202312200063379 Pages: 11

Recorded: 12/20/2023 02:13 PM
Fees: $30.00 Rpct: 23-57089
Domonique D Clemons, Register of Deeds
Genesee County, MI MAIL

12/20/23 DC
I hereby certify, based upon the records in my office, that there are no tax liens or titles held by the state, or by any individual, against the within description, and that all taxes due thereon have been paid for the 5 years next preceding the date of this instrument.
Deborah L Cherry

FIRST AMENDMENT TO THE MASTER DEED OF WEST WINDS

This First Amendment to the Master Deed of West Winds ("Amendment") is made and executed this 12th day of December 2023, by West Winds Development Group, LLC, a Michigan Limited Liability Company (the "Developer"), in pursuance of the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended ("the Condominium Act").

RECITALS

A. Developer is the developer of West Winds (the "Condominium"), a Condominium Project established pursuant to the Master Deed recorded as Instrument Number 202206210046330, Genesee County Records (the "Master Deed"), also known as Genesee County Condominium Subdivision Plan No.450. Developer desires to amend the Master Deed and Exhibit B's to withdraw a portion of land from the overall Property Description and create two parcels. The first parcel will be known as Phase 1 of West Winds and consist of 67 units located on 31.01 acres of land as described in the attached amended Exhibit B's. The second parcel will be known as West Winds Future Development and consist of 86.79 acres also described in the attached amended Exhibit B's.

NOW THEREFORE the following changes are made to the Master Deed:

1. Article II, **LEGAL DESCRIPTION** shall be amended to read as follows:

WEST WINDS PHASE 1 PROPERTY DESCRIPTION

PART OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF SECTION 18, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SECTION 18, S01°54'23"E,2688.16 FEET TO THE EAST ¼ CORNER OF SECTION 18; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 2662.83 FEET TO THE SOUTHEAST CORNER OF SECTION 18; THENCE ALONG THE SOUTH LINE OF SECTION 18, S87°36'50"W, 341.58 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAILROAD, N63°49'16"W, 1148.62 FEET; THENCE ALONG THE NORTH-SOUTH 8TH LINE OF THE SOUTHEAST ¼ OF SECTION 18 N00°34'00"W, 771.01 FEET; THENCE

11/3 CH

ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18 S88°10'28"W, 678.23 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18 N01°35'32"W, 1356.68 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST ¼ OF SECTION 18 N01°59'11"W, 398.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:

THENCE CONTINUING ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST ¼ OF SECTION 18 N01°59'11"W, 2113.48 FEET; THENCE N88°20'40"E, 66.00 FEET; THENCE N01°59'11"W, 181.50 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE OF SAID SECTION18, ALSO BEING THE CENTERLINE OF LAHRING ROAD (66 FEET WIDE, PUBLIC) N8°20'27"E, 66.00 FEET; THENCE S01°59'11"E, 191.11 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 197.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 138.69 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET, A DELTA OF 41°13'13" AND A LONG CORD BEARING / DISTANCE OF S22°35'49"E / 185.16 FEET; THENCE S01°59'11"E, 374.46 FEET; THENCE N88°00'49"E, 460.48 FEET TO A POINT ON THE "STONY BROOK CONDOMINIUM" AS RECORDED IN GENESEE COUNTY RECORDS; THENCE ALONG SAID "STONY BROOK CONDOMINIUM" THE FOLLOWING 9 COURSES, S40°45'20"E, 494.83 FEET; THENCE S49°14'40"W, 160.00 FEET; THENCE S40°45'14"E, 145.00 FEET; THENCE S49°14'40"W, 151.01 FEET; THENCE S40°45'20"E, 15.00 FEET; THENCE S49°14'40"W, 5.00 FEET; THENCE S40°45'20"E, 216.00 FEET; THENCE S49°14'40"W, 60.00 FEET; THENCE S40° 45'20"E, 40.84 FEET; THENCE S49°14'40"W, 754.41 FEET; THENCE S88°00'49"W, 216.00 FEET; THENCE S01°59'11"E, 6.88 FEET; THENCE S88°00'49"W, 180.00 FEET TO SAID POINT OF BEGINNING; CONTAINING 31.01 GROSS ACRES OF LAND; SUBJECT TO THE RIGHTS OF THE PUBLIC OVER LEHRING ROAD; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

"WEST WINDS FUTURE" PARCEL PROPERTY DESCRIPTION

PART OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF SECTION 18, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SECTION 18, S01°54'23"E, 2688.16 FEET TO THE EAST ¼ CORNER OF SECTION 18; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 1403.98 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 1258.85 FEET TO THE SOUTHEAST CORNER OF SECTION 18; THENCE ALONG THE SOUTH LINE OF SECTION 18, S87°36'50"W, 341.58 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAIL ROAD, N63°49'16"W, 1148.62 FEET, THENCE ALONG THE NORTH-SOUTH 8TH LINE OF THE SOUTHEAST ¼ OF SECTION 18 N00°34'00"W, 771.01 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORHTWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18 S88°10'28"W, 678.23 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18 N01°35'32"W, 1356.68 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST ¼ SECTION OF SECTION 18 N01°59'11"W, 398.42 FEET; THENCE N88°00'49"E, 180.00 FEET; THENCE N01°59'11"W, 6.88 FEET; THENCE N88°00'49"E, 216.00 FEET; THENCE N49°14'40"E,

754.41 FEET; THENCE TO A POINT ON THE "STONY BROOK CONDOMINIUM) AS RECORDED IN GENESEE COUNTY RECORDS; THENCE ALONG SAID "STONY BROOK CONDOMINIUM" THE FOLLOWING 15 COURSES, S40°45'20"E, 912.16 FEET; THENCE S49°14'40"W, 225.00 FEET; THENCE S40°45'46"W, 425.92 FEET; THENCE S45°25'00"E, 341.59 FEET; THENCE S43° 35'00"W, 82.01 FEET; THENCE S46°25'00"E, 226.00 FEET: THENCE S43°35'00"W, 600.00 FEET; THENCE S25°00'43"E, 586.91 FEET; THENCE N88°00'45"E, 373.63 FEET; THENCE N01° 59'15"W, 282.00 FEET; THENCE N88°00'45"E, 160.00 FEET; THENCE S01°59'15"E, 31.21 FEET; THENCE N88°00'45"E, 66.00 FEET; THENCE N01°59'15"W, 49.00 FEET; THENCE N88°00'45"E, 173.62 FEET; TO SAID POINT OF BEGINNING; CONTAINING 86.79 GROSS ACRES OF LAND; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

LEGAL VERIFIED
06-18-2024-007

In all other respects, the Master Deed and the Bylaws and Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

The Developer has caused, and the Township of Fenton has approved this Amendment to the Master Deed and Exhibit B's to be executed the day and year first above written.

West Winds Development Group, LLC
By: Mary Mitchell
Mary Mitchell, Member

STATE OF MICHIGAN)
)SS:
COUNTY OF GENESEE)

The forgoing instrument was acknowledged before me this 15th day of December, 2023 by Mary Mitchell, Member of West Winds Development Group, LLC, on behalf of said Corporation.

Andrew Dombrowski
Notary Public - State of Michigan
Livingston County
My Commission Expires June 6, 2025
Acting in the County of Livingston

Andrew Dombrowski
Notary Public
_____ County, Michigan
My Commission Expires:
Acting in the County of Livingston

Prepared By: Mary Mitchell
West Winds Development Group, LLC
1500 Fountain View Dr.
Brighton, MI 48114 250

GENESEE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 450
EXHIBIT 'B' TO THE MASTER DEED OF

WEST WINDS

SITE CONDOMINIUM

LAHRING ROAD
FENTON TOWNSHIP, MI

PART OF THE EAST 1/2 OF SECTION 18
TOWNSHIP 5 NORTH, RANGE 6 EAST
FENTON TOWNSHIP, COUNTY OF GENESEE, STATE OF MICHIGAN

PHASE 1 - PROPERTY DESCRIPTION:

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 18, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SECTION 18, S01°54'23"E, 2688.16 FEET TO THE EAST 1/4 CORNER OF SECTION 18; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 2662.83 FEET TO THE SOUTHEAST CORNER OF SECTION 18; THENCE ALONG THE SOUTH LINE OF SECTION 18, S87°36'50"W, 341.58 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAIL ROAD, N63°49'16"W, 1148.62 FEET; THENCE ALONG THE NORTH-SOUTH 8TH LINE OF THE SOUTHEAST 1/4 OF SECTION 18 N00°34'00"W, 771.01 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 S88°10'28"W, 678.23 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 N01°35'32"W, 1356.68 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 18 N01°59'11"W, 398.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 18 N01°59'11"W, 2113.48 FEET; THENCE N88°20'40"E, 66.00 FEET; THENCE N01°59'11"W, 181.50 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF LAHRING ROAD (66 FEET WIDE, PUBLIC) N88°20'27"E, 66.00 FEET; THENCE S01°59'11"E, 191.11 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 197.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 138.69 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 185.16 FEET; THENCE S01°59'11"E, 374.46 FEET; THENCE N88°00'49"E, 460.48 FEET TO A POINT ON THE "STONY BROOK CONDOMINIUM" AS RECORDED IN GENESEE COUNTY RECORDS; THENCE ALONG SAID "STONY BROOK CONDOMINIUM" THE FOLLOWING 9 COURSES: S40°45'20"E, 494.83 FEET; THENCE S49°14'40"W, 160.00 FEET; THENCE S40°45'14"E, 145.00 FEET; THENCE S49°14'40"W, 151.01 FEET; THENCE S40°45'20"E, 15.00 FEET; THENCE S49°14'40"W, 5.00 FEET; THENCE S40°45'20"E, 216.00 FEET; THENCE S49°14'40"W, 60.00 FEET; THENCE S40°45'20"E, 40.84 FEET; THENCE S49°14'40"W, 754.41 FEET; THENCE S88°00'49"W, 216.00 FEET; THENCE S01°59'11"E, 6.88 FEET; THENCE S88°00'49"W, 180.00 FEET TO SAID POINT OF BEGINNING; CONTAINING 31.01 GROSS ACRES OF LAND; SUBJECT TO THE RIGHTS OF THE PUBLIC OVER LAHRING ROAD; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

OVERALL - PROPERTY DESCRIPTION:

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 18, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SECTION 18, S01°54'23"E, 2688.16 FEET TO THE EAST 1/4 CORNER OF SECTION 18; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 1403.98 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 1258.85 FEET TO THE SOUTHEAST CORNER OF SECTION 18; THENCE ALONG THE SOUTH LINE OF SECTION 18, S87°36'50"W, 341.58 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAIL ROAD, N63°49'16"W, 1148.62 FEET; THENCE ALONG THE NORTH-SOUTH 8TH LINE OF THE SOUTHEAST 1/4 OF SECTION 18 N00°34'00"W, 771.01 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 S88°10'28"W, 678.23 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 N01°35'32"W, 1356.68 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 18 N01°59'11"W, 2511.90 FEET; THENCE N88°20'40"E, 66.00 FEET; THENCE N01°59'11"W, 181.50 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF LAHRING ROAD (66 FEET WIDE, PUBLIC) N88°20'27"E, 66.00 FEET; THENCE S01°59'11"E, 191.11 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 197.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 138.69 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 185.16 FEET; THENCE S01°59'11"E, 374.46 FEET; THENCE N88°00'49"E, 460.48 FEET TO A POINT ON THE "STONY BROOK CONDOMINIUM" AS RECORDED IN GENESEE COUNTY RECORDS; THENCE ALONG SAID "STONY BROOK CONDOMINIUM" THE FOLLOWING 23 COURSES: S40°45'20"E, 494.83 FEET; THENCE S49°14'40"W, 160.00 FEET; THENCE S40°45'14"E, 145.00 FEET; THENCE S49°14'40"W, 151.01 FEET; THENCE S40°45'20"E, 15.00 FEET; THENCE S49°14'40"W, 5.00 FEET; THENCE S40°45'20"E, 216.00 FEET; THENCE S49°14'40"W, 60.00 FEET; THENCE S40°45'20"E, 953.00 FEET; THENCE S49°14'40"W, 225.00 FEET; THENCE S40°45'46"W, 425.92 FEET; THENCE S45°25'00"E, 341.59 FEET; THENCE S43°35'00"W, 82.01 FEET; THENCE S46°25'00"E, 226.00 FEET; THENCE S43°35'00"W, 600.00 FEET; THENCE S25°00'43"E, 586.91 FEET; THENCE N88°00'45"E, 373.63 FEET; THENCE N01°59'15"W, 282.00 FEET; THENCE N88°00'45"E, 160.00 FEET; THENCE S01°59'15"E, 31.21 FEET; THENCE N88°00'45"E, 66.00 FEET; THENCE N01°59'15"W, 49.00 FEET; THENCE N88°00'45"E, 173.62 FEET; TO SAID POINT OF BEGINNING; CONTAINING 117.80 GROSS ACRES OF LAND; SUBJECT TO THE RIGHTS OF THE PUBLIC OVER LAHRING ROAD; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

LOCATION MAP NORTH
NOT TO SCALE

DEVELOPER: MARY MITCHELL
MITCHELL BUILDING COMPANY
301 W. GRAND RIVER AVENUE
BRIGHTON, MI
PHONE: (517) 404-0636
EMAIL: MARYAMITCH11@GMAIL.COM

SURVEYOR: CHRIS BRZEZINSKI, PS
GRIGGS QUADERER, INC.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PHONE: (810) 695-0154
EMAIL: CHRIS@GOINCORP.COM

ATTENTION:

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 SURVEYOR'S CERTIFICATE ON SHEETS 2 THRU 4.

BENCHMARKS (DATUM: NAVD88)

BMK1: 'X' ON NORTH SIDE OF SANITARY RIM LOCATED AT THE SOUTHEAST CORNER OF STONY BROOK PASS AND RIVER ROCK PASS.
ELEVATION = 894.41

BMK2: 'X' ON NORTH SIDE OF SANITARY RIM LOCATED AT THE SOUTHEAST CORNER OF RIVER ROCK PASS AND RIVER BEND DRIVE.
ELEVATION = 883.92

SHEET INDEX:

1 - COVER SHEET	5 - SITE PLAN (1 OF 2)
2 - COMPOSITE PLAN	6 - SITE PLAN (2 OF 2)
3 - SURVEY PLAN (1 OF 2)	7 - UTILITY PLAN (1 OF 2)
4 - SURVEY PLAN (2 OF 2)	8 - UTILITY PLAN (2 OF 2)

STANDARD LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER		
SANITARY SEWER	S	
WATER	W	
GAS, ELECTRIC CABLE, TELEPHONE	EGCT	
MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
WATER VALVE		
POWER POLE		
CURB & GUTTER		
EASEMENT		
LIMITED COMMON ELEMENT		
GENERAL COMMON ELEMENT		

PROPOSED DATED: 12-11-2023

NO.	DATE	REVISION OR ISSUE
	12-19-23	RECREATION
	12-11-23	FENTON TWP. (FOR REVIEW)

DRAWN: MDH/BD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CHK:

SAT PART OF SECTION 18 TOWN 5-NORTH RANGE 6-EAST GENESEE COUNTY STATE OF MICHIGAN

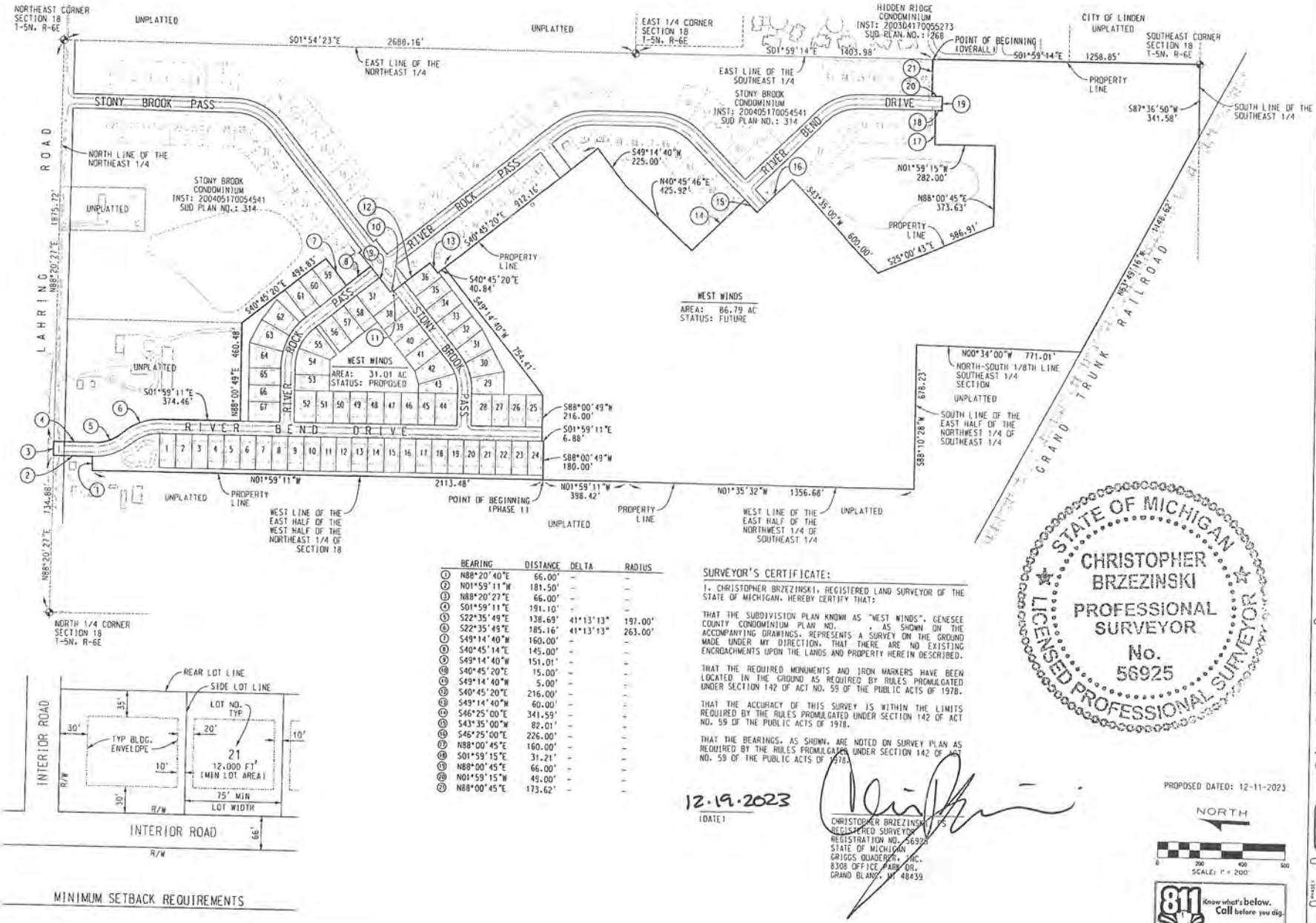
West Winds

COVER SHEET

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GOINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0193
CIVIL ENGINEERING LAND SURVEYING
SITE PLANNING

JOB NO.: 200905 PHASE: CONDO

SHEET 01 OF 08



	BEARING	DISTANCE	DELTA	RADIUS
①	N88°20'40"E	66.00'	-	-
②	N01°59'11"W	181.50'	-	-
③	N88°20'27"E	66.00'	-	-
④	S01°59'11"E	191.10'	-	-
⑤	S22°35'49"E	138.69'	41°13'13"	197.00'
⑥	S22°35'49"E	185.16'	41°13'13"	263.00'
⑦	S49°14'40"W	160.00'	-	-
⑧	S40°45'14"E	145.00'	-	-
⑨	S49°14'40"W	151.01'	-	-
⑩	S40°45'20"E	15.00'	-	-
⑪	S49°14'40"W	5.00'	-	-
⑫	S40°45'20"E	216.00'	-	-
⑬	S49°14'40"W	60.00'	-	-
⑭	S46°25'00"E	341.59'	-	-
⑮	S43°35'00"W	82.01'	-	-
⑯	S46°25'00"E	226.00'	-	-
⑰	N88°00'45"E	160.00'	-	-
⑱	S01°59'15"E	31.21'	-	-
⑲	N88°00'45"E	66.00'	-	-
⑳	N01°59'15"W	49.00'	-	-
㉑	N88°00'45"E	173.62'	-	-

MINIMUM SETBACK REQUIREMENTS

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "WEST WINDS", GENESEE COUNTY CONDOMINIUM PLAN NO. , 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 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 NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

12.19.2023
(DATE)

CHRISTOPHER BRZEZINSKI PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

PROPOSED DATED: 12-11-2023

NORTH

0 200 400 500
SCALE: 1" = 200'

811 Know what's below. Call before you dig.

NO.	DATE	REVISION OR ISSUE
	12-19-23	RECREATION
	12-11-23	FENTON TWP. 1ST REVIEW

DRAWN: MCBURT
DESIGNED: BRZEZINSKI
CHECKED: BRZEZINSKI
FIELD CREW:

EAST HALF SECTION 18 TOWN 5 NORTH RANGE 6 EAST GENESEE COUNTY STATE OF MICHIGAN

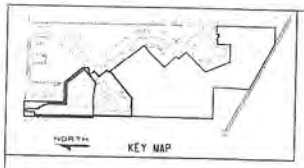
West Winds

COMPOSITE PLAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQGUIDED.COM
PH: (810) 695-0154
FX: (810) 695-0156

CIVIL ENGINEERING, LAND SURVEYING
SITE PLANNING

JOB NO.: 200905
PHASE: CONDO
SHEET: 02 OF 08



CURVE DATA			
CURVE	RADIUS	DELTA	LONG CHORD BEARING/DIST.
(1)	263.00'	41°13'15"	S22°35'49"E / 185.16'
(2)	197.00'	41°13'15"	S22°35'49"E / 138.69'
(3)	197.00'	41°13'15"	S22°35'49"E / 138.69'
(4)	263.00'	41°13'15"	S22°35'49"E / 185.16'
(5)	000.00'	00°00'00"	S00°00'00"E / 000.00'
(6)	000.00'	00°00'00"	S00°00'00"E / 000.00'

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "WEST WINDS", GENESEE COUNTY CONDOMINIUM PLAN NO. ____ 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 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 NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

12-19-2023
(DATE)

CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

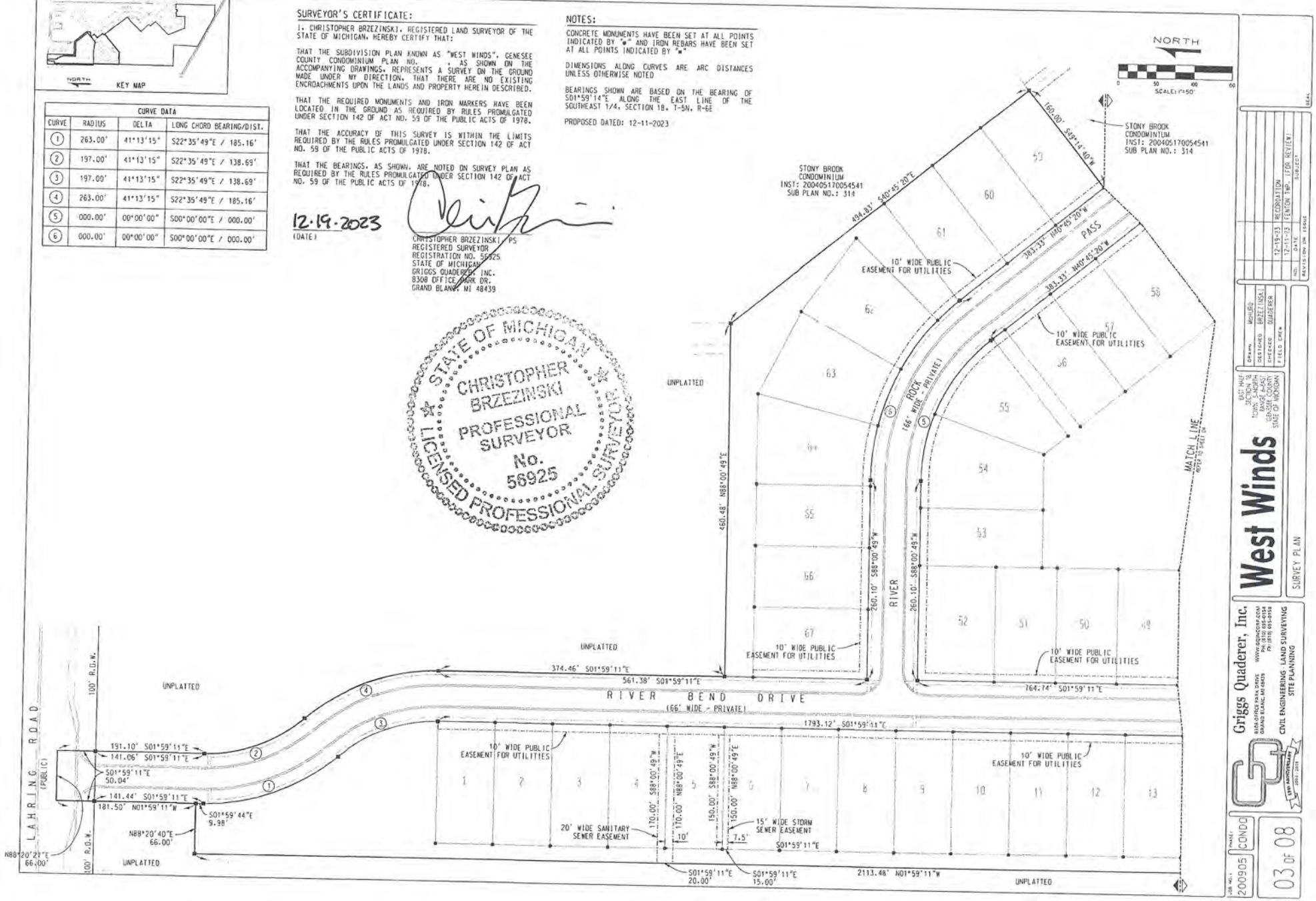
NOTES:

CONCRETE MONUMENTS HAVE BEEN SET AT ALL POINTS INDICATED BY "●" AND IRON REBARS HAVE BEEN SET AT ALL POINTS INDICATED BY "■"

DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED

BEARINGS SHOWN ARE BASED ON THE BEARING OF S01°59'14"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4, SECTION 18, T-5N, R-6E

PROPOSED DATED: 12-11-2023



REVISION ISSUE	DATE	NO.
RECORDATION	12-19-23	
FENTON TWP. (FOR REVIEW)	12-11-23	

DRAWN: MDUBD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

EAST HALF SECTION 18 TOWN 5 NORTH RANGE 6 EAST GENESEE COUNTY STATE OF MICHIGAN

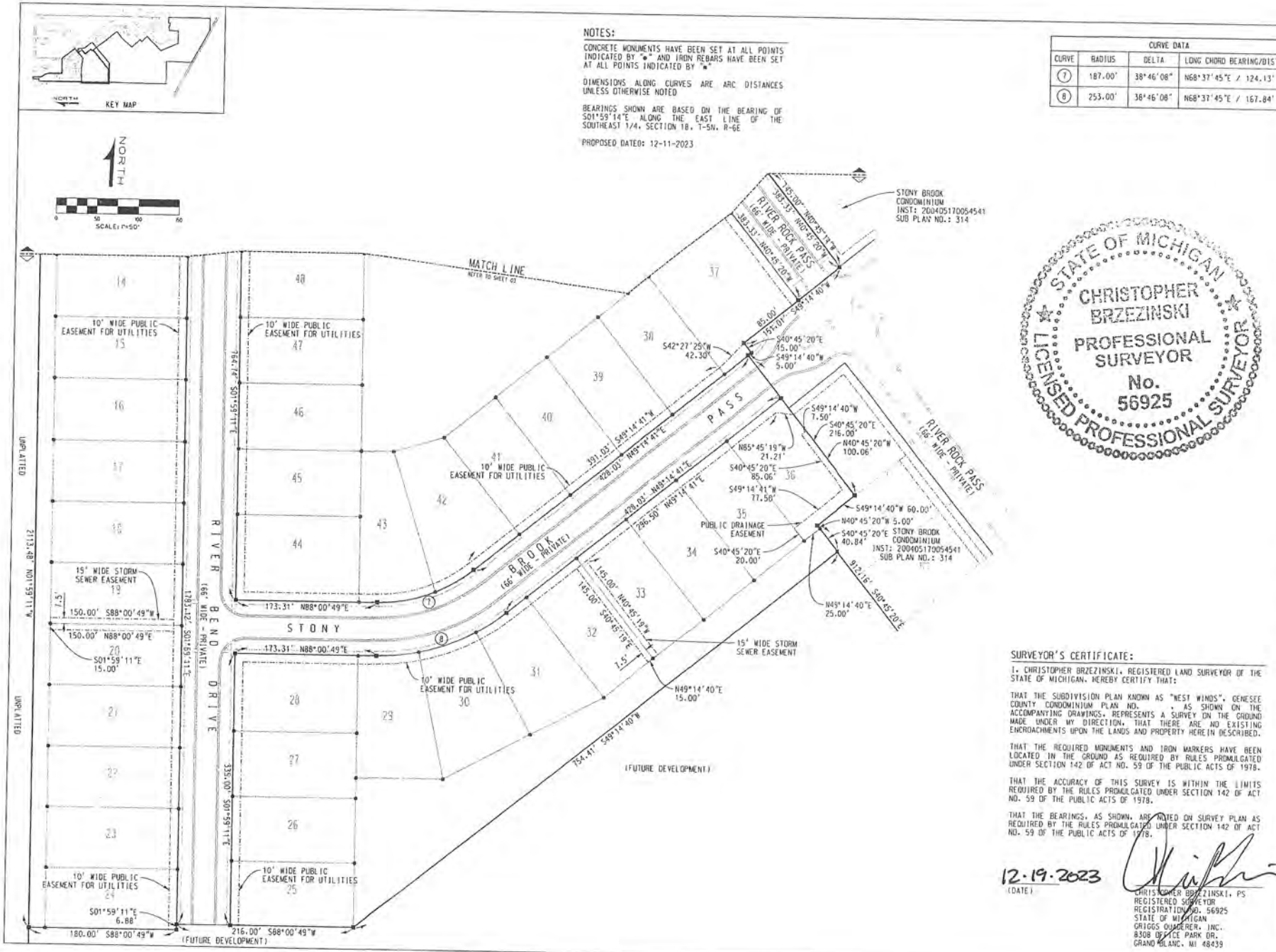
West Winds

SURVEY PLAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQENGCORP.COM
PH: (810) 695-6154
FX: (810) 695-6156

CIVIL ENGINEERING LAND SURVEYING
SITE PLANNING

JOB NO.: 200905
SHEET: CONDO
03 OF 08



NOTES:

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DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED

BEARINGS SHOWN ARE BASED ON THE BEARING OF S01°59'14"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4, SECTION 18, T-5N, R-6E

PROPOSED DATED: 12-11-2023

CURVE DATA			
CURVE	RADIUS	DELTA	LONG CHORD BEARING/DIST.
(7)	187.00'	38°46'08"	N68°37'45"E / 124.13'
(8)	253.00'	38°46'08"	N68°37'45"E / 167.84'

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "NEST WINDS", GENESEE COUNTY CONDOMINIUM PLAN NO. , 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 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 NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

12-19-2023
(DATE)

CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439

NO.	DATE	REVISIONS (BY: ISSUE)
	12-11-23	RECORDATION
	12-11-23	TENTON TWP. ITEM REVIEW

SEAL

DRAWN: MDHURD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

EAST HALF SECTION 18 TOWN 5 NORTH RANGE 6 EAST GENESEE COUNTY STATE OF MICHIGAN

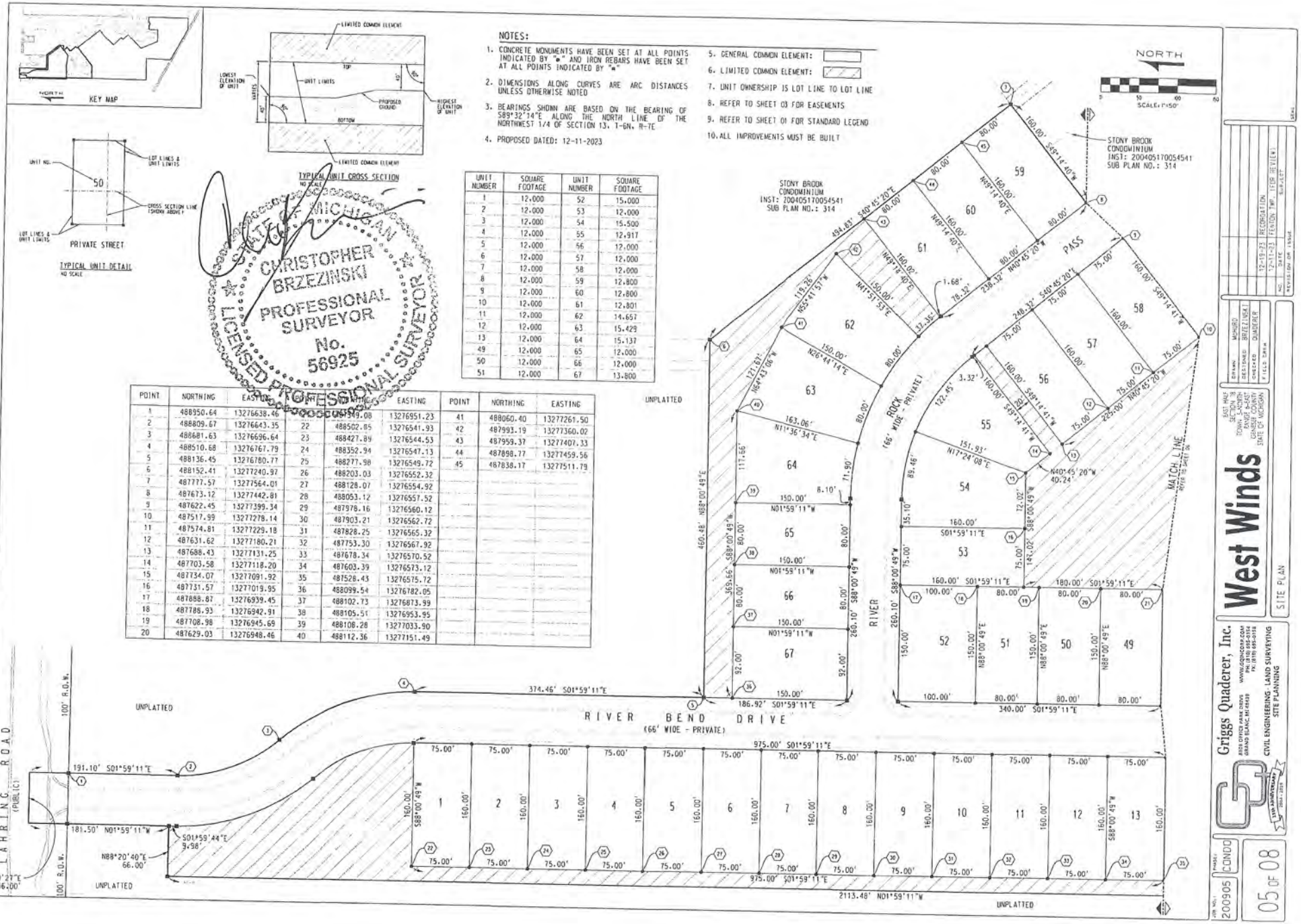
West Winds

SURVEY PLAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE GRAND BLANC, MI 48439
WWW.GRIGGSQUAD.COM PH: (810) 695-3154 FX: (810) 695-3156
CIVIL ENGINEERING · LAND SURVEYING SITE PLANNING
15TH ANNIVERSARY 2004 - 2019

JOB NO.: 200905 PHASE: CONDO

SHEET 04 OF 08



UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE
1	12,000	52	15,000
2	12,000	53	12,000
3	12,000	54	15,500
4	12,000	55	12,917
5	12,000	56	12,000
6	12,000	57	12,000
7	12,000	58	12,000
8	12,000	59	12,800
9	12,000	60	12,800
10	12,000	61	12,801
11	12,000	62	14,657
12	12,000	63	15,429
13	12,000	64	15,137
49	12,000	65	12,000
50	12,000	66	12,000
51	12,000	67	13,800

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	488950.64	13276638.46	21	488349.08	13276951.23	41	488060.40	13277261.50
2	488809.67	13276643.35	22	488502.85	13276541.93	42	487993.19	13277360.02
3	488681.63	13276696.64	23	488427.89	13276544.53	43	487959.37	13277407.33
4	488510.68	13276767.79	24	488352.94	13276547.13	44	487898.77	13277459.56
5	488136.45	13276780.77	25	488277.98	13276549.72	45	487838.17	13277511.79
6	488152.41	13277240.97	26	488203.03	13276552.32			
7	487777.57	13277564.01	27	488128.07	13276554.92			
8	487673.12	13277442.81	28	488053.12	13276557.52			
9	487622.45	13277399.34	29	487978.16	13276560.12			
10	487517.99	13277278.14	30	487903.21	13276562.72			
11	487574.81	13277229.18	31	487828.25	13276565.32			
12	487631.62	13277180.21	32	487753.30	13276567.92			
13	487688.43	13277131.25	33	487678.34	13276570.52			
14	487703.58	13277118.20	34	487603.39	13276573.12			
15	487734.07	13277091.92	35	487528.43	13276575.72			
16	487731.57	13277019.95	36	488099.54	13276782.05			
17	487888.87	13276939.45	37	488102.73	13276873.99			
18	487788.93	13276942.91	38	488105.51	13276953.95			
19	487708.98	13276945.69	39	488108.28	13277033.90			
20	487629.03	13276948.46	40	488112.36	13277151.49			

NO.	DATE	REVISION OR ISSUE
1	12-19-23	RECORDATION
2	12-11-23	FENTON TWP. SUBMITTAL

DRAWN: MDM/RD
CHECKED: BRZEZINSKI
DESIGNED: QUADRANT
CHECKED: QUADRANT
FIELD CREW:

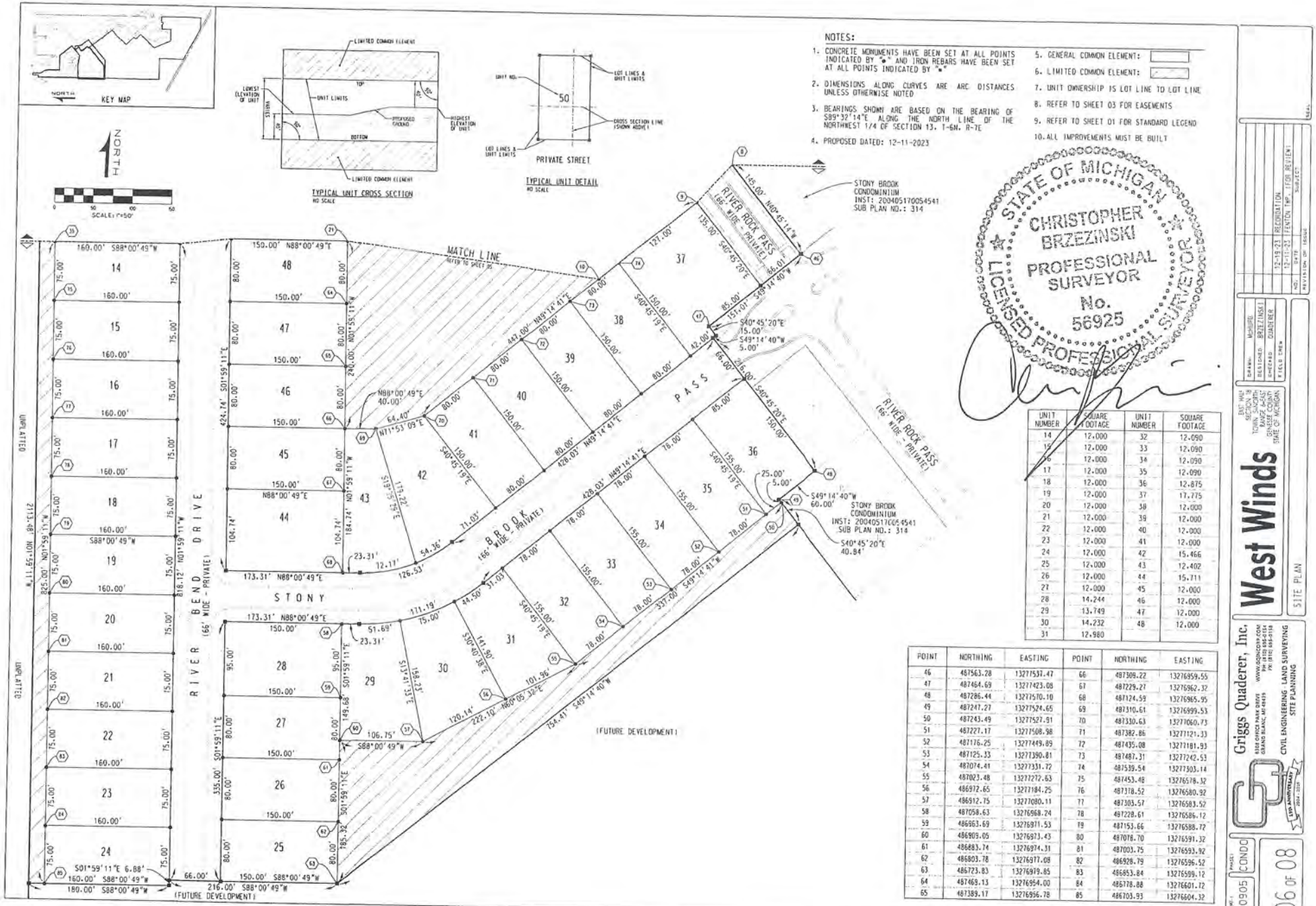
EAST HALF SECTION 13 TOWN 3-NORTH RANGE 6-EAST GENOA TOWNSHIP LIVINGSTON COUNTY STATE OF MICHIGAN

West Winds

SITE PLAN

Griggs Quaderer, Inc.
2026 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0156
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

JOB NO.: 200905
SHEET: CONDO
05 OF 08



NOTES:

1. CONCRETE MONUMENTS HAVE BEEN SET AT ALL POINTS INDICATED BY "●" AND IRON REBARS HAVE BEEN SET AT ALL POINTS INDICATED BY "○"
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED
3. BEARINGS SHOWN ARE BASED ON THE BEARING OF S89°32'14"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13, T-6N, R-7E
4. PROPOSED DATED: 12-11-2023
5. GENERAL COMMON ELEMENT:
6. LIMITED COMMON ELEMENT:
7. UNIT OWNERSHIP IS LOT LINE TO LOT LINE
8. REFER TO SHEET 03 FOR EASEMENTS
9. REFER TO SHEET 01 FOR STANDARD LEGEND
10. ALL IMPROVEMENTS MUST BE BUILT

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE
14	12,000	32	12,090
15	12,000	33	12,090
16	12,000	34	12,090
17	12,000	35	12,090
18	12,000	36	12,875
19	12,000	37	17,775
20	12,000	38	12,000
21	12,000	39	12,000
22	12,000	40	12,000
23	12,000	41	12,000
24	12,000	42	15,466
25	12,000	43	12,402
26	12,000	44	15,711
27	12,000	45	12,000
28	14,244	46	12,000
29	13,749	47	12,000
30	14,232	48	12,000
31	12,980		

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
46	487563.28	13277537.47	66	487309.22	13276959.55
47	487464.69	13277423.08	67	487229.27	13276962.32
48	487286.44	13277570.10	68	487124.59	13276965.95
49	487247.27	13277524.65	69	487310.61	13276999.53
50	487243.49	13277527.91	70	487330.63	13277060.73
51	487227.17	13277508.98	71	487382.86	13277121.33
52	487176.25	13277449.89	72	487435.08	13277181.93
53	487125.33	13277390.81	73	487487.31	13277242.53
54	487074.41	13277331.72	74	487539.54	13277303.14
55	487023.48	13277272.63	75	487453.48	13276578.32
56	486972.65	13277184.25	76	487378.52	13276580.92
57	486912.75	13277080.11	77	487303.57	13276583.52
58	487058.63	13276968.24	78	487228.61	13276586.12
59	486963.69	13276971.53	79	487153.66	13276588.72
60	486905.05	13276973.43	80	487078.70	13276591.32
61	486883.74	13276974.31	81	487003.75	13276593.92
62	486803.78	13276977.08	82	486928.79	13276596.52
63	486723.83	13276979.85	83	486853.84	13276599.12
64	487469.13	13276954.00	84	486778.88	13276601.72
65	487389.17	13276956.78	85	486703.93	13276604.32

NO.	DATE	REVISION OR ISSUE	INIT.
	12-19-23	RECORDATION	
	12-11-23	FENTON TWP. FOR REVIEW	

DRAWN: MJH/JBL
DESIGNED: BRZEZINSKI
CHECKED: CJQ/BRZ
FIELD CHEW

BEING PART OF THE NW 1/4 OF SECTION 13, T6N, R7E, TOWN 5 NORTH, RANGE 4 EAST, FENTON TWP., GENESEE COUNTY, STATE OF MICHIGAN

West Winds

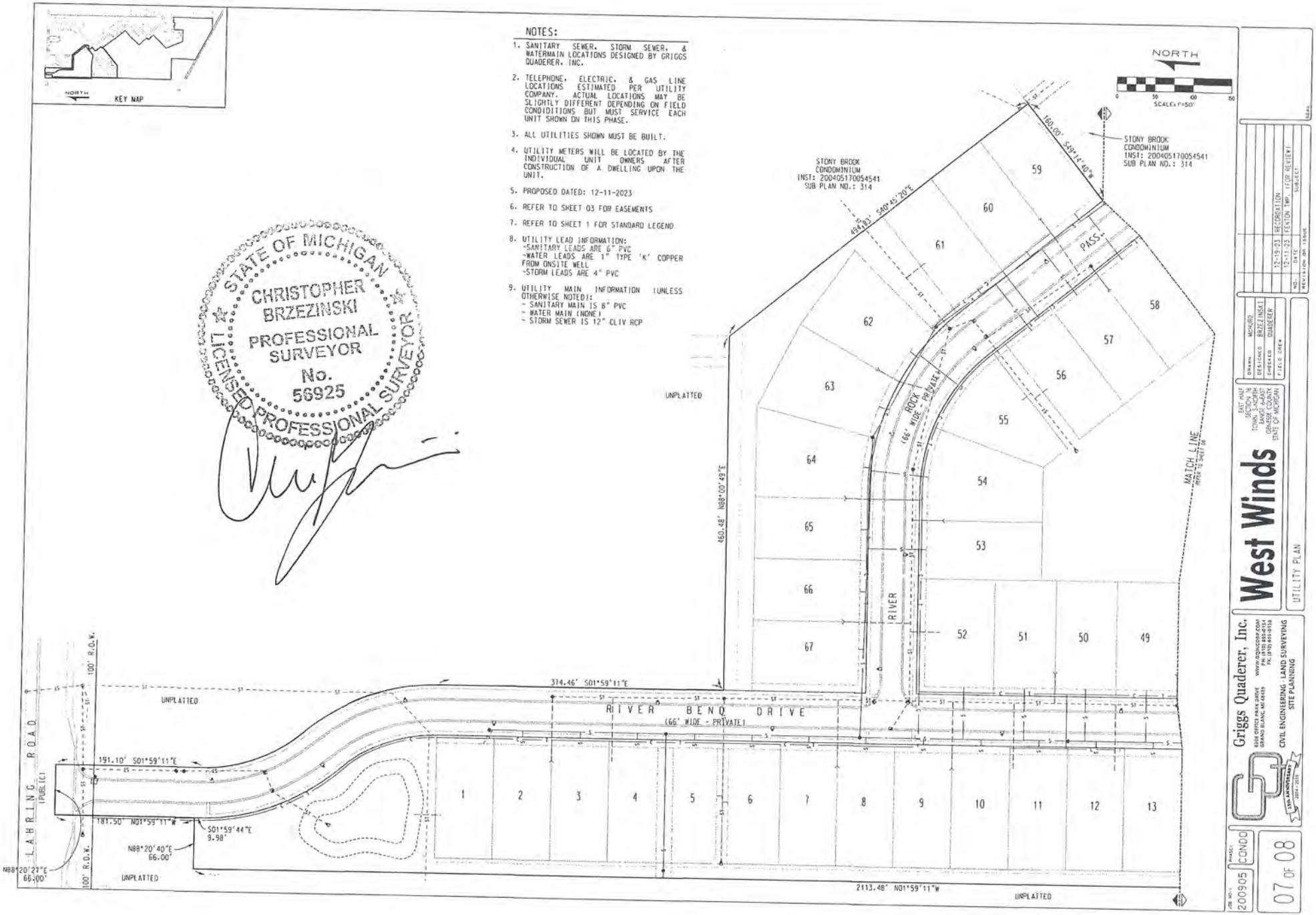
SITE PLAN

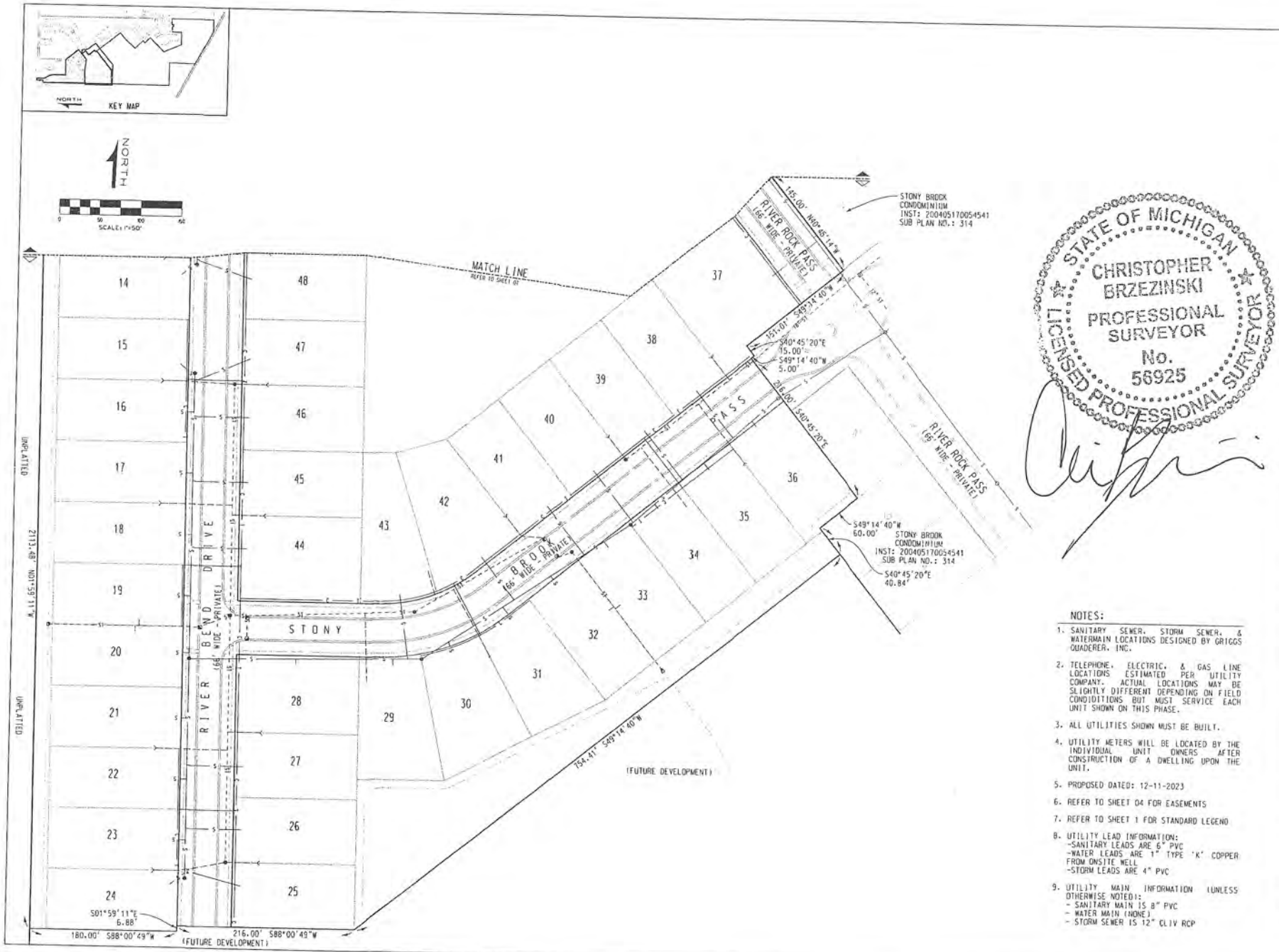
Griggs Quaderer, Inc.
8368 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0159

CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

JOB NO.: 200905 PHASE: CONDO

SHEET 06 OF 08


KEY MAP
NORTH
NOTES:
1. SANITARY SEWER, STORM SEWER, & WATERMAIN LOCATIONS DESIGNED BY GRIGGS QUADERER, INC.
2. TELEPHONE, ELECTRIC, & GAS LINE LOCATIONS ESTIMATED PER UTILITY COMPANY. ACTUAL LOCATIONS MAY BE SLIGHTLY DIFFERENT DEPENDING ON FIELD CONDIDITIONS BUT MUST SERVICE EACH UNIT SHOWN ON THIS PHASE.
3. ALL UTILITIES SHOWN MUST BE BUILT.
4. UTILITY METERS WILL BE LOCATED BY THE INDIVIDUAL UNIT OWNERS AFTER CONSTRUCTION OF A DWELLING UPON THE UNIT.
5. PROPOSED DATED: 12-11-2023
6. REFER TO SHEET 03 FOR EASEMENTS
7. REFER TO SHEET 1 FOR STANDARD LEGEND
8. UTILITY LEAD INFORMATION:
-SANITARY LEADS ARE 6" PVC
-WATER LEADS ARE 1" TYPE 'K' COPPER FROM ONSITE WELL
-STORM LEADS ARE 4" PVC
9. UTILITY MAIN INFORMATION (UNLESS OTHERWISE NOTED):
- SANITARY MAIN IS 8" PVC
- WATER MAIN (NONE)
- STORM SEWER IS 12" CL IV RCP
STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR
NORTH
SCALE: 1"=50'
STONY BROOK CONDOMINIUM INST: 200405170054541 SUB PLAN NO.: 314
160.00' S49°14'40"W
494.83' S40°45'20"E
STONY BROOK CONDOMINIUM INST: 200405170054541 SUB PLAN NO.: 314
UNPLATTED
460.48' N88°00'49"E
ROCK (66' WIDE - PRIVATE)
RIVER
MATCH LINE
SEE SHEET 08
PASS
59
60
61
62
63
64
65
66
67
58
57
56
55
54
53
52
51
50
49
374.46' S01°59'11"E
RIVER BEND DRIVE
(66' WIDE - PRIVATE)
1
2
3
4
5
6
7
8
9
10
11
12
13
100' R.O.W.
UNPLATTED
191.10' S01°59'11"E
LAHRING ROAD
(PUBLIC)
181.50' N01°59'11"W
S01°59'44"E
9.98'
N88°20'40"E
66.00'
N88°20'27"E
66.00'
100' R.O.W.
UNPLATTED
2113.48' N01°59'11"W
UNPLATTED
PART OF SECTION 14, TOWN 5 NORTH, RANGE 12 EAST, GRAND TRAVERSE COUNTY, STATE OF MICHIGAN
DRAWN: MCHUGH
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:
NO. DATE REVISIONS (FOR REVIEW ONLY, NOT FOR CONSTRUCTION)
1 12-19-23 RECREATION
2 12-11-23 FENTON TWP. (FOR REVIEW)
REVISIONS 2ND ISSUE
West Winds
UTILITY PLAN
Griggs Quaderer, Inc.
8168 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0154
FAX: (810) 695-0156
CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING
35th ANNIVERSARY
1988 - 2023
JOB NO.: 200905
SHEET: CONDO
07 OF 08



NOTES:

1. SANITARY SEWER, STORM SEWER, & WATERMAIN LOCATIONS DESIGNED BY GRIGGS QUADERER, INC.
2. TELEPHONE, ELECTRIC, & GAS LINE LOCATIONS ESTIMATED PER UTILITY COMPANY. ACTUAL LOCATIONS MAY BE SLIGHTLY DIFFERENT DEPENDING ON FIELD CONDITIONS BUT MUST SERVICE EACH UNIT SHOWN ON THIS PHASE.
3. ALL UTILITIES SHOWN MUST BE BUILT.
4. UTILITY METERS WILL BE LOCATED BY THE INDIVIDUAL UNIT OWNERS AFTER CONSTRUCTION OF A DWELLING UPON THE UNIT.
5. PROPOSED DATED: 12-11-2023
6. REFER TO SHEET 04 FOR EASEMENTS
7. REFER TO SHEET 1 FOR STANDARD LEGEND
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   -SANITARY LEADS ARE 6" PVC
   -WATER LEADS ARE 1" TYPE 'K' COPPER FROM ONSITE WELL
   -STORM LEADS ARE 4" PVC
9. UTILITY MAIN INFORMATION (UNLESS OTHERWISE NOTED):
   - SANITARY MAIN IS 8" PVC
   - WATER MAIN (NONE)
   - STORM SEWER IS 12" CL IV RCP

STATE OF MICHIGAN
LICENSED PROFESSIONAL SURVEYOR
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925

NO.	DATE	REVISION OR ISSUE
	12-19-23	RECORDATION
	12-11-23	FENTON TWP. (TOP REVIEW)

DRAWN: MCHUBC
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

FAST LINE SECTION 18 TOWN 5 NORTH RANGE 6 EAST GENESEE COUNTY STATE OF MICHIGAN

West Winds

UTILITY PLAN

Griggs Quaderer, Inc.
8333 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-6154
FX: (810) 695-6156

CIVIL ENGINEERING LAND SURVEYING
SITE PLANNING

100 YEARS ANNIVERSARY 1924-2024

JOB NO.: 200905
PHASE: CONDO
08 of 08

202402020004766 Pages: 10
Recorded: 02/02/2024 01:54 PM
Fees: $30.00 Rpct: 24-4160
Domonique D Clemons, Register of Deeds
Genesee County, MI MAIL

SECOND AMENDMENT TO THE MASTER DEED OF WEST WINDS

This Second Amendment to the Master Deed of West Winds ("Amendment") is made and executed this 2nd day of February, 2024, by West Winds Development Group, LLC, a Michigan Limited Liability Company (the "Developer"), in pursuance of the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended ("the Condominium Act").

RECITALS

A. Developer is the Developer of West Winds (the "Condominium"), a Condominium Project established pursuant to the Master Deed as recorded as Instrument Number 202206210046330, Genesee County Records (the "Master Deed"). Also known as Genesee County Condominium Subdivision Plan No.450. Developer desired to amend the Exhibit B's to change the road name on part of River Bend to be now named West Winds Drive for the purpose of getting addresses approved by the Genesee County Road Commission.

NOW THEREFORE the following change is made to the Exhibit B's showing the road name change so that the Phase 1 of the Condominium can be addressed by Genesee County Road Commission.

In all other respects, the Master Deed and the Bylaws and Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

The Developer has caused, the Township of Fenton has approved this Amendment to the Exhibit B's to be executed the day and year first above written.

West Winds Development Group, LLC
By: Mary Mitchell
Mary Mitchell, Member

Vol 1

STATE OF MICHIGAN)

)SS:

COUNTY OF ~~GENESEE~~ Livingston)

The forgoing instrument was acknowledged before me this 2nd day of February, 2024 by Mary Mitchell, Member of West Winds Development Group, LLC, on behalf of said Corporation.

DAWN M GROOMS
Notary Public, State of Michigan
County of Livingston
My Commission Expires Jan. 15, 2030
Acting in the County of Livingston

Dawn M Grooms

Notary Public

_____County, Michigan
My Commission Expires:
Acting in the County of Livingston

Prepared By: Mary Mitchell
West Winds Development Group, LLC
1500 Fountain View Dr.
Brighton, MI 48114

Return to Same

OK to record
TRWA

GENESEE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 450

EXHIBIT 'B' TO THE MASTER DEED OF

Second Amendment

WEST WINDS

SITE CONDOMINIUM

LAHRING ROAD
FENTON TOWNSHIP, MI

PART OF THE EAST 1/2 OF SECTION 18
TOWNSHIP 5 NORTH, RANGE 6 EAST
FENTON TOWNSHIP, COUNTY OF GENESEE, STATE OF MICHIGAN

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

PHASE 1 - PROPERTY DESCRIPTION:

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 18, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SECTION 18, S01°54'23"E, 2688.16 FEET TO THE EAST 1/4 CORNER OF SECTION 18; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 2662.83 FEET TO THE SOUTHEAST CORNER OF SECTION 18; THENCE ALONG THE SOUTH LINE OF SECTION 18, S87°36'50"W, 341.58 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAIL ROAD, N63°49'16"W, 1148.62 FEET; THENCE ALONG THE NORTH-SOUTH 8TH LINE OF THE SOUTHEAST 1/4 OF SECTION 18 N00°34'00"W, 771.01 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 S88°10'28"W, 678.23 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 N01°35'32"W, 1356.68 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 18 N01°59'11"W, 398.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:

THENCE CONTINUING ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 18 N01°59'11"W, 2113.48 FEET; THENCE N88°20'40"E, 66.00 FEET; THENCE N01°59'11"W, 181.50 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF LAHRING ROAD (66 FEET WIDE, PUBLIC) N88°20'27"E, 66.00 FEET; THENCE S01°59'11"E, 191.11 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 197.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 138.69 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 185.16 FEET; THENCE S01°59'11"E, 374.46 FEET; THENCE N88°00'49"E, 460.48 FEET TO A POINT ON THE "STONY BROOK CONDOMINIUM" AS RECORDED IN GENESEE COUNTY RECORDS; THENCE ALONG SAID "STONY BROOK CONDOMINIUM" THE FOLLOWING 9 COURSES, S40°45'20"E, 494.83 FEET; THENCE S49°14'40"W, 160.00 FEET; THENCE S40°45'14"E, 145.00 FEET; THENCE S49°14'40"W, 151.01 FEET; THENCE S40°45'20"E, 15.00 FEET; THENCE S49°14'40"W, 5.00 FEET; THENCE S40°45'20"E, 216.00 FEET; THENCE S49°14'40"W, 60.00 FEET; THENCE S40°45'20"E, 40.84 FEET; THENCE S49°14'40"W, 754.41 FEET; THENCE S88°00'49"W, 216.00 FEET; THENCE S01°59'11"E, 6.88 FEET; THENCE S88°00'49"W, 180.00 FEET TO SAID POINT OF BEGINNING; CONTAINING 31.01 GROSS ACRES OF LAND; SUBJECT TO THE RIGHTS OF THE PUBLIC OVER LAHRING ROAD; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

OVERALL - PROPERTY DESCRIPTION:

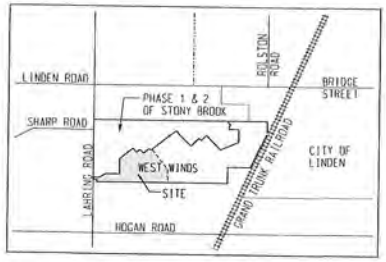
PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 18, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SECTION 18, S01°54'23"E, 2688.16 FEET TO THE EAST 1/4 CORNER OF SECTION 18; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 1403.98 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 18, S01°59'14"E, 1258.85 FEET TO THE SOUTHEAST CORNER OF SECTION 18; THENCE ALONG THE SOUTH LINE OF SECTION 18, S87°36'50"W, 341.58 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAIL ROAD, N63°49'16"W, 1148.62 FEET; THENCE ALONG THE NORTH-SOUTH 8TH LINE OF THE SOUTHEAST 1/4 OF SECTION 18 N00°34'00"W, 771.01 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 S88°10'28"W, 678.23 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 N01°35'32"W, 1356.68 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 18 N01°59'11"W, 2511.90 FEET; THENCE N88°20'40"E, 66.00 FEET; THENCE N01°59'11"W, 181.50 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF LAHRING ROAD (66 FEET WIDE, PUBLIC) N88°20'27"E, 66.00 FEET; THENCE S01°59'11"E, 191.11 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 197.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 138.69 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET, A DELTA OF 41°13'13" AND A LONG CHORD BEARING / DISTANCE OF S22°35'49"E / 185.16 FEET; THENCE S01°59'11"E, 374.46 FEET; THENCE N88°00'49"E, 460.48 FEET TO A POINT ON THE "STONY BROOK CONDOMINIUM" AS RECORDED IN GENESEE COUNTY RECORDS; THENCE ALONG SAID "STONY BROOK CONDOMINIUM" THE FOLLOWING 23 COURSES, S40°45'20"E, 494.83 FEET; THENCE S49°14'40"W, 160.00 FEET; THENCE S40°45'14"E, 145.00 FEET; THENCE S49°14'40"W, 151.01 FEET; THENCE S40°45'20"E, 15.00 FEET; THENCE S49°14'40"W, 5.00 FEET; THENCE S40°45'20"E, 216.00 FEET; THENCE S49°14'40"W, 60.00 FEET; THENCE S40°45'20"E, 953.00 FEET; THENCE S49°14'40"W, 225.00 FEET; THENCE S40°45'46"W, 425.92 FEET; THENCE S45°25'00"E, 341.59 FEET; THENCE S43°35'00"W, 82.01 FEET; THENCE S46°25'00" E, 276.00 FEET; THENCE S43°35'00"W, 600.00 FEET; THENCE S25°00'43"E, 586.91 FEET; THENCE N88°00'45"E, 373.63 FEET; THENCE N01°59'15"W, 282.00 FEET; THENCE N88°00'45"E, 160.00 FEET; THENCE S01°59'15"E, 31.21 FEET; THENCE N88°00'45"E, 66.00 FEET; THENCE N01°59'15"W, 49.00 FEET; THENCE N88°00'45"E, 173.62 FEET; TO SAID POINT OF BEGINNING; CONTAINING 117.80 GROSS ACRES OF LAND; SUBJECT TO THE RIGHTS OF THE PUBLIC OVER LAHRING ROAD; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

DEVELOPER: MARY MITCHELL
MITCHELL BUILDING COMPANY
301 W. GRAND RIVER AVENUE
BRIGHTON, MI
PHONE: (517) 404-0636
EMAIL: MARYAMITCH11@GMAIL.COM

SURVEYOR: CHRIS BRZEZINSKI, PS
GRIGGS QUADERER, INC.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PHONE: (810) 695-0154
EMAIL: CHRIS@GOINCORP.COM



LOCATION MAP NORTH
NOT TO SCALE

ATTENTION:

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 SURVEYOR'S CERTIFICATE ON SHEETS 2 THRU 4.

BENCHMARKS (DATUM: NAVD88)

BM#1: 'X' ON NORTH SIDE OF SANITARY RIM LOCATED AT THE SOUTHEAST CORNER OF STONY BROOK PASS AND RIVER ROCK PASS.
ELEVATION = 894.41

BM#2: 'X' ON NORTH SIDE OF SANITARY RIM LOCATED AT THE SOUTHEAST CORNER OF RIVER ROCK PASS AND RIVER BEND DRIVE.
ELEVATION = 883.92

SHEET INDEX:

1 - COVER SHEET	5 - SITE PLAN (1 OF 2)
2 - COMPOSITE PLAN	6 - SITE PLAN (2 OF 2)
3 - SURVEY PLAN (1 OF 2)	7 - UTILITY PLAN (1 OF 2)
4 - SURVEY PLAN (2 OF 2)	8 - UTILITY PLAN (2 OF 2)

STANDARD LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER		
SANITARY SEWER	S	
WATER	W	
GAS, ELECTRIC CABLE, TELEPHONE	EGCT	
MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
WATER VALVE		
POWER POLE		
CURB & GUTTER		
EASEMENT		
LIMITED COMMON ELEMENT		
GENERAL COMMON ELEMENT		

PROPOSED DATED: 01-26-2024

NO.	DATE	REVISION OR ISSUE
1	01-26-24	RECORDATION (ROAD NAME)
2	12-11-23	RECORDATION
3	12-1-23	FENTON TWP. ITEM REVIEW

DRAWN: MDH/RTC
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
PROJECT DATE:

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
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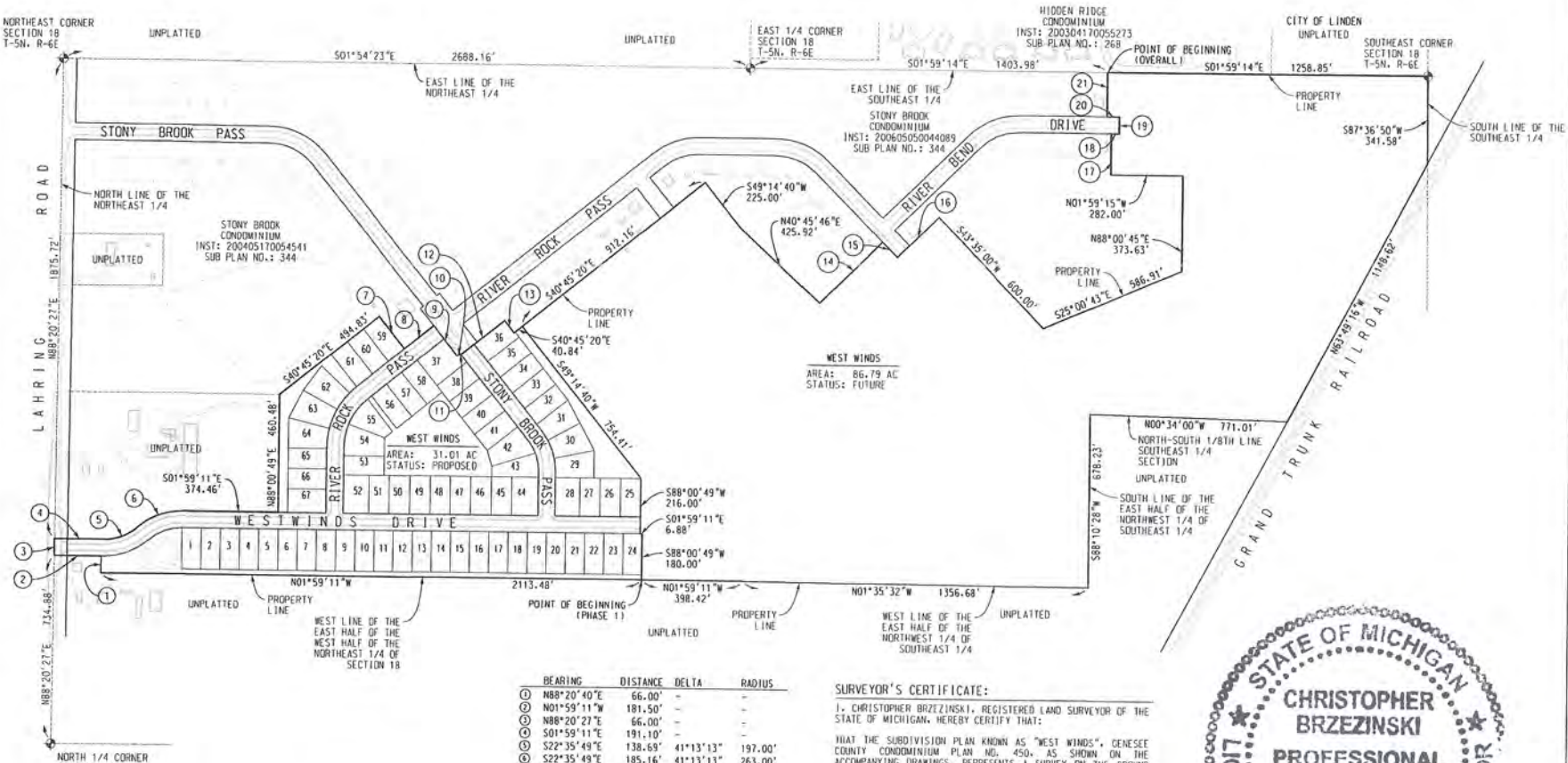
PH: (810) 695-0154
FX: (810) 695-0156
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

West Winds

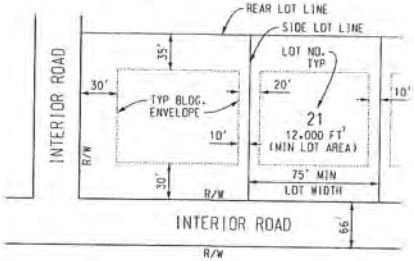
COVER SHEET

JOB NO.: 200905 | PROJECT: CONDO

01 OF 08



	BEARING	DISTANCE	DELTA	RADIUS
①	N88°20'40"E	66.00'	-	-
②	N01°59'11"W	181.50'	-	-
③	N88°20'27"E	66.00'	-	-
④	S01°59'11"E	191.10'	-	-
⑤	S22°35'49"E	138.69'	41°13'13"	197.00'
⑥	S22°35'49"E	185.16'	41°13'13"	263.00'
⑦	S49°14'40"W	160.00'	-	-
⑧	S40°45'14"E	145.00'	-	-
⑨	S49°14'40"W	151.01'	-	-
⑩	S40°45'20"E	15.00'	-	-
⑪	S49°14'40"W	5.00'	-	-
⑫	S40°45'20"E	216.00'	-	-
⑬	S49°14'40"W	60.00'	-	-
⑭	S46°25'00"E	341.59'	-	-
⑮	S43°35'00"W	82.01'	-	-
⑯	S46°25'00"E	226.00'	-	-
⑰	N88°00'45"E	160.00'	-	-
⑱	S01°59'15"E	31.21'	-	-
⑲	N88°00'45"E	66.00'	-	-
⑳	N01°59'15"W	49.00'	-	-
㉑	N88°00'45"E	173.62'	-	-



MINIMUM SETBACK REQUIREMENTS

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "WEST WINDS", GENESEE COUNTY CONDOMINIUM PLAN NO. 450, 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 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 NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

1-26-2024
(DATE)

CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8306 OFFICE PARK DR.
GRAND BLANC, MI 48439

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

PROPOSED DATED: 01-26-2024

NORTH
0 200 400 600
SCALE: 1" = 200'

811 Know what's below. Call before you dig.

NO.	DATE	REVISION OR ISSUE	SURVEY
	01-26-24	RECORDATION (ROAD NAME)	
	12-18-23	RECORDATION	
	12-21-23	FENTON TWP. (DSP RESUB)	

DRAWN: MDH/BD
DESIGNED: BD/CT/MDH
CHECKED: CHAMBERS

SURVEYOR'S CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE CONDOMINIUM ACT, AS AMENDED, AND THE RULES AND REGULATIONS OF THE STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN

SEAL

West Winds

COMPOSITE PLAN

Griggs Quaderer, Inc.
8306 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0124
FX: (810) 695-0116
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

JOB NO.: 200905
PROJECT: CONDO
SHEET: 02 OF 08

KEY MAP

CURVE DATA			
CURVE	RADIUS	DELTA	LONG CHORD BEARING/DIST.
(1)	263.00'	41°13'15"	S22°35'49"E / 185.16'
(2)	197.00'	41°13'15"	S22°35'49"E / 138.69'
(3)	197.00'	41°13'15"	S22°35'49"E / 138.69'
(4)	263.00'	41°13'15"	S22°35'49"E / 185.16'
(5)	000.00'	00°00'00"	S00°00'00"E / 000.00'
(6)	000.00'	00°00'00"	S00°00'00"E / 000.00'

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "WEST WINDS", GENESEE COUNTY CONDOMINIUM PLAN NO. 450, 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 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 NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

1-26-2024
(DATE)

CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

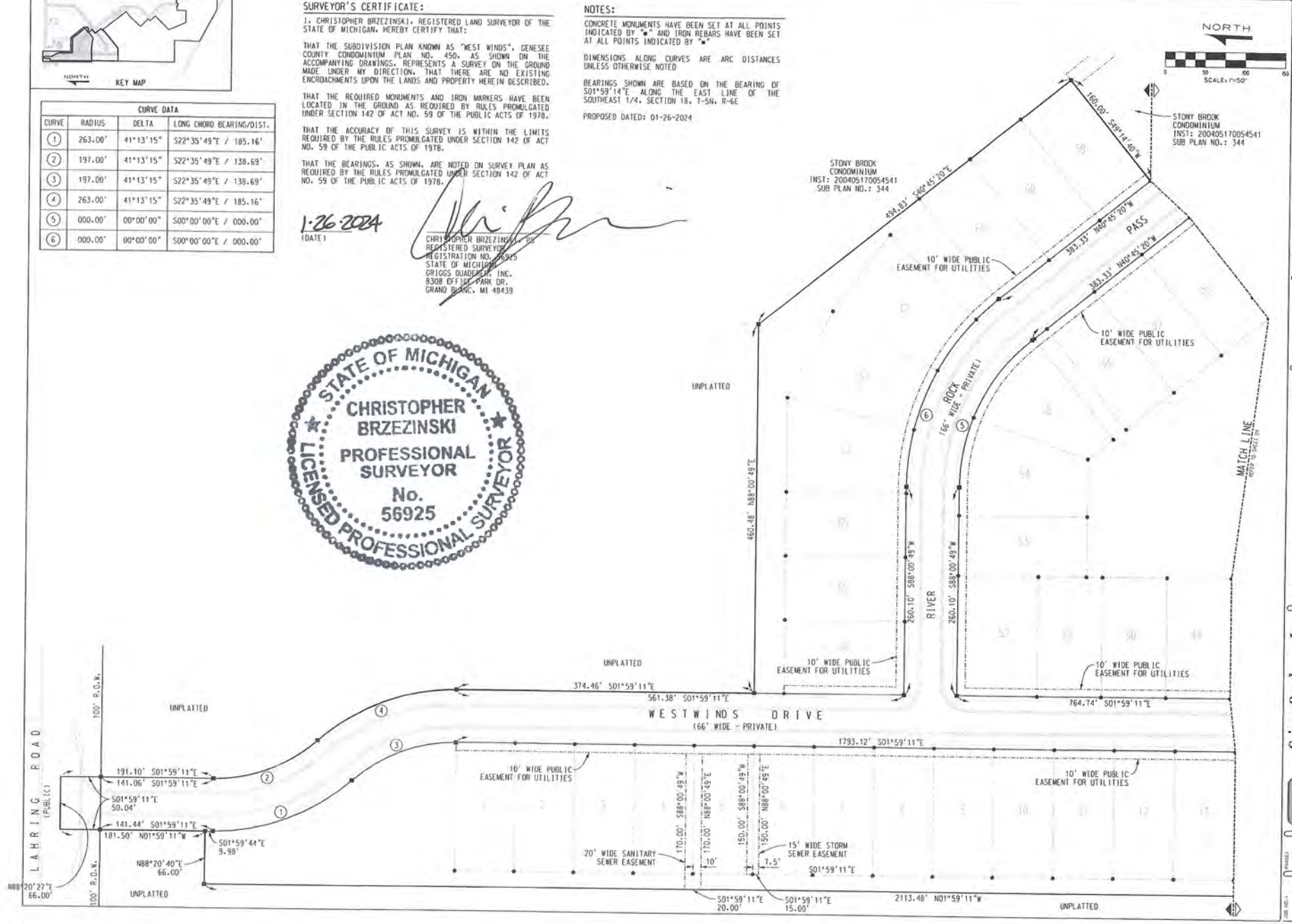
NOTES:

CONCRETE MONUMENTS HAVE BEEN SET AT ALL POINTS INDICATED BY "■" AND IRON REBARS HAVE BEEN SET AT ALL POINTS INDICATED BY "●"

DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED

BEARINGS SHOWN ARE BASED ON THE BEARING OF S01°59'14"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4, SECTION 18, T-5N, R-6E

PROPOSED DATED: 01-26-2024



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West Winds

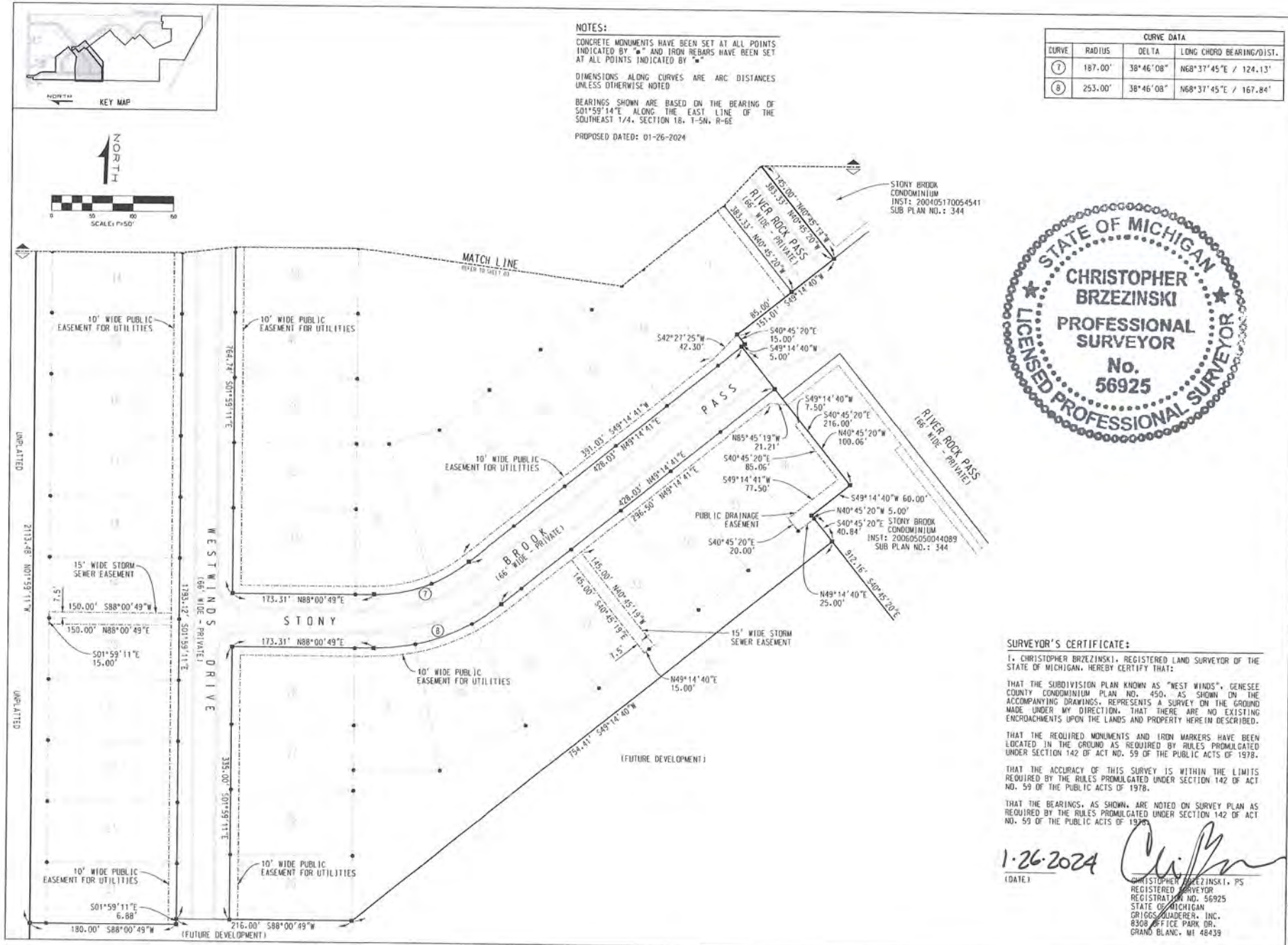
EAST HALF SECTION 18 TOWN 5 NORTH RANGE 6 EAST GENESEE COUNTY STATE OF MICHIGAN

SURVEY PLAN

NO.	DATE	REVISION OR ISSUE
	01-26-24	RECORDATION (ROAD NAME)
	12-19-23	RECORDATION
	12-11-23	FENTON TWP. (FOR REVIEW)

DRAWN: MJH/BPD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

JOB NO.: 200905
PHASES: CONDO
SHEET: 03 OF 08



SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "WEST WINDS", GENESEE COUNTY CONDOMINIUM PLAN NO. 450, 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 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 NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

1-26-2024
(DATE)

CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439

STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

NO.	DATE	REVISION OR ISSUE
		SUBJECT
	01-26-24	RECORDATION (ROAD NAME)
	12-19-23	RECORDATION
	12-11-23	FENTON TWP. (FOR REVIEW)

DRAWN: MDH/BD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

EAST HALF SECTION 18 TOWN 5 NORTH RANGE 6 EAST GENESEE COUNTY STATE OF MICHIGAN

West Winds

SURVEY PLAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCGRP.COM
PH: (810) 695-4154
FX: (810) 695-4156
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING
15TH ANNIVERSARY 2009 - 2023

JOB NO.: 200905
PHASE: CONDO
04 OF 08

UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE
1	12,000	52	15,000
2	12,000	53	12,000
3	12,000	54	15,500
4	12,000	55	12,917
5	12,000	56	12,000
6	12,000	57	12,000
7	12,000	58	12,000
8	12,000	59	12,800
9	12,000	60	12,800
10	12,000	61	12,801
11	12,000	62	14,657
12	12,000	63	15,429
13	12,000	64	15,137
49	12,000	65	12,000
50	12,000	66	12,000
51	12,000	67	13,800

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	488950.64	13276638.[illegible]	21	488502.85	13276951.23	41	488060.40	13277261.50
2	488809.67	13276643.35	22	488502.85	13276541.93	42	487993.19	13277360.02
3	488681.63	13276696.64	23	488427.89	13276544.53	43	487959.37	13277407.33
4	488510.68	13276767.79	24	488352.94	13276547.13	44	487898.77	13277459.56
5	488136.45	13276780.77	25	488277.98	13276549.72	45	487838.17	13277511.79
6	488152.41	13277240.97	26	488203.03	13276552.32			
7	487777.57	13277564.01	27	488128.07	13276554.92			
8	487673.12	13277442.81	28	488053.12	13276557.52			
9	487622.45	13277399.34	29	487978.16	13276560.12			
10	487517.99	13277278.14	30	487903.21	13276562.72			
11	487574.81	13277229.18	31	487828.25	13276565.32			
12	487631.62	13277180.21	32	487753.30	13276567.92			
13	487688.43	13277131.25	33	487678.34	13276570.52			
14	487703.58	13277118.20	34	487603.39	13276573.12			
15	487734.07	13277091.92	35	487528.43	13276575.72			
16	487731.57	13277019.95	36	488099.54	13276782.05			
17	487888.87	13276939.45	37	488102.73	13276873.99			
18	487788.93	13276942.91	38	488105.51	13276953.95			
19	487708.98	13276945.69	39	488108.28	13277033.90			
20	487629.03	13276948.46	40	488112.36	13277151.49			

NO.	DATE	REVISION OR ISSUE
	01-26-24	RECORDATION (ROAD NAME)
	12-19-23	RECORDATION
	12-11-23	FENTON TWP. (FOR REVIEW)

DRAWN: MDH/RD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

EAST HALF SECTION 13 TOWN 3 NORTH RANGE 4 EAST GENESEE COUNTY STATE OF MICHIGAN

West Winds

SITE PLAN

Griggs Quaderer, Inc.
8220 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
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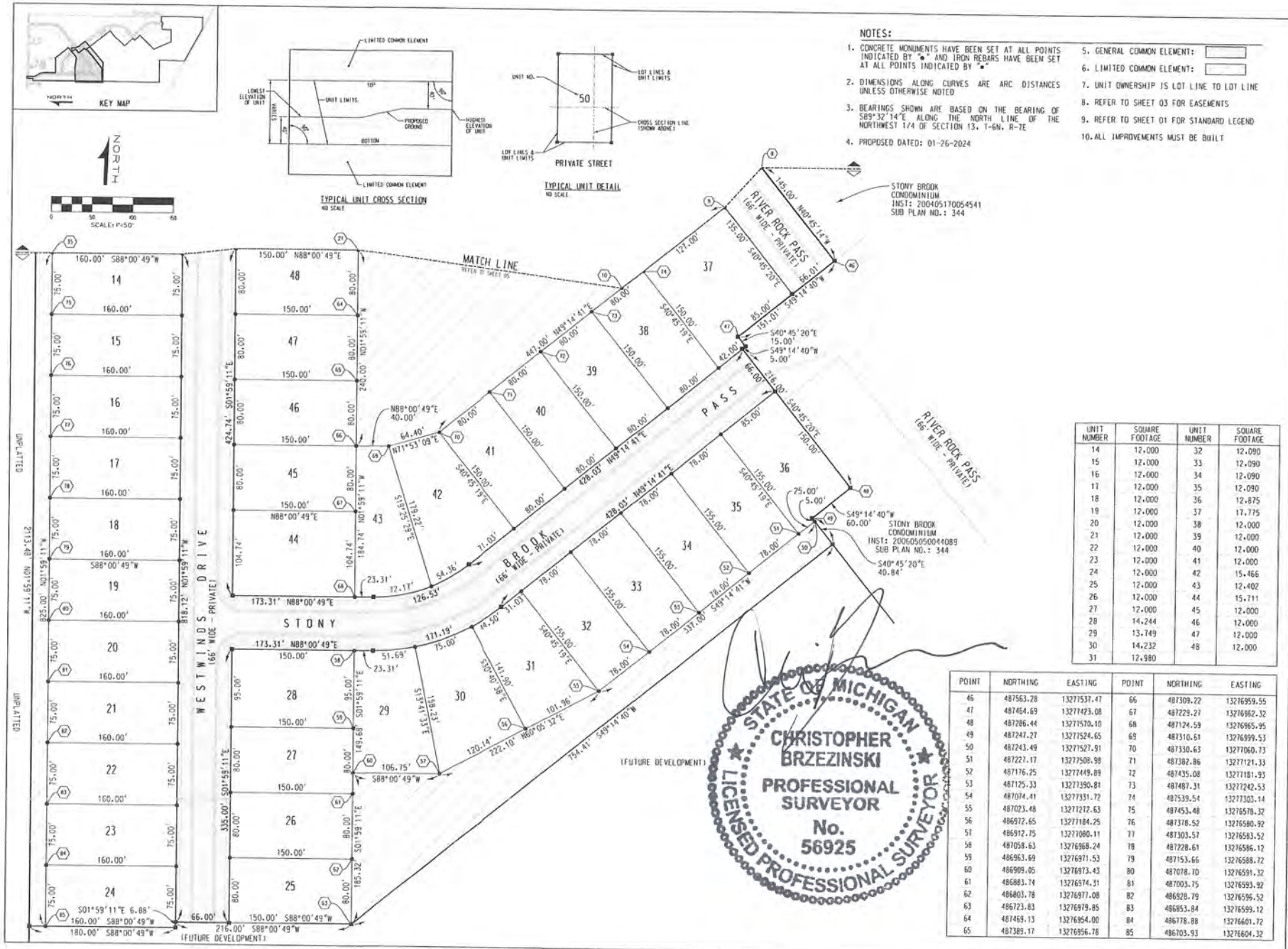
PH: (810) 695-4154
FX: (810) 695-4155
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

JOB NO.: 200905 PROJECT: CONDO

SHEET 05 OF 08



NOTES:

1. CONCRETE MONUMENTS HAVE BEEN SET AT ALL POINTS INDICATED BY "●" AND IRON REBARS HAVE BEEN SET AT ALL POINTS INDICATED BY "○"
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED
3. BEARINGS SHOWN ARE BASED ON THE BEARING OF S89°32'14"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13, T-6N, R-7E
4. PROPOSED DATED: 01-26-2024
5. GENERAL COMMON ELEMENT:
6. LIMITED COMMON ELEMENT:
7. UNIT OWNERSHIP IS LOT LINE TO LOT LINE
8. REFER TO SHEET 03 FOR EASEMENTS
9. REFER TO SHEET 01 FOR STANDARD LEGEND
10. ALL IMPROVEMENTS MUST BE BUILT

UNIT NUMBER	SQUARE FOOTAGE	UNIT NUMBER	SQUARE FOOTAGE
14	12,000	32	12,090
15	12,000	33	12,090
16	12,000	34	12,090
17	12,000	35	12,090
18	12,000	36	12,875
19	12,000	37	17,775
20	12,000	38	12,000
21	12,000	39	12,000
22	12,000	40	12,000
23	12,000	41	12,000
24	12,000	42	15,466
25	12,000	43	12,402
26	12,000	44	15,711
27	12,000	45	12,000
28	14,244	46	12,000
29	13,749	47	12,000
30	14,232	48	12,000
31	12,980		

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
46	487563.28	13277537.47	66	487309.22	13276959.55
47	487464.69	13277423.08	67	487229.27	13276962.32
48	487286.44	13277570.10	68	487124.59	13276965.95
49	487247.27	13277524.65	69	487310.61	13276999.53
50	487243.49	13277527.91	70	487330.63	13277060.73
51	487227.17	13277508.98	71	487382.86	13277121.33
52	487176.25	13277449.89	72	487435.08	13277181.93
53	487125.33	13277390.81	73	487487.31	13277242.53
54	487074.41	13277331.72	74	487539.54	13277303.14
55	487023.48	13277272.63	75	487453.48	13276578.32
56	486972.65	13277184.25	76	487378.52	13276580.92
57	486912.75	13277080.11	77	487303.57	13276583.52
58	487058.63	13276968.24	78	487228.61	13276586.12
59	486963.69	13276971.53	79	487153.66	13276588.72
60	486909.05	13276973.43	80	487078.10	13276591.32
61	486883.74	13276974.31	81	487003.75	13276593.92
62	486803.78	13276977.08	82	486928.79	13276596.52
63	486723.83	13276979.85	83	486853.84	13276599.12
64	487469.13	13276954.00	84	486778.88	13276601.72
65	487389.17	13276956.78	85	486703.93	13276604.32

NO.	DATE	REVISION OR ISSUE
1	01-26-24	RECORDATION (ROAD NAME)
2	12-19-23	RECORDATION
3	12-11-23	FENTON TWP. 1ST REVIEW

DRAWN: MCMURD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CHEW

EAST HALF SECTION 13 TOWN 5 NORTH RANGE 4 EAST GENESEE COUNTY STATE OF MICHIGAN

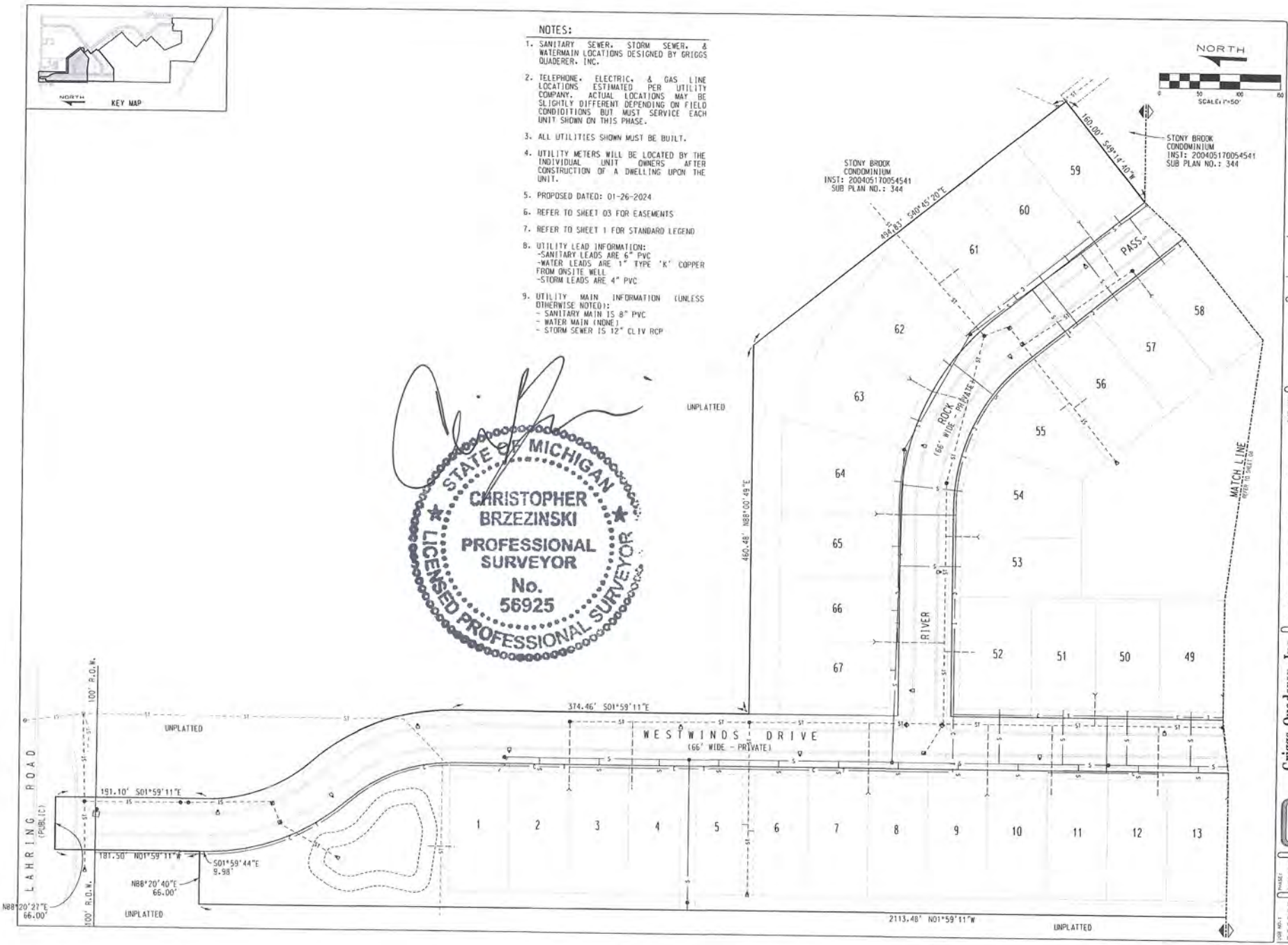
West Winds

SITE PLAN

Griggs Quaderer, Inc.
8225 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-4554
FX: (810) 695-4598
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

JOB NO.: 200905
PHASES: CONDO

06 OF 08


KEY MAP
NORTH
NOTES:
1. SANITARY SEWER, STORM SEWER, & WATERMAIN LOCATIONS DESIGNED BY GRIGGS QUADERER, INC.
2. TELEPHONE, ELECTRIC, & GAS LINE LOCATIONS ESTIMATED PER UTILITY COMPANY. ACTUAL LOCATIONS MAY BE SLIGHTLY DIFFERENT DEPENDING ON FIELD CONDITIONS BUT MUST SERVICE EACH UNIT SHOWN ON THIS PHASE.
3. ALL UTILITIES SHOWN MUST BE BUILT.
4. UTILITY METERS WILL BE LOCATED BY THE INDIVIDUAL UNIT OWNERS AFTER CONSTRUCTION OF A DWELLING UPON THE UNIT.
5. PROPOSED DATED: 01-26-2024
6. REFER TO SHEET 03 FOR EASEMENTS
7. REFER TO SHEET 1 FOR STANDARD LEGEND
8. UTILITY LEAD INFORMATION:
-SANITARY LEADS ARE 6" PVC
-WATER LEADS ARE 1" TYPE 'K' COPPER FROM ONSITE WELL
-STORM LEADS ARE 4" PVC
9. UTILITY MAIN INFORMATION (UNLESS OTHERWISE NOTED):
- SANITARY MAIN IS 8" PVC
- WATER MAIN (NONE)
- STORM SEWER IS 12" CL IV RCP
NORTH
SCALE: 1"=50'
STONY BROOK CONDOMINIUM
INST: 200405170054541
SUB PLAN NO.: 344
160.00' S49°14'40"W
494.83' S40°45'20"E
PASS
ROCK
(66' WIDE - PRIVATE)
RIVER
460.48' N88°00'49"E
MATCH LINE
REFER TO SHEET 04
UNPLATTED
WESTWINDS DRIVE
(66' WIDE - PRIVATE)
374.46' S01°59'11"E
LAHRING ROAD
(PUBLIC)
100' R.O.W.
191.10' S01°59'11"E
181.50' N01°59'11"W
S01°59'44"E
9.98'
N88°20'40"E
66.00'
N88°20'27"E
66.00'
2113.48' N01°59'11"W
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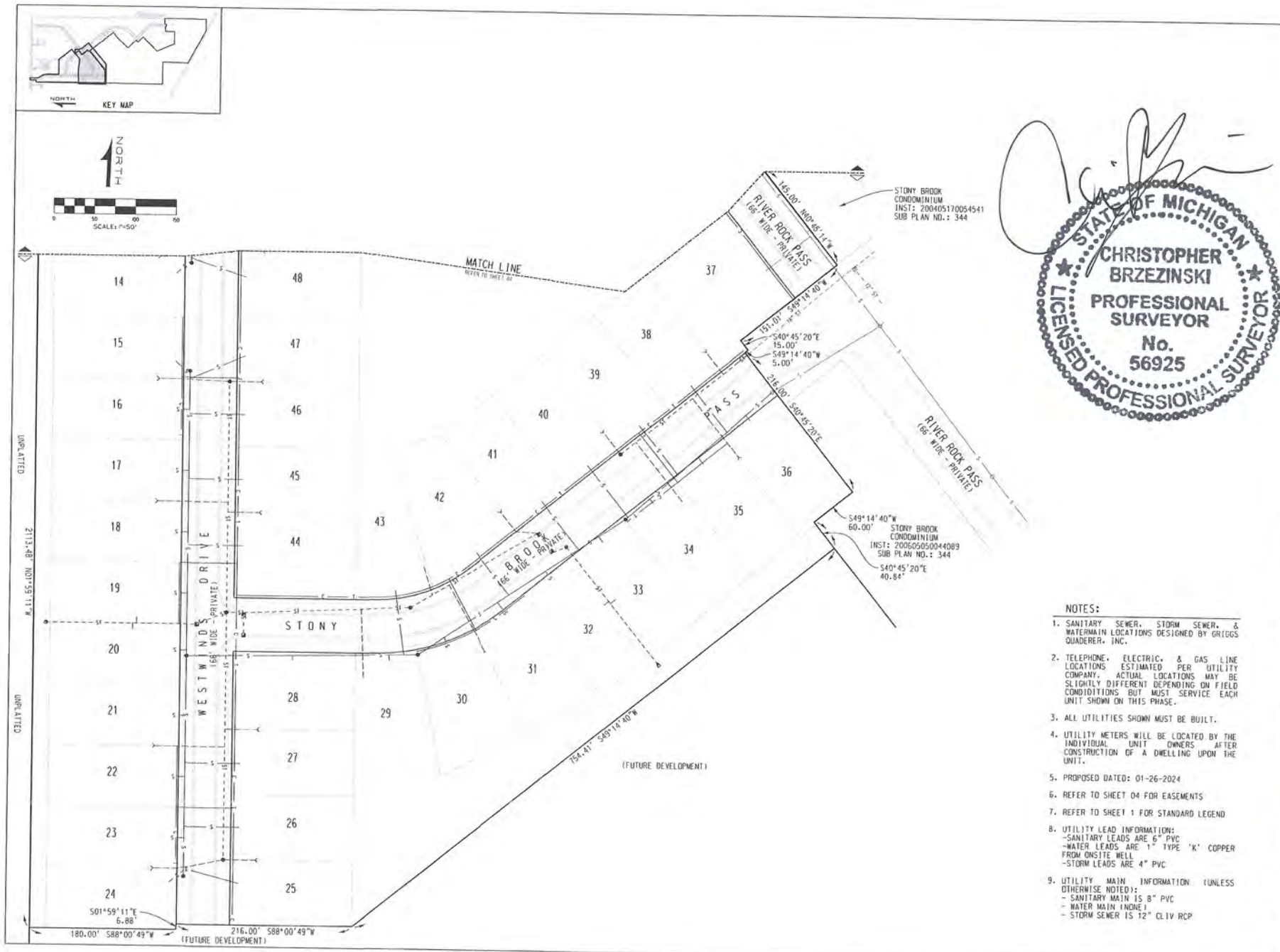
STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR
EAST HALF SECTION 16 TOWN 5 NORTH RANGE 4 EAST GENESEE COUNTY STATE OF MICHIGAN
DRAWN MDH/BRD
DESIGNED BRZEZINSKI
CHECKED QUADERER
FIELD CREW
NO. DATE REVISION OR ISSUE
01-26-24 RECORDATION (ROAD NAME)
12-19-23 RECORDATION
12-11-23 FENTON TWP. (FDP REVIEW)
SUBJECT
West Winds
UTILITY PLAN
Griggs Quaderer, Inc.
8328 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-4554
FX: (810) 695-4598
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING
JOB NO.: 200905
PROJECT: CONDO
07 OF 08



STATE OF MICHIGAN
CHRISTOPHER BRZEZINSKI
PROFESSIONAL SURVEYOR
No. 56925
LICENSED PROFESSIONAL SURVEYOR

NOTES:

1. SANITARY SEWER, STORM SEWER, & WATERMAIN LOCATIONS DESIGNED BY GRIGGS QUADERER, INC.
2. TELEPHONE, ELECTRIC, & GAS LINE LOCATIONS ESTIMATED PER UTILITY COMPANY. ACTUAL LOCATIONS MAY BE SLIGHTLY DIFFERENT DEPENDING ON FIELD CONDIDITIONS BUT MUST SERVICE EACH UNIT SHOWN ON THIS PHASE.
3. ALL UTILITIES SHOWN MUST BE BUILT.
4. UTILITY METERS WILL BE LOCATED BY THE INDIVIDUAL UNIT OWNERS AFTER CONSTRUCTION OF A DWELLING UPON THE UNIT.
5. PROPOSED DATED: 01-26-2024
6. REFER TO SHEET 04 FOR EASEMENTS
7. REFER TO SHEET 1 FOR STANDARD LEGEND
8. UTILITY LEAD INFORMATION:
   -SANITARY LEADS ARE 6" PVC
   -WATER LEADS ARE 1" TYPE 'K' COPPER FROM ONSITE WELL
   -STORM LEADS ARE 4" PVC
9. UTILITY MAIN INFORMATION (UNLESS OTHERWISE NOTED):
   - SANITARY MAIN IS 8" PVC
   - WATER MAIN (NONE)
   - STORM SEWER IS 12" CLIV RCP

NO.	DATE	REVISION OR ISSUE
	01-26-24	RECONDITION (ROAD NAME)
	12-19-23	RECONDITION
	12-11-23	FENTON TWP. (CSP REVIEW)

DRAWN: MDH/BD
DESIGNED: BRZEZINSKI
CHECKED: QUADERER
FIELD CREW:

SEAL

547 M&F
SECTION 19
TOWN 5 NORTH
RANGE 5 EAST
GENESEE COUNTY
STATE OF MICHIGAN

West Winds

UTILITY PLAN

Griggs Quaderer, Inc.
CIVIL ENGINEERING . LAND SURVEYING
SITE PLANNING
4332 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINC2019.COM
PH: (810) 695-9154
FX: (810) 695-4166
20th ANNIVERSARY 2004 - 2024

JOB NO.: 200905
PHASE: CONDO
08 OF 08

202404020014025 Pages: 2
Recorded: 04/02/2024 12:46 PM
Fees: $30 00 Rpct: 24-12601
Domonique D Clemons, Register of Deeds
Genesee County, MI MAIL

THIRD AMENDMENT TO THE MASTER DEED OF WEST WINDS

This Third Amendment to the Master Deed of West Winds ("Amendment") is made and executed this 2nd day of April 2024, by West Winds Development Group, LLC, a Michigan Limited Liability Company (the "Developer"), in pursuance of the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended ("the Condominium Act").

RECITALS

A. Developer is the Developer of West Winds (the "Condominium"), a Condominium Project established pursuant to the Master Deed as recorded as Instrument Number 20220621 0046330, Genesee County Records (the "Master Deed"). ALso known as Genesee County Condominium Subdivision Plan No.450. Developer desires to amend the Master Deed in order to comply with the Water Quality and Testing Provisions as required by Genesee County Health Department.

NOW THEREFORE the following change is made to the Master Deed.
Section 4.3 Responsibilities. ShaLI include the following section:
4.3.(c) Developer/Builder Responsibilities for Well Water Treatment. Many wells in Genesee County and the test wells in West Winds showed arsenic leveLs that exceed the USEPA drinking water standard of 1 C)ug/L. Therefore, the Builder of any home in West Winds will test the weLI on a Unit for arsenic and if the level is above the USEPA drinking water standard, then the builder will be responsible to add an arsenic rated RO system or, an arsenic treatment system at the kitchen sink as a point of use treatment device.

In aLL other respects, the Master Deed and Bylaws and Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

The Developer has caused, and the Genesee County Health Department has approved this Amendment to the Master Deed to be executed the day and year first above written.

West Winds Development Group. LLC
By: Mary Mitchell
Mary Mitche$\ Member

2/1/0

STATE OF MICHIGAN)

>SS:

COUNTY OF Livingston)

The forgoing instrument was acknowledged before me this 2-d day of April, 2024 by Mary MitcheLI, Member of West Winds Development Group, LLC, on behalf of said Corporation.

Notary PubLic

MIRANDA L. HARRIS
NOTARY PUBLIC, STATE OF MI
COUNTY OF JACKSON
MY COMMISSION EXPIRES Apr 10, 2024
ACTING IN COUNTY OF Livingston

ounty, Michigan My Commission Expires:
Acting in the County of Livingston

Prepared By: Mary Mitchell
West Winds Development Group, LLC
1500 Fountain View Dr.
Brighton, MI 481 14

Return to Same

$30.00

202408190044213 Pages: 3
Recorded: 08/19/2024 11:28 AM
Fees: $30.00 Rpcl: 24-40196
Domonique D Clemons, Register of Deeds
Genesee County, MI MAIL

GENESEE CO. ROD RC'D
AUG 19 2024 AM 11:30

CONDOMINIUM

FOURTH AMENDMENT TO THE MASTER DEE AND BYLAWS OF WEST WINDS

3/3/2

FOURTH AMENDMENT TO THE MASTER DEED AND BYLAWS OF WEST WINDS

This Fourth Amendment to the Master Deed and Bylaws of West Winds ("Amendment") is made and executed this 9th day of August, 2024, by West Winds Development Group, LLC, a Michigan Limited Liability Company (the "Developer"), in pursuance of the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended ("the Condominium Act").

RECITALS

A. Developer is the Developer of West Winds (the "Condominium"), a Condominium Project established pursuant to the Master Deed as recorded as Instrument Number 202206210046330, Genesee County Records (the "Master Deed"), also known as Genesee County Condominium Subdivision Plan No. 450. Developer desires to amend the Master Deed and Bylaws to clarify the Sections on Trash removal and make allowances for basketball hoops and sheds.

NOW THEREFORE the following change is made to the Master Deed and Bylaws:

Section 4.3 Responsibilities. Section (b) Association Responsibility for Portions of Units and Limited Common Elements. Number 3. Trash. States that "...the expense of trash removal from individual Units will be borne by the Co-Owner of the Unit. This Section overrides the Bylaws Section 16.6 Aesthetics. "...Trash collection for the Condominium Project shall be limited to a single contractor, who shall be chosen and paid for by the Association". This sentence is hereby changed to "Trash collection for the Condominium Project shall be limited to a single contractor, who shall be chosen for the individual Unit Owner by the Township of Fenton and paid for by the Co-Owner of each Unit on their tax bill from the Township."

Section 16.15 Building Restrictions. (e) Outdoor Courts. This section is amended as follows: " Portable basketball hoops are not allowed in the street at any time. Portable hoops are allowed in the driveway but must always be, whether in use or not, within 25 feet of the Unit garage and within one foot of the driveway edge when not in use. The hoop must always be in an upright position or stored in the garage. More that two violations of this Section will result in a fine of $25.00 per occurrence per day."

Section 16.15 Building Restrictions. Section. (g) is added to the Bylaws. Section (g) is

8/2/24
BAB

stated as follows: (g) Sheds. Sheds must match the exterior colors and materials of the Unit including shingles. No shed can be larger than one hundred square feet and must be located in the rear of the lot not closer to the rear lot line than ten feet and not closer to the side lot line than the structure of the home from the same side lot line or the furthest possible location available for a flat surface. Sheds must be on a concrete slab. All sheds must have prior written approval of the Developer, showing location, size and materials, during the development and sales period or the written approval of the Association after the development and sales period has ended.

In all other respects, the Master Deed and Bylaws, as previously recorded, are ratified and confirmed.

The Developer has caused this Amendment to the Master Deed and Bylaws to be executed the day and year first above written.

West Winds Development Group, LLC
By: Mary Mitchell
Mary Mitchell, Member

STATE OF MICHIGAN)

)SS:

COUNTY OF LIVINGSTON)

The forgoing instrument was acknowledged before me this 9th day of August, 2024 by Mary Mitchell, Member of West Winds Development Group, LLC, on behalf of said Corporation.

DAWN M GROOMS
Notary Public, State of Michigan
County of Livingston
My Commission Expires Jan. 15, 2030
Acting in the County of Livingston

Dawn M Grooms
Notary Public

_____County, Michigan
My Commission Expires:
Acting in the County of Livingston

Prepared By: Mary Mitchell
West Winds Development Group, LLC
1500 Fountain View Dr.
Brighton, MI 48114
Return to Same.