

**MAPLE RIDGE CONDOMINIUM**  
**MARQUETTE COUNTY CONDOMINIUM SUBDIVISION PLAN No. xx**  
**EXHIBIT "B" TO THE MASTER DEED OF MAPLE RIDGE CONDOMINIUM**  
**CITY OF NEGAUNEE, MARQUETTE COUNTY, MICHIGAN**  
 PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF  
 SECTION 32, TOWNSHIP 48 NORTH, RANGE 26 WEST,  
 CITY OF NEGAUNEE, MARQUETTE COUNTY, MICHIGAN

**SHEET INDEX**

SHEET	DESCRIPTION
1	COVER SHEET AND SECTION PLAN
2	SURVEY, SITE AND UTILITY PLAN
3	SITE BOUNDARY

**DEVELOPER:**

IRON ORE LAND HOLDINGS, LLC  
 115 WEILAND DR.  
 MARQUETTE, MICHIGAN 49855

**SURVEYOR:**

STACEY J. BLUSE, P.S.  
 PROFESSIONAL SURVEYOR No. 4001050429  
 TRIMEDIA ENVIRONMENTAL & ENGINEERING  
 830 W. WASHINGTON STREET  
 MARQUETTE, MICHIGAN 49855

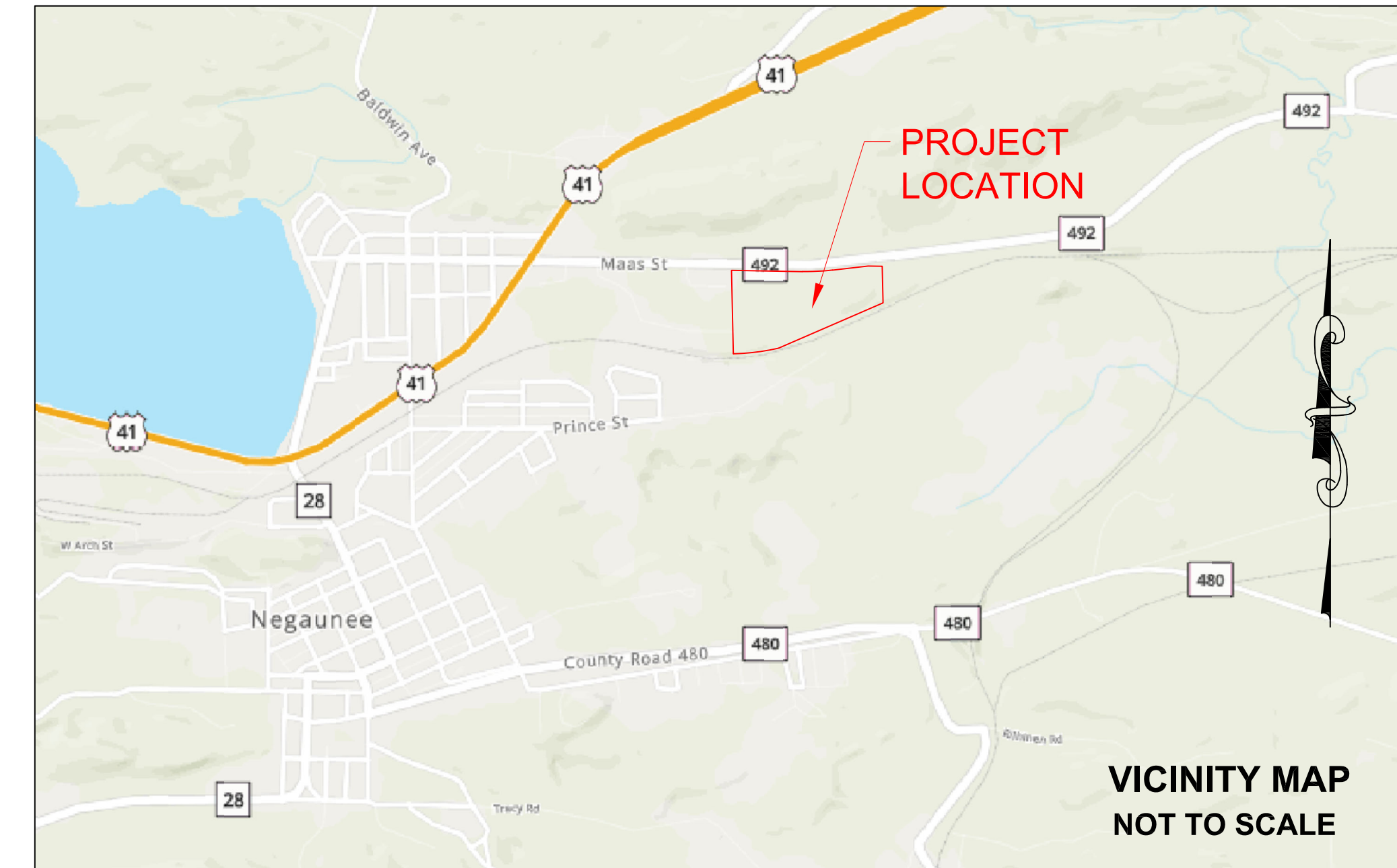
**LEGAL DESCRIPTION - COVENANT DEED (2021R-10979)**

Section 32, Township 48 North, Range 26 West  
 North Half of the Southwest Quarter (N1/2 of SW1/4), lying South of County Road 492 and North of the L.S. & I. Railroad right of way, Except the West 726 feet thereof.

**SURVEY LEGAL DESCRIPTION - CONDOMINIUM BOUNDARY**

Part of the North Half (North 1/2) of the Southwest Quarter (SW1/4) of Section 32, Township 48 North, Range 26 West, City of Negaunee, Marquette County, Michigan, more fully described as:

Commencing at the West 1/4 corner of Section 32, the North line of the Plat of Eastwood and the North right-of-way line of County Road 492 (A/K/A Maas street); thence S89°05'02"E, 726.62 feet along the East-West Quarter line of Section 32 and the North line of the Plat of Eastwood to the East line of the Plat of Eastwood, the West line of the Maple Ridge Condominium Subdivision and the **Point of Beginning**; thence continuing S89°05'02"E, 1915.04 feet along the East-West 1/4 line of Section 32 and the North line of the Maple Ridge Condominium Subdivision to the East line of the Maple Ridge Condominium Subdivision and the North-South 1/4 line of Section 32; thence S01°19'35"E, 465.52 feet along the East line of the Maple Ridge Condominium Subdivision and the North-South 1/4 line of Section 32 to the South line of the Maple Ridge Condominium Subdivision and the North right-of-way line of the Lake Superior and Ishpeming Railroad Main Line; thence S66°32'28"W, 1438.74 feet along the South line of the Maple Ridge Condominium Subdivision and the North right-of-way line of the Lake Superior and Ishpeming Railroad Main Line to a curve; thence 584.96 feet along the South line of the Maple Ridge Condominium Subdivision and the North right-of-way line of the Lake Superior and Ishpeming Railroad Main Line on a curve to the right, having a delta angle of 12°04'50", a radius of 2774.37 feet and a chord bearing S82°52'05"W, 583.88 feet to the West line of the Maple Ridge Condominium Subdivision and the East line of the Plat of Eastwood extended; thence N01°19'30"W, 1141.56 feet along said lines to the **Point of Beginning**. Containing 38.1475 acres and subject to a 66 foot wide Proposed Street, restrictions, reservations, rights of way and easements of record.



VICINITY MAP  
NOT TO SCALE

DRAFT

**SURVEYOR'S CERTIFICATE**

I, STACEY J. BLUSE, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY:  
 THAT THE SUBDIVISION PLAN KNOWN AS MAPLE RIDGE CONDOMINIUM, MARQUETTE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. \_\_\_, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE PLACED IN THE GROUND WITHIN ONE YEAR FROM THE DATE SIGNED BELOW, 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 THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STACEY J. BLUSE, P.S. #4001050429

**NOTE:**

BEARINGS BASED UPON MICHIGAN STATE PLANE  
 COORDINATE SYSTEM NAD 83 (2011), NORTH ZONE



Iron Ore Land Holdings, LLC  
 Maple Ridge Condominium  
 County Road 492, City of Negaunee, Michigan

DATE	DESCRIPTION	ISSUED
04/07/22	PRELIMINARY DRAFT	

DESIGNED: \_\_\_\_\_  
 DRAWN: SDK  
 CHECKED: SJB  
 APPROVED: SJB

TRIMEDIA  
 JOB NUMBER:  
 2022-0290  
 SHEET TITLE:  
 Maple Ridge  
 Condominium  
 SHEET NUMBER:  
 1.0



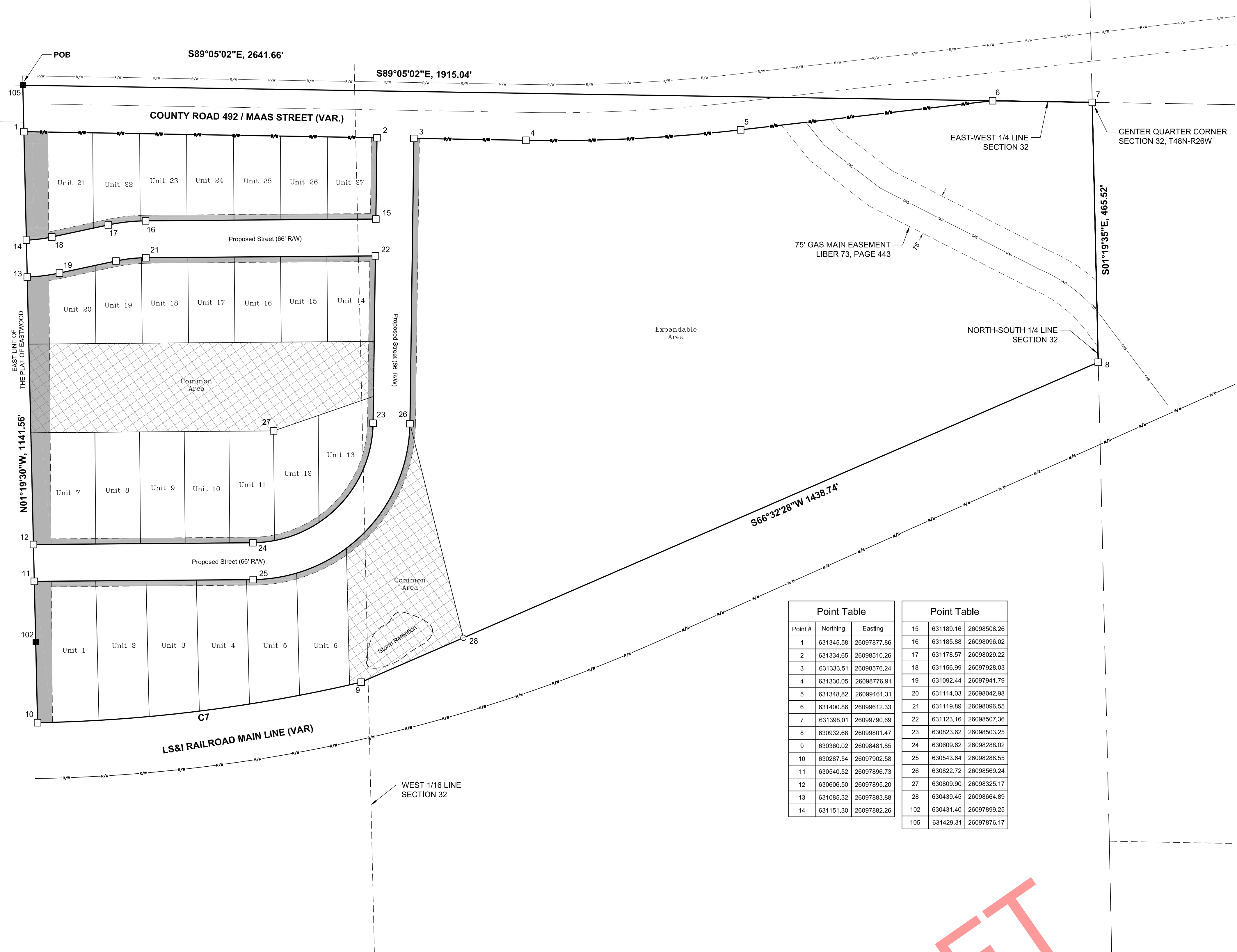
DATE	DESCRIPTION	ISSUED
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DESIGNED:	JBS
DRAWN:	SJB
CHECKED:	SJB
APPROVED:	SJB

TRIMEDIA JOB NUMBER: 2022-0290
SHEET TITLE:  Maple Ridge Condominium
SHEET NUMBER:  2.0

DRAFT



Point #	Northing	Easting
1	631345.58	26097877.86
2	631334.65	26098510.26
3	631333.51	26098576.24
4	631330.05	26098776.91
5	631348.82	26099161.31
6	631400.86	26099612.33
7	631398.01	26099790.69
8	630932.68	26099801.47
9	630360.02	26099481.85
10	630287.54	26097902.58
11	630540.52	26097896.73
12	630606.50	26097895.20
13	631085.32	26097883.88
14	631151.30	26097882.26

Point #	Northing	Easting
15	631189.16	26098508.26
16	631185.88	26098096.02
17	631176.57	26098029.22
18	631156.99	26097928.03
19	631092.44	26097941.79
20	631114.03	26098042.98
21	631119.89	26098096.55
22	631123.16	26098507.36
23	630823.62	26098503.25
24	630809.62	26098288.02
25	630543.64	26098288.55
26	630822.72	26098569.24
27	630809.90	26098325.17
28	630439.45	26098664.89
102	630431.40	26097890.25
105	631429.31	26097876.17

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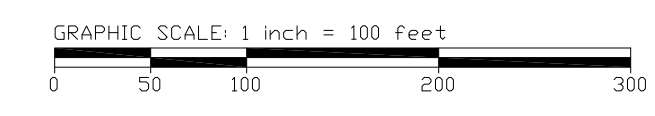
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- NOTES:**
- BEARINGS BASED UPON MICHIGAN STATE PLANE COORDINATE SYSTEM NAD 83 (2011), NORTH ZONE
  - THIS CONDOMINIUM DOES NOT LIE WITHIN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 26103C0702D
  - ALL ROADS AND UTILITIES MUST BE BUILT

- SYMBOL LIBRARY**
- - SET 4" x 36" CONCRETE MONUMENT (MAJOR BOUNDARY CORNER)
  - - SET 1/2" x 24" REBAR WITH CAP No. 50429 (MINOR BOUNDARY CORNER)
  - c1 - CURVE NUMBER
  - 17 - COORDINATE POINT NUMBER

- LINE LIBRARY**
- - ROAD RIGHT OF WAY LINE
  - - SETBACK LINE
  - - UNIT BOUNDARY
  - - EASEMENT LINE
  - - CONDOMINIUM BOUNDARY

- HATCH LIBRARY**
- ▨ - UTILITY EASEMENTS
  - ▩ - COMMON AREA





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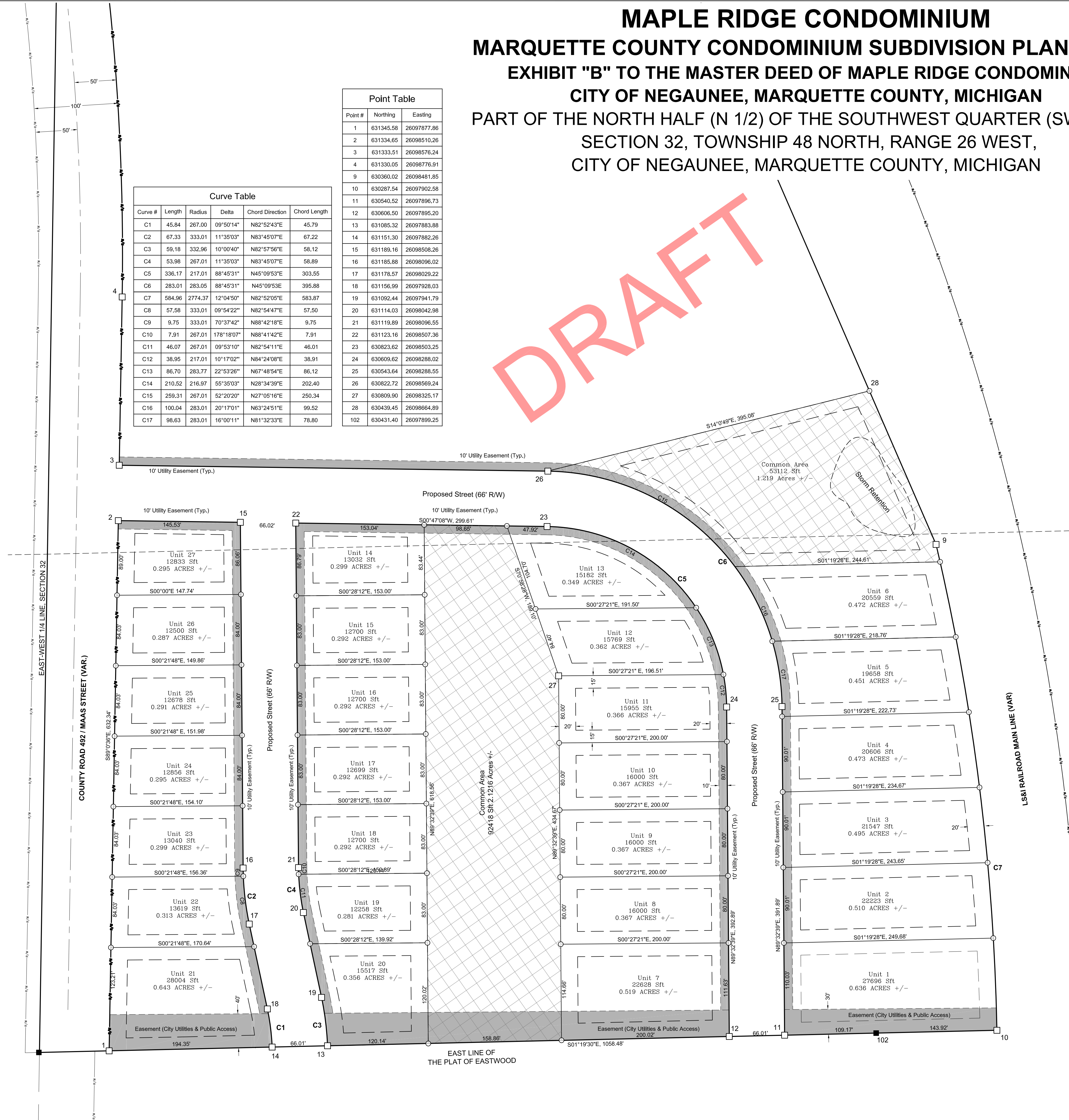
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GRAPHIC SCALE: 1 inch = 60 feet

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.84	267.00	09°50'14"	N82°52'43"E	45.79
C2	67.33	333.01	11°35'03"	N83°45'07"E	67.22
C3	59.18	332.96	10°00'40"	N82°57'56"E	58.12
C4	53.98	267.01	11°35'03"	N83°45'07"E	58.89
C5	336.17	217.01	88°45'31"	N45°09'53"E	303.55
C6	283.01	283.05	88°45'31"	N45°09'53"E	395.88
C7	584.96	2774.37	12°04'50"	N82°52'05"E	583.87
C8	57.58	333.01	09°54'22"	N82°54'47"E	57.50
C9	9.75	333.01	70°37'42"	N88°42'18"E	9.75
C10	7.91	267.01	178°18'07"	N88°41'42"E	7.91
C11	46.07	267.01	09°53'10"	N82°54'11"E	46.01
C12	38.95	217.01	10°17'02"	N84°24'08"E	38.91
C13	86.70	283.77	22°53'26"	N67°48'54"E	86.12
C14	210.52	216.97	55°35'03"	N28°34'39"E	202.40
C15	259.31	267.01	52°20'20"	N27°05'16"E	250.34
C16	100.04	283.01	20°17'01"	N63°24'51"E	99.52
C17	98.63	283.01	16°00'11"	N81°32'33"E	78.80

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