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2012C-00032
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED
11/26/2012 3:37 PM PAGE 1 OF 4
PEGGY HAINES REGISTER OF DEEDS

THIRD AMENDMENT TO MASTER DEED

For

PORT OF OLD MISSION CONDOMINIUMS NO. III

THIRD AMENDMENT TO MASTER DEED, made this 31st day of October, 2012 by PORT OF OLD MISSION CONDOMINIUMS NO. III ASSOCIATION, a Michigan nonprofit corporation, of 6296 Red Fox Run, Traverse City, Michigan 49686 ("Association").

WITNESSETH:

WHEREAS, the Developer caused a Master Deed for Port of Old Mission Condominiums No. III to be recorded on April 16, 1999, in Liber 1317, Pages 82 et seq., as amended by the First Amendment to Master Deed recorded June 4, 2004, at Document No. 2004C-00010, as amended by the Second Amendment to Master Deed recorded October 29, 2012, at Document No. 2012C-00028, in the records of Grand Traverse County Register of Deeds and designated as Grand Traverse County Condominium Subdivision Plan No. 110 ("Master Deed").

WHEREAS, Article X(A)(1), sets forth the rights of the Association to amend the condominium documents without the consent of co-owners to show minor architectural variances and modifications to a unit.

WHEREAS, the Association wishes to amend the Master Deed to show minor architectural variances and modifications to Unit 158.

NOW, THEREFORE, the Association hereby amends the Master Deed as follows:

1. Replace sheets 1 and 9 of the Condominium Subdivision Plan attached to the Master Deed as Exhibit "B" with the attached sheets 1 and 9 labeled Replat 2 of the Grand Traverse County Condominium Subdivision Plan No. 110.
2. In all other respects, the Master Deed and its Exhibits for Port of Old Mission Condominiums No. III are hereby reaffirmed and ratified in their entirety except as expressly modified herein.

**REPLAT NO. 2
GRAND TRAVERSE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 110
EXHIBIT "B" TO THE MASTER DEED OF
PORT OF OLD MISSION CONDOMINIUMS NO. III,
PENINSULA TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN**

DEVELOPER

P.O.M. ASSOCIATES, INC.
8680 MISSION RIDGE
TRAVERSE CITY, MICHIGAN 49686

SURVEYOR

JASON A. JUILLERET
PROFESSIONAL SURVEYOR
LICENSE NO. 55905
GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607

PROPERTY DESCRIPTION

PART OF GOVERNMENT LOTS 2 AND 3 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 10 WEST, PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID SECTION S00°42'03"W 1304.26 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HURON HILLS NO. 3, RECORDED IN LIBER 7 OF PLATS, PAGE 38; THENCE ALONG THE EAST BOUNDARY OF SAID PLAT S00°13'30"W 105.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH AND EAST BOUNDARY LINES OF "PORT OF OLD MISSION CONDOMINIUMS NO. I", GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 21 RECORDED IN LIBER 828, PAGES 643 THROUGH 707, N89°38'40"E (RECORDED AS N89°37'38"E) 509.06 FEET; N00°13'30"E 105.00 FEET; AND N17°59'20"W (RECORDED AS N17°58'00"W) 179.27 FEET; THENCE N72°00'40"E 66.00 FEET; THENCE, IN PART, ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF "PORT OF OLD MISSION CONDOMINIUMS NO. II", GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 40 RECORDED IN LIBER 1060, PAGES 148 THROUGH 163, S54°07'52"E 322.93 FEET (RECORDED AS S54°10'11"E 322.77 FEET); N89°38'40"E (RECORDED AS N89°37'38"E) 245.26 FEET (RECORDED AS 245.31 FEET); PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 2 N00°23'57"E 589.66 FEET; AND 331.40 FEET ALONG THE ARC OF A 817.93 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S62°14'58"E 328.14 FEET TO SAID WEST LINE OF GOVERNMENT LOT 2 AND WESTERLY BOUNDARY OF "HIDDEN RIDGE", GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 173; THENCE ALONG SAID BOUNDARY LINE S00°23'57"W 34.59 FEET; AND N89°38'40"E 886.62 FEET; THENCE S00°23'57"W 100.00 FEET TO THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID LINE N89°38'40"E 348.29 FEET TO A SHORELINE TRAVERSE OF GRAND TRAVERSE BAY; THENCE ALONG SAID SHORELINE TRAVERSE S17°29'11"W 157.62 FEET; THENCE S89°38'40"W 132.75 FEET TO THE CENTERLINE OF EAST SHORE ROAD; THENCE ALONG SAID CENTERLINE N48°42'27"E 2.48 FEET AND 131.68 FEET ALONG THE ARC OF A 526.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N41°32'12"E 131.32 FEET; THENCE N79°41'55"W 111.66 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH 270 FEET OF SAID GOVERNMENT LOT 2 S89°38'40"W 280.07 FEET; THENCE S00°21'32"E 70.00 FEET; THENCE S48°57'03"E 238.00 FEET TO THE CENTERLINE OF EAST SHORE ROAD; THENCE ALONG SAID CENTERLINE 60.28 FEET ALONG THE ARC OF A 1233.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S44°34'38"W 60.25 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID SOUTH LINE S89°38'40"W 725.11 FEET; THENCE S00°42'50"E 100.47 FEET; THENCE N89°35'40"E 148.58 FEET; THENCE S03°41'20"E 226.87 FEET; THENCE S01°33'40"W 226.18 FEET; THENCE S89°27'30"W 161.47 FEET; THENCE S00°13'30"W 100.01 FEET TO THE NORTH BOUNDARY OF SAID RECORDED PLAT OF HURON HILLS NO. 3; THENCE ALONG THE SAID BOUNDARY LINE S89°27'30"W 970.18 FEET TO THE NORTHEAST CORNER OF LOT 83 OF SAID PLAT; THENCE N04°08'00"E 150.00 FEET; THENCE N60°35'59"W 181.27 FEET (RECORDED AS N60°44'36"W 182.09 FEET); THENCE S89°27'30"W 190.00 FEET; THENCE S00°13'30"W 240.00 FEET TO THE NORTHWEST CORNER OF LOT 82, HURON HILLS NO. 3; THENCE ALONG THE NORTH AND EAST BOUNDARY LINES OF SAID PLAT S89°27'30"W 175.03 FEET (RECORDED AS 176.00 FEET AND N00°13'30"E 553.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1,471,661 SQ. FT. OR 33.78 ACRES OF LAND, MORE OR LESS.

THE SIDELINES OF THE ABOVE PARCEL EXTEND TO THE ORDINARY HIGH WATER LINE OF GRAND TRAVERSE BAY.

SUBJECT TO THE RIGHT-OF-WAY OF EAST SHORE ROAD.

NOTE:
THE ASTERISK (*) INDICATES AMENDED OR SUPPLEMENTAL SHEETS WHICH ARE REVISED OR ARE NEW SHEETS DATED OCTOBER 26, 2012. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO SHEETS PREVIOUSLY RECORDED.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
* 1	COVER SHEET
2	SURVEY & FLOODPLAIN PLAN
2-A	EAST BEACH SURVEY & FLOODPLAIN DETAIL PLAN
3	SITE PLAN & SUPPLEMENTAL FLOODPLAIN PLAN
4	UTILITY PLAN
5	TYPICAL FLOOR PLANS - ALL UNITS
6	TYPICAL UNIT SECTIONS - ALL UNITS
7	GARAGE FLOOR PLANS AND SECTIONS
8	ALTERNATE UNIT FLOOR PLANS
* 9	PERIMETER PLANS "A"
10	PERIMETER PLANS "B"
11	UTILITY EASEMENTS
12	COMPOSITE DEVELOPMENT SHEET

**PORT OF OLD MISSION CONDOMINIUMS NO. III
IS PART OF A MULTI-PHASE PROJECT**

SURVEYORS CERTIFICATE

I, JASON A. JUILLERET, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 110, AS 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 NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY 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 BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.



Jason A. Juilleret
JASON A. JUILLERET
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LICENSE NO. 55905
GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607

* SHEET 1
COVER SHEET

JOB NO. 2012278.01

AS-BUILT AS TO EXTERIOR OF BUILDING '17'
DATED OCTOBER 26, 2012



