

Received and Returned For Litigation:
12/08/2015 08:30:00 AM
by Eaton CO. MI Register of Deeds

LIBER 2601 PAGE 0097 1 of 13
STATE OF MICHIGAN - EATON COUNTY
RECEIVED: 12/21/2015 08:35:00 AM Receipt #15035095
RECORDED: 12/21/2015 10:16:04 AM X.REST
DIANA BOSWORTH, CLERK/REGISTER OF DEEDS

RECEIVED

DEC 18 2015

EATON
COUNTY

DECLARATION OF EASEMENTS,
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ASHFORD MANOR PHASE III

This Declaration is made this 25th day of November, 2015 by SIGNATURE LAND DEVELOPMENT CORPORATION, a Michigan corporation, of 1188 East Paris Ave., Suite 100, Grand Rapids, MI 49546, (hereinafter referred to as Declarant), pertaining to real property now duly platted as Ashford Manor Phase III, recorded in Liber P00013, Page 219, Eaton County Records.

WHEREAS, Declarant is the owner of the certain real property known as Ashford Manor Phase III which is more particularly described on Exhibit A; (hereinafter referred to as the "Subdivision") and

WHEREAS, Declarant desires and intends that lands within the Subdivision be impressed and subjected to certain easements, covenants, conditions and restrictions in order to ensure its most beneficial development as a residential area, to prevent any use thereof which might tend to diminish its valuable or pleasurable enjoyment and to assure the harmony, attractiveness and utility thereof for the common benefit of lots within the Subdivision;

WHEREAS, Declarant desires and intends that the homeowners who purchase homes from the Declarant within the Subdivision shall be members of the Ashford Manor Homeowners Association and be subjected to the Bylaws of the Ashford Manor Homeowners Association;

NOW, THEREFORE, Declarant hereby makes and establishes the following covenants, conditions, restrictions, reservations and easements upon all lands within the Subdivision, and upon them, and all present and future lot owners and occupants of the Subdivision.

SECTION 1
DEFINITIONS AND ADMINISTRATION

ARTICLE I
Definitions

"Declarant" shall mean Signature Land Development Corporation, or its designee, successors or assigns,

"Subdivision" shall mean the real property described in Exhibit A which is attached and incorporated by reference, to be known as Ashford Manor Phase III at such time that the plat is recorded.

REC'D

DEC 07 15

EATON
COUNTY

> Eastbrook Companies
1188 East Paris Ave SE, Ste 100
Grand Rapids, MI 49546

50-
13

"Open Areas" shall mean the areas established for the use of all property owners within the Subdivision.

"Approval of Declarant" or "Acceptable to Declarant" shall mean the affirmative prior written approval, in the sole and absolute discretion, of Declarant or their designee.

"Final Plat" the plat recorded in Liber P00013 Page 219, Eaton County Records.

"Development and Sales Period" shall mean the time period in which Declarant is developing and selling lots in the Subdivision until the last lot is sold.

"Designated Builder" shall mean Eastbrook Homes, Inc., the builder designated by the Declarant to build homes in the Subdivision, or any other builder designated by the Declarant in the future.

"Ashford Manor Homeowners Association" shall mean the Ashford Manor Homeowners Association, a Michigan non-profit corporation, formed previously to administer the affairs for Ashford Manor and Ashford Manor Phase II (the "Association").

"Bylaws" shall mean the Bylaws of the Ashford Manor Homeowners Association, executed on July 18, 2012, and recorded with the Eaton County Register of Deeds on August 3, 2012, Liber 2406, Page 1112.

Declarant hereby grants to and appoints The Ashford Manor Homeowners Association the right, power and control for the enforcement and administration of these Restrictions pertaining to homeowners who have purchased homes in the Subdivision. Successors of Declarant shall automatically accede to all rights of Declarant under these Restrictions.

ARTICLE 2

Amendments, Supplements and Rescission of Restrictions

Except as provided for in Article 25, these Restrictions may be amended or supplemented by Declarant during the Development and Sales Period, or thereafter only with the consent of all lot owners. Notwithstanding the provisions of this Article, no amendment, supplement to, or rescission of these Restrictions shall be made if same would violate an applicable federal law, state statute or local ordinance.

ARTICLE 3

Application of Restrictions

These restrictions shall apply to lots only within the Subdivision, (Lots 85 through 102) and shall not apply to any property outside of the Subdivision whether or not owned by Declarant and/or adjacent or contiguous property.

ARTICLE 4

Variances, Determinations & Approvals

Upon the approval of the Declarant, during the Development and Sales Period, the Declarant may grant a variance from any of these Restrictions to the owner of any lot, if in the sole discretion of the Declarant, such variance would not substantially impair the intent of these Restrictions, or rights of others then owning land within the Subdivision. After the Development

and Sales Period, the Association may grant such variances, in its sole discretion.

All determinations, approvals and variances shall be in writing, and shall be procured prior to any act being undertaken which requires such determinations, approvals or variances, or which would violate these Restrictions unless a variance was obtained.

The granting of any variance or approval or the making of any determination pursuant to this Article shall not be construed as a precedent binding the Declarant or Association, to any other similar or identical variance, approval or determination, and no action or inaction of the Declarant or Association shall be deemed a waiver of any of their rights hereunder.

ARTICLE 5

Occupancy

Prior to the issuance of occupancy permits by Delta Township or Eaton County, no dwelling shall be used for human habitation, either temporarily or permanently.

ARTICLE 6

Architectural Control

Complete architectural control over all dwellings to be erected and site amenities to be built within the Subdivision shall be subject to the approval of the Declarant during the Development and Sales Period, whose approval must be obtained in writing prior to commencing any construction. The Declarant may approve the various plans and materials to be used by its Designated Builder in advance so that the Designated Builder is not required to seek individual approval for every house. For other builders other than the Designated Builder, the following is a list of documents to be submitted for consideration:

A. House Plans which must be a complete set of construction plans including, but not limited to, the following items:

1. Floor plans for each floor;
2. Garage plan with the type and size of garage doors;
3. Exterior elevations of each side of home;
4. Materials to be used on the exterior; and
5. Detail of porches and decks.

B. Construction Schedule. A construction schedule providing for the approximate time frames for installation of foundation, completion of rough carpentry, plumbing, electrical, completion of finish carpentry and issuance of certificate of occupancy is to be furnished.

ARTICLE 7

Landscape Control

Lot owners shall be required to complete landscaping within ninety (90) days of occupancy, with automatic extensions of one (1) month each for the months of November, December, January and February. Each landscape plan shall include at least three (3) trees, either coniferous trees

with a minimum height of five (5) foot or deciduous trees with a minimum two (2) inch caliper. Each lot shall be entirely landscaped, except Declarant or the Association may waive all or part of this requirement at its sole discretion. If a waiver is granted, the areas that are to be left in their natural state shall be kept clean and free of weed growth. All lots shall be kept neatly groomed, noxious weed growth will not be permitted. Once the lot is sold, owners of unoccupied lots shall maintain them in a sightly condition.

ARTICLE 8 Construction Trash Collection

During construction of each home, the owner/contractor shall provide "on-site" trash collection and keep the site free and clear of debris. All debris that strays from site shall be collected and removed by lot owner.

SECTION 2 REQUIREMENTS FOR LOT DWELLINGS

ARTICLE 9 New Buildings

All buildings shall be of new construction completely built on site, and no building shall be removed from any other location to any lot in the Subdivision. Prefabricated, modular or panelized houses shall not be erected upon any lot in the Subdivision.

ARTICLE 10 Type of Use

No lot in this Subdivision shall be used for any purpose other than single-family residential, and there shall not be constructed or maintained upon any lot in the Subdivision any building except a single-family residence, with garage attached and/or breezeway. Other uses of lots such as pools, equipment storage for pools, basketball and/or tennis courts on lots complying with Township Zoning and/or County Zoning may be acceptable, subject to those architectural standards set forth in Articles 6 and 12 of these Restrictions and further subject to the prior written approval of the Declarant.

ARTICLE 11 Building Sites and Square Footage

A. No one-story residence shall be erected in this Subdivision with less than one thousand six hundred (1,600) square feet of livable floor space. No one and one-half story, two story or tri-level residence shall be erected in the Subdivision with less than two thousand (2,000) square feet of livable floor space. The term "livable space" shall include all area enclosed by and including exterior walls of the dwelling, but shall not include any space or area in garages, breezeways, decks, exterior porches and terraces. Each residence must have a two-car attached garage (by breezeway acceptable); no carports will be allowed. Each driveway shall be paved with concrete. Except for railings and posts, all front porches, stoops or landings of homes shall be concrete.

B. All mailboxes shall be uniform in appearance and construction materials. There shall be no "gang" mailboxes or mailboxes consisting of plastic or composite-type materials.

ARTICLE 12
Building Setbacks

All Front yard, Side yard and Rear yard set-backs requirement shall be as the Township and/or County ordinance for RB Zoning.

ARTICLE 13
Exterior Walls

The exterior walls of all dwellings and structures appurtenant to the dwelling shall be of material fabricated for such purpose and commonly used as such. Brick, stone, wood, and vinyl siding, exterior types of wood paneling, or a combination of any of the above materials, is acceptable.

ARTICLE 14
Building Repair

Any damaged or destroyed building shall be repaired, replaced or removed with reasonable promptness. Except for lots owned by the Declarant or its Designated Builder, the Association may enter on any premises where an excavation, foundation, or uncompleted house has been left without substantial and continuing building progress for more than 1 year and cause such excavation or foundation to be filled or removed, or such uncompleted house to be demolished. The expense thereof shall be immediately due and payable to the HOA by the lot owner, and shall become a lien on the property which may be foreclosed by and/or the HOA as in the case of the foreclosure of a mortgage by advertisement under Michigan statutes.

ARTICLE 15

A. Sheds, Carports, Detached Garages, Etc. No sheds, pole buildings, barns, carports, detached garages, shacks, tree houses, swimming or bath house, or outbuildings of any kind shall be placed on any lot at any time, either temporarily or permanently.

B. Trailers. Trailers, boats, snowmobiles, aircraft, commercial vehicles, campers or other recreational vehicles, or any other vehicles, other than operable and currently licensed automobiles or vehicles used for general personal transportation purposes, shall not be parked or maintained on any lot unless in a suitable garage which is built in accordance with the restrictions set forth herein. This section shall not be construed, however, to prevent parking of recreational vehicles, trucks or commercial vehicles for such brief intervals as may be necessary to fulfill reasonable loading or unloading purposes.

C. Dog Kennels. Dog kennels or runs or other enclosed shelters for permitted animals are subject to the approval of the Association and the Township of Delta relative to the location and design of fencing. No dog kennel shall be allowed in the front yard, defined as forward of the rear wall of the house. Each lot owner must keep any such kennel or run in a clean and sanitary condition.

ARTICLE 16
Street Lamps and Signs

Each lot owner may maintain a street lamp. The design is subject to the approval of the Declarant or the Association.

ARTICLE 17
Fences and Hedges

No fence or hedge more than five (5) feet high shall be erected or maintained. All fences must meet Township and/or County ordinances, and are subject to the approval of the Association as to location, extent, material and style. No fencing will be allowed in the front yard defined as forward of the rear wall of the house.

SECTION 3
PROHIBITED USES AND ACTIVITIES

Article 18
Nuisances

The following shall be considered nuisances per se and shall not be permitted within the Subdivision, except as specifically set forth, as it is desirable and essential to maintain a high-quality aesthetic living community within the Subdivision:

- A. No commercial signs, home business signs, billboards or signs of any type, except subdivision identification, traffic control, or signs advertising the sale of lots, provided, however, that Declarant reserves the right to install and maintain promotional signs and displays within the Subdivision during the Development and Sales Period;
- B. On-site exploration or drilling of oil or gas;
- C. On-site exploration or removal of sand, gravel or other subsurface minerals;
- D. Outdoor clothes lines unless they are placed in the rear yard;
- E. Vegetable gardens in the front or side yards, or any vegetable garden exceeding six hundred (600) square feet;
- F. Operation of snowmobiles, off-road or dirt bike-type motorcycles, or other motorized or alternately powered recreational vehicles, except such other motorized or alternately powered vehicles as may lawfully be operated on public streets;
- G. Airborne vehicles of any type;
- H. Windmills;
- I. Home businesses which cause excessive vehicular traffic in the Subdivision or which are conducted at a time of day or night or in a manner which causes a disturbance or annoyance to residents of the Subdivision;
- J. Any above or underground tank for the storage of home heating, gasoline or other fuels;
- K. Solar collectors or satellite dishes larger than 24" in diameter (located in rear yard only);

- L. The burning of garbage, refuse or debris;
- M. The construction and maintenance of any outdoor receptacle for ashes, garbage or refuse;
- N. Causing or allowing any unsightly or objectionable matter to accumulate or remain on any land within the Subdivision;
- O. Overhead electrical, telephone, cable television or other lines;
- P. Depositing or discharging, or causing to be deposited or discharged, any substance into any pond, drain, stream or body of water within the Subdivision or adjacent to the Subdivision, the result or natural tendency of which would be to pollute or otherwise render same unfit, unhealthy or unsightly;
- Q. It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the Subdivision as a whole or the specific area. No lawn ornaments, sculptures or statutes shall be placed or permitted to remain on any lot without the approval of Association.
- R. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the Subdivisions. There shall not be maintained any animals or device or things of any sort whose normal activities or existence is in any way noxious, noisy, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the reasonable enjoyment of other property in the neighborhood;
- S. Declarant and/or the Association reserve the right for itself and its agents the right to enter upon any residential lot for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weed or other unsightly growth, which in the opinion of the Declarant or the Association detracts from the overall beauty, setting and safety of the Subdivision. Such entrance for the purpose of mowing, cutting, clearing or pruning shall not be deemed as trespass. Developer and its agents may likewise enter upon such land to remove any trash which has been collected on such lot without such entrance and removal being deemed as trespass. The provisions of this paragraph shall not be construed as an obligation on the part of the Declarant or Association to mow, clear, cut or prune any lot to provide garbage or trash removal services.

ARTICLE 19

Rentals

If an owner rents a house in the subdivision, the owner shall notify the HOA with the occupants name, contact information, and the term of the lease.

ARTICLE 20

Prohibition Against Subdivision of Lots

No lot shall be subdivided, or its boundary lines changed, except with the written consent of Declarant. However, Declarant hereby expressly reserves to itself the right to change boundary

lines in order to create a modified building lot and to take such other steps as are reasonably necessary to make such lot suitable and fit as a building site to include, but not to be limited to, the relocation of easements, walkways and rights of way to conform to the new boundaries of said lots. Any replatting and/or relocation of lot lines or easements shall be in conformance with the Land Division Act, being 1967 PA, 288, MCL 560.101 et. Seq., as amended, or any applicable local ordinance.

ARTICLE 21

Prohibition Against Hunting and Wildlife/Firearms

No hunting of any kind or discharge of firearms shall be allowed anywhere within the Subdivision.

ARTICLE 22

Easements

The easements as shown on the Final Plat include the right to install, use, erect and maintain all utilities including, electric, telephone and television poles, wires, cables, conduits, sewers, water mains and other suitable equipment for the conveyance and use of electricity, telephone, television, gas, sewer, surface waterways, water or other public conveniences or utilities on, in or over each lot at all easement locations as shown on the Final Plat. This includes an eight (8) foot easement on the rear yard lot line. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, to excavate and make any grading of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation, repair and replacement and to maintain reasonable standards of health, safety and appearance. Such rights may be exercised by any licensee, assignee or delegee of Declarant, but this reservation shall not be considered an obligation of Declarant to provide or maintain any such utility or service.

SECTION 4

MISCELLANEOUS

ARTICLE 23

Option To Repurchase

At the sole discretion of Declarant, Declarant reserves an option to repurchase any lot not built upon within twelve (12) months of the date of the deed conveying it to the first owner. In such instance, the repurchase price shall be the original price paid to Declarant for said lot. First owners of said lot must obtain the written approval of Declarant, to sell the lot to a third party.

ARTICLE 24

Partial Invalidity

Should any provision of these Restriction, or any portion thereof be deemed invalid or unenforceable, the validity of the remainder shall not be affected or impaired.

ARTICLE 25

Enforcement

A. The provisions hereof shall run and bind the land within the Subdivision for a period of twenty (20) years from the date hereof, after which time they shall be extended

automatically for successive periods of ten (10) years unless seventy-five (75%) percent of the Lot Owners in the Subdivision vote to limit, amend or remove the restrictions set forth herein. Declarant, the Association or the owners of two (2) lots in the Subdivision shall have the right at any time or times during said periods (1) to proceed at law or in equity against any home owner or occupant violating or attempting to violate any provision contained herein, to prevent or abate such violations, to compel compliance with the terms hereof; (2) to enter upon any land within the Subdivision and correct any condition in and remove any building, structure or improvements erected, installed or maintained in violation of the terms hereof at the home owner's expense; and (3) to recover damages or other dues for any violation including attorney fees; except that the Declarant may not be sued under this provision for any reason. Any such entry, prevention or abatement shall not constitute a trespass whether or not pursuant to court order.

B. Failure to enforce any provision contained herein in any particular instance shall not be deemed a waiver of the right to do so as to any continuing, subsequent or other violation.

C. The violation by any home owner, occupant or guest of any of the provisions of this Declaration, including the bylaws of the homeowners association or any duly adopted rules and regulation, shall be grounds for assessment of monetary fines against the involved home owner. Such home owner shall be deemed responsible for such violations whether they occur as a result of his personal actions or the actions of his family or invitee.

Upon any such violation being alleged by the Declarant or the board of the Association, the following procedures will be followed:

- 1) Notice of the violation, including the provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the lot owner on notice as to the violation, shall be sent by first class mail, postage prepaid, or personally delivered to the residence of said home owner.
- 2) The offending home owner shall have an opportunity to appear before the board of directors of the homeowners association, if established, or a specially constituted tribunal of five (5) home owners (other than the Declarant but who may be appointed by Declarant) and offer evidence in defense of the alleged violation. The appearance before the board or such tribunal shall be a meeting scheduled no less than ten (10) days from the date of the notice.
- 3) Failure to respond to the notice of violation constitutes default.
- 4) Upon appearance by the home owner before the board or tribunal and presentation of evidence of defense, or, in the event of the home owner's default, the board or tribunal shall, by majority vote of a quorum of the board or tribunal, decide whether a violation has occurred. The decision of the board or such tribunal is final.

Upon violation of the provisions of this Declaration of Restrictions, the Bylaws of the Homeowners Association or any duly adopted rules and regulations and, after default of the offending home owner or upon the decision of the board or tribunal as recited above, the following fines shall be levied in addition to costs, expenses and in attorney fees incurred by the

Homeowners Association:

- A. FIRST VIOLATION. No fine shall be levied.
- B. SECOND VIOLATION. Twenty-five Dollar (\$25.00) fine.
- C. THIRD VIOLATION. Fifty Dollar (\$50.00) fine.
- D. FOURTH VIOLATION AND SUBSEQUENT VIOLATIONS. One Hundred Dollar (\$100.00) fine per day.

In addition to the levy of monetary fines, failure to comply with any of the terms this Declaration of Restrictions or the Bylaws of the homeowners association shall be grounds for relief, which may include, without limitation, an action to recover sums due for such damages, injunctive relief, and any other remedy that may be appropriate to the nature of the breach. The failure of the Association to enforce any right, provision, covenant or condition which may be granted by this Declaration of Restrictions or Bylaws of the Association, shall not constitute a waiver of the right of the Declarant or the Association to enforce such right, provision, covenant or condition in the future.

ARTICLE 26

Assessments, Lien Rights, Homeowners Association

A. Annual membership fees to the Association shall first become due on the date that a new home is transferred by Deed to a home owner or a builder other than the Designated Builder. Declarant and the Designated Builder are not obligated to pay any fees to the Association for any lots. Any initiation, membership or user fees established by the Association for the Subdivision, and any amounts or expenses incurred in enforcing these restrictions, together with all amounts assessed by the Association to maintain the Open Areas shall constitute a lien on the lot of each lot owner responsible for fees or expenses. Declarant or the Association, as the case may be, may enforce the lien by recording appropriate instruments confirming the existence of the lien and foreclosing the lien by appropriate legal action. In such legal action, a court of competent jurisdiction shall be empowered to order a sale of the lot subject to the lien in order to satisfy the lien. The lien shall be subordinate and junior to the lien of any first mortgage securing a loan for the acquisition or improvement of any lot in the Subdivision.

B. Ashford Manor Homeowners Association was established on June 26, 2012. All voting in association affairs shall be on a one vote per lot basis. The association may levy fees, dues or assessments on each lot in the Subdivision, whether or not the lot is an active member of the association, except lots owned by Declarant or its Designated Builder. In no event shall Declarant or such a builder be obligated to pay fees, dues or assessments to the association. All such fees, dues or assessments shall be charged equally to each lot, and may be enforced through the lien provided in paragraph A of this Article or by any other lawful means of collecting debts. The homeowners association shall have the obligation and authority, by way of example and not limitation, to administer and enforce the restrictions created hereunder, to administer and maintain the Open Areas and to administer and maintain the private storm drains which serve the Subdivision.

C. Any sale or purchaser of a lot in the Subdivision shall be subject to such Articles of Incorporation and Bylaws for the HOA as established, except lots owned by the Designated Builder, and each lot owner agrees to abide and observe such Bylaws. The HOA may amend or modify the bylaws upon the affirmative vote of seventy-five (75%) percent of the lot owners, but such amendment or modifications shall not have retroactive effect.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration of Restrictions on the day and date set forth below.

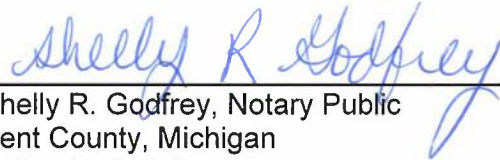
SIGNATURE LAND DEVELOPMENT
CORPORATION, a Michigan corporation



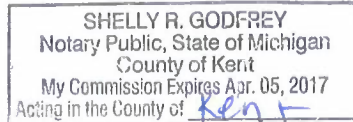
By: Michael R. McGraw
Its: Vice President

STATE OF MICHIGAN
COUNTY OF KENT

The foregoing instrument was acknowledged before me this 25th day of November 2015 by Michael R. McGraw, Vice President of Signature Land Development Corporation, on behalf of the corporation.



Shelly R. Godfrey, Notary Public
Kent County, Michigan
Acting in Kent County
My commission expires: 4/5/2017



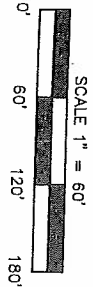
Drafted by and after recording return to:
Kathleen M. Adams
Signature Land Development Company
1188 East Paris Ave SE, Suite 100
Grand Rapids, MI 49546

ASHFORD MANOR NO. 3

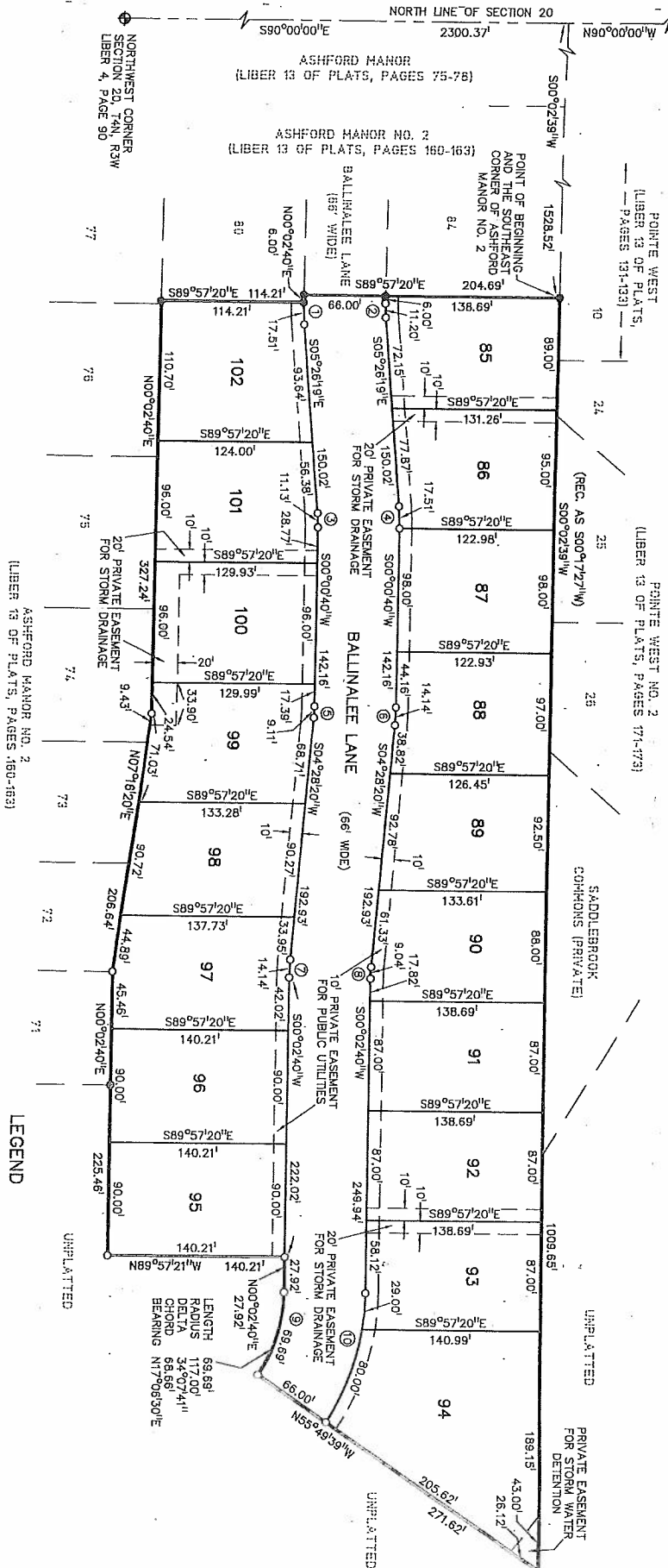
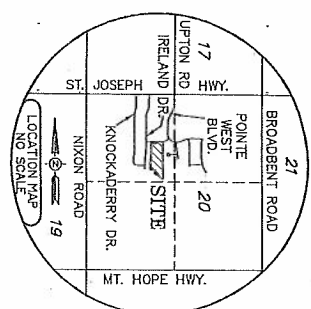
SHEET 1 OF 2

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF
SECTION 20, T4N, R3W, DELTA TOWNSHIP, EATON COUNTY, MICHIGAN

Exhibit A



NORTH 1/4 CORNER
SECTION 20, T4N, R3W
LIBER 2253, PAGE 390



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	17.51'	183.00'	52.859°	17.51'	N02°41.49'W
2	11.20'	117.00'	52.859°	11.19'	N02°41.49'W
3	11.13'	117.00'	52.859°	11.12'	N02°42.49'W
4	17.51'	183.00'	52.859°	17.51'	N02°41.49'W
5	9.11'	117.00'	42.740°	9.11'	N02°41.49'W
6	14.14'	183.00'	42.740°	14.14'	N02°41.49'W
7	14.14'	183.00'	42.740°	14.14'	N02°41.49'W
8	9.04'	117.00'	42.740°	9.04'	N02°41.49'W
9	89.89'	117.00'	34.074°	89.89'	N17°06.30'W
10	109.00'	183.00'	34.074°	107.40'	S17°06.30'W

ASHFORD MANOR NO. 2
(LIBER 13 OF PLATS, PAGES 160-163)

LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
3. STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "C".
4. STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "C".
5. LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS 1/2" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "BRYAN 25832".
6. ALL BEARINGS ARE DERIVED FROM THE PLAT OF ASHFORD MANOR NO. 2 ACCORDING TO THE PLAT RECORDS IN LIBER 13 OF PLATS, PAGES 160 TO 163, EATON COUNTY RECORDS.
7. (R) = RADIAL LINE ALL OTHER LINES ARE NOT RADIAL.



