

Hoban Hill Condominium

A Building & Site Condominium Exhibit B to the Master Deed

Project Description

Per Survey Recorded in Liber _____ Page _____.

Beginning at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Mackinac County, Michigan;
Thence S 80°16'41" W 345.89 feet, (S 80°16'02" W 345.82' & S 80°16'40" W 345.89' Rec.) along the South line of said Lot 7;
thence N 09°26'40" W 204.28 feet, (N 09°27'29" W 204.30' Rec.) along the West line of said Lot 7;
thence N 83°38'19" E 210.55 feet, (N 83°38'19" E 210.53' Rec.) along the North line of said Lot 7;
thence S 06°21'43" E 110.88 feet, (S 06°21'43" E 110.83' Rec.);
thence N 80°41'56" E 129.82 feet, (N 80°41'56" E 129.81' Rec.);
thence S 17°47'45" E 81.10 feet, (S 17°48'44" E 81.10' Rec.) along the East line of said Lot 7 and the West ROW line of Hobin Ave, to the Point of Beginning.
Containing 51,797 Square Feet in Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Mackinac County, Michigan.
Subject to a relocated 10' Utility Easement, as recorded in Liber _____ Page _____.
Also: A Blanket Easement for electrical power purposes to Cloverland Electric Cooperative, Inc. recorded Liber 944 Page 651, Mackinac County Register of Deeds, Mackinac County, Michigan.
Subject to any Easements, Restrictions or Reservations of Record.

Original Descriptions

As per Survey Recorded in Liber _____ Page _____.

Parcel 1 (051-630-007-00)

Beginning at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;
Thence N 17°48'21" W 81.10 feet, along the East line of Lot 7;
thence S 80°41'56" W 129.81 feet;
thence S 06°21'43" E 81.42 feet, to the South line of Lot 7;
thence N 80°16'08" E 145.99 feet, to the Point of Beginning.
Subject to any Easements, Restrictions or Reservations of Record.

Parcel 2 (051-630-007-20)

Beginning at the Northwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;
Thence N 83°38'19" E 210.53 feet, along the North line of Lot 7;
thence S 06°21'43" E 110.83 feet;
thence S 87°29'24" W 103.07 feet;
thence S 60°20'06" W 33.89 feet;
thence S 79°05'24" W 70.14 feet, to the West line of Lot 7;
thence N 09°27'23" W 123.05 feet, along the West line of Lot 7, to the Point of Beginning.
Subject to any Easements, Restrictions or Reservations of Record.

Parcel 3 (051-630-007-30)

Beginning at the Southwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;
Thence N 09°27'23" W 81.24 feet, along the West line of Lot 7;
thence N 79°05'24" E 70.14 feet;
thence N 60°20'06" E 33.89 feet;
thence N 87°29'24" E 103.07 feet;
thence S 06°21'43" E 81.42 feet, to the South line of Lot 7;
thence S 80°16'08" W 199.84 feet, along the South line of Lot 7, to the Point of Beginning.
Subject to any Easements, Restrictions or Reservations of Record.

Developer:

Hobin Hill Property LLC.
2301 Mitchell Park Dr
Petoskey, MI, 49770

Prepared By:

Mackinac Country Land Surveys
Neil W. Hill P.S.
429 Ellsworth St
St. Ignace, MI 49781



Vicinity Map

Condominium Subdivision Plans shall be numbered consecutively when recorded in the Register of Deeds.
This Condominium Plan shall be designated:
Mackinac County Condominium Subdivision Plan No. _____

These 5 consecutive pages are to be known as Exhibit B to the Master Deed of the Hobin Hill Condominium, originally recorded in Liber _____ Pages _____ Mackinac County Records.

Surveyor's Certificate

I, Neil W. Hill, Registered Land Surveyor of the State of Michigan, hereby certify,
That the subdivision plan known as Mackinac County Condominium Subdivision Plan No. ____ 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 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 the survey plan as required under section 142 of Act No. 59 of the Public Acts of 1978.

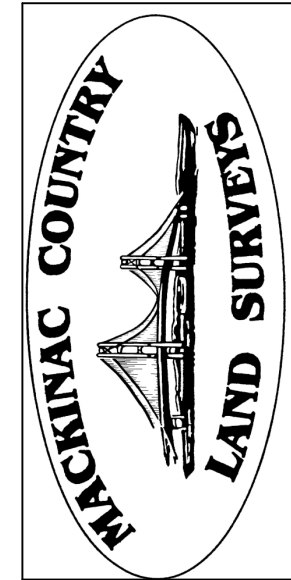
Sheet Index

- 1.----Cover Sheet
- 2.----Survey Plan
- 3.----Site, Section & Utility Plan
- 4.----Floor Plan for Units 1-3
- 5.----Building Sections for Units 1-3

Neil W. Hill P.S.
Professional Surveyor #50439

Sheet 1 of 5
Cover Sheet

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



Date : September 26, 2025
Order No. : 23099-HHC-7-APH
DRAWN BY: Matthew B Bliss

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Notes

- As-Built Drawings
- Found & Accepted all original exterior lot corners and replaced with monuments in place
- Elevations From GPS Observation
- No portion of this project lies in a flood plane

Legend

- ① Unit Number
- ① Coordinate Point
- Found Iron
- Set Iron #50439
- ⊠ Set Concrete Monument
- ⊠ Found Concrete Monument
- 123.45' Measured Dimension
- (123.4') Recorded or Previous survey dimension

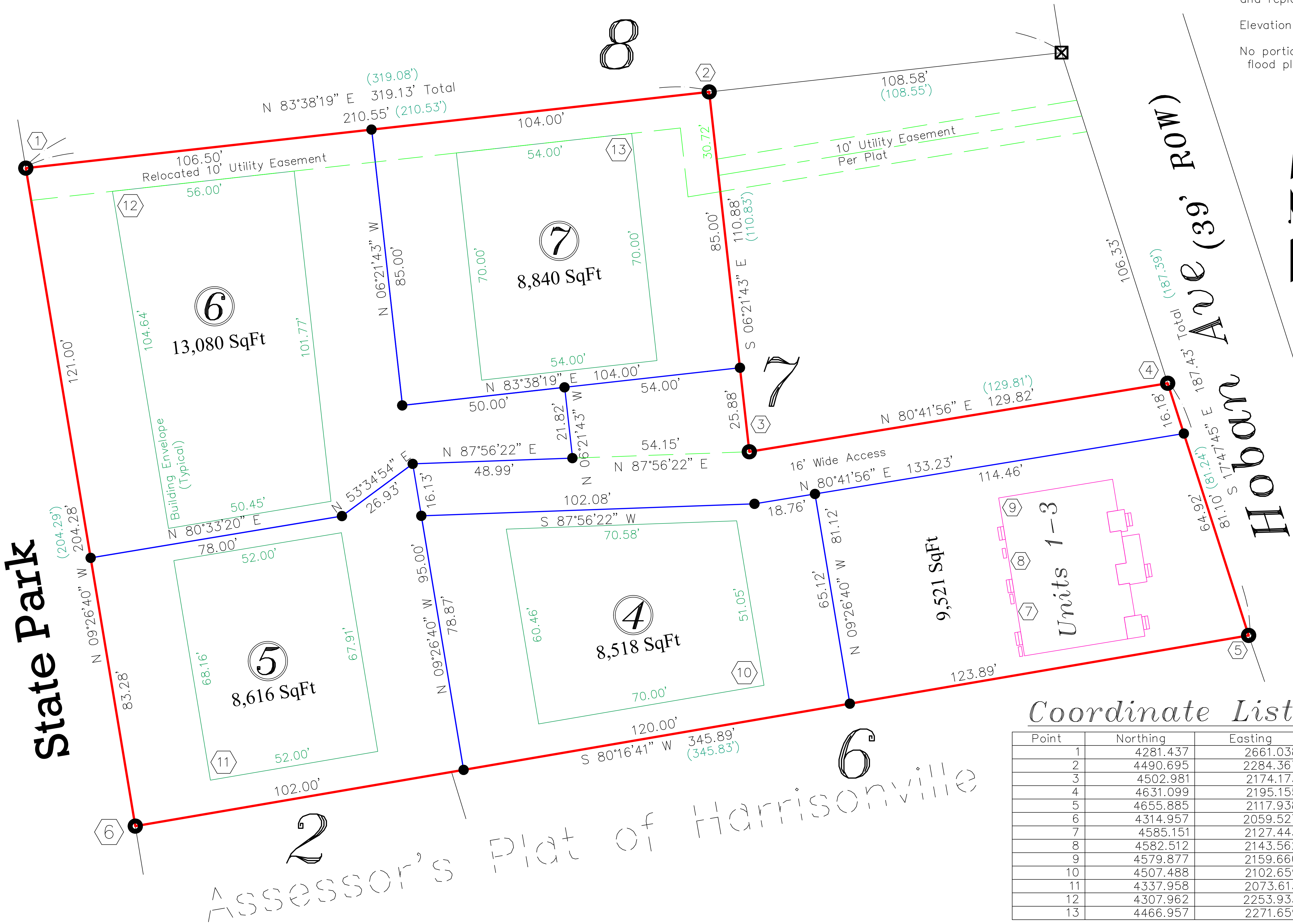
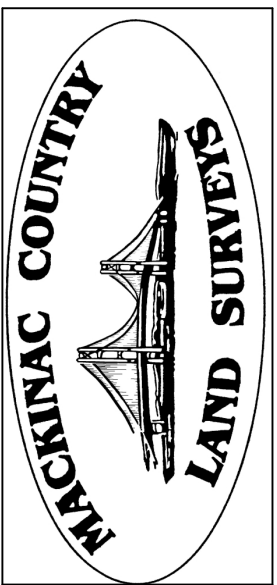
Bearing from
Record Assessor's Plat of
Harrisonville

Scale: 1" = 15'

Coordinate List

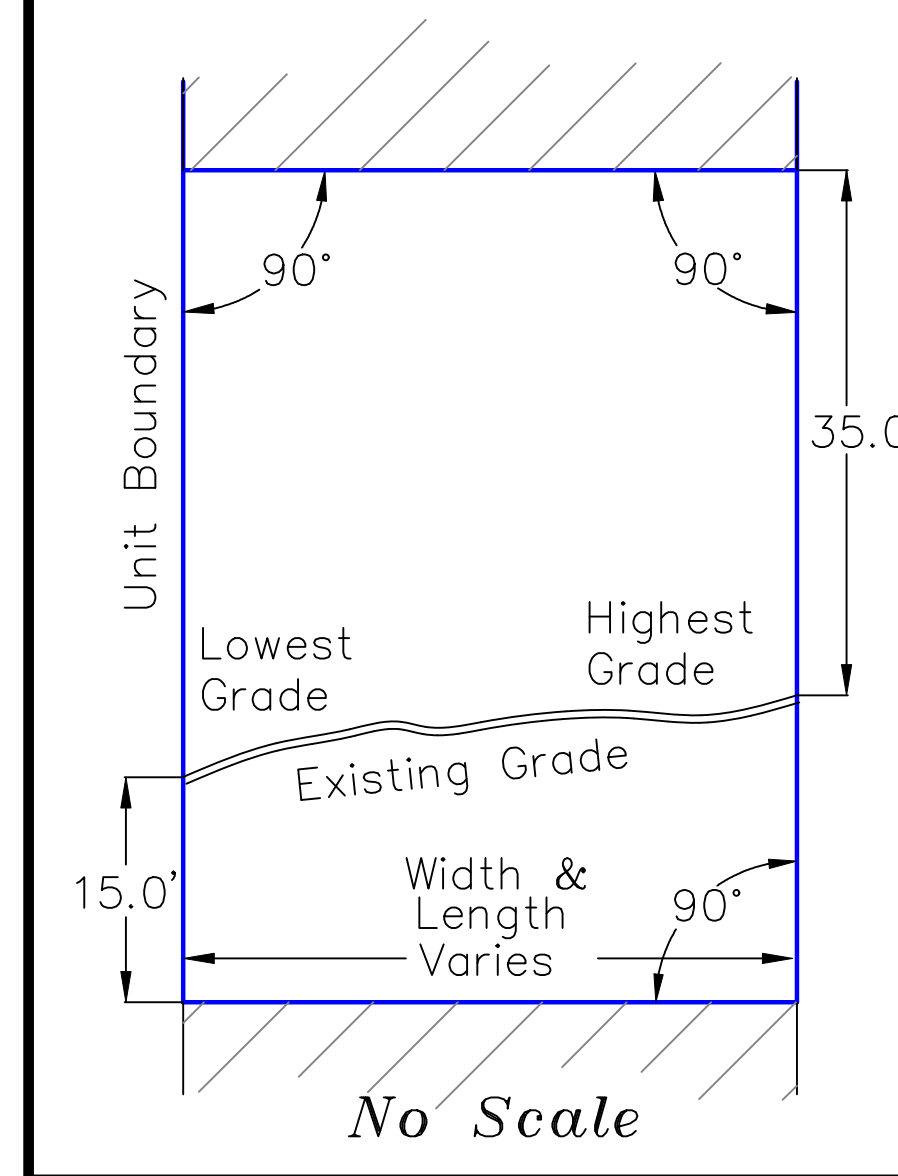
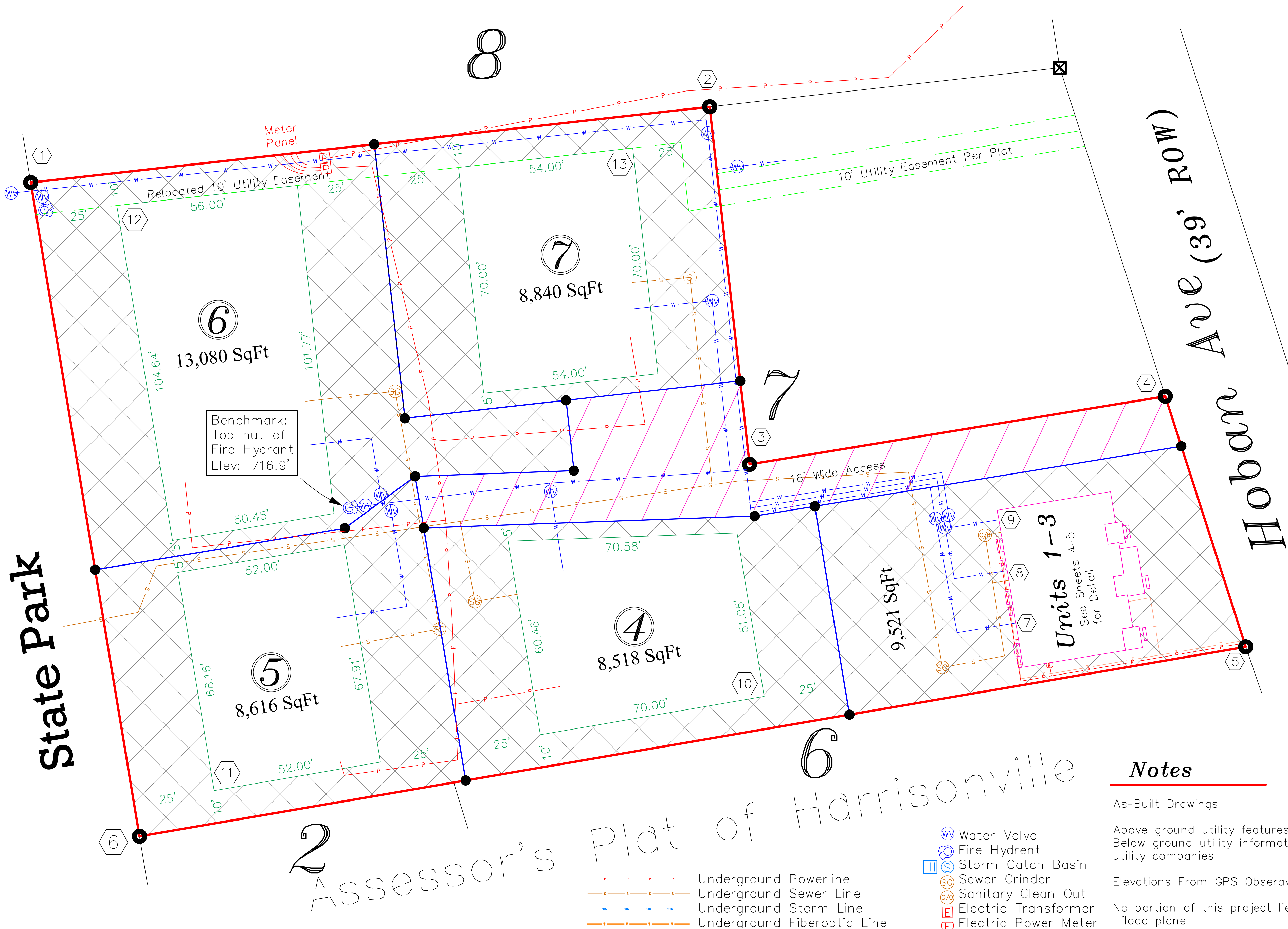
Point	Northing	Easting
1	4281.437	2661.038
2	4490.695	2284.367
3	4502.981	2174.173
4	4631.099	2195.155
5	4655.885	2117.938
6	4314.957	2059.527
7	4585.151	2127.443
8	4582.512	2143.562
9	4579.877	2159.660
10	4507.488	2102.659
11	4337.958	2073.613
12	4307.962	2253.933
13	4466.957	2271.659

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Professional Surveyor #50439



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Typical Site Unit Section

Legend

- ① Unit Number
- ① Coordinate Point
- Found Iron
- Set Iron #50439
- ⊙ Set Concrete Monument
- ⊠ Found Concrete Monument
- 123.45' Measured Dimension
- (123.4') Recorded or Previous survey dimension

Bearing from
Record Assessor's Plat of
Harrisonville

Scale: 1" = 15'
0 15 30

- Unit Areas
- General Common Elements
- Limited Common Elements

Notes

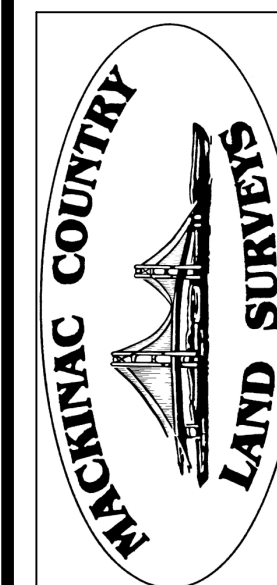
As-Built Drawings

Above ground utility features field located.
Below ground utility information provided by
utility companies

Elevations From GPS Observation

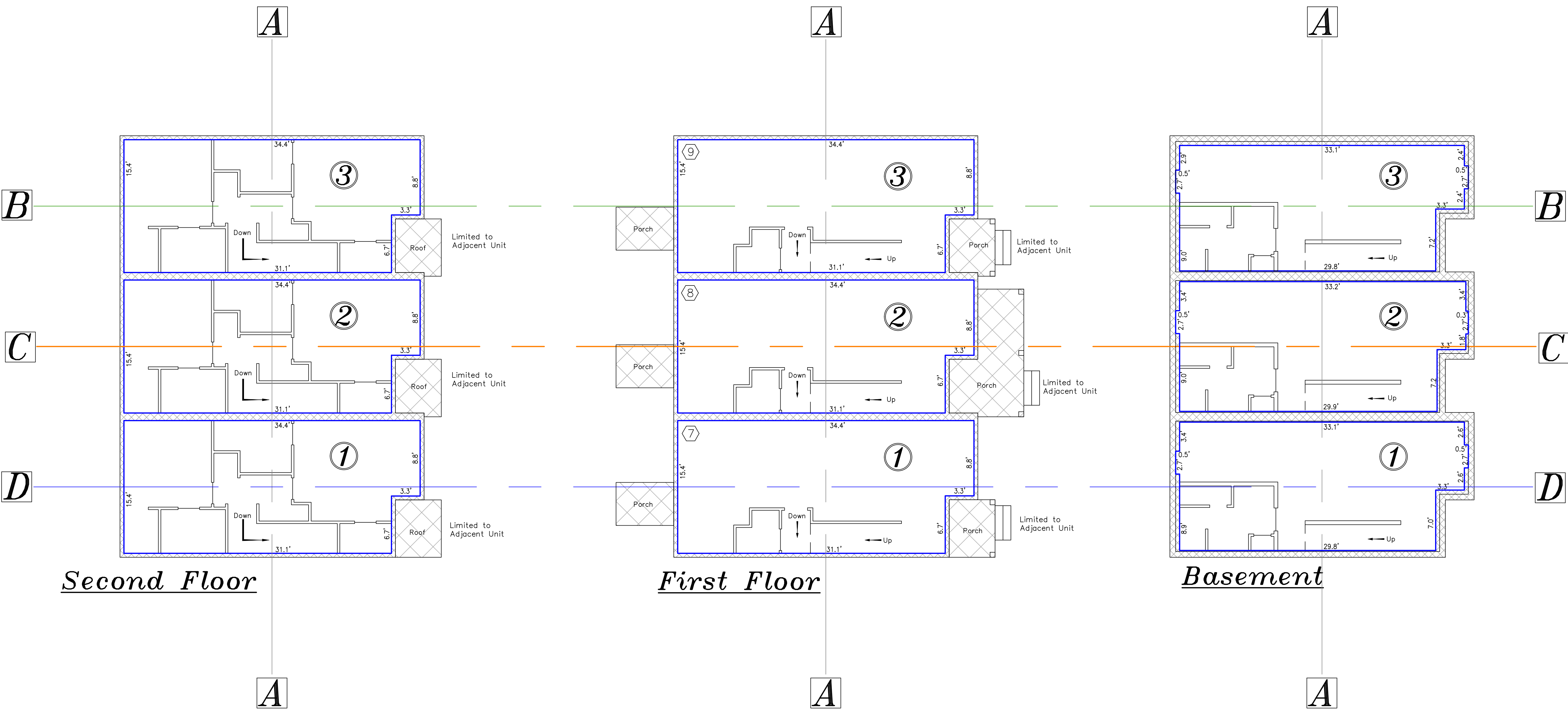
No portion of this project lies in a
flood plane

Neil W. Hill P.S.
Professional Surveyor #50439



Hoban Hill Condominium

A Building & Site Condominium



Legend

- ① Unit Number
- A — Building Section
- Unit Areas
- General Common Elements
- Limited Common Elements

Notes

Existing Building Drawings

Interior walls are depicted for informational purposes only, and are omitted from building sections

Limited Common Elements Limited to Units 1-3

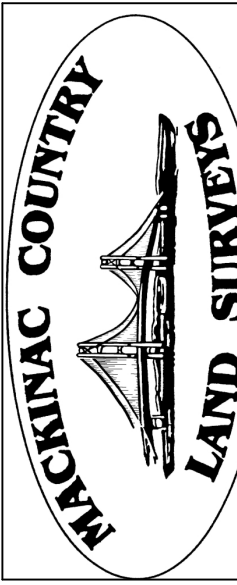
Unit Areas

Floor	Unit 1	Unit 2	Unit 3
Basement	473	480	461
First	509	510	509
Second	509	510	509
Total	1491 SqFt	1500 SqFt	1579 SqFt

Scale: 1" = 6'

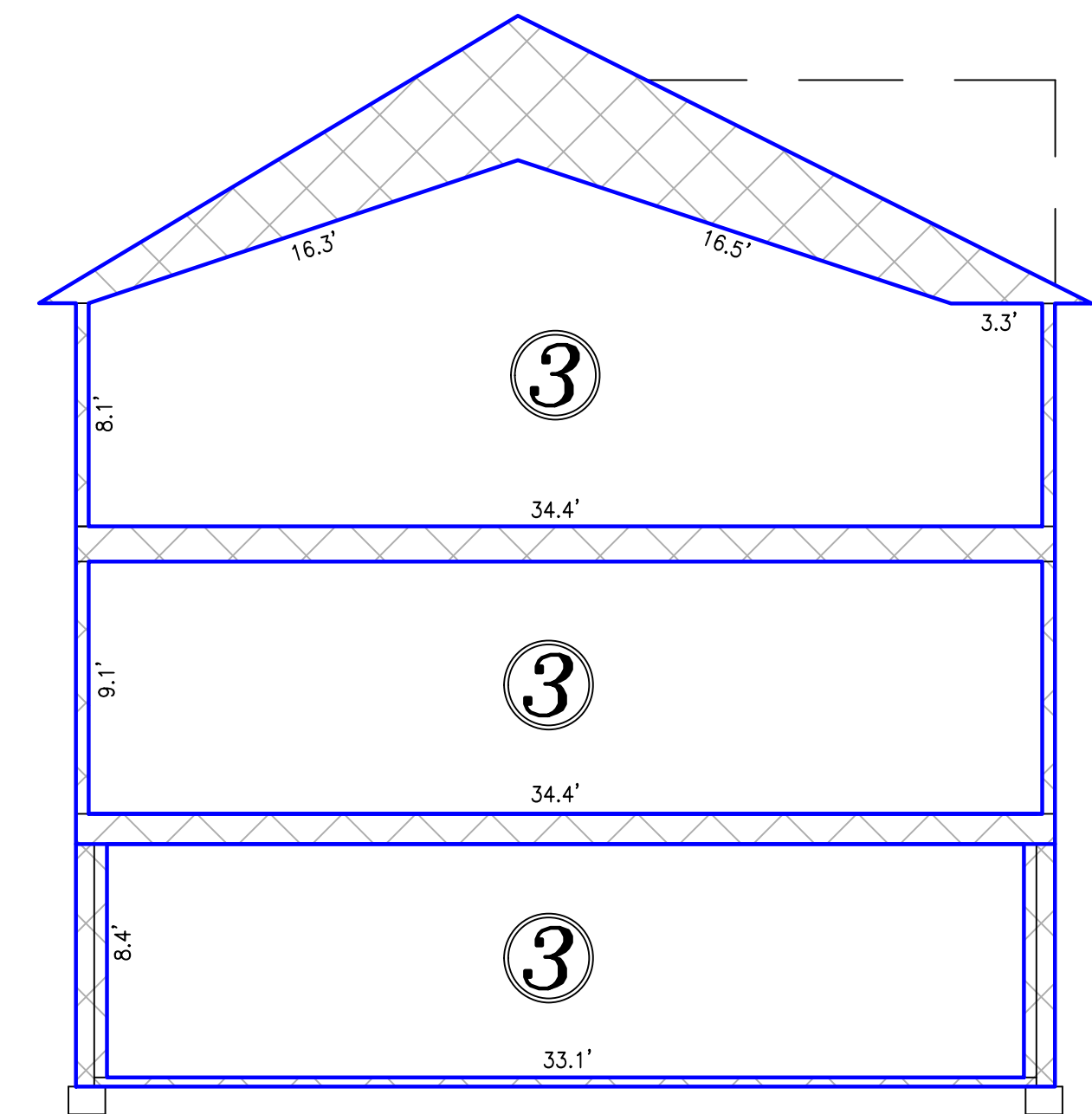
0 6 12

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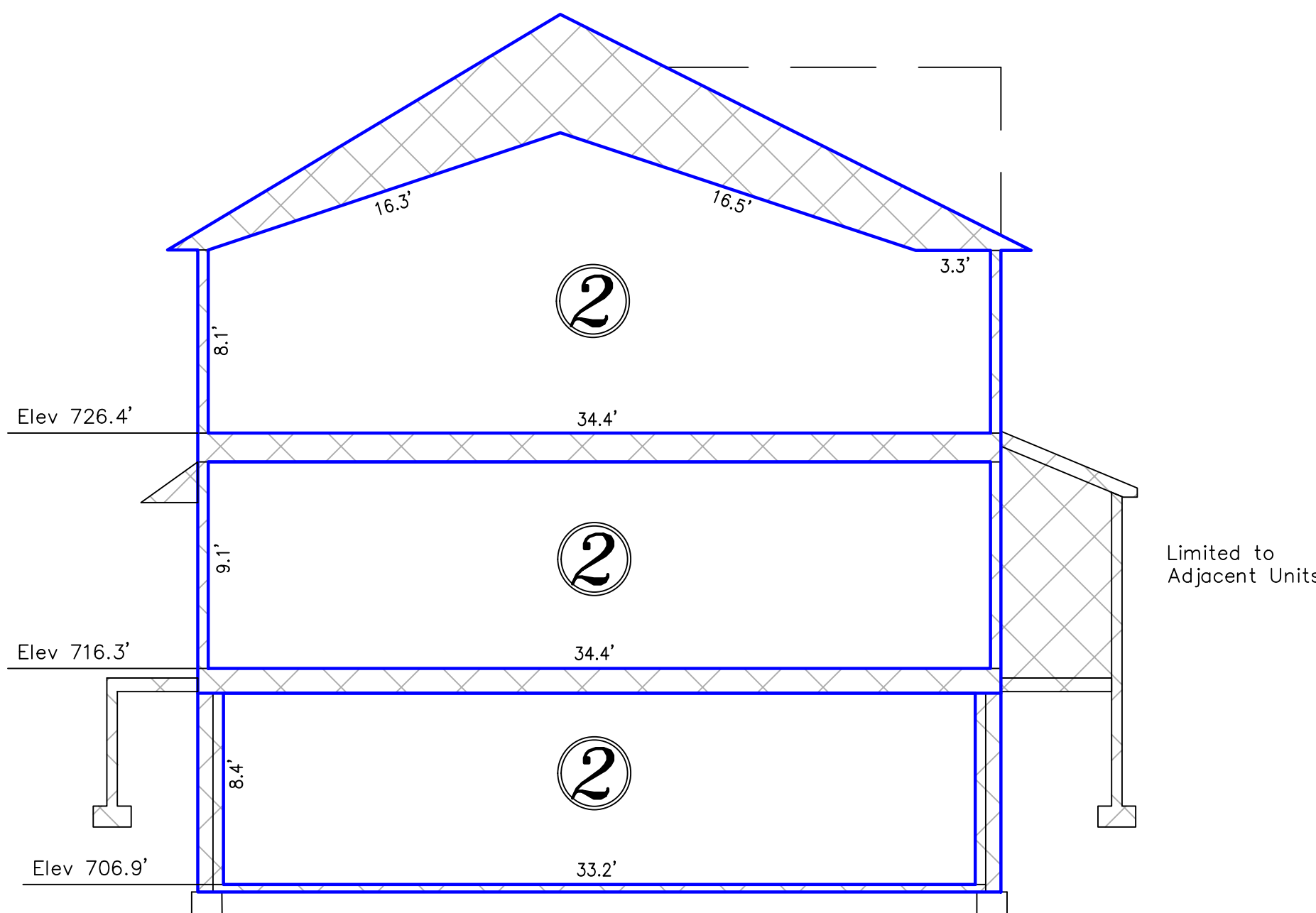


Hoban Hill Condominium

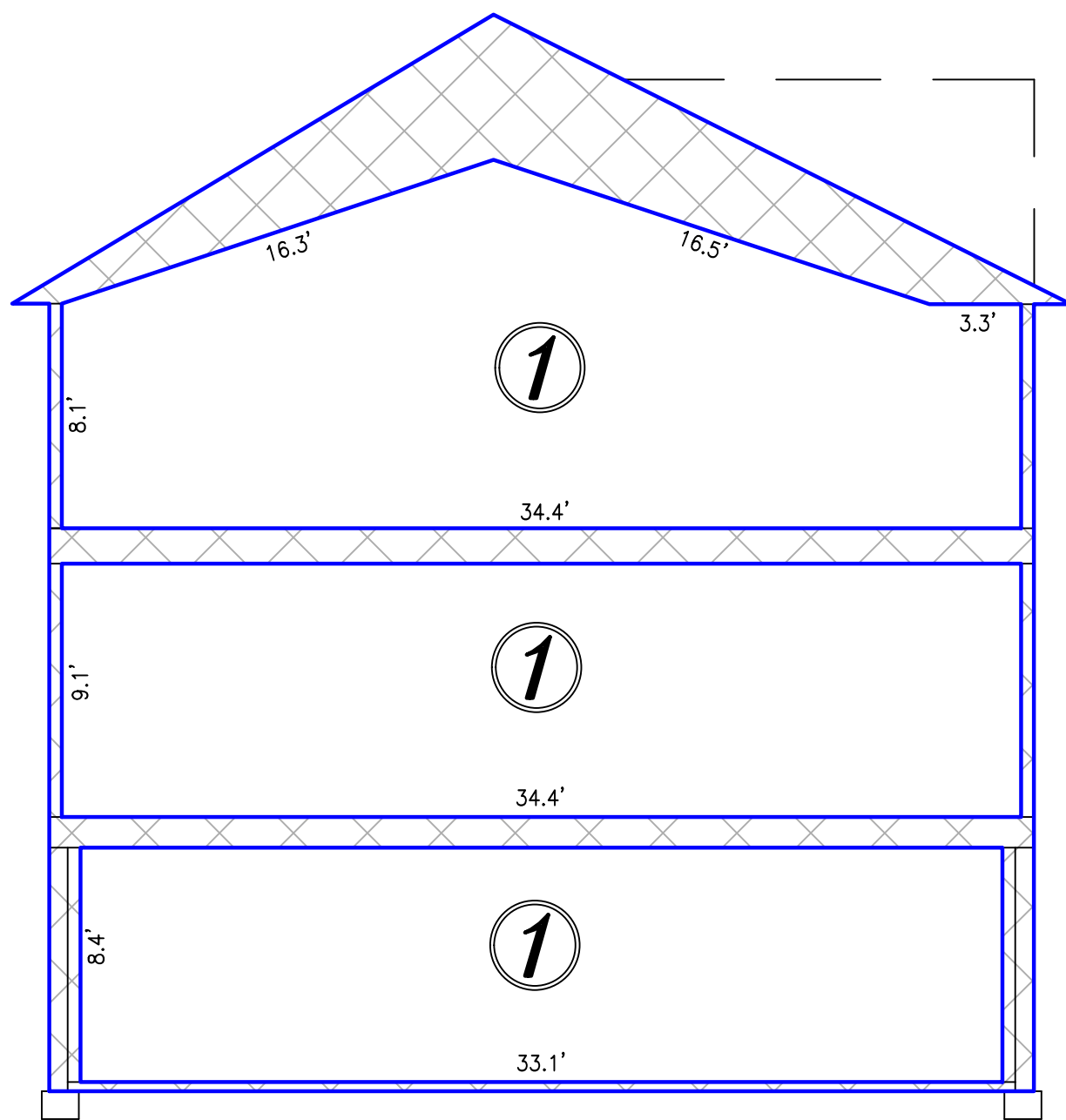
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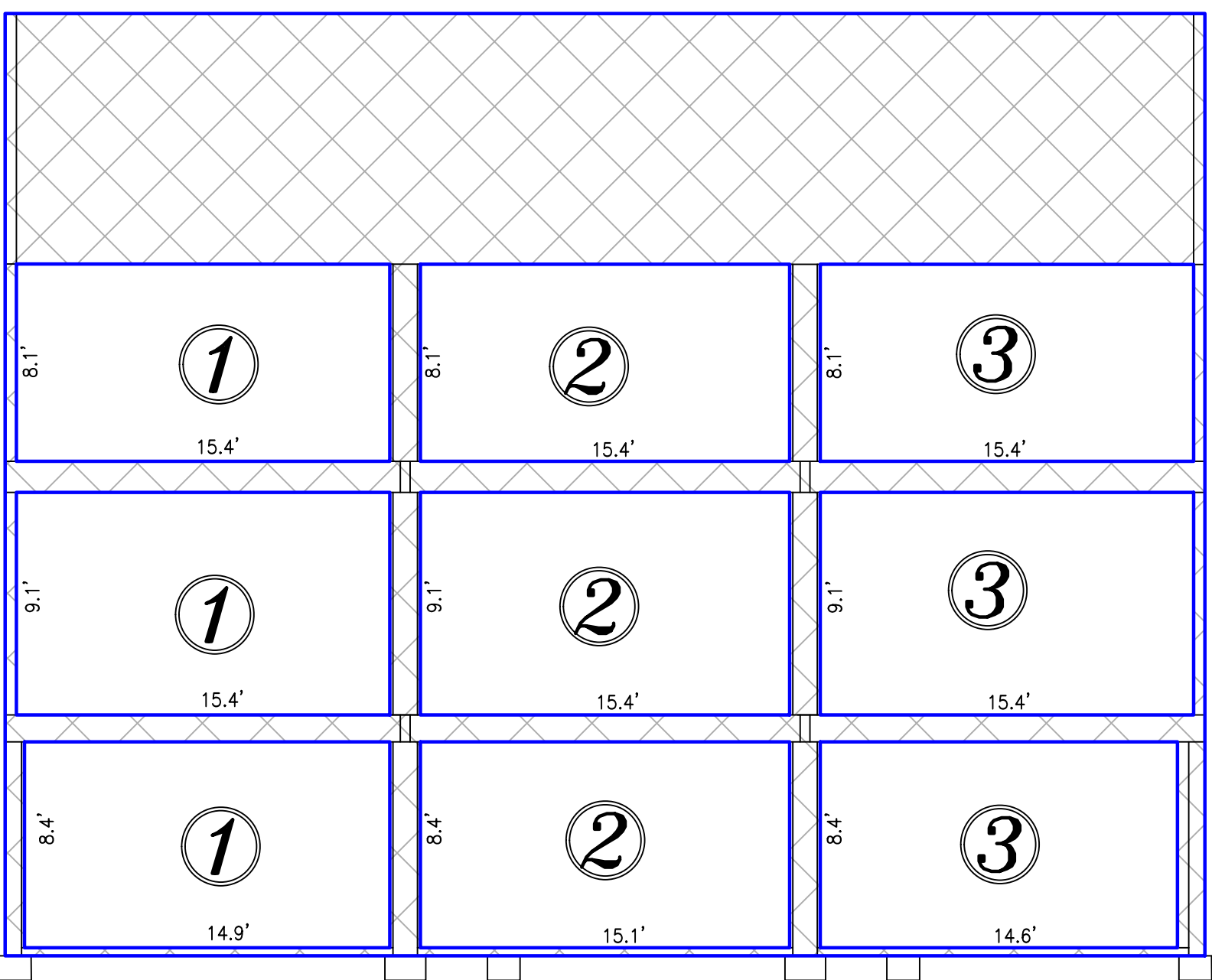
Section B



Section C



Section D



Section A

Legend

- ① Unit Number
- A Building Section
- Unit Areas
- General Common Elements
- Limited Common Elements

Scale: 1" = 6'

Notes

- Existing Building Drawings
- Interior walls are depicted for informational purposes only, and are omitted from building sections
- Limited Common Elements Limited to Units 1-3

