

BUILDING AND USE RESTRICTIONS FOR:

“BUDNIK COUNTRY ESTATES”

1. No single wide mobile homes will be allowed.
2. Manufactured homes will be allowed per following specifications:
 - A. Must have a minimum of 1200 square feet living area.
 - B. Must have a permanent foundation.
 - C. Must have at least a 5/12 roof pitch. OPTIONAL
3. May have an attached or free standing garage.
 - A. Size must be no larger than 24' X 36' and accommodate 2 cars.
4. No pole barns allowed.
5. Auxiliary buildings (storage sheds) limited to 120 square feet in size.

THESE RESTRICTIONS ARE IN PLACE AS OF THIS DATE OF 08/17/02
AND MAY BE REVIEWED ON AN INDIVIDUAL BASIS.

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ROADWAY MAINTENANCE AGREEMENT

Theophilus L. Budnik and Doris A. Budnik, Trustees of the Theophilus and Doris Budnik Asset Trust dated 9/28/95, (hereafter referred to the Trust) whose address is 3350 US 31, Brutus, MI 49716 hereby depose and say:

THAT the Trust is the owner of a parcel of land in the Township of Maple River, County of Emmet and State of Michigan described as:

The East 1/2 of the Northwest 1/4 Except Railroad right-of-way and the Southwest 1/4 of the Northwest 1/4 EXCEPT: Commencing 1836.47 feet East of Northwest Corner of Section for Point of Beginning, thence continuing East 150.00 feet, thence South 323.40 feet, thence West 150.00 feet, thence North 323.40 feet to Point of Beginning. Being a part of Section 22, Township 36 North, Range 4 West.

THAT the Trust is dividing a portion of the above described land which will be accessed through a 66 foot wide roadway to be known as Jackie Lane.

THAT Jackie Lane as it currently exists is described as:
Part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 4 West. Commencing at the North 1/4 corner of Section 22; thence South 87°05'16" West 317.21 feet along the North line of said Section 22 to the Point of Beginning; thence South 02°03'42" East 358.71 feet; thence South 87°05'54" West 66.00 feet; thence North 02°03'42" West 358.70 feet; thence North 87°05'16" East 66.00 feet to the Point of Beginning.

TOGETHER WITH a temporary turn-around described as:
Commencing at the North 1/4 corner of Section 22, Township 36 North, Range 4 West, thence South 87°05'16" West 317.21 feet along the North line of Section 22; thence South 02°03'42" East 358.71 feet; thence South 23°12'08" West 75.00 feet to the center of a 75 foot radius circle; said center of circle is the Point of Beginning and the Point of Ending of this description; area within said circle comprises the land being described.

THAT said Jackie Lane is to be privately maintained by all parcels benefited by it until such time as the Emmet County Road Commission recognizes it as a public roadway and assumes responsibility for maintenance and all costs shared equally..

THAT Jackie Lane will be extended to the South and West in the future.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to easements, reservations and restrictions of record. This property is restricted against the use and location of single wide mobile homes. Any double wide mobile home must have a permanent foundation. Any driveway installed on the land must be to Emmet County Road Commission specifications. Together with and subject to a driveway maintenance agreement recorded in Liber _____, Page _____, Emmet County Records. Sellers retain all mineral rights.

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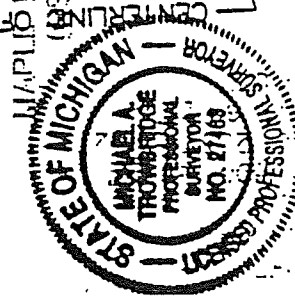
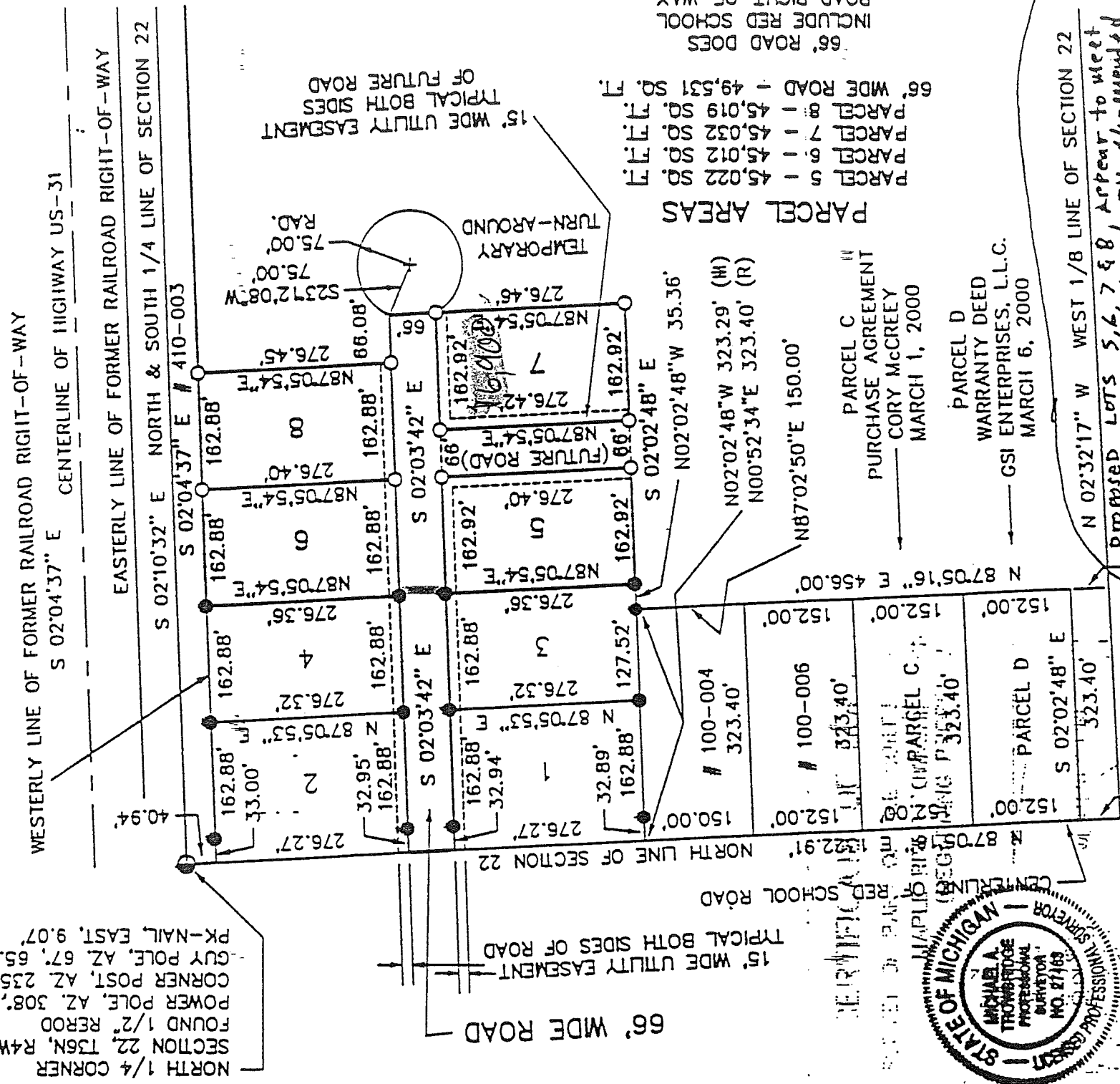
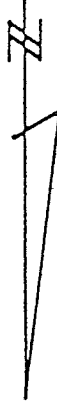
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CERTIFICATE OF SURVEY, SPLIT PROPOSAL

SURVEY OF PART OF THE NORTHWEST 1/4 OF SECTION 22, T36N, R4W
 MAPLE RIVER TOWNSHIP, EMMET COUNTY, MICHIGAN
 (REGARDING PROPOSED SPLITS PARCELS 5-8)

NORTH 1/4 CORNER
 SECTION 22, T36N, R4W
 FOUND 1/2" REROD
 POWER POLE, AZ. 308, 51.32'
 CORNER POST, AZ. 235, 56.02'
 GUY POLE, AZ. 67, 65.23'
 PK-NAIL, EAST, 9.07'



*** NOTE ***
 REQUIREMENTS OF PUBLIC ACT 591, THE LAND DIVISION ACT, WOULD APPLY TO
 PARCEL SPLITS REPRESENTED IN THIS SURVEY. CONTACT MAPLE RIVER TOWNSHIP
 FOR APPROVAL PRIOR TO CONVEYANCING AND RECORDING OF NEW PARCELS.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED
 THE LAND ABOVE, THE RATIO OF CLOSURE IS WITHIN 1
 IN 5000 AND THE REQUIREMENTS OF P.A. 132,1970 HAVE
 BEEN COMPLIED WITH.

Michael A. Probridge
 MICHAEL A. PROBRIDGE
 PROFESSIONAL SURVEYOR
 P.S. NO. 27463

**PROBRIDGE & ASSOCIATES
 AND SURVEYING**

28 LAKE COURT
 ETOSKEY, MICHIGAN 49770
 (516) 347-6567

LEGEND
 O - SET 1/2" REROD
 ● - FOUND IRON
 x - ELEVATION POINT
 BEARINGS ARE ASSUMED.

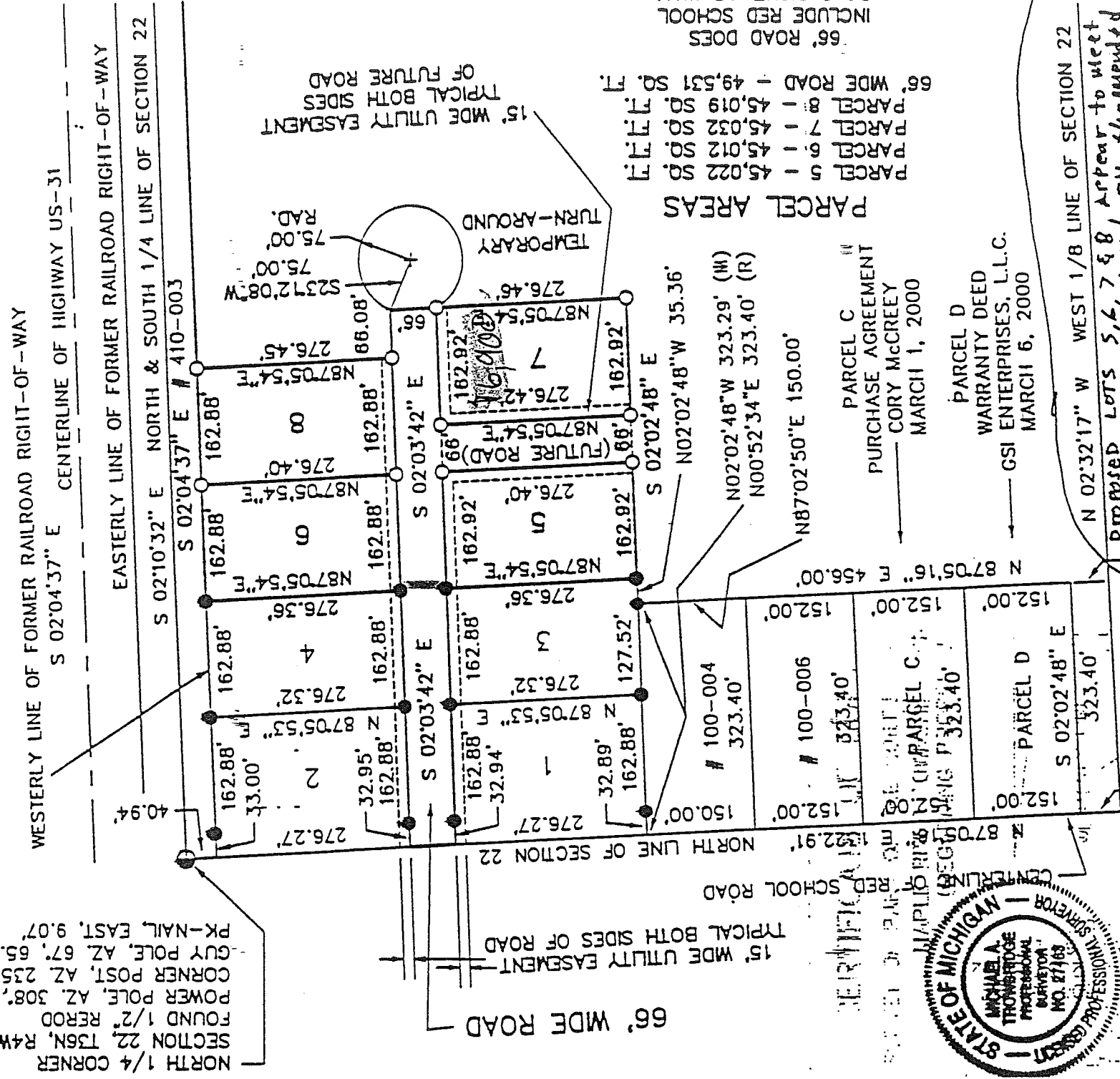
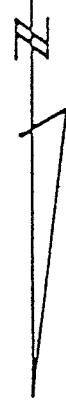
SCALE 1" = 200'
 GRAPHIC SCALE

SURVEY FOR: PHIL & DORIS BUDNIK	
FILE NO. 0156	SHEET 2 OF 4
FIELD BK. NO. 77 PG. 58-	
DWN. MAT	CHK. MAT
DATE 9-11-2001	

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 (REGARDING PROPOSED SPLITS PARCELS 5-8)

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 SECTION 22, T36N, R4W
 FOUND 1/2" FERRO
 POWER POLE, AZ 308, 51.32'
 CORNER POST, AZ 235, 56.02'
 GUY POLE, AZ 67, 65.23'
 PK-NAIL EAST, 9.07'



66' WIDE ROAD DOES
 INCLUDE RED SCHOOL
 ROAD RIGHT-OF-WAY

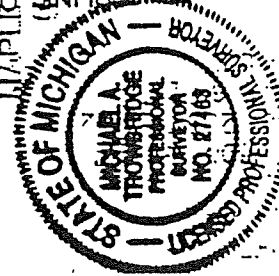
15' WIDE UTILITY EASEMENT
 TYPICAL BOTH SIDES
 OF FUTURE ROAD

PARCEL AREAS

- PARCEL 5 - 45,022 SQ. FT.
- PARCEL 6 - 45,012 SQ. FT.
- PARCEL 7 - 45,032 SQ. FT.
- PARCEL 8 - 45,019 SQ. FT.
- 66' WIDE ROAD - 49,531 SQ. FT.

PARCEL C
 PURCHASE AGREEMENT
 CORY MCCREEY
 MARCH 1, 2000

PARCEL D
 WARRANTY DEED
 GSI ENTERPRISES, L.L.C.
 MARCH 6, 2000



N 02'32'17" W WEST 1/8 LINE OF SECTION 22

PROPOSED LOTS 5, 6, 7 & 8 APPEAR TO MEET
 STAN DAVIS' CASED ON THE AMENDED
 ZONING TEXT SLIDERS (BE15-105) IN THE FR-1
 DISTRICT. LOTS ARE OVER 4,400 SQ. FT.
 MAY R. PULLARD, ZONING ADM.
 8-14-01

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 08/28/01

**TROWBRIDGE & ASSOCIATES
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FILE NO. 0156

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SHEET 2 OF 4

DATE 9-11-2001

LEGEND

- O - SET 1/2" FERRO
- - FOUND IRON
- x - ELEVATION POINT

BEARINGS ARE ASSUMED.

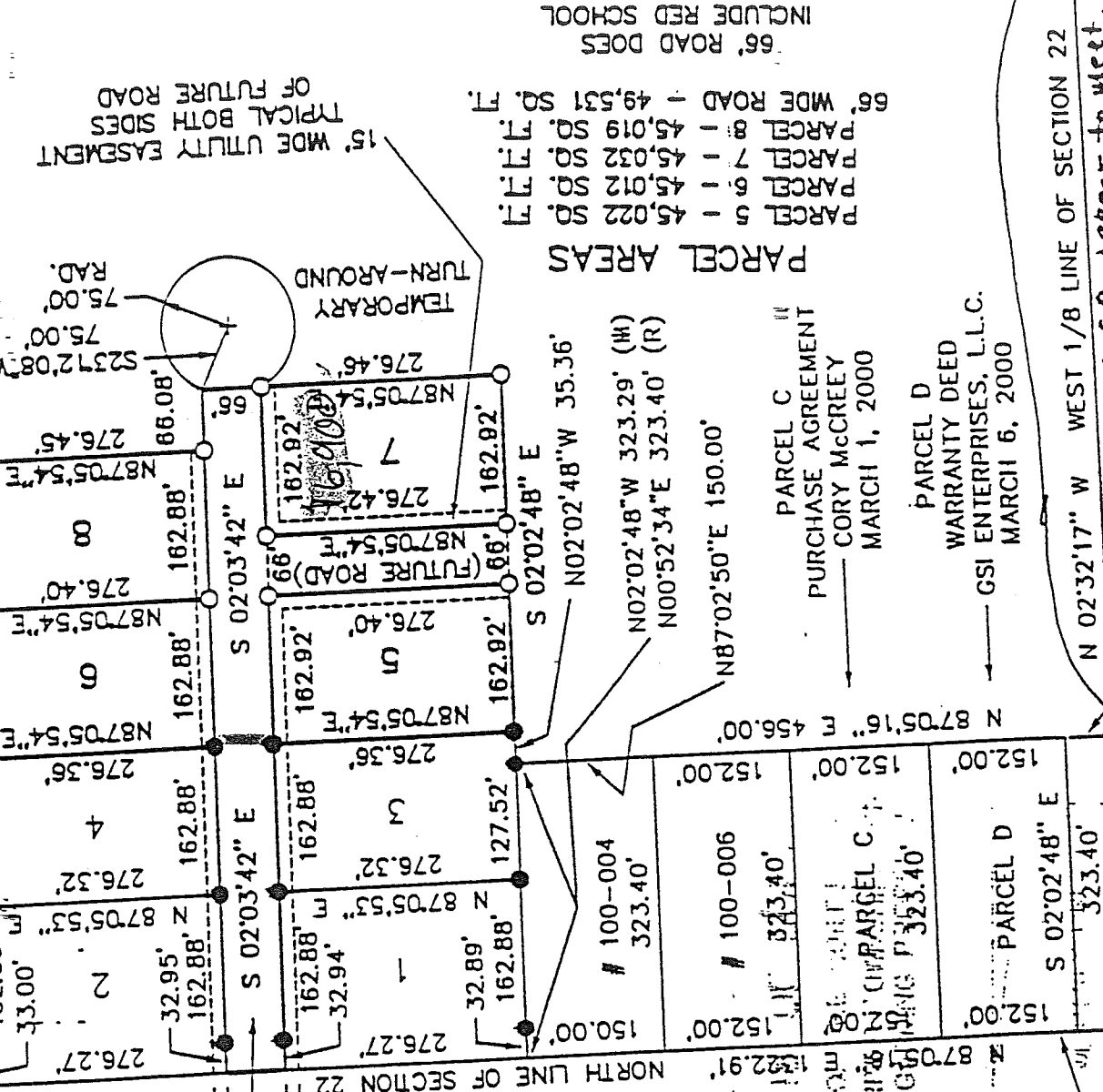
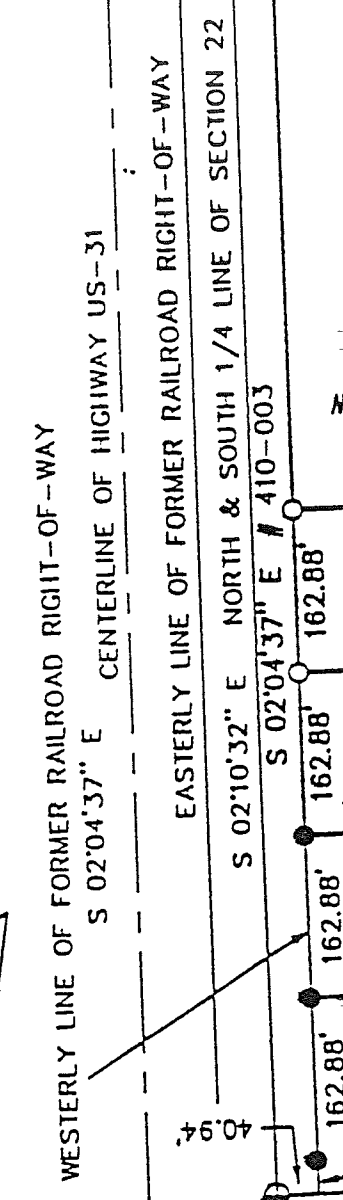
SCALE 1" = 200'

GRAPHIC SCALE

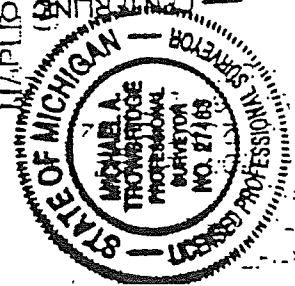
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SURVEY OF PART OF THE NORTHWEST 1/4 OF SECTION 22, T36N, R4W
 MAPLE RIVER TOWNSHIP, EMMET COUNTY, MICHIGAN
 (REGARDING PROPOSED SPLITS PARCELS 5-8)

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 SECTION 22, T36N, R4W
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 POWER POLE, AZ. 308°, 51.32'
 CORNER POST, AZ. 235°, 56.02'
 CRY POLE, AZ. 67°, 65.23'
 PK-NAIL EAST, 9.07'



66' WDE ROAD
 15' WDE UTILITY EASEMENT
 TYPICAL BOTH SIDES OF ROAD
 PARCEL AREAS
 PARCEL 2 45,022 SQ. FT.
 PARCEL 3 45,012 SQ. FT.
 PARCEL 4 45,032 SQ. FT.
 PARCEL 5 49,531 SQ. FT.
 66' WDE ROAD - 49,531 SQ. FT.
 INCLUDE RED SCHOOL ROAD RIGHT-OF-WAY



PROPOSED LOTS 5, 6, 7 & 8 APPEAR TO MEET
 ZONING - STAFF MAP (BASED ON THE AMENDED
 ZONING TEXT SLIDESHOWS (BEI 5-105) IN THE FR-1
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 MAY R. PULLMAN, ZONING ADM.
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**TROMBRIDGE & ASSOCIATES
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28 LAKE COURT
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SURVEY FOR: PHIL & DORIS BUDNIK

FILE NO. 0156

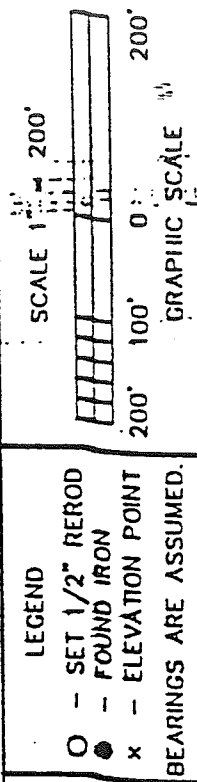
FIELD BK. NO. 77 PG. 58-

DWN. MAT

CHK. MAT

DATE 9-11-2001

SHEET 2 OF 4

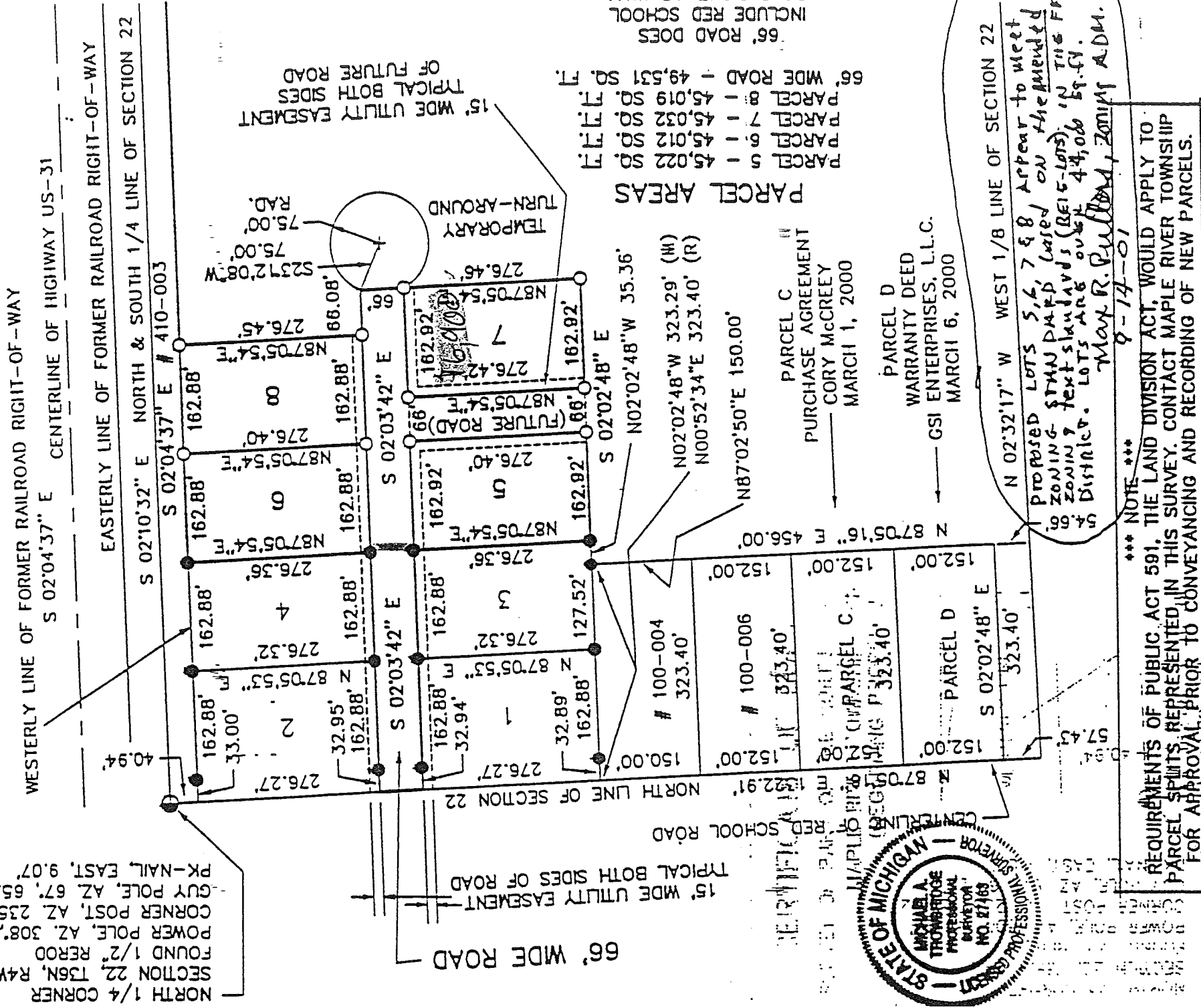


LEGEND	SCALE 1" = 200'
GRAPHIC SCALE	

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 NO. 27163
 STATE OF MICHIGAN

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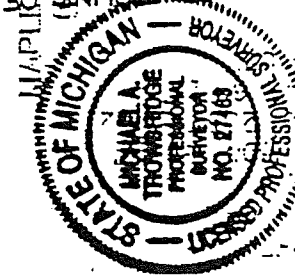
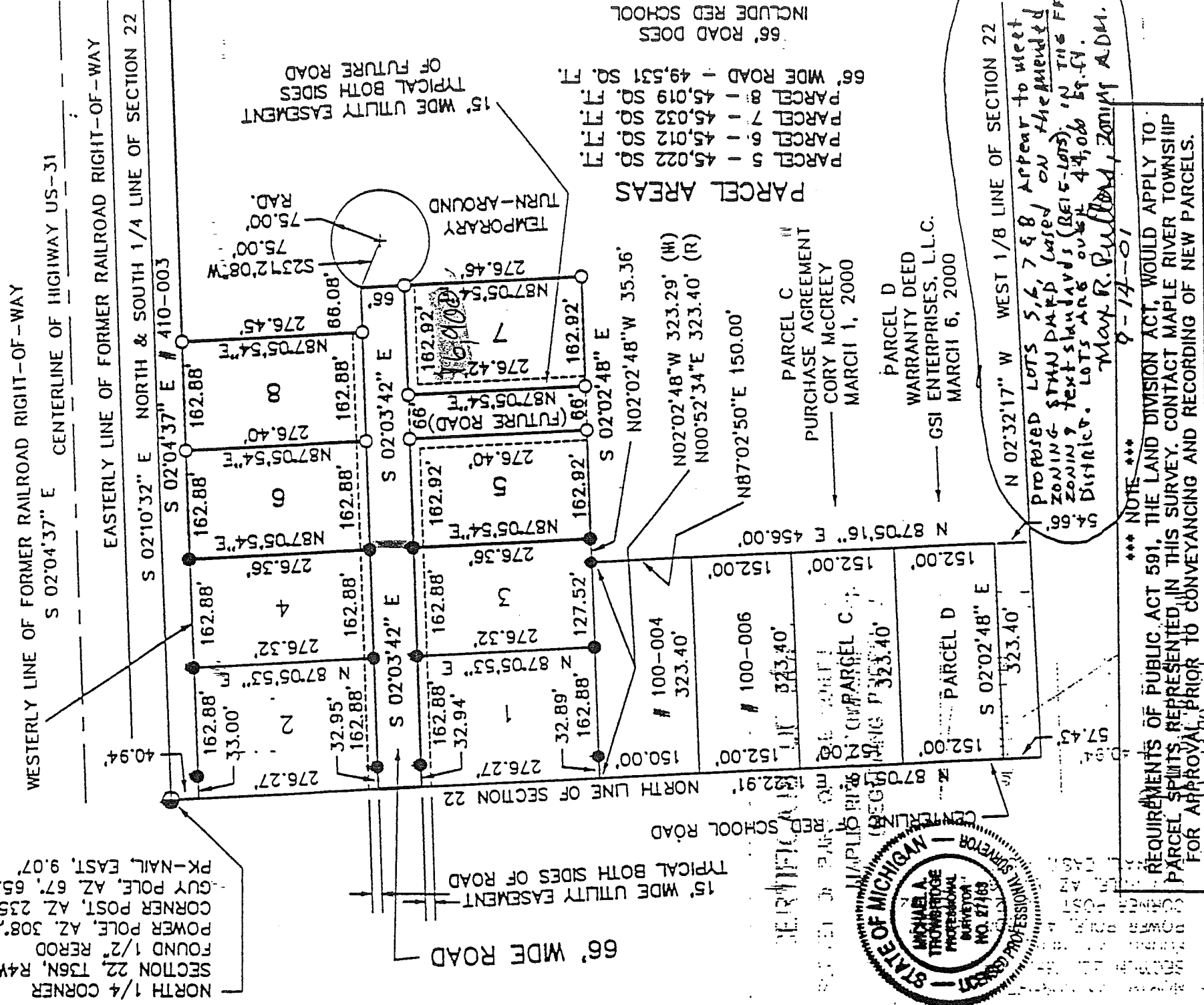
SURVEY FOR: PHIL & DORIS BUDNIK
 FILE NO. 0156
 FIELD BK. NO. 77 PG. 58-
 DWN. MAT CHK. MAT
 SHEET 2 OF 4
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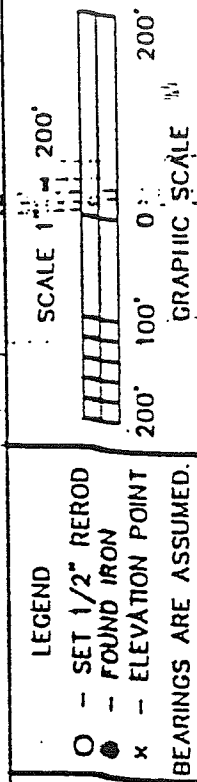
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P.S. NO. 27463

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