

14/53

L: 1591 P: 601 EASE
09/13/2013 12:32:39 PM Page: 1 of 14 Fee: \$ 53.00
LR-3272943 Register of Deeds - Van Buren County, MI

SHARED PARKING EASEMENT AGREEMENT

This Shared Parking Easement Agreement is made as of July 26, 2013, between Eric Street Properties, LLC, a Michigan limited liability company, whose address is 7300 W. Q Avenue, Kalamazoo, Michigan 49009, ("Grantor") and Central Lofts Condominium Association, a Michigan nonprofit corporation, whose address is 7300 W. Q Avenue, Kalamazoo, Michigan 49009, ("Grantee"). Grantor and Grantee are referred to "Parties" collectively and "Party" singularly.

RECITALS

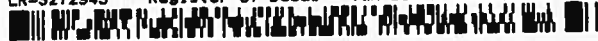
This Easement Agreement is made on the following facts and circumstances:

- A. Grantor owns real property initially included within Central Lofts, a condominium pursuant to the Master Deed recorded in Liber 1487, Page 510, Van Buren County, Michigan, Records, (the "Condominium") but contracted out of the Condominium by an amendment to the Master Deed executed simultaneously with the Agreement. Grantor's parcel is legally described on Exhibit A to this Agreement ("Grantor's Parcel").
- B. Grantee is the entity charged with operating and managing the common elements within the Condominium, including parking, which are depicted on the Replatted Condominium Subdivision Plan of the Condominium being adopted by the amendment to the Master Deed referred to above. A copy of the Replatted Condominium Subdivision Plan is Exhibit B to this Agreement.
- C. The Condominium requires 34 off-street parking spaces in addition to those within the Condominium, based on the current requirement of the City of South Haven for 2 spaces for each residential unit, 27 residential units in the Condominium, and 20 existing off-street parking spaces within the Condominium.
- D. Grantor expects to develop parking area(s) within Grantor's Parcel ("Parking Areas") with more than 34 parking spaces, as well as residential or commercial uses that will also use the Parking Areas.

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- E. Grantor is willing to allow the Condominium the use of 34 parking spaces, or such lesser number as would satisfy requirements of the City of South Haven for the Condominium if the minimum parking requirements are reduced, in return for the Condominium bearing a proportionate share of the costs Grantor incurs in maintaining, repairing, or replacing the Parking Areas. The Condominium will not have to bear the costs of the reconstruction of the parking spaces being undertaken in 2013 or the original construction costs of any additional parking spaces with the Parking Areas.

Now, therefore, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. **Easements and Parking Rights Described.** Grantor hereby grants to Grantee, its successors, and assigns, a non-exclusive right to the use of thirty-four (34) parking spaces within the Parking Areas and a non-exclusive easement appurtenant for vehicular and pedestrian access over the Superior Street entryway and parking lot corridors to access and leave the parking spaces. Grantor may, from time to time, identify particular parking spaces for use of Grantee and its members, either as to all 34 spaces or any portion of them. The parking spaces provided shall comply with the applicable zoning requirements of the City of South Haven.

2. **Rules and Regulations.** Grantor may establish rules for the Parking Areas that would apply to Grantee and its members. Grantor shall provide Grantee written notice of any such rules and regulations at least ten (10) days before such rules take effect.

3. **Indemnity and Insurance.** Each Party agrees to indemnify and hold harmless the other Party from any loss, claim, or damages arising from personal injury or property damage resulting from its use of the rights granted under this Agreement, except to the extent that any claim, loss, or injury arises out of a Party's performance of its obligations or failure to perform its obligations as stated herein.

Each Party shall carry comprehensive commercial general liability insurance with a reputable insurer in the amount of at least One Million and no/100 Dollars (\$1,000,000.00) per occurrence and One Million and no/100 Dollars (\$1,000,000.00) aggregate with respect to that Party's interest in and rights under the Easements. Each Party shall be named as an additional insured on the other Party's insurance described above. Upon request, each Party shall furnish to the other Party evidence of the insurance described in this Section.

4. **Maintenance and Payment Obligations.**

- (a) Grantor shall maintain the Parking Areas, street entryways to the Parking Areas, and the parking lot corridors within the Parking Areas in good condition and repair and to city code, including the existing parking area lights, snowplowing,

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re-sealing, striping, and repaving the lot as needed, and all other required maintenance and repair ("Maintenance and Repair Costs"). The Parking Areas may include, at Grantor's sole discretion, lined or unlined parking spaces on grass over pervious or permeable surface in the southwestern portion of Grantor's Parcel. At least 34 parking spaces will be available to Grantee at all times.

- (b) Grantee shall pay Grantor a share of the Maintenance and Repair Costs proportional to the ratio Grantee's 34 parking spaces bears to the total number of parking spaces within the Parking Areas. Grantor shall invoice Grantee for Grantee's share of the Maintenance and Repair Costs as incurred. Grantee shall pay each invoice within thirty (30) days after mailing.
- (c) Each Party shall be responsible for any damage to any and for any liability that results from the intentional or reckless acts or omissions of that Party or its employees, agents, contractors, subcontractors, members, tenants, guests, or invitees, by reimbursing the Parcel owner for the cost or damage.

5. **Rights and Remedies.** If Grantor fails to perform any obligation hereunder and such failure continues for ten (10) days (or shorter if necessity requires) following written notice from Grantee, Grantee may commence an action in Van Buren County Circuit Court to compel Grantor to perform. If Grantee fails to maintain insurance required under this Agreement, and such failure continues for ten (10) days (or shorter if necessity requires) following written notice from Grantee, Grantor may obtain such insurance on behalf of Grantee and submit an invoice for the amount of the premium to Grantee, which invoice shall be immediately due and payable. If Grantee fails to pay Grantor the amount of any invoice when due and payable, the unpaid amount shall bear interest at the prime rate as published by the Wall Street Journal from time to time plus five percent (5%), up to the maximum rate allowed by law, until paid in full, and such amounts, including interest and the costs of collection shall constitute a lien on defaulting owner's parcel. The parties agree, for themselves, their successors and assigns, that such liens constitute a consensual agreement to encumber real property pursuant to MCL 565.25(3)(c).

6. **Governing Law.** It is agreed that this Easement Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Michigan.

7. **Relationships of Parties.** Nothing contained in this Agreement, nor any act of the Parties, shall be deemed or constructed by any Party or by any third party to create the relationship of principal and agent, of partnership, of joint venture, of joint enterprise, or of any association between the Parties hereto, nor shall anything contained in this Agreement or any act of the Parties be construed to render any Party liable for the debts or obligations of any other Party.

8. **Entire Agreement.** This Easement Agreement shall constitute the entire agreement between the Parties, and any prior understanding or representation of any kind preceding the date of this Easement Agreement shall not be binding upon either Party except to

the extent incorporated in this Easement Agreement.

9. **Modification of Agreement.** Any modification of this Easement Agreement or additional obligation assumed by any Party in connection with this Easement Agreement shall be binding only if evidenced in writing signed by each Party or an authorized representative of each Party.

10. **Cumulative Remedies.** All rights, remedies, and recourse under this Agreement or otherwise are separate and cumulative and may be pursued separately, successively, or concurrently, are non-exclusive and the exercise of any one or more of them shall in no way limit or prejudice any other legal or equitable right, remedy, or recourse to which any Party may be entitled.

11. **Successors and Assigns.** This Easement Agreement shall run with the land and shall be binding on and shall inure to the benefit of the Parties, their heirs, successors, or assigns.

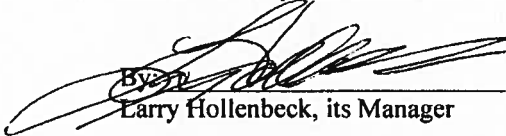
12. **Paragraph Headings.** The titles to the paragraphs of this Easement Agreement are solely for the convenience of the Parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Easement Agreement.

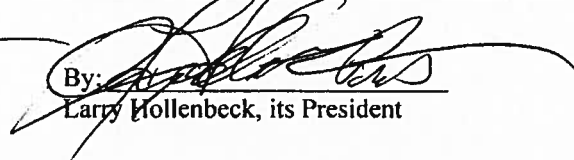
13. **Counterparts.** This Agreement may be executed in counterparts.

To witness their agreement, the Parties have signed this Agreement to be effective as of the date stated above.

Erie Street Properties, LLC

Central Lofts Condominium Association

By: 
Larry Hollenbeck, its Manager

By: 
Larry Hollenbeck, its President

STATE OF MICHIGAN)
)ss
COUNTY OF Kalamazoo)

This instrument was acknowledged before me July 26, 2013, by Larry Hollenbeck, the Manager of Erie Street Properties, LLC, a Michigan limited liability company, on behalf of the company.

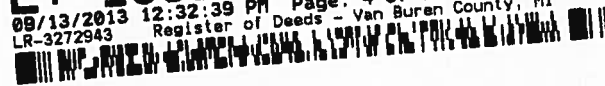
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EXHIBIT A

The following described premises situated in the City of South Haven, County of Van Buren, State of Michigan:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 01 SOUTH, RANGE 12 WEST; ALSO BEING LOTS 3, 4, 7, 8, 9 AND THE SOUTH 10.00 FEET OF LOT 6 BLOCK 5, ALSO LOTS 2 THROUGH 6 OF BLOCK 11, ALSO LOTS 1 THROUGH 14 OF BLOCK 12, ALSO A PORTION OF VACATED ERIE STREET (PLATTED AS MURRAY STREET) ADJACENT TO BLOCKS 5 AND 12. ALSO A PORTION OF VACATED SCHOOL STREET ADJACENT TO BLOCKS 11 AND 12 ALL BEING LOCATED IN DYCKMAN, HALE AND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN AS RECORDED IN LIBER P OF PLATS PAGE 597, VAN BUREN COUNTY REGISTER OF DEEDS; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 12 THENCE ALONG THE WEST LINE OF BLOCK 12 NORTH 00 DEGREES 27 MINUTES 32 SECONDS EAST 407.79 FEET TO A POINT OF BEING ON THE WEST LINE OF BLOCK 5; THENCE SOUTH 89 DEGREES 19 MINUTES 59 SECONDS EAST 133.04 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 44 SECONDS EAST 123.06 FEET TO THE NORTH LINE OF BLOCK 5; THENCE ALONG THE NORTH LINE OF BLOCK 5 SOUTH 89 DEGREES 06 MINUTES 24 SECONDS EAST 133.55 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS WEST 132.54 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 59 SECONDS EAST 138.41 FEET TO THE EAST LINE OF BLOCK 5; THENCE ALONG THE EAST LINE OF BLOCK 5 SOUTH 00 DEGREES 51 MINUTES 26 SECONDS WEST 132.71 FEET TO THE NORTH LINE OF BLOCK 12; THENCE ALONG THE NORTH LINE OF BLOCK 12 SOUTH 89 DEGREES 19 MINUTES 20 SECONDS EAST 330.18 FEET TO THE NORTHEAST CORNER OF BLOCK 11; THENCE ALONG THE EAST LINE OF BLOCK 11 SOUTH 00 DEGREES 41 MINUTES 54 SECONDS WEST 263.72 FEET TO THE SOUTHEAST CORNER OF BLOCK 11; THENCE ALONG THE SOUTH LINE OF BLOCK 11 NORTH 89 DEGREES 26 MINUTES 04 SECONDS WEST 732.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.121 ACRES

EXCEPT FOR THE FOLLOWING:

THAT PART OF DYCKMAN, HALE AND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN IN THE NORTHEAST 1/4 OF SECTION 10, T1S, R12W, AS RECORDED IN LIBER P OF PLATS, PAGE 597, VAN BUREN COUNTY, RECORDS, COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 12 THENCE ALONG THE WEST LINE OF BLOCK 12 NORTH 00 DEGREES 27 MINUTES 32 SECONDS EAST 407.79 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 33 SECONDS EAST 133.04 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 44 SECONDS EAST 123.06 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 24 SECONDS 133.55 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS WEST 132.54 FEET; THENCE SOUTH 89°19'59" EAST 66.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 36 SECONDS EAST 71.45 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST 132.27 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 25 SECONDS EAST 224.59 FEET; THENCE SOUTH 58.76 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS WEST 24.63 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 22 SECONDS WEST 36.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS WEST 28.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 22 SECONDS WEST 46.51 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 46 SECONDS WEST 138.65 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST 13.50 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 56 SECONDS WEST 6.36 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 03 SECONDS WEST 88.30 FEET; THENCE NORTH 43 DEGREES 42 MINUTES 12 SECONDS WEST 21.04 FEET; THENCE NORTH 50 DEGREES 53 MINUTES 26 SECONDS WEST 19.41 FEET; THENCE NORTH 60 DEGREES 11 MINUTES 28 SECONDS WEST 9.99 FEET; THENCE NORTH 62 DEGREES 15 MINUTES 54 SECONDS WEST 9.38 FEET; THENCE NORTH 74 DEGREES 33 MINUTES 47 SECONDS WEST 67.56 FEET; THENCE NORTH 34 DEGREES 07 MINUTES 46 SECONDS WEST 9.77 FEET; THENCE NORTH 16 DEGREES 20 MINUTES 24 SECONDS WEST 9.57 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 31 SECONDS EAST 67.43 FEET; THENCE NORTH 26 DEGREES 07 MINUTES 57 SECONDS EAST 6.01 FEET; THENCE NORTH 61 DEGREES 23 MINUTES 08 SECONDS EAST 69.93 FEET; THENCE NORTH 29 DEGREES 11 MINUTES 33 SECONDS EAST 24.21 FEET; THENCE NORTH 28 DEGREES 45 MINUTES 56 SECONDS EAST 32.24 FEET; THENCE NORTH 15 DEGREES 34 MINUTES 31 SECONDS EAST 67.16 FEET; TO A POINT OF BEGINNING.

CONTAINING 1.508 ACRES

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PROPOSED DATED: 06/20/2013

PROPERTY DESCRIPTION - ORIGINAL CONDOMINIUM PREMISES:

[illegible]

CONTAINING 6.121 ACRES
COMPRISING 24 UNITS

CONDOMINIUM DESCRIPTION - REPLATTED CONDOMINIUM PREMISES:

[illegible]

CONTAINING 1.508 ACRES
COMPRISING 27 UNITS

LAND & RESOURCE
ENGINEERING INC.

Common Sense • Lasting Solutions
1900 West River Drive, Ste. A, Commack Park, MA 01931 Ph: 616-301-7868

ADAM C. BURGESS P.S. #55446
BURGESS SURVEYING
8375 RIDGESTONE DR. SW
BYRON CENTER, MICHIGAN 49315

DEVELOPER
ERIE STREET PROPERTIES, LLC
7300 WEST Q AVENUE
KALAMAZOO, MICHIGAN 49009
(269) 217-0987

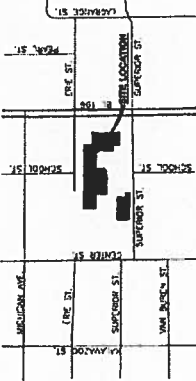
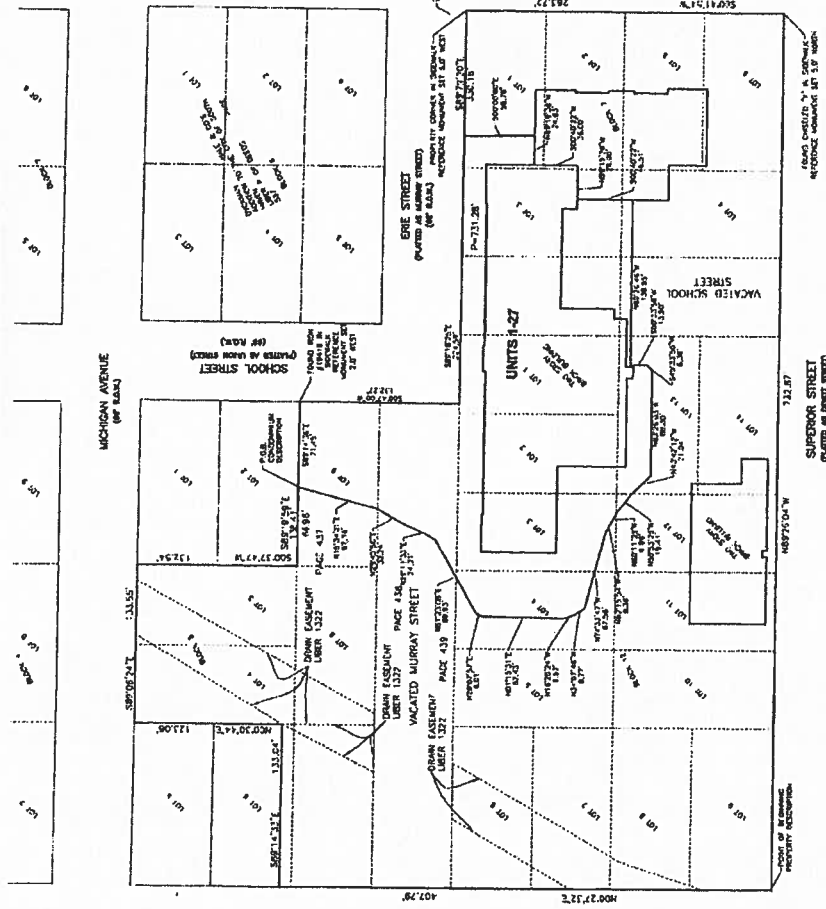
SURVEYOR
BURGESS SURVEYING
8375 RIDGESTONE DRIVE SW,
BYRON CENTER, MICHIGAN 49315
(616) 437-2249

ENGINEER
LAND & RESOURCE ENGINEERING
3800 WEST RIVER DRIVE, STE. A
COMSTOCK PARK, MICHIGAN 49321
(616) 301-7888

SHEET INDEX:

1. COVER SHEET
2. SURVEY PLAN
3. SITE PLAN
4. FLOODPLAIN & UTILITY PLAN
5. FLOOR PLAN - 1ST LEVEL
6. FLOOR PLAN - 1ST LEVEL
7. FLOOR PLAN - 2ND LEVEL
8. FLOOR PLAN - 2ND LEVEL
9. CROSS SECTIONS PLAN

CENTRAL LOFTS

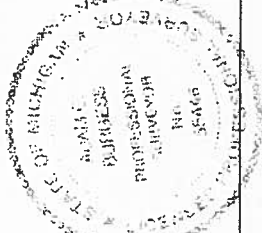


VICINITY MAP
NOT TO SCALE

- NOTES**
- BEARINGS ARE BASED ON MITCHELL & MORSE LONG SURVEYING PROJECT NO. 05-300, DATED MARCH 8, 2002, USING THE SOUTH PLAT, BLOCKS 11 AND 12 AS NORTH 89 DEGREES 25 MINUTES 04 SECONDS TRUE.
 - COORDINATES ARE BASED ON AN ASSUMED DATUM. USING THE POINT OF BEGINNING OF THE 72' BROADWAY & CO'S ADDITION TO THE VILLAGE (NOTED ON SOUTH PLAT SECTION 10, 1015, 817W, AS NORTH 5000.000 AND EAST 5000.000).
 - THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN AREA.
 - UNITS 1 THROUGH 37 ALL UNITED COMMON ELEMENTS AND UTILITIES SERVING THEM, ALL GENERAL COMMON ELEMENTS THAT ARE REQUIRED WITHIN ANY BUILDING CONTAINING THOSE UNITS, AND ALL OTHER BUILDING ELEMENTS THAT ARE NOT LEGALLY REQUIRED OUTSIDE OF SUCH BUILDING ELEMENTS THAT ARE NOT LEGALLY REQUIRED WITHIN ANY BUILDING, MUST BE BUILT. ALL GENERAL COMMON ELEMENTS NOT LEGALLY REQUIRED WITHIN THE BUILDING CONTAINING UNITS 1 THROUGH 37, MUST BE BUILT. ALL UTILITIES NOT SERVING UNITS 1 THROUGH 37 OR NOT OTHERWISE LEGALLY REQUIRED "NEED NOT BE BUILT."
 - BENCHMARK: SOUTHWESTERLY PLANCE, BUT ON FIRE HYDRANT AT CORNER OF FIRE STREET AND BROADWAY STREET ELEVATION = 623.57

SURVEYOR'S CERTIFICATE

I, ADAM C. BURGESS, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS VAN BUREN COUNTY COMMONHOLD SUBDIVISION PLAN CENTRAL LOFTS, AS SHOWN ON THE ATTACHED PLAT, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF MICHIGAN, PRIOR TO MAY 1, 2024, 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, AND THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.



DATE: 6/2/24
 ADAM C. BURGESS, P.S.
 PROFESSIONAL SURVEYOR
 LICENSE NO. 65460
 8373 REDSTONE DR. SW
 BRYAN CENTER, MICHIGAN 48315

SURVEY PLAN
 SHEET:
 2 OF 9

- LEGEND**
- CONCRETE MONUMENT
 - UNIT NUMBER
 - UNITS OF DIMENSIONS

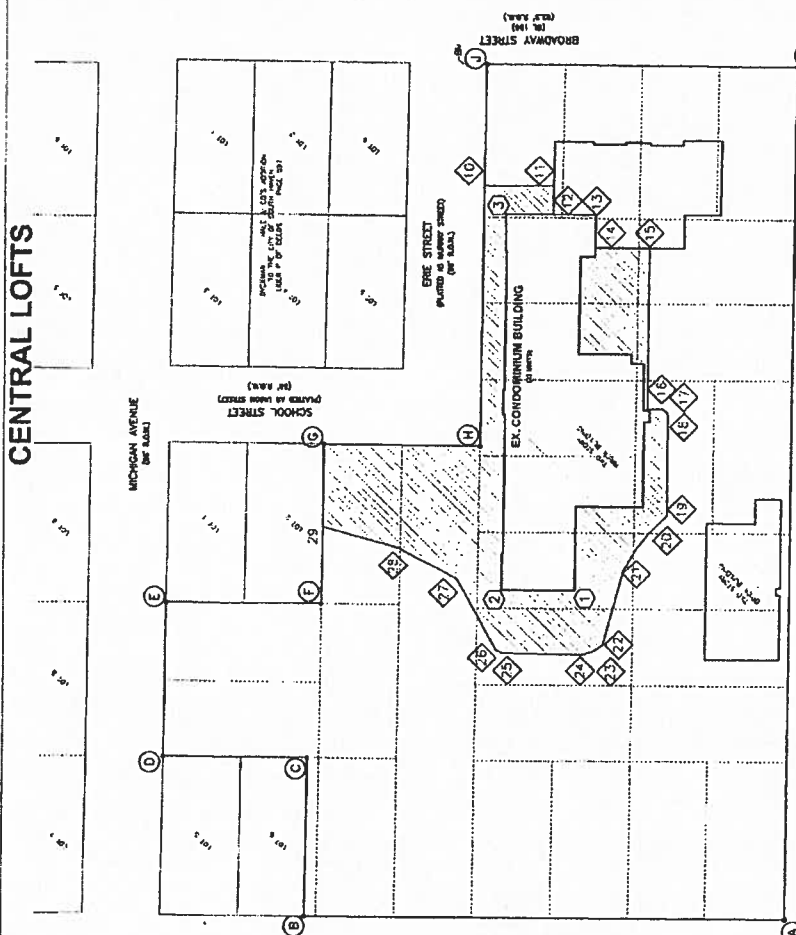
**LAND & RESOURCE
 ENGINEERING INC.**
 Common Sense • Lasting Solutions
 3800 West River Drive, Ste. A, Grand Rapids, MI 49503 • 616.301.7886

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CENTRAL LOFTS



PROPERTY COORDINATES			SITE COORDINATE COORDINATES		
	W	N	E	W	N
A	5001.368	5002.368	5003.368	5004.368	5005.368
B	5407.777	5408.777	5409.777	5410.777	5411.777
C	5814.186	5815.186	5816.186	5817.186	5818.186
D	6220.595	6221.595	6222.595	6223.595	6224.595
E	6627.004	6628.004	6629.004	6630.004	6631.004
F	7033.413	7034.413	7035.413	7036.413	7037.413
G	7439.822	7440.822	7441.822	7442.822	7443.822
H	7846.231	7847.231	7848.231	7849.231	7850.231
I	8252.640	8253.640	8254.640	8255.640	8256.640
J	8659.049	8660.049	8661.049	8662.049	8663.049
K	9065.458	9066.458	9067.458	9068.458	9069.458
L	9471.867	9472.867	9473.867	9474.867	9475.867
M	9878.276	9879.276	9880.276	9881.276	9882.276
N	10284.685	10285.685	10286.685	10287.685	10288.685
O	10691.094	10692.094	10693.094	10694.094	10695.094
P	11097.503	11098.503	11099.503	11100.503	11101.503
Q	11503.912	11504.912	11505.912	11506.912	11507.912
R	11910.321	11911.321	11912.321	11913.321	11914.321
S	12316.730	12317.730	12318.730	12319.730	12320.730
T	12723.139	12724.139	12725.139	12726.139	12727.139
U	13129.548	13130.548	13131.548	13132.548	13133.548
V	13535.957	13536.957	13537.957	13538.957	13539.957
W	13942.366	13943.366	13944.366	13945.366	13946.366
X	14348.775	14349.775	14350.775	14351.775	14352.775
Y	14755.184	14756.184	14757.184	14758.184	14759.184
Z	15161.593	15162.593	15163.593	15164.593	15165.593
AA	15568.002	15569.002	15570.002	15571.002	15572.002
AB	15974.411	15975.411	15976.411	15977.411	15978.411
AC	16380.820	16381.820	16382.820	16383.820	16384.820
AD	16787.229	16788.229	16789.229	16790.229	16791.229
AE	17193.638	17194.638	17195.638	17196.638	17197.638
AF	17599.047	17600.047	17601.047	17602.047	17603.047
AG	18005.456	18006.456	18007.456	18008.456	18009.456
AH	18411.865	18412.865	18413.865	18414.865	18415.865
AI	18818.274	18819.274	18820.274	18821.274	18822.274
AJ	19224.683	19225.683	19226.683	19227.683	19228.683
AK	19631.092	19632.092	19633.092	19634.092	19635.092
AL	20037.501	20038.501	20039.501	20040.501	20041.501
AM	20443.910	20444.910	20445.910	20446.910	20447.910
AN	20850.319	20851.319	20852.319	20853.319	20854.319
AO	21256.728	21257.728	21258.728	21259.728	21260.728
AP	21663.137	21664.137	21665.137	21666.137	21667.137
AQ	22069.546	22070.546	22071.546	22072.546	22073.546
AR	22475.955	22476.955	22477.955	22478.955	22479.955
AS	22882.364	22883.364	22884.364	22885.364	22886.364
AT	23288.773	23289.773	23290.773	23291.773	23292.7

NOTES

1. THE ORIGINAL SCALE (1"=40') OF THIS DRAWING WAS PREPARED AS A 24"x36" DRAWING. ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

Notes

- [illegible]

6/21/13 *[Signature]*
DATE ADAM C. BURGESS P.S. 150446
BURGESS SURVEYING
8375 RIDGELOVE DR. SW
STROM CENTER, WACOMAN 49315

LEGEND

- CONCRETE MONUMENT
- UNIT NUMBER
- LIMITS OF OWNERSHIP
- SITE CONDOMINIUM
- BOUNDARY COORDINATE
- UNIT / BUILDING COORDINATE
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

PREPARED BY
MURGES SURVEYING
175 ROCKSTONE DR. SW
GYRON CENTER, MI
(516) 437-2249

**LAND & RESOURCE
ENGINEERING INC.**

Common Sense • Lasting Solutions
5500 West River Drive, Ste. A, Counock Park, MI 49321 Tel: 616.361.7855

SITE PLAN
SHEET:
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CENTRAL LOFTS

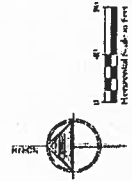
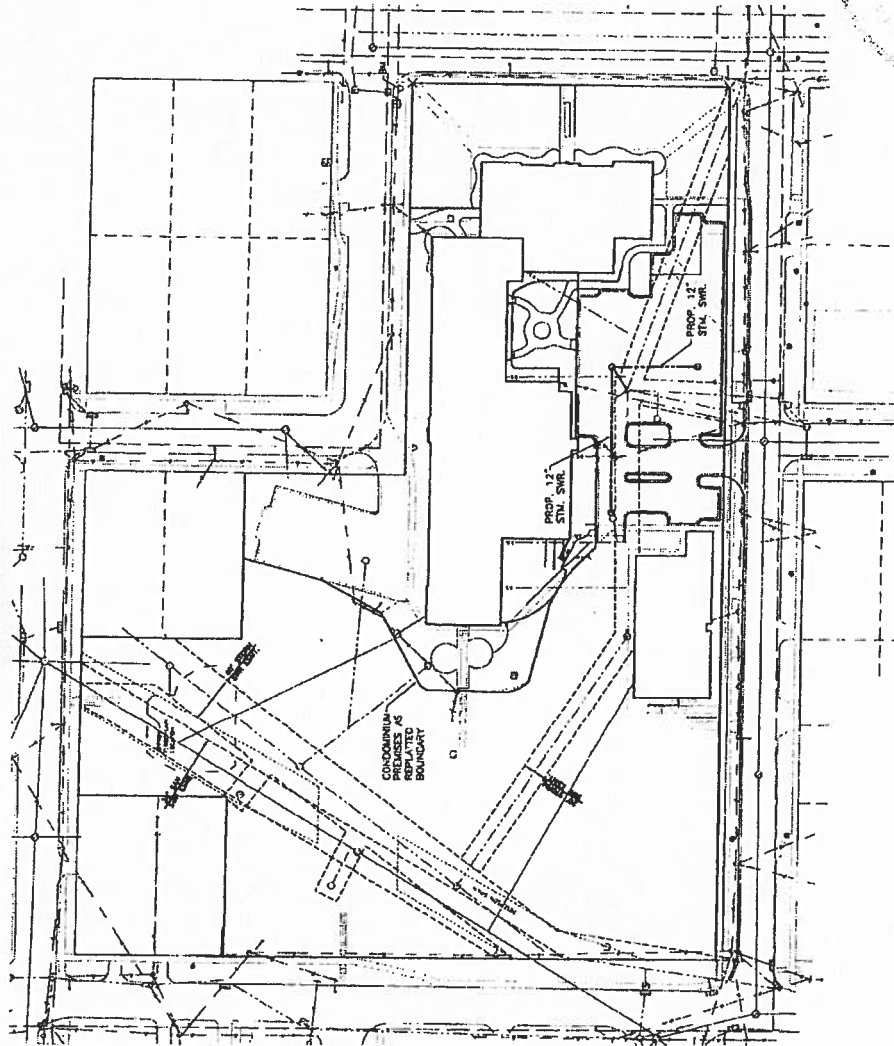
- NOTES:**
1. THROUGH 77, ALL LIMITED COMMON ELEMENTS AND UTILITIES SERVING THE BUILDING UNITS THAT ARE NOT LEGALLY REQUIRED TO BE LOCATED WITHIN ANY BUILDING COMMONS ARE THOSE UNITS, AND ALL GENERAL COMMON ELEMENTS THAT ARE NOT LEGALLY REQUIRED TO BE LOCATED WITHIN ANY BUILDING COMMONS OR FOR VEHICULAR OR PEDESTRIAN ACCESS, MUST BE BUILT. ALL GENERAL COMMON ELEMENTS NOT LEGALLY REQUIRED TO BE LOCATED WITHIN ANY BUILDING COMMONS OR FOR VEHICULAR OR PEDESTRIAN ACCESS, MUST BE BUILT. ALL UTILITIES NOT SERVING UNITS 1 THROUGH 27 DO NOT OTHERWISE LEGALLY REQUIRED "NEED NOT BE BUILT".
 2. UTILITY INFORMATION SHOWN IS APPROXIMATE AND OBTAINED FROM VARIOUS SOURCES. THIS PLAN IS NOT TO BE RELIED UPON AS A COMPLETE OR ACCURATE UTILITY RECORD.
 3. FLOODPLAIN ELEVATION IS ESTIMATED TO BE 592.3 BASED ON A VAN BUREN COUNTY DRAIN COMMISSIONER STUDY, BASED ON A DESIGN FLOOD OF 100 YEARS. UNITS NOT FALL WITHIN A DESIGNATED FLOODPLAIN AREA.
 4. BENCHMARK: SW FLANGE BOLT ON FIRE HYDRANT ON THE CORNER OF 6TH STREET AND BROADWAY STREET ELEVATION = 523.57

DATE: 06/20/13
JOAN C. BURGER, P.E., 05446
BURGER SURVEYING
8375 RIDGESTONE DR. SW
GRAND CAYEN, MICHIGAN 49315

LEGEND

- EXISTING STORM CATCH BASINS
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM OUTLET STRUCTURE
- EXISTING STORM FLARED END SECTION
- PROPOSED STORM CATCH BASINS
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS / CABLE / ELECTRIC / PHONE / CABLE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN

FLOOD PLAN &
UTILITY PLAN
SHEET:
4 OF 9



- LEGEND**
- SET IRON
 - CONCRETE MONUMENT
 - FOR KENT COUNTY RECORDS

BENCHMARK INFORMATION
BU721 SW FLANGE BOLT ON FIRE HYDRANT
ELEVATION = 523.57

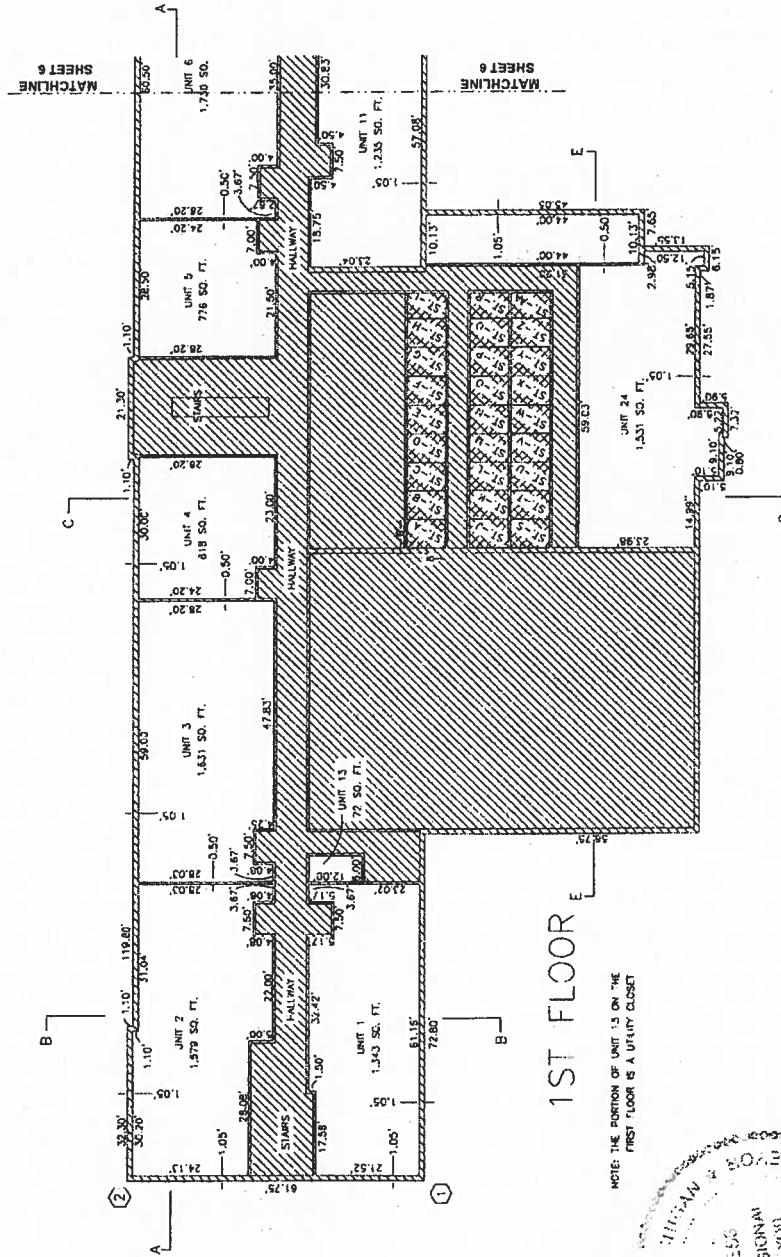
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09/13/2013 12:32:39 PM Page: 9 of 14 Fee: \$ 53.00
LR-3272943 Register of Deeds - Van Buren County, MI

**LAND & RESOURCE
ENGINEERING INC.**

Common Sense • Lasting Solutions
3800 West River Drive, Ste. A, Cornsboro Park, MI 49321 Ph: 616.301.7888

CENTRAL LOFTS



1ST FLOOR

NOTE: THE PORTION OF UNIT 13 ON THE FIRST FLOOR IS A UTILITY CLOSET

GENERAL NOTES:

- OWNERSHIP UNITS ARE AT 90° TO EACH OTHER.
- ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS ARE SHOWN AS GENERAL COMMON ELEMENTS.
- THIS PLAN IS BASED ON THE EXISTING BUILDING. MAJOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

LEGEND

16 - UNIT NUMBER

--- - LIMITS OF OWNERSHIP

--- - GENERAL COMMON ELEMENT

--- - LIMITED COMMON ELEMENT

FLOOR PLAN
1ST LEVEL
SHEET:
5 OF 9



DATE: 6/21/13

BY: [Signature]

FOR: [Signature]

8175 RECORDS DR SW
BRYAN CENTER, MICHIGAN 49315

LAND & RESOURCE
ENGINEERING INC.

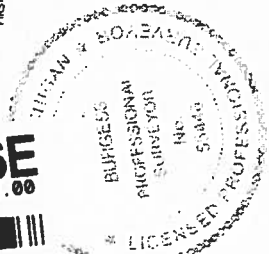
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3800 West River Drive, Ste. A, Comstock Park, MI 49321 Ph 616.301.7888 PROPOSED DATED: 06/20/2013

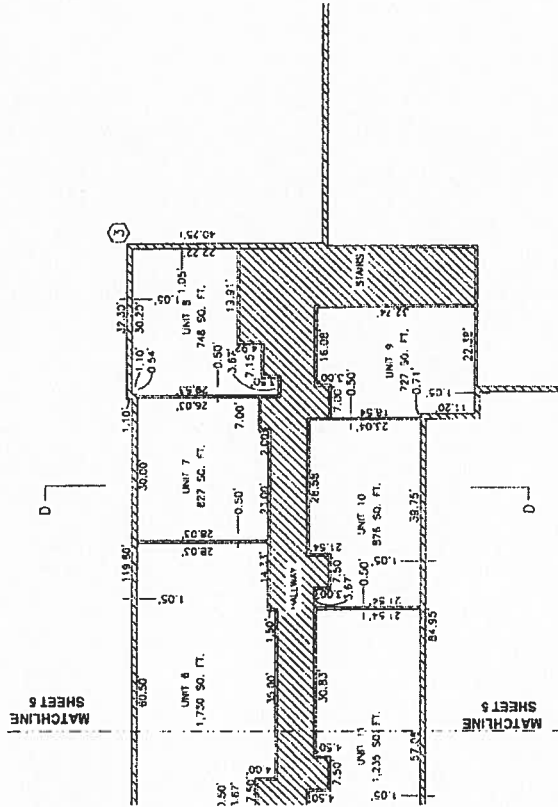
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CENTRAL LOFTS



GENERAL NOTES:

1. OWNERSHIP LINES ARE AT 80' TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
3. THIS PLAN IS MEANT TO REPRESENT THE BUILDINGS, AND NOT THE EXACT DIMENSIONS, AND DIMENSIONS ARE POSSIBLE.



LEGEND

- | | |
|-----|--------------------------|
| 10 | - UNIT NUMBER |
| --- | - LIMITS OF OWNERSHIP |
| --- | - GENERAL COMMON ELEMENT |
| --- | - LIMITED COMMON ELEMENT |

DATE: 6/12/13
 DRAWN BY: J. J. J. J. J.
 CHECKED BY: J. J. J. J. J.
 APPROVED BY: J. J. J. J. J.
 8375 RIDGESTONE DR. SW
 BRYAN CENTER, MICHIGAN 49315

**LAND & RESOURCE
ENGINEERING INC.**

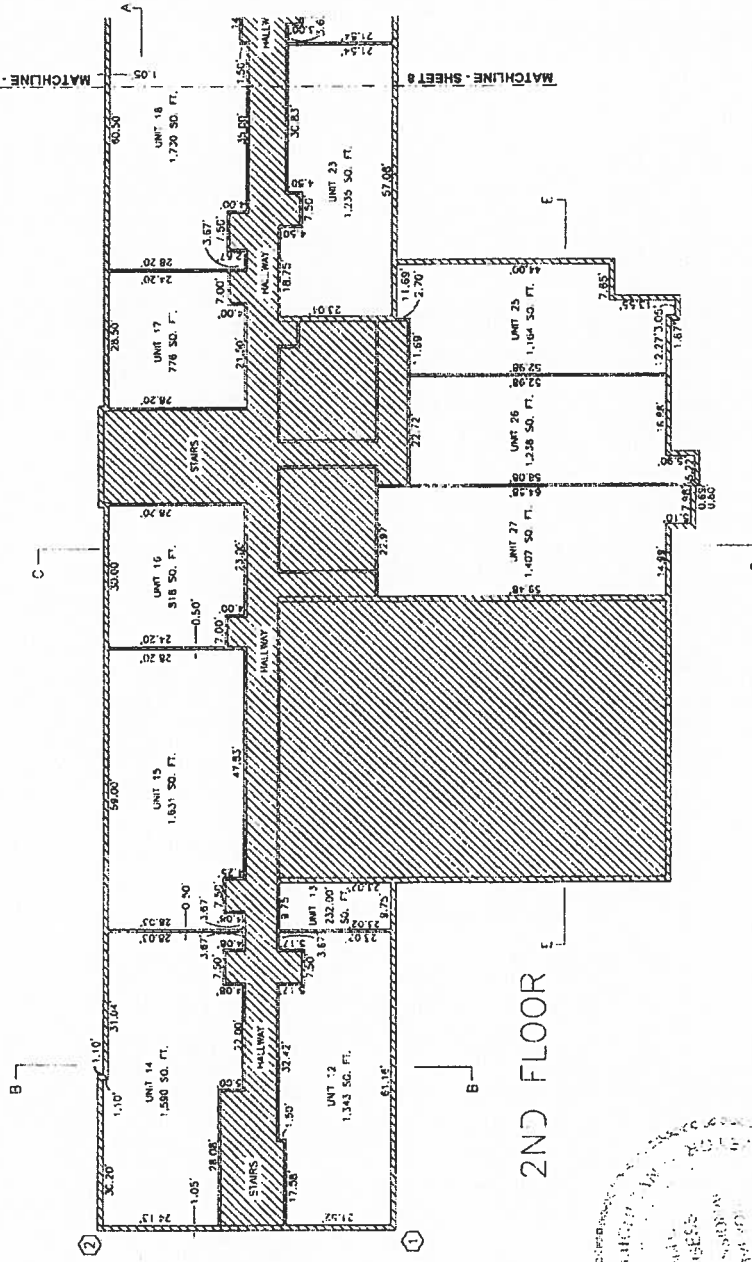
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CENTRAL LOFTS



2ND FLOOR

FLOOR PLAN
2ND LEVEL
SHEET:
7 OF 9

LEGEND
15 - UNIT NUMBER
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

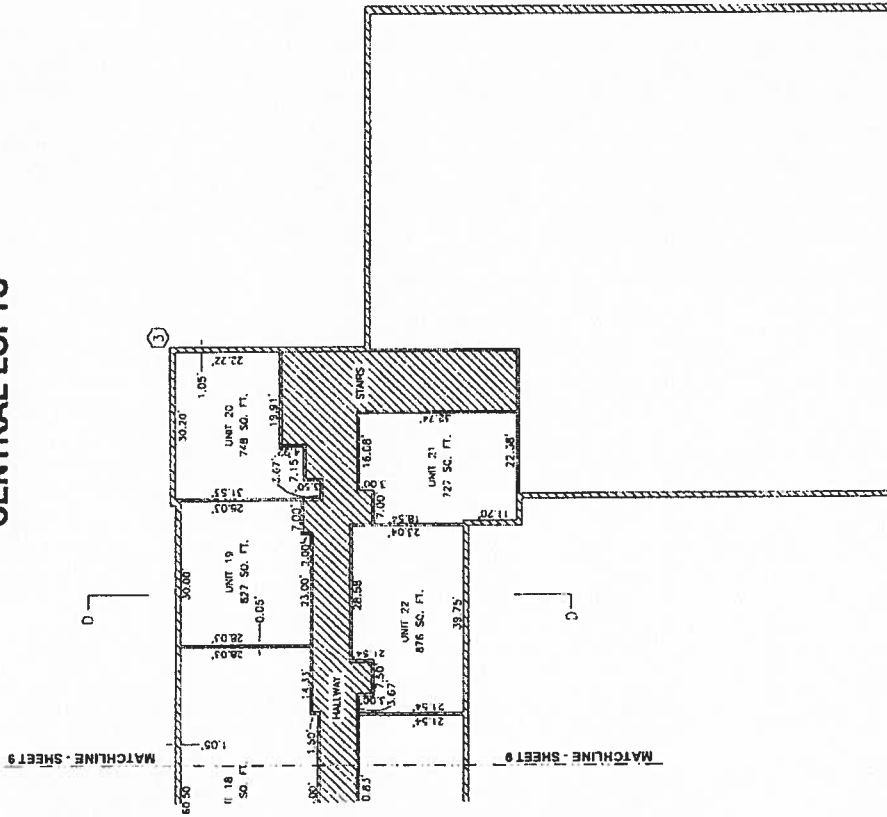
- GENERAL NOTES:
- OWNERSHIP LINES ARE AT 90° TO EACH OTHER, UNLESS OTHERWISE SPECIFIED.
 - ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS.
 - THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDING. NO ASSUMPTIONS ARE MADE IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

LAND & RESOURCE
ENGINEERING INC.

Common Sense • Lasting Solutions
3800 War River Drive, Ste. A, Comstock Park, MI 49311 Ph 616.301.7888 Fax 616.301.7888
DATE: 6/27/13
ADAM C. BURGESS P.E. 135448
BURGESS ENGINEERING, PC
BIRON CENTER, BLOOMING 48315

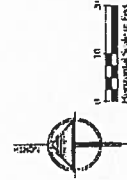
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CENTRAL LOFTS



FLOOR PLAN
2ND LEVEL
SHEET:
8 OF 9

LEGEND
18 - UNIT NUMBER
--- - LIMITS OF OWNERSHIP
--- - GENERAL COMMON ELEMENT
--- - LIMITED COMMON ELEMENT



GENERAL NOTES:

1. UNITS ARE 18' 0" TO EACH OTHER, UNLESS OTHERWISE SPECIFIED.
2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS ARE SHOWN IN GENERAL COMMON ELEMENTS.
3. THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDINGS. MINOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

DATE 6/20/13
LAND & RESOURCE ENGINEERING INC.
3800 West River Drive, Ste. A, Comstock Park, MI 49321
Ph: 616-301-7888
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ENGINEERING INC.

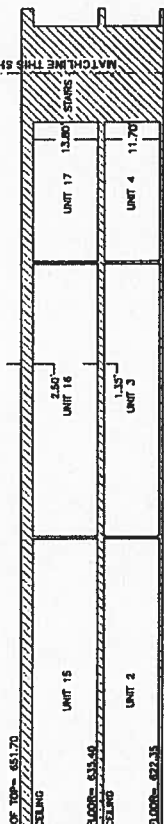
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Ph: 616-301-7888

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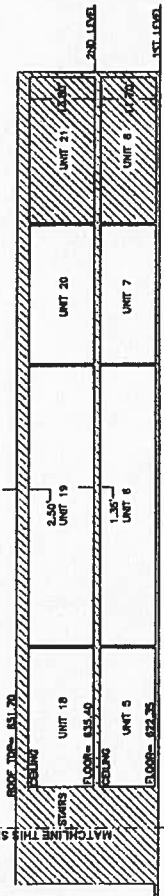
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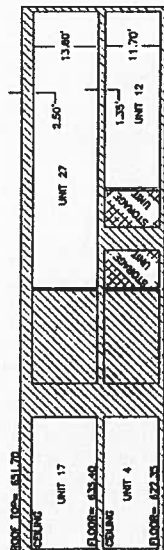
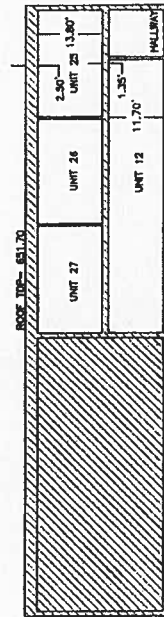
CENTRAL LOFTS



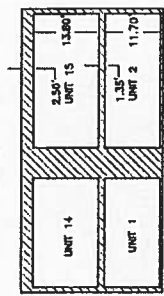
SECTION A-A



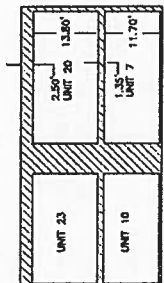
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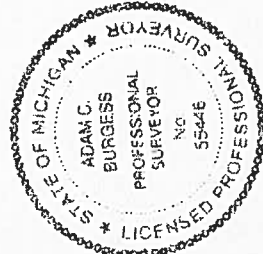
SECTION C-C



SECTION B-B



SECTION D-D



- GENERAL NOTES:**
1. OWNERSHIP LINES ARE AT SET TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
 2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
 3. THIS PLAN IS MEANT TO REPRESENT THE BUILDING AND UNITS AS SHOWN ON THE FLOOR AND DIMENSIONS ARE POSSIBLE.

DATE: 6/21/13
 ADAM C. BURGESS, P.E., JLS446
 8325 ROBERTSON DR., SW
 BRYAN CENTER, MICHIGAN 49315
 PROPOSED DATED: 06/25/2013

LAND & RESOURCE ENGINEERING INC.
 Communit Sense • Lasting Solutions
 1900 West River Drive, Ste. A, Comstock Park, MI 49321 Ph: 616.301.7886

CROSS SECTIONS PLAN
 SHEET: 9 OF 9

