

~~RECORDED~~

~~1999 JUN 10 P 4:13~~  
~~REGISTER OF DEEDS~~  
~~LIVINGSTON COUNTY, MI.~~  
~~48843~~

LIVINGSTON COUNTY TREASURER'S CERTIFICATE  
I hereby certify that there are no TAX  
LIENS or TITLES held by the state or any  
individual against the within description,  
and all TAXES are same as paid for five  
years previous to the date of this instrument  
or appear on the records in this  
office except as stated.

6-10-99 *Dianne H. Hardy*  
1999 Dianne H. Hardy, Treasurer  
Sec. 185 Act 266, 1893 as Amended  
Taxes not examined

HOMESTEAD DENIALS NOT EXAMINED

312

**THIRD AMENDMENT TO MASTER DEED  
SOUTH OAKS SITE CONDOMINIUM**

NANCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

1999 JUN 10 P 3:25

RECORDED

This Third Amendment to Master Deed for South Oaks Site Condominium, is made and executed on the date below, by First Central Investment Corporation ("Developer"), pursuant to the provisions of the Michigan Condominium Act (Being Act 59 of the Public Acts of 1978 and subsequent amendments thereto).

The Developer has previously established South Oaks Site Condominium ("the Condominium Project"), as a condominium under the Act and pursuant to a Master Deed, dated April 22, 1996, and recorded on May 3, 1996, at Liber 2035, Page 581 in the Livingston County Register of Deeds Office, which was amended by First Amendment to Master Deed, South Oaks No. 1 Site Condominium, recorded on June 10, 1996, at Liber 2062, Page 0456 and the Second Amendment to Master Deed, South Oaks No. 1 Site Condominium, recorded on August 1, 1997, at Liber 2205, Page 0131 both of which are record in the Livingston County Register of Deeds.

1. The Developer desires to amend the Master Deed and its Exhibit B to add units 53-71, as the final expansion of the project pursuant to the Master Deed Article XII, Expansion of the Project which is amended as described below:

2. Article II, Legal Description is revised as follows:

- Beginning at the South 1/4 corner of Section 27, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan; thence N00°14'26"W 1671.01 feet along the North-South 1/4 line of said section; thence S89°30'42"E 600.03 feet; thence N41°56'06"E 92.50 feet; thence along the centerline of Triangle Lake Road the following 10 courses: S31°52'02"E 75.91 feet, Southeasterly 111.87 feet along the arc of a 296.47 foot radius curve to the right, having a central angle of 21°37'13" and a chord which bears S21°03'25"E 111.21 feet, S10°14'49"E 56.00 feet, Southeasterly 159.92 feet along the arc of a 243.99 foot radius curve to the left having a central angle of 37°33'15" and a chord which bears S29°01'26" E 157.07 feet, S47°48'04"E 40.00 feet, Southeasterly 97.00 feet along the arc of a 361.64 foot radius curve to the left, having a central angle of 15°22'05" and a chord which bears S55°29'06" E 96.71 feet, S63°10'09"E 252.76 feet, Southeasterly 183.95 feet along the arc of a 505.96 foot radius curve to the right,

10-27-400-012

having a central angle of  $20^{\circ}49'51''$  and a chord which bears  $S52^{\circ}45'13''E$  182.94 feet,  $S42^{\circ}20'18''E$  47.02 feet, Southeasterly 103.58 feet along the arc of a 543.27 foot radius curve to the right, having a central angle of  $10^{\circ}55'27''$  and a chord which bears  $S36^{\circ}52'34''E$  103.42 feet; thence  $S64^{\circ}25'28''W$  394.82 feet; thence  $S23^{\circ}56'07''E$  575.00 feet; thence  $N64^{\circ}25'28''E$  399.45 feet; thence  $S23^{\circ}56'11''E$  113.32 feet along said centerline of Triangle Lake Road; thence continuing 61.59 feet along said centerline and the arc of a 525.00 foot radius circular curve to the left through a central angle of  $06^{\circ}43'16''$  and having a chord bearing  $S27^{\circ}17'49''E$  61.55 feet; thence non-tangentially  $S00^{\circ}10'39''E$  238.11 feet; thence  $S88^{\circ}59'26''W$  61.19 feet; thence  $S35^{\circ}47'08''W$  582.49 feet; thence  $S00^{\circ}10'53''E$  2156.97 feet; thence  $S89^{\circ}29'30''W$  1312.96 feet along the East-West 1/4 line to the Center of said section; thence  $N00^{\circ}00'19''E$  2612.13 feet along the North-South 1/4 line of said section to the Place of Beginning. Being a part of the Southeast 1/4 of Section 27 and a part of the Northeast 1/4 of Section 34, all in Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Containing 131.10 acres of land, more or less. Being subject to easements and restrictions of record, if any.

3. Article XII, Expansion of the Project including the following legal description is deleted from the future expansion area and added to the condominium project.

**BEGINNING** at the South 1/4 Corner of Section 27, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan; thence  $N 00^{\circ}14'26'' W$  1671.01 feet along the North-South 1/4 line of said section; thence  $S 89^{\circ}30'42'' E$  600.03 feet; thence  $S 23^{\circ}56'07'' E$  1294.11 feet; thence  $S 66^{\circ}03'53'' W$  150.23 feet; thence  $N 66^{\circ}07'01'' W$  60.32 feet; thence  $S 39^{\circ}54'15'' W$  390.71 feet; thence  $N 88^{\circ}59'16'' W$  96.72 feet; thence  $S 19^{\circ}29'14'' W$  214.25 feet; thence  $S 50^{\circ}05'45'' E$  243.97 feet; thence  $S 39^{\circ}54'15'' W$  40.00 feet; thence  $S 63^{\circ}26'13'' W$  497.54 feet; thence  $N 80^{\circ}55'23'' W$  226.07 feet; thence  $N 00^{\circ}00'19'' E$  427.48 feet along the North-South 1/4 line of Section 34, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan to the Place of Beginning. Being a part of the Southeast 1/4 of Section 27 and a part of the Northeast 1/4 of Section 34, all in Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Containing 37.15 acres of land, more or less. Being subject to easements and restrictions of record, if any.

4. Article XI, Restrictions, Section 11.23, "Livingston County Health Department Restrictions" is modified as follows:

(d) Modify last sentence. The test wells have also been drilled on Units 33, 41, and 65 and may be used for the potable water supply and are subject to the same terms as stated herein.

The following new sub-sections are added:

(ee) The test wells used to determine onsite water supply adequacy have been drilled on Unit 65. If this well is not intended for the use as a potable water supply, then it must be properly abandoned according to Part 127, Act 368 of the Groundwater Quality Control Act.

(ff) The onsite sewage disposal systems for Units 66 and 67 will require the excavation of slow permeable soils to a more permeable soil ranging between 7 and 8 ft. in depth. Due to the fact that unsuitable soils will be excavated in the area and replaced with a clean sharp sand, the cost of the system may be higher than a conventional sewage disposal system.

(gg) The wells and septics for units 53-71 shall be located in the exact area as indicated on the preliminary plans as submitted by Desine, Inc. Engineers, last revision dated May 1, 1998 which is on file at the Livingston County Health Department.

(hh) There shall be no underground utility lines located within the areas designated as active and reserve septic systems.

(ii) Due to elevation differences between proposed house grades and septic locations, Units 53, 61, 63, and 64 may require a pump type sewage disposal system. If pumping is necessary, engineer specifications for a pump size and design must be submitted prior to permits being issued.

(jj) The engineer must give written certification that land balancing for units 53-71 has been conducted in accordance to the plans prior to master deed approval.

(kk) The engineer must give written certification that any additional grades, filling and/or land balancing that has taken place as part of the construction of the development has not affect the placement for either the active or reserve sewage disposal systems. This certification must be given stating that there has been no changes on any units affected prior to final master deed approval.

(ll) Prior to final master deed approval for units 53-71, written engineer certification must be given which indicates that all storm drains which are within 25 ft. to the proposed active or reserve septics have been sealed with a watertight premium joint material.

(mm) A 2400 sq. ft. area has been designated on units 53-71 for the active and reserve sewage disposal systems to accommodate a typical three (3) bedroom single family home. Proposed homes exceeding three (3) bedrooms must show that sufficient area exists for both active and reserve sewage systems which meet all acceptable isolation distances.

(nn) All restrictions placed on South Oaks Site Condominium by the Livingston County Health Department are not severable and shall not expire under any circumstances unless otherwise amended or approved by the Livingston County Health Department.

5. The 71 units of the Condominium project are the total authorized units for the project.

6. Upon recording of this Amendment, together with the Second Replat of South Oaks, Exhibit B, such Second Replat shall constitute a replacement of Sheets 1 and 2 of Exhibit B, and add Sheets 17-23 which shall describe Units 53-71.


7. Except as specifically set forth herein and in the First and Second Amendments to Master Deed, and in First and Second Replat, Exhibit B, of South Oaks Site Condominium, the Master Deed remains unmodified and in full force and effect.

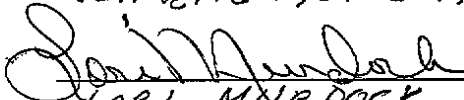
In witness whereof, the Developer has executed this Third Amendment to Master Deed of South Oaks Site Condominium on the date written below.

IN THE PRESENCE OF:

FIRST CENTRAL INVESTMENT CORP.  
A MICHIGAN CORPORATION


  
\_\_\_\_\_  
JEANNETTE GEHRING

  
\_\_\_\_\_  
LAWRENCE A. YAX, PRESIDENT  
*Attorney at Law*

  
\_\_\_\_\_  
LORI M. RODOCK

STATE OF MICHIGAN  
COUNTY OF LIVINGSTON

The foregoing instrument was acknowledged before me this 9 day of <sup>JUNE</sup> ~~July~~, 1999, by LAWRENCE A. YAX, the President of FIRST CENTRAL INVESTMENT CORP., a MICHIGAN CORPORATION, on behalf of the corporation.

  
\_\_\_\_\_  
Notary Public: ANNE BERRY  
County of: Notary Public, Livingston County, MI  
Expiration: My Commission Expires Nov. 2, 2001

Drafted by ✓  
Dale E. Cooper (P12200)  
Attorney at Law  
7960 Grand River Road, Suite 270  
Brighton, MI 48114  
(810) 220-0360

w:\cooper\yax\third amendment to master deed

A SITE CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND PART OF THE NORTHEAST 1/4 OF SECTION 34, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

THE SECOND REPLAT OF  
**SOUTH OAKS**

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN # 86

EXHIBIT B

SHEET INDEX

SHEET #	DESCRIPTION
Δ * 1	COVER
Δ * 2	COMPOSITE PLAN
3 - 6	SITE PLANS
7 - 10	SURVEY & UTILITY PLANS
+ 11 - 13	SITE PLANS
+ 14 - 16	SURVEY & UTILITY PLANS
○ 17 - 19	SITE PLANS
○ 20 - 22	SURVEY & UTILITY PLANS
○ 23	FLOOD PLAIN PLAN

\* DENOTES SHEETS ALTERED AS PART OF THE FIRST REPLAT  
 Δ DENOTES SHEETS ADDED AS PART OF THE FIRST REPLAT  
 + DENOTES SHEETS ADDED AS PART OF THE SECOND REPLAT  
 ○ DENOTES SHEETS ADDED AS PART OF THE SECOND REPLAT

**OWNER/DEVELOPER**  
 First Central Investment Corp.  
 2629 Robbins Drive  
 Howell, MI 48884  
 (517) 546-0102

**SURVEYOR/ENGINEER**  
 Desjardis, Inc.  
 7011 W. Grand River Ave.  
 Brighton, MI 48114  
 (810) 227-9533

Legal Description:

BEGINNING at the South 1/4 Corner of Section 27, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan; thence N00°14'28"W 1671.01 feet along the North-South 1/4 line of said section; thence S89°30'42"E 500.03 feet; thence N41°55'05"E 92.50 feet; thence along the centerline of Triangle Lake Road the following 10 courses: S31°52'02"E 75.91 feet, Southeastly 111.87 feet along the arc of a 296.47 foot radius curve to the right, having a central angle of 21°31'15" and a chord which bears S11°42'52"E 110.21 feet, S10°44'59"E 36.00 feet, Southeastly 159.92 feet along the arc of a 373.15 foot radius curve to the left, having a central angle of 37°33'15" and a chord which bears S29°01'26"E 157.07 feet, S47°48'04"E 40.00 feet, Southeastly 97.00 feet along the arc of a 381.64 foot radius curve to the left, having a central angle of 15°22'05" and a chord which bears S55°29'06"E 96.71 feet, S63°10'09"E 282.76 feet, Southeastly 183.95 feet along the arc of a 505.88 foot radius curve to the right, having a central angle of 20°49'51" and a chord which bears S52°45'15"E 182.94 feet, S42°20'18"E 47.02 feet, Southeastly 103.58 feet along the arc of a 543.27 foot radius curve to the right, having a central angle of 10°55'27" and a chord which bears S36°52'34"E 103.42 feet; thence S84°25'28"W 394.82 feet; thence S23°56'07"E 575.00 feet; thence N6°42'52"E 399.45 feet; thence S23°56'11"E 113.32 feet along said centerline of Triangle Lake Road; thence continuing 61.59 feet along said centerline and the arc of a 525.00 foot radius circular curve to the left through the center of said road and having a chord of 500.10 feet, having a central angle of 08°43'18" and having a chord of 500.10 feet; thence S00°00'00"E 2158.97 feet; thence S35°47'08"W 582.49 feet; thence S00°00'00"E 2158.97 feet; thence S89°29'30"W 1312.96 feet; thence S00°00'00"E 2158.97 feet; thence S89°29'30"W 1312.96 feet; thence N00°00'00"E 2812.13 feet along the North-South 1/4 line of said section; thence along a part of the North-South 1/4 line of said section 1/4 of Section 27 and a part of the Northeast 1/4 of Section 34, of in Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan, containing 131.10 acres of land, more or less, being subject to easements and restrictions of record, if any.



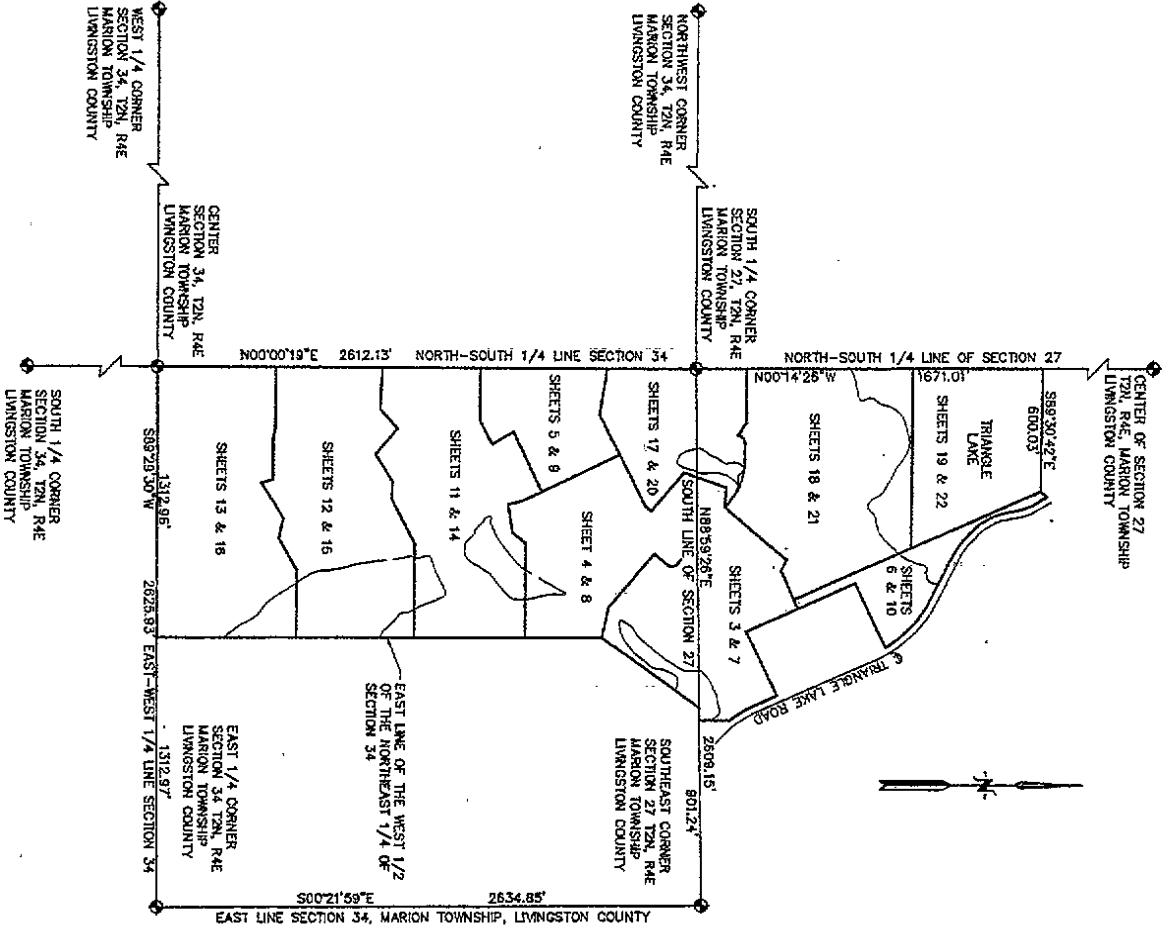
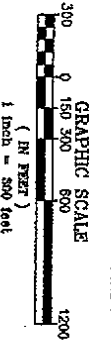
*[Signature]*  
 MARK A. BARROWS  
 PROFESSIONAL SURVEYOR  
 SURVEYOR No. 35871  
 DATE 6/5/99

PROPOSED DATE: 6/5/99

SHEET 1

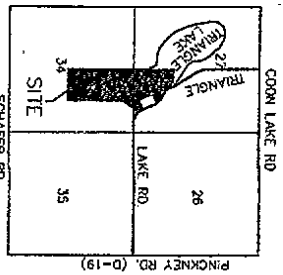


COMPOSITE PLAN



SOUTH OAKS

A SITE CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, 12N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP NO SCALE

**OWNER/DEVELOPER**  
 First Central Investment Corp.  
 2629 Robbins Drive  
 Howell, MI 48824  
 (517) 546-0102

**SURVEYOR/ENGINEER**  
 Dastine, Inc.  
 7011 W. Grand River Ave.  
 Brighton, MI 48114  
 (810) 227-9533

*Signature of David A. Barnwell*  
 DAVID A. BARNWELL  
 PROFESSIONAL SURVEYOR  
 SURVEYOR NO. 33971



PROPOSED DATE: 12/18/19

SHEET 2



SITE PLAN

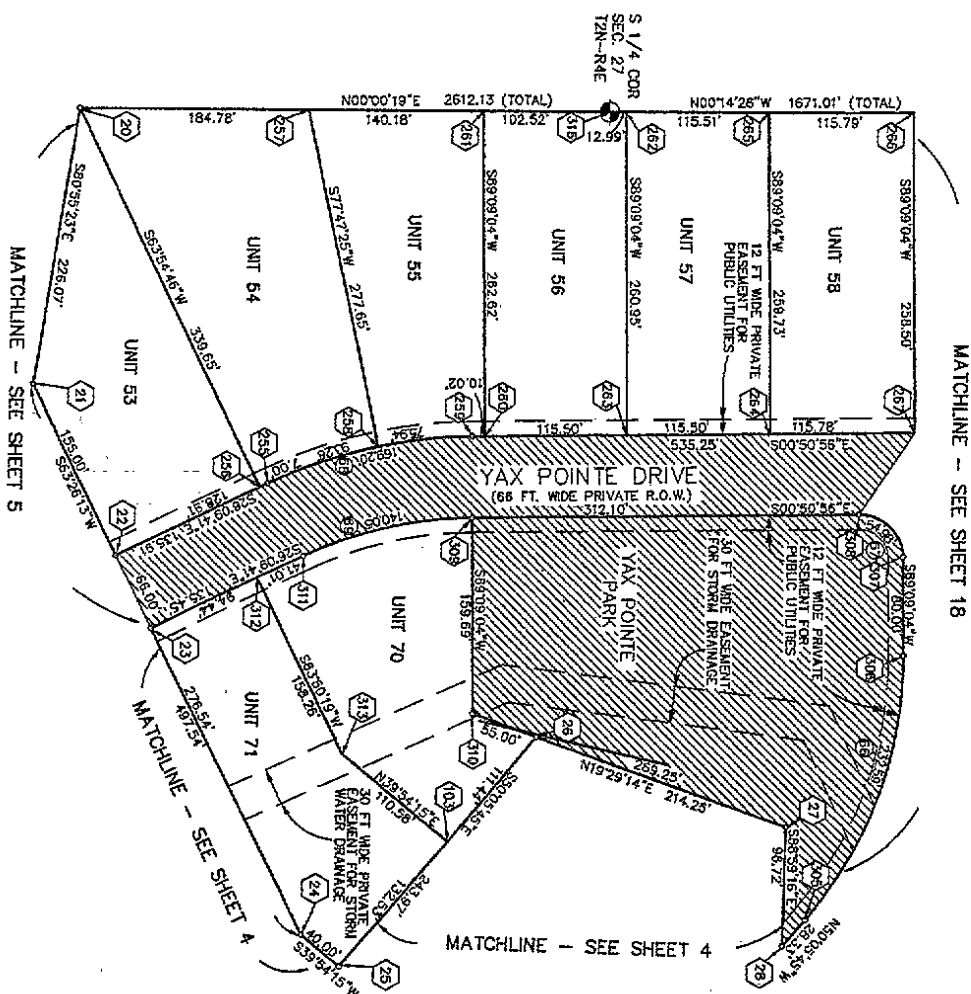
SOUTH OAKS

A SITE CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, TEN, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



COORDINATE TABLE

CORNER #	NORTHING	EASTING
20	4292.89	5022.14
21	4293.83	5263.36
22	4326.24	5364.02
23	4355.76	5443.06
24	4470.42	6680.40
25	4619.11	5716.07
26	4668.62	5528.81
27	4886.59	5697.09
28	4896.89	5614.40
29	4448.23	5324.10
30	4441.86	5292.18
31	4477.38	5022.18
32	4538.10	5284.91
33	4538.10	5284.91
34	4617.45	5284.91
35	4617.56	5022.17
36	4733.07	5022.17
37	4736.83	5281.05
38	4852.42	5281.33
39	4848.57	5021.54
40	4984.38	5021.15
41	4984.19	5279.62
42	4985.05	5282.67
43	4985.05	5282.67
44	4981.17	5480.74
45	4989.99	5380.25
46	4924.47	5380.25
47	4612.40	5380.80
48	4614.77	5380.80
49	4477.33	5383.34
50	4440.63	5401.42
51	4510.30	5543.47
52	4720.08	5022.18



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
65	327.00	232.59	227.71	N70°28'20"W	40°45'11"
67	363.00	54.98	48.50	S44°09'14"W	90°00'00"
68	383.00	168.20	167.83	S13°30'18"E	25°19'45"
69	317.00	140.05	138.91	S13°30'18"E	25°19'45"



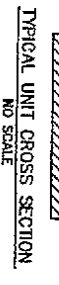
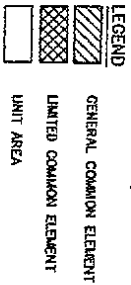
DAVID A. BARNWELL  
 PROFESSIONAL SURVEYOR  
 SURVEYOR NO. 38971

DATE: 6/8/99

PROPOSED DATED: 6/8/99



SHEET 17

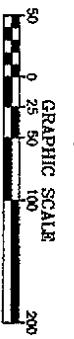


ALL DIMENSIONS ARE IN FEET.  
 ALL CURBLINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
 THE SYMBOL "O" INDICATES A 1/2" IN. IRON ROD EXPOSED BY A 4" IN. x 36" IN. CONCRETE MARKMENT  
 ALL LOT CORNERS NOT OTHERWISE MENTIONED ARE MARKED WITH 5/4" IN. x 18" IN. IRON PIPES WITH YELLOW PLASTIC CAPS.  
 BEARINGS ARE BASED ON SIERRA GRANDE SUBDIVISION - LIBER 18, PAGE 34 LIVINGSTON COUNTY RECORDS  
 ALL R.O.W. ARE PRIVATE EASEMENTS FOR HIGHWAYS/EXPRESS.  
 ALL ROADS MUST BE BUILT  
 ALL STORM SEWERS MUST BE BUILT  
 ALL STORM SEWERS MUST BE BUILT  
 (O) CURVE IDENTIFIER  
 (X) COORDINATE IDENTIFIER  
 UNITS VARY

**OWNER/DEVELOPER**  
 First Central Investment Corp.  
 2525 Robbins Drive  
 Farmington, MI 48324  
 (313) 546-0102

**SURVEYOR/ENGINEER**  
 Design, Inc.  
 7011 W. Grand River Ave.  
 Brighton, MI 48114  
 (616) 227-8533

# SITE PLAN



# SOUTH OAKS

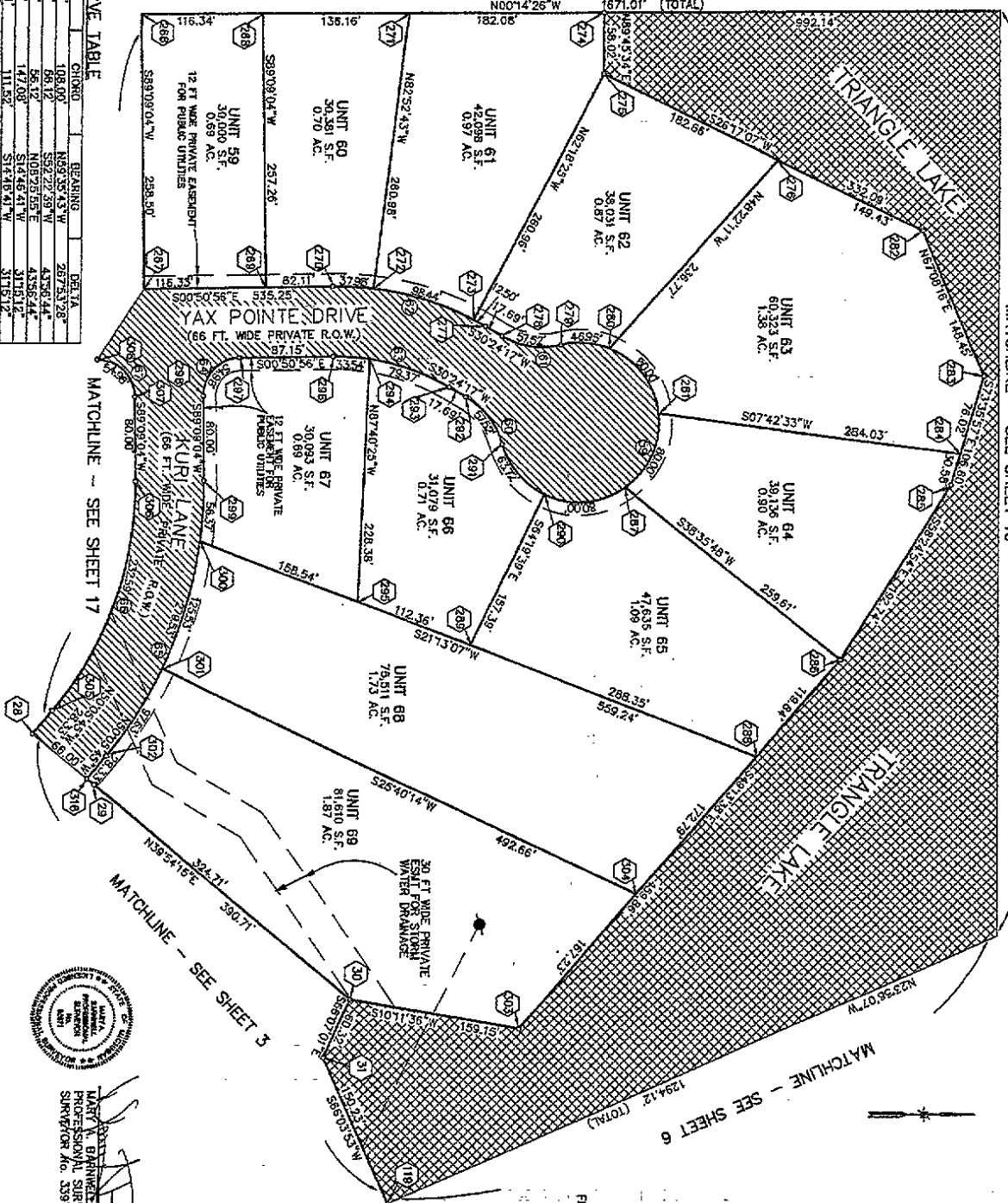
A SITE COMPOUNDING SUBDIVISION BEING PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

COORDINATE TABLE

CURVE #	NORTHING	EASTING
28	4866.88	5697.09
29	4924.41	5847.20
30	5166.60	5947.73
31	5142.17	6002.89
119	5203.12	6140.21
206	4964.36	6071.15
267	4966.19	6279.62
268	5080.70	5020.66
268	5084.51	5277.90
270	5146.81	5276.88
271	5216.88	6020.09
272	5184.00	5279.05
273	5277.90	5306.41
274	5388.84	5019.35
275	5393.18	6077.35
276	5562.05	5316.24
277	5288.03	5314.48
278	5304.69	5314.45
279	5304.69	5314.45
280	5405.65	5314.45
281	5451.67	5314.45
282	5486.83	5314.45
283	5743.14	5314.45
284	5743.14	5463.46
285	5743.14	5463.46
286	5823.55	5463.46
287	5420.66	5463.46
288	5545.29	5463.46
289	5276.49	5463.46
290	5344.67	5463.46
291	5304.94	5463.46
292	5270.88	5463.46
293	5255.42	5463.46
294	5181.02	5463.46
295	5171.75	5463.46
296	5147.89	5463.46
297	5060.46	5463.46
298	5023.98	5463.46
299	5027.16	5463.46
300	5023.98	5463.46
301	4868.42	5463.46
302	4835.86	5463.46
303	5323.24	5463.46
304	6432.45	5463.46
305	4885.05	5463.46
306	4981.17	5463.46
307	4893.99	5463.46
308	4924.47	5463.46
316	4917.61	5463.46

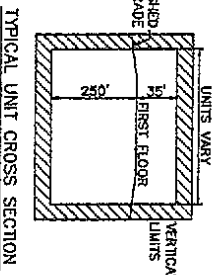
CURVE TABLE

CURVE	RADIUS	CHORD	BEARING	DELTA
58	75.00'	108.00'	N63°53'43"W	267°31'29"
60	75.00'	66.12'	S82°22'28"W	435°54'44"
61	75.00'	57.85'	N05°29'55"E	435°54'44"
62	273.00'	147.00'	S14°46'41"W	317°51'12"
63	202.00'	112.91'	S14°46'41"W	317°51'12"
64	35.00'	49.50'	N70°28'20"W	800°00'00"
65	33.00'	273.88'	N70°28'20"W	40°25'11"
66	33.00'	227.71'	N70°28'20"W	40°25'11"
67	35.00'	49.50'	S44°00'00"W	300°00'00"



**MART N. BARNWELL**  
 PROFESSIONAL SURVEYOR  
 SURVEYOR No. 13971  
 DATE 6/8/99

PROPOSED DATED: 6/8/99



- ALL DIMENSIONS ARE IN FEET.
- ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
- THE SYMBOL "o" INDICATES A 1/2 IN. ROUN ROOF ENCASED BY A 4 IN. X 3/8 IN. CONCRETE MONUMENT
- ALL LOT CORNERS NOT OTHERWISE MONUMENTED ARE MARKED WITH 3/4 INCH X 1/8 INCH IRON PINS WITH YELLOW PLASTIC CAPS.
- BEARINGS ARE BASED ON SERRA GRANGE SUBDIVISION LIBER 18, PAGE 34 DIVISION COUNTY RECORDS
- ALL R.O.W. ARE PRIVATE EASEMENTS FOR INGRESS/EGRESS.
- ALL ROADS MUST BE BUILT
- ALL STORM SEWERS MUST BE BUILT
- UNIT AREA
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNIT AREA

**OWNER/DEVELOPER**  
 First Central Investment Corp.  
 2828 Rubens Drive  
 Howell, MI 48824  
 (517) 546-0102

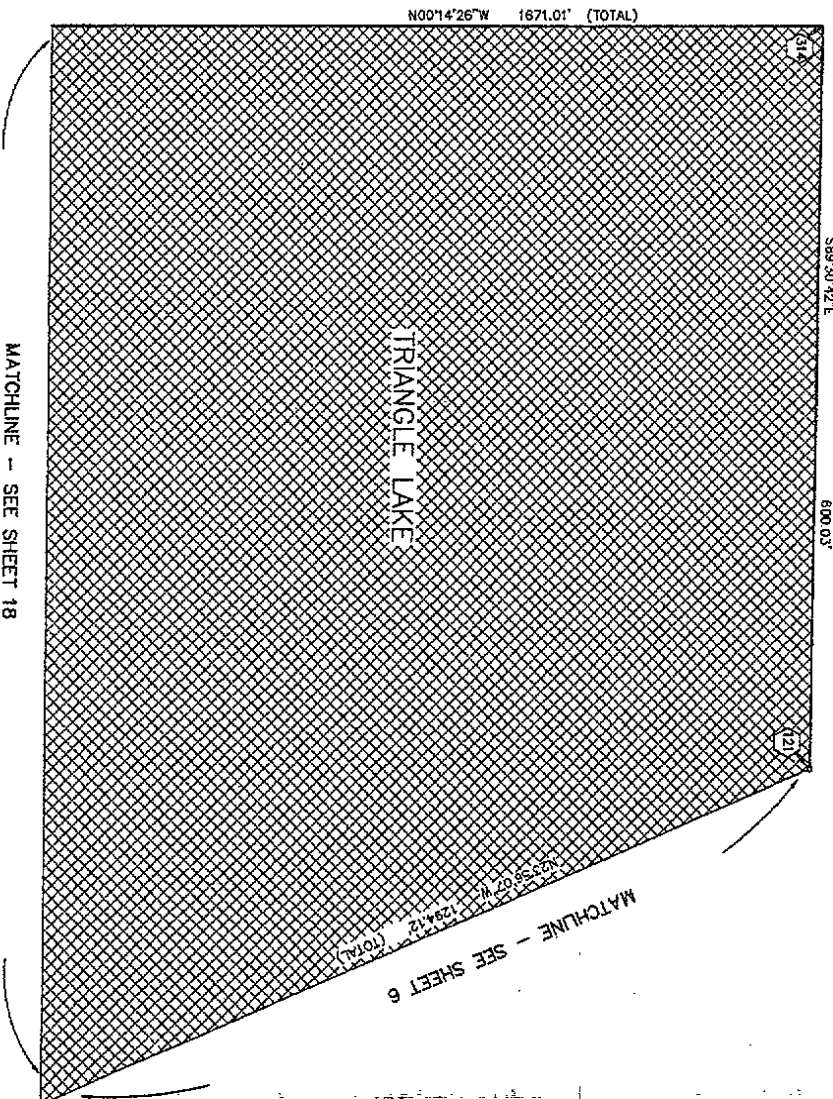
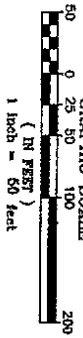
**SURVEYOR/ENGINEER**  
 Debra, Inc.  
 7011 W. Grand River Ave.  
 Brighton, MI 48114  
 (810) 227-8533



**COORDINATE TABLE**

COORD. #	NORTHING	EASTING
121	6386.85	8915.18
314	6391.07	8915.16

**SITE PLAN**



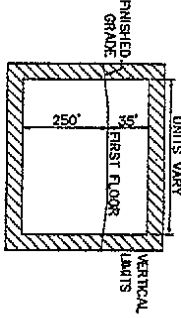
MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 6

**SOUTH OAKS**

A SITE CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

ALL DIMENSIONS ARE IN FEET.  
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
 THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED BY A 4 IN. x 3/8 IN. CONCRETE MONUMENT  
 ALL LOT CORNERS NOT OTHERWISE MONUMENTED ARE MARKED WITH 3/4 INCH x 1/8 INCH IRON PIPES WITH YELLOW PLASTIC CAPS.  
 BEARINGS ARE BASED ON:  
 \* SIERRA GRANGE SUBDIVISION - LIBER 18, PAGE 34  
 LIVINGSTON COUNTY RECORDS  
 ALL R.O.W. ARE PRIVATE EASEMENTS FOR INGRESS/EGRESS.  
 ALL ROADS MUST BE BUILT  
 ALL STORM SEWERS MUST BE BUILT  
 (S) CURVE BENTNER  
 (C) COORDINATE IDENTIFIER



TYPICAL UNIT CROSS SECTION  
 NO SCALE

- LEGEND**
- GENERAL COMMON ELEMENT
  - LIMITED COMMON ELEMENT
  - UNIT AREA

**OWNER/DEVELOPER**  
 First State Investment Corp.  
 Howell, MI 48064  
 (317) 646-0102

**SURVEYOR/ENGINEER**  
 David J. B. ...  
 7011 W. Grand River Ave.  
 Brighton, MI 48114  
 (810) 227-8533



*[Signature]*  
 DAVID J. B. ...  
 PROFESSIONAL SURVEYOR  
 SURVEYOR No. 33971

PROPOSED DATED: 10/18/89

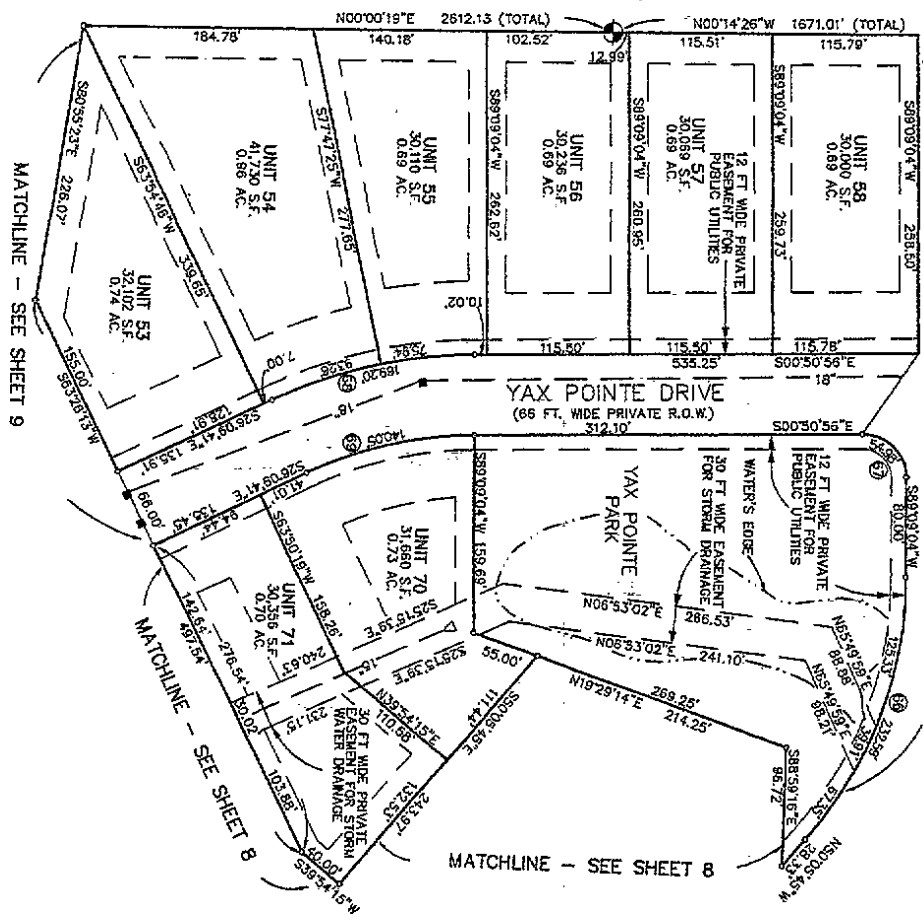
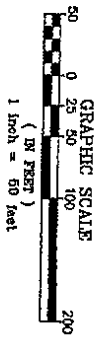


SURVEY & UTILITY PLAN

SOUTH OAKS

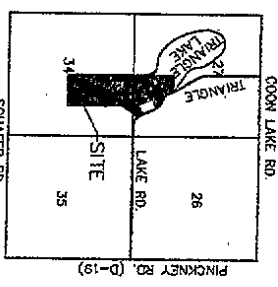
A SITE CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, T28N, R48E, MANION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

MATCHLINE - SEE SHEET 21



**CURVE TABLE**

CHORD	RADIUS	LENGTH	CHORD BEARING	DELTA
67	32.00'	232.59'	N70°28'20"W	40°45'11"
68	38.00'	54.98'	S44°09'04"W	90°00'00"
69	38.00'	192.20'	S13°30'18"E	25°18'45"
69	37.80'	140.05'	S13°30'18"E	25°18'45"



LOCATION MAP  
NO SCALE

**OWNER/DEVELOPER**  
Great Central Investment Corp.  
2828 Rubens Drive  
Hyattsville, MD 48804  
(917) 846-0102

**SURVEYOR/ENGINEER**  
Deseno, Inc.  
7011 W. Grand River Ave.  
Benton, MI 48814  
(616) 227-8535

- PROPOSED BUILDING SETBACK
- PROPOSED STORM SEWER
- ⊙ PROPOSED MANHOLE
- PROPOSED CONTROLLED OUTLET
- ▾ PROPOSED FLARED END SECTION
- ▾ PROPOSED CATCHBASIN
- ① DRIVE IDENTIFIER

**BENCHMARK:**  
B.M. STAKE IN THE NORTHWEST CORNER OF SECTION 27, SOUTHWEST CORNER OF SECTION 34, TRANGLE LAKE RD. TO THE SOUTH SIDE OF ELEVATION = 565.74 (U.S.C.S. DATUM)

I, MARY A. BARNWELL, a Professional Surveyor of the State of Michigan, hereby certify that the subdivision plan known as "South Oaks" Livingston County Condominium Subdivision Plan No. 89, as shown on the accompanying drawings, represents a survey on the ground made under my direction. That there are no visible encroachments upon the land and property therein described. That the rules and regulations required by the rules promulgated under Act No. 59 of the Public Acts of 1978, that the bearings, as shown, on the survey plan as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.



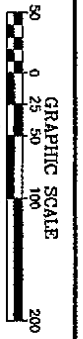
MARY A. BARNWELL  
PROFESSIONAL SURVEYOR  
SURVEYOR NO. 33971

DATE: 6/12/20

PROPOSED DATED: 6/18/20

SHEET 20



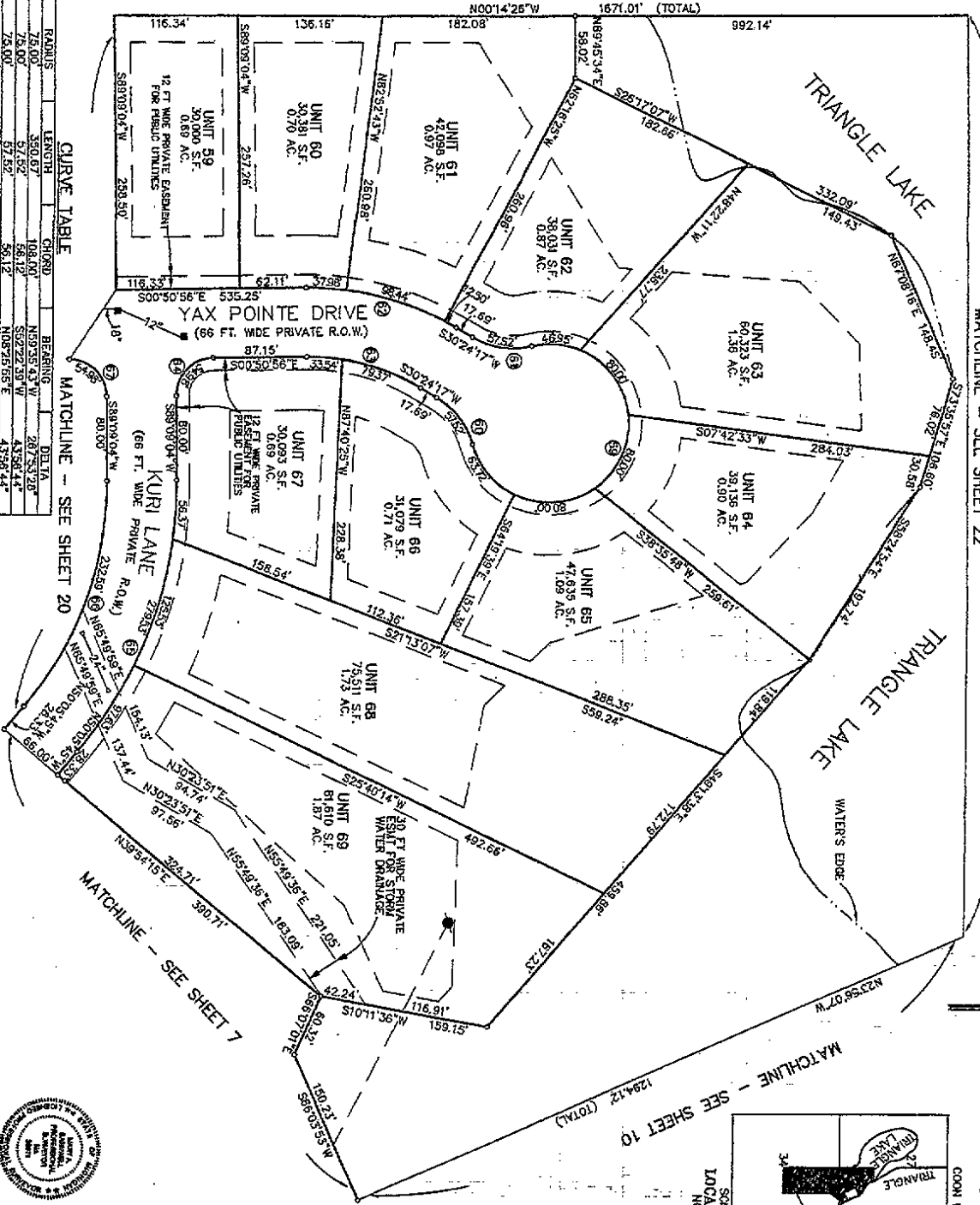


# SURVEY & UTILITY PLAN

# SOUTH OAKS

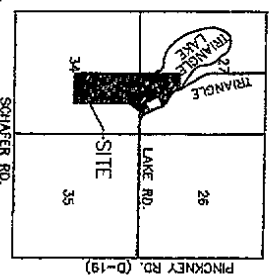
MATCHLINE - SEE SHEET 22

A SITE CONDUNITIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**CURVE TABLE**

NO.	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	75.00'	350.67'	108.00'	N50°56'43"W	287°51'28"
2	75.00'	57.52'	58.12'	S82°22'58"W	43°38'44"
3	75.00'	57.52'	58.12'	N08°25'56"E	43°38'44"
4	273.00'	148.91'	147.08'	S14°46'41"W	31°45'12"
5	202.00'	112.81'	111.92'	S45°50'58"E	31°45'12"
6	35.00'	270.53'	49.60'	N70°29'20"W	40°45'11"
7	35.00'	270.53'	49.60'	N70°29'20"W	40°45'11"
8	35.00'	54.98'	49.50'	S44°59'04"W	80°00'00"



LOCATION MAP  
NO SCALE

- ALL DIMENSIONS ARE IN FEET.
- ALL CURVATURE DIMENSIONS ARE SHOWN ALONG THE ARC.
- THE SYMBOL "O" INDICATES A 1/2 IN. IRON ROD ENCASED BY A 4 IN. x 36 IN. CONCRETE MONUMENT.
- ALL LOT CORNERS NOT OTHERWISE INDICATED ARE MARKED WITH 3/4" DIA. IRON PIPES WITH YELLOW FLASH CAPS.
- BEARINGS ARE BASED ON SHERA GRANDE SUBDIVISION - HERSCHELSVILLE, MI, AS SHOWN IN LIVINGSTON COUNTY RECORDS.
- ALL ROAD R.O.W. ARE PRIVATE EASEMENTS FOR WURSS/COSSER.
- ALL ROADS MUST BE BUILT.
- ALL SEWERS MUST BE BUILT.
- PROPOSED BUILDING SETBACK
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED CONTROLLED OUTLET
- PROPOSED FLARED END SECTION
- PROPOSED CATCHBASIN
- CURVE IDENTIFIER

**SURVEYOR/ENGINEER**  
Dennis, Inc.  
7011 W. Grand River Ave.  
Brighton, MI 48114  
(810) 227-9533

I, MARY A. BARNWELL, a Professional Surveyor of the State of Michigan, hereby certify:  
That the subdivision plan known as "South Oaks" Livingston County Condominium Subdivision Plan No. 88, as shown on the accompanying drawings, represents a survey on the ground made under my direction.  
That there are no visible encroachments upon the land and property therein described.  
That the required monuments and iron markers have been located in the ground as required by the rules promulgated under section 142 of the Public Acts of 1978.  
That the bearings, as shown, are noted on the survey plan as required by the rules promulgated under section 142 of the Public Acts of 1978.



MARY A. BARNWELL  
PROFESSIONAL SURVEYOR  
SURVEYOR NO. 38971

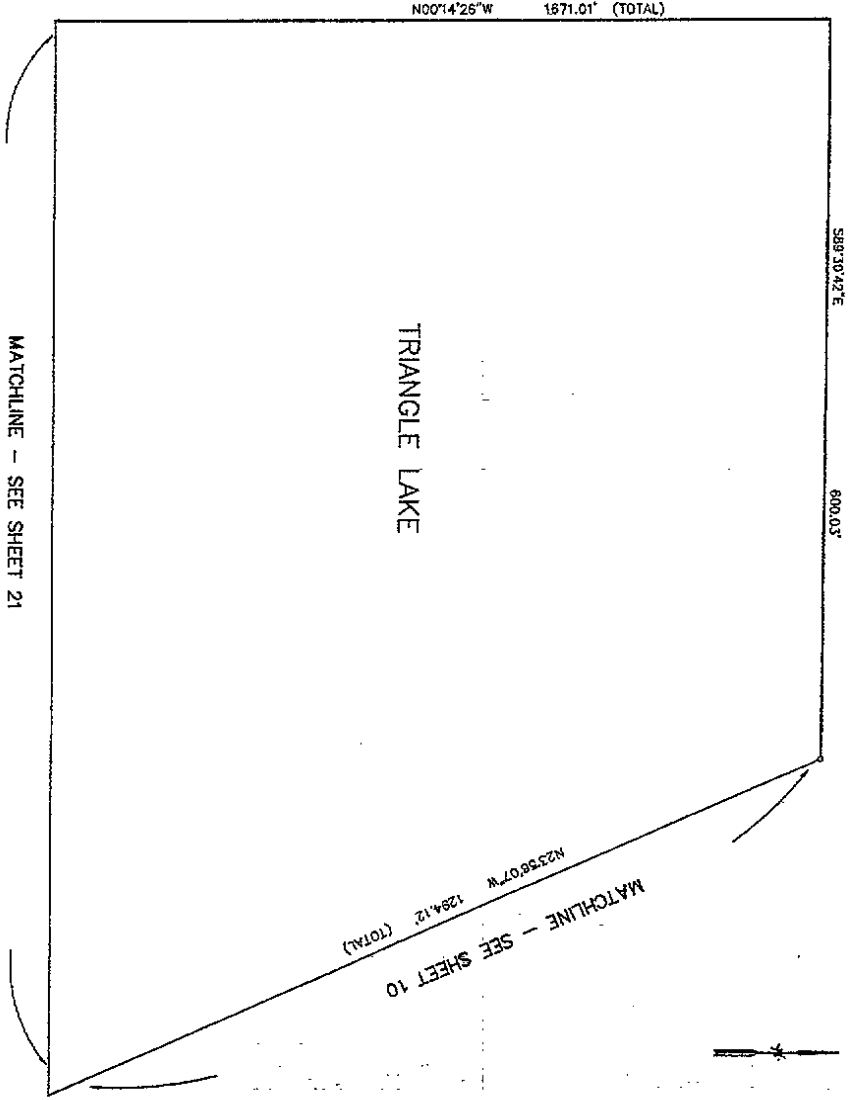
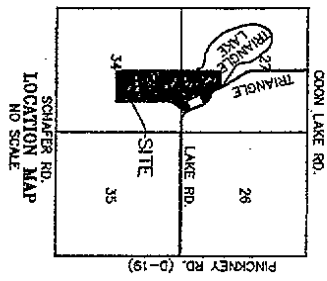
PROPOSED DATED: 4/18/99  
DATE: 4/18/99  
**DESIGN**  
1114 S. State Street  
Brighton, MI 48115  
(810) 227-9533

SURVEY & UTILITY PLAN

SOUTH OAKS



A SITE CONDAMNATION SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 24, T29N, R44E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.



ALL DIMENSIONS ARE IN FEET.  
ALL CURVATURE DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "o" INDICATES A 1/2 IN. IRON ROD ENCASED BY A 4 IN. x 3/8 IN. CONCRETE MONUMENT. ALL LOT CORNERS NOT OTHERWISE MONUMENTED ARE MARKED WITH 3/4 INCH x 1 1/8 INCH IRON PIPES WITH YELLOW PLASTIC CAPS.

BEARINGS ARE BASED ON SERVA GRADE SUBDIVISION LIBER 18, PAGE 34 LIVINGSTON COUNTY RECORDS. ALL ROAD R.O.W. ARE PRIVATE ENCUMBRANCES FOR INGRESS/EGRESS. ALL ROADS MUST BE BUILT. ALL SEWERS MUST BE BUILT.

- PROPOSED BUILDING SETBACK
- PROPOSED STORM SEWER
- ⊙ PROPOSED MANHOLE
- PROPOSED CONTROLLED OUTLET
- ▷ PROPOSED FLARED END SECTION
- PROPOSED CATCHBASIN
- ① CURVE IDENTIFIER.

BENCHMARK: R.R. SPARK IN THE NORTHWEST SIDE OF 36" OAK, 100' ± SOUTHEAST OF MAIN ENTRANCE ON THE SOUTH SIDE OF TRIANGLE LAKE ROAD. ELEVATION = 985.74 (U.S.C.S. DATUM)

OWNER/DEVELOPER  
First Central Investment Corp.  
2629 Rubens Drive  
Howell, MI 48824  
(517) 646-0102

SURVEYOR/ENGINEER  
Deane, Inc.  
7011 W. Grand River Ave.  
Brighton, MI 48114  
(810) 227-8533

I, MARY A. BARNWELL, a Professional Surveyor of the State of Michigan, hereby certify:  
That the subdivision plan known as "South Oaks" Livingston County Condominium Subdivision, Plan No. 86, as shown on the accompanying drawings, represents a survey on the ground made under my direction.  
That there are no visible encroachments upon the land and property herein described.  
That the required monuments and iron markers have been located in the manner required by this act, as promulgated under section 142 of Act No. 59 of the Public Acts of 1927.  
That the bearings as shown on the survey plan as required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1927.



MARY A. BARNWELL  
PROFESSIONAL SURVEYOR  
SURVEYOR NO. 33971  
DATE: 6/18/89

PROPOSED DATE: 6/18/89

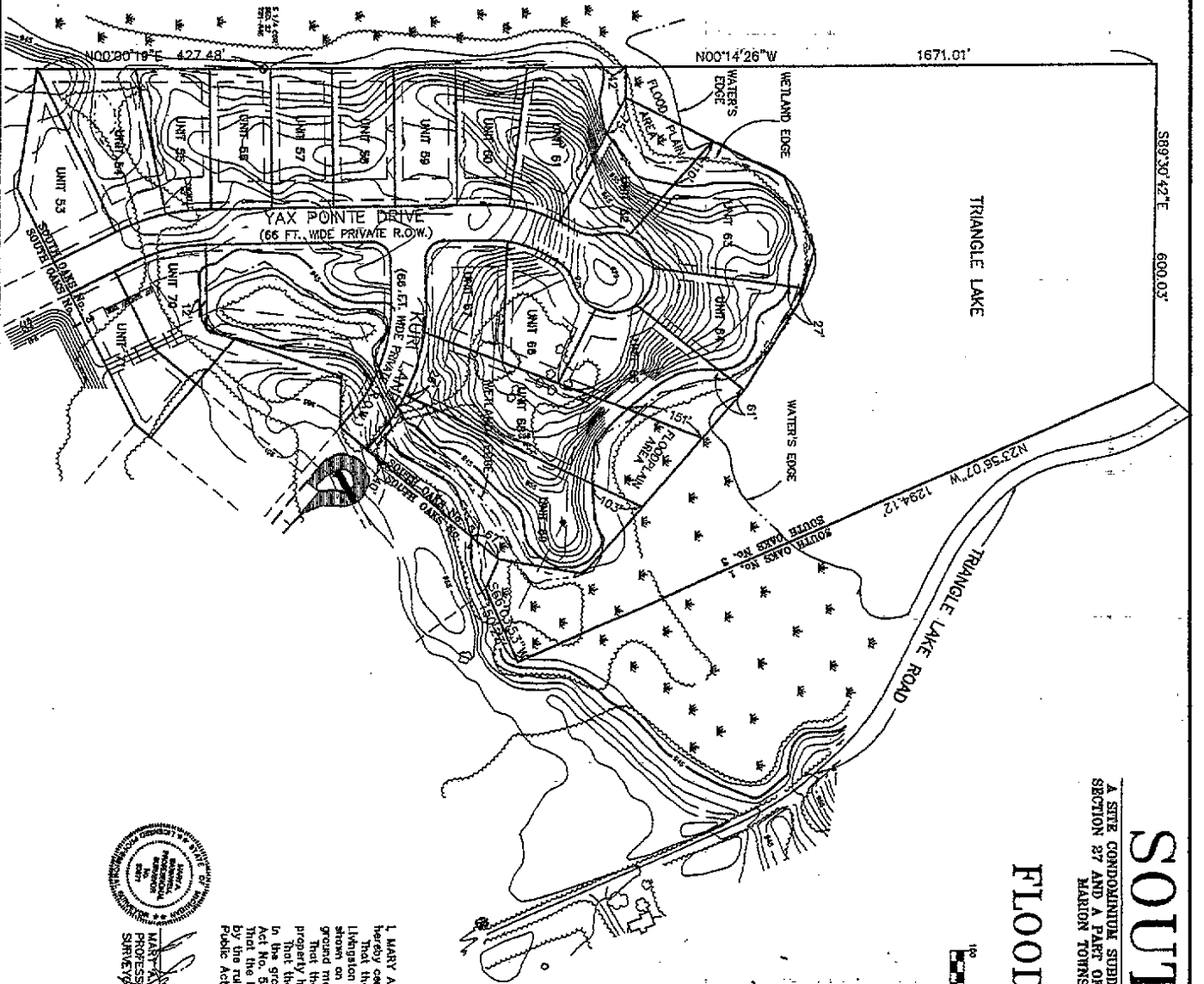
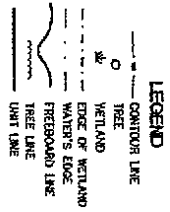


SHEET 22

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 10

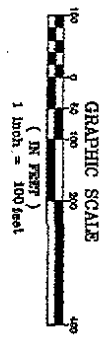
"TREEBOARD LINE" AS ESTABLISHED BY DESINE, INC. ELEV. = 945.00



# SOUTH OAKS

## FLOOD PLAIN PLAN

A SITE CONDOMINIUM SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF THE NORTHEAST 1/4 OF SECTION 34, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**OWNER/DEVELOPER**  
 First Central Investment Corp.  
 2828 Rubidns Drive  
 Howell, MI 48824  
 (517) 546-0102

**SURVEYOR/ENGINEER**  
 Deane, Inc.  
 7011 W. Grand River Ave.  
 Brighton, MI 48114  
 (616) 227-9533

I, MARY A. BARNWELL, a Professional Surveyor of the State of Michigan, hereby certify:  
 That the subdivision plan known as "South Oaks" Livingston County Condominium Subdivision Plan No. 86, as shown on the accompanying drawings, represents a survey on the ground made under my direction;  
 That there are no visible encroachments upon the land and property herein described;  
 That the required monuments and iron markers have been located in the ground as required by the rules promulgated under section 142 of Act No. 39 of the Public Acts of 1976;  
 That the boundaries shown on the survey plan as required by the rules promulgated under Section 142 of Act No. 39 of the Public Acts of 1976.



MARY A. BARNWELL  
 PROFESSIONAL SURVEYOR  
 SURVEYOR NO. 33971

PROPOSED DATED: 5/18/88

SHEET 23

