCE N 00° 44' 22" W, 254.35', THENCE S 89° 15' 38" W, TO THE EASTERN RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 126.62', THENCE S 00° 44' 22" W, 54.17', THENCE S 89° 15' 38" W, 247.50', THENCE S 00° 44' 22" E, 165.00', THENCE S 89° 15' 38" W, TO THE EASTERN RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 126.62', THENCE ALONG THE SAID EASTERN RIGHT OF WAY LINE OF PETERS ROAD, N 00° 44' 22" W, 198.00' TO THE POINT OF BEGINNING, CONTAINING 0.97 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 2

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN, THENCE ALONG THE NORTH LINE OF SAID SECTION 28, N 88° 12' 38" E, 33.01', THENCE S 00° 44' 22" E, ALONG THE EASTERN RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 109.80' TO THE POINT OF BEGINNING, THENCE N 89° 15' 38" E, 374.12', THENCE S 00° 44' 22" E, 190.94', THENCE S 89° 15' 38" W, 247.50', THENCE S 00° 44' 22" E, 31.17', THENCE S 89° 15' 38" W, TO THE EASTERN RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 126.62', THENCE ALONG THE SAID EASTERN RIGHT OF WAY LINE OF PETERS ROAD, N 00° 44' 22" W, 198.00' TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 3

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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PHASE 4

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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PHASE 5

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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PHASE 6

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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PHASE 7

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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PHASE 8

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PHASE 9

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PHASE 10

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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PHASE 11

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PHASE 12

PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:

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NOTE:

THE UNITS AS SHOWN IN PHASES 1, 2, 3 AND 4 MUST BE BUILT. THOSE PHASE INCLUDE THE FOLLOWING UNITS:  
PHASE 1 CONSISTS OF UNITS 1-4, 77-93  
PHASE 2 CONSISTS OF UNITS 5-8, 27-30, 52-55  
PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59  
PHASE 4 CONSISTS OF UNITS 94-107  
THE UNITS AS SHOWN IN PHASES 5 THROUGH 12 WILL NOT BE BUILT, UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.



PINE ARBOR CONDOMINIUM (RECORDED DATED JULY 15, 2009)

PHASE LEGAL DESCRIPTIONS

Table with columns: SHEET, DATE, SHEET NO., SHEET TOTAL. Values: 104, 07/15/09, 104 OF 12.

Coord Number	Northing	Easting
1	4597.87	5444.26
2	4599.64	5480.92
3	4603.20	5483.24
4	4607.01	5484.86
5	4611.07	5485.73
6	4615.52	5485.93
7	4620.39	5485.41
8	4625.72	5484.21
9	4631.52	5482.36
10	4637.82	5480.00
11	4644.65	5477.44
12	4652.05	5474.81
13	4660.05	5472.34
14	4668.69	5470.27
15	4677.99	5468.84
16	4687.97	5468.19
17	4698.65	5468.46
18	4709.95	5469.79
19	4721.89	5472.24
20	4734.40	5475.84
21	4747.50	5480.54
22	4761.19	5486.39
23	4775.48	5493.34
24	4790.28	5501.44
25	4805.59	5510.64
26	4821.42	5520.99
27	4837.78	5532.54
28	4854.67	5545.34
29	4872.09	5559.34
30	4889.95	5574.59
31	4908.27	5591.04
32	4927.05	5608.74
33	4946.29	5627.74
34	4965.99	5648.00
35	4986.15	5669.57
36	5006.77	5692.40
37	5027.85	5716.54
38	5049.39	5741.94
39	5071.39	5768.64
40	5093.85	5796.69
41	5116.77	5826.04
42	5140.15	5856.74
43	5164.00	5888.74
44	5188.31	5922.00
45	5213.09	5956.57
46	5238.34	5992.40
47	5264.05	6029.54
48	5290.22	6067.94
49	5316.85	6107.64
50	5343.94	6148.69
51	5371.49	6191.04
52	5399.50	6234.74
53	5428.00	6279.74
54	5456.99	6326.00
55	5486.47	6373.57
56	5516.45	6422.40
57	5546.93	6472.54
58	5577.91	6523.94
59	5609.39	6576.54
60	5641.37	6630.29
61	5673.85	6685.14
62	5706.83	6741.14
63	5740.31	6798.24
64	5774.29	6856.49
65	5808.77	6915.84
66	5843.75	6977.34
67	5879.23	7040.00
68	5915.21	7104.84
69	5951.69	7171.84
70	5988.67	7241.04
71	6026.15	7312.49
72	6064.13	7386.14
73	6102.61	7462.00
74	6141.59	7540.04
75	6181.07	7620.29
76	6221.05	7702.69
77	6261.53	7787.29
78	6302.51	7874.04
79	6344.00	7962.99
80	6386.00	8054.19
81	6428.50	8147.59
82	6471.50	8243.14
83	6515.00	8340.89
84	6559.00	8440.84
85	6603.50	8542.99
86	6648.50	8647.29
87	6694.00	8753.79
88	6740.00	8862.44
89	6786.50	8973.29
90	6833.50	9086.29
91	6881.00	9201.49
92	6929.00	9318.84
93	6977.50	9438.29
94	7026.50	9559.79
95	7076.00	9683.29
96	7126.00	9808.79
97	7176.50	9936.29
98	7227.50	10065.79
99	7279.00	10197.29
100	7331.00	10330.79

Coord Number	Northing	Easting
77	1583.64	5454.16
78	1583.98	5458.43
79	1584.43	5462.74
80	1584.97	5467.14
81	1585.60	5471.64
82	1586.31	5476.29
83	1587.09	5481.04
84	1587.94	5485.94
85	1588.85	5490.94
86	1589.82	5496.09
87	1590.85	5501.34
88	1591.94	5506.74
89	1593.09	5512.24
90	1594.29	5517.89
91	1595.54	5523.64
92	1596.84	5529.54
93	1598.19	5535.64
94	1599.59	5541.89
95	1601.04	5548.24
96	1602.54	5554.74
97	1604.09	5561.34
98	1605.69	5568.09
99	1607.34	5574.94
100	1609.04	5581.94

Coord Number	Northing	Easting
43	3999.31	5696.31
44	4135.96	5694.55
45	4272.72	5690.47
46	4409.59	5684.00
47	4546.57	5675.20
48	4683.65	5664.00
49	4820.82	5650.46
50	4958.09	5634.64
51	5095.46	5616.59
52	5232.93	5596.34
53	5370.50	5573.84
54	5508.17	5549.04
55	5645.94	5521.94
56	5783.81	5492.59
57	5921.78	5460.94
58	6059.85	5427.04
59	6198.02	5390.74
60	6336.29	5352.09
61	6474.66	5311.04
62	6613.13	5267.54
63	6751.70	5221.54
64	6890.37	5174.04
65	7029.14	5124.09
66	7168.01	5071.64
67	7306.98	5016.79
68	7446.15	4959.49
69	7585.52	4900.79
70	7725.09	4840.64
71	7864.86	4779.09
72	8004.83	4716.09
73	8145.00	4651.64
74	8285.37	4585.79
75	8425.94	4518.49
76	8566.71	4449.79
77	8707.68	4379.64
78	8848.85	4308.09
79	8990.22	4235.09
80	9131.79	4160.64
81	9273.56	4084.79
82	9415.53	4007.49
83	9557.70	3928.79
84	9700.07	3848.64
85	9842.64	3767.09
86	9985.41	3684.09
87	10128.38	3599.64
88	10271.55	3513.79
89	10414.92	3426.49
90	10558.49	3337.79
91	10702.26	3247.64
92	10846.23	3156.09
93	10990.40	3063.09
94	11134.77	2968.64
95	11279.34	2872.79
96	11424.11	2775.49
97	11569.08	2676.79
98	11714.25	2576.64
99	11859.62	2475.09
100	12005.19	2372.09

**LEGEND**

**PHASE LINE**

7 BUILDING NUMBER  
 6 LOWER UNIT NUMBER  
 5 UPPER UNIT NUMBER  
 4 BUILDING CORNER COORDINATE POINT  
 3 TOWNHOUSE UNIT NUMBER  
 2 TOWNHOUSE UNIT STYLE  
 1 TOWNHOUSE UNIT STYLE

0 LATER (LIMITED COMMON ELEMENT) REFER TO THE SECOND FLOOR PLAN FOR THE UNIT STYLE (FORM DIMENSIONS)  
 100 DRIVE WAY (LIMITED COMMON ELEMENT) WIDTH AND LENGTH VARIES AS SHOWN  
 101 PORCH (LIMITED COMMON ELEMENT) REFER TO THE FIRST FLOOR PLAN OF THE UNIT STYLE FOR DIMENSIONS

LIMITED COMMON ELEMENT  
 GENERAL COMMON ELEMENT

WEST 1/4 CORNER OF SECTION 28  
 T-4S, R-10E

**NOTES**

- THE UNITS AS SHOWN IN PHASES 1, 2, 3 AND 4 MUST BE BUILT IN THOSE PHASES IN THE FOLLOWING ORDER:
- PHASE 1 CONSISTS OF UNITS 1-4, 77-93
- PHASE 2 CONSISTS OF UNITS 5-8, 27-30, 52-55
- PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59
- PHASE 4 CONSISTS OF UNITS 94-107

THE UNITS AS SHOWN IN PHASES 5 THROUGH 12 WILL NOT BE BUILT UNLESS AND UNTIL THE DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT

3 SEE SHEET 2A OF 12 FOR PHASE BOUNDARY DETAILS

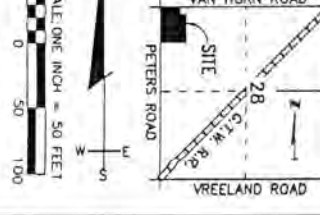
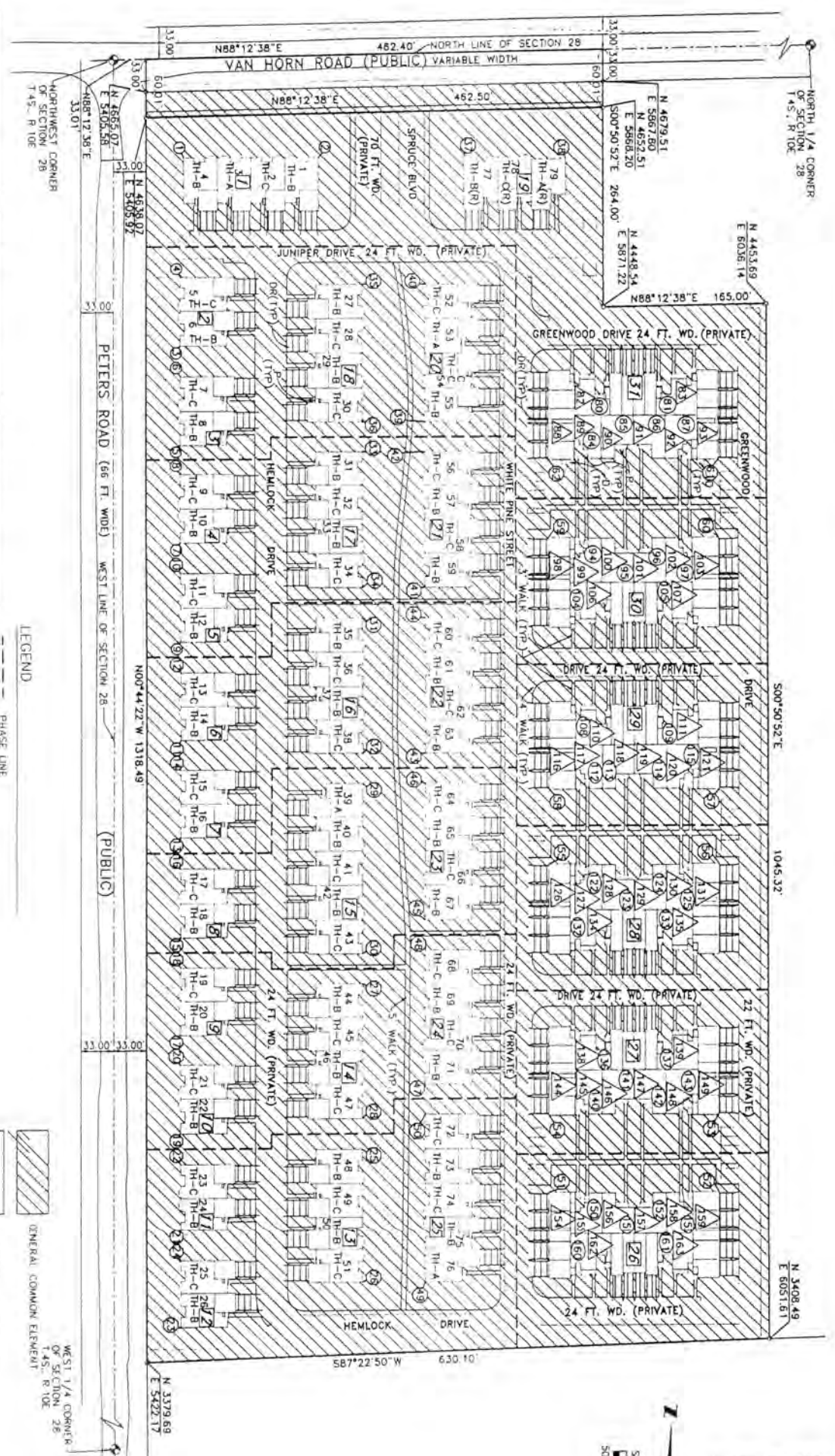
PROPOSED DATED JUL 16, 2004

**PINE ARBOR CONDOMINIUM**

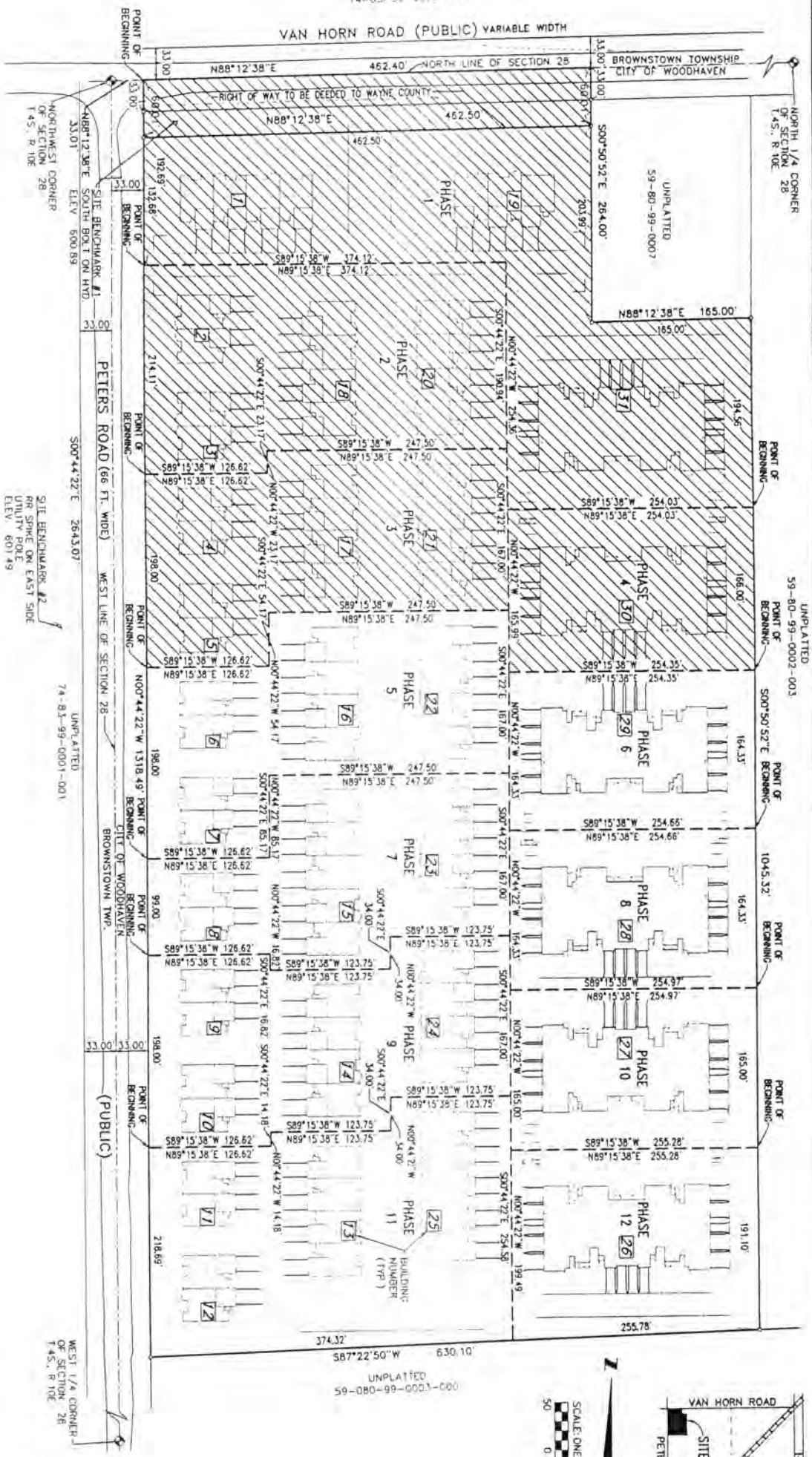
WAGNER, CARROLL & PADROS, INC.  
 CIVIL ENGINEER & LAND SURVEYOR  
 1001 N. 10TH STREET, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303.733.1122 FAX: 303.733.1122

**SITE PLAN**

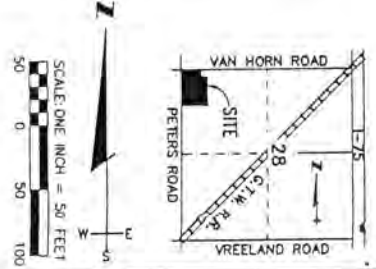
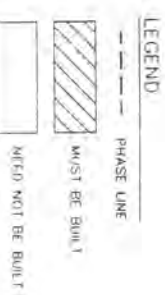
DATE: 7-16-04 SCALE: 1/8" = 1'-0" DRAWN: DLS, AJS, JLS SHEET: 3 OF 12



UNPLATTED  
74-65-99-0002-002  
VAN HORN ROAD (PUBLIC) VARIABLE WIDTH



- NOTES**
1. THE BEARINGS HEREON ARE EXPRESSED IN RELATION TO THE BEARING OF THE NORTH LINE OF SECTION 28, AS ESTABLISHED IN FAIRWAY WILDS SUBDIVISION RECORDED IN LIBER 97 OF PLANS, PAGES 90 & 91, WAYNE COUNTY RECORDS.
  2. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMVAL) DATED OCTOBER 19, 2001.
  3. SEE SHEET 1A FOR PHASE LEGAL DESCRIPTIONS.
  4. THE UNITS AS SHOWN IN PHASES 1, 2, 3 AND 4 MUST BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS:  
 PHASE 1 CONSISTS OF UNITS 1-4, 77-93  
 PHASE 2 CONSISTS OF UNITS 5-B, 27-30, 42-59  
 PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59  
 PHASE 4 CONSISTS OF UNITS 94-107  
 THE UNITS AS SHOWN IN PHASES 5 THROUGH 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THIS PHASE.



PINE ARBOR CONDOMINIUM	
PHASE BOUNDARY DETAIL PLAN	
Scale: 1" = 50'	Sheet: 3A of 12
Drawn: J.S.C.	Check: J.S.C.
DATE: 7-15-09	DATE: 7-15-09
WARNER, CARROLL & PADON, INC. CIVIL ENGINEERS & SURVEYORS 1000 W. BROAD ST., SUITE 200 RICHMOND, VA 23220 (804) 353-1100 www.warnercarroll.com	
REGISTERED DATED: JULY 16, 2009 	