



LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 8105

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 05/22/2015 03:08:11 PM D.MAAM
Carolyn S. Baker, REGISTER OF DEEDS \$89.00

MAY 22 2015

MARILYN J WOODS

**FIRST AMENDMENT TO THE MASTER DEED OF
THE PONDS OF BONNER HILLS**

This First Amendment to the Master Deed is made on June 30, 2014 by Bon-
Tec Development Company, LLC a Michigan limited liability company ("Developer"),
whose address is 28135 Groesbeck Highway, Mt. Clemens, Michigan 48043.

BACKGROUND

A. The Developer is the owner of 100% of the units of The Ponds of Bonner
Hills, a condominium project established pursuant to the Master Deed recorded on the
15th day of OCT., 2013 in Liber 2477, pages 0136, Lenawee County
Records and known as Lenawee County Condominium Subdivision Plan No. 70.

B. The Developer as owner of 100% of the units amends the Master Deed to
create and describe limited common elements within the condominium, to specifically
describe the "area to be built at a later date", to provide for a Replat No. 1, in Exhibit B
and to amend the Exhibit A By-laws to provide for the Association performing all
maintenance within the condominium as described.

NOW, THEREFORE, the Master Deed is amended as follows:

1. Limited Common Elements. That Article VII currently titled "Reserved" is
hereby retitled Article VII Limited Common Elements and states as follows:

JCK Group Inc
8615 Richardson Rd
5900 Commerce Twp. MI 48394

ARTICLE VII

LIMITED COMMON ELEMENTS

1. Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Owner or Owners of the unit to which the Limited Common Elements are appurtenant. The Limited Common Elements are:

- a. Patios, decks and porches. Each individual patio, deck and porch, if any, in the Project shall be a Limited Common Element appurtenant to the unit that opens onto such patio, deck or porch.
- b. Balconies. Each individual balcony, if any, in the Project shall be a Limited Common Element appurtenant to the unit that opens onto such balcony.
- c. Air Conditioning Compressors. Each air conditioning compressor and its related pad, wiring and refrigerant lines, located outside a unit shall be a Limited Common Element appurtenant to the unit served by it.
- d. Driveways and sidewalks. The driveways and sidewalks, if any, serving each unit shall be a Limited Common Element appurtenant to the unit so served.
- e. Windows and Doors. The windows and doors, including storm doors and garage doors, serving each unit and all knobs, latches, locks and other related hardware shall be Limited Common Elements appurtenant to the unit so served.
- f. Utility Service Leads. Any utility service leads which connect any utility lines of any sort located within the common elements of the Project to any dwelling shall be Limited Common Elements limited in use to the units which they serve.
- g. Roof, Siding, Gutters and Downspouts. The roof, siding, gutters and downspouts shall be Limited Common Elements appurtenant to the unit so served.

2. Co-owner and Association Responsibilities. The respective responsibilities for the maintenance, decoration, repair and replacement of the Limited Common Elements are as follows:

- a. Patio, decks and porches. The cost of, and responsibility for, maintenance, repair and replacement of each patio, deck and porch shall be borne by the Association.
- b. Air Conditioning Compressors. The cost of, and responsibility for, maintenance, repair and replacement of each individual air conditioning compressor and its related pad, wiring and refrigerant lines, shall be borne by the co-owner of the unit to which such Limited Common Element is appurtenant.
- c. Windows and Doors. The cost of, and responsibility for, maintenance, repair of windows and doors, including storm doors and related hardware shall be borne by the co-owner.
- d. Garage Doors. The cost of, and responsibility for maintenance, repair of garage doors and structural components supporting the garage doors shall be borne by the Association.
- e. Utility Services. All costs of electricity, water and natural gas and any other utility services, except as otherwise specifically provided, shall be borne by the co-owner of the unit to which such services are furnished.

f. Landscaping. Each builder shall be responsible for the initial installation of landscaping of the unit and the yard area appurtenant to the unit. All such initial landscaping or replacement landscaping shall be reviewed, and, if aesthetically appropriate, be approved by the Association and, during the development and sales period, by the Developer, prior to its being undertaken by the responsible co-owner. After the initial installation of the landscaping, it shall be maintained by the Association.

g. Roof, Siding, Gutters and Downspouts. The cost of, and responsibility for maintenance, repair and replacement of the roof, siding, gutters and downspouts shall be borne by the Association.

h. Other. The cost of, and the responsibility for, the maintenance, repair or replacement of Limited Common Elements other than as described above shall be borne by the Association, subject to any provisions of the By-laws expressly to the contrary; provided that the co-owner of each unit shall be responsible for the cost of repairing any damage to Limited Common Elements appurtenant to that co-owner's unit which is not the result of ordinary wear and tear and which is not covered by insurance required to be maintained by the Association.

2. That Article X. Expansion of Condominium, paragraph 1, Area of Future Development shall be amended to read as follows:

ARTICLE X

EXPANSION OF CONDOMINIUM

1. Area of Future Development. The Ponds of Bonner Hills condominium project established by this Master Deed is intended to be a multiple phase condominium project. The later phase of the condominium project is identified as "Area of Future Development" on Exhibit B, Replat No. 1 and is described as follows:

PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, T.5S., R.4E., CITY OF TECUMSEH, LENAWEE COUNTY, MICHIGAN, AND ALSO THAT PART OF LOT 59 OF "ASSESSOR'S PLAT NO. 6" AS RECORDED IN LIBER 14 OF PLATS, PAGE 15 LENAWEE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S88°04'17"W 407.60 FEET ALONG THE SOUTH LINE OF LOT 59 OF "ASSESSOR'S PLAT NO. 6", THENCE N01°12'43"W 66.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF ROGERS HIGHWAY; THENCE N88°04'17" EAST 407.39 FEET; THENCE N01°23'43"W 592.28 FEET; THENCE N88°36'17"E 186.88 FEET; THENCE S79°50'38"E 53.36 FEET; THENCE S82°30'39"E 37.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 19.43 FEET, SAID CURVE HAVING A RADIUS OF 113.71 FEET, A CENTRAL ANGLE OF 09°47'26" AND A CURVE BEARING AND DISTANCE OF S87°24'22"E 19.41 FEET; THENCE S48°30'57"E 140.26 FEET; THENCE N60°10'40"E 239.00 FEET; THENCE N05°49'48"W 31.97 FEET; THENCE N60°10'40"E 11.00 FEET; THENCE S71°29'43"E 39.10 FEET; THENCE N60°10'40"E 131.17 FEET; THENCE N06°46'01"E 45.01 FEET; THENCE N60°10'40"E 111.29 FEET; THENCE S40°04'18"E 28.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 38.02 FEET, SAID CURVE HAVING A RADIUS OF 138.00 FEET, A CENTRAL ANGLE OF 15°47'08" AND CHORD

THE PONDS OF BONNER HILLS
CONDOMINIUM ASSOCIATION, a
Michigan not for profit corporation

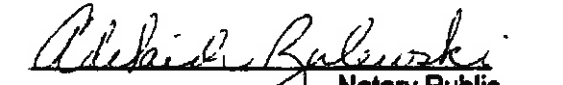


By: Quirino D'Alessandro
President

STATE OF MICHIGAN)
)SS
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 4 day
of September, 2014, by Quirino D'Alessandro, President of The Ponds of
Bonner Hills Condominium Association a Michigan not for profit corporation, LLC.

Drafted by and when recorded
return to:
Matthew C. Quinn
28345 Beck Road, Ste. 401
Wixom, MI 48393


Notary Public
Macomb County, Michigan
My commission expires: Jan 29 2014
(acting in _____ County)



ADELAIDE ZALEWSKI
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jan. 29, 2014
Acting in the County of _____

EXHIBIT "A"

FIRST AMENDMENT TO CONDOMINIUM BY-LAWS OF
THE PONDS OF BONNER HILLS

It is the intent of the Developer, Bon-Tec Development Company, LLC, of the condominium, Bon-Tec Development Company, LLC, that the units within The Ponds of Bonner Hills condominium be established so that the majority of the exterior maintenance of the Common Areas, Shared Common Areas and certain Limited Common Areas shall be maintained by the Association instead of the co-owners of a condominium unit. Another Amendment is also set forth to include Limited Common Elements as part of the cost for regular assessments. And, finally, an Amendment is made to allow parking of passenger vehicles on the driveway within the boundaries of the unit. Therefore, the following Amendments are hereby made.

FIRST AMENDMENT TO CONDOMINIUM BY-LAWS OF THE PONDS OF
BONNER HILLS

1. That within Article X. Assessments Subsection 3. Regular Assessments is hereby amended to read as follows:

3. Regular Assessments. The Board of Directors shall establish an annual budget in advance of each operating year and such budget shall include the estimated funds required to defray expenses for the proper operation, management and maintenance of **THE PONDS OF BONNER HILLS** condominium project including a reasonable allowance for contingencies and reserves. Each purchaser of a **THE PONDS OF BONNER HILLS** condominium unit in the condominium project is required to pay **THE PONDS OF BONNER HILLS** an amount equal to two (2) months regular assessment as a non-refundable working capital contribution. An adequate reserve fund for maintenance, repairs and replacement of those General Common Elements or Shared General Common Elements or Limited Common Elements that must be replaced on a periodic basis shall be established in the budget and must be

funded by regular periodic payments as set forth in Section 12 below rather than by special assessments. The budget shall also allocate and assess these expenses against all Co-Owners of the units in **THE PONDS OF BONNER HILLS** in accordance with the Percentage of Value allocated to each unit by the Master Deed on a monthly basis. In the absence of Co-Owner approval as provided in these Condominium By-Laws of **THE PONDS OF BONNER HILLS**, the Board of Directors may increase such regular assessments, in its discretion, but only if one or more of the following conditions is met:

- a. The Board of Directors finds the budget as originally adopted to be insufficient to pay the costs of operating and maintaining the General Common Elements or Shared General Common Elements or Limited Common Elements.
- b. It is necessary to provide for the repair or replacement of existing General Common Elements or Shared General Common Elements or Limited Common Elements.
- c. The Board of Directors decides to purchase additions to the General Common Elements or Shared General Common Elements or Limited Common Elements of which the cost may not exceed the sum of \$5,000 per unit annually whichever amount is less.
- d. An emergency or unforeseen development necessitates an increase in the regular assessment.

2. That within Article X, Assessments, Subsection 6. Special Assessment is hereby deleted as such assessments are covered by the Condominium Act, Public Act 59 of 1978.

3. That Article XV, Building, Use and Occupancy Restrictions for the Ponds of Bonner Hills 9. Vehicles/Recreational Equipment shall be hereby amended to read as follows:

9. Vehicles/Recreational Equipment. There shall not be any travel trailers, motor homes, commercial vehicles, boat trailers, boats, wave runners, jet skis, personal watercraft, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than automobiles and vehicles used primarily for general personal transportation parked or stored upon the condominium project property unless parked in the garage with the garage door closed. However, a maximum of two passenger vehicles may be parked in the driveway in the area between the sidewalk and the

garage. Travel trailers, motor homes, camping vehicles, camping trailers, boat trailers, boats, jet skis, wave runners and personal watercraft may be temporarily parked upon a unit for a period of not more than twenty four (24) consecutive hours for loading and unloading purposes. Inoperable vehicles of any type may not be brought or stored upon the condominium project property either temporarily or permanently unless parked in the garage of a Co-Owner with the garage door closed. Commercial vehicles and trucks shall not be parked in or upon the condominium project property except while making deliveries or pick ups in the normal course of business. The use of motorized vehicles anywhere in the condominium project other than passenger cars, authorized maintenance vehicles and commercial vehicles as provided in this Section 9 is absolutely prohibited. Overnight parking on any roadway in the condominium project property is prohibited as the roads are private rights-of-way.

3. That Article XV Building, Use and Occupancy Restrictions for The Ponds of Bonner Hills, Section 16. Co-Owner Maintenance is hereby amended to read as follows:

16. Exterior Maintenance. The Ponds of Bonner Hills Condominium Association shall be responsible for the maintenance of all General Common Elements, Shared General Common Elements and certain Limited Common Elements consisting of driveways, sidewalks, front porches, garage doors, roofs and siding and all of the areas surrounding each individual condominium unit. The Association shall be responsible for lawn mowing, trimming shrubs and trees, and removing snow from all driveways, sidewalks and front porches.

Each co-owner shall use due care to avoid damaging any of the General Common Elements, Shared General Common Elements or Limited Common Elements. Each co-owner shall be responsible for the damage or cost to The Ponds of Bonner Hills or to the Bonner Hills Condominium Community Association, or both, resulting from the damage or misuse of any of the foregoing by the co-owner, his family, guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Condominium Association(s) (in which case there shall be no such responsibility unless reimbursement to the Condominium Association(s) is limited by virtue of a deductible provision which shall be paid by the responsible co-owner). Any costs or damages to the Condominium Association(s) may be assessed to and collected from the responsible co-owner in the manner provided in Article X of these By-Laws.

In all other respects the Condominium By-Laws of The Ponds of Bonner Hills are hereby reaffirmed and remain in full force and effect.

BON-TEC DEVELOPMENT COMPANY, LLC



By: Quirino D' Alessandro
Managing Member

STATE OF MICHIGAN)
)SS
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 4 day of September, 2014, by Quirino D'Alessandro, Managing Member of Bon-Tec Development Company, LLC.



Adelaide Zaleski
Notary Public
Macomb County, Michigan
My commission expires: Jan 22, 2018
(acting in Macomb County)

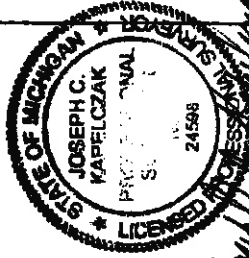
LIBER 2507 PAGE 0865 9 of 16

REPLAT NO. 1 LENAWEE COUNTY CONDOMINIUM PLAN NO. 70 EXHIBIT "B" TO THE MASTER DEED OF THE PONDS OF BONNER HILLS CITY OF TECUMSEH LENAWEE COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS
THE CONDOMINIUM PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT IT MUST BE PROPERLY SHOWN IN THE SUBSEQUENT SHEETS IN THE SURVEYOR'S CERTIFICATE ON SHEET C-01

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C-01	COVER SHEET
C-02	SURVEY PLAN
C-03	EASEMENT PLAN
C-04	SITE PLAN
C-05	UTILITY PLAN
C-06	COORDINATES
C-07	FLOOR PLANS & SECTIONS

* DENOTES REVISED SHEETS

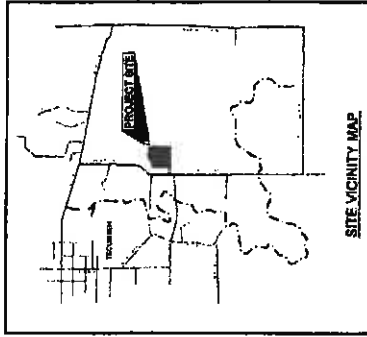


OWNER / DEVELOPER:
BOA-TEC DEVELOPMENT COMPANY, LLC
1400 WEST GERRARD STREET, SUITE 200
ANN ARBOR, MI 48104
PH: 734-665-2350
FAX: 734-983-1648

ENGINEER/ARCHITECT:
J&K
ENGINEERS ARCHITECTS
20125 GERRARD HWY
ROSELAND, MI 48068
PH: 734-789-1100
FAX: 734-983-1648

SHEET NO. C-01

DATE	
SCALE	



BENCH MARKS

BENCH MARK NO. 1 ELEV. 791.46 (1955)
FINE N CURB POLE EAST SIDE OF ROADS

BENCH MARK NO. 2 ELEV. 794.94 (1955)
CAPTAIN M. M. HITCHCOCK - P.O. BOX 100
ROSELAND, MI 48068

LEGAL DESCRIPTION

THE PONDS OF BONNER HILLS

PART OF THE SOUTH 1/4 OF SECTION 18, T. 36. N., R. 4E., CITY OF TECUMSEH, LENAWEE COUNTY, MICHIGAN, AND ALSO THAT PART OF LOT 39 OF SAID SECTION 18, LENAWEE COUNTY, MICHIGAN, WHICH ARE SHOWN IN THE PLAT OF SAID SECTION 18, AND ALSO THAT PART OF LOT 39 OF SAID SECTION 18, LENAWEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING BEING THE SOUTH CORNER OF SAID SECTION 18, THENCE S80°17'44" W. 405 FEET ALONG THE SOUTH LINE OF SAID SECTION 18, THENCE S0°00'00" W. 330 FEET ALONG THE SOUTH LINE OF SAID SECTION 18, THENCE S0°00'00" W. 405 FEET ALONG THE EAST LINE OF SAID SECTION 18, THENCE S0°00'00" W. 330 FEET ALONG THE EAST LINE OF SAID SECTION 18, THENCE S80°17'44" W. 405 FEET TO THE POINT OF BEGINNING, CONTAINING 28.77 ACRES.

LEGAL DESCRIPTION

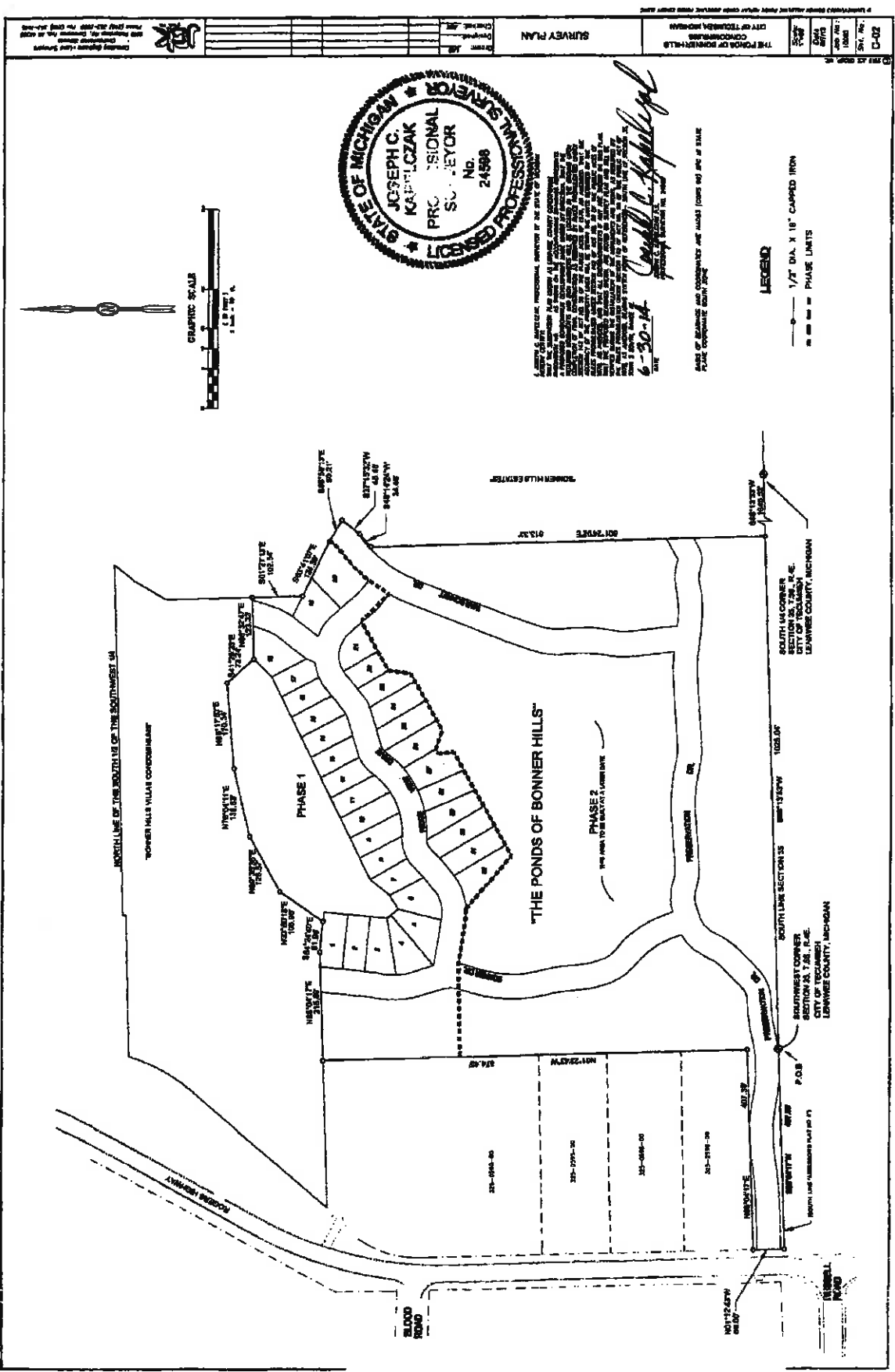
THE PONDS OF BONNER HILLS PHASE 1 (SUBMIT)

PART OF THE SOUTH 1/4 OF SECTION 18, T. 36. N., R. 4E., CITY OF TECUMSEH, LENAWEE COUNTY, MICHIGAN, AND ALSO THAT PART OF LOT 39 OF SAID SECTION 18, LENAWEE COUNTY, MICHIGAN, WHICH ARE SHOWN IN THE PLAT OF SAID SECTION 18, AND ALSO THAT PART OF LOT 39 OF SAID SECTION 18, LENAWEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING BEING THE SOUTH CORNER OF SAID SECTION 18, THENCE S80°17'44" W. 405 FEET ALONG THE SOUTH LINE OF SAID SECTION 18, THENCE S0°00'00" W. 330 FEET ALONG THE SOUTH LINE OF SAID SECTION 18, THENCE S0°00'00" W. 405 FEET ALONG THE EAST LINE OF SAID SECTION 18, THENCE S80°17'44" W. 405 FEET TO THE POINT OF BEGINNING, CONTAINING 28.77 ACRES.

LEGAL DESCRIPTION

THE PONDS OF BONNER HILLS PHASE 2 (AREA TO BE BUILT AT A LATER DATE)

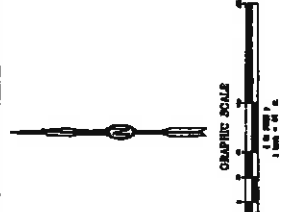
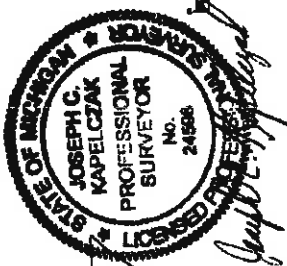
PART OF THE SOUTH 1/4 OF SECTION 18, T. 36. N., R. 4E., CITY OF TECUMSEH, LENAWEE COUNTY, MICHIGAN, AND ALSO THAT PART OF LOT 39 OF SAID SECTION 18, LENAWEE COUNTY, MICHIGAN, WHICH ARE SHOWN IN THE PLAT OF SAID SECTION 18, AND ALSO THAT PART OF LOT 39 OF SAID SECTION 18, LENAWEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING BEING THE SOUTH CORNER OF SAID SECTION 18, THENCE S80°17'44" W. 405 FEET ALONG THE SOUTH LINE OF SAID SECTION 18, THENCE S0°00'00" W. 330 FEET ALONG THE SOUTH LINE OF SAID SECTION 18, THENCE S0°00'00" W. 405 FEET ALONG THE EAST LINE OF SAID SECTION 18, THENCE S80°17'44" W. 405 FEET TO THE POINT OF BEGINNING, CONTAINING 28.77 ACRES.



STATE OF MICHIGAN
 JOSEPH C. KAPELUSZAK
 PROFESSIONAL SURVEYOR
 No. 24988
 LICENSED PROFESSIONAL SURVEYOR

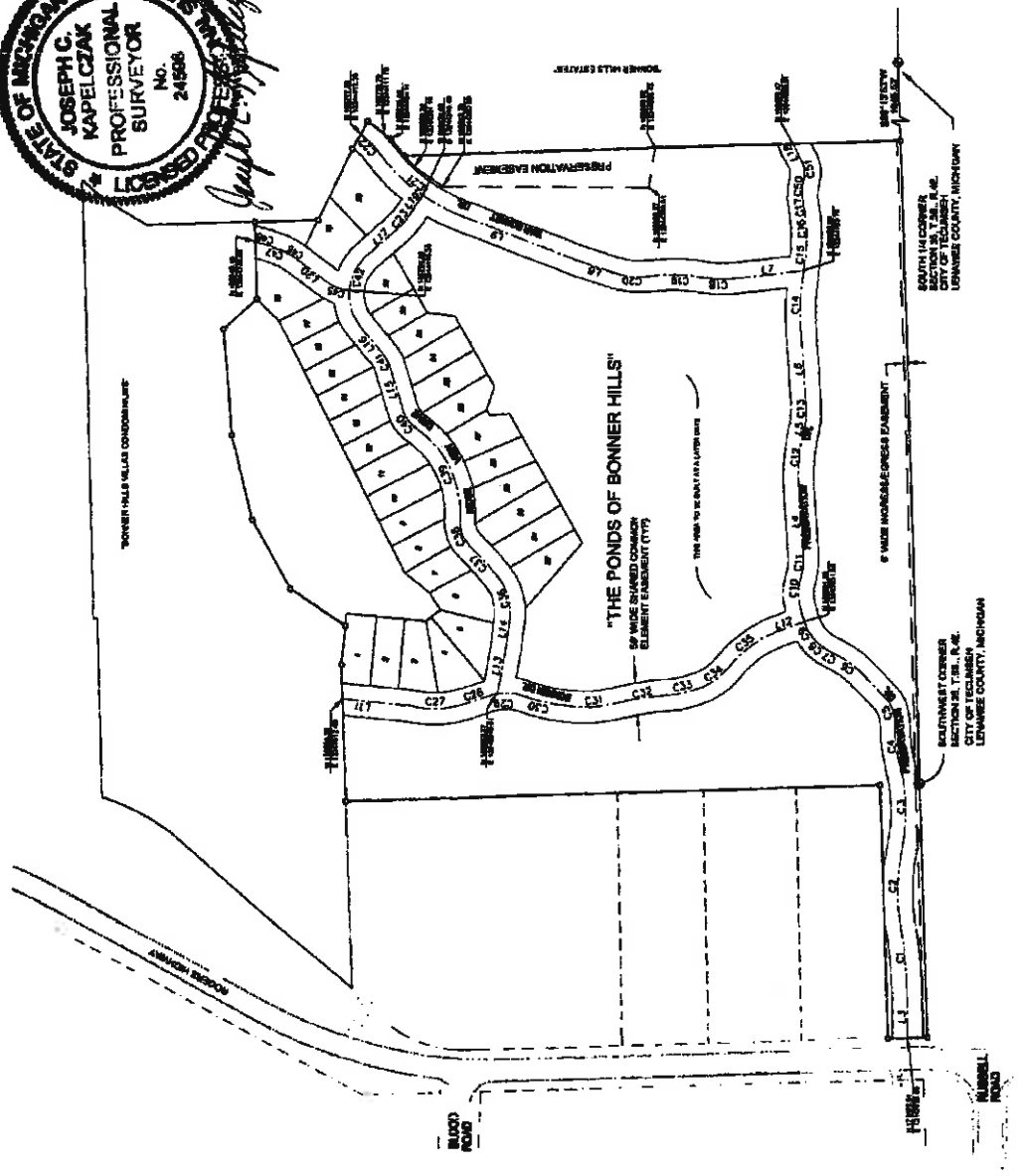
6-30-14
 Joseph C. Kapeluszak
 PROFESSIONAL SURVEYOR
 No. 24988

LEGEND
 ○ — 1/4" DIA. X 18" CAMPED IRON
 --- PHASE LIMITS

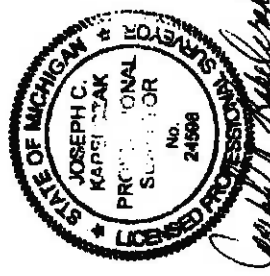


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1	100	1,200

NOTE: ALL WITTENBACH SANITARY SEWER UTILITIES ARE LOCATED IN THE CENTERLINE OF THE EASEMENT TO BE SHOWN ON THIS SHEET.

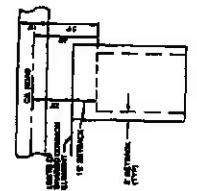


THE BOARD OF CITY ENGINEERS CITY OF TROY, MICHIGAN	DATE: 08/13/14	PROJECT: 14-00000	NO. 24598	C-04
THE BOARD OF CITY ENGINEERS CITY OF TROY, MICHIGAN	DATE: 08/13/14	PROJECT: 14-00000	NO. 24598	C-04
THE BOARD OF CITY ENGINEERS CITY OF TROY, MICHIGAN	DATE: 08/13/14	PROJECT: 14-00000	NO. 24598	C-04

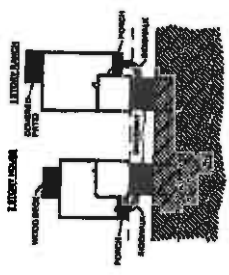


Joseph C. Kapsis

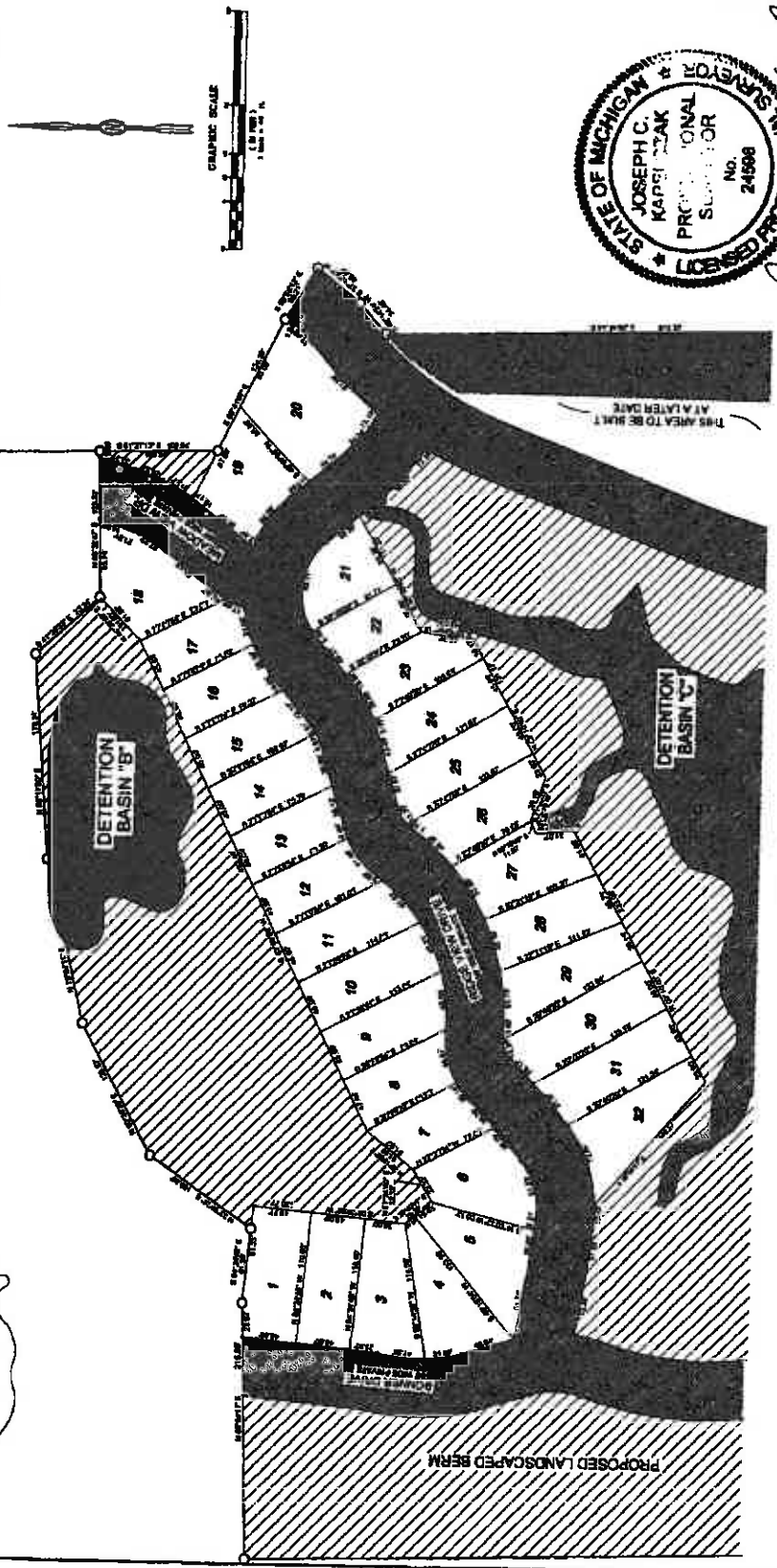
- LEGEND**
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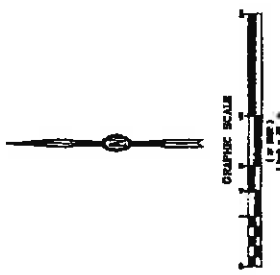


TYPICAL LIMIT SETBACKS

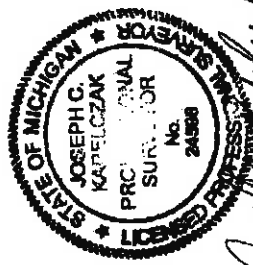


TYPICAL LIMIT LIMITED COMMON ELEMENT



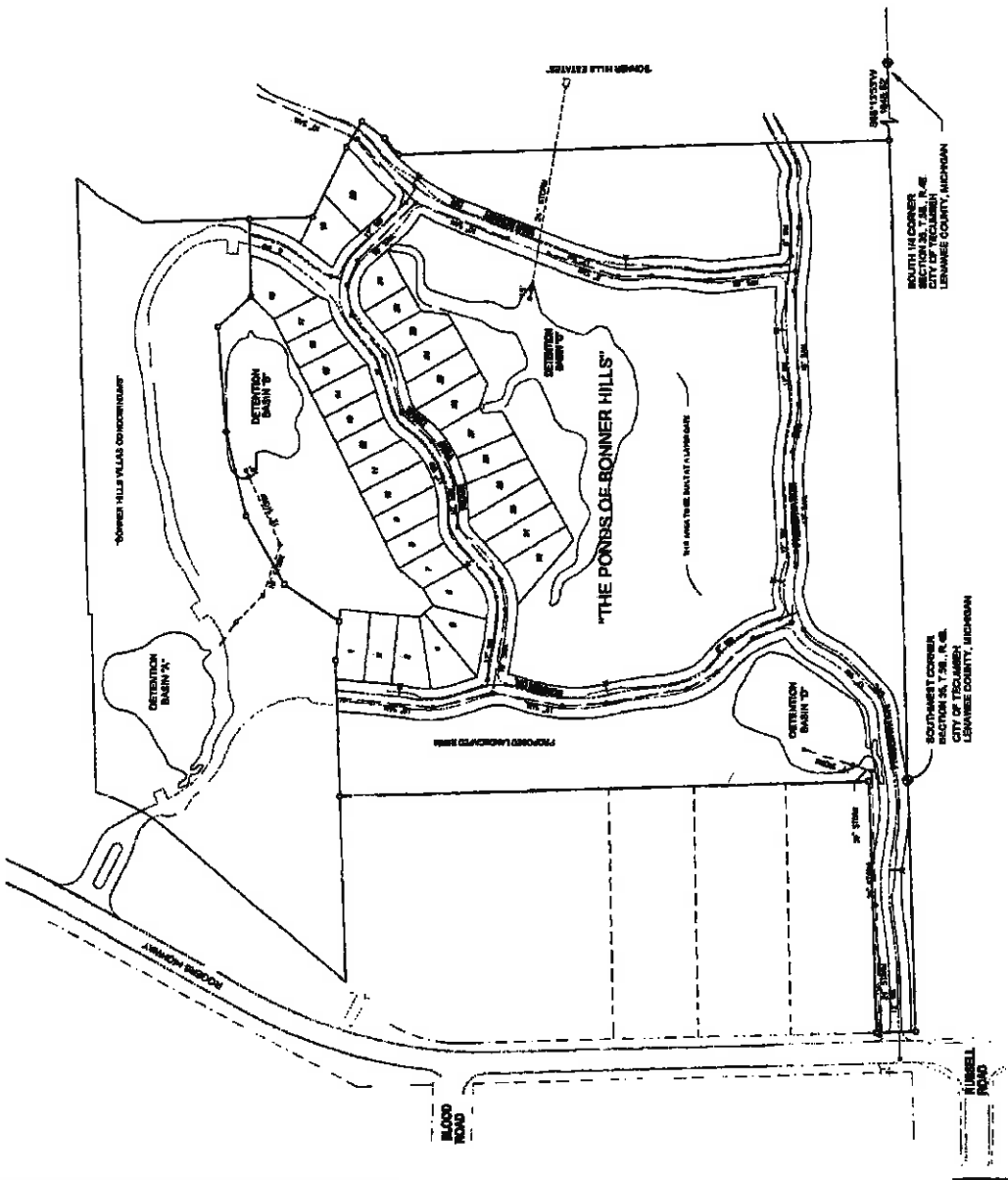


NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE APPLICANT.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BIRMINGHAM AND THE STATE OF MICHIGAN.



Joseph C. Kapelczak

LEGEND:
 --- PROPOSED UTILITY
 --- EXISTING UTILITY
 --- PROPERTY BOUNDARY
 --- EASEMENT BOUNDARY
 --- RIGHT-OF-WAY BOUNDARY



SOUTH HILLS OWNER
 CITY OF BIRMINGHAM
 LEMAYE COUNTY, ALABAMA

SOUTHWEST CORNER
 SECTION 16, T. 9. N., R. 6. E.
 CITY OF BIRMINGHAM
 LEMAYE COUNTY, ALABAMA

City of Tecumseh
 Planning Department
 200 Broadway St. Tecumseh, MI 48280
 Phone (313) 281-2588 Fax (313) 281-1840

COORDINATES	Block: 528	Section: 287
Plat No.		

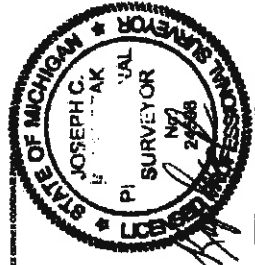
THE PONDS OF BONNER HILLS
 CITY OF TECUMSEH, MICHIGAN



GRAPHIC SCALE
 1" = 50'

LEGEND	
[Symbol]	Surveyed Boundary
[Symbol]	Unsurveyed Boundary
[Symbol]	Right-of-Way Boundary
[Symbol]	Property Line
[Symbol]	Water Feature
[Symbol]	Structure
[Symbol]	Utility Line
[Symbol]	Setback Line

LEGEND



Joseph C. Vail
 Surveyor

