

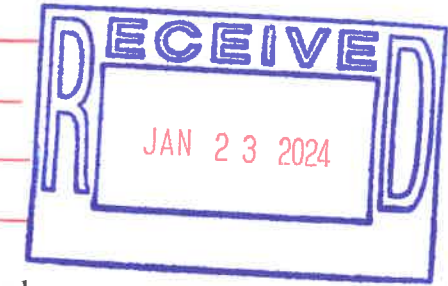
Mahoney Place Condominium

File No. R123-080-093

Exhibit J

Date 1-29-24

Initials KP



A Site Condominium
Exhibit B to the Master Deed

Sheet 1 of 4
Cover Page

Description

Lot 5, Block 7, Assessor's Plat No. 4, City of Mackinac Island, Mackinac County, Michigan, According to the recorded Plat thereof;

In Addition:

Commencing at the Northeast corner of Lot 5, Block 7, Assessors Plat #4, City of Mackinac Island, Mackinac County, Michigan; Thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning; Thence S 38°41'55" W 45.07 feet, along the Western boundary of Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, 1' Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet, along an extension of the North line of Lot 5, to the Point of Beginning;

Subject to an Electrical Utility Easement:

Beginning at the Southern corner of Lot 5, Block 7, Assessors Plat #4, City of Mackinac Island, Mackinac County, Michigan; Thence N 51°47'06" W 16.00 feet, along the line between Lots 4 and 5; thence N 37°36'50" E 5.00 feet, parallel to the Eastern line of Lot 5; thence S 51°47'06" E 16.00 feet, parallel to the line between Lots 4 and 5; thence S 37°36'50" W 5.00 feet, along the Eastern line of Lot 5, to the Point of Beginning.

Subject to any Easements, Restrictions, or Reservations of Record.

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 4 consecutive pages are to be known as Exhibit B to the Master Deed of the Mahoney Place 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.

Developer:

Rosemary Lounsbury,
P.O. Box 387,
Mackinac Island,
Michigan, 49757

Vicinity Map



Prepared By:

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

Sheet Index

- 1.----Cover Sheet
- 2.----Survey Plan
- 3.----Existing Site & Utility Plan
- 4.----Future Site & Utility Plan

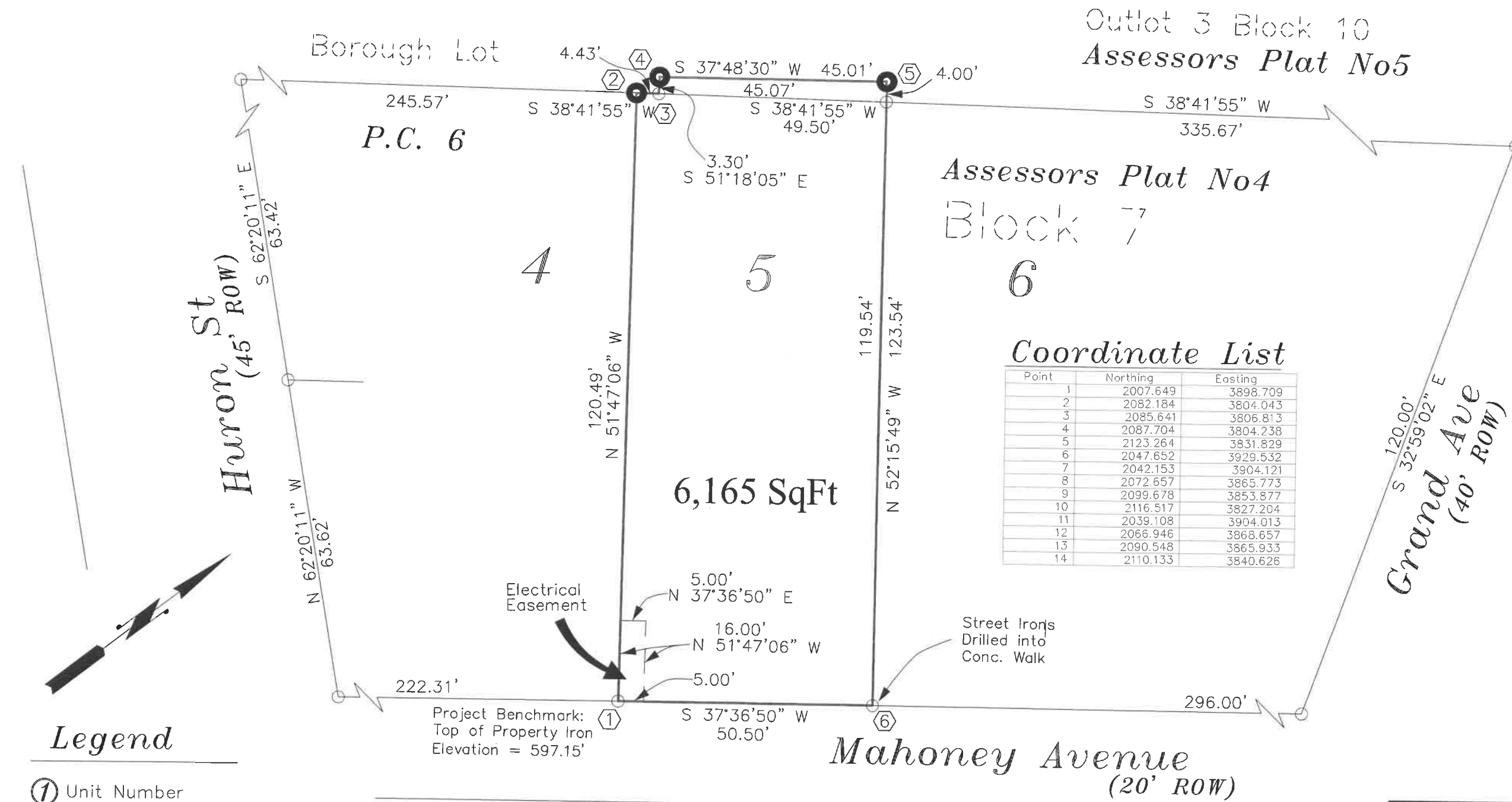
Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



DATE: January 19, 2024
ORDER #: 23073-MC-5-BLK7-AP4-MI
DRAWN BY: Matthew B. Bliss

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

Mahoney Place Condominium

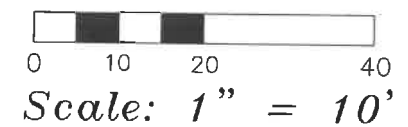


Coordinate List

Point	Northing	Easting
1	2007.649	3898.709
2	2082.184	3804.043
3	2085.641	3806.813
4	2087.704	3804.238
5	2123.264	3831.829
6	2047.652	3929.532
7	2042.153	3904.121
8	2072.657	3865.773
9	2099.678	3853.877
10	2116.517	3827.204
11	2039.108	3904.013
12	2066.946	3868.657
13	2090.548	3865.933
14	2110.133	3840.626

Legend

- ① Unit Number
- ⬡ Coordinate Point
- Found Iron
- Set Iron #50439
- ⊙ Set Concrete Monument
- ⊠ Found Concrete Monument



Bearings, Elevations, &
Coordinates based upon
the Recorded 139NS-138
Condominium.

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

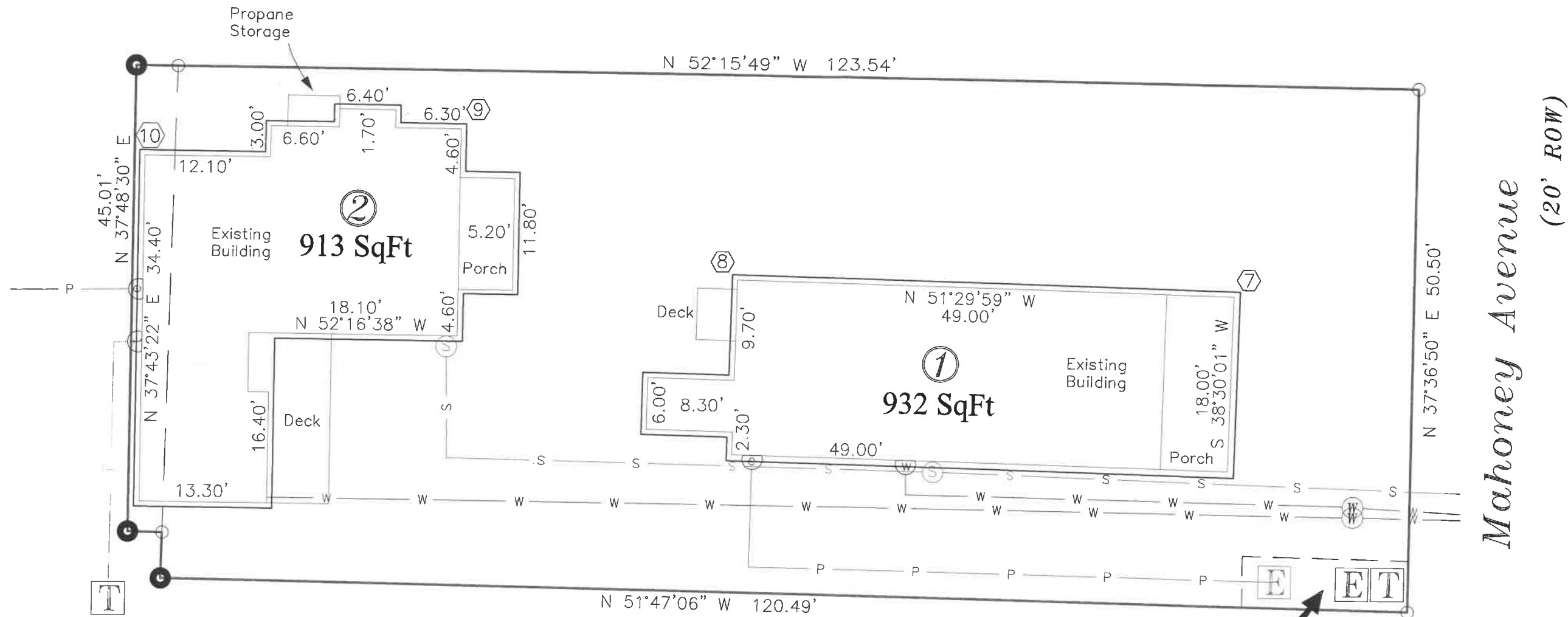
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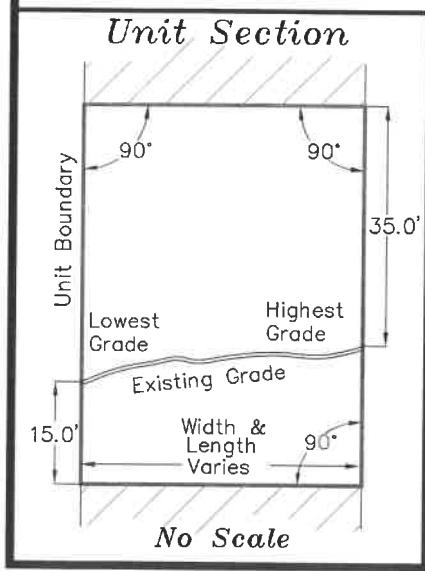
Existing Building Envelopes



Note:
All Existing Building
Envelope Angles Are
90 Degrees

Electrical
Easement

Mahoney Avenue
(20' ROW)



Legend

- | | | | | | |
|----------|-------------------|----------|-------------------|--|----------------------------|
| ① | Unit Number | ① | Coordinate Point | | Unit Areas |
| | Udg Power Line | W | Water Valve | | General
Common Elements |
| | Udg Water Line | e | Electrical Meter | | |
| | Udg Sewer Line | w | Water Meter | | |
| | Udg Telephone | S | Sanitary Cleanout | | |
| | Sanitary Cleanout | t | Telephone | | |
| | Power Pole | | | | |
| | Electric Trans | | | | |
| | Fire Hydrant | | | | |
| | Telephone Box | | | | |



Scale: 1" = 5'

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

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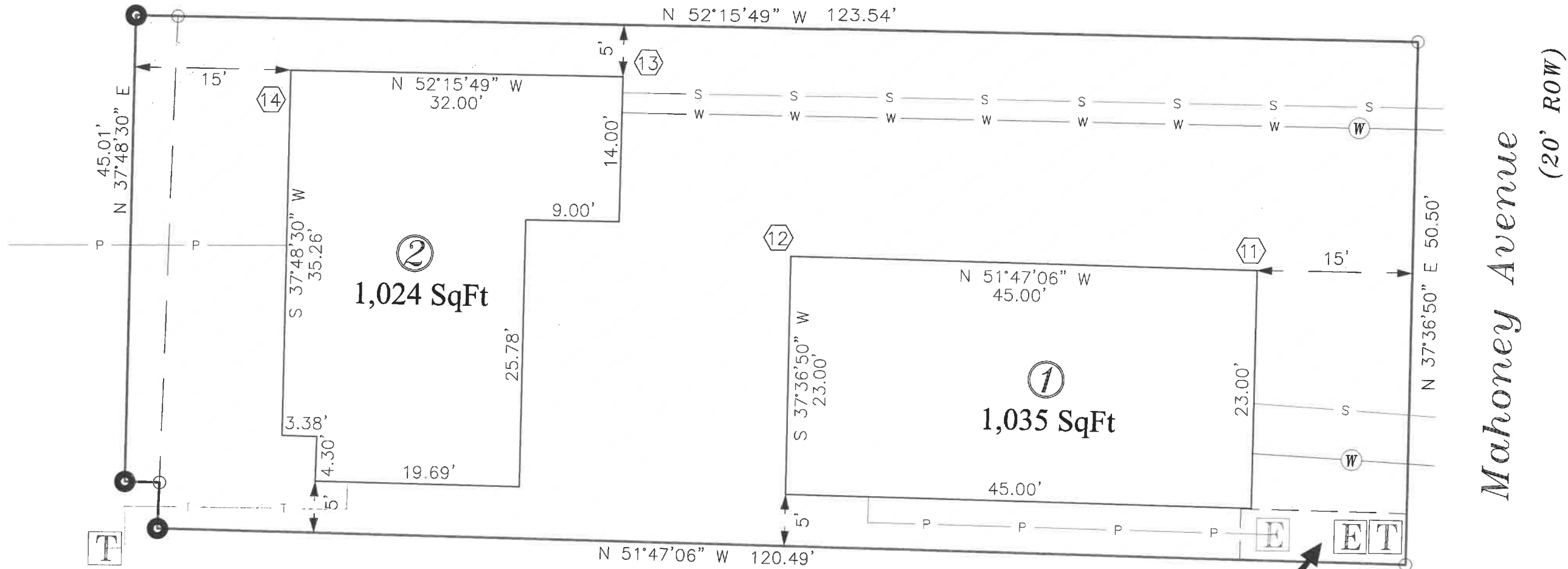
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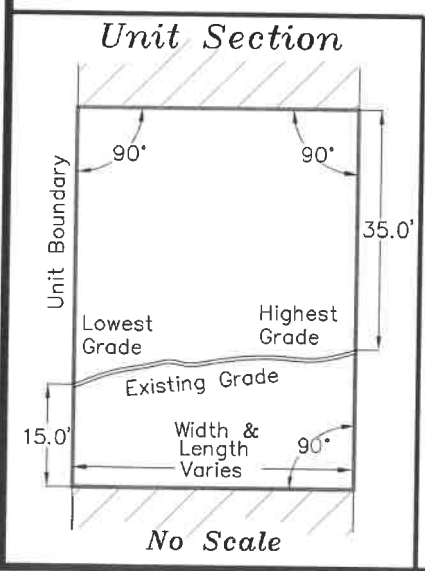
Future Building Envelopes



Note:
Any combination of future building envelopes with existing building envelopes does not violate building setback or separation guidelines.

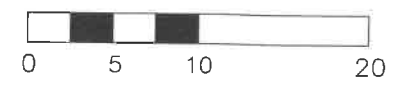
Electrical Easement

Mahoney Avenue
(20' ROW)



Legend

- | | | | | | |
|----------|-------------------|---|-------------------|---------------|-------------------------|
| ① | Unit Number | ① | Coordinate Point | [White Box] | Unit Areas |
| [P Line] | Udg Power Line | Ⓜ | Water Valve | [Hatched Box] | General Common Elements |
| [W Line] | Udg Water Line | Ⓜ | Electrical Meter | | |
| [S Line] | Udg Sewer Line | Ⓜ | Water Meter | | |
| [T Line] | Udg Telephone | Ⓜ | Sanitary Cleanout | | |
| Ⓜ | Sanitary Cleanout | Ⓜ | Telephone | | |
| Ⓜ | Power Pole | | | | |
| Ⓜ | Electric Trans | | | | |
| Ⓜ | Fire Hydrant | | | | |
| Ⓜ | Telephone Box | | | | |



Scale: 1" = 5'

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

