

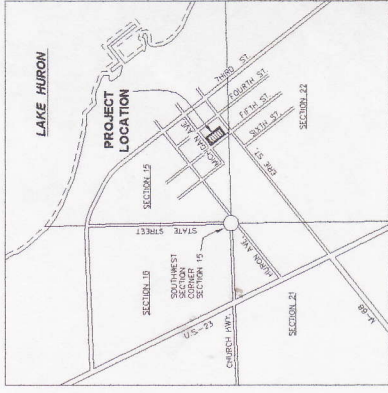
ANCHOR BAY CONDOMINIUMS

A CONDOMINIUM PROJECT

LOTS 11, 12, 13, 14, 15 & 16, BLOCK 24
 TOWN OF ROGERS CITY
 FRACTIONAL SECTION 15, T35N, R5E
 PRESQUE ISLE COUNTY, MICHIGAN

DEVELOPER:

Anchor Bay Rogers City LLC
 8742 Gutches Road
 Alpena, Michigan 49707
 (989) 595-6353



LOCATION SKETCH

NO SCALE

FRACTIONAL SECTION 15, T35N, R5E
 CITY OF ROGERS CITY
 PRESQUE ISLE COUNTY, MICHIGAN



GENERAL NOTE

ALL BUILDINGS AND IMPROVEMENTS ARE EXISTING

SOURCE OF ELEVATION DATUM

Elevations as shown are referenced to NAVD83 datum. Elevations were derived from a U.S.G.S. Benchmark at elevation 605.11 (NAVD83) located at the Rogers City Post Office by the intersection of Michigan Avenue and Third Street. Said Benchmark is a U.S.G.S. disk stamped "SGEU 1871" set in top of Northwest Corner of a window well retaining wall 28.8 feet Northwest of the center of the double door front entrance.

NOTES PERTAINING TO UTILITY EASEMENTS

BECAUSE THE UTILITIES WERE PREVIOUSLY CONSTRUCTED AND WITHOUT BENEFIT OF "AS-BUILT" DRAWINGS, THEREFORE THEIR EXACT LOCATION COULD NOT BE ALWAYS BE ASCERTAINED. CONSEQUENTLY IT WAS DETERMINED THAT A BLANKET EASEMENT WOULD BE PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES CROSSING THROUGH THE EXTERNAL GENERAL AND LIMITED COMMON ELEMENTS. THE PRIVATE UTILITIES WERE STAKED BY MISS DIG REPRESENTATIVES, BUT NO RECORD EXISTS FOR PUBLIC UTILITIES ON PRIVATE PROPERTY.

SHEET INDEX

SHEET	TITLE
1.	COVER SHEET & LEGAL DESCRIPTIONS
2.	SURVEY PLAN
3.	SITE PLAN
4.	UNIT COORDINATES
5.	UTILITY PLAN
6.	FIRST FLOOR PLAN
7.	SECOND FLOOR PLAN
8.	BUILDING SECTIONS
9.	BUILDING SECTIONS

SURVEYOR'S CERTIFICATE
 I, DUANE R. MacNEILL, A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS ANCHOR BAY CONDOMINIUMS, A CONDOMINIUM PROJECT, 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 NO. 69 OF PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 69 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 69 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE _____

DUANE R. MacNEILL
 P.E. & R.L.S. #19237
 D.R. MacNEILL & ASSOCIATES
 128 S. RIPLEY STREET
 ALPENA, MI 49707
 (517) 356-8792

EXTERIOR GENERAL COMMON AREA =	31,734 SQ. FT.
EXTERIOR LIMITED COMMON AREA =	2,421 SQ. FT.
UNIT AREA (EACH) =	676.5 SQ. FT.
TOTAL UNIT AREA (FIRST FLOOR ONLY) =	8,118 SQ. FT.
INTERIOR GENERAL COMMON AREA =	978 SQ. FT.
(FIRST FLOOR ONLY)	
INTERIOR LIMITED COMMON AREA =	747 SQ. FT.
(FIRST FLOOR ONLY)	
TOTAL PROJECT AREA =	43,998 SQ. FT.

BOUNDARY DESCRIPTION

Lot 11, 12, 13, 14 and 15, Block 24, of the PLAN OF THE TOWN OF ROGERS CITY (now City of Rogers City), Fractional Section 15, T35N, R5E, Presque Isle County, Michigan described more specifically as follows: Commencing at the intersection of the Northwesterly 33 foot R.O.W. Line of Fifth Street with the Southeastery 50 foot R.O.W. Line of Michigan Avenue as the Point of Beginning; thence S38°03'31"E, 296.75 feet along said Northwesterly 33 foot R.O.W. Line of Fifth Street to the line common to lots 10 and 11 of said Block 24; thence N53°52'53"E, 148.07 feet along said Lot Line to the Southeastery line of a 20 foot wide alley in said Block 24; thence N36°01'00"W, 297.11 feet along said Southeastery line of alley to the Southeastery 50 foot R.O.W. Line of Michigan Avenue; thence S53°44'26"W, 148.29 feet along said Southeastery 50 foot R.O.W. Line of Michigan Avenue to the Point of Beginning, containing 43,998 square feet or 1.01 acres.

Recorded in Presque Isle County Records, Liber _____ Page _____
 Date _____

EXHIBIT "B" TO THE MASTER DEED OF ANCHOR BAY CONDOMINIUMS, (A CONDOMINIUM PROJECT)

ANCHOR BAY CONDOMINIUMS

A CONDOMINIUM PROJECT

LOTS 11, 12, 13, 14, 15 & 16, BLOCK 24
TOWN OF ROGERS CITY
FRACTIONAL SECTION 15, T35N, R5E
PRESQUE ISLE COUNTY, MICHIGAN

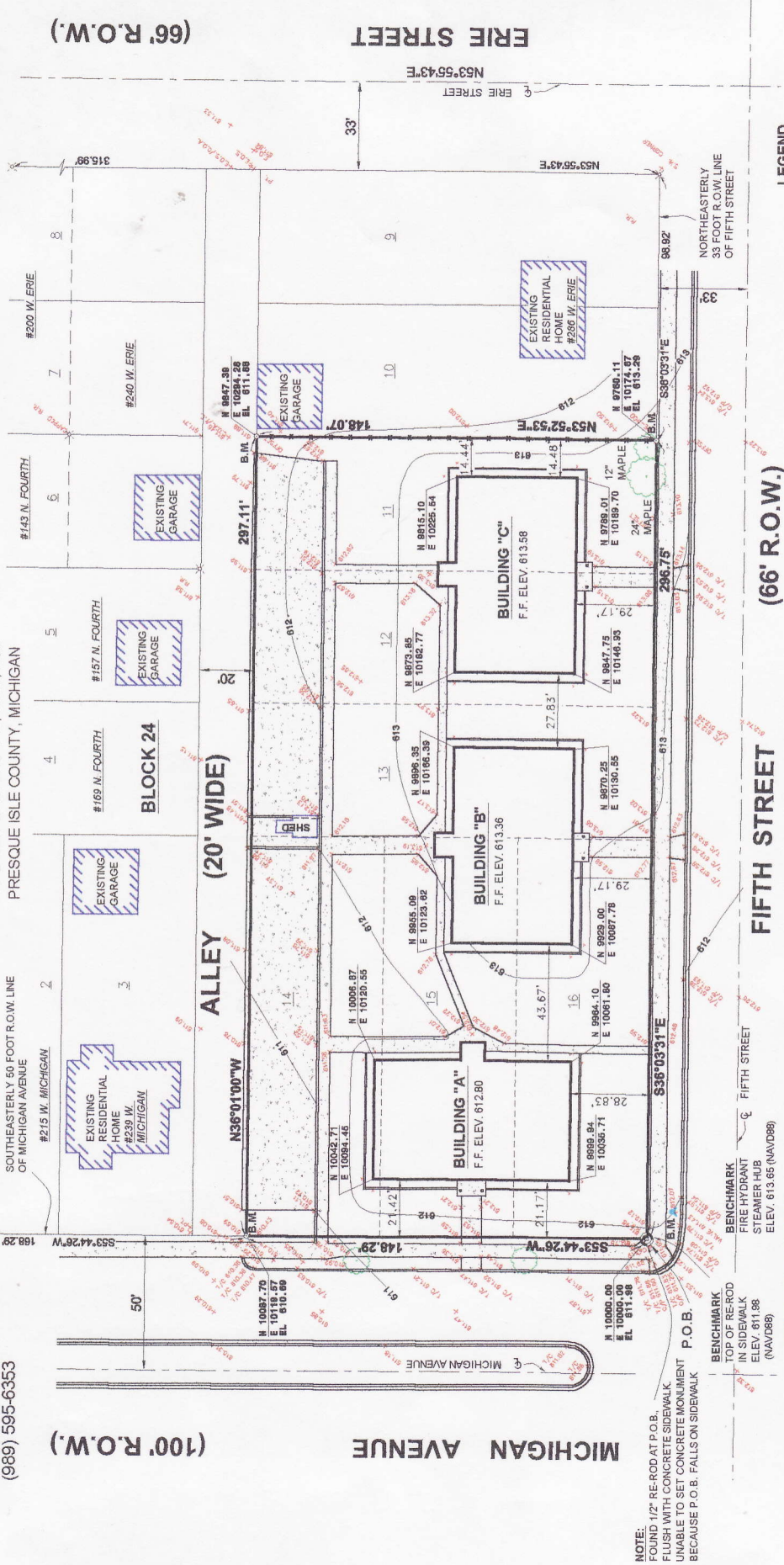
DEVELOPER:
Anchor Bay Rogers City LLC
8742 Gutches Road
Alpena, Michigan 49707
(989) 595-6353

Sheet prepared by:

DUANE R. MacNEILL, P.E. & R.L.S. #19237

DATE

SOUTHEASTERLY 50 FOOT R.O.W. LINE
OF MICHIGAN AVENUE



(100' R.O.W.)

(66' R.O.W.)

(66' R.O.W.)

DATE

DUANE R. MacNEILL
P.E. & R.L.S. #19237
D.R. MacNEILL & ASSOCIATES
1000 W. MICHIGAN AVENUE
ALPENA, MI 49707
(517) 355-8782

"AS BUILT, DATED

ANCHOR BAY CONDOMINIUMS A CONDOMINIUM PROJECT

LOTS 11, 12, 13, 14, 15 & 16, BLOCK 24
TOWN OF ROGERS CITY
FRACTIONAL SECTION 15, T35N, R5E
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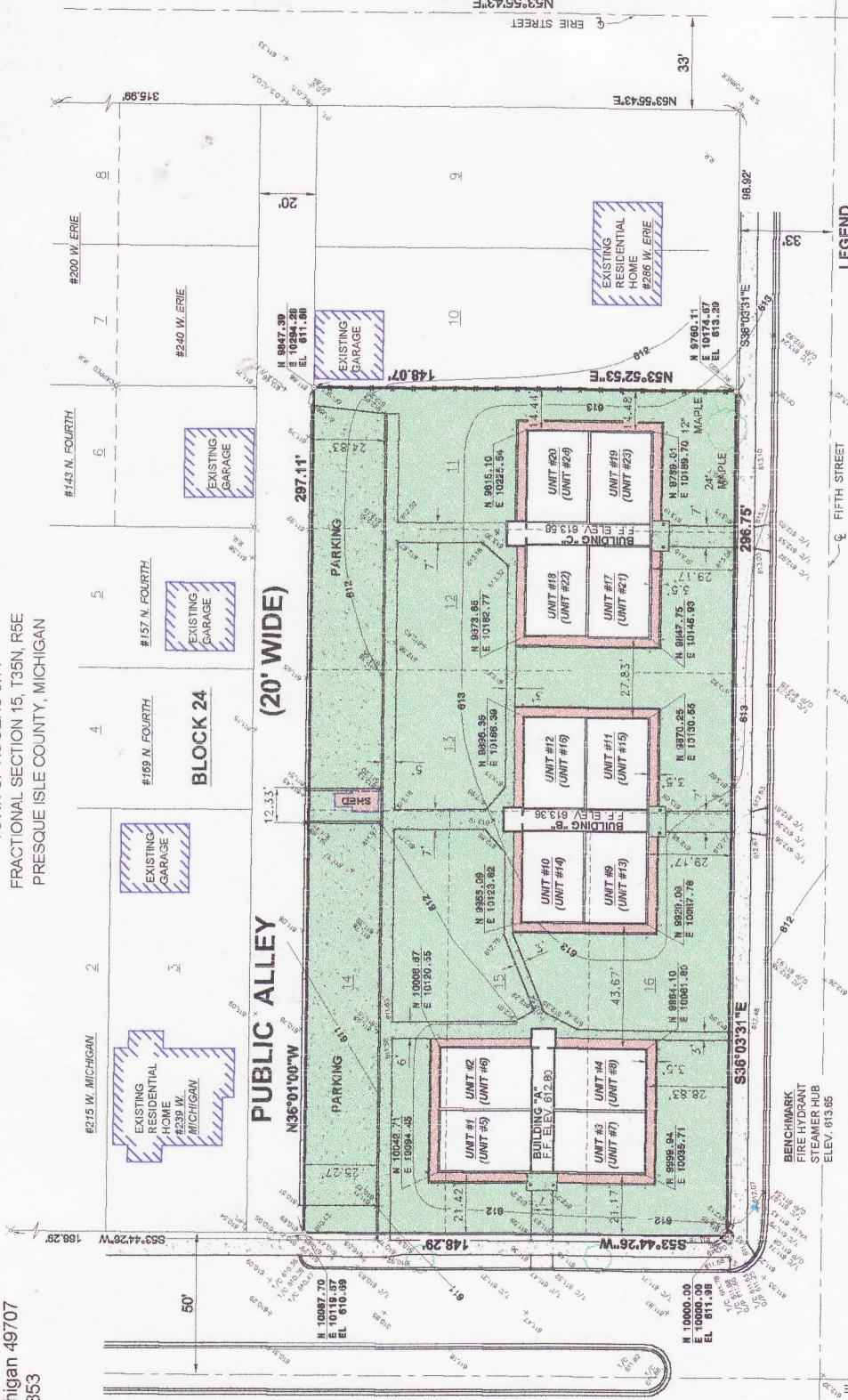
DATE

(100' R.O.W.)

MICHIGAN AVENUE

(66' R.O.W.)

ERIE STREET



FIFTH STREET
(66' R.O.W.)

FIFTH STREET

MICHIGAN AVENUE
(100' R.O.W.)

LEGEND

- UNIT #1 (UNIT #9)
- UNIT #2 (UNIT #10)
- UNIT #3 (UNIT #11)
- UNIT #4 (UNIT #12)
- UNIT #5 (UNIT #13)
- UNIT #6 (UNIT #14)
- UNIT #7 (UNIT #15)
- UNIT #8 (UNIT #16)
- UNIT #9 (UNIT #17)
- UNIT #10 (UNIT #18)
- UNIT #11 (UNIT #19)
- UNIT #12 (UNIT #20)
- UNIT #13 (UNIT #21)
- UNIT #14 (UNIT #22)
- UNIT #15 (UNIT #23)
- UNIT #16 (UNIT #24)
- NORTHING & EASTING COORDINATES
- NORTHING & EASTING COORDINATES
- NORTHING & EASTING COORDINATES
- NW ELEVATION
- ELEVATION
- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- GENERAL COMMON AREA
- LIMITED COMMON AREA



COORDINATES
COORDINATE SYSTEM DERIVED FROM PROPERTY CORNER
AT MOST WESTERLY CORNER OF BLOCK 24.

"AS BUILT, DATED

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8742 Gutchess Road
Alpena, Michigan 49707
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ANCHOR BAY CONDOMINIUMS A CONDOMINIUM PROJECT

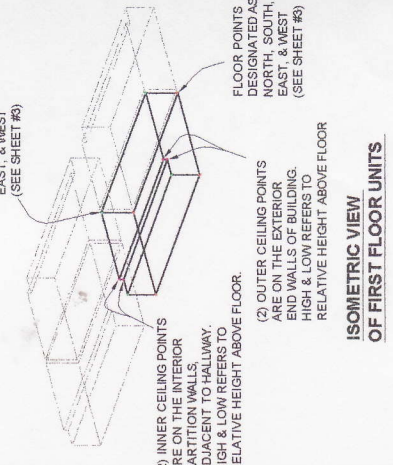
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TOWN OF ROGERS CITY
FRACTIONAL SECTION 15, T35N, R5E
PRESQUE ISLE COUNTY, MICHIGAN

Sheet prepared by:

DUANE R. MacNEILL, P.E. & R.L.S.#19237

DATE

BLDG	FLOOR	UNIT	FLOOR				CEILING				VOLUME (CUBIC FEET)
			NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST	
A	1	1	N 10041.93 E 10064.51 EL 612.80	N 10024.75 E 10107.02 EL 612.80	N 10006.01 E 10081.26 EL 612.80	N 10023.19 E 10068.77 EL 619.80	N 10006.01 E 10081.26 EL 620.00	N 10038.70 E 10096.68 EL 619.80	N 10019.96 E 10071.13 EL 620.00	N 10019.96 E 10071.13 EL 620.00	5,284
A	1	2	N 10024.15 E 10107.46 EL 612.80	N 10006.97 E 10119.97 EL 612.80	N 10005.41 E 10094.23 EL 612.80	N 10005.41 E 10094.23 EL 620.80	N 10010.20 E 10117.61 EL 619.80	N 10010.20 E 10117.61 EL 619.80	N 10010.20 E 10117.61 EL 620.80	N 10010.20 E 10117.61 EL 620.80	5,284
A	1	3	N 10018.39 E 10062.17 EL 612.80	N 10001.21 E 10074.66 EL 612.80	N 9998.47 E 10048.95 EL 612.80	N 10018.39 E 10062.17 EL 612.80	N 9998.47 E 10048.95 EL 620.80	N 10006.44 E 10038.79 EL 619.80	N 10015.15 E 10064.53 EL 620.80	N 10015.15 E 10064.53 EL 620.80	5,284
A	1	4	N 10000.60 E 10075.12 EL 612.80	N 9993.42 E 10067.83 EL 612.80	N 9981.86 E 10049.39 EL 612.80	N 10000.60 E 10075.12 EL 612.80	N 9981.86 E 10049.39 EL 620.80	N 9981.86 E 10049.39 EL 620.80	N 9981.86 E 10049.39 EL 620.80	N 9981.86 E 10049.39 EL 620.80	5,284
A	2	5	N 10041.93 E 10064.51 EL 621.80	N 10024.75 E 10107.02 EL 621.80	N 10006.01 E 10081.26 EL 621.80	N 10023.19 E 10068.77 EL 621.80	N 10006.01 E 10081.26 EL 621.80	N 10038.70 E 10096.68 EL 621.80	N 10019.96 E 10071.13 EL 621.80	N 10019.96 E 10071.13 EL 621.80	5,411
A	2	6	N 10024.15 E 10107.46 EL 621.80	N 10006.97 E 10119.97 EL 621.80	N 10005.41 E 10094.23 EL 621.80	N 10005.41 E 10094.23 EL 621.80	N 10010.20 E 10117.61 EL 621.80	N 10010.20 E 10117.61 EL 621.80	N 10010.20 E 10117.61 EL 621.80	N 10010.20 E 10117.61 EL 621.80	5,411
A	2	7	N 10018.39 E 10062.17 EL 621.80	N 10001.21 E 10074.66 EL 621.80	N 9998.47 E 10048.95 EL 621.80	N 10018.39 E 10062.17 EL 621.80	N 9998.47 E 10048.95 EL 621.80	N 10006.44 E 10038.79 EL 621.80	N 10015.15 E 10064.53 EL 621.80	N 10015.15 E 10064.53 EL 621.80	5,411
A	2	8	N 10000.60 E 10075.12 EL 621.80	N 9993.42 E 10067.83 EL 621.80	N 9981.86 E 10049.39 EL 621.80	N 10000.60 E 10075.12 EL 621.80	N 9981.86 E 10049.39 EL 621.80	N 9981.86 E 10049.39 EL 621.80	N 9981.86 E 10049.39 EL 621.80	N 9981.86 E 10049.39 EL 621.80	5,411
B	1	9	N 9941.56 E 10105.74 EL 613.36	N 9915.85 E 10124.48 EL 613.36	N 9903.32 E 10107.30 EL 613.36	N 9941.56 E 10105.74 EL 613.36	N 9903.32 E 10107.30 EL 613.36	N 9929.05 E 10088.56 EL 613.36	N 9905.67 E 10110.53 EL 613.36	N 9905.67 E 10110.53 EL 613.36	5,284
B	1	10	N 9954.51 E 10123.52 EL 613.36	N 9928.78 E 10142.26 EL 613.36	N 9916.27 E 10125.06 EL 613.36	N 9954.51 E 10123.52 EL 613.36	N 9916.27 E 10125.06 EL 613.36	N 9942.00 E 10106.35 EL 613.36	N 9926.42 E 10139.03 EL 613.36	N 9926.42 E 10139.03 EL 613.36	5,284
B	1	11	N 9909.22 E 10129.26 EL 613.36	N 9893.49 E 10148.02 EL 613.36	N 9870.88 E 10130.84 EL 613.36	N 9909.22 E 10129.26 EL 613.36	N 9870.88 E 10130.84 EL 613.36	N 9896.72 E 10112.11 EL 613.36	N 9899.07 E 10115.34 EL 613.36	N 9899.07 E 10115.34 EL 613.36	5,284
B	1	12	N 9922.17 E 10147.07 EL 613.36	N 9896.44 E 10165.81 EL 613.36	N 9883.93 E 10148.83 EL 613.36	N 9922.17 E 10147.07 EL 613.36	N 9883.93 E 10148.83 EL 613.36	N 9909.67 E 10129.89 EL 613.36	N 9891.82 E 10143.84 EL 613.36	N 9891.82 E 10143.84 EL 613.36	5,284
B	2	13	N 9941.56 E 10105.74 EL 622.36	N 9915.85 E 10124.48 EL 622.36	N 9903.32 E 10107.30 EL 622.36	N 9941.56 E 10105.74 EL 622.36	N 9903.32 E 10107.30 EL 622.36	N 9929.05 E 10088.56 EL 622.36	N 9905.67 E 10110.53 EL 622.36	N 9905.67 E 10110.53 EL 622.36	5,411
B	2	14	N 9954.51 E 10123.52 EL 622.36	N 9928.78 E 10142.26 EL 622.36	N 9916.27 E 10125.06 EL 622.36	N 9954.51 E 10123.52 EL 622.36	N 9916.27 E 10125.06 EL 622.36	N 9942.00 E 10106.35 EL 622.36	N 9926.42 E 10139.03 EL 622.36	N 9926.42 E 10139.03 EL 622.36	5,411
B	2	15	N 9909.22 E 10129.26 EL 622.36	N 9893.49 E 10148.02 EL 622.36	N 9870.88 E 10130.84 EL 622.36	N 9909.22 E 10129.26 EL 622.36	N 9870.88 E 10130.84 EL 622.36	N 9896.72 E 10112.11 EL 622.36	N 9899.07 E 10115.34 EL 622.36	N 9899.07 E 10115.34 EL 622.36	5,411
B	2	16	N 9922.17 E 10147.07 EL 622.36	N 9896.44 E 10165.81 EL 622.36	N 9883.93 E 10148.83 EL 622.36	N 9922.17 E 10147.07 EL 622.36	N 9883.93 E 10148.83 EL 622.36	N 9909.67 E 10129.89 EL 622.36	N 9891.82 E 10143.84 EL 622.36	N 9891.82 E 10143.84 EL 622.36	5,411
C	1	17	N 9899.29 E 10164.90 EL 613.58	N 9834.58 E 10183.63 EL 613.58	N 9822.07 E 10166.45 EL 613.58	N 9899.29 E 10164.90 EL 613.58	N 9822.07 E 10166.45 EL 613.58	N 9847.81 E 10147.72 EL 613.58	N 9824.43 E 10169.89 EL 613.58	N 9824.43 E 10169.89 EL 613.58	5,284
C	1	18	N 9873.26 E 10182.68 EL 613.58	N 9847.53 E 10201.42 EL 613.58	N 9835.02 E 10184.24 EL 613.58	N 9873.26 E 10182.68 EL 613.58	N 9835.02 E 10184.24 EL 613.58	N 9850.76 E 10165.50 EL 613.58	N 9845.18 E 10198.18 EL 613.58	N 9845.18 E 10198.18 EL 613.58	5,284
C	1	19	N 9827.08 E 10188.44 EL 613.58	N 9802.24 E 10207.18 EL 613.58	N 9799.74 E 10190.00 EL 613.58	N 9827.08 E 10188.44 EL 613.58	N 9799.74 E 10190.00 EL 613.58	N 9815.47 E 10174.49 EL 613.58	N 9817.83 E 10174.49 EL 613.58	N 9817.83 E 10174.49 EL 613.58	5,284
C	1	20	N 9840.63 E 10206.22 EL 613.58	N 9815.19 E 10224.96 EL 613.58	N 9802.69 E 10207.78 EL 613.58	N 9840.63 E 10206.22 EL 613.58	N 9802.69 E 10207.78 EL 613.58	N 9828.42 E 10189.05 EL 613.58	N 9838.57 E 10202.98 EL 613.58	N 9838.57 E 10202.98 EL 613.58	5,284
C	2	21	N 10164.90 E 10222.58 EL 613.58	N 9834.58 E 10183.63 EL 613.58	N 9822.07 E 10166.45 EL 613.58	N 10164.90 E 10222.58 EL 613.58	N 9822.07 E 10166.45 EL 613.58	N 9847.81 E 10147.72 EL 613.58	N 9824.43 E 10169.89 EL 613.58	N 9824.43 E 10169.89 EL 613.58	5,411
C	2	22	N 9873.26 E 10182.68 EL 622.58	N 9847.53 E 10201.42 EL 622.58	N 9835.02 E 10184.24 EL 622.58	N 9873.26 E 10182.68 EL 622.58	N 9835.02 E 10184.24 EL 622.58	N 9850.76 E 10165.50 EL 622.58	N 9845.18 E 10198.18 EL 622.58	N 9845.18 E 10198.18 EL 622.58	5,411
C	2	23	N 9827.08 E 10188.44 EL 622.58	N 9802.24 E 10207.18 EL 622.58	N 9799.74 E 10190.00 EL 622.58	N 9827.08 E 10188.44 EL 622.58	N 9799.74 E 10190.00 EL 622.58	N 9815.47 E 10174.49 EL 622.58	N 9817.83 E 10174.49 EL 622.58	N 9817.83 E 10174.49 EL 622.58	5,411
C	2	24	N 9840.63 E 10206.22 EL 622.58	N 9815.19 E 10224.96 EL 622.58	N 9802.69 E 10207.78 EL 622.58	N 9840.63 E 10206.22 EL 622.58	N 9802.69 E 10207.78 EL 622.58	N 9828.42 E 10189.05 EL 622.58	N 9838.57 E 10202.98 EL 622.58	N 9838.57 E 10202.98 EL 622.58	5,411



ISOMETRIC VIEW OF FIRST FLOOR UNITS

AS BUILT, DATED

ANCHOR BAY CONDOMINIUMS

A CONDOMINIUM PROJECT

LOTS 11, 12, 13, 14, 15 & 16, BLOCK 24
TOWN OF ROGERS CITY
FRACTIONAL SECTION 15, T35N, R5E
PRESQUE ISLE COUNTY, MICHIGAN

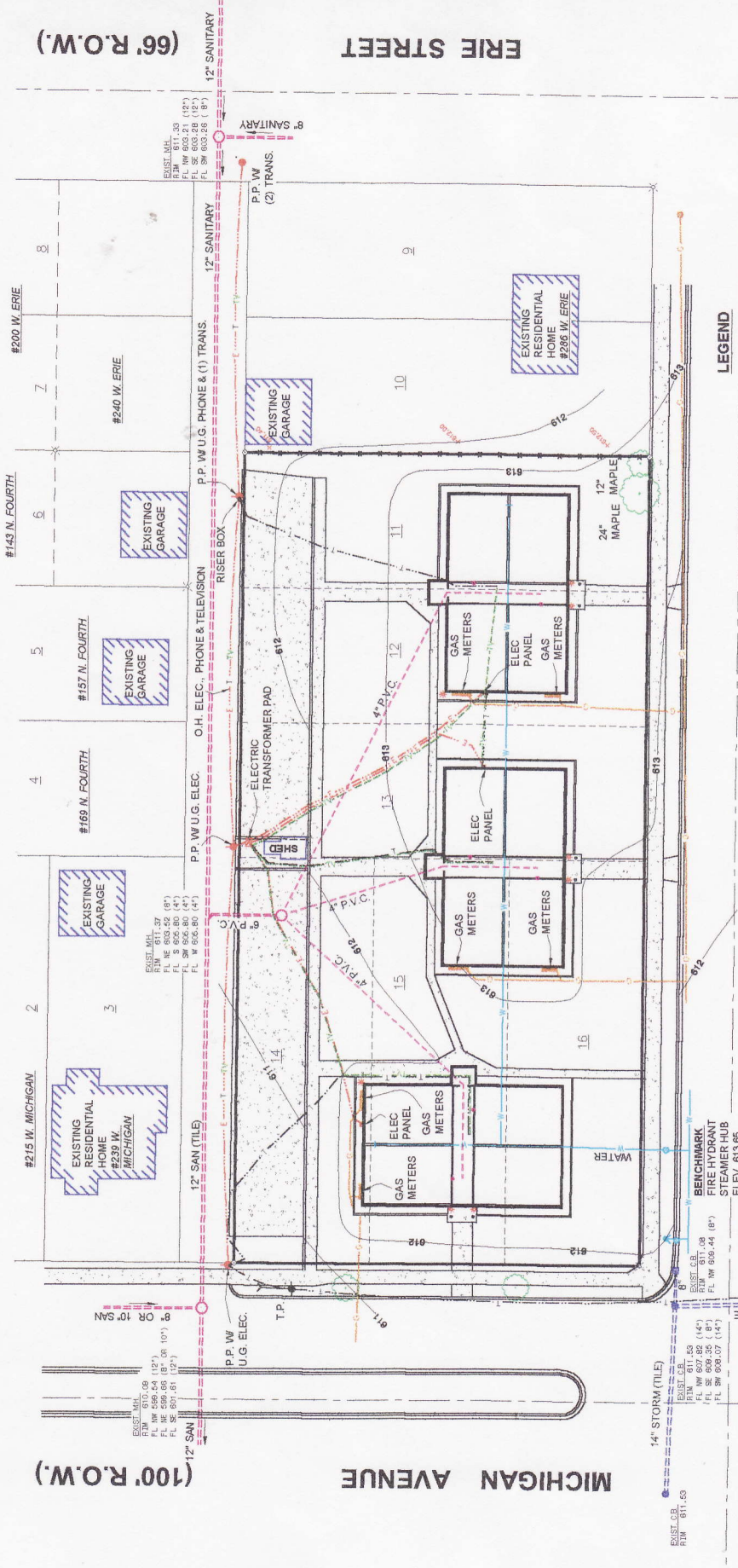
DEVELOPER:

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8742 Gutchess Road
Alpena, Michigan 49707
(989) 595-6353

Sheet prepared by:

DUANE R. MACNEILL, P.E. & R.L.S. #19237

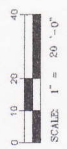
DATE



- ### LEGEND
- ELECTRIC (O.H.)
 - ELECTRIC (U.G.)
 - GAS
 - TELEPHONE (O.H.)
 - TELEPHONE (U.G.)
 - TELEVISION CABLE (O.H.)
 - TELEVISION CABLE (U.G.)
 - WATER
 - SANITARY SEWER
 - STORM SEWER

(66' R.O.W.)

FIFTH STREET



UTILITY NOTES
BECAUSE THE UTILITIES WERE PREVIOUSLY CONSTRUCTED AND WITHOUT BENEFIT OF "AS-BUILT" DRAWINGS, THEREFORE THEIR EXACT LOCATION COULD NOT BE ALWAYS BE ASCERTAINED. CONSEQUENTLY IT WAS DETERMINED THAT A BLANKET EASEMENT WOULD BE PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES CROSSING THROUGH THE EXTERNAL GENERAL AND LIMITED COMMON ELEMENTS.

EXISTING PRIVATE UTILITIES LOCATED AND STAKED BY MISS DIG
EXISTING PUBLIC UTILITIES, NO RECORD
UTILITY AS SHOWN ARE BELIEVED TO BE REASONABLY CORRECT AS FAR AS CAN BE DETERMINED. HOWEVER THE ACCURACY AND COMPLETENESS OF THIS INFORMATION CAN NOT BE GUARANTEED.

"AS BUILT, DATED

5

ANCHOR BAY CONDOMINIUMS

DEVELOPER:

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8742 Gutches Road
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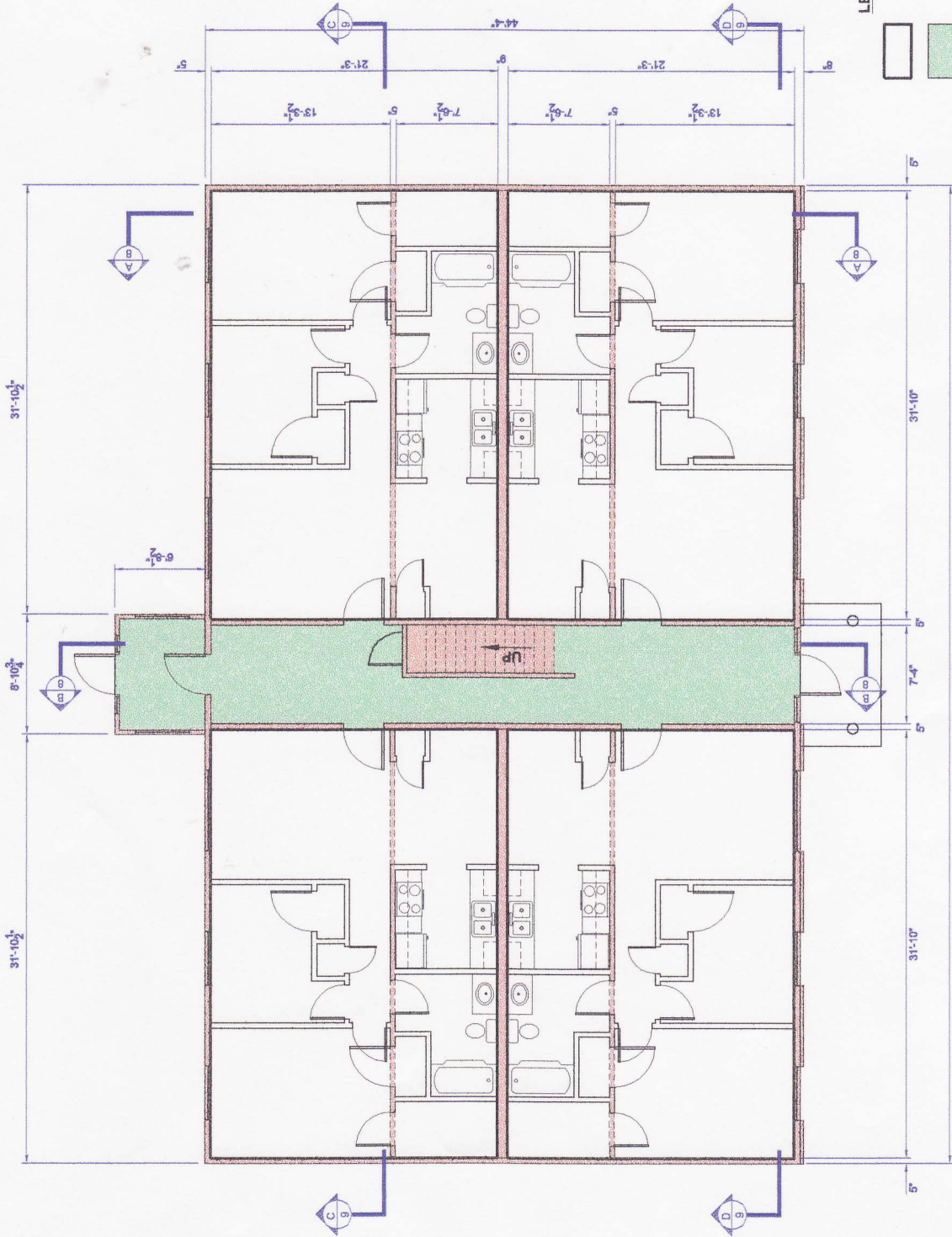
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DUANE R. MacNEILL, P.E. & R.L.S. #19237

DATE



LEGEND

- UNIT OWNERSHIP
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS



FIRST FLOOR PLAN

*AS BUILT, DATED

ANCHOR BAY CONDOMINIUMS

DEVELOPER:

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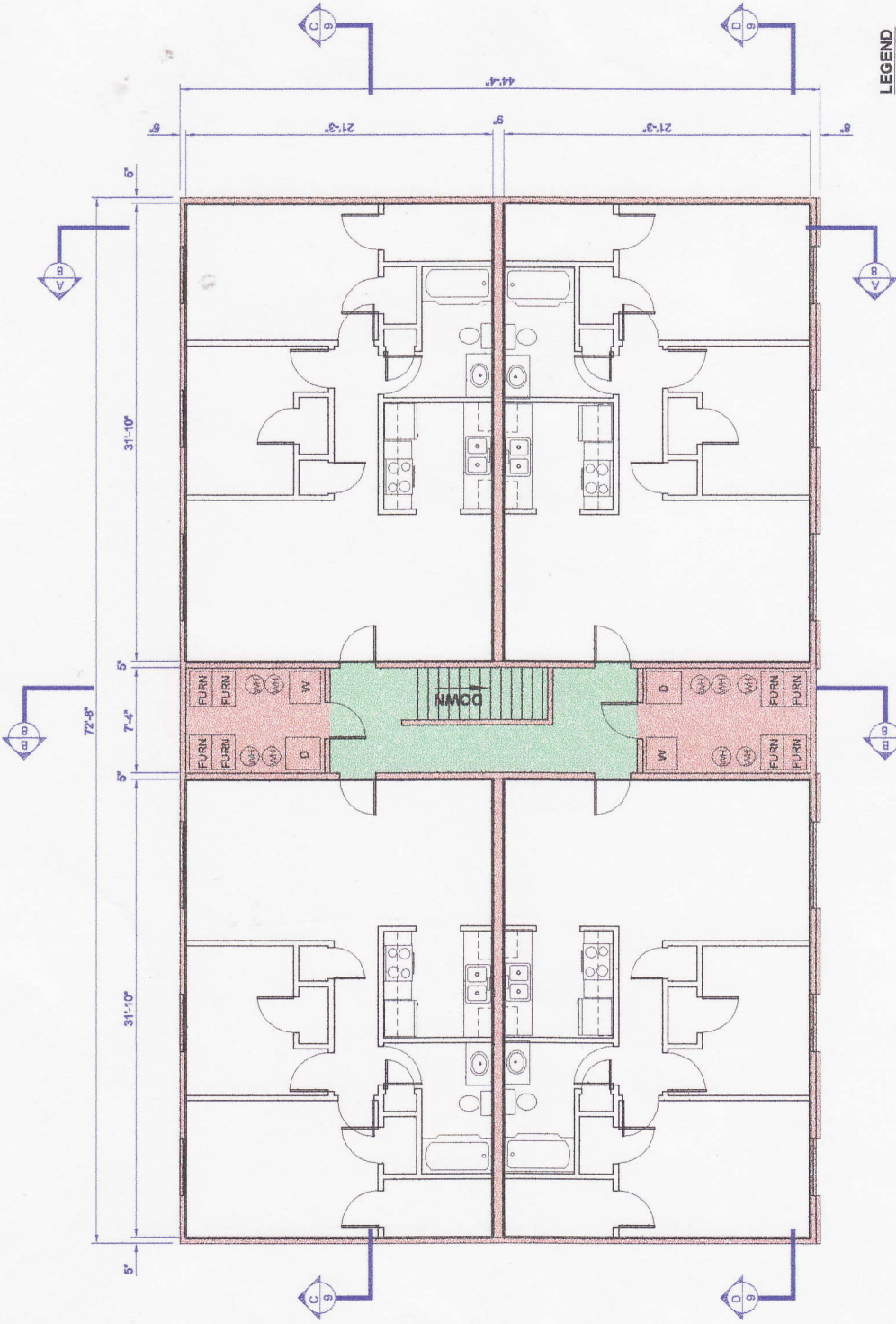
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LEGEND

- UNIT OWNERSHIP
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

SECOND FLOOR PLAN



"AS BUILT, DATED _____"

ANCHOR BAY CONDOMINIUMS

A CONDOMINIUM PROJECT

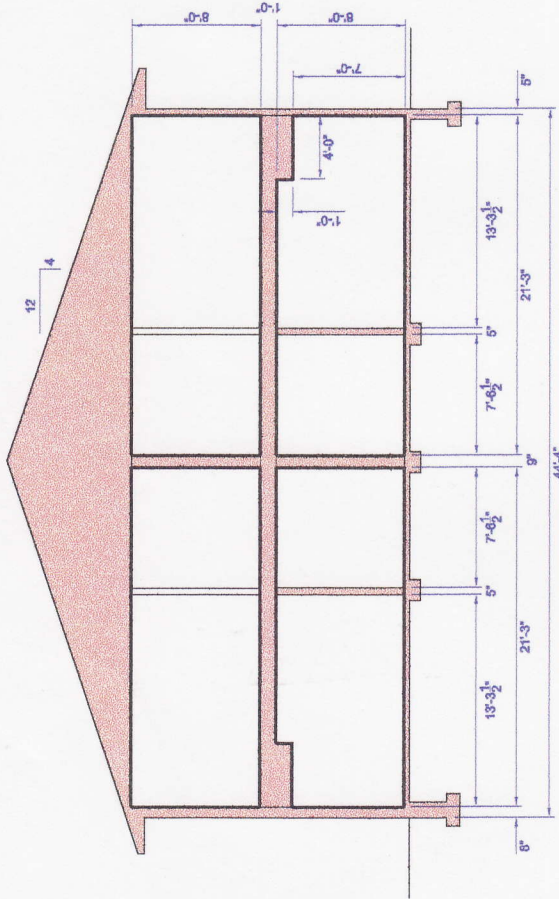
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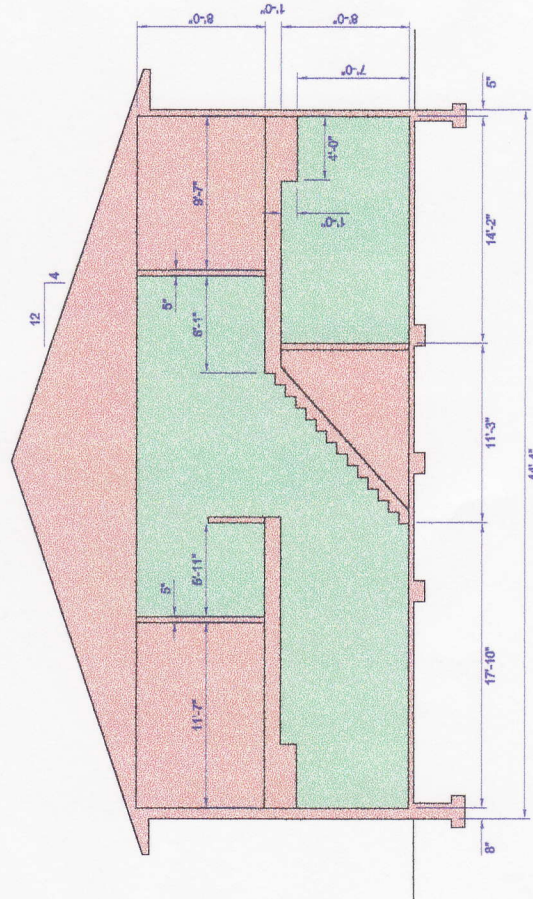
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DATE

DEVELOPER:
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 8742 Gutches Road
 Alpena, Michigan 49707
 (989) 595-6353



SECTION "A-A"



SECTION "B-B"



LEGEND

- UNIT OWNERSHIP
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

"AS BUILT, DATED _____"

ANCHOR BAY CONDOMINIUMS

A CONDOMINIUM PROJECT

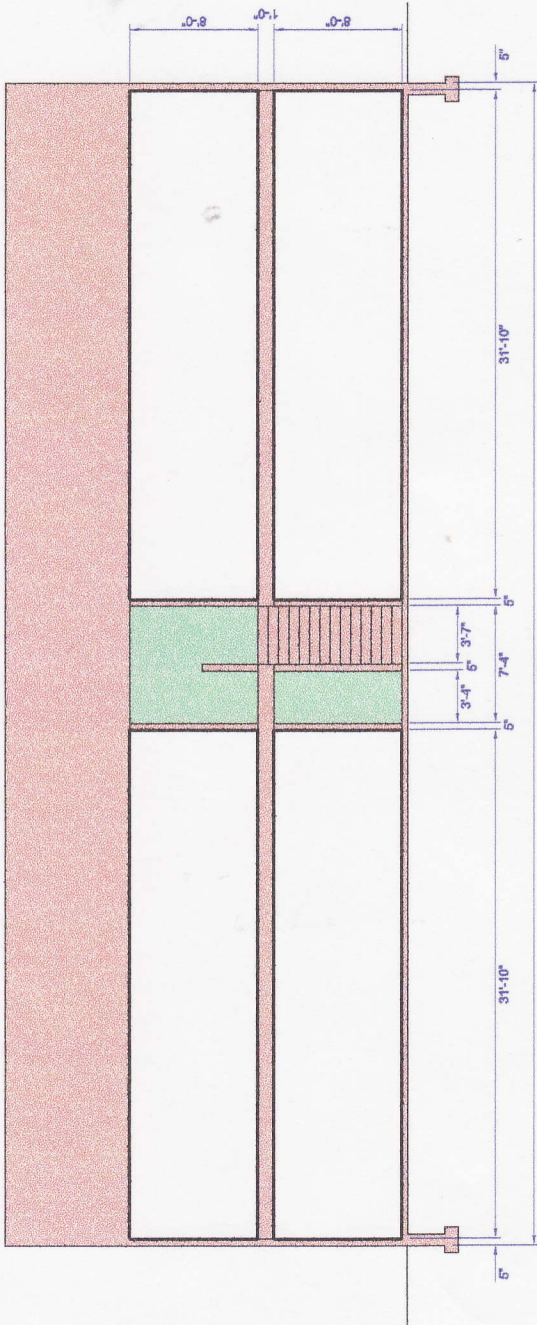
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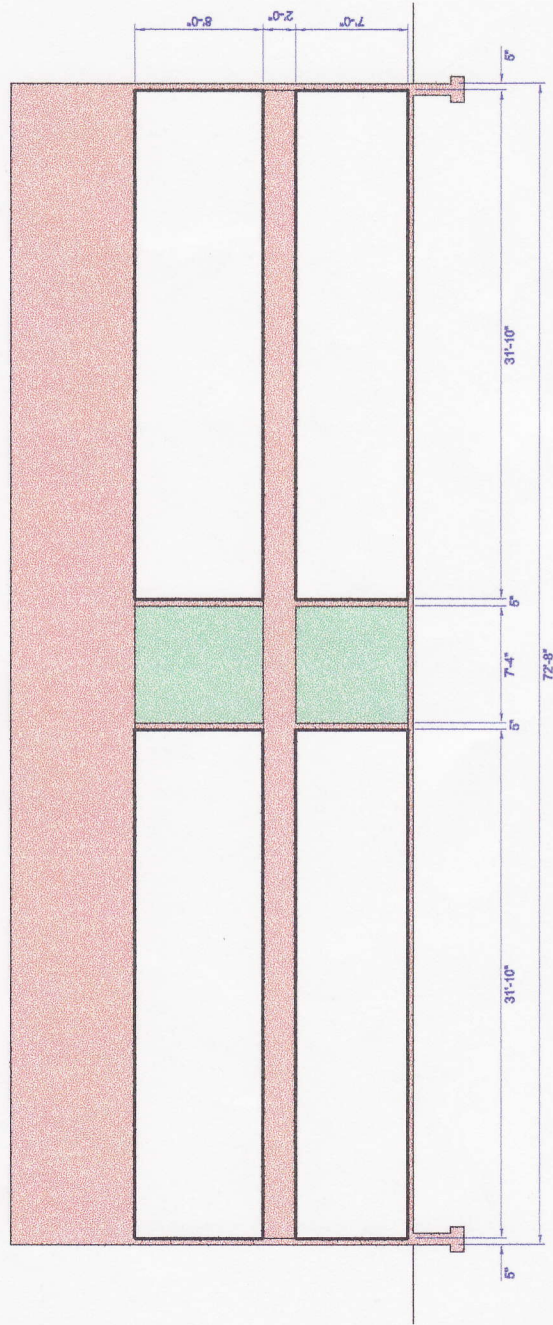
Sheet prepared by:

DUANE R. MacNEILL, P.E. & R.L.S. #19237

DATE



SECTION "C-C"



SECTION "D-D"

LEGEND

- UNIT OWNERSHIP
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

"AS BUILT, DATED _____"