

OAKLAND COUNTY CONDOMINIUM
 SUBDIVISION PLAN No. 2062
 EXHIBIT "B" TO THE MASTER DEED OF
SOMERSET PINES
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
 ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER
 HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE
 PROPERLY SHOWN IN THE TITLE, SHEET 1, AND THE
 SURVEYOR'S CERTIFICATE, SHEET 2

PARCEL DESCRIPTION

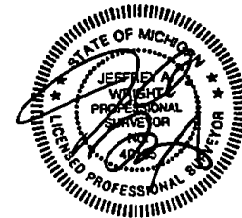
LOTS 1 THROUGH 4, "SUPERVISOR'S PLAT OF MESSMORE FARMS SUBDIVISION" OF PART OF THE
 SOUTHWEST 1/4 OF SECTION 32, T3N, R11E, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS),
 OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS, PAGE 16, OAKLAND COUNTY
 RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32;
 THENCE WEST 993.34 FEET ALONG THE SOUTH LINE OF SAID SECTION 32 AND THE CENTERLINE
 OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE NORTH 60.00 FEET TO THE NORTHERLY
 RIGHT-OF-WAY LINE OF SOUTH BOULEVARD, THE SOUTHEAST CORNER OF LOT 4 AND THE POINT
 OF BEGINNING; THENCE WEST 658.68 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF
 SOUTH BOULEVARD AND THE SOUTH LINE OF LOTS 1 THROUGH 4, INCLUSIVE; THENCE
 N08°13'44"W (RECORDED AS N08°15'56"W) 1255.28 FEET ALONG THE WEST LINE OF "SUPERVISOR'S
 PLAT OF MESSMORE FARMS SUBDIVISION" TO THE NORTHWEST CORNER OF "SUPERVISOR'S
 PLAT OF MESSMORE FARMS SUBDIVISION"; THENCE N89°35'31"E 686.24 FEET ALONG THE NORTH
 LINE OF "SUPERVISOR'S PLAT OF MESSMORE FARMS SUBDIVISION" TO THE NORTHEAST CORNER
 OF LOT 4; THENCE S06°57'14"E 1256.49 FEET ALONG THE EAST LINE OF LOT 4 TO THE POINT OF
 BEGINNING, CONTAINING 19.23 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS
 AND/OR EXCEPTIONS, RECORDED OR OTHERWISE.

DRAWING INDEX.

- 1> TITLE SHEET
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- 4> UTILITY PLAN
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- 9> EASEMENT PLANS

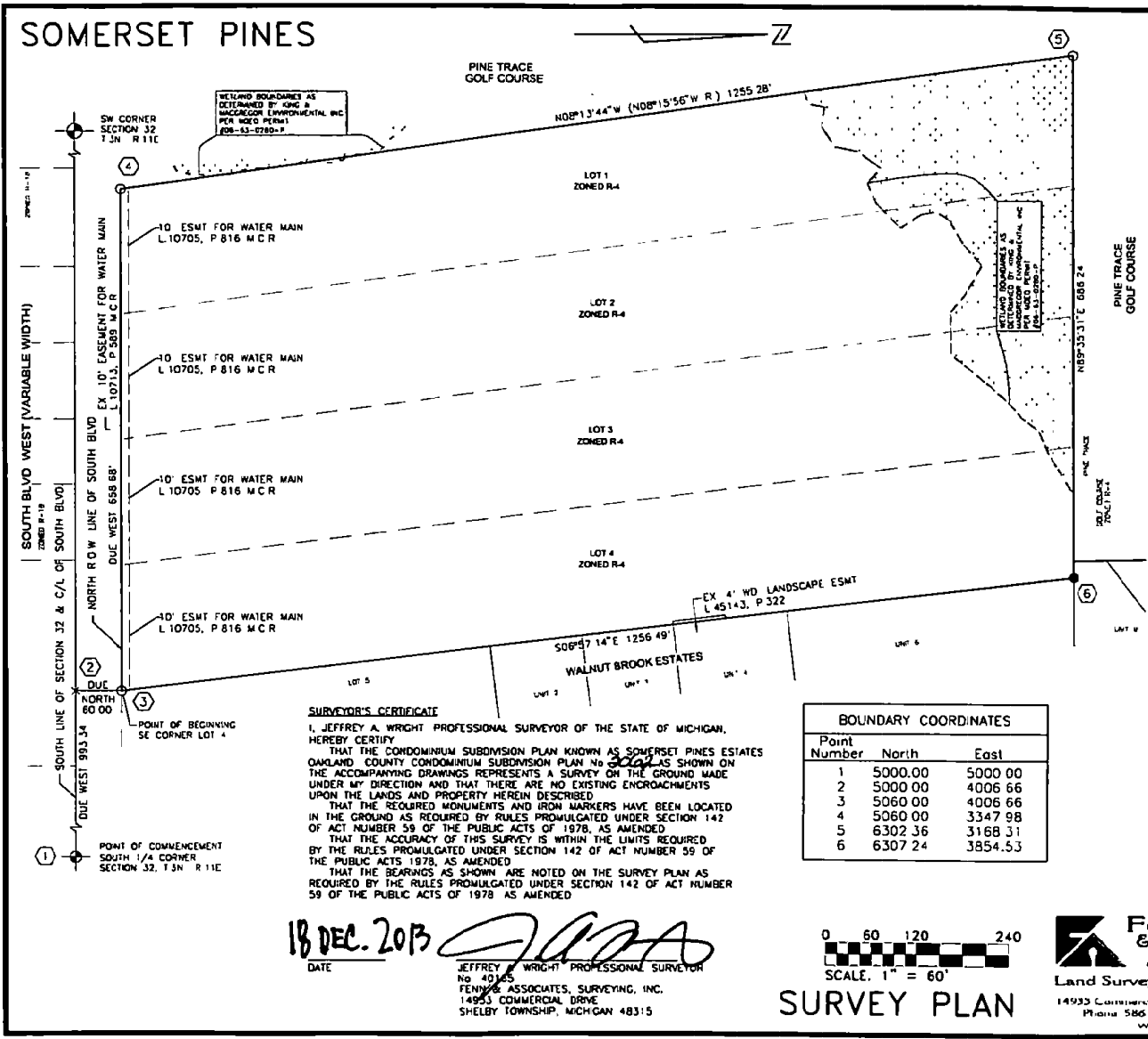
DEVELOPER:
 MJC SOMERSET PINES, LLC
 46600 ROMEO PLANK ROAD
 SUITE 5
 MACOMB, MI 48044

SURVEYOR
 FENN & ASSOCIATES, INC
 14933 COMMERCIAL DRIVE
 SHELBY TWP., MI 48315



Fenn & Associates, Inc.
 Land Surveying and Civil Engineering
 14933 Commercial Drive Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020
 www.fennsurveying.com

SOMERSET PINES



SURVEYOR'S CERTIFICATE

I, JEFFREY A. WRIGHT PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE CONDOMINIUM SUBDIVISION PLAN KNOWN AS SOMERSET PINES ESTATES OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 2012-115 AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

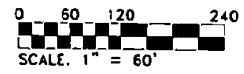
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

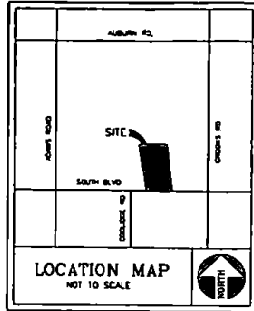
18 DEC. 2013
 DATE

JEFFREY A. WRIGHT PROFESSIONAL SURVEYOR
 No. 40165
 FENN & ASSOCIATES, SURVEYING, INC.
 14933 COMMERCIAL DRIVE
 SHELBY TOWNSHIP, MICHIGAN 48315

BOUNDARY COORDINATES		
Point Number	North	East
1	5000.00	5000.00
2	5000.00	4006.66
3	5060.00	4006.66
4	5060.00	3347.98
5	6302.36	3168.31
6	6307.24	3854.53



SURVEY PLAN



LEGEND

- CONCRETE MONUMENT SET
- FOUND CONCRETE MONUMENT
- ⑥ = BOUNDARY COORDINATE NUMBER

NOTE

- BEARINGS WERE DETERMINED FROM "SUPERVISORS PLAT OF MESSMORE FARMS SUBDIVISION", AS RECORDED IN LIBER 66 OF PLATS, PAGE 16, MACOMB COUNTY RECORDS
- THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- BASED ON REVIEW OF THE ONLINE FEMA FLOOD INSURANCE RATE MAPS 26125C0393F AND 26125C0531F EACH HAVING AN EFFECTIVE DATE OF SEPTEMBER 29 2012 THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE AREAS OF THE 100-YEAR FLOOD ZONE

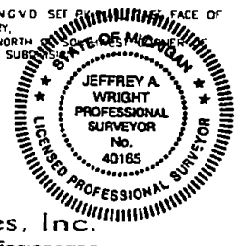
BENCHMARKS

BM#1 - 816 05 N.C.V.D. ARROW ON HYDRANT, NORTH SIDE OF SOUTH BOULEVARD 165' EAST OF SOUTHWEST CORNER OF MESSMORE FARMS SUBDIVISION

BM#2 - 808 74 N.C.V.D. ARROW ON HYDRANT NORTH SIDE OF SOUTH BOULEVARD, IN FRONT OF #2522 SOUTH BOULEVARD

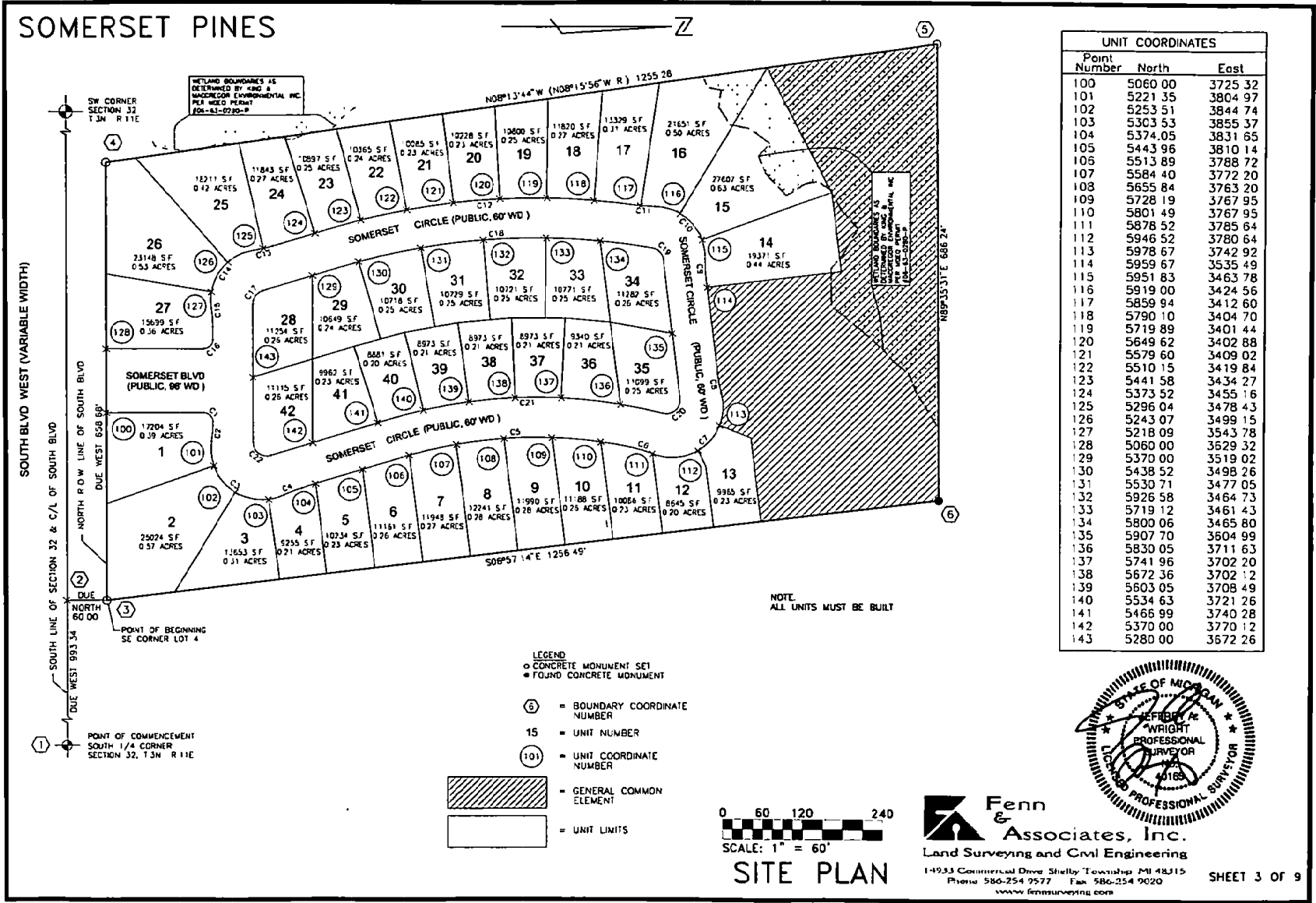
BM#3 - 809 81 N.C.V.D. FOUND 60 PENNY NAIL, NORTH FACE OF UTILITY POLE, NORTH OF #2572 SOUTH BLVD

BM#4 - 812 47 N.C.V.D. SET BY THE NORTH FACE OF 20" BLACK CHERRY, TAG #256, 450 NORTH MESSMORE FARMS SUBDIVISION



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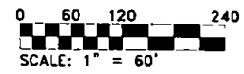
SOMERSET PINES



UNIT COORDINATES		
Point Number	North	East
100	5060 00	3725 32
101	5221 35	3804 97
102	5253 51	3844 74
103	5303 53	3855 37
104	5374 05	3831 65
105	5443 96	3810 14
106	5513 89	3788 72
107	5584 40	3772 20
108	5655 84	3763 20
109	5728 19	3767 95
110	5801 49	3767 95
111	5878 52	3785 64
112	5946 52	3780 64
113	5978 67	3742 92
114	5959 67	3535 49
115	5951 83	3463 78
116	5919 00	3424 56
117	5859 94	3412 60
118	5790 10	3404 70
119	5719 89	3401 44
120	5649 62	3402 88
121	5579 60	3409 02
122	5510 15	3419 84
123	5441 58	3434 27
124	5373 52	3455 16
125	5296 04	3478 43
126	5243 07	3499 15
127	5218 09	3543 78
128	5060 00	3529 32
129	5370 00	3519 02
130	5438 52	3498 26
131	5530 71	3477 05
132	5926 58	3464 73
133	5719 12	3461 43
134	5800 06	3465 80
135	5907 70	3504 99
136	5830 05	3711 63
137	5741 96	3702 20
138	5672 36	3702 12
139	5603 05	3708 49
140	5534 63	3721 26
141	5466 99	3740 28
142	5370 00	3770 12
143	5280 00	3672 26

- LEGEND**
- CONCRETE MONUMENT SET
 - FOUND CONCRETE MONUMENT
 - ⑤ = BOUNDARY COORDINATE NUMBER
 - 15 = UNIT NUMBER
 - ①01 = UNIT COORDINATE NUMBER
 - [Hatched Box] = GENERAL COMMON ELEMENT
 - [White Box] = UNIT LIMITS

NOTE:
ALL UNITS MUST BE BUILT

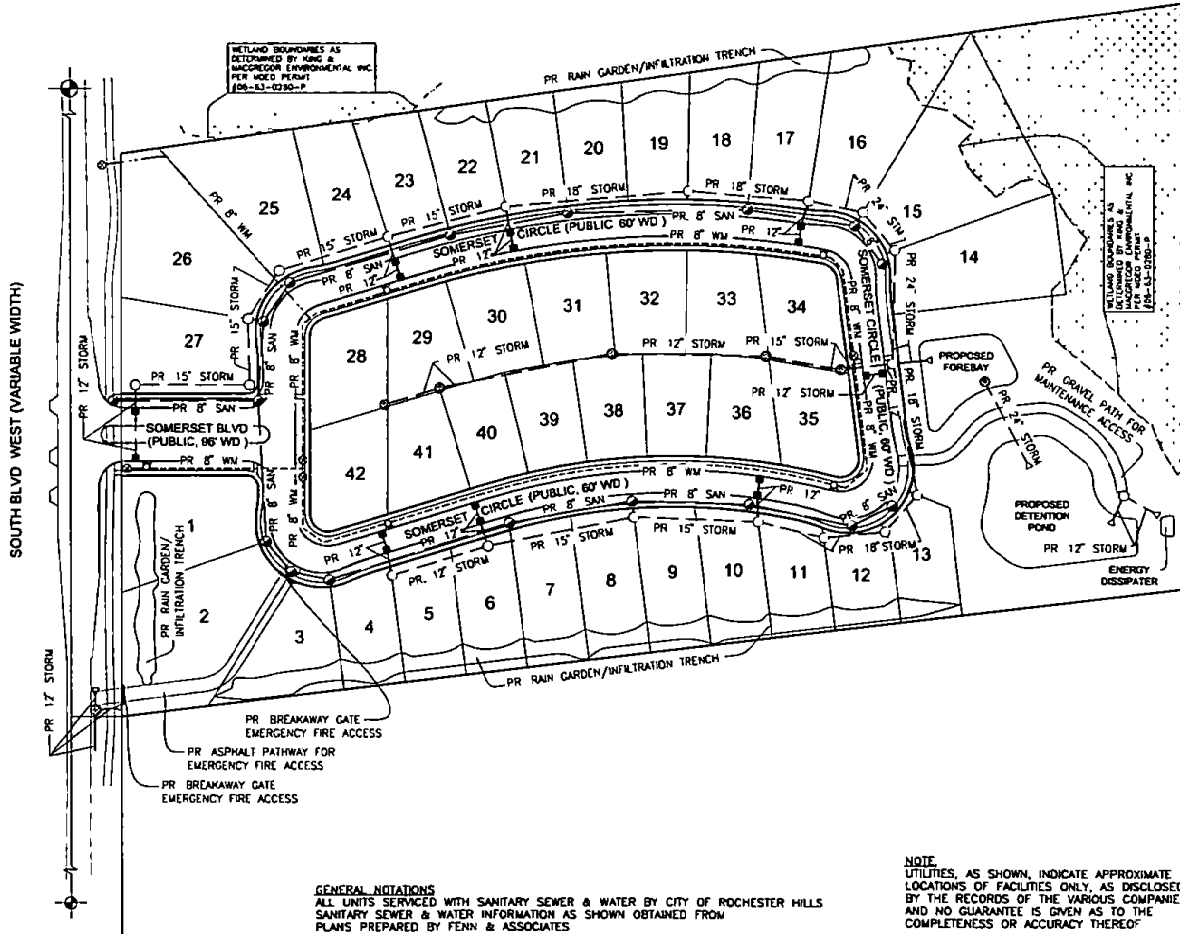


SITE PLAN

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SOMERSET PINES



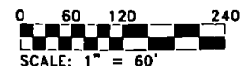
WETLAND BOUNDARIES AS DETERMINED BY KING & MACDONALD ENVIRONMENTAL, INC. PER AECG PERMIT 106-63-0260-7

WETLAND BOUNDARIES AS DETERMINED BY KING & MACDONALD ENVIRONMENTAL, INC. PER AECG PERMIT 106-63-0260-7

- LEGEND**
- SANITARY SEWER
 - ⊙ SANITARY MANHOLE
 - - - - STORM SEWER
 - STORM MANHOLE
 - ROAD CATCH BASIN
 - CATCH BASIN
 - - - - WATERMAIN
 - FIRE HYDRANT
 - ⊙ GATE VALVE & WELL

GENERAL NOTATIONS
 ALL UNITS SERVICED WITH SANITARY SEWER & WATER BY CITY OF ROCHESTER HILLS
 SANITARY SEWER & WATER INFORMATION AS SHOWN OBTAINED FROM PLANS PREPARED BY FENN & ASSOCIATES
 STORM SEWER AS SHOWN, OBTAINED FROM PLANS PREPARED BY FENN & ASSOCIATES
 ALL UNITS TO BE SERVICED WITH NATURAL GAS, ELECTRIC AND WITH TELEPHONE TO BE SHOWN ON AS-BUILTS

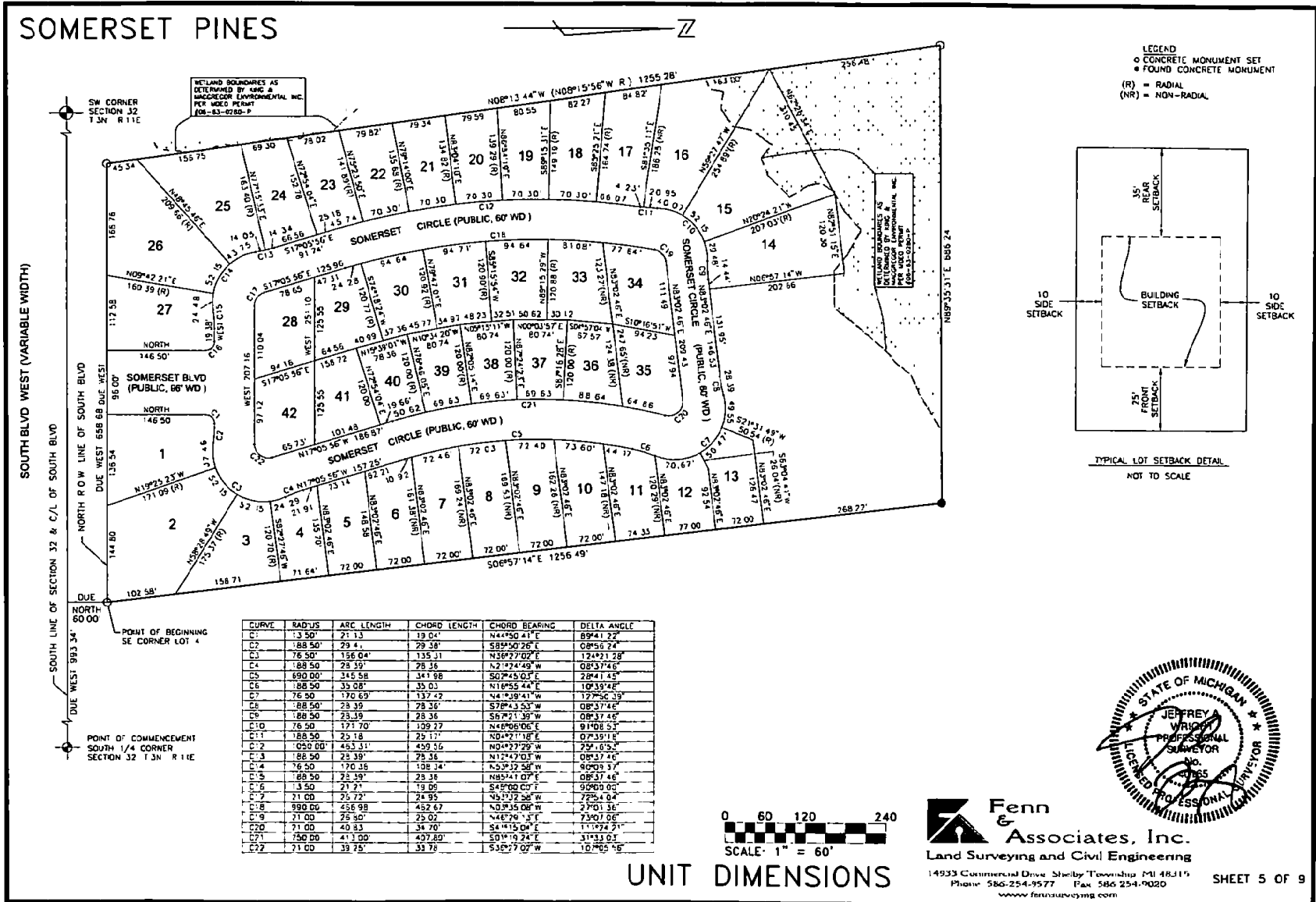
NOTE
 UTILITIES, AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF



UTILITY PLAN

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SOMERSET PINES



SOMERSET PINES

PROPOSED WETLAND CONSERVATION EASEMENT

PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST 893.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 60.00 FEET TO THE NLY RW SOUTH BLVD. THENCE N 08°57'14"W, 1258.49 FEET, THENCE S 89°25'31"W, 109.07 FEET TO THE POINT OF BEGINNING, THENCE S 52°27'02"W, 102.10 FEET, THENCE S 41°51'54"W, 144.25 FEET, THENCE S 89°25'00"W, 65.12 FEET, THENCE N 50°48'44"W, 71.80 FEET, THENCE S 50°48'40"W, 82.95 FEET, THENCE S 24°54'40"E, 51.35 FEET, THENCE S 45°49'45"W, 71.72 FEET, THENCE N 47°42'11"W, 36.07 FEET, THENCE S 25°04'30"W, 89.36 FEET, THENCE S 89°12'44"W, 80.80 FEET, THENCE N 08°13'14"W, 353.28 FEET, THENCE N 89°35'31"E, 577.17 FEET TO THE POINT OF BEGINNING.

20 FOOT WIDE SANITARY SEWER EASEMENT

THE $\frac{1}{2}$ OF A 20 FOOT WIDE SANITARY SEWER EASEMENT DESCRIBED AS: PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST, 1382.18 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 80.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE $\frac{1}{2}$ OF SAID EASEMENT THE FOLLOWING COURSES: DUE NORTH, 180.25 FEET TO POINT A, N 89°42'22"E, 154.58 FEET, N 51°02'54"E, 45.48 FEET, N 11°59'29"E, 45.48 FEET, N 17°30'13"W, 220.78 FEET, N 10°09'11"E, 144.22 FEET, N 01°24'03"E, 137.28 FEET, N 11°33'41"E, 122.50 FEET, N 28°31'40"E, 68.54 FEET TO THE POINT OF ENDING. ALSO FROM POINT A THE FOLLOWING COURSES: N 30°07'17"W, 92.81 FEET, N 58°32'15"W, 54.79 FEET, N 18°40'18"W, 188.24 FEET, N 10°48'00"W, 139.38 FEET, N 01°10'36"W, 209.84 FEET, THENCE N 08°28'37"E, 128.68 FEET, N 54°17'38"E, 58.88 FEET TO THE P.O.E.

20 FOOT WIDE WATER MAIN EASEMENT

THE $\frac{1}{2}$ OF A 20 FOOT WIDE WATER MAIN EASEMENT DESCRIBED AS: PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST, 1283.18 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 80.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE $\frac{1}{2}$ OF SAID EASEMENT THE FOLLOWING COURSES: DUE NORTH, 211.50 FEET TO POINT A, DUE EAST, 85.01 FEET, N 38°27'02"E, 29.77 FEET, N 17°05'59"W, 201.78 FEET, ALONG A CURVE TO THE RIGHT 422.30 FEET CHORD BEARING N 00°48'48"W, 418.70 FEET, N 41°15'04"W, 33.18 FEET, S 85°02'48"W, 234.78 FEET, S 48°29'19"W, 19.41 FEET, ALONG A CURVE TO THE RIGHT 480.30 FEET CHORD BEARING N 03°18'16"W, 478.17 FEET, S 17°05'59"E, 132.11 FEET TO POINT B, S 41°14'14"E, 8.45 FEET, S 00°00'00"E, 187.88 FEET TO POINT A. ALSO FROM POINT B THE FOLLOWING COURSES: S 48°45'40"W, 252.00 FEET, S 03°45'40"E, 7.70 FEET TO THE POINT OF ENDING.

20 FOOT WIDE STORM SEWER EASEMENT

THE $\frac{1}{2}$ OF A 20 FOOT WIDE STORM SEWER EASEMENT DESCRIBED AS: PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST 1382.18 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 80.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE $\frac{1}{2}$ OF SAID EASEMENT THE FOLLOWING COURSES: DUE NORTH, 150.00 FEET, S 88°41'35"W, 77.24 FEET, N 57°28'47"W, 87.17 FEET, N 17°32'00"W, 132.34 FEET, N 14°29'34"W, 142.28 FEET, N 05°00'45"W, 212.58 FEET, N 04°33'12"E, 141.84 FEET, N 04°33'12"E, 141.84 FEET, N 60°03'58"E, 57.83, S 89°06'29"E, 132.77 FEET TO POINT A. ALSO FROM POINT A THE FOLLOWING COURSES: S 08°57'14"E, 60.48 FEET, S 10°05'37"E, 88.94 FEET, S 07°44'39"W, 180.22 FEET, S 11°20'11"E, 204.40 FEET, S 17°05'30"E, 78.85 FEET TO THE POINT OF ENDING. ALSO FROM POINT A THE FOLLOWING COURSES: N 77°21'55"E, 158.22 FEET, S 48°12'45"E, 57.28 FEET, S 05°40'00"E, 71.18 FEET, S 13°32'48"W, 79.35 FEET, S 02°00'00"W, 145.78 FEET, S 11°21'39"E, 172.87 FEET, S 17°05'59"E, 127.48 FEET TO THE POINT OF ENDING.

PROPOSED NATURAL SETBACK EASEMENT

PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST 893.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 60.00 FEET TO THE NLY RW SOUTH BLVD. THENCE N 08°57'14"W, 1258.49 FEET, THENCE S 89°25'31"W, 80.73 FEET TO THE POINT OF BEGINNING, THENCE S 52°27'02"W, 109.07 FEET, THENCE S 41°51'54"W, 151.62 FEET, THENCE S 89°25'00"W, 73.73 FEET, THENCE N 50°48'44"W, 61.08 FEET, THENCE S 50°48'40"W, 55.21 FEET, THENCE S 24°54'40"E, 38.89 FEET, THENCE S 10°27'29"W, 15.94 FEET, THENCE N 45°49'45"E, 81.84 FEET, THENCE N 55°38'47"E, 70.89 FEET, THENCE N 58°40'40"E, 93.28 FEET, THENCE N 82°27'21"E, 38.44 FEET, THENCE S 28.88 FEET, THENCE S 89°12'44"W, 80.80 FEET, THENCE S 25°04'30"W, 89.36 FEET, THENCE S 47°42'11"E, 36.07 FEET, THENCE S 45°49'45"W, 71.72 FEET, THENCE S 24°54'40"E, 51.35 FEET, THENCE N 50°48'40"E, 82.95 FEET, THENCE N 50°48'44"W, 71.80 FEET, THENCE S 89°25'00"W, 65.12 FEET, THENCE S 41°51'54"W, 144.25 FEET, THENCE N 50°27'02"E, 102.10 FEET, THENCE 48.34 FEET TO THE POINT OF BEGINNING. ALSO FROM POINT A THE FOLLOWING COURSES: THENCE S 08°13'14"E, 490.75 FEET TO THE POINT OF BEGINNING B, THENCE S 47°31'27"E, 37.79 FEET, THENCE S 01°15'53"W, 28.03 FEET, THENCE S 19°32'29"E, 38.31 FEET, THENCE S 05°33'44"W, 35.01 FEET, THENCE S 12°11'47"E, 42.94 FEET, THENCE S 00°00'49"E, 30.82 FEET, THENCE S 18°38'42"E, 31.22 FEET, THENCE S 09°50'00"E, 31.30 FEET, THENCE S 04°55'32"W, 27.38 FEET, THENCE S 10°28'59"W, 30.72 FEET, THENCE S 88°07'41"W, 7.37 FEET, THENCE N 08°13'14"E, 328.00 FEET TO THE POINT OF BEGINNING B.

PROPOSED EMERGENCY ACCESS EASEMENT

PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST 893.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 60.00 FEET TO THE NLY RW SOUTH BLVD TO THE POINT OF BEGINNING, THENCE DUE WEST 38.28 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE N 08°57'14"W, 111.54 FEET, THENCE N 58°28'48"W, 138.28 FEET, ALONG A CURVE TO THE LEFT 23.36 FEET CHORD BEARING N 21°23'22", 23.00 FEET, S 58°28'49"E, 188.08 FEET, THENCE S 08°57'14"E, 113.33 FEET TO THE POINT OF BEGINNING B.

PROPOSED LANDSCAPE EASEMENT

PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST 893.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 60.00 FEET TO THE NLY RW SOUTH BLVD TO THE POINT OF BEGINNING, THENCE DUE WEST 281.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD TO THE POINT OF SPLIT, THENCE DUE NORTH 40.80 FEET, THENCE DUE EAST 278.49 FEET, THENCE S 08°57'14"E, 40.80 FEET TO THE POINT OF BEGINNING A. ALSO FROM POINT OF SPLIT THENCE DUE WEST 80.00 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD TO THE POINT OF BEGINNING B, THENCE DUE WEST 281.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD, THENCE N 08°13'14"W, 40.42 FEET, THENCE DUE EAST 287.12 FEET, THENCE DUE SOUTH 40.00 FEET TO THE POINT OF BEGINNING B.

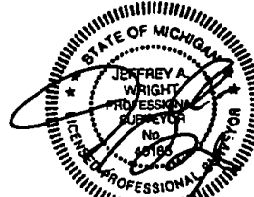
PROPOSED 25 FOOT WIDE SURFACE DRAINAGE EASEMENT

PART OF THE SW1/4 OF SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST 893.34 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD. THENCE DUE NORTH 60.00 FEET TO THE NLY RW SOUTH BLVD TO THE POINT OF BEGINNING A, THENCE N 08°57'14"W, 1258.49 FEET, THENCE S 89°25'31"W, 109.07 FEET, THENCE S 52°27'02"W, 48.34 FEET, THENCE N 08°57'14"E, 128.15 FEET, THENCE S 08°57'14"E, 123.14 FEET, THENCE DUE EAST 25.18 FEET ALONG THE S LINE SECTION 32 AND THE $\frac{1}{2}$ SOUTH BLVD TO THE POINT OF BEGINNING A. ALSO FROM POINT A THE FOLLOWING COURSES: THENCE DUE WEST 83.41 FEET TO THE POINT OF BEGINNING B, THENCE DUE WEST 28.28 FEET, THENCE N 08°13'14"W, 198.80 FEET, THENCE N 82°28'34"E, 28.49 FEET, THENCE S 08°13'14"E, 181.18 FEET TO THE POINT OF BEGINNING B.

PROPOSED ROAD EASEMENT DESCRIPTION

PART OF THE SW1/4 SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER SECTION 32; THENCE DUE WEST, 1370.80 FEET ALONG THE S LINE SECTION 32 & THE $\frac{1}{2}$ SOUTH BLVD., THENCE DUE NORTH, 80.00 FEET POINT OF BEGINNING, THENCE DUE NORTH, 148.50 FEET, THENCE ALONG A CURVE TO THE LEFT 21.21 FEET, A RADIUS OF 13.50 FEET, A CHORD BEARING N 45°00'00"W, 19.89 FEET TO POINT B, THENCE DUE WEST 19.38 FEET, THENCE ALONG A CURVE TO THE LEFT 28.38 FEET, A RADIUS OF 189.50 FEET, A CHORD BEARING N 65°41'00"E, 28.38 FEET, THENCE ALONG A CURVE TO THE RIGHT 120.38 FEET, A RADIUS OF 78.50 FEET, A CHORD BEARING N 53°32'58"W, 108.34 FEET, THENCE ALONG A CURVE TO THE LEFT 28.38 FEET, A RADIUS OF 189.50 FEET, A CHORD BEARING N 12°47'00"W, 28.38 FEET, THENCE N 17°05'59"W, 91.74 FEET, THENCE ALONG A CURVE TO THE RIGHT 653.31 FEET, A RADIUS OF 1050.00 FEET, A CHORD BEARING N 04°27'29"W, 459.58 FEET, THENCE ALONG A CURVE TO THE LEFT 25.18 FEET, A RADIUS OF 188.50 FEET, A CHORD BEARING N 84°21'18"E, 25.17 FEET, THENCE ALONG A CURVE TO THE RIGHT 121.70 FEET, A RADIUS OF 78.50 FEET, A CHORD BEARING N 48°00'00"E, 109.27 FEET, THENCE ALONG A CURVE TO THE LEFT 28.38 FEET, A RADIUS OF 188.50 FEET, A CHORD BEARING S 87°21'38"W, 28.38 FEET, THENCE N 83°02'48"E, 148.53 FEET, THENCE ALONG A CURVE TO THE LEFT 28.38 FEET, A RADIUS OF 188.50 FEET, A CHORD BEARING N 78°48'30"E, 28.38 FEET, THENCE ALONG A CURVE TO THE RIGHT 1170.89 FEET, A RADIUS OF 78.50 FEET, A CHORD BEARING N 48°00'00"E, 137.42 FEET, THENCE ALONG A CURVE TO THE LEFT 38.38 FEET, A RADIUS OF 188.50 FEET, A CHORD BEARING S 10°58'54"W, 38.03 FEET, THENCE ALONG A CURVE TO THE LEFT 348.50 FEET, A RADIUS OF 680.00 FEET, CHORD BEARING S 02°45'00"E, 341.98 FEET, THENCE S 11°05'59"E, 157.28 FEET, THENCE ALONG A CURVE TO THE LEFT 28.38 FEET, A RADIUS OF 188.50 FEET, A CHORD BEARING S 21°24'49"E, 28.38 FEET, THENCE ALONG A CURVE TO THE RIGHT 188.04 FEET, A RADIUS OF 78.50 FEET, A CHORD BEARING S 30°27'00"W, 135.31 FEET, THENCE ALONG A CURVE TO THE LEFT 29.41 FEET, A RADIUS OF 188.50 FEET, A CHORD BEARING N 85°50'20"W, 29.38 FEET, THENCE ALONG A CURVE TO THE LEFT 21.13 FEET, A RADIUS OF 13.50 FEET, A CHORD BEARING S 44°50'41"W, 19.84 FEET, THENCE DUE SOUTH, 148.50 FEET, THENCE DUE WEST, 98.00 FEET TO THE POINT OF BEGINNING.

ALSO FROM POINT A DUE NORTH, 180.25 FEET TO POINT B, THENCE DUE WEST, 53.80 FEET, THENCE 28.72 FEET ALONG A CURVE TO THE RIGHT, A RADIUS OF 21.00 FEET, A CHORD BEARING N 51°32'58"W, 24.85 FEET, THENCE N 17°05'59"W, 128.98 FEET, THENCE ALONG A CURVE TO THE RIGHT 488.98 FEET, A RADIUS OF 680.00 FEET, A CHORD BEARING N 03°50'00"W, 482.87 FEET, THENCE ALONG A CURVE TO THE RIGHT 28.80 FEET, A RADIUS OF 21.00 FEET, A CHORD BEARING N 48°29'18"E, 25 FEET, THENCE N 83°02'48"E, 209.43 FEET, THENCE ALONG A CURVE TO THE RIGHT 40.83 FEET, A RADIUS OF 21.00 FEET, A CHORD BEARING S 41°15'00"E, 34.70 FEET, THENCE ALONG A CURVE TO THE LEFT 413.00 FEET, A RADIUS OF 780.00 FEET, A CHORD BEARING S 01°18'24"E, 407.80 FEET, THENCE S 17°05'59"E, 188.89 FEET, THENCE ALONG A CURVE TO THE RIGHT 38.28 FEET, A RADIUS OF 21.00 FEET, A CHORD BEARING S 38°27'02"W, 33.78 FEET, THENCE DUE WEST, 133.54 FEET TO POINT B & THE POINT OF ENDING.



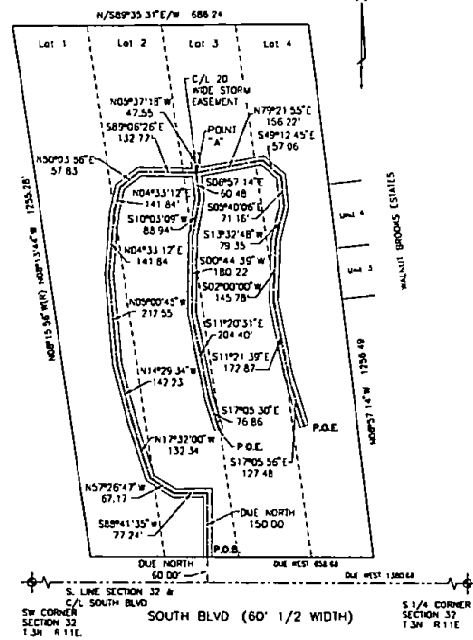
Fenn & Associates, Inc.
Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
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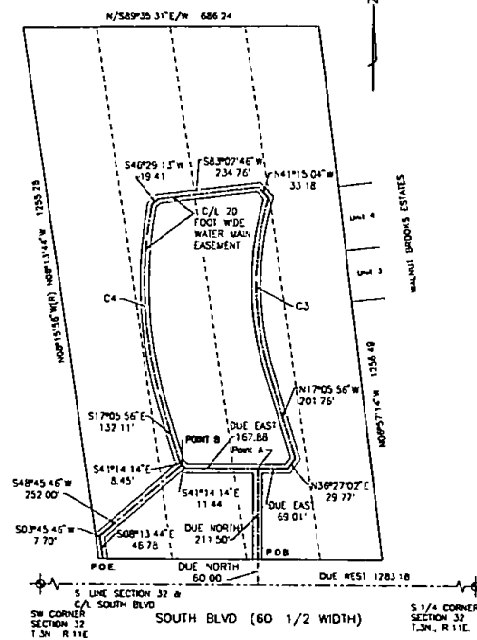
EASEMENT DESCRIPTIONS

SOMERSET PINES

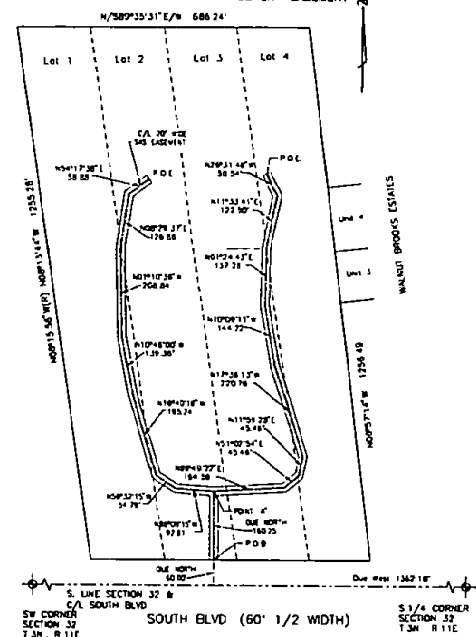
PROPOSED 20' WIDE STORM SEWER EASEMENT



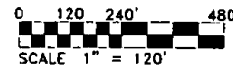
PROPOSED 20' WIDE WATER MAIN EASEMENT



PROPOSED 20 FOOT WIDE SANITARY SEWER EASEMENT

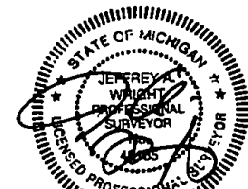


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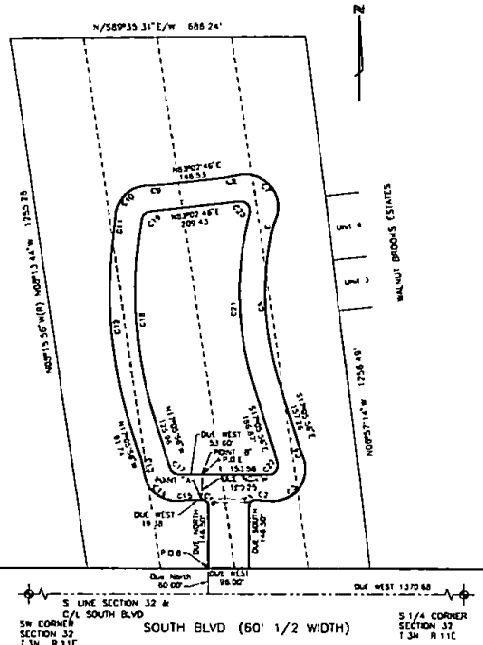
EASEMENT PLANS

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SOMERSET PINES

PROPOSED ROAD EASEMENT



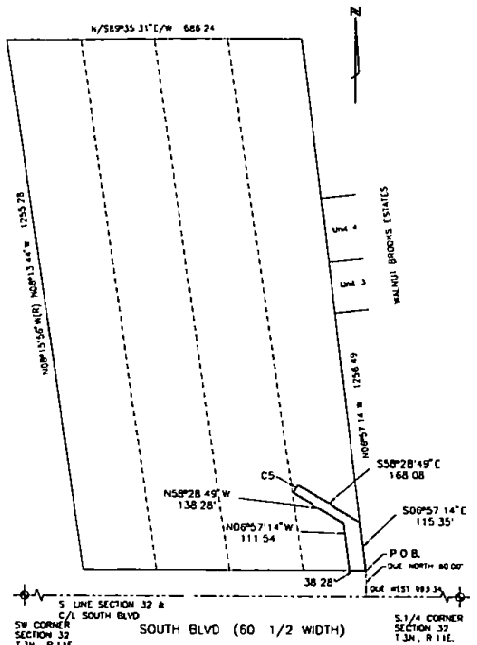
S LINE SECTION 32 &
C/L SOUTH BLVD
SW CORNER SECTION 32
T.34N. R.11E

SOUTH BLVD (60' 1/2 WIDTH)

S 1/4 CORNER SECTION 32
T.34N. R.11E

CHORD	RADIUS	ARC LENGTH	CHORD BEARING	B/LTA ANGLE
C1	13.50	31.3	N45°02'11"E	184.13°
C2	104.50	29.11	S89°28'29"W	6824.74°
C3	28.20	25.04	S20°27'22"W	17411.17°
C4	182.20	25.18	N91°31'09"E	6217.44°
C5	450.00	215.24	S00°45'03"E	28917.23°
C6	180.50	31.08	N18°24'14"E	18314.48°
C7	36.50	170.03	N47°10'41"W	17300.70°
C8	180.50	29.33	S12°04'32"W	26257.46°
C9	180.50	25.18	N81°21'09"E	6217.44°
C10	78.30	171.20	N08°10'00"W	81043.52°
C11	180.50	25.18	N52°11'09"E	6217.44°
C12	1050.00	44.13	N60°27'29"W	72713.25°
C13	180.50	25.18	N52°11'09"E	6217.44°
C14	24.50	170.21	N50°27'14"W	68031.48°
C15	180.50	25.18	N52°11'09"E	6217.44°
C16	11.50	31.3	N45°02'11"E	184.13°
C17	37.50	26.72	N52°23'30"W	7225.05°
C18	480.00	46.81	N62°33'05"W	2720.24°
C19	21.50	78.90	N42°33'05"W	1803.81°
C20	21.50	49.53	S40°40'00"W	11174.71°
C21	200.00	41.00	N89°13'00"E	11174.71°
C22	37.50	31.75	S30°23'30"E	10752.59°

PROPOSED EMERGENCY ACCESS EASEMENT



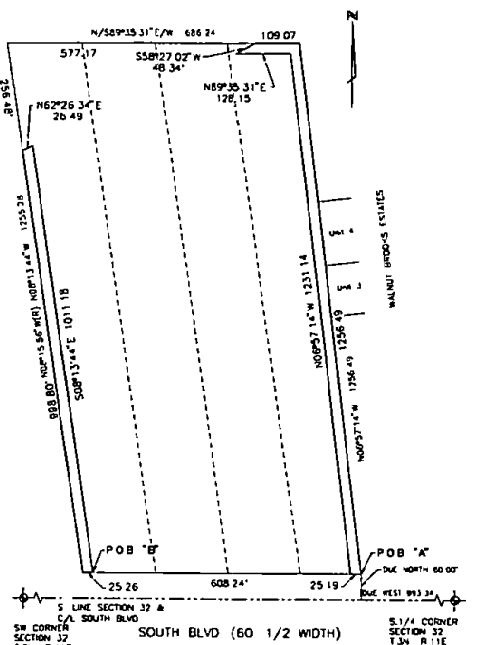
S LINE SECTION 32 &
C/L SOUTH BLVD
SW CORNER SECTION 32
T.34N. R.11E

SOUTH BLVD (60' 1/2 WIDTH)

S 1/4 CORNER SECTION 32
T.34N. R.11E

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD ANGLE	B/LTA ANGLE
C1	78.50	31.08		N21°29'27"E	1347.77°

PROPOSED 25 FOOT WIDE SURFACE DRAINAGE EASEMENT

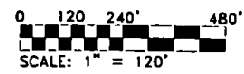


S LINE SECTION 32 &
C/L SOUTH BLVD
SW CORNER SECTION 32
T.34N. R.11E

SOUTH BLVD (60' 1/2 WIDTH)

S 1/4 CORNER SECTION 32
T.34N. R.11E

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EASEMENT PLANS

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