

W/L

Meisner Law Group

Lori D. Jarvis Register Of Deeds

Berrien County, Michigan

Rec \$22.00

Remon \$4.00

Tax Crt \$0.00

Recorded

SEPTEMBER 02, 2014 12:33:02 PM

Liber 0007 Page 0172 - 0176

Receipt # 265891 CONDO #2014097302



Liber 0007 Page 0172



# THE MOORINGS

## SECOND AMENDMENT TO AMENDED, RESTATED, SUPERSEDING AND CONSOLIDATED MASTER DEED

This Second Amendment to the Amended, Restated, Superseding and Consolidated Master Deed is made and executed on this 2 day of SEPT, 2014, 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, as amended by First Amendment, Restated to Amended, Restated, Superseding and Consolidated Master Deed recorded at Liber 7, pages 163 - 171, inclusive, Berrien County Records, known as Berrien County Condominium Subdivision Plan No. 7. The Moorings Association hereby records an Amended Condominium Subdivision Plan to correct the omission of the General Common Element between Unit 335 and 336, pursuant to the authority reserved in Article VII, Section 5(d) of the Amended, Restated, Superseding and Consolidated Master Deed, as per the sheets attached hereto as Exhibit "B."

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

THE MOORINGS ASSOCIATION,  
A Michigan Nonprofit Corporation

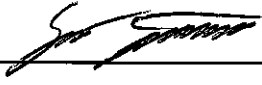
By:   
George Repiscak  
Its: President

11-62-7405-0335-00-3  
11-62-7405-0336-00-0  
11-62-7405 (Common element)  
ll

Berrien County Register of Deeds  
Received: 9/2/2014 12:28 PM

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF BERRIEN )

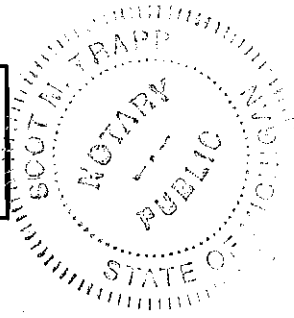
On this 2<sup>nd</sup> day of September, 2014, the foregoing Second Amendment to the Amended, Restated, Superseding and Consolidated Master Deed was acknowledged before me by George Repiscak, the President of The Moorings Association, a Michigan nonprofit corporation, on behalf of said corporation.

  
\_\_\_\_\_, Notary Public  
Berrien County, Van Buren  
Acting in: Berrien County, \_\_\_\_\_  
My Commission Expires: 06/05/2017

Second Amendment to Amended, Restated,  
Superseding and Consolidated Master Deed Drafted by:

When Recorded Return to:  
ROBERT M. MEISNER, ESQ.  
THE MEISNER LAW GROUP, P.C.  
30200 Telegraph Road, Suite 467  
Bingham Farms, Michigan 48025-4506  
(248) 644-4433

SCOT M. TRAPP  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF VAN BUREN  
MY COMMISSION EXPIRES 06/05/2017  
Acting in the County of Berrien



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

**EXHIBIT B TO THE SECOND AMENDMENT TO AMENDED, RESTATED,  
 SUPERSEDING AND CONSOLIDATED MASTER DEED OF**

**THE MOORINGS**

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

CONDOMINIUM ASSOCIATION

MOORINGS CONDOMINIUM ASSOCIATION  
 310 OSELKA DR. SUITE 206  
 NEW BUFFALO, MICHIGAN 49117

DEVELOPER

NEW BUFFALO HARBOR, INC.  
 503 MAIN STREET  
 ST. JOSEPH, MICHIGAN 49085

SURVEYOR & DOCUMENTS

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

**Wightman & Associates, Inc.**  
 ENGINEERING  
 SURVEYING  
 ARCHITECTURE  
 2303 PIPESTONE ROAD  
 BENTON HARBOR, MI 49022  
 800.426.7822  
 2685 PENNACCA DRIVE  
 NEW BUFFALO, MI 49117  
 TEL: 519.337.2979

**JOHN G. KAMEN**  
 P.E.  
 15-27482

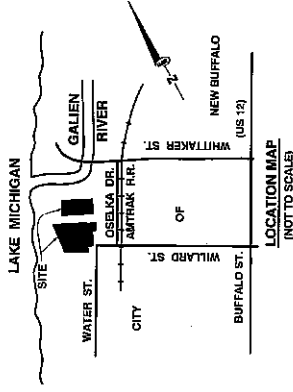
"THE MOORINGS"

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REVISIONS

CHANGED BY:  
 DRAWN BY: VBS  
 DATE: APRIL 4, 2013  
 SCALE:

COVER SHEET  
 NO. 140522  
 X-1186-1



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

SHEET INDEX

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

NOTE:  
 (\*) INDICATES AMENDED OR ARE NEW SHEETS  
 WHICH ARE REVISED DATED 07/11/2014. THESE SHEETS  
 ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE  
 PREVIOUSLY RECORDED.

PENINSULA REFERS TO THE FINGERS OF LAND  
 PROJECTING OUT FROM THE MAINLAND.

WHEREVER THE WORDS "DOCK" OR "FINGER PIER"  
 ARE USED, THEY REFER TO THE STEEL WALKWAY  
 PROJECTING OUT FROM THE PENINSULA

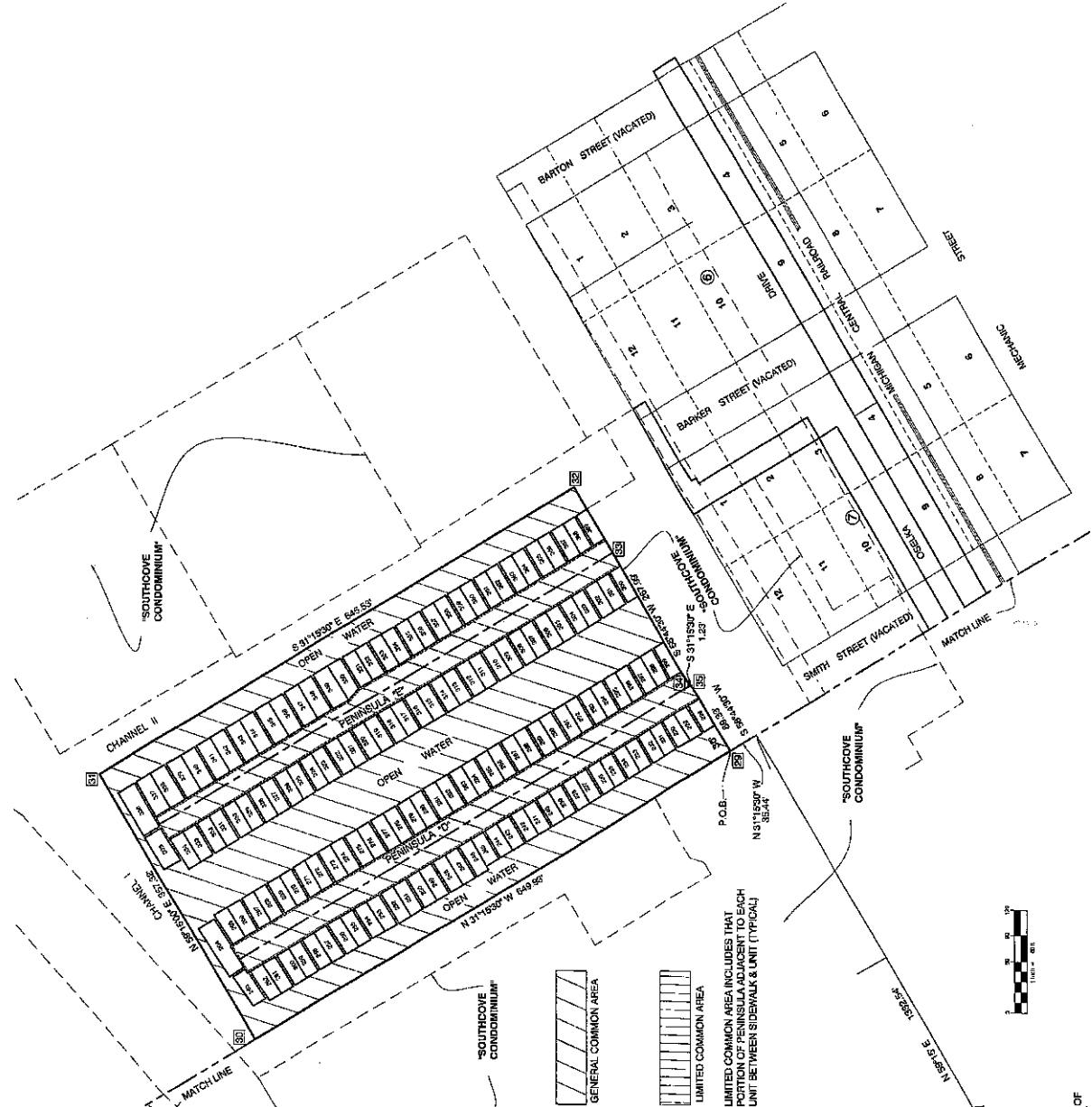
AS-BUILT  
 APRIL 4, 2013

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, OF THE RECORDED PLAT OF "SUNSET SHORES NO. 1," OF SAID CITY OF NEW BUFFALO, THENCE NORTH 89° 15' EAST ON THE NORTHERLY LINE OF SAID PLAT WHICH IS 33.00 FEET NORTH 89° 15' EAST AND 96.00 FEET NORTH 30° 45' WEST OF THE TRUE PLACE OF BEGINNING OF "WEST ADDITION TO THE VILLAGE," NOW CITY, OF NEW BUFFALO, THENCE NORTH 30° 45' WEST 31.82 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 38.26 FEET; THENCE NORTH 82° 18' 44" WEST 18.65 FEET; THENCE SOUTH 89° 15' WEST 46.00 FEET; THENCE NORTH 89° 15' WEST 8.70 FEET; THENCE NORTH 89° 44' EAST 5.63 FEET; THENCE NORTH 30° 15' WEST 48.15 FEET; THENCE NORTH 59° 44' EAST 5.10 FEET; THENCE NORTH 30° 15' WEST 46.70 FEET; THENCE NORTH 59° 28' 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 48° 15' EAST 376.18 FEET; THENCE SOUTH 31° 15' 30" EAST 721.31 FEET; THENCE SOUTH 81° 18' 20" EAST 29.00 FEET; THENCE SOUTH 30° 45' EAST 67.38 FEET; THENCE SOUTH 81° 15' WEST 143.70 FEET; THENCE NORTH 30° 45' WEST 38.15 FEET; THENCE SOUTH 89° 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 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 357.32 FEET; THENCE CONTINUING NORTH 31° 15' 30" WEST 150.00 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 SOUTH 89° 44' 30" WEST 267.89 FEET; THENCE SOUTH 31° 15' 30" EAST 1.23 FEET; THENCE SOUTH 89° 44' 30" WEST 88.33 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.93 ACRES MORE OR LESS.

ALSO THE RIGHT TO USE FOR ROAD PURPOSES THAT PART OF FRACTIONAL SECTION 8, 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, OF THE RECORDED PLAT OF "SUNSET SHORES NO. 1," OF SAID CITY OF NEW BUFFALO; THENCE NORTH 89° 15' EAST ON THE NORTHERLY LINE OF WATER STREET 693.50 FEET TO THE TRUE PLACE OF BEGINNING OF "WEST ADDITION TO THE VILLAGE," NOW CITY, OF NEW BUFFALO; THENCE NORTH 30° 45' WEST ON THE MOST NORTHERLY CORNER OF BLOCK "D" OF SAID "WEST ADDITION TO THE VILLAGE," NOW CITY, OF NEW BUFFALO, THENCE NORTH 30° 45' WEST 132.00 FEET; THENCE SOUTH 89° 15' WEST 20.00 FEET; THENCE SOUTH 30° 45' EAST 132.00 FEET TO THE NORTHERLY LINE OF WATER STREET; THENCE NORTH 89° 15' EAST ON SAID NORTHERLY LINE 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.



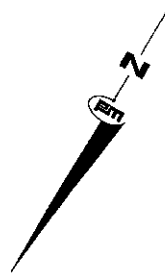
COORDINATE TABLE

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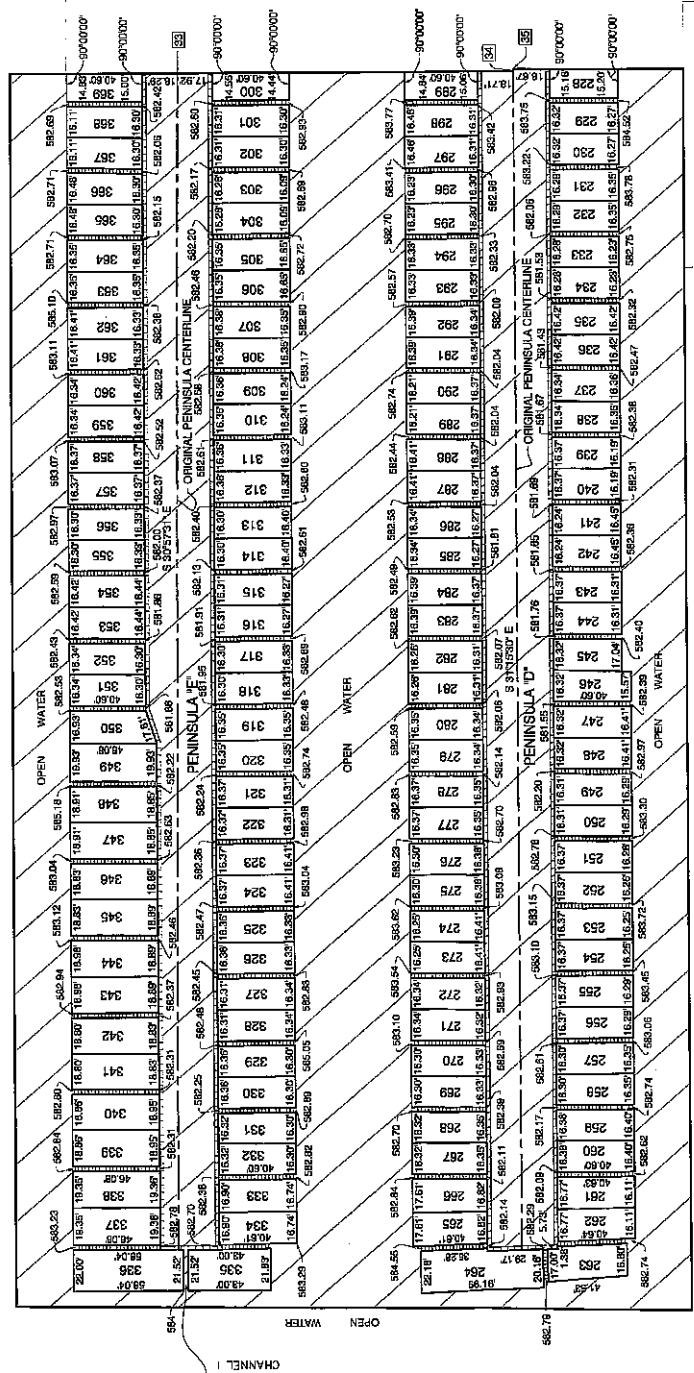


EASTERLY MOST CORNER OF  
 LOT 16, BLOCK 1, 'SUNSET  
 SHORES NC 1', RECORDED IN  
 LIBER 12 OF PLATS, PAGE 42

**PENINSULA "D" & "E"**

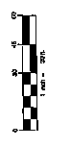


CHANNEL II



NOTE:  
 ALL DUCKS ARE 2.5' WIDE UNLESS NOTED  
 OTHERWISE. ELEVATIONS ARE A.S.D. 89

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



AS-BUILT  
 APRIL 4, 2013