

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN BY NUMBER 2215 BY THE REGISTER OF DEEDS
 EXHIBIT 'B' TO THE MASTER DEED OF

LIBER _____ PAGE _____
 SHEET 01 OF 04

WOODLAND CROSSING

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.3N.,R.11E.,
 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 ON SHEET 2.

PROPERTY LEGAL DESCRIPTION:

PARCEL 15-25-352-018 (PARCEL "B")
 #1183 E. AUBURN RD.

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF EAST AUBURN ROAD, VARIABLE WIDTH, BEING DISTANT N86°50'58"E 1133.93 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N02°32'13"W 660.00 FEET; THENCE N86°50'58"E 195.32 FEET TO THE WEST LINE OF "SUPERVISOR'S PLAT OF BROOKLANDS PARK NO. 5", AS RECORDED IN LIBER 57 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS; THENCE ALONG SAID WEST LINE, S02°34'36"E 660.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S86°50'58"W 195.78 FEET TO THE POINT OF BEGINNING. CONTAINING 2.96 ACRES, MORE OR LESS, AND SUBJECT RIGHT OF WAY OVER THE SOUTHERLY 33 FEET FOR AUBURN ROAD. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 15-25-352-017 (PARCEL "A")
 #1171 E. AUBURN RD.

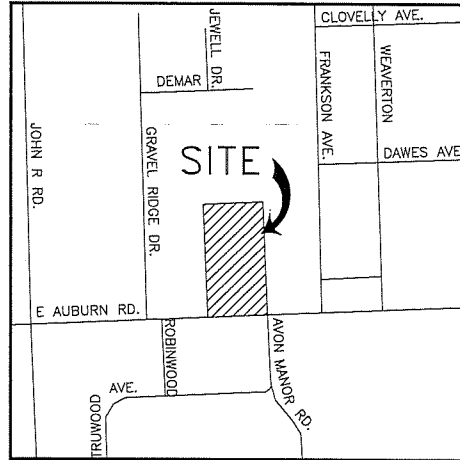
PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF EAST AUBURN ROAD, VARIABLE WIDTH, BEING DISTANT N86°50'58"E 990.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N02°29'49"W 660.01 FEET; THENCE N86°50'58"E 143.48 FEET; THENCE S02°32'13"E 660.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S86°50'58"W 143.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.18 ACRES, MORE OR LESS, AND SUBJECT RIGHT OF WAY OVER THE SOUTHERLY 33 FEET FOR AUBURN ROAD. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

COMBINED LEGAL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
 BEGINNING AT A POINT ON THE NORTH LINE OF EAST AUBURN ROAD, 60 FEET 1/2 WIDTH, BEING DISTANT N86°50'58"E 990.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 25, SAID LINE BEING THE CENTERLINE OF SAID EAST AUBURN ROAD, AND N02°29'49"W 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE CONTINUING, N02°29'49"W 600.01 FEET; THENCE N86°50'58"E 338.80 FEET TO THE WEST LINE OF "SUPERVISOR'S PLAT OF BROOKLANDS PARK NO. 5", AS RECORDED IN LIBER 57 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS; THENCE ALONG SAID WEST LINE, S02°34'36"E 600.00 FEET TO THE SAID NORTH LINE OF SAID EAST AUBURN ROAD; THENCE ALONG SAID NORTH LINE, S86°50'58"W 339.63 FEET TO THE POINT OF BEGINNING. CONTAINING 4.67 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

EXCEPT THAT PART FOR ANDLAUR DRIVE, 60 FEET WIDE, DESCRIBED AS:
 PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.03N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT N86°50'58"E 990.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF EAST AUBURN ROAD, 60 FEET 1/2 WIDTH, AND N02°29'49"W 660.01 FEET, AND N86°50'58"E 139.39 FEET FROM THE SOUTH WEST CORNER OF SAID SECTION 25; THENCE CONTINUING, N86°50'58"E 60.00 FEET; THENCE S02°32'18"E 600.00 FEET TO THE NORTH LINE OF SAID EAST AUBURN ROAD; THENCE ALONG SAID NORTH LINE, S86°50'58"W 60.00 FEET; THENCE N02°32'18"W 600.00 FEET TO THE POINT OF BEGINNING.

Developer
MJC WOODLAND CROSSING LLC
 46600 Romeo Plank Rd., Suite 5
 Macomb, MI 48044
 Phone: (586) 263-1203



LOCATION MAP
 CITY OF ROCHESTER HILLS,
 OAKLAND COUNTY, MICHIGAN

LIST OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	SURVEY PLAN
03	SITE PLAN
04	UTILITY PLAN

NOTE:
 THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL AGENCY. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

PROJECT ENGINEERING CONSULTANT:
LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (586)868-2350
 FAX: (586)868-2351



AJAY J. DAVE
 PROFESSIONAL ENGINEER
 LICENSE No. 52640

COVER SHEET

SHEET NO. 01

LDCS JOB#17-01

PROPOSED DATE: 09-12-2019

LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (586)868-2350
 FAX: (586)868-2351

BENCH MARK LIST

(ELEVATIONS AS SHOWN DERIVED FROM GPS OBSERVATION.)

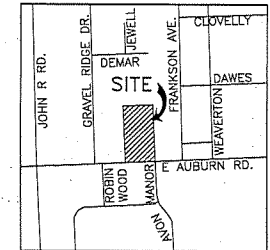
BENCH MARK No. 1
SANITARY MH LOCATED 34' N. OF C/L AUBURN RD. AND 16' E. OF EAST PROPERTY LINE ELEV. 715.66 (NAVD 88)

BENCH MARK No. 2
SET MAG NAIL N. FACE OF UTILITY POLE LOCATED N. SIDE AUBURN RD. AND 117' E. OF WEST PROPERTY LINE ELEV. 719.65 (NAVD 88)

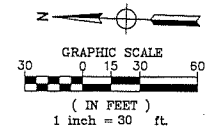
WOODLAND CROSSING

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.3N.,R.11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LIBER _____ PAGE _____
SHEET 02 OF 04



LOCATION MAP
NOT TO SCALE



SOUTH 1/4 CORNER
SECTION 25
T. 3N., R. 11E.
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE
I, PAUL W. KINNUNEN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS WOODLAND CROSSING, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1115 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 OR 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.
THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1978, AS AMENDED.



PAUL W. KINNUNEN, P.S. # 48781

DATE: 9/23/19

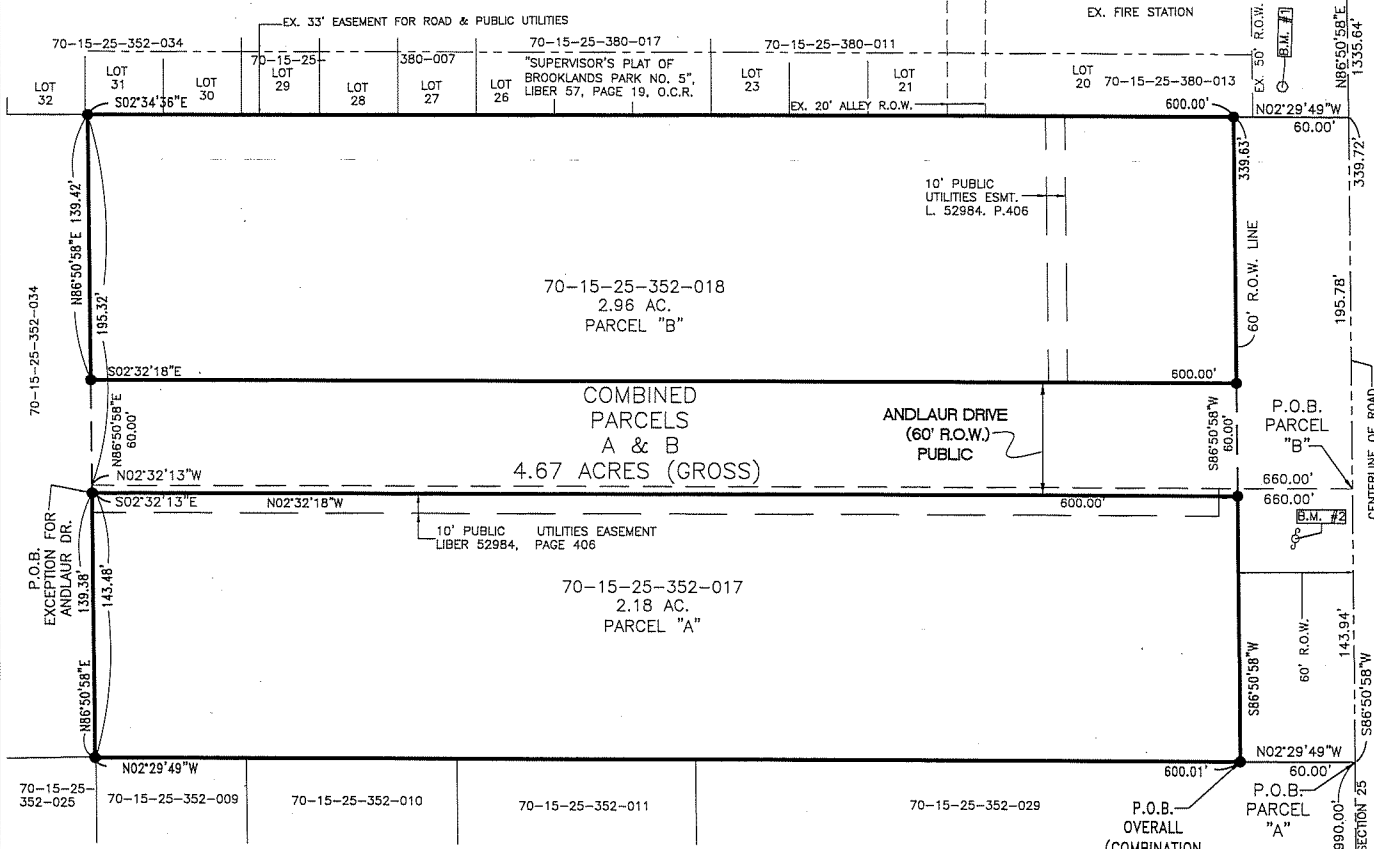
SURVEY PLAN

SHEET NO. 02

LDCS JOB#17-01

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

PROPOSED DATE: 09-12-2019



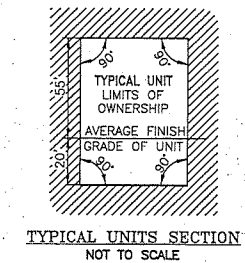
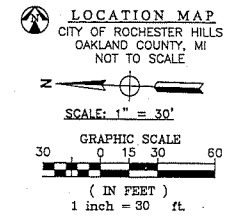
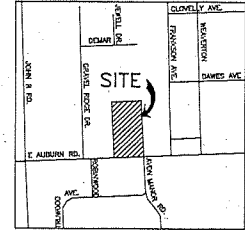
NOTES:-
1. PROPOSED PROPERTY IS NOT LOCATED WITHIN FLOOD PLAIN.
2. BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (NAD83). THE SOUTH LINE OF SECTION 25 BEING N86°50'58"E.

LEGEND
(M) MEASURED
(R) RECORDED
● INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIAMETER STEEL ROD 36" LONG, ENCASED IN A 4" DIAMETER CONCRETE CYLINDER).

WOODLAND CROSSING

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.3N.,R.11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LIBER _____ PAGE _____
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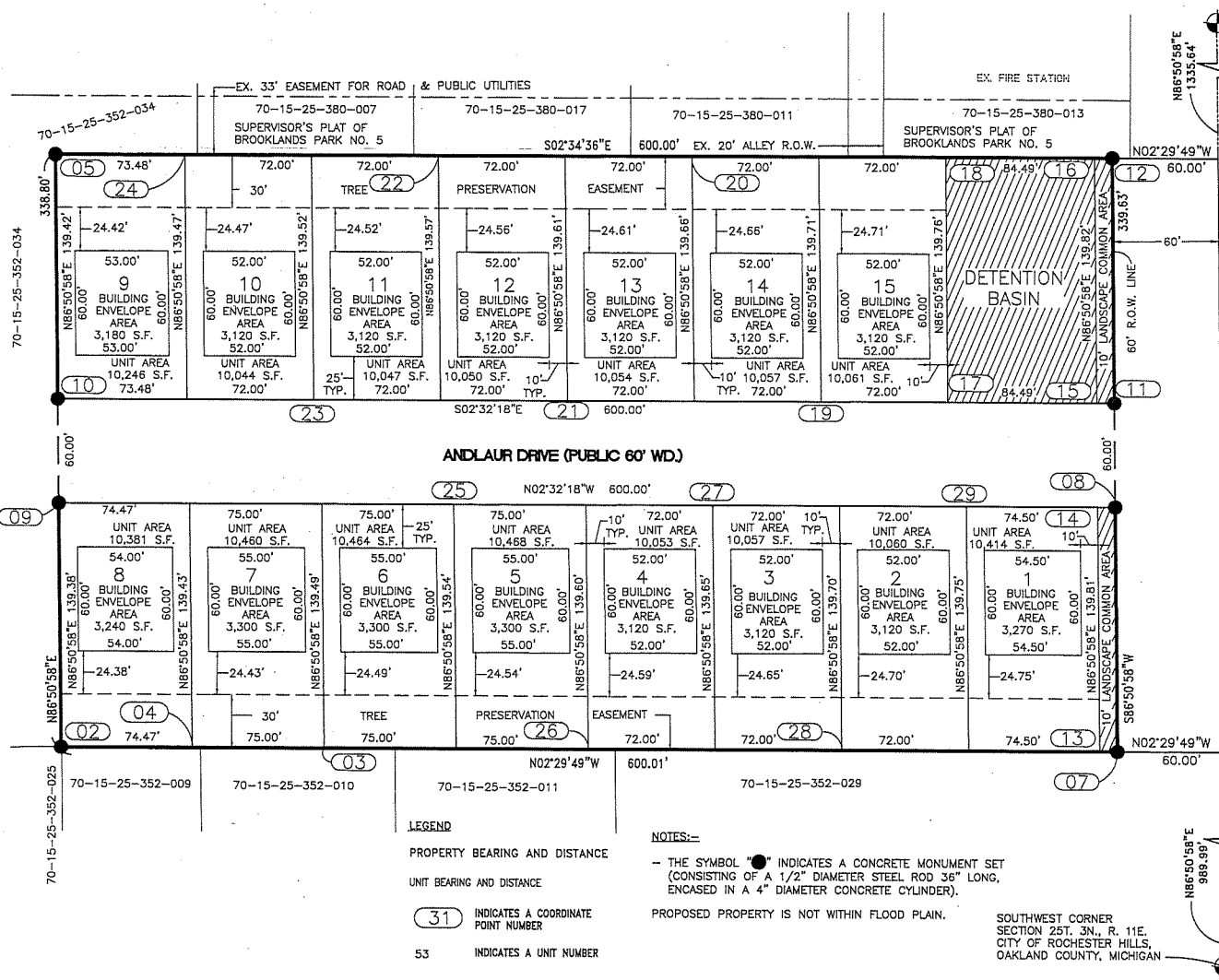


SITE COORDINATES		
NODE	NORTH	EAST
01	416762.8580	13461000.0990
02	417476.6494	13461959.8487
03	417327.3145	13461966.3609
04	417402.2482	13461963.0932
05	417495.2698	13462298.1367
06	416909.3394	13462366.4154
07	416877.2130	13461985.9887
08	416884.8971	13462125.5901
09	417484.3097	13462099.0181
10	417487.6073	13462158.9274
11	416888.1947	13462185.4991
12	416895.8793	13462325.1102
13	416887.2041	13461985.5530
14	416894.8878	13462125.1472
15	416898.1854	13462125.0562
16	416905.8697	13462324.6606
17	416982.5963	13462181.3143
18	416990.2775	13462320.8622
19	417054.5298	13462178.1256
20	417134.1391	13462314.3881
21	417198.3967	13462171.7480
22	417278.0007	13462307.9141
23	417342.2637	13462165.3704
24	417421.8624	13462301.4401
25	417260.0501	13462108.9595
26	417177.4472	13461972.8962
27	417113.1859	13462115.4700
28	417033.5746	13461979.1701
29	416969.3190	13462121.8476

SOUTH 1/4 CORNER
SECTION 25T. 3N., R. 11E.
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

AUBURN RD. (WIDTH VARIES)

SOUTHWEST CORNER
SECTION 25T. 3N., R. 11E.
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN



LEGEND

PROPERTY BEARING AND DISTANCE

UNIT BEARING AND DISTANCE

31 INDICATES A COORDINATE POINT NUMBER

53 INDICATES A UNIT NUMBER

GENERAL COMMON ELEMENT

NOTES:-

- THE SYMBOL ● INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIAMETER STEEL ROD 36" LONG, ENCASED IN A 4" DIAMETER CONCRETE CYLINDER).

PROPOSED PROPERTY IS NOT WITHIN FLOOD PLAN.

SITE PLAN SHEET NO. 03

ALL UNITS MUST BE BUILT LDOS JOB#17-01

PROPOSED DATE: 09-12-2019

LAND DEVELOPMENT CONSULTING SERVICES, INC.
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MACOMB, MI 48044
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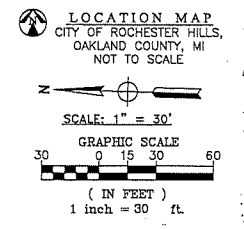
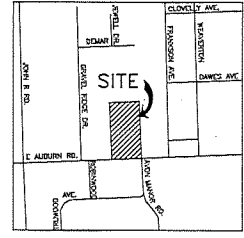
BENCH MARK LIST

BENCH MARK No. 1
 SANITARY MH LOCATED 34' N. OF C/L AUBURN RD. AND
 16' E. OF EAST PROPERTY LINE ELEV. 715.66 (NAVD 88)
BENCH MARK No. 2
 SET MAG NAIL N. FACE OF UTILITY POLE LOCATED N. SIDE
 AUBURN RD. AND 117' E. OF WEST PROPERTY LINE ELEV.
 719.65 (NAVD 88)

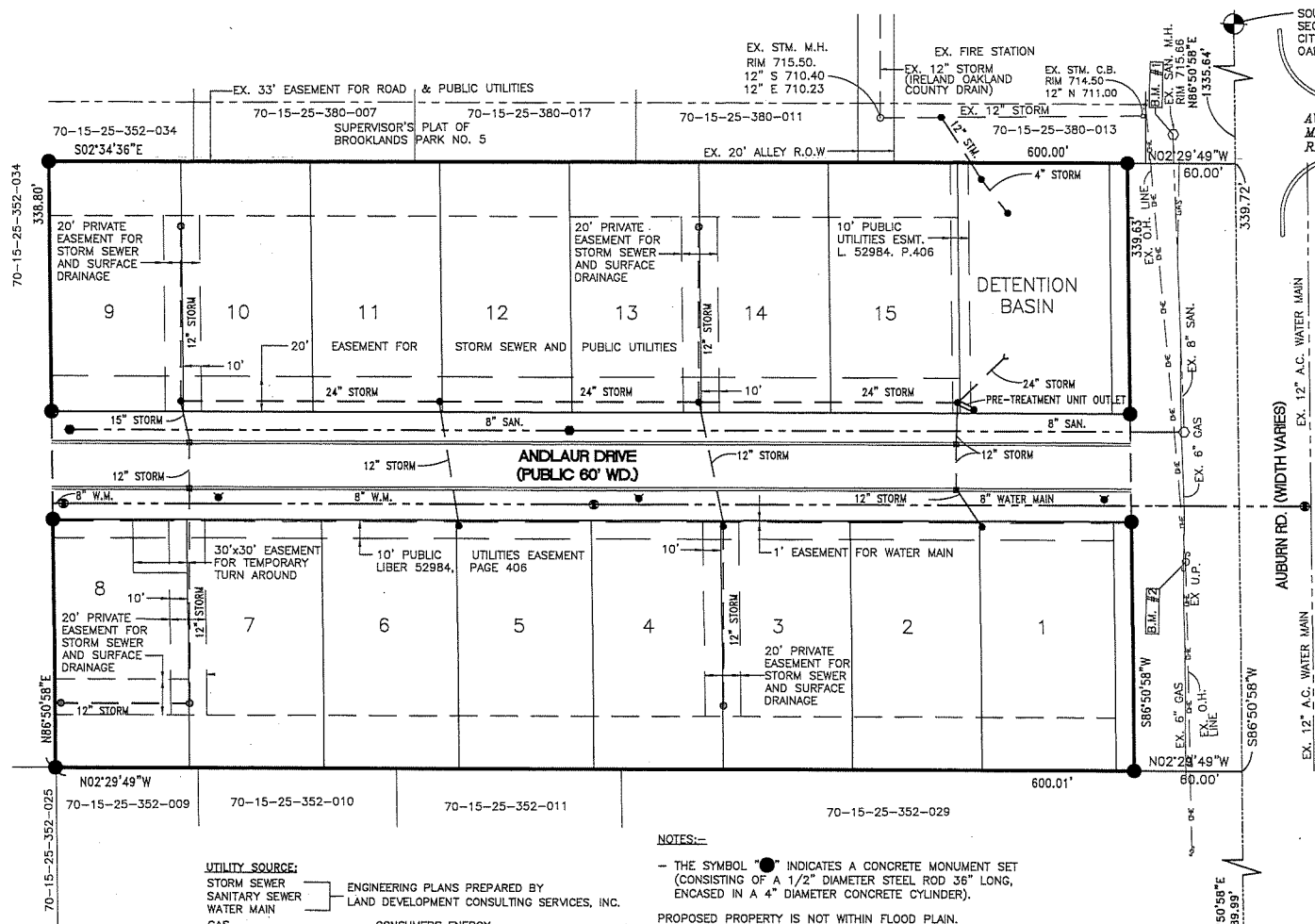
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PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.3N.,R.11E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LIBER _____ PAGE _____
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- LEGEND**
- OO INDICATES A UNIT NUMBER
 - GV OR TSV
 - HYDRANT
 - SANITARY MANHOLE
 - ROAD CATCH BASIN
 - STORM SEWER CATCH BASIN OR MANHOLE
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER



- UTILITY SOURCE:**
- STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - GAS
 - ELECTRICAL
 - CABLE
 - TELEPHONE
- ENGINEERING PLANS PREPARED BY
 LAND DEVELOPMENT CONSULTING SERVICES, INC.
- CONSUMERS ENERGY
 - DTE ENERGY
 - COMCAST/WOW
 - AT&T

UTILITY NOTES:
 ALL UTILITIES SHOWN MUST BE BUILT
 GAS LINES, OTHER PUBLIC UTILITIES, UTILITY LEADS & METERS
 WILL BE SHOWN ON AS BUILT PLANS

NOTES:

- THE SYMBOL ● INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIAMETER STEEL ROD 36" LONG, ENCASED IN A 4" DIAMETER CONCRETE CYLINDER).
- PROPOSED PROPERTY IS NOT WITHIN FLOOD PLAIN.

SOUTHWEST CORNER
 SECTION 25T. 3N., R. 11E.
 CITY OF ROCHESTER HILLS,
 OAKLAND COUNTY, MICHIGAN

NOTE:
 ALL UNITS MUST BE BUILT

UTILITY PLAN
SHEET NO. 04

LDCS JOB#17-01

PROPOSED DATE: 09-12-2019

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 46600 ROMEO PLANK, SUITE 2
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