

10  
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4



REC'D KENT COUNTY, MI 49503  
2016 AUG 19 AM 10:10

ju-16

I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any Individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply to current taxes, if any now in process of collection.  
DATE August 19 20 16

Deputy, Kent County Treasurer, Grand Rapids, Michigan

# FIFTH AMENDMENT TO MASTER DEED

OF

## TRAIL RIDGE CONDOMINIUM

(Act 59, Public Acts of 1978, as amended.)

Amendment No. 5 to Kent County Subdivision Plan No. 977 containing:

1. Fifth Amendment to Master Deed of Trail Ridge Condominium, a residential Condominium Project.
2. Amended Exhibit B to Master Deed: The Condominium Subdivision Plan for Trail Ridge Condominium.

No interest in real estate is being conveyed hereby, and no revenue stamps are required.

This instrument drafted by:

Holly A. Jackson  
DURELL + JACKSON PLC  
644 Lovett St SE, Suite A  
Grand Rapids, MI 49506

split  
41-23-33-101-020  
PPN  
VERIFIED BY PD&M LD '16  
from 101-019 '15  
018 '14  
017 '10



**FIFTH AMENDMENT TO MASTER DEED  
OF  
TRAIL RIDGE CONDOMINIUM**

(Act 59, Public Acts of 1978, as amended.)

This Fifth Amendment to the Master Deed of Trail Ridge Condominium (the "Master Deed") is made on August 10, 2016, by MWH Investments, LLC, a Michigan limited liability company, of 232 State St. SE, Suite 240, Grand Rapids, Michigan 49503 (the "Developer") as set forth below.

**RECITALS**

- A. Trail Ridge Condominium is a residential condominium project known as Kent County Condominium Subdivision Plan No. 977 (the "Project") established by Master Deed recorded in the office of the Kent County Register of Deeds on June 26, 2014 under Instrument Number 20140626-0050196.
- B. The Developer has reserved, among other rights, the rights, without consent of any Co-Owner or other person, to amend the Master Deed to expand the Project, as provided in Section 9 of the Master Deed.
- C. The Developer wishes to add Building 6, containing Units 19 through 22 to the Project, in accordance with Section 90(3) of the Michigan Condominium Act.

**AMENDMENT**

The Developer hereby amends the Master Deed and Exhibit B, pursuant to the rights granted in the Michigan Condominium Act.

- 1. **Condominium Subdivision Plan.** The Condominium Subdivision Plan attached as Exhibit B to this Fifth Amendment to Master Deed is shown as Replat No. 5 to Kent County Subdivision Plan No. 977, which contains 7 sheets, Building 6 which contains Units 19 through 22 is hereby added to the project.
- 2. **Continuing Effect.** In all other respects, the provisions of the Master Deed and Condominium Bylaws, as recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 977, as amended by the First Amendment, as amended by the Second Amendment, as amended by the Third Amendment, and as amended by the Fourth Amendment are ratified and confirmed.



The Developer has signed this Fifth Amendment to Master Deed on this 10<sup>th</sup> day of August, 2016.

MWH Investments, LLC  
a Michigan limited liability company

  
By: Mark W. Hamersma  
Its: Manager

STATE OF MICHIGAN )

COUNTY OF KENT )

The foregoing document was signed before me on this 10<sup>th</sup> day of August, 2016,  
by Mark W. Hamersma, Manager of MWH Investments, a Michigan limited liability company.





Notary Public, County of \_\_\_\_\_  
Acting in County of Kent, State of Michigan  
My commission expires: \_\_\_\_\_

Drafted by and Return to:

Holly A. Jackson  
Durell + Jackson PLC  
644 Lovett St SE, Suite A  
Grand Rapids, MI 49506



20160819-0070058

Mary Hollinrake P:4/10 10:16AM  
Kent Only MI Registr 08/19/2016 SEAL

REPLAT NO. 5  
KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 977.  
EXHIBIT "B" TO THE MASTER DEED OF:

## TRAIL RIDGE CONDOMINIUM

PART OF SECTION 33 T5N, R10W, CALLEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN

DEVELOPER:  
MMH INVESTMENTS, L.L.C.  
15 IONIA AVE. SW, STE. 340  
GRAND RAPIDS, MICHIGAN 49503

SURVEYOR:  
NEDERVELD, INC.  
217 GRANDVILLE AVE. SW, SUITE 302  
GRAND RAPIDS, MICHIGAN 49503

### DESCRIPTION

Part of Unit 3, "The Crossroads of Calledonia Condominium", a condominium according to the Master Deed recorded in Instrument No. 20040929-0130720, as amended, in the Office of the Kent County Register of Deeds and designated as Kent County Condominium Subdivision Plan No. 685, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended, being described as: Beginning at the Northwest corner of Unit 3 of said "The Crossroads of Calledonia Condominium", also being the Southwest corner of "The Trails At Crossroads Condominium", a condominium according to the Master Deed recorded in Instrument No. 20050920-0112525, as amended, in the Office of the Kent County Register of Deeds; thence N48°27'48"E 101.52 feet; thence S45°49'42"E 10.84 feet; thence Southeastely 97.27 feet along a 1979.00 foot radius curve to the right, said curve having a central angle of 2°53'43", and a chord bearing S44°25'13"E 97.26 feet; thence N46°33'23"E 172.66 feet (the previous four courses being along the boundary of "The Trails At Crossroads Condominium"); thence S41°37'31"E 266.94 feet; thence S55°54'12"E 146.86 feet; thence S89°48'13"E 124.88 feet; thence S00°11'47"W 630.27 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section 33; thence N41°00'56"W 1066.93 feet along the Southwesterly line of said Unit 3 to the Point of Beginning.

Also, that part of said Unit 3, "The Crossroads of Calledonia Condominium", being described as: Commencing at the most Northerly corner of said "The Trails At Crossroads Condominium", thence S30°56'29"E 85.18 feet; thence Southerly 34.81 feet along a 95.00 foot radius curve to the right, said curve having a central angle of 20°55'48", and a chord bearing S08°04'18"W 34.62 feet to the Point of Beginning; thence S51°02'10"E 114.50 feet; thence S39°57'50"W 140.30 feet; thence S51°25'43"W 20.94 feet; thence N44°43'52"W 106.08 feet; thence Northeastely 35.91 feet along a 245.00 foot radius curve to the left, said curve having a central angle of 08°23'50", and a chord bearing N43°08'45"E 35.87 feet; thence N39°57'50"E 77.12 feet; thence Northeastely 37.13 feet along a 95.00 foot radius curve to the left, said curve having a central angle of 2°23'38", and a chord bearing N27°46'01"E 35.89 feet to the Point of Beginning (the last 4 coils being along the Easterly line of said "The Trails At Crossroads Condominium").

ATTENTION COUNTY REGISTER OF DEEDS  
THE ASTERISK (\*) INDICATES THAT THE SHEETS ARE AMENDED OR  
ARE NEW SHEETS WHICH ARE DATED AUGUST 9, 2016. ALL  
CORRESPONDING SHEETS OF THE ORIGINALLY RECORDED EXHIBIT "B"  
PLANS SHALL BE SUPERCEDED BY THIS REPLAT NO. 5.

### SHEET INDEX

- \*1. COVER SHEET
- \*2. SURVEY & SITE PLAN
- \*3. DETAILED SITE PLAN
- \*4. EASEMENT PLAN
- \*5. UTILITY PLAN
- \*6. EXPANDABLE AREA PLAN
- \*7. BUILDING FLOOR PLANS AND BUILDING SECTIONS  
FOR BUILDINGS 1, 2, 3 & 6
8. BUILDING FLOOR PLANS AND BUILDING SECTIONS  
FOR BUILDINGS 4 & 5



PROPOSED DATED AUGUST 9, 2016

COVER SHEET  
SHEET NO. 1





20160819-0070058

Mary Hollinrake P: 6/10 10:16AM  
Kent Cnty MI Rgstr 08/19/2016 SEAL

SEE SHEET NO. 2  
FOR GENERAL NOTES

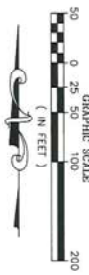
SEE SHEET NO. 4 FOR  
EASEMENT DETAILS

UTILITY NOTE  
ALL THE UTILITIES  
WILL BE SHOWN  
ON THE  
"AS-BUILT"  
PLANS INCLUDING  
SERVICE SIZE AND  
METER LOCATION.

PRIOR TO EXCAVATION CONTACT  
MISS DIG 3 WORKING DAYS IN  
ADVANCE 1-800-482-7171

# DETAILED SITE PLAN TRAIL RIDGE CONDOMINIUM

NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503



- LEGEND
- = CONCRETE MONUMENT
  - = GENERAL COMMON ELEMENT
  - ▨ = LIMITED COMMON ELEMENT
  - ▩ = GENERAL COMMON ELEMENT OF CALIFORNIA CONDOMINIUM

COORDINATES	
POINT	NORTHING EASTING
1	7915.10 3439.56
2	7714.23 3614.07
3	7781.54 3690.06
4	7773.99 3687.84
5	7704.52 3765.91
6	7821.25 3891.28
7	7821.25 4089.93
8	7538.90 4191.54
9	7538.47 4316.42
10	7457.05 3888.32
11	7791.82 3878.49
12	7690.16 3968.82
13	6909.20 4314.26
14	7584.54 4062.22
15	7415.65 4169.99
16	8154.17 3925.51
17	8082.17 4014.53
18	7573.08 3926.31
19	7560.03 3909.94
20	8035.39 3835.28
21	8061.56 3859.82
22	8121.52 3908.32
23	8084.56 3976.60



PROPOSED DATED AUGUST 9, 2016  
SHEET NO. 3





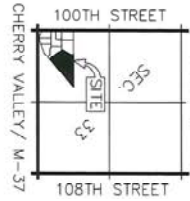


20160819-0070058

Mary Hollinrake P:8/10 10:16AM  
Kent Cnty MI Rgstr 08/19/2016 SEAL

# LOCATION MAP

NO SCALE



SEE SHEET NO. 2  
FOR GENERAL NOTES

PRIOR TO EXCAVATION CONTACT  
MISS DIG 3 WORKING DAYS IN  
ADVANCE 1-800-482-7171

UTILITY NOTE  
ALL THE UTILITIES WILL BE SHOWN  
ON THE "AS-BUILT" PLANS  
INCLUDING SERVICE SIZE AND  
METER LOCATION.

## UTILITY PLAN TRAIL RIDGE CONDOMINIUM

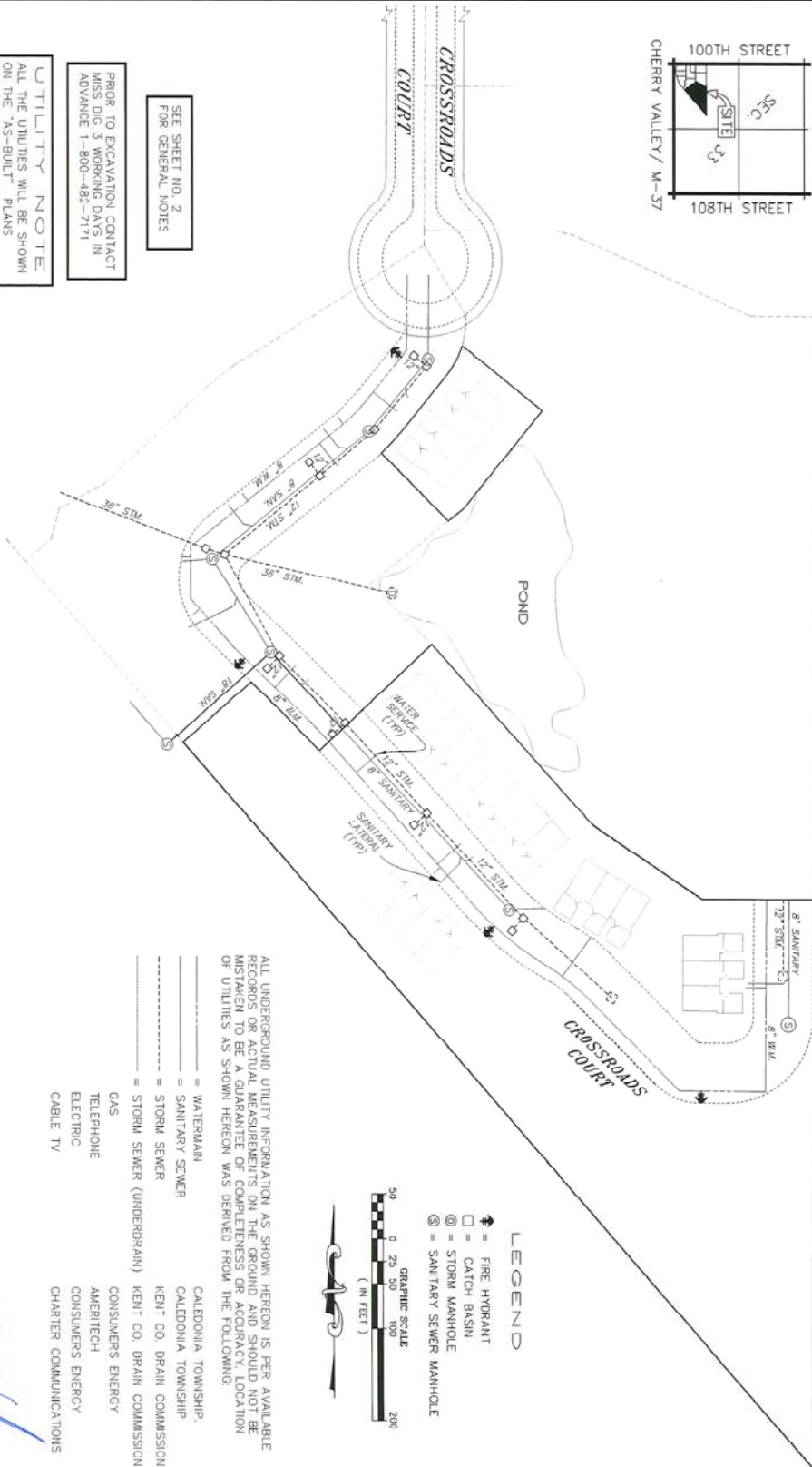
NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503



PROPOSED DATED AUGUST 9, 2016

*[Signature]*

SHEET NO. 5



### LEGEND

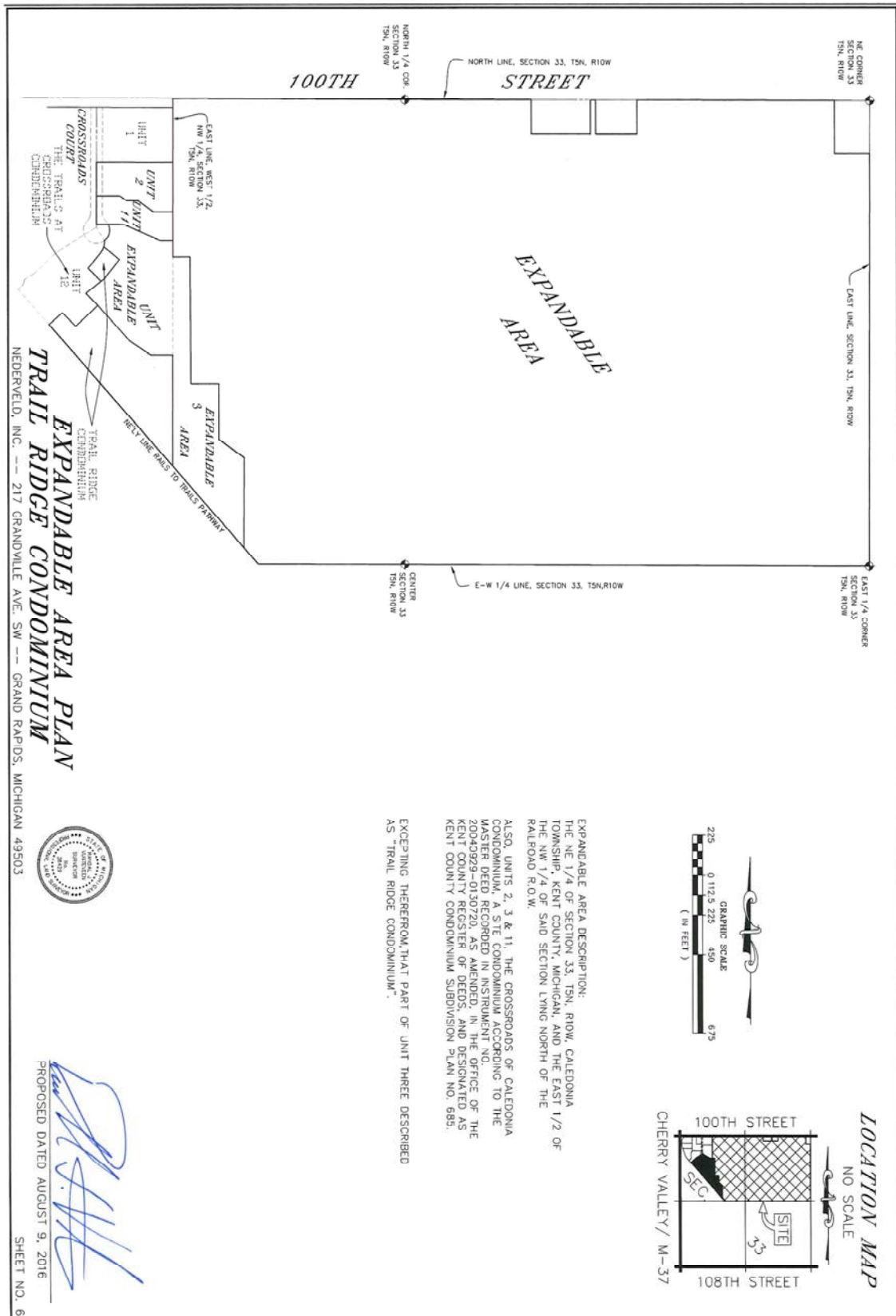
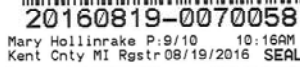
- ➔ = FIRE HYDRANT
- = CATCH BASIN
- ⊙ = STORM MANHOLE
- ⊙ = SANITARY SEWER MANHOLE



ALL UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS PER AVAILABLE RECORDS AND FIELD SURVEY. THE INFORMATION IS NOT BE MISTAKEN TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. LOCATION OF UTILITIES AS SHOWN HEREON WAS DERIVED FROM THE FOLLOWING:

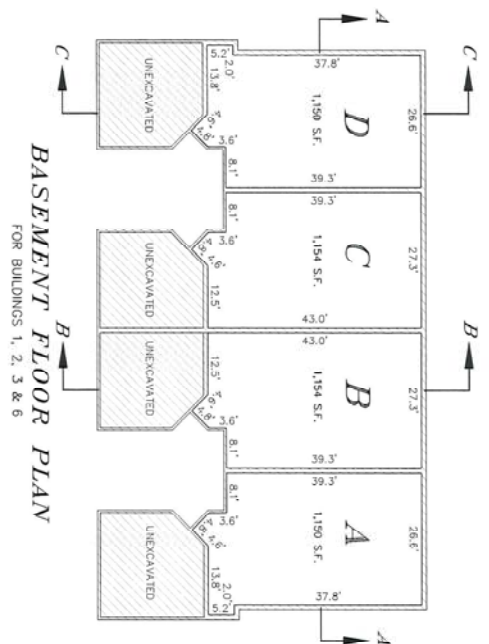
- |                              |                             |
|------------------------------|-----------------------------|
| — = WATERMAIN                | CALEDONIA TOWNSHIP          |
| — = SANITARY SEWER           | CALEDONIA TOWNSHIP          |
| — = STORM SEWER              | KENT CO. DRAIN COMMISSIONER |
| — = STORM SEWER (UNDERDRAIN) | KENT CO. DRAIN COMMISSIONER |
| — = GAS                      | CONSUMERS ENERGY            |
| — = TELEPHONE                | AMERITECH                   |
| — = ELECTRIC                 | CONSUMERS ENERGY            |
| — = CABLE TV                 | CHARTER COMMUNICATIONS      |



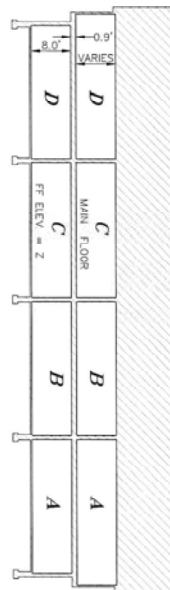


20160819-0070058

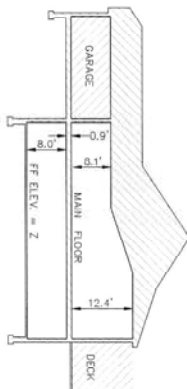
Mary Hollinrake P:10/10 10:16AM  
Kent Cnty MI Rgstr 08/19/2016 SEAL



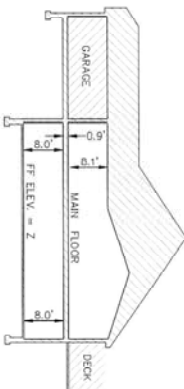
**BASMENT FLOOR PLAN**  
FOR BUILDINGS 1, 2, 3 & 6



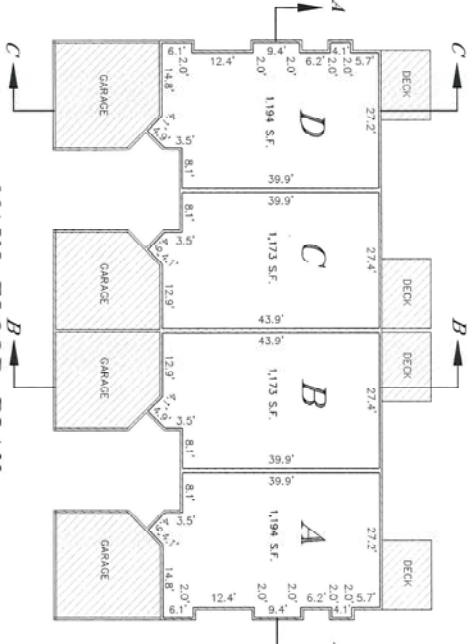
**SECTION A - A**  
FOR BUILDINGS 1, 2, 3 & 6



**SECTION B - B**  
FOR BUILDINGS 1, 2, 3 & 6



**SECTION C - C**  
FOR BUILDINGS 1, 2, 3 & 6



**MAIN FLOOR PLAN**  
FOR BUILDINGS 1, 2, 3 & 6

SEE SHEET NO. 2  
FOR GENERAL NOTES

***BUILDING FLOOR PLANS AND BUILDING SECTIONS FOR BUILDINGS 1, 2, 3, & 6 TRAIL RIDGE CONDOMINIUM***

NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503



W.O. = WALKOUT  
D.L. = DAYLIGHT

D.L. = DAYLIGHT

PROPOSED DATED AUGUST 9, 2016

SHEET NO. 7

TYPICAL EXTERIOR WALL THICKNESS = 0.20					TYPICAL PARTIAL WALL THICKNESS = 0.08				
BUILDING SCHEDULE									
BUILDING NO.	FLOOR NO.	FLOOR PLAN (CC) G.A.S.	TOTAL FF ELEV.-Z	ROOF TYPE					
1	2	A	2345	788.0	D.L.				
	1	B	2331	786.0	D.L.				
	3	C	2331	788.0	D.L.				
	4	D	2345	788.0	D.L.				
2	5	D	2345	788.0	D.L.				
	6	C	2331	788.0	D.L.				
	7	B	2331	786.0	D.L.				
	8	A	2345	788.0	D.L.				
3	9	D	2345	787.0	D.L.				
	10	C	2331	787.0	D.L.				
	11	B	2331	787.0	D.L.				
	12	A	2345	787.0	D.L.				
4	13	D	2345	788.0	D.L.				
	14	C	2331	788.0	D.L.				
	15	A	2345	788.0	D.L.				
	16	D	2345	788.5	D.L.				
5	17	C	2331	788.5	D.L.				
	18	A	2345	788.5	D.L.				
	19	D	2345	788.0	D.L.				
	20	C	2331	788.0	D.L.				
6	21	B	2331	788.0	D.L.				
	22	A	2345	788.0	D.L.				