

FEB 1 12 36 PM '00

MASTER LIBER 4386 PAGE 883

-GENERAL-

GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR SANITARY SEWER
CONSTRUCTION AND MAINTENANCE
GENESEE COUNTY, MICHIGAN

KNOW ALL MEN BY THESE PRESENTS: That THE TIMBERS, L.L.C., a limited liability corporation, party of the first part whose address is 6045 W Pierson Road - Unit D3, Flushing, MI 48433 for and in consideration of the sum of One (\$1 00) Dollar and other good and valuable consideration paid to them by the GENESEE COUNTY DRAIN COMMISSIONER - WWS party of the second part whose address is G-4610 Beecher Road, Flint, MI 48532 does hereby grant, convey and release to said party of the second part a permanent 25' wide sanitary sewer easement over, across, under and through the following parcels of land situated in the Township of Flint, Genesee County, Michigan and described as follows:

PART OF THE NORTHEAST 1/4 OF SECTION 5, T7N-R6E AND PART OF THE EAST 1/4 OF SECTION 6, T7N-R6E, FLINT TOWNSHIP, GENESEE COUNTY, MICHIGAN AND OUTLOT 'A' OF 'FLOWERDALE ACRES' ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 30, PAGE 20, GENESEE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT EAST 1/4 CORNER OF SECTION 6, T7N-R6E, THENCE S 00°07'17" W, 106.41 FEET, ALONG THE EAST LINE OF SAID SECTION 6, THENCE S 72°43'10" W, 424.18 FEET, THENCE S 43°32'12" W, 225.89 FEET TO A POINT ON THE NORTHEASTERLY LINE OF FLOWERDALE ACRES AS RECORDED IN LIBER 30, PAGE 20, GENESEE COUNTY RECORDS, THENCE N 46°33'00" W, 283.00 FEET, ALONG THE NORTHEASTERLY LINE OF SAID 'FLOWERDALE ACRES' TO THE SOUTHEASTERLY CORNER OF OUTLOT 'A', THENCE S 43°32'12" W, 170.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR TO THE LEFT HAVING A DELTA ANGLE OF 90°05'12" AND A RADIUS OF 30.05 FEET, THENCE ALONG SAID CIRCULAR CURVE AN ARC LENGTH OF 47.10 FEET AND HAVING A CHORD BEARING S 01°30'24" E, 42.39 FEET, THENCE N 46°33'00" W, 120.00 FEET, ALONG THE NORTHEASTERLY LINE OF RIVER ROAD, TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT HAVING A DELTA ANGLE OF 89°54'48" AND A RADIUS OF 30.05 FEET, THENCE ALONG SAID CIRCULAR CURVE AN ARC LENGTH OF 47.15 FEET AND HAVING A CHORD BEARING N 88°29'36" E, 42.46 FEET, THENCE N 43°32'12" E, 170.08 FEET, THENCE N 46°33'00" W, 274.41 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID 'FLOWERDALE ACRES', THENCE N 57°41'54" E, 347.75 FEET, THENCE N 43°27'25" W, 168.30 FEET, THENCE N 32°42'31" W, 330.86 FEET TO THE SOUTHEASTERLY LINE OF LAND CONVEYED TO CONSUMERS POWER COMPANY AS DESCRIBED IN LIBER 1232, PAGE 134 AND 135, GENESEE COUNTY RECORDS, THENCE N 57°31'55" E, 1,250.55 FEET, ALONG THE SOUTHEASTERLY LINE OF SAID CONSUMERS POWER PROPERTY, THENCE N 24°06'57" E, 600.00 FEET, CONTINUING ALONG SAID CONSUMERS POWER PROPERTY TO A POINT ON THE WESTERLY BANK OF THE FLINT RIVER, THENCE GENERALLY ON A MEANDER LINE ALONG THE WESTERLY BANK OF THE FLINT RIVER THE FOLLOWING COURSE AND DISTANCES: S 63°43'55" E, 199.60 FEET, S 59°30'13" E, 397.89 FEET, S 43°56'53" E, 169.27 FEET, S 00°09'30" W, 628.41 FEET, S 01°00'00" E, 293.31 FEET, S 27°23'13" E, 244.64 FEET, S 35°16'13" E, 336.33 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SECTION 5, T7N-R6E, THENCE S 89°37'22" W, 1,240.00 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING, ALSO INCLUDING ALL THAT LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF THE FLINT RIVER, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, CONTAINING 63.2 ACRES OF LAND, MORE OR LESS. * THE ABOVE DESCRIBED LAND IS KNOWN AS 'THE TIMBERS' AS RECORDED IN MASTER LIBER 3354, PAGES 414-474, GENESEE COUNTY, MICHIGAN, BEING GENESEE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 164.

In an public easement and right of way thereon which is to be located approximately as follows:

CENTERLINE DESCRIPTION FOR A 25 FOOT SANITARY SEWER EASEMENT BEING PART OF THE NORTHEAST 1/4 OF SECTION 5, T7N-R6E, FLINT TOWNSHIP, GENESEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 5, T7N-R6E, THENCE N89°37'22" E, 1204.0 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 5 TO THE POINT OF BEGINNING, THENCE N30°31'33" W, 33.77 FEET ALONG THE CENTERLINE OF AN EXISTING SANITARY SEWER LINE TO A SANITARY MANHOLE, THENCE N30°31'33" W, 555.05 FEET TO AN EXISTING SANITARY MANHOLE, THENCE N01°18'20" W, 918.20 FEET TO AN EXISTING SANITARY MANHOLE, THENCE N55°37'17" W, 737.14 FEET TO AN EXISTING SANITARY MANHOLE AND THE POINT OF TERMINUS.

THE ABOVE DESCRIBED EASEMENT SHALL SUPERCEDE AND REPLACE THE SANITARY SEWER EASEMENTS RECORDED IN LIBER 1834, PAGE 668, AND LIBER 1834, PAGE 830.

and to enter upon sufficient land adjacent to said easement and right of way for the purpose of the construction, repair and/or replacement thereof. This conveyance includes a release of any and all claims for damage arising from or incidental to the exercise of any of the foregoing powers, except that if the said premises shall be disturbed by reason of the exercise of any of the foregoing powers, then said premises shall be restored to its original condition by the party of the second part and except that any existing buildings, structures or fences, the removal or demolition of which shall be required for the reasonable exercise of the foregoing powers, shall be removed and replaced at the expense of the party of the second part to the satisfaction of the party of the first part.

This instrument shall be binding upon and inure to benefit of the parties hereto, their representatives, successors and assigns.

IN WITNESS WHEREOF, the party of the first hereunto affixed HLS Signatures(s)
this 28th day of January, A.D., 2000

In the presence of:
Gabriella Russo (L.S.) Douglas R. Nickel (L.S.)
(Signature) (Signature)
Gabriella Russo (Print Name) Douglas R. Nickel, Member (Print Name)
A. Dayle Pifer (L.S.) (L.S.)
(Signature) (Signature)
A. DAYLE PIFER (Print Name) (Print Name)

8757

STATE OF MICHIGAN)
) SS:
COUNTY OF GENESEE)

On this 28th day of January, 2002, before me, a Notary Public, in and for said County, appeared, Douglas R. Pickett, Member and to me personally known, who being by me duly sworn did say that he, as a member of the limited liability corporation named in and which executed the within instrument and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said member acknowledged said instrument to be the free act and deed of said limited liability corporation

Prepared by

Michael R. Pifer
RICHARD H. KRAFT ENGINEERING, INC
409 W. Seventh Street, Flint, MI 48503

When recorded, return to:
GENESEE COUNTY DRAIN COMMISSIONER - WWS
G-4610 Beecher Road, Flint, MI 48532

Adelyn Dayle Pifer
(Signature)

Adelyn Dayle Pifer
Print Name

Notary Public, Genesee County, Michigan

My Commission Expires March 23, 2002

11.00

Thel. R. McCall

MAY 10 3 56 PM '00

GENESEE COUNTY
REGISTER OF DEEDS

-GENERAL-

**GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR SANITARY SEWER
CONSTRUCTION AND MAINTENANCE
GENESEE COUNTY, MICHIGAN**

KNOW ALL MEN BY THESE PRESENTS. That THE TIMBERS L L C a limited liability corporation party of the first part whose address is 6045 W. Pierson Road - Unit D3 Flushing, MI 48433 for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration paid to them by the GENESEE COUNTY DRAIN COMMISSIONER - WWS, party of the second part whose address is G-4610 Beecher Road, Flint, MI 48532 does hereby grant convey and release to said party of the second part a permanent 25' wide sanitary sewer easement over, across, under and through the following parcels of land situated in the Township of Flint, Genesee County, Michigan and described as follows:

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THE ABOVE DESCRIBED EASEMENT SHALL SUPERCEDE AND REPLACE THE SANITARY SEWER EASEMENTS RECORDED IN LIBER 1834, PAGE 668, AND LIBER 1834, PAGE 830, AND LIBER 4386, PAGES 883 & 884.

and to enter upon sufficient land adjacent to said easement and right of way for the purpose of the construction, repair and/or replacement thereof. This conveyance includes a release of any and all claims for damage arising from or incidental to the exercise of any of the foregoing powers, except that if the said premises shall be disturbed by reason of the exercise of any of the foregoing powers, then said premises shall be restored to its original condition by the party of the second part and except that any existing buildings, structures or fences, the removal or demolition of which shall be required for the reasonable exercise of the foregoing powers, shall be removed and replaced at the expense of the party of the second part to the satisfaction of the party of the first part.

This instrument shall be binding upon and inure to benefit of the parties hereto, their representatives, successors and assigns.

IN WITNESS WHEREOF the party of the first hereunto affixed his _____ Signatures(s)
 this 3rd day of May A.D., 2000
 In the presence of

Michael R. Pifer _____ (L.S.) _____ (S.)
 (Signature) (Signature)

MICHAEL R. PIFER _____ Douglas R. Nickel, Member _____
 (Print Name) (Print Name)

A. Dayle Pifer _____ (L.S.) _____ (L.S.)
 (Signature) (Signature)

A DAYLE PIFER _____
 (Print Name) (Print Name)

STATE OF MICHIGAN)
) SS:
 COUNTY OF GENESEE)

On this 3rd day of May, 2000 before me, a Notary Public in and for said County appeared Douglas R. Nickel and to me personally known who being by me duly sworn did say that he as a member of the limited liability corporation named in and which executed the within instrument and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said member acknowledged said instrument to be the free act and deed of said limited liability corporation

Prepared by

Michael R. Pifer
 RICHARD H KRAFT ENGINEERING, INC
 409 W Seventh Street, Flint, MI 48503

When recorded, return to
 GENESEE COUNTY DRAIN COMMISSIONER - WWS
 G-4610 Beecher Road, Flint, MI 48532

Adelyn Dayle Pifer _____
 (Signature)

ADELYN DAYLE PIFER _____
 Print Name

Notary Public, Genesee County, Michigan

My Commission Expires March 23, 2002

11.00

MAY 16 11 05 AM '00

GENESEE COUNTY
REGISTERED DEEDS

CANCELLATION OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that the COUNTY OF GENESEE, MICHIGAN, party of the first part, acting through it's agent the Genesee County Drain Commissioner whose address is G-4610 Beecher Road, Flint, Michigan 48532 for a new right of way, dated the 3rd day of May, 2000 and recorded in Genesee County Records in Liber 4467, pages 11 & 12, obtained from The Timbers, L L C, a limited liability corporation, whose address is 6045 W Pierson Road, Unit D3 Flushing, MI 48433, party of the second part, does hereby cancel and reconvey to party of the second part the right of way described below heretofore granted over the following described lands situated in the Township of Flint, Genesee County, Michigan, to wit


The Timbers, a single family residential site condominium, as recorded in Master Liber 3354, Pages 414-474, Genesee County, Michigan records, being Genesee County Condominium Subdivision Plan No 164, lying in part of the NE 1/4, of Section 5, T7N-R6E


Said right-of-way to be canceled and reconveyed being recorded in Genesee County Records, in Liber 1834, page 830, dated the 23rd day of May, 1972, and in Liber 1834, page 668, dated the 10th day of October, 1971, and in Liber 4386, Pages 883 & 884, dated the 28th day of January, 2000

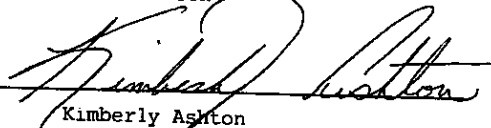
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of May, A.D. 2000

In presence of

County of Genesee, Michigan


John O'Brien


Ken Hardin, Genesee County Drain Commissioner


Kimberly Ashton

STATE OF MICHIGAN)
SS
COUNTY OF GENESEE)

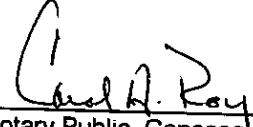
On this 15th day of May, A.D. 2000 before me personally appeared Ken Hardin, Genesee County Drain Commissioner to be known to the same person described in and who executed the foregoing instrument on behalf of the County of Genesee, Michigan, as grantor and acknowledged the same to be the free act and deed of said County of Genesee, Michigan.

Prepared by

Michael R. Pifer
RICHARD H. KRAFT ENGINEERING, INC.
409 W. Seventh Street, Flint, MI 48503

When recorded, return to:

9.00 GENESEE COUNTY DRAIN COMMISSIONER - WWS
G-4610 Beecher Road, Flint, MI 48532


Notary Public, Genesee County, Michigan

My Commission Expires: _____

CAROL A. ROY
Notary Public, Genesee County, MI
My Commission Expires Sept. 15, 2000

34771

MASTER DEED FOR THE TIMBERS CONDOMINIUM
as required by the Michigan Condominium Act,
MCLA 559.101 et seq., MSA 26.50(101) et seq.

CT-22654

Genesee County Condominium Subdivision Plan No 164

1. This Master Deed establishing The Timbers Condominium, a Condominium Project
2. Exhibit A to this Master Deed: Condominium Bylaws of The Timbers Condominium
3. Exhibit B to this Master Deed: Condominium Subdivision Plan for The Timbers Condominium
4. Exhibit C to this Master Deed. Affidavit of Mailing for Notices required by MCLA 559.171, MSA 26 50(171)

No interest in real estate is being conveyed by this document. No revenue stamps are required.

127.00
→ return to
CISIO Title

RECORDED
AUG 6 3 37 PM '00

Drafted by:

SMITH, HARRIS & GOYETTE
BY: Michael J Smith (P-20695)
Attorney at Law
2370 S Linden Road
Flint, MI 48532
Telephone: (810) 230-1400
Fax: (810) 230-9277
EMAIL MJS48532@AOL.COM

50550

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.

William P. Babich 8/6/00

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0706576012 per LA NE
see