

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

JUL 10 2026

5.00

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended

LIBER: 61353 PAGE: 219
DOC #20260099370
RECORDED - 07/10/2026 11:11:54 AM
PAGE 1 of 18 RECORDING FEE: \$ 30.00
LISA BROWN, CLERK/REGISTER OF DEEDS
OAKLAND COUNTY, MI Receipt #: 40121904

THIRD AMENDMENT TO MASTER DEED

EAGLE RIDGE ESTATES

THIS THIRD AMENDMENT TO MASTER DEED ("**Third Amendment**") is made as of July 8th, 2026, by Clearview Homes, LLC, a Delaware limited liability company, the address of which is 715 E. South Boulevard, Suite 100, Rochester Hills, Michigan 48307 (hereinafter referred to as the "**Developer**"), pursuant to the provisions of the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended, the "**Act**").

RECITALS:

A. Eagle Ridge Estates was established as a residential site condominium project pursuant to the Master Deed that was recorded on June 4, 2021, in Liber 56330, Page 544, of the Oakland County Records, being Oakland County Condominium Subdivision Plan No. 2345, as amended by a certain First Amendment to Master Deed, that was recorded on February 13, 2023, in Liber 58418, Page 751 of the Oakland County Records, and a certain Second Amendment to Master Deed, that was recorded on February 21, 2023, in Liber 58431, Page 614 of the Oakland County Records (collectively, the "**Master Deed**"). The land on which the Condominium Project is located is legally described on **Exhibit 1** attached hereto. Capitalized terms used in this Third Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Master Deed.

B. Pursuant to the authority reserved to the Developer under Article VI and Article X of the Master Deed and Section 90(1) of the Act, the Developer desires to amend the Master Deed (including the Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B) for the purposes of: (i) expanding the Condominium Project to incorporate a portion of the Area of Future Development; (ii) creating Units 74-108 within the portion of the Area of Future Development being added by this Third Amendment; and (iii) amending the Condominium Subdivision Plan to include the newly created Units.

NOW, THEREFORE, Developer hereby amends the Master Deed as follows:

ARTICLE I

LAND ADDED BY THIS THIRD AMENDMENT

Pursuant to Article VI of the Master Deed the following land is hereby added to the Condominium Project:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25;

CK-AB

OK - MH

08-36-203-000 ent
pt. 08-36-201-020 NE 1/4 36, SE 1/4 36

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2026 JUL -2 AM 10:12

THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 88.24 FEET; THENCE N87°32'22"E 244.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA OF 16°41'43" AND LONG CHORD BEARING N79°11'30"E 116.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING N80°24'00"E 249.02 FEET; THENCE N89°57'22"E 177.94 FEET; THENCE S44°59'45"E 167.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S44°59'45"E 150.85 FEET; THENCE S48°59'41"E 193.75 FEET; THENCE N81°43'31"E 30.35 FEET; THENCE S02°19'35"E 218.19 FEET; THENCE S02°37'35"E 526.19 FEET; THENCE N87°22'25"E 150.00 FEET; THENCE S02°37'35"E 60.00 FEET; THENCE S87°22'25"W 150.00 FEET; THENCE S02°37'35"E 745.83 FEET; THENCE S86°40'25"W 10.86 FEET; THENCE N61°51'37"W 173.86 FEET; THENCE S28°08'30"W 107.34 FEET; THENCE S86°41'02"W 188.53 FEET; THENCE N02°28'03"W 138.55 FEET; THENCE N18°26'22"W 379.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 2.39 FEET, SAID CURVE HAVING A RADIUS OF 330.00 FEET, DELTA OF 00°24'54" AND LONG CHORD BEARING S73°30'17"W 2.39 FEET; THENCE N16°17'16"W 43.50 FEET; THENCE N04°10'35"E 17.69 FEET; THENCE N17°36'01"W 134.55 FEET; THENCE N76°24'57"E 56.66 FEET; THENCE N54°42'34"E 124.62 FEET; THENCE N37°40'02"E 92.71 FEET; THENCE N04°54'27"W 567.36 FEET; THENCE N06°37'51"W 143.09 FEET; THENCE N13°06'34"E 106.08 FEET; THENCE N21°19'28"E 158.39 FEET TO THE POINT OF BEGINNING. CONTAINING 15.362 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Pl. 08-36-206-DZO NE 1/4 36
SE 1/4 36

ARTICLE II

LEGAL DESCRIPTION

Article II of the Master Deed is deleted in its entirety and replaced with the following:

The land which is subject to the Condominium Project established by this Master Deed is described as follows:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25 IN COMMON WITH THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET ALONG THE SOUTH LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N02°27'38"W 88.24 FEET TO THE POINT OF BEGINNING OF "EAGLE RIDGE ESTATES" O.C.C.P. NO. 2345; THENCE CONTINUING N02°27'38"W 391.11 FEET; THENCE N54°21'57"W 130.53 FEET; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS OF 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA OF 08°02'11" AND LONG CHORD BEARING S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET; THENCE S02°27'38"E 646.54 FEET (RECORDED AS 645.22 FEET); THENCE S89°06'01"W 26.74 FEET; THENCE ALONG A CURVE TO THE LEFT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING S19°22'21"W 31.98 FEET; THENCE N89°06'01"E 737.16 FEET; THENCE ALONG A CURVE TO LEFT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING N72°43'50"E 214.20 FEET; THENCE ALONG A CURVE TO THE RIGHT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING N72°31'28"E 73.31 FEET; THENCE N88°41'21"E 147.17 FEET; THENCE S02°38'14"E (RECORDED AS S02°56'36"E) 32.13 FEET; THENCE S87°41'02"W 52.59 FEET (RECORDED AS 60.00 FEET); THENCE N47°18'58"W (RECORDED AS

N44°04'58"W) 14.14 FEET; THENCE S87°41'02"W 28.99 FEET (RECORDED AS S87°41'03"W 30.33 FEET); THENCE ALONG A CURVE TO THE LEFT 48.24 FEET, SAID CURVE HAVING A RADIUS OF 74.43 FEET, DELTA OF 37°08'05" AND LONG CHORD BEARING S69°07'02"W 47.40 FEET; THENCE S50°33'02"W 88.35 FEET (RECORDED AS S50°31'21"W 88.30 FEET); THENCE S03°39'47"E (RECORDED AS S03°31'35"E) 76.46 FEET TO THE NORTHWEST CORNER OF "HARTRICK VILLAGE" A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 113 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS; THENCE S03°40'35"E (RECORDED AS S03°31'35"E) 100.03 FEET; THENCE S02°19'35"E (RECORDED AS S02°18'58"E) 866.83 FEET; THENCE S81°43'31"W 30.35 FEET; THENCE N48°59'41"W 193.75 FEET; THENCE N44°59'45"W 318.00 FEET; THENCE S89°57'22"W 177.94 FEET; THENCE ALONG A CURVE TO THE LEFT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING S80°24'00"W 249.02 FEET; THENCE ALONG A CURVE TO THE RIGHT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA 16°41'43" AND LONG CHORD BEARING S79°11'30"W 116.14 FEET; THENCE S87°32'22"W 244.34 FEET TO THE POINT OF BEGINNING. CONTAINING 26.269 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PART OF EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25 TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 479.35 FEET; THENCE N54°21'57"W 130.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA OF 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, DELTA OF 08°02'11" AND LONG CHORD OF S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING N02°27'38"W 645.23 FEET ALONG THE WEST LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N87°31'58"E 775.88 FEET; THENCE S02°38'35"E 632.15 FEET ALONG THE WEST LINE OF MORGAN LAKE ESTATES, A PLAT RECORDED AS L.127 P.40 OF OAKLAND COUNTY RECORDS; THENCE N87°33'36"E 343.43 FEET; THENCE S02°38'14"E 637.85 FEET; THENCE S88°41'21"W 147.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING S72°31'28"W 73.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING S72°43'50"W 214.20 FEET; THENCE S89°06'01"W 737.16 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING N19°22'21"E 31.98 FEET; THENCE N89°06'01"E 26.74 FEET; THENCE N02°27'38"W 646.54 FEET TO THE POINT OF BEGINNING. CONTAINING 28.973 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. AND ALSO, *08-36-203-000-ent*

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE

N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 88.24 FEET; THENCE N87°32'22"E 244.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA OF 16°41'43" AND LONG CHORD BEARING N79°11'30"E 116.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING N80°24'00"E 249.02 FEET; THENCE N89°57'22"E 177.94 FEET; THENCE S44°59'45"E 167.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S44°59'45"E 150.85 FEET; THENCE S48°59'41"E 193.75 FEET; THENCE N81°43'31"E 30.35 FEET; THENCE S02°19'35"E 218.19 FEET; THENCE S02°37'35"E 526.19 FEET; THENCE N87°22'25"E 150.00 FEET; THENCE S02°37'35"E 60.00 FEET; THENCE S87°22'25"W 150.00 FEET; THENCE S02°37'35"E 745.83 FEET; THENCE S86°40'25"W 10.86 FEET; THENCE N61°51'37"W 173.86 FEET; THENCE S28°08'30"W 107.34 FEET; THENCE S86°41'02"W 188.53 FEET; THENCE N02°28'03"W 138.55 FEET; THENCE N18°26'22"W 379.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 2.39 FEET, SAID CURVE HAVING A RADIUS OF 330.00 FEET, DELTA OF 00°24'54" AND LONG CHORD BEARING S73°30'17"W 2.39 FEET; THENCE N16°17'16"W 43.50 FEET; THENCE N04°10'35"E 17.69 FEET; THENCE N17°36'01"W 134.55 FEET; THENCE N76°24'57"E 56.66 FEET; THENCE N54°42'34"E 124.62 FEET; THENCE N37°40'02"E 92.71 FEET; THENCE N04°54'27"W 567.36 FEET; THENCE N06°37'51"W 143.09 FEET; THENCE N13°06'34"E 106.08 FEET; THENCE N21°19'28"E 158.39 FEET TO THE POINT OF BEGINNING. CONTAINING 15.362 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Pl. 08-36-261-020 NE 1/4 31
SE 1/4 31

ARTICLE III

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 5.1 of the Master Deed is hereby deleted in its entirety and replaced with the following:

Section 5.1 Description of Units. Each Unit in the Condominium Project is described in the Condominium Subdivision Plan attached to this Master Deed as Exhibit B. The Condominium Project contains one hundred eight (108) Units, numbered 1 through 108, consecutively. Each Unit shall consist of the area contained within the Unit boundaries as shown on Exhibit B and delineated with heavy outlines. Detailed architectural plans and specifications for the Project are on file with the Township.

ARTICLE IV

EXPANSION OF CONDOMINIUM

Section 6.1 of the Master Deed is hereby deleted in its entirety and replaced with the following:

Section 6.1 Area of Future Development. The Condominium Project established pursuant to this Master Deed consists of one hundred eight (108) Units, numbered 1 through 108, consecutively, and is intended to be part of an Expandable Condominium under the Act which will contain a maximum of one hundred seventy-three (173) Units. Additional Units, if any, will be constructed upon all or portions of the following described land:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25 TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET TO THE POINT OF BEGINNING; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 88.24 FEET; THENCE N87°32'22"E 244.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA OF 16°41'43" AND LONG CHORD BEARING N79°11'30"E 116.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A

CURVE TO THE RIGHT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING N80°24'00"E 249.02 FEET; THENCE N89°57'22"E 177.94 FEET; THENCE S44°59'45"E 167.15 FEET; THENCE S21°19'28"W 158.39 FEET; THENCE S13°06'34"W 106.08 FEET; THENCE S06°37'51"E 143.09 FEET; THENCE S04°54'27"E 567.36 FEET; THENCE S37°40'02"W 92.71 FEET; THENCE S54°42'34"W 124.62 FEET; THENCE S76°24'57"W 56.66 FEET; THENCE S17°36'01"E 134.55 FEET; THENCE S04°10'35"W 17.69 FEET; THENCE S16°17'16"E 43.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 2.39 FEET, SAID CURVE HAVING A RADIUS OF 330.00 FEET, DELTA OF 00°24'54" AND LONG CHORD BEARING N73°30'17"E 2.39 FEET; THENCE S18°26'22"E 379.36 FEET; THENCE S02°28'03"E 138.55 FEET; THENCE S86°41'02"W 54.83 FEET; THENCE N63°05'22"W 475.10 FEET; THENCE N51°25'57"W 325.71 FEET; THENCE N46°52'02"W 1885.38 FEET TO THE POINT OF BEGINNING. CONTAINING 49.263 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ARTICLE V

CONDOMINIUM SUBDIVISION PLAN

Sheets 1 and 2 of Exhibit B to the Master Deed (Condominium Subdivision Plan) are hereby replaced and superseded by Sheets 1 and 2 attached as **Exhibit 2** to this Third Amendment. Sheets 3B and 22-26 attached as **Exhibit 2** to this Third Amendment are hereby added to Exhibit B to the Master Deed (Condominium Subdivision Plan).

ARTICLE VI

WELL SITE PARCEL AND TOWNSHIP ACCESS RIGHTS

Notwithstanding anything in the Master Deed, Condominium Bylaws, Condominium Subdivision Plan, or any other condominium or association governing document to the contrary, the Township community well site required under the Amendments to Permit Conditions for Phases II–V, approved January 7, 2014, together with any related access easement, access parcel, ingress/egress corridor, utility easement, or other access or utility right serving the well site, shall not be deemed a Unit, Common Element, Limited Common Element, Association common area, or other property subject to the Association's assessment, maintenance, enforcement, architectural control, use restriction, self-help, or lien rights.

The Well Site Parcel and all related Township access and utility rights are expressly excluded from all Association assessments, dues, cost-sharing obligations, maintenance obligations, special assessments, architectural control provisions, use restrictions, enforcement mechanisms, self-help remedies, and lien rights.

No condominium or association governing document shall be interpreted or applied in any manner that impairs, restricts, delays, or conditions the Township's ownership, access, utility installation, utility operation, maintenance, repair, replacement, emergency response, DPW activities, or other governmental operations related to the Well Site Parcel or related access or utility rights.

Any depiction or reference to the Well Site Parcel or related Township access or utility rights on the Condominium Subdivision Plan is for notice and coordination purposes only and shall not subject the Township, the Well Site Parcel, or the Township's access or utility rights to Association jurisdiction, control, assessment, maintenance, restriction, enforcement, or lien rights.

ARTICLE VII

RATIFICATION

The land and Units added to the Condominium Project by this Third Amendment, together with all related General Common Elements, stormwater drainage facilities, roads, utilities, open space, landscaping,

easements, and other common improvements shown on the amended Condominium Subdivision Plan, shall be subject to the maintenance, repair, replacement, assessment, and enforcement provisions of the Master Deed, Bylaws, applicable Township approvals, and any conditions of approval.

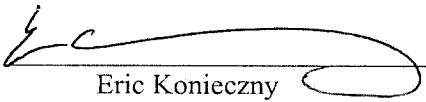
Except as provided in this Third Amendment, the Master Deed, including the Condominium Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B, shall continue in full force and is hereby ratified and confirmed. In the event that there is any conflict between the provisions of this Third Amendment and the provisions of the Master Deed, and the Exhibits thereto, the provisions of this Third Amendment and the Exhibits attached hereto shall control.

[Signature and notarization are contained on the following page]

[Signature page to Third Amendment to Master Deed]

IN WITNESS WHEREOF, Developer has caused this Third Amendment to be executed the day and year first above written.

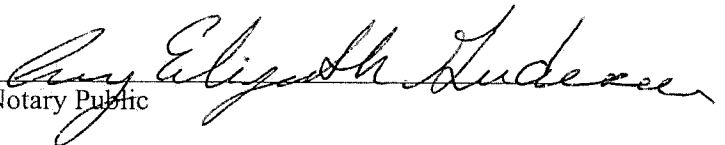
CLEARVIEW HOMES, LLC
a Delaware limited liability company

By: 
Eric Konieczny

Its: MANAGER

STATE OF MICHIGAN)
COUNTY OF Oakland)ss

The foregoing instrument was acknowledged before me this 8th day of July, 2026,
by Eric Konieczny, the Manager of Clearview Homes,
LLC, a Delaware limited liability company, on behalf of such company.


Notary Public

Amy Elizabeth Gudenau
NOTARY PUBLIC - STATE OF MICHIGAN
County of Oakland
My Commission Expires 10/24/2026
Acting in the County of Oakland

DRAFTED BY AND WHEN RECORDED RETURN TO:

Duncan P. Ogilvie, Esq.
Maddin Hauser
One Towne Square
Fifth Floor
Southfield, Michigan 48076
(248) 354-4030

Exhibit 1

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25, TO THE SOUTH 1/4 CORNER OF SAID SECTION 25 IN COMMON WITH THE NORTH 1/4 CORNER OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET ALONG THE SOUTH LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N02°27'38"W 88.24 FEET TO THE POINT OF BEGINNING OF "EAGLE RIDGE ESTATES" O.C.C.P. NO. 2345; THENCE CONTINUING N02°27'38"W 391.11 FEET; THENCE N54°21'57"W 130.53 FEET; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS OF 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA OF 08°02'11" AND LONG CHORD BEARING S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET; THENCE S02°27'38"E 646.54 FEET (RECORDED AS 645.22 FEET); THENCE S89°06'01"W 26.74 FEET; THENCE ALONG A CURVE TO THE LEFT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING S19°22'21"W 31.98 FEET; THENCE N89°06'01"E 737.16 FEET; THENCE ALONG A CURVE TO LEFT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING N72°43'50"E 214.20 FEET; THENCE ALONG A CURVE TO THE RIGHT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING N72°31'28"E 73.31 FEET; THENCE N88°41'21"E 147.17 FEET; THENCE S02°38'14"E (RECORDED AS S02°56'36"E) 32.13 FEET; THENCE S87°41'02"W 52.59 FEET (RECORDED AS 60.00 FEET); THENCE N47°18'58"W (RECORDED AS N44°04'58"W) 14.14 FEET; THENCE S87°41'02"W 28.99 FEET (RECORDED AS S87°41'03"W 30.33 FEET); THENCE ALONG A CURVE TO THE LEFT 48.24 FEET, SAID CURVE HAVING A RADIUS OF 74.43 FEET, DELTA OF 37°08'05" AND LONG CHORD BEARING S69°07'02"W 47.40 FEET; THENCE S50°33'02"W 88.35 FEET (RECORDED AS S50°31'21"W 88.30 FEET); THENCE S03°39'47"E (RECORDED AS S03°31'35"E) 76.46 FEET TO THE NORTHWEST CORNER OF "HARTRICK VILLAGE" A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 113 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS; THENCE S03°40'35"E (RECORDED AS S03°31'35"E) 100.03 FEET; THENCE S02°19'35"E (RECORDED AS S02°18'58"E) 866.83 FEET; THENCE S81°43'31"W 30.35 FEET; THENCE N48°59'41"W 193.75 FEET; THENCE N44°59'45"W 318.00 FEET; THENCE S89°57'22"W 177.94 FEET; THENCE ALONG A CURVE TO THE LEFT 250.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, DELTA OF 19°06'43" AND LONG CHORD BEARING S80°24'00"W 249.02 FEET; THENCE ALONG A CURVE TO THE RIGHT 116.56 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, DELTA 16°41'43" AND LONG CHORD BEARING S79°11'30"W 116.14 FEET; THENCE S87°32'22"W 244.34 FEET TO THE POINT OF BEGINNING. CONTAINING 26.269 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

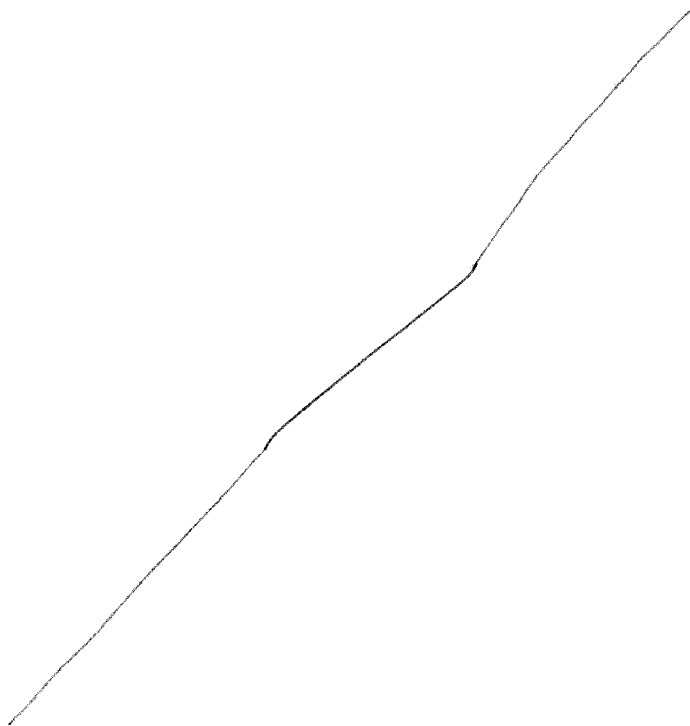
AND

PART OF EAST 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWN 4 NORTH, RANGE 9 EAST, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE S87°29'25"W 2675.13 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 25 TO THE CENTER POST OF SAID SECTION 25; THENCE S03°12'17"E 2664.41 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 25 TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF

SAID SECTION 36, TOWN 4 NORTH, RANGE 9 EAST; THENCE S02°36'30"E 2167.33 FEET; THENCE N87°31'58"E 1264.26 FEET; THENCE N02°27'38"W 479.35 FEET; THENCE N54°21'57"W 130.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 19.48 FEET, SAID CURVE HAVING A RADIUS OF 86.77 FEET, DELTA OF 12°51'57" AND LONG CHORD BEARING N37°09'33"E 19.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 23.30 FEET, SAID CURVE HAVING A RADIUS OF 98.22 FEET, DELTA OF 13°35'39" AND LONG CHORD BEARING N37°31'40"E 23.25 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 149.06 FEET, SAID CURVE HAVING A RADIUS 200.02 FEET, DELTA OF 42°41'55" AND LONG CHORD BEARING N63°44'51"E 145.64 FEET; THENCE N04°54'04"W 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 36.47 FEET, SAID CURVE HAVING A RADIUS OF 260.00 FEET, DELTA OF 08°02'11" AND LONG CHORD OF S81°04'51"W 36.44 FEET; THENCE N11°16'04"W 824.59 FEET; THENCE N87°32'22"E 359.06 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING N02°27'38"W 645.23 FEET ALONG THE WEST LINE OF "EAGLE RIDGE AT MORGAN LAKE" O.C.C.P. NO. 2169; THENCE N87°31'58"E 775.88 FEET; THENCE S02°38'35"E 632.15 FEET ALONG THE WEST LINE OF MORGAN LAKE ESTATES, A PLAT RECORDED AS L.127 P.40 OF OAKLAND COUNTY RECORDS; THENCE N87°33'36"E 343.43 FEET; THENCE S02°38'14"E 637.85 FEET; THENCE S88°41'21"W 147.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 74.29 FEET, SAID CURVE HAVING A RADIUS OF 131.66 FEET, DELTA OF 32°19'41" AND LONG CHORD BEARING S72°31'28"W 73.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 217.14 FEET, SAID CURVE HAVING A RADIUS OF 380.01 FEET, DELTA OF 32°44'23" AND LONG CHORD BEARING S72°43'50"W 214.20 FEET; THENCE S89°06'01"W 737.16 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT 32.29 FEET, SAID CURVE HAVING A RADIUS OF 67.00 FEET, DELTA OF 27°36'55" AND LONG CHORD BEARING N19°22'21"E 31.98 FEET; THENCE N89°06'01"E 26.74 FEET; THENCE N02°27'38"W 646.54 FEET TO THE POINT OF BEGINNING. CONTAINING 28.973 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NKA: Eagle Ridge Estates
OCCP # 2345
08-36-203-000-ent

Exhibit 2



CENTER OF SECTION 25
TOWN 4 NORTH, RANGE 9 EAST,
INDEPENDENCE TOWNSHIP
L. 38440, P. 423
(PCC-015 LOCATED 10.00' EAST)

SOUTH 1/4 SECTION 25, TOWN 4 NORTH,
RANGE 9 EAST IN COMMON WITH NORTH 1/4
CORNER SECTION 35, TOWN 4 NORTH,
RANGE 9 EAST INDEPENDENCE TOWNSHIP

EAST-WEST 1/4
LINE SECTION 25

P.O.B. EAGLE RIDGE
ESTATES AREA 2
O.C.C.P. NO. 2345

N02°27'38"W 645.23'

N02°27'38"W 645.22'(R)
645.54'(M)

S03°12'17"E
2664.41'

NORTH-SOUTH 1/4
LINE SECTION 25

EAGLE RIDGE AT
MORGAN LAKE
O.C.C.P. NO. 2169

N04°54'04"W
60.00'

P.O.B. EAGLE RIDGE
ESTATES AREA 1
O.C.C.P. NO. 2345

S02°36'30"E
2167.33'

P.O.B. EAGLE RIDGE
ESTATES FUTURE
DEVELOPMENT AREA

N07°31'58"E 1264.26'

N02°27'38"W 391.11'

N02°27'38"W 244.34'

N02°27'38"W 88.24'

N02°27'38"W 158.39'

N02°19'35"E 218.19'

S03°40'35"E (M)
100.03'

S03°31'35"E (R)
76.46'

S03°31'35"E (R)
100.03'

S03°40'35"E (M)
100.03'

S03°31'35"E (R)
76.46'

S03°40'35"E (M)
100.03'

FUTURE DEVELOPMENT AREA
49.263 ACRES

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N06°37'51"W
143.09'

N16°17'16"W
43.50'

N17°36'01"W
154.55'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N16°17'16"W
43.50'

N17°36'01"W
154.55'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N16°17'16"W
43.50'

N17°36'01"W
154.55'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N16°17'16"W
43.50'

N17°36'01"W
154.55'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N16°17'16"W
43.50'

N17°36'01"W
154.55'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

N04°10'35"E
17.69'

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD
C105	19.48'	86.77'	125°15'	19.44'
C106	23.30'	98.22'	133°35'	23.25'
C107	149.06'	200.02'	42°41'55"	145.64'
C108	36.47'	260.00'	08°02'11"	36.44'
C109	32.29'	67.00'	27°36'55"	31.98'
C110	217.14'	380.01'	32°44'23"	214.20'
C111	74.29'	131.66'	32°19'41"	73.31'
C112	48.24'	74.43'	37°08'05"	47.40'
C113	250.17'	750.00'	19°06'43"	249.02'
C114	116.56'	400.00'	16°41'43"	116.14'
C115	2.39'	530.00'	00°24'54"	2.39'

EAST 1/4 CORNER SECTION 25,
TOWN 4 NORTH, RANGE 9 EAST,
INDEPENDENCE TOWNSHIP
L. 15305, P. 865

MORGAN LAKE ESTATES
(L. 1127, P. 40)

EAGLE RIDGE ESTATES
O.C.C.P. NO. 2345
2887.2 ACRES

P.O.B. EAGLE RIDGE
ESTATES AREA 3
O.C.C.P. NO. 2345

EAGLE RIDGE ESTATES
O.C.C.P. NO. 2345
2628.8 ACRES

N13°06'34"E
106.08'

S44°59'45"E
150.85'

N01°45'31"E
30.35'

N01°45'31"E
30.35'

N01°45'31"E
30.35'

N01°45'31"E
30.35'

N01°45'31"E
30.35'

N01°45'31"E
30.35'

S02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

S02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

S02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

S02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

S02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

S02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

N02°37'35"E
526.19'

SCALE 1" = 200'



SHAPE ENGINEERING, Inc.
1500 N. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.8800
FAX: 303.733.8801
WWW.SHAPEENGINEERING.COM

SUBMITTAL NOTE	
DATE:	04/23/22
1ST AMENDMENT	07/26/22
2ND AMENDMENT	07/26/22
3RD AMENDMENT	07/26/22

MSS DIG SYSTEM
700 W. 17TH AVE.
DENVER, CO 80202
TEL: 303.733.8800
FAX: 303.733.8801
WWW.MSSDIGSYSTEM.COM

JUSTIN K. KENNEDY
PROFESSIONAL SURVEYOR
NO. 100000033

DEVELOPED FOR
CLEARVIEW
HOMES, LLC
735 E. SPRING RIDGE DRIVE
DENVER, CO 80202

OVERALL PLAN

EAGLE RIDGE ESTATES
EXHIBIT B - THIRD AMENDMENT

REVISION	
DATE	04/23/22
BY	SHAPE ENGINEERING, Inc.
SCALE	1" = 200'
SHEET	02
PROJECT	0219.11.14



SUBMITTAL NOTE	
DATE:	
1ST AMENDMENT	
2ND AMENDMENT	
3RD AMENDMENT	

MISS DIG SYSTEM
CALL 800-482-7171 OR 811
CONTACT 1" = 400'
DATE 04/24/26

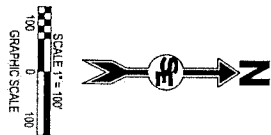
ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, MICHIGAN SOUTH ZONE (2113), HARNADJUSTMENT OF 1983.



CLAYVIEW HOMES, LLC
151 E. SHELBY BLVD. SUITE 300
ANN ARBOR, MI 48106-1511

PLAN NAME:
SURVEY PLAN
EAGLE RIDGE ESTATES
EXHIBIT B - THIRD AMENDMENT

CITY/ADDRESS/PHONE	
COUNTY:	OSHTON
SECTION:	16
T-4 N, R-9 E	
SUBMITTAL: 04/24/26	
SHEET: 1 - 000	
PROJECT: 029.13.34	

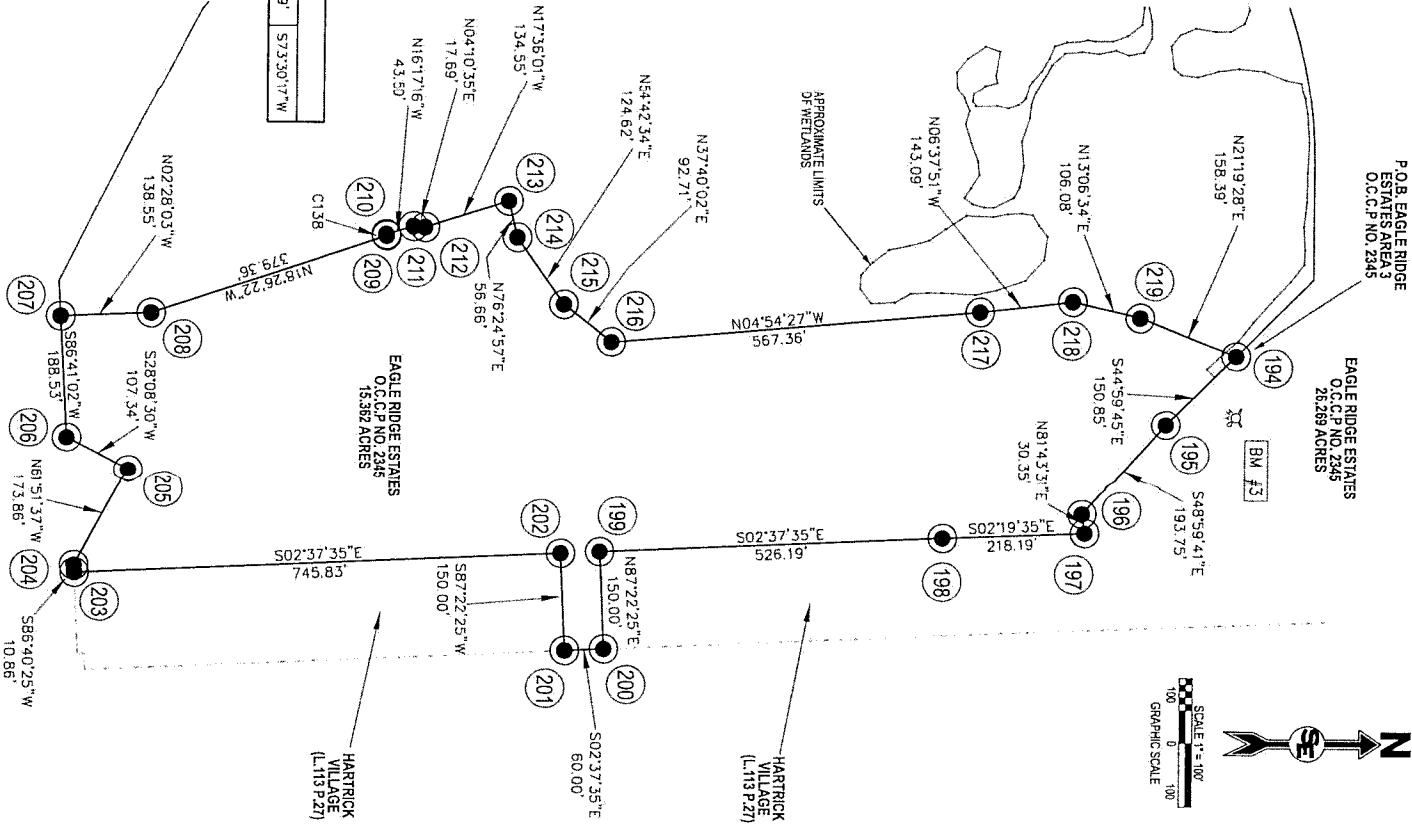


- BENCHMARKS**
- BM #1 - ARROW TOP OF FIRE HYDRANT NE CORNER OF HARTWICK COURT & MORGAN LAKE DRIVE ELEV. = 999.66 (NAMD 88)
 - BM #2 - ARROW TOP OF FIRE HYDRANT BETWEEN #54122 & #54276 MORGAN LAKE DRIVE ELEV. = 993.77 (NAMD 88)
 - BM #3 - ARROW TOP OF FIRE HYDRANT END OF MORGAN LAKE DRIVE ELEV. = 994.13 (NAMD 88)

FUTURE DEVELOPMENT AREA
49.263 ACRES

CURVE DATA				
C138	2.39'	330.00'	00°24'54"	2.39'
				573'30'17"W

- LEGEND**
- 1/2" X 18" STEEL ROD
 - 4" DIA. CONCRETE MONUMENT
 - COORDINATE NUMBER
 - CURVE NUMBER



NOTES:

ALL BEARINGS NOTED ON THESE PLANS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, MICHIGAN SOUTH ZONE (2113), HARNADJUSTMENT OF 1983.

SEE SHEET 26 FOR COORDINATES

THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DENOTED BY FEMA PANEL 26125C0354F DATED 09/29/2006.

I, HUSTON K. KENNEDY, A PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY, THAT THE SUBDIVISION PLAN KNOWN AS EAGLE RIDGE ESTATES, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2345 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 HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

HUSTON K. KENNEDY
PROFESSIONAL SURVEYOR
REGISTRATION NO. 4001077623
KENNEDY SURVEYING, INC.
105 N. WASHINGTON ST.
OXFORD, MI 48371

DATE 7/21/26



SCALE: 1" = 80'
80 0 80
GRAPHIC SCALE

SUBMITTAL NOTE	
DATE:	
1ST ADVISEMENT	
2ND ADVISEMENT	
3RD ADVISEMENT	

HSS D/C SYSTEM
FOR EAGLE RIDGE
800-402-7171 OR 811
DC SYSTEM IS TYPING
DATE: 11/11/2011
DATE: 11/11/2011

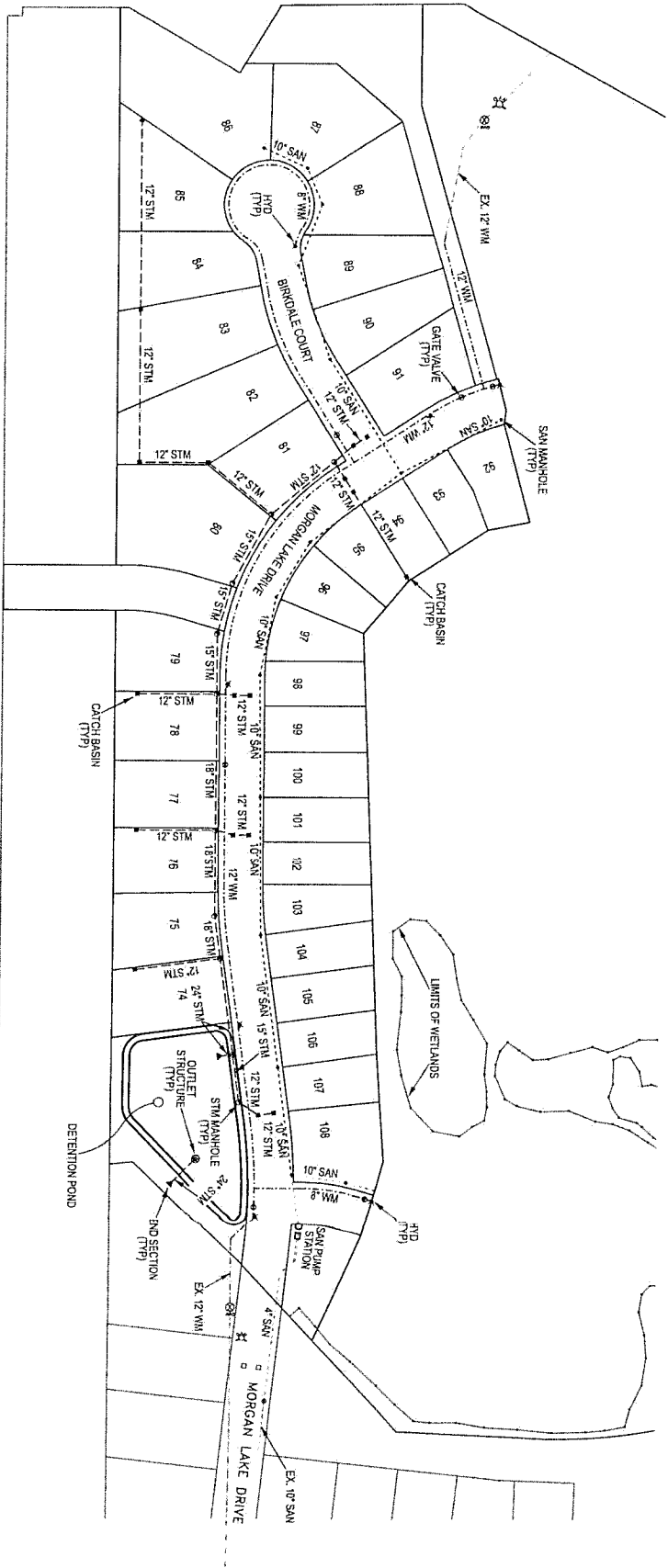
THE ENGINEER & ARCHITECT HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORD WITH THE CITY OF DENVER REQUIREMENTS. THE ENGINEER & ARCHITECT HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORD WITH THE CITY OF DENVER REQUIREMENTS.

JAMES W. SHARPE
PROFESSIONAL ENGINEER
NO. 67004557
SHARPE & ASSOCIATES, INC.
ENGINEER

DATE: 11/11/2011
FOR: EAGLE RIDGE ESTATES
HOMES, LLC
75 E. 10TH AVE. SUITE 800
DENVER, CO 80202

UTILITY PLAN SOUTHEAST
EAGLE RIDGE ESTATES
EXHIBIT B - THIRD AMENDMENT

DATE: 10/25/22
SUBMITTAL: 04/24/28
SCALE: 1" = 80'
SHEET: 22
PROJECT: 0181534



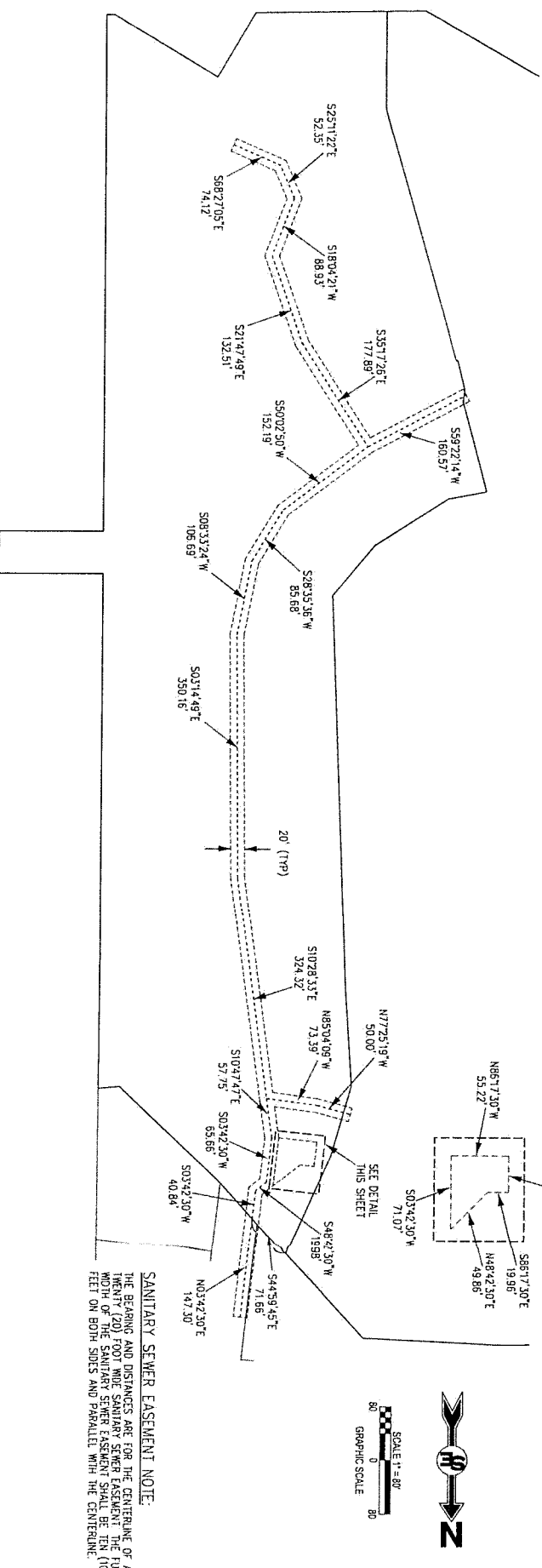
NOTES:

SANITARY SEWER AND WATER MAIN PROVIDED BY WATER AND SEWER DEPARTMENT. EXISTING SANITARY SEWER AND WATER MAIN ARE FROM APPROVED ENGINEERING PLANS PREPARED BY SHARPE ENGINEERING, INC. AND MUST BE BUILT.
STORM SEWER IS A PRIVATELY MAINTAINED SYSTEM. EXISTING STORM SEWER IS AS-BUILT. PROPOSED STORM SEWER IS FROM APPROVED ENGINEERING PLANS PREPARED BY SHARPE ENGINEERING, INC. AND MUST BE BUILT.
ELECTRIC PROVIDED BY DTE. ENERGY. THE ELECTRICAL LOCATION WILL BE SHOWN ON THE FINAL AS-BUILT PLAN.
GAS PROVIDED BY CONSUMERS ENERGY. THE GAS LOCATION WILL BE SHOWN ON THE FINAL AS-BUILT PLAN.
TELEPHONE AND CABLE TV PROVIDED BY ATT AND COMCAST. THE TELEPHONE AND CABLE TV LOCATION WILL BE SHOWN ON THE FINAL AS-BUILT PLAN.

UTILITY LEGEND

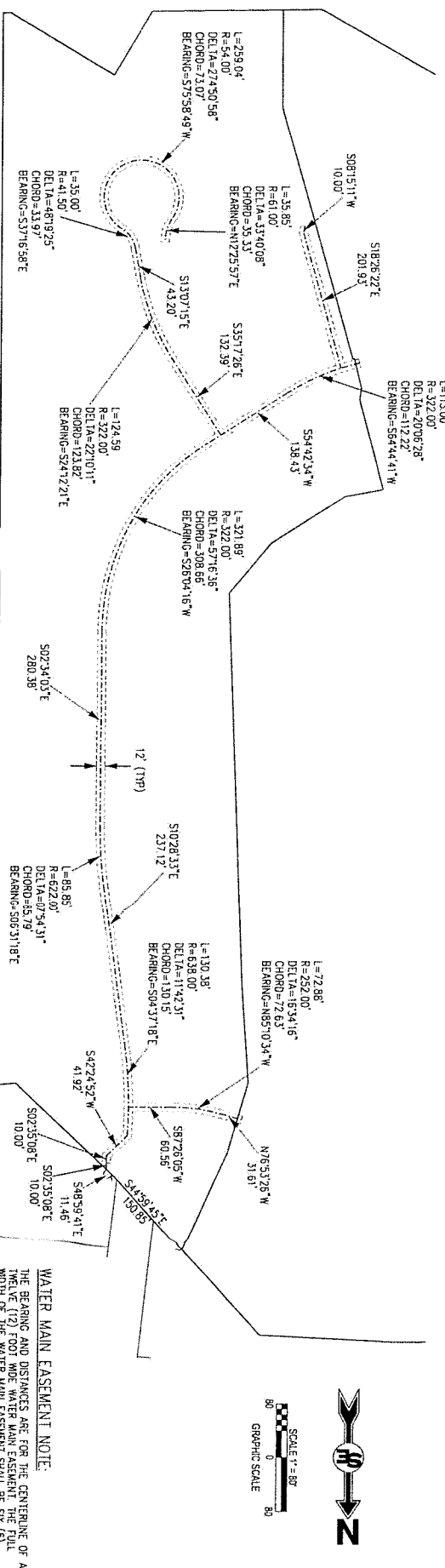
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN
- GATE VALVE
- FIRE HYDRANT
- STORM SEWER
- CATCH BASIN
- STORM MANHOLE
- END SECTION
- OUTLET STRUCTURE

SANITARY SEWER EASEMENT



SANITARY SEWER EASEMENT NOTE:
THE BEARING AND DISTANCES ARE FOR THE CENTERLINE OF A
THE 12" (12") FOOT WIDE SANITARY SEWER EASEMENT SHALL BE THE (10)
FEET ON BOTH SIDES AND PARALLEL WITH THE CENTERLINE.

WATER MAIN EASEMENT



WATER MAIN EASEMENT NOTE:
THE BEARING AND DISTANCES ARE FOR THE CENTERLINE OF A
THE 12" (12") FOOT WIDE WATER MAIN EASEMENT SHALL BE SIX (6)
FEET ON BOTH SIDES AND PARALLEL WITH THE CENTERLINE.



SHARPE &
ENGINEERING, INC.
1000 W. 10TH AVE.
DENVER, CO 80202

SUBMITTAL NOTE	
DATE	10/25/22
1ST AMENDMENT	01/24/23
2ND AMENDMENT	02/24/24
3RD AMENDMENT	

MSS DIO SYSTEM
8" DIA. 15' DEPTH
800-482-1711 OR 811
DIO SYSTEMS, INC.
445 S. 10TH AVE.
DENVER, CO 80202

JAMES W. SHARPE
PROFESSIONAL ENGINEER
NO. 022010529

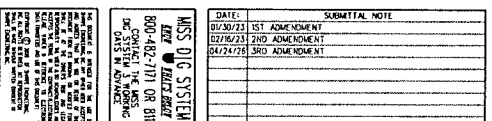
CLEARVIEW
HOMES, LLC
775 E. 80TH AVE. SUITE 100
DENVER, CO 80231

EXHIBIT B - THIRD AMENDMENT
SANITARY SEWER & WATER MAIN
EASEMENT PLAN SOUTHEAST
EAGLE RIDGE ESTATES

CITY REFERENCE TYPE	
COUNTY	DENVER
SECTION	35
T & N	R - 9 - E

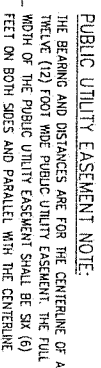
TITLE	
SUBMITAL	10/25/22
DATE	01/24/23
SCALE	1" = 80'
SHEET	24
PROJECT	0291334

**SHARPE
ENGINEERING, Inc.**
707 N. VICTORIA CIRCLE
DUNDAS, MI 48031
313/577-2702



JAMES W. SHARPE
PROFESSIONAL ENGINEER
NO. 6370045659

STATE OF MICHIGAN
JAMES W. SHARPE
ENGINEER
NO. 6370045659
LICENSED PROFESSIONAL ENGINEER



EAGLE RIDGE ESTATES
EXHIBIT B - THIRD AMENDMENT

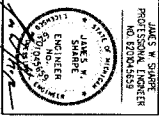
DATE:	10/25/22
SUBMITAL:	
THIS	04/24/26
SUBMITAL:	
SCALE:	1" = 80'
SHEET:	25
PROJECT:	059.13.34



SUBMITTAL NOTE			
DATE: 07/30/23	1ST ADME HEIGHT		
07/11/23	2ND ADME HEIGHT		
04/24/26	3RD ADME HEIGHT		

MISS DUC SYSTEM
ELEV 800'-02"-10" OR 811'
CONCRETE, 18" MASS
15% MIN. SLOPE
DRAIN TO ADJACENT

NO PORTING TO BE DONE TO THE EXISTING CONCRETE CURB OR TO THE EXISTING CONCRETE DRIVE. THE EXISTING CONCRETE DRIVE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF EAGLE RIDGE ESTATES AND SHALL BE ALTERED BY ANYONE UNLESS PERMISSION IS OBTAINED FROM THE HOME OWNERS ASSOCIATION.



OWNER: CLEVERVIEW HOMES LLC
714 SOUTH WILSON AVE
BIRMINGHAM, AL 35209

PLAN NAME:
COORDINATE & UNIT DATA SOUTHEAST
EAGLE RIDGE ESTATES
EXHIBIT B - THIRD AMENDMENT

DATE: 07/25/23
COUNTY: OAKLAND
SECTION: 36
SCALE: N/A
PROJECT: 039.01.34

COORDINATE TABLES

ON-SITE RIGHT-OF-WAY & UNITS

NO.	NORTH	EAST
220	444178.70	13401741.97
221	444140.23	13401739.48
222	443984.93	13401745.66
223	443851.38	13401773.36
224	443762.88	13401789.72
225	443751.78	13401781.78
226	443677.20	13401801.01
227	443665.44	13401801.64
228	443587.86	13401805.12
229	443497.95	13401809.15
230	443408.04	13401813.19
231	443355.34	13401814.20
232	443326.92	13401811.56
233	443268.02	13401788.20
234	443175.92	13401791.03
235	443101.20	13401875.16
236	443081.72	13401861.79
237	443014.56	13401761.40
238	442980.19	13401733.65
239	442943.31	13401761.33
240	442874.45	13401785.66
241	442885.43	13401787.78
242	442893.27	13401795.28
243	442807.10	13401814.06
244	442784.56	13401828.51
245	442724.79	13401833.65
246	442696.12	13401783.93
247	442721.61	13401733.23
248	442787.67	13401731.57
249	442793.97	13401734.72
250	442819.65	13401726.85
251	442860.83	13401727.25
252	442883.78	13401717.31
253	442955.52	13401694.68

NO.	NORTH	EAST
254	442979.51	13401687.70
255	443057.05	13401612.82
256	443071.10	13401652.02
257	442984.30	13401494.53
258	443070.07	13401527.96
259	443111.15	13401685.39
260	443146.70	13401638.45
261	443190.77	13401640.52
262	443208.16	13401689.72
263	443279.62	13401786.78
264	443363.72	13401754.45
265	443382.65	13401754.26
266	443423.69	13401792.42
267	443483.63	13401748.74
268	443453.57	13401747.05
269	443603.51	13401744.36
270	443662.75	13401741.71
271	443653.45	13401741.67
272	443731.34	13401734.45
273	443740.85	13401732.78
274	443790.35	13401723.82
275	443848.35	13401712.71
276	443908.35	13401701.81
277	443968.57	13401691.04
278	443982.00	13401688.19
279	444068.05	13401678.74
280	444059.78	13401658.63
281	444068.53	13401596.11
282	444077.38	13401571.17
283	444124.97	13401609.72
284	444119.77	13401657.81
285	444120.05	13401678.05
286	444235.16	13401685.51

UNIT NUMBER	UNIT AREA IN SF
74	13,954.32
75	13,616.66
76	12,702.10
77	12,605.15
78	12,613.49
79	14,161.51
80	25,655.01
81	14,173.74
82	23,416.42
83	22,205.82
84	16,356.53
85	17,813.80
86	28,485.48
87	18,085.55
88	17,031.79
89	13,415.06
90	13,564.66
91	15,027.92
92	8,603.30
93	8,216.50
94	7,800.00
95	8,101.51
96	8,064.64
97	7,763.77
98	8,032.26
99	8,183.56
100	8,330.67
101	8,477.78
102	8,624.90
103	8,453.92
104	8,477.96
105	8,127.24
106	7,776.26
107	7,621.67
108	12,664.49

CONDOMINIUM LIMITS

NO.	NORTH	EAST
194	444278.32	13401642.37
195	444171.65	13401749.03
196	444044.52	13401895.24
197	444048.89	13401925.28
198	443830.88	13401934.13
199	443305.24	13401959.25
200	443312.12	13402106.09
201	443252.16	13402110.84
202	443245.31	13401860.99
203	442500.26	13401985.17
204	442499.63	13401884.33
205	442581.63	13401831.02
206	442486.97	13401780.39
207	442476.07	13401592.18
208	442614.49	13401566.21
209	442874.38	13401466.22
210	442873.70	13401463.93
211	443015.46	13401451.73
212	443033.10	13401453.01
213	443161.35	13401412.33
214	443174.66	13401467.40
215	443246.65	13401568.12
216	443320.04	13401625.77
217	443885.32	13401577.24
218	444027.45	13401560.71
219	444130.77	13401584.78

CONCRETE MONUMENT PLACEMENT SHALL CONSIST OF AN 18" LONG, 1/2" STEEL ROD PLACED WITHIN THE CENTER OF A 4" DIAMETER, 3' DEEP CONCRETE CYLINDER.

FOLLOWING CONSTRUCTION AND RECORDING OF THE MASTER DEED, THE MORGAN LAKE DRIVE AND BIRDALE COURT RIGHT-OF-WAYS WILL BECOME PRIVATE ROADS AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF EAGLE RIDGE ESTATES CONDOMINIUM. THESE RIGHT-OF-WAYS MAY NOT BE MODIFIED, OCCUPIED, OR OTHERWISE ALTERED BY ANYONE UNLESS PERMISSION IS OBTAINED FROM THE HOME OWNERS ASSOCIATION.

UNITS 74 - 108 MUST BE BUILT.