

OAKLAND COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. _____
 EXHIBIT "B" TO THE MASTER DEED OF

AVON LAKES VILLAGE SITE CONDOMINIUM

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

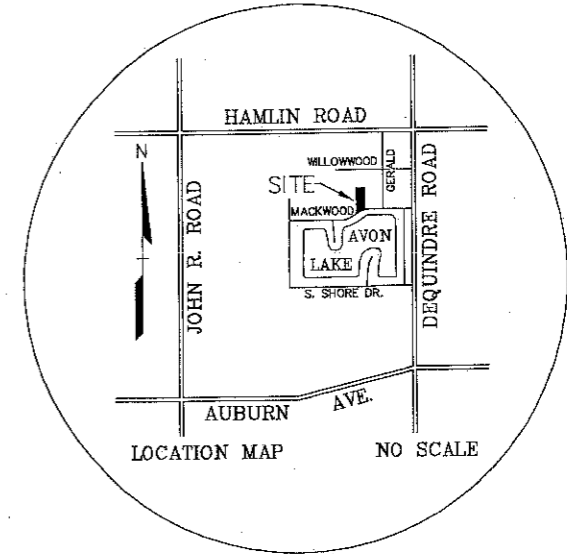
ATTENTION COUNTY REGISTER OF DEEDS
 CONDOMINIUM SUBDIVISION PLANS SHALL BE
 NUMBERED CONSECUTIVELY WHEN RECORDED
 BY THE REGISTER OF DEEDS AND SHALL BE
 DESIGNATED OAKLAND COUNTY CONDOMINIUM
 SUBDIVISION PLAN No. _____.

DEVELOPER

HAMLIN ASSOCIATES, INC.
 5877 LIVERNOIS ROAD, SUITE 103
 TROY, MICHIGAN 48098

SURVEYOR & PREPARER

PROFESSIONAL ENGINEERING ASSOCIATES, INC.
 2430 ROCHESTER COURT, SUITE 100
 TROY, MI 48083-1872



LEGAL DESCRIPTION:

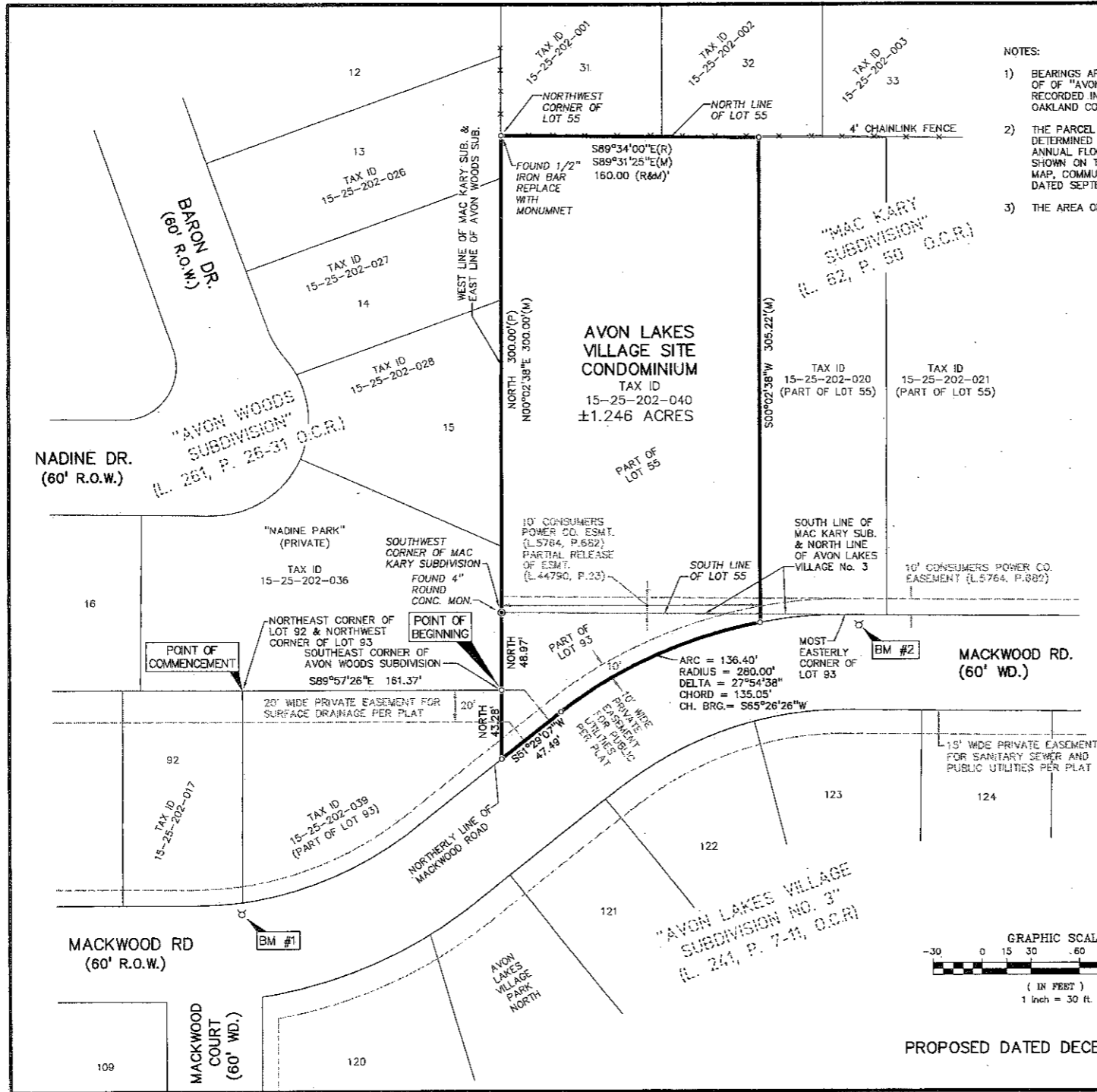
A parcel of land situated in part of the Northeast 1/4 of Section 25, Township 3 North, Range 11 East, City of Rochester Hills, Avon Township, Oakland County, Michigan, being part of Lot 93 of "Avon Lakes Village Subdivision No. 3", as recorded in Liber 241, Pages 7-11, inclusive, Oakland County Records and also part of Lot 55 of "Mac Kary Subdivision", as recorded in Liber 62, Page 50, Oakland County Records; being more particularly described as: COMMENCING at the northeast corner of Lot 92 of said "Avon Lakes Village Subdivision No. 3", said corner also being the northwest corner of Lot 93 of "Avon Lakes Village Subdivision No. 3"; thence along the north line of "Avon Lakes Village Subdivision No. 3", said line also being the south line of "Avon Woods Subdivision", as recorded in Liber 261, Pages 28-31, inclusive, S89°57'26"E, 161.37 feet to the southeast corner of said "Avon Woods Subdivision" and the POINT OF BEGINNING; thence NORTH 48.97 feet along the east line of "Avon Woods Subdivision" to the southwest corner of "Mac Kary Subdivision" as recorded in Liber 62, Page 50, Oakland County records; thence continuing along the east line of "Avon Woods Subdivision", said line also being the west line of "Mac Kary Subdivision", N00°02'38"E (recorded as NORTH), 300.00 feet to the northwest corner of Lot 55 of said "Mac Kary Subdivision"; thence along the northerly line of said Lot 55 S89°31'25"E (recorded as S89°34'W), 160.00 feet; thence S00°02'38"W, 305.22 feet to the northerly line of Mackwood Road (60' wide); thence along said northerly line the following two courses: 1) 136.40 feet along the arc of a curve to the left, having a radius of 280.00 feet, a central angle of 27°54'38", and a chord which bears S65°26'26"W, 135.05 feet; and 2) S51°29'07"W, 47.49 feet; thence NORTH, 43.28 feet to the POINT OF BEGINNING, containing 1.246 acres.

INDEX OF DRAWINGS

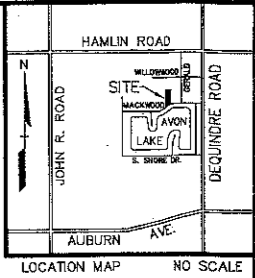
1. COVER SHEET
2. SURVEY PLAN
3. SITE PLAN
4. UTILITY AND EASEMENT PLAN

PROPOSED DATED DECEMBER 10, 2013

AVON LAKES VILLAGE SITE CONDOMINIUM		
COVER SHEET		
PROFESSIONAL ENGINEERING ASSOCIATES		2430 Rochester Ct, Suite 100 Troy, MI 48083-1872 (248) 868-0290
DES. JEC	SUR. KTR	SCALE 1" = 30'
CHK. DAN	P.M. JMB	DATE 12-10-13
JOB NO. 95078		DRG. NO. 1



- NOTES:
- 1) BEARINGS ARE BASED ON THE NORTH LINE OF OF "AVON LAKES VILLAGE No. 3" AS RECORDED IN LIBER 241, PAGES 7-11, OAKLAND COUNTY RECORDS.
 - 2) THE PARCEL LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 26125C0413F, DATED SEPTEMBER 29, 2006.
 - 3) THE AREA OF THE PARCEL IS 1.246 ACRES



I, KEVIN T. ROACH, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____, 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 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 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 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

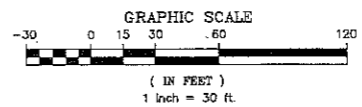
DATE: KEVIN T. ROACH, PROFESSIONAL SURVEYOR NO. 47971
 PROFESSIONAL ENGINEERING ASSOCIATES, INC.
 2430 ROCHESTER COURT, SUITE 100
 TROY, MICHIGAN 48063-1872

SITE BENCHMARKS:

- Benchmark #1:
 Arrow on fire hydrant on north side of Mackwood Rd., at Mackwood Ct., at the southeast corner of #1639 Mackwood Rd. Elevation 721.56 (U.S.G.S. Datum)
- Benchmark #2:
 Arrow on fire hydrant on north side of Mackwood Rd., at the southwest corner of #1741 Mackwood Rd. Elevation 722.55 (U.S.G.S. Datum)

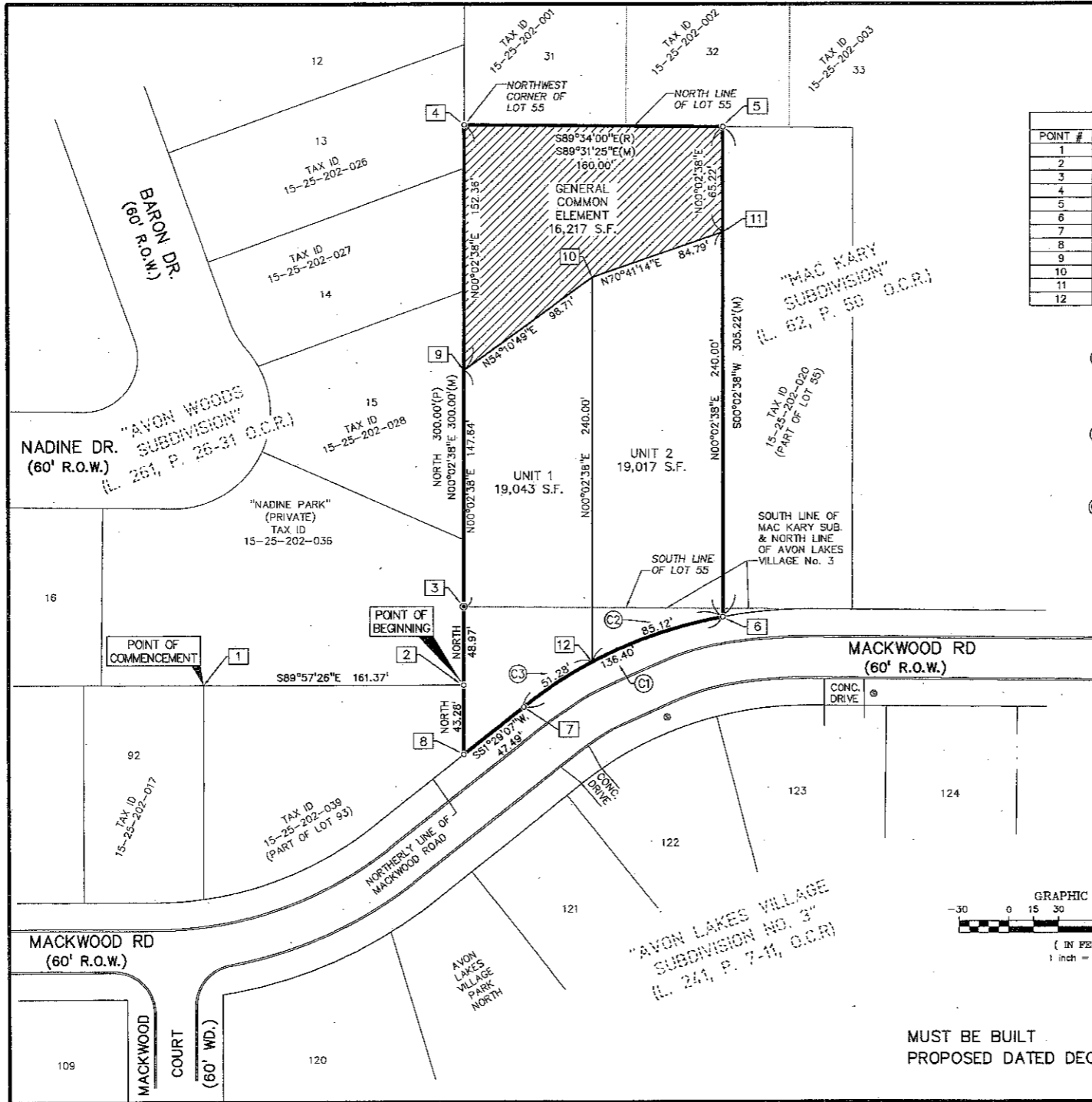
LEGEND:

- MONUMENT SET
- MONUMENT FOUND
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- (P) PLAT



PROPOSED DATED DECEMBER 10, 2013

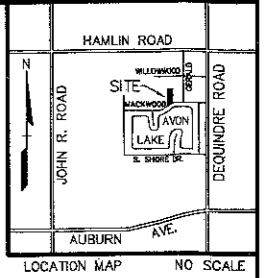
AVON LAKES VILLAGE SITE CONDOMINIUM		
SURVEY PLAN		
DES. JEC	SUR. KTR	SCALE 1" = 30'
DN. DAN	P.M. JPB	DATE 12-10-13
		JOB NO. 05078
		DRAW. NO. 2
		PROF. ENGINEERING ASSOCIATES
		2430 Rochester Ct. Suite 100 Troy, MI 48063-1872 (248) 866-9060



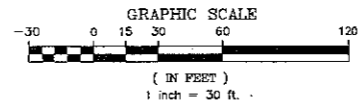
COORDINATE TABLE

POINT #	NORTHING	EASTING
1	11330.9090	8188.4775
2	11330.7885	8349.8475
3	11379.7580	8349.8470
4	11679.7584	8350.0767
5	11678.4281	8510.0712
6	11373.2087	8509.8379
7	11317.0760	8387.0034
8	11287.5052	8349.8475
9	11527.3965	8349.9603
10	11585.1663	8430.0022
11	11613.2086	8510.0213
12	11345.1663	8429.8188

- (C1) ARC = 136.40'
RADIUS = 280.00'
DELTA = 27°54'38"
CHORD = 135.05'
CH. BRG. = S65°28'26"W
- (C2) ARC = 85.12'
RADIUS = 280.00'
DELTA = 17°29'03"
CHORD = 84.79'
CH. BRG. = S70°41'14"W
- (C3) ARC = 51.28'
RADIUS = 280.00'
DELTA = 10°29'35"
CHORD = 51.21'
CH. BRG. = S56°43'55"W



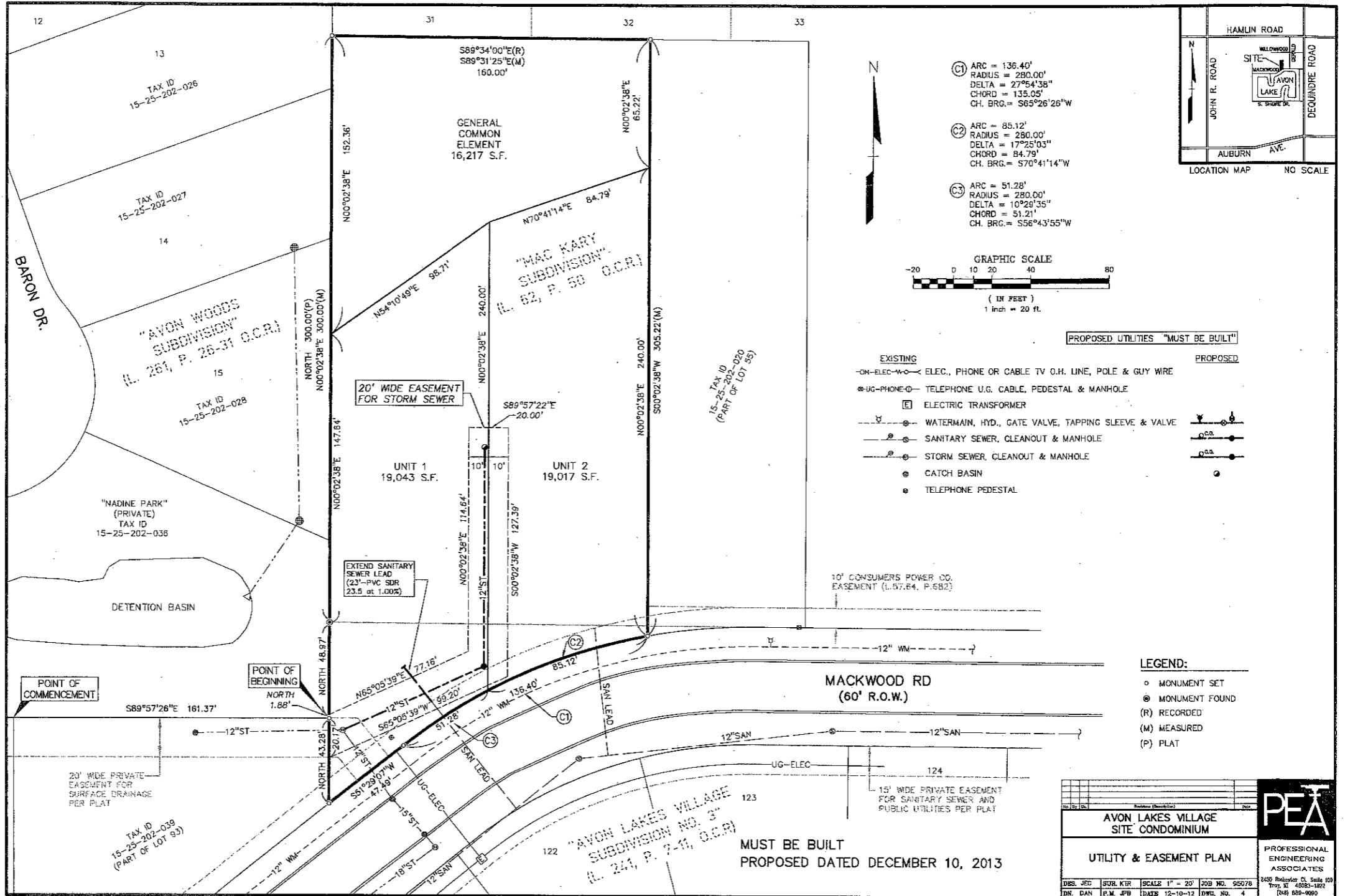
- LEGEND:
- MONUMENT SET
 - MONUMENT FOUND
 - (R) RECORDED
 - (M) MEASURED
 - (F) PLAT
 - ▨ GENERAL COMMON ELEMENT



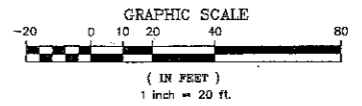
DATE		DRAWN (DESCRIPTION)		DATE	
AVON LAKES VILLAGE SITE CONDOMINIUM					
SITE PLAN					
DSS. JEC	SUR. KTR	SCALE 1" = 30'	JOB NO. 05078		
DN. DAN	P.M. JPB	DATE 12-10-12	DWG. NO. 3		

PROFESSIONAL ENGINEERING ASSOCIATES
2438 Redwater Ct. Suite 109
Evy, MI 48938-1972
(248) 886-0090

MUST BE BUILT
PROPOSED DATED DECEMBER 10, 2013



- Ⓒ1 ARC = 136.40'
RADIUS = 280.00'
DELTA = 27°54'36"
CHORD = 135.05'
CH. BRG. = S65°26'26"W
- Ⓒ2 ARC = 85.12'
RADIUS = 280.00'
DELTA = 17°25'03"
CHORD = 84.79'
CH. BRG. = S70°41'14"W
- Ⓒ3 ARC = 51.28'
RADIUS = 280.00'
DELTA = 10°28'35"
CHORD = 51.21'
CH. BRG. = S56°43'55"W



- PROPOSED UTILITIES "MUST BE BUILT"**
- EXISTING**
- ON-ELEC-W-O- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
 - ⊗-UG-PHONE-⊙ TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - [E] ELECTRIC TRANSFORMER
 - WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ TELEPHONE PEDESTAL
- PROPOSED**
- ⊙ MONUMENT SET
 - ⊙ MONUMENT FOUND
 - (R) RECORDED
 - (M) MEASURED
 - (P) PLAT

LEGEND:

- ⊙ MONUMENT SET
- ⊙ MONUMENT FOUND
- (R) RECORDED
- (M) MEASURED
- (P) PLAT

AVON LAKES VILLAGE SITE CONDOMINIUM		
UTILITY & EASEMENT PLAN		
DRS. JEC	SUR. KTR	SCALE 1" = 20'
DN. DAN	P.M. JPB	JOB NO. 95078
DATE 12-10-12		DWG. NO. 4

2400 Redbank Ct. Suite 100
Troy, MI 48063-1872
(734) 888-9960

**MUST BE BUILT
PROPOSED DATED DECEMBER 10, 2013**