



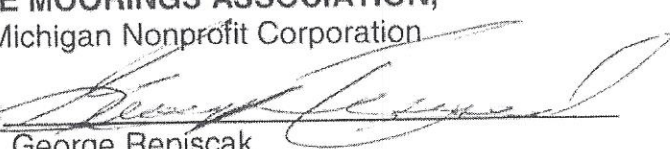
THE MOORINGS

FIRST AMENDMENT TO AMENDED, RESTATED, SUPERSEDING AND CONSOLIDATED MASTER DEED

This First Amendment to the Amended, Restated, Superseding and Consolidated Master Deed is made and executed on this 18th day of May 2013, by The Moorings Association, a Michigan nonprofit corporation, whose address is 310 Oselka Drive, Suite 256, New Buffalo, Michigan 49117, which is organized to manage and administer the affairs of, and to maintain The Moorings, a Condominium Project, pursuant to the Master Deed thereof, as Amended, Restated, Superseding and Consolidated and recorded in Liber 7, Pages 107 - 162, inclusive, Berrien County Records, known as Berrien County Condominium Subdivision Plan No. 7. The Moorings Association hereby records the "As-Built" Condominium Subdivision Plan of The Moorings, being Exhibit "B" to the Master Deed, as amended, pursuant to authority reserved in Article VII, Section 4 of the Amended, Restated, Superseding and Consolidating Master Deed, as per the attached sheets.

In all other respects, other than as hereinabove indicated, the Amended, Restated, Superseding and Consolidated Master Deed, and the Amended and Restated Bylaws, attached thereto as Exhibit "A," recorded and amended as aforesaid, are hereby ratified, affirmed and redeclared.

THE MOORINGS ASSOCIATION,
A Michigan Nonprofit Corporation

By: 
George Repiscak
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF BERRIEN)

On this 17th day of May, 2013, the foregoing First Amendment to the Amended, Restated, Superseding and Consolidated Master Deed was acknowledged before me

Berrien County Register of Deeds
Received: 5/28/2013 10:34 AM

11-62-7400
1066-89-11
11-62-7400
1066-89-11

**BERRIEN COUNTY SUPERSEDING
CONSOLIDATED CONDOMINIUM
SUBDIVISION PLAN NUMBER 7**

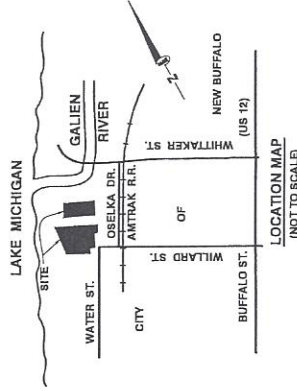
**EXHIBIT B TO THE SUPERSEDING CONSOLIDATING
MASTER DEED OF**

THE MOORINGS

**CITY OF NEW BUFFALO
BERRIEN COUNTY, MICHIGAN**

CONDOMINIUM ASSOCIATION DEVELOPER
MOORINGS CONDOMINIUM ASSOCIATION
310 OSELKA DR. SUITE 256
NEW BUFFALO, MICHIGAN 48117

SURVEYOR & DOCUMENTS
WIGHTMAN & ASSOCIATES, INC.
2303 PIPESTONE ROAD
BENTON HARBOR, MICHIGAN 49022



ATTENTION COUNTY REGISTER OF DEEDS:
THE CONDOMINIUM SUBDIVISION PLAN
NUMBER 7 HAS BEEN ASSIGNED IN
CONNECTIVITY SEQUENCE TO THIS
PROJECT. IT MUST BE PROPERLY SHOWN
IN THE TITLE ON THIS SHEET. THE
SURVEYOR'S CERTIFICATE ON SHEET 2
AND IN THE MASTER DEED.

SHEET INDEX

- (*) COVER SHEET X-1186-1
- (*) SURVEY & SITE PLAN X-1186-2A & 2B
- (*) ASSEMBLY, UTILITY & EASEMENT PLAN X-1186-3
- (*) PENINSULA 'A' PLAN X-1186-4
- (*) PENINSULA 'B' & 'C' PLAN X-1186-5
- (*) PENINSULA 'D' & 'E' PLAN X-1186-6

ALSO THE RIGHT TO USE FOR ROAD PURPOSES THAT PART OF FRACTIONAL SECTION 9,
TOWNSHIP 8 SOUTH, RANGE 21 WEST, CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN,
DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERLY MOST CORNER OF LOT 16, BLOCK 1,
ON THE NORTHERLY LINE OF WATER STREET 693.50 FEET TO THE TRUE
NORTH 59° 15' EAST ON THE NORTHERLY LINE OF WATER STREET 693.50 FEET TO THE TRUE
PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED, WHICH IS 33.00 FEET NORTH 89° 15'
EAST AND 66.00 FEET NORTH 30° 45' WEST OF THE MOST NORTHERLY CORNER OF BLOCK 'F' OF
THE RECORDED PLAT OF "WEST ADDITION TO THE VILLAGE, NOW CITY, OF NEW BUFFALO,"
THENCE NORTH 90° 45' WEST 123.00 FEET, THENCE SOUTH 89° 15' WEST 20.00 FEET, THENCE
SOUTH 89° 15' WEST 20.00 FEET TO THE PLACE OF BEGINNING, CONTAINING
0.08 ACRES MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART
THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

DESCRIPTION

THAT PART OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 21 WEST, CITY OF NEW
BUFFALO, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE
EASTERLY MOST CORNER OF LOT 16, BLOCK 1, ON THE NORTHERLY LINE OF WATER STREET
693.50 FEET TO A POINT WHICH IS 33.00 FEET NORTH 89° 15' EAST AND 66.00 FEET
NORTH 30° 45' WEST OF THE MOST NORTHERLY CORNER OF BLOCK 'F' OF THE RECORDED PLAT
OF "WEST ADDITION TO THE VILLAGE, NOW CITY, OF NEW BUFFALO," THENCE NORTH 30° 45'
WEST 31.92 FEET TO THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE
CONTINUING NORTH 30° 45' WEST 100.08 FEET; THENCE SOUTH 89° 15' WEST 36.28 FEET; THENCE
SOUTH 89° 15' WEST 20.00 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED;
THENCE NORTH 31° 24' WEST 341.50 FEET; THENCE NORTH 89° 30' EAST 5.15 FEET; THENCE NORTH 30° 16'
WEST 38.70 FEET; THENCE NORTH 59° 44' EAST 5.08 FEET; THENCE NORTH 30° 16' WEST 18.95
FEET; THENCE NORTH 59° 44' EAST 5.10 FEET; THENCE NORTH 30° 16' WEST 48.70 FEET; THENCE
NORTH 89° 29' EAST 36.35 FEET; THENCE NORTH 30° 16' WEST 8.00 FEET; THENCE NORTH 22° 11'
30' EAST 21.13 FEET; THENCE NORTH 30° 16' WEST 48.34 FEET; THENCE NORTH 09° 00' EAST 63.00
FEET; THENCE NORTH 11° 40' EAST 13.00 FEET; THENCE NORTH 30° 16' WEST 30.00 FEET;
THENCE NORTH 11° 40' EAST 13.00 FEET; THENCE NORTH 30° 16' WEST 30.00 FEET; THENCE
SOUTH 61° 18' 20" EAST 29.00 FEET; THENCE SOUTH 30° 45' EAST 67.26 FEET; THENCE SOUTH 59°
15' WEST 143.70 FEET; THENCE NORTH 30° 45' WEST 39.15 FEET; THENCE SOUTH 59° 02' WEST
340.42 FEET TO THE PLACE OF BEGINNING. ALSO COMMENCING AT THE EASTERLY MOST
CORNER OF LOT 16, BLOCK 1, OF SAID RECORDED PLAT OF "SUNSET SHORES NO. 1," THENCE
NORTH 89° 15' EAST ON THE NORTHERLY LINE OF WATER STREET AND VACATED WATER STREET
693.50 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE
NORTH 31° 15' 30" EAST 649.93 FEET; THENCE CONTINUING NORTH 31° 15' 30" WEST 649.93 FEET;
THENCE NORTH 59° 15' EAST 257.32 FEET; THENCE SOUTH 31° 15' 30" EAST 645.53 FEET; THENCE
SOUTH 59° 44' 30" WEST 287.99 FEET; THENCE SOUTH 31° 15' 30" EAST 12.33 FEET; THENCE SOUTH
59° 44' 30" WEST 89.33 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.33 ACRES MORE OR
LESS.

NOTE:
THE (*) INDICATES AMENDED OR ARE NEW SHEETS
WHICH ARE REVISED DATED 06/01/2012. THESE SHEETS
ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE
PREVIOUSLY RECORDED.

PENINSULA REFERS TO THE FINGERS OF LAND
PROJECTING OUT FROM THE MAINLAND.
WHENEVER THE WORDS "DOCK" OR "PIER" ARE
USED, THEY REFER TO THE STEEL WALKWAY
PROJECTING OUT FROM THE PENINSULAS

COVER SHEET

AS-BUILT
APRIL 4, 2013

JOB NO: 120217
X-1186-1

W&A
WIGHTMAN &
ASSOCIATES, INC.
ENGINEERING
SURVEYING
ARCHITECTURE



THE MOORINGS*

REVISIONS
CHECKED BY:
DATE: APRIL 4, 2013
SCALE:

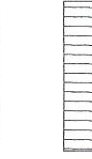
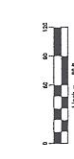
SURVEYORS CERTIFICATE

I, V.J. STRASS, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS BERRIEN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 7 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND OF THE LANDS AND PROPERTY, HEREIN DESCRIBED, UPON THE LANDS AND PROPERTY, HEREIN DESCRIBED.

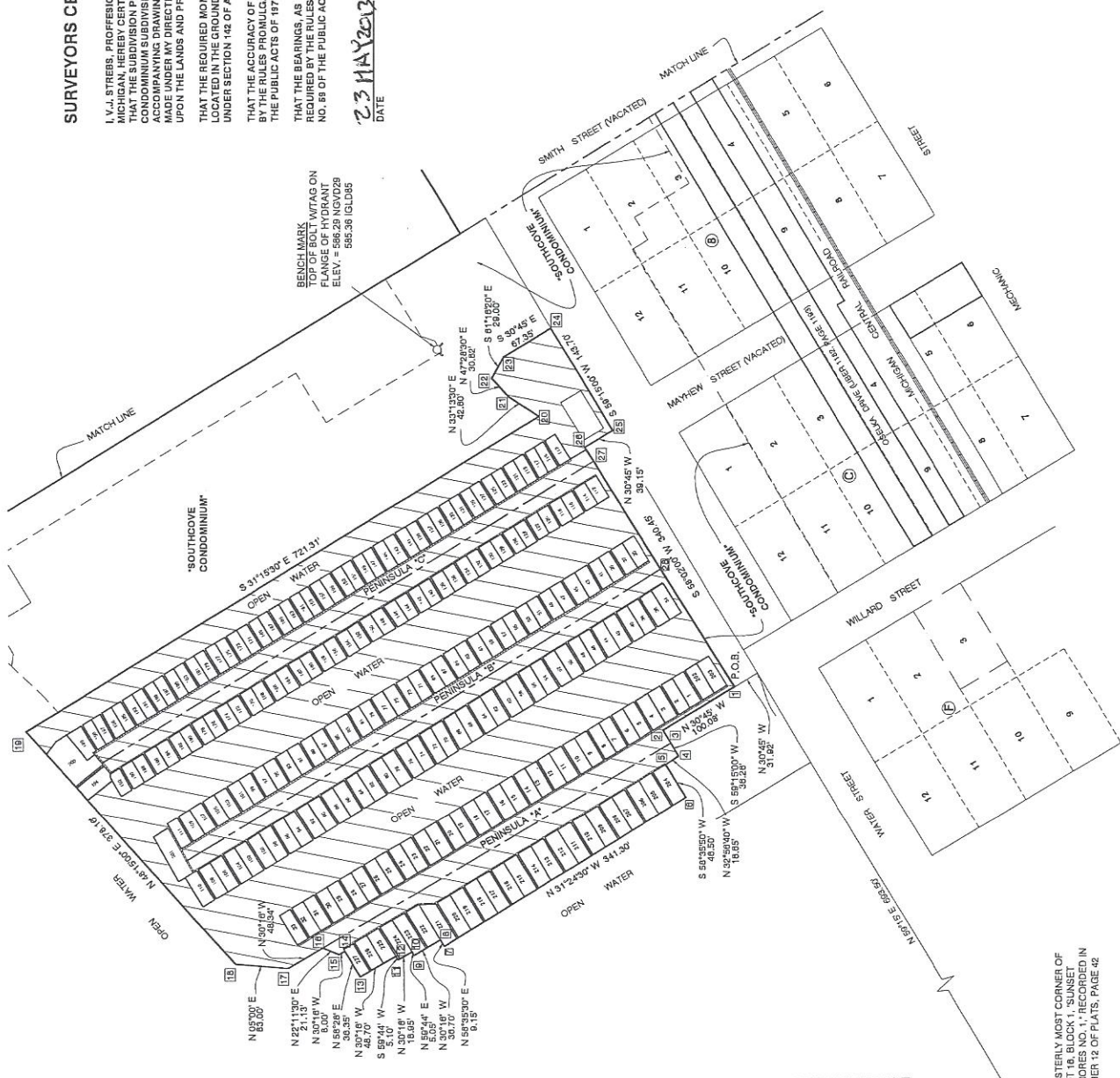
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 89 OF THE PUBLIC ACTS OF 1978, BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 89 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 89 OF THE PUBLIC ACTS OF 1978.

DATE: **23 MAY 2013**
V.J. STRASS, P.E.
WIGHTMAN & ASSOCIATES, INC.
2300 PIPESTONE ROAD
BENTON HARBOR, MI 48022



LIMITED COMMON AREA INCLUDES THAT PORTION OF PENINSULA ADJACENT TO EACH UNIT BETWEEN SIDEWALK & UNIT (TYPICAL)



EASTERLY MOST CORNER OF LOT 18, BLOCK 1, "SUNSET" APARTMENTS, REFERENCED IN LIBER 12 OF PLATS, PAGE 42.

COORDINATE TABLE	
NO.	EASTING
1	5101.03
2	5187.64
3	5187.64
4	5188.49
5	5184.15
6	5251.31
7	5455.09
8	5487.97
9	5487.97
10	5509.19
11	5509.19
12	5570.33
13	5570.33
14	5577.14
15	5577.14
16	5598.44
17	5598.44
18	5701.20
19	5653.01
20	5653.01
21	5712.05
22	5982.89
23	5982.89
24	5982.89
25	5982.89
26	5982.89
27	5982.89
28	5982.89
29	5982.89
30	5982.89
31	5982.89
32	5982.89
33	5982.89
34	5982.89
35	5982.89
36	5982.89
37	5982.89
38	5982.89
39	5982.89



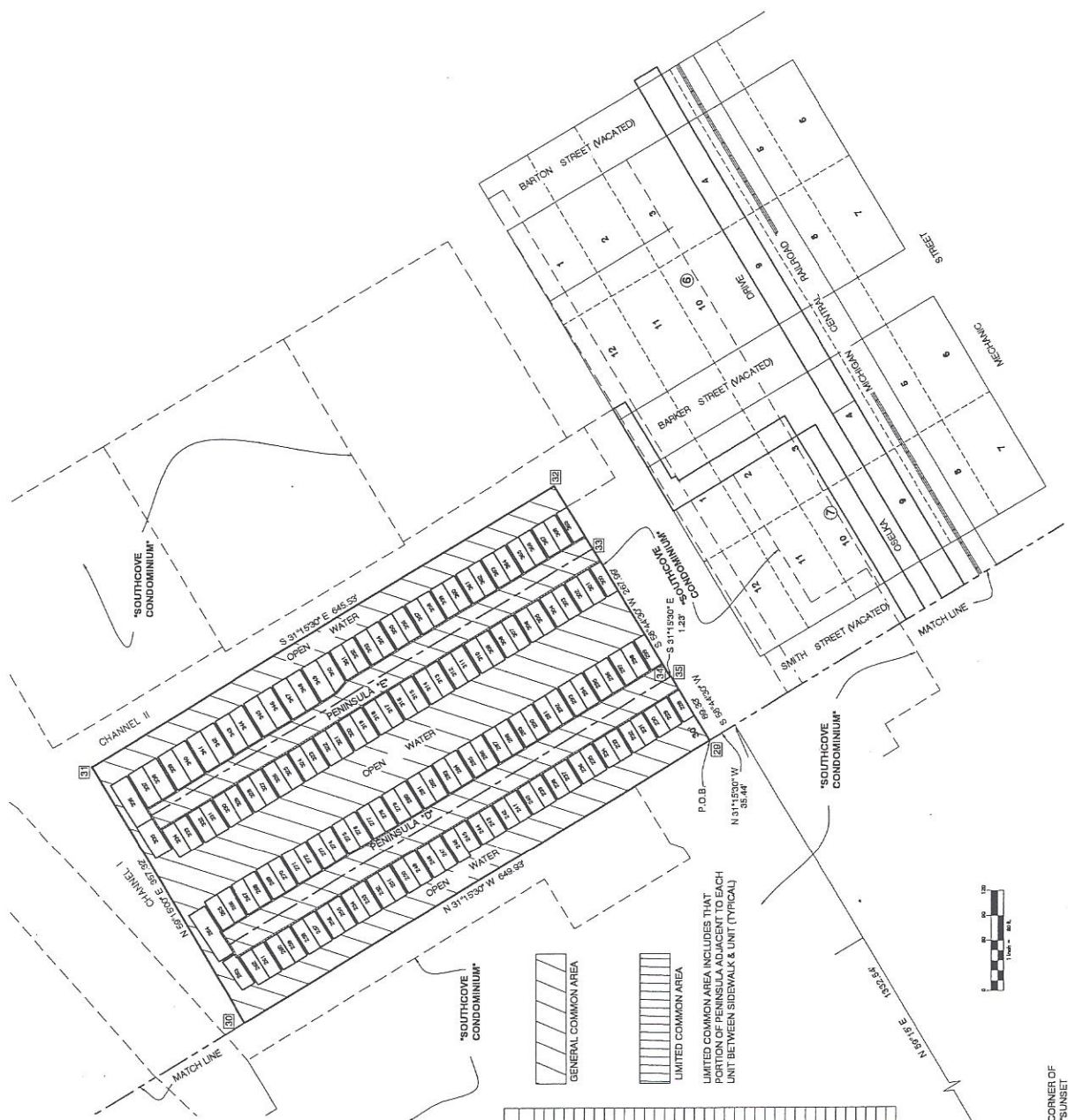
REVISIONS
 1. 04/04/13

CHECKED BY:
 DRAWN BY: VAS
 DATE: APRIL 4, 2013
 SCALE: 1" = 40'

SURVEY & SITE PLAN

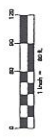
JOB NO.: 120217
 X-1186-2B

AS-BUILT
 APRIL 4, 2013



COORDINATE TABLE

NO.	NORTHING	EASTING
1	5101.03	4878.28
2	5187.04	4927.12
3	5176.40	4935.85
4	5164.15	4885.82
5	5152.92	4936.13
6	5141.69	4886.10
7	5130.46	4936.41
8	5119.23	4886.68
9	5108.00	4936.86
10	5096.77	4887.14
11	5085.54	4937.42
12	5074.31	4887.70
13	5063.08	4937.98
14	5051.85	4888.26
15	5040.62	4938.54
16	5029.39	4888.82
17	5018.16	4939.10
18	5006.93	4889.38
19	4995.70	4939.66
20	4984.47	4889.94
21	4973.24	4940.22
22	4962.01	4890.50
23	4950.78	4940.78
24	4939.55	4891.06
25	4928.32	4941.34
26	4917.09	4891.62
27	4905.86	4941.90
28	4894.63	4892.18
29	4883.40	4942.46
30	4872.17	4892.74
31	4860.94	4943.02
32	4849.71	4893.30
33	4838.48	4943.58
34	4827.25	4893.86
35	4816.02	4944.14
36	4804.79	4894.42
37	4793.56	4944.70
38	4782.33	4894.70
39	4771.10	4944.98
40	4759.87	4895.16
41	4748.64	4945.44
42	4737.41	4895.62
43	4726.18	4945.70
44	4714.95	4895.98
45	4703.72	4946.16
46	4692.49	4896.44
47	4681.26	4946.62
48	4670.03	4896.70
49	4658.80	4946.98
50	4647.57	4897.26
51	4636.34	4947.54
52	4625.11	4897.82
53	4613.88	4948.00
54	4602.65	4898.28
55	4591.42	4948.56
56	4580.19	4898.74
57	4568.96	4949.00
58	4557.73	4899.26
59	4546.50	4949.52
60	4535.27	4899.70
61	4524.04	4949.98
62	4512.81	4900.16
63	4501.58	4950.42
64	4490.35	4900.60
65	4479.12	4950.86
66	4467.89	4901.14
67	4456.66	4951.40
68	4445.43	4901.62
69	4434.20	4951.86
70	4422.97	4902.14
71	4411.74	4952.40
72	4400.51	4902.62
73	4389.28	4952.86
74	4378.05	4903.10
75	4366.82	4953.40
76	4355.59	4903.58
77	4344.36	4953.94
78	4333.13	4904.06
79	4321.90	4954.40
80	4310.67	4904.54
81	4299.44	4954.86
82	4288.21	4905.02
83	4276.98	4955.30
84	4265.75	4905.50
85	4254.52	4955.74
86	4243.29	4906.02
87	4232.06	4956.18
88	4220.83	4906.50
89	4209.60	4956.62
90	4198.37	4906.98
91	4187.14	4957.10
92	4175.91	4907.46
93	4164.68	4957.54
94	4153.45	4907.82
95	4142.22	4958.06
96	4130.99	4908.30
97	4119.76	4958.50
98	4108.53	4908.78
99	4097.30	4959.02
100	4086.07	4909.14



EASTERLY MOST CORNER OF LOT 18, BLOCK 1, 'SUNSET SHORES NO. 1', RECORDED IN LIBER 12 OF FLATS, PAGE 42



"THE MOORINGS"

REVISIONS
CHECKED BY: DRAWN BY: VJS DATE: APRIL 4, 2010 SCALE: 1" = 100'
EASEMENTS, UTILITY & FLOODPLAIN PLAN
JOB NO.: 100217
X-1185-3

LEGEND

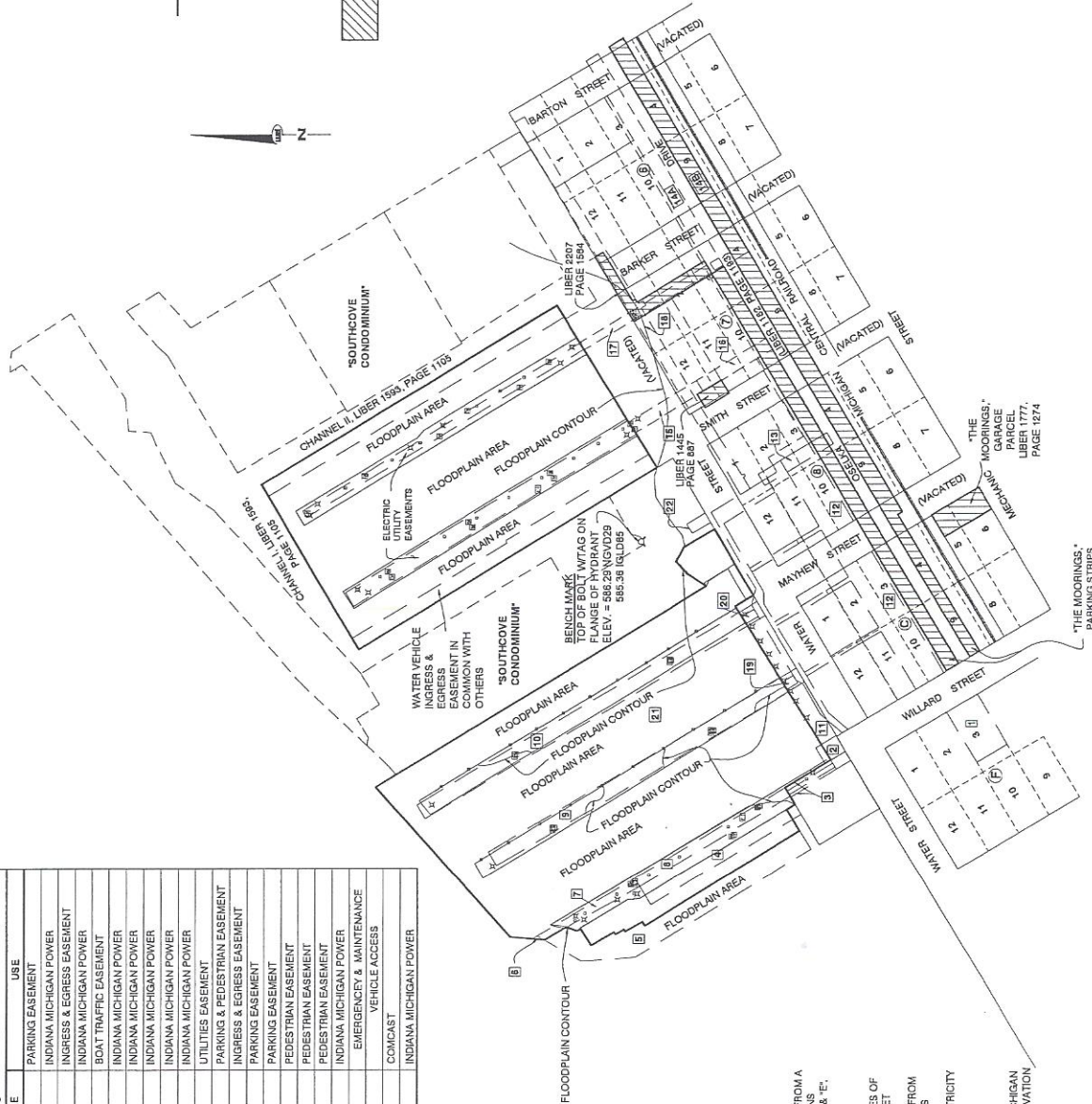
- = ELECTRICAL TRANSFORMER
- = ELECTRICAL METER
- = TELEPHONE RISER
- × = LIGHT POLE
- = WATER METER

▨ = MOORINGS CONDOMINIUM ASSOCIATION PROPERTY (NOT PART OF CONDOMINIUM)



EASEMENTS			
NO.	LIBER/PAGE	AMENDED LIBER/PAGE	USE
1	1185/1381	1185/1384	PARKING EASEMENT
2	1002/1131		INDIANA MICHIGAN POWER
3	058/53	1209/1202 & 0343/1608	INGRESS & EGRESS EASEMENT
4	1187/680		INDIANA MICHIGAN POWER
5	1185/376		BOAT TRAFFIC EASEMENT
6	122/515		INDIANA MICHIGAN POWER
7	141/269		INDIANA MICHIGAN POWER
8	1107/562		INDIANA MICHIGAN POWER
9	1009/1135		INDIANA MICHIGAN POWER
10	1018/189		INDIANA MICHIGAN POWER
11	1140/777		UTILITIES EASEMENT
12	117/693		PARKING & PEDESTRIAN EASEMENT
13	1178/108		INGRESS & EGRESS EASEMENT
14A	JUDGMENT 2784/1417 *	1824/240	PARKING EASEMENT
14B		1824/240	PARKING EASEMENT
15	1209/038	1445/089	PARKING EASEMENT
16	1217/25		PEDESTRIAN EASEMENT
17	1250/10	1445/089	PEDESTRIAN EASEMENT
18	1252/254		INDIANA MICHIGAN POWER
19	1445/086		EMERGENCY & MAINTENANCE
20	1445/089		VEHICLE ACCESS
21	2923/1140		COMMCAST
22	1094/654		INDIANA MICHIGAN POWER

* JUDGMENT 2784/1417 TERMINATES ANY EASEMENT RIGHTS IN BLOCK 5. "ORIGINAL TOWN PLAT"



NOTE:
 FLOODPLAIN ELEVATION = 585 NGVD 29

WATER SERVICE TO UTILITY CONNECTION POSTS RUN UNDER THE MAIN WATER SERVICE FROM A MAIN WATER STREET VACATED WATER SERVICE BUNS BURIED DOWN THE WESTERLY SIDE OF PENINSULAS 'D' & 'E'. WATER IS METERED AT LOCATIONS SHOWN.

TELEPHONE AND ELECTRIC POWER RUN TO UTILITY CONNECTIONS UNDERGROUND ALONG BOTH SIDES OF PENINSULAS 'D' & 'E'. TELEPHONE AND ELECTRIC PLUNG AND DOWN THE CENTER OF PENINSULAS 'D' & 'E'. UNDERGROUND ELECTRIC IS ROUTED PERPENDICULAR FROM SIDEWALK TO EACH TRANSFORMER. ELECTRICAL MAIN IS LOCATED UNDERGROUND ALONG THE APPROXIMATE CENTERLINE OF PENINSULAS 'A', 'B', 'C', 'D', 'E'. ELECTRICITY IS METERED AT TRANSFORMERS.

THERE IS NO GAS SERVICE TO CONDOMINIUM UNITS.

THE HISTORICAL HIGH WATER ELEVATION FOR LAKE MICHIGAN IS 592.0 IGLD 1985. JUNE 1989 AND THE LOW WATER ELEVATION IS 576.0 IGLD 1985. MARCH-APRIL 1984.



AS-BUILT
 APRIL-4, 2010



THE MOORINGS®

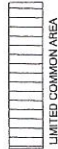
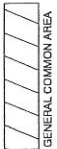
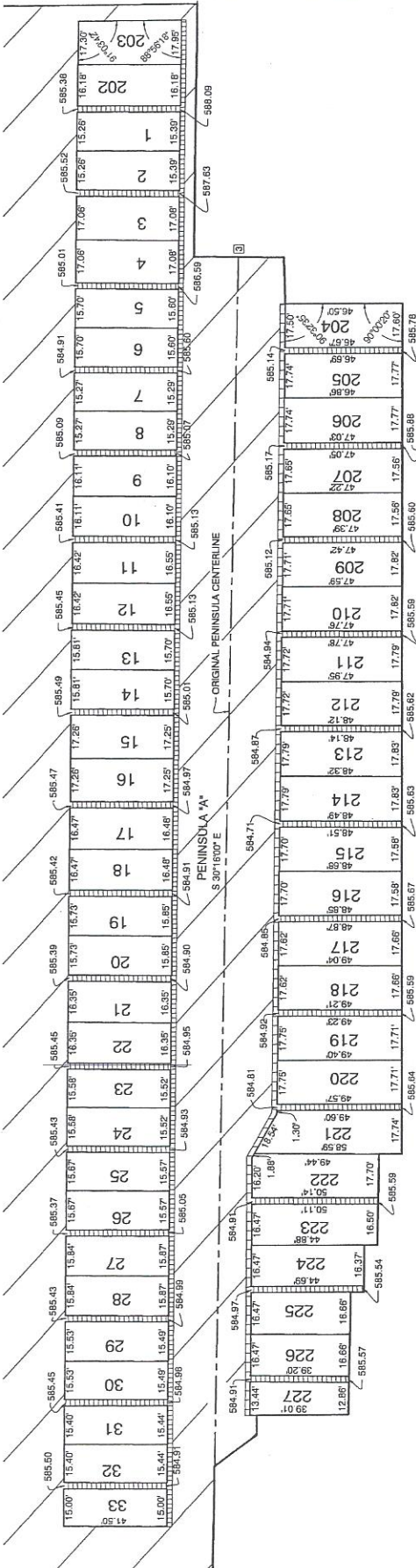
REVISIONS

CHECKED BY:
 DRAWN BY: VAS
 DATE: APRIL 4, 2013
 SCALE: 1" = 20'

PENINSULA A

JOB NO. 120217
 X-1186-4

PENINSULA "A"



NOTE:
 ALL DOCKS ARE 2.5' WIDE UNLESS NOTED
 OTHERWISE. ELEVATIONS ARE N.G.V.D. 29

LIMITED COMMON AREA INCLUDES THAT
 PORTION OF PENINSULA ADJACENT TO EACH
 UNIT BETWEEN SIDEWALK & UNIT (TYPICAL)



AS-BUILT
 APRIL 4, 2013



"THE MOORINGS"

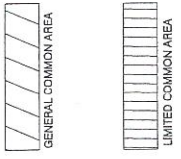
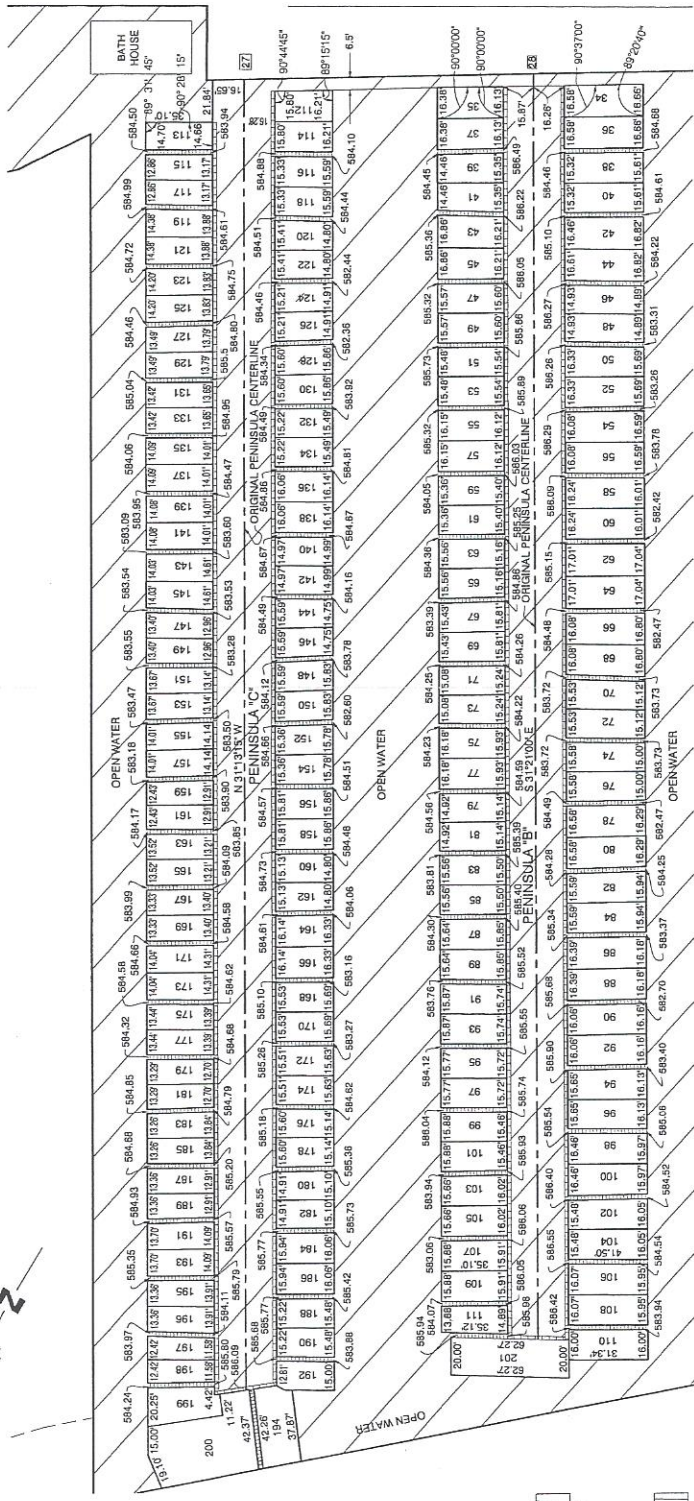
DATE: 04/01/13
 TIME: 10:00 AM

CHECKED BY:
 DRAWN BY: VJS
 DATE: APR. 1, 2013
 SCALE: 1" = 30'

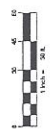
PENINSULA B - C

JOB NO.: 102017
 X-1186-5

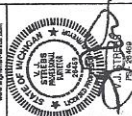
PENINSULA "B" & "C"



NOTE:
 ALL LOCKS ARE 2 1/2" WIDE UNLESS NOTED
 OTHERWISE. ELEVATIONS ARE N.G.V.D. 20



AS-BUILT
 APRIL 4, 2013



"THE MODRINGS"

REVISIONS

CHECKED BY:
 DRAWN BY: VAS
 DATE: APRIL 4, 2013
 SCALE: 1"=20'

PENINSULA D - E

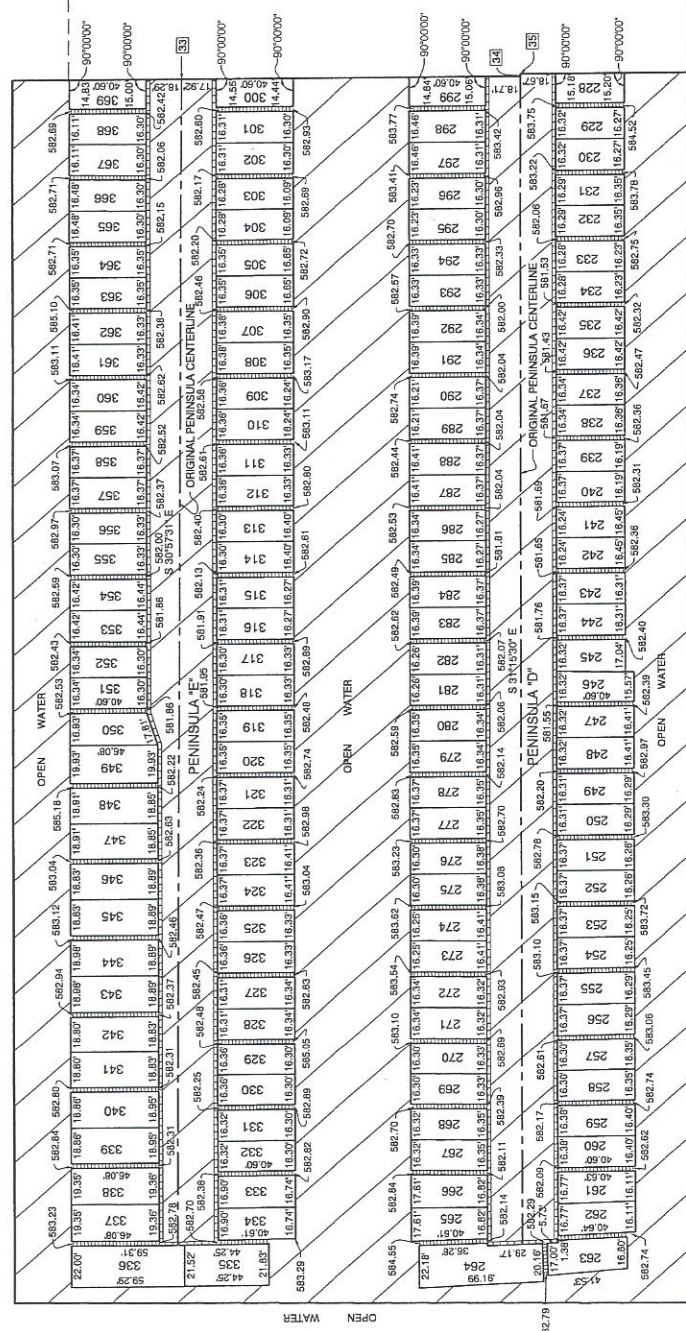
JOB NO.: 120217

X-1186-6

PENINSULA "D" & "E"



CHANNEL II



NOTE:
 ALL DOCKS ARE 2.5 WIDE UNLESS NOTED
 OTHERWISE. ELEVATIONS ARE N.G.V.D. 29

LIMITED COMMON AREA
 LIMITED COMMON AREA INCLUDES THAT
 PORTION OF PENINSULA ADJACENT TO EACH
 UNIT BETWEEN SIDEWALK & UNIT (TYPICAL)



AS-BUILT
 APRIL 4, 2013