GRAND TRAVERSE COUNTY CONDOMINIUM
SUBDIVISION PLAN NUMBER ___

EXHIBIT B TO THE MASTER DEED OF

FIRESIDE

A PART OF SECTION 10,
TOWN 27 NORTH, RANGE 12 WEST,
LONG LAKE TOWNSHIP,
GRAND TRAVERSE COUNTY,
MICHIGAN.

ATTENTION TO COUNTY REGISTER OF DEEDS, THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE, WHEN A NUMBER HAS BEEN ASSIGNED TO THE CONDOMINIUM IT MUST BE SHOWN ON THIS COVER SHEET AND THE SURVEYOR'S CERTIFICATE ON SHEET 2 AND 3.

SHEET INDEX

1 COVER SHEET
2 SURVEY PLAN 1
3 SURVEY PLAN 2
4 UNIT AND UTILITY PLAN 1
5 UNIT AND UTILITY PLAN 2

DEVELOPER

FIRESIDE DEVELOPMENT LLC
7000 WINDCREST
GRAND RAPIDS, MI 49546

PROPERTY DESCRIPTION

THAT PART OF SECTION 10, TOWN 27 NORTH, RANGE 12 WEST, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 87°47'42" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 550.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°47'42" WEST, ALONG SAID LINE, 150.00 FEET; THENCE NORTH 02°27'39" EAST, 302.06 FEET; THENCE SOUTH 86°35'47" WEST, 304.79 FEET; THENCE NORTH 02°27'24" EAST, 45.57 FEET; THENCE NORTH 87°47'42" WEST, 154.00 FEET; THENCE NORTH 02°27'24" EAST, 2318.97 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE NORTH 87°22'00" WEST, ALONG SAID 1/4 LINE, 167.80 FEET; THENCE NORTH 02°32'12" EAST, 525.11 FEET; THENCE SOUTH 87°24'01" EAST, 1324.78 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE SOUTH 02°29'41" WEST, ALONG SAID 1/4 LINE, 524.87 FEET; THENCE SOUTH 02°27'39" WEST, ALONG SAID 1/4 LINE, 1969.63 FEET; THENCE NORTH 87°39'35" WEST, 200.00 FEET; THENCE NORTH 87°47'42" WEST, 350.00 FEET; THENCE SOUTH 02°27'39" WEST, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 74.46 ACRES OF LAND.

NOTE:
THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL DIVISIONS. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

NOTE: ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTIBLE.

NOTE: IMPROVEMENTS SHOWN HEREON NEED NOT BE BUILT.

DATE

SCOTT D. McLAIN
PROFESSIONAL SURVEYOR NO. 40010 57817
MICHIGAN GEOMATICS
5422 GOODRICK ROAD
TRAVERSE CITY, MICHIGAN 49684

FILE NO: 25-3040

Michigan Geomatics
5422 Goodrick Road
Traverse City, MI 49684
(231) 325-2655
Land Survey Engineering www.MichiganGeomatics.com

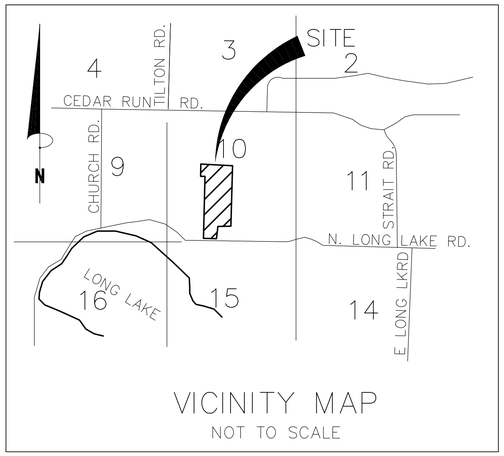
TITLE: COVER SHEET

SHEET 1

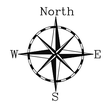
DATE: 12/08/25

FIRESIDE

A PART OF SECTION 10, TOWN 27 NORTH, RANGE 12 WEST,
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.



VICINITY MAP
NOT TO SCALE



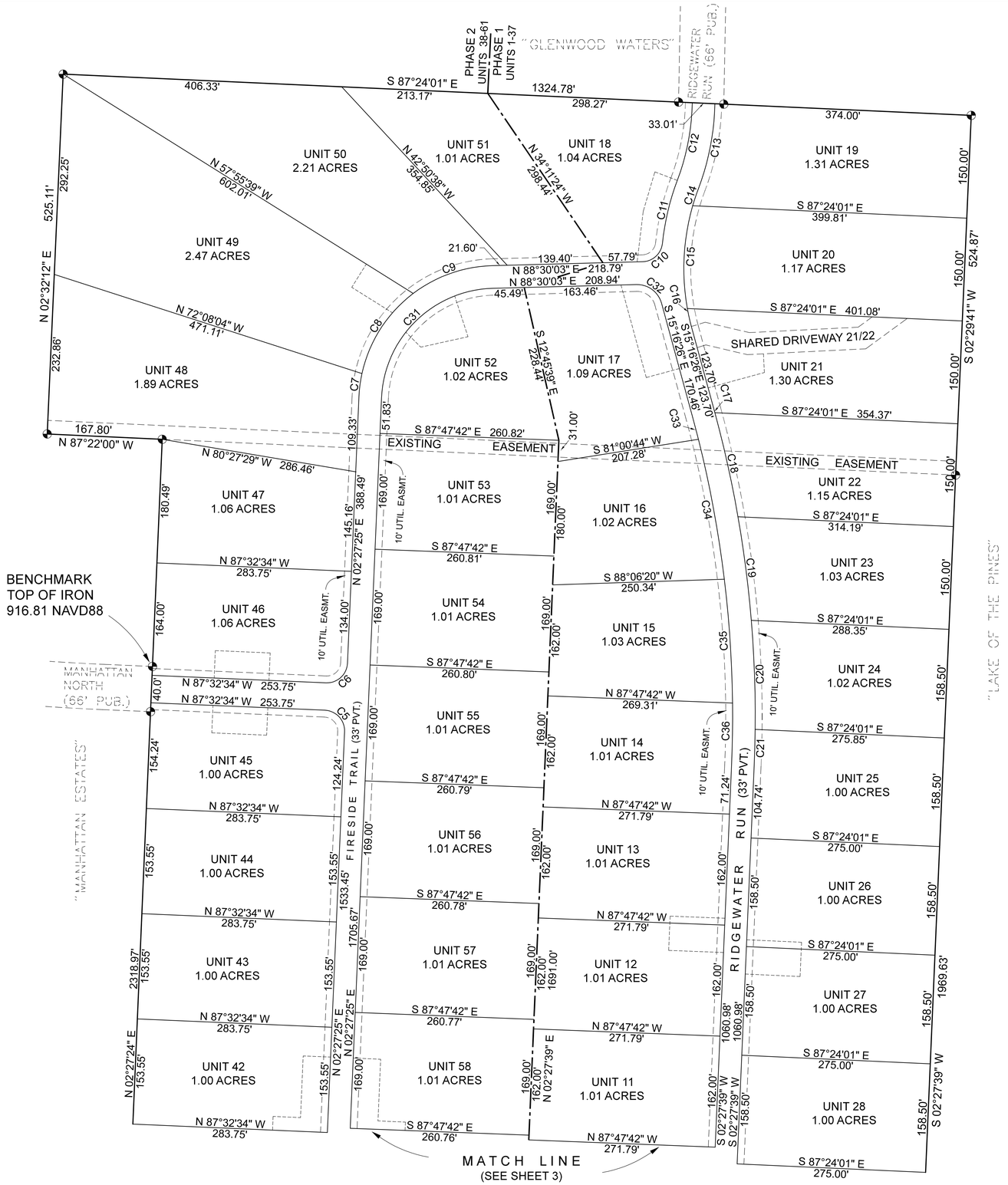
Scale: 1" = 80'
0' 40' 80' 160'

Legend

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- DRAINAGE EASEMENT
- 1 — UNIT BOUNDARY AND NUMBER

BEARINGS: SPCS CENTRAL ZONE NAD83.

SURVEYOR'S CERTIFICATE
I SCOTT D. McLAIN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THIS SITE CONDOMINIUM PLAN KNOWN AS GRAND TRAVERSE CO. CONDOMINIUM SUBDIVISION NUMBER _____, 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 NUMBER 59 OF PUBLIC ACTS OF 1978.
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
THAT THE BEARINGS AS SHOWN, ARE NOTED IN THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.



NOTES
- SEE SHEET 4 FOR EASEMENT DIMENSIONS.
- ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTIBLE.
- ALL IMPROVEMENTS SHOWN NEED NOT BE BUILT.

FILE NO: 24-3040

DATE

SCOTT D. McLAIN
PROFESSIONAL SURVEYOR NO. 40010 57817
MICHIGAN GEOMATICS
5422 GOODRICK ROAD
TRAVERSE CITY, MICHIGAN 49684

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(231) 325-2655
Land Survey Engineering www.MichiganGeomatics.com

TITLE: SURVEY PLAN 1

SHEET 2
DATE: 12/08/2025

FIRESIDE

A PART OF SECTION 10, TOWN 27 NORTH, RANGE 12 WEST,
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.32'	70.55'	N 47°19'59" E	89°44'39"
C2	280.00'	202.43'	198.05'	N 18°15'03" W	41°25'23"
C3	320.00'	113.86'	113.26'	N 28°46'09" W	20°23'11"
C4	320.00'	117.47'	116.81'	N 08°03'34" W	21°01'59"
C5	30.00'	47.12'	42.43'	N 42°32'34" W	89°59'59"
C6	30.00'	47.12'	42.43'	N 47°27'26" E	90°00'01"
C7	200.00'	34.37'	34.32'	N 07°22'47" E	9°50'44"
C8	200.00'	141.60'	138.66'	N 32°35'06" E	40°33'53"
C9	200.00'	124.38'	122.39'	N 70°41'02" E	35°38'00"
C10	30.00'	43.28'	39.63'	N 47°10'04" E	82°39'57"
C11	363.00'	94.44'	94.17'	N 13°17'16" E	14°54'20"
C12	337.00'	115.88'	115.31'	N 10°53'22" E	19°42'08"
C13	370.00'	126.33'	125.72'	S 10°57'33" W	19°33'47"
C14	330.00'	26.63'	26.63'	S 18°25'43" W	4°37'27"
C15	330.00'	151.33'	150.00'	S 02°58'47" W	26°16'25"
C16	330.00'	29.47'	29.46'	N 12°42'56" W	5°07'00"
C17	1695.00'	4.05'	4.05'	S 15°12'19" E	0°08'13"
C18	1695.00'	155.43'	155.37'	S 12°30'36" E	5°15'14"
C19	1695.00'	152.32'	152.27'	S 07°18'31" E	5°08'56"
C20	1695.00'	159.08'	159.02'	S 02°02'44" E	5°22'39"
C21	1695.00'	53.77'	53.77'	S 01°33'07" W	1°49'04"
C22	200.00'	118.47'	116.74'	S 19°25'48" W	33°56'17"
C23	200.00'	133.54'	131.07'	S 55°31'36" W	38°15'19"
C24	200.00'	61.26'	61.02'	S 83°25'47" W	17°33'02"
C25	30.00'	46.99'	42.33'	S 47°19'52" W	89°44'53"
C26	287.00'	57.68'	57.58'	S 03°18'01" E	11°30'52"
C27	287.00'	149.80'	148.10'	N 24°00'36" W	29°54'17"
C28	313.00'	226.29'	221.39'	S 18°15'03" E	41°25'23"
C29	41.80'	65.86'	59.26'	S 42°40'34" E	90°16'27"
C30	37.00'	58.28'	52.44'	N 42°40'08" W	90°15'07"
C31	167.00'	250.79'	227.88'	N 45°28'44" E	86°02'37"
C32	37.00'	49.22'	45.67'	S 53°23'12" E	76°13'32"
C33	1662.00'	35.13'	35.13'	S 14°40'06" E	1°12'40"
C34	1662.00'	207.54'	207.40'	S 10°29'08" E	7°09'17"
C35	1662.00'	180.97'	180.88'	S 03°47'19" E	6°14'20"
C36	1662.00'	90.79'	90.78'	N 00°53'45" E	3°07'48"
C37	167.00'	261.58'	235.65'	S 47°19'59" W	89°44'39"

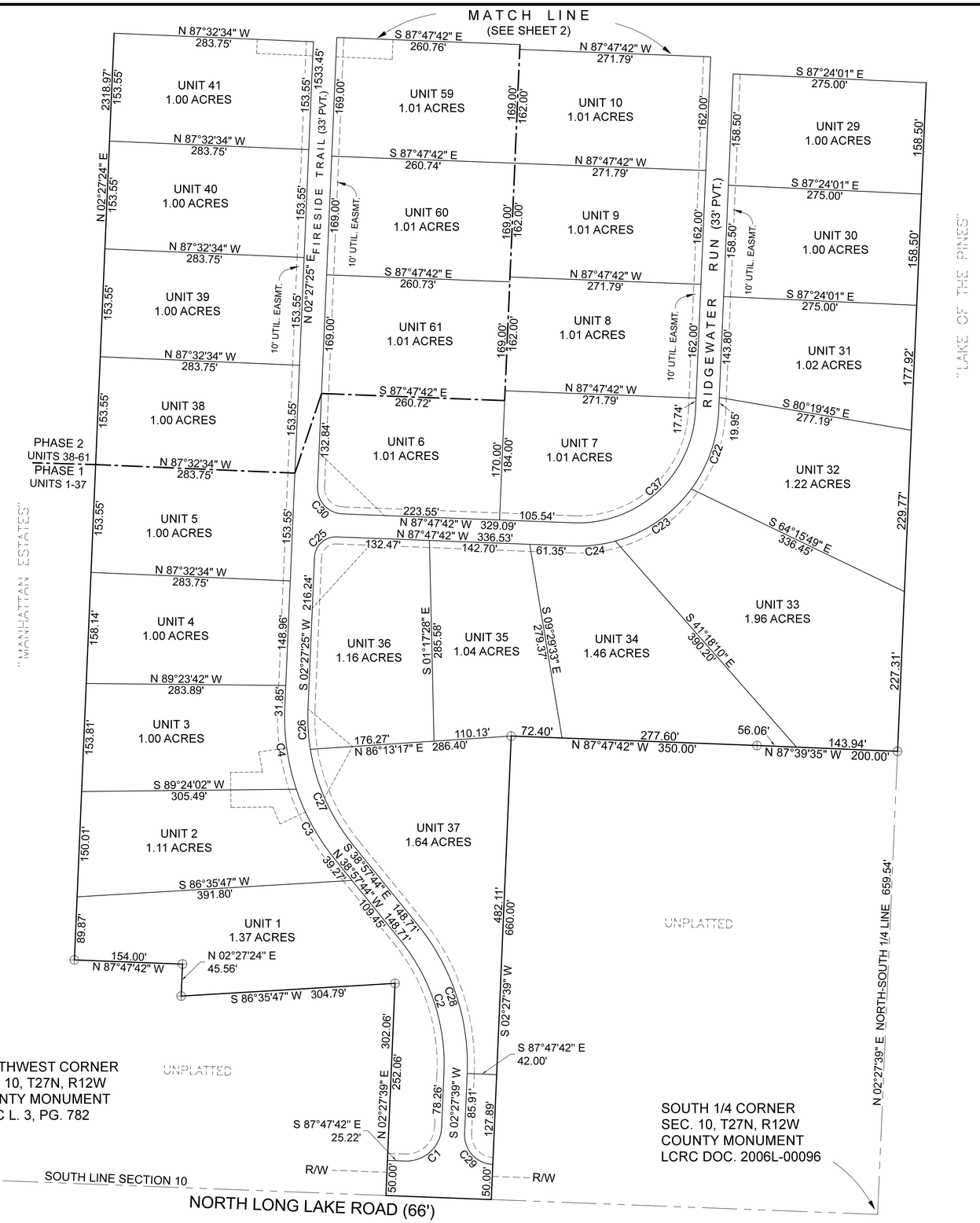
North

Scale: 1" = 80'
0' 40' 80' 160'

Legend

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- DRAINAGE EASEMENT
- 1 — UNIT BOUNDARY AND NUMBER

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DATE

SCOTT D. McLAIN
PROFESSIONAL SURVEYOR NO. 40010 57817
MICHIGAN GEOMATICS
5422 GOODRICK ROAD
TRAVERSE CITY, MICHIGAN 49684

NOTES
- SEE SHEET 5 FOR EASEMENT DIMENSIONS.
- ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTIBLE.
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FILE NO: 25-3040

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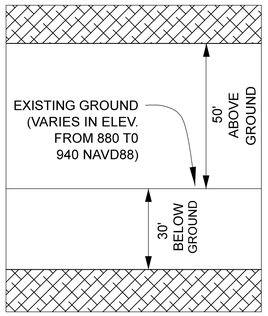
TITLE: SURVEY PLAN 2

SHEET 3

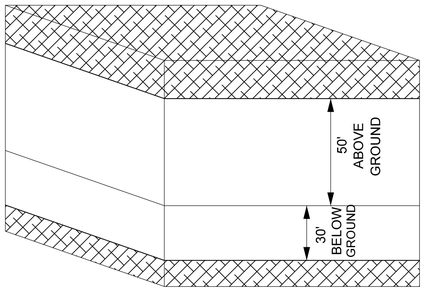
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FIRESIDE

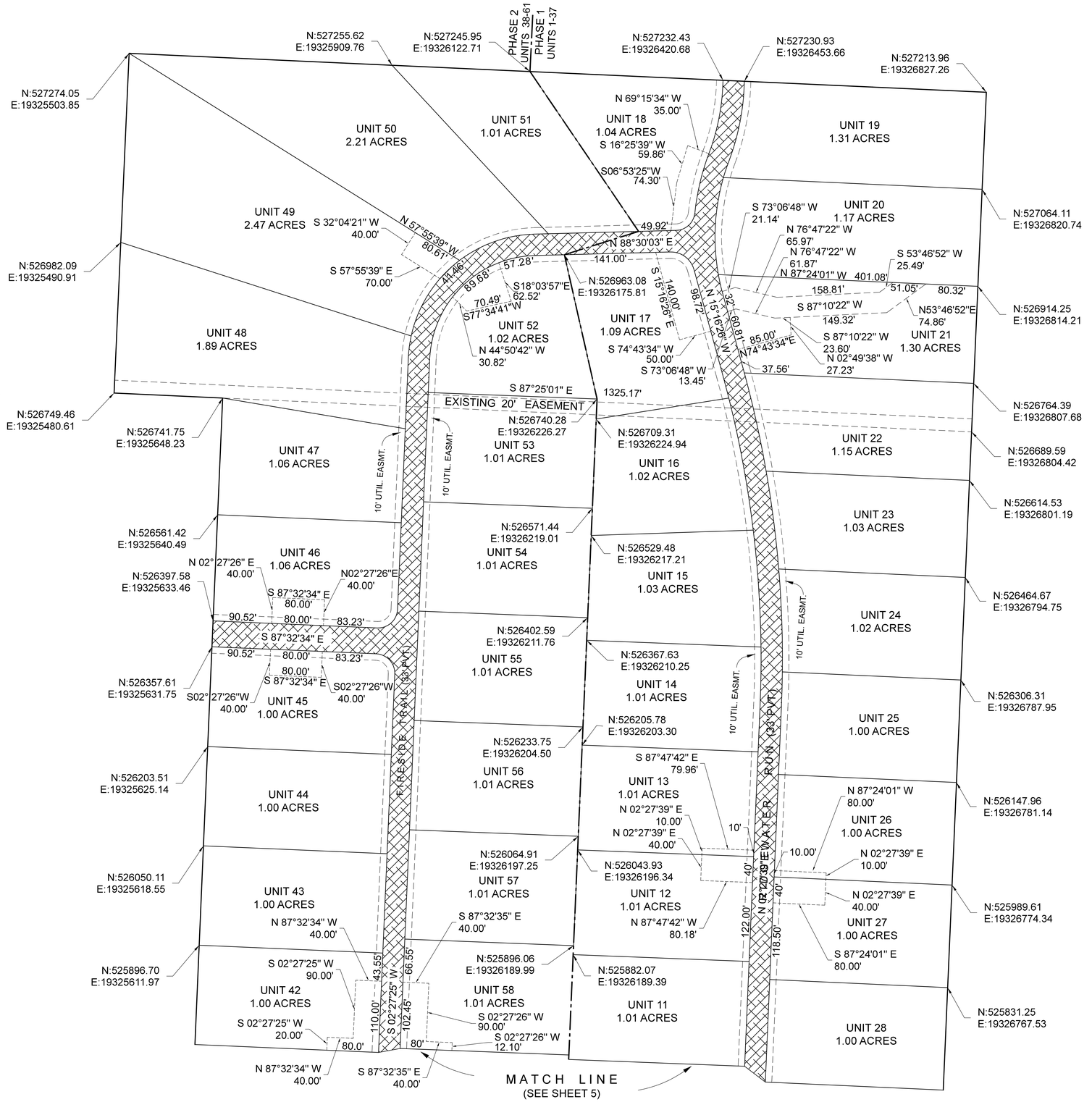
A PART OF SECTION 10, TOWN 27 NORTH, RANGE 12 WEST,
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.



TYPICAL UNIT PROFILE



TYPICAL UNIT ENVELOPE



North

Scale: 1" = 80'
0' 40' 80' 160'

Legend

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- 1 — UNIT BOUNDARY AND NUMBER
- ------- DRAINAGE EASEMENTS

NOTES
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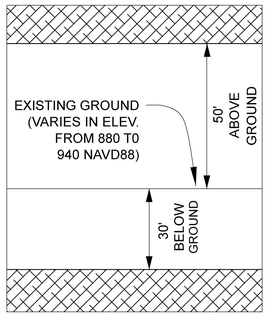
TITLE: SITE & UTILITY PLAN 1

SHEET 4

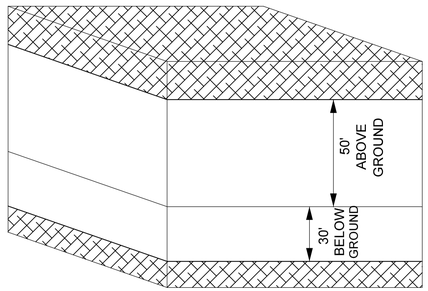
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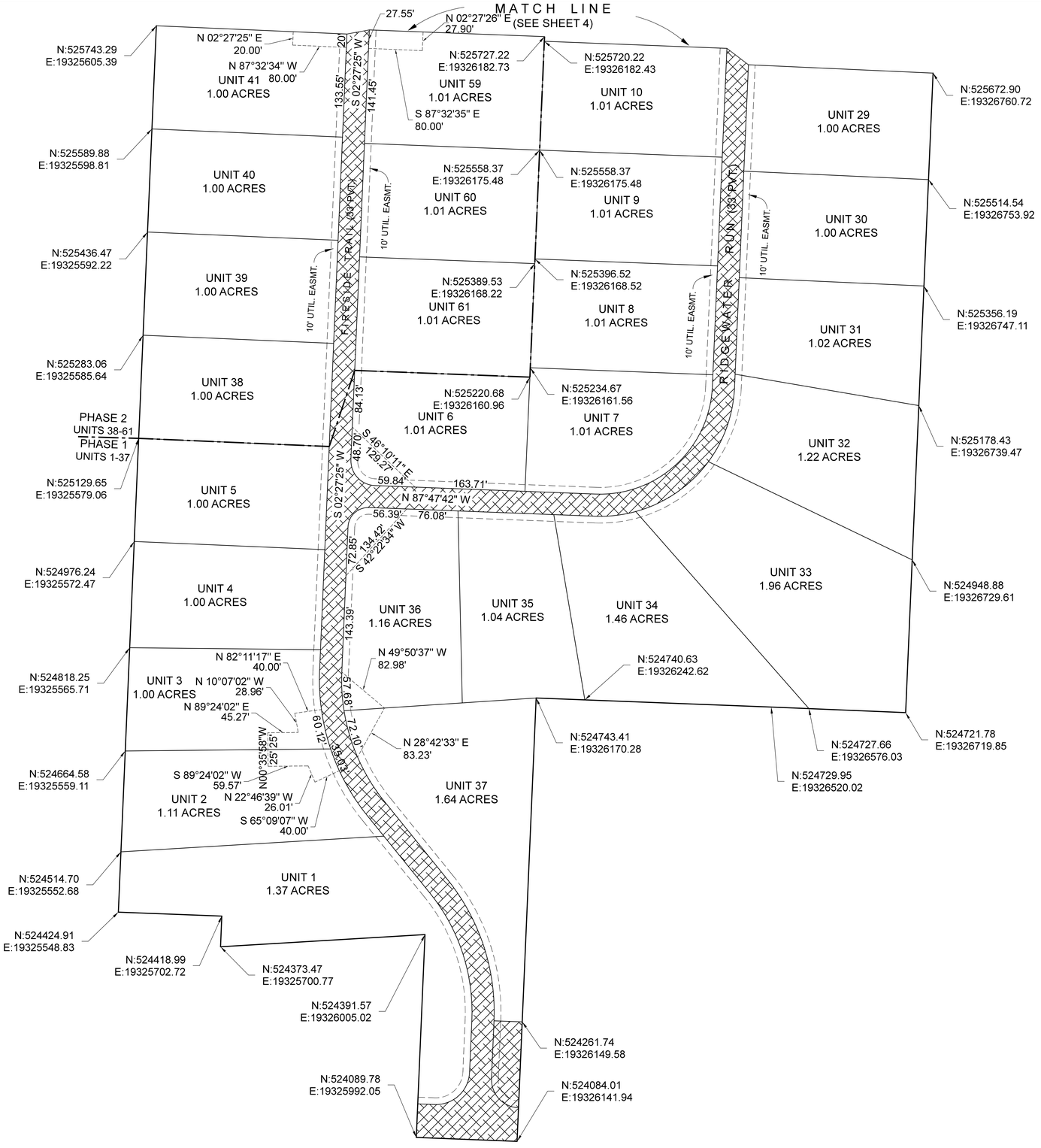
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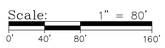
TYPICAL UNIT PROFILE



TYPICAL UNIT ENVELOPE







Legend

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- 1 — UNIT BOUNDARY AND NUMBER
- ------- DRAINAGE EASEMENTS

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TITLE:
SITE & UTILITY PLAN 2

SHEET 5
DATE: 12/08/2025