

LIBER 15083 PG 578

Nov 89 4291133

FIRST AMENDMENT TO MASTER DEED OF FOREST HILLS

Forest Hills Building Corporation, a Michigan corporation, whose address is 2555 Telegraph Road, Suite 470, Bloomfield Hills, Michigan 48302, being the Developer of Forest Hills, a Condominium Project established pursuant to the Master Deed thereof, recorded on July 18, 1994 in Liber 14839, Pages 196 through 268; Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 871, hereby amends the Master Deed of Forest Hills pursuant to the authority reserved in Article XI, Section 3 thereof and in Article XVI, Section 4 of the Bylaws attached thereto as Exhibit A, for the purposes of modifying Articles II, III, VI, VII, IX, X and XI of the Master Deed, modifying Articles II and VI of the Bylaws and correcting surveyor errors.

Upon recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit A thereto shall be amended in the following manner:

- The legal description contained in Article II of the Master Deed for Forest Hills shall be replaced with the following:

Part of the northwest quarter of Section 28, T4N, R10E, Orion Township, Oakland County, Michigan, described as:

Beginning at the west quarter corner of said Section 28; thence N 01° 03' 44" W 1354.41 feet along the west line of said Section 28, thence N 89° 11' 01" E 1342.01 feet (described as S 89° 39' 30" E 1340.14 feet) to a point on the centerline of Joslyn Road; thence along the centerline of Joslyn Road the following three (3) courses, S 00° 18' 01" W (described as S 00° 47' 15" W) 694.42 feet S 00° 36' 12" E 509.61 feet and S 03° 11' 05" E 144.00 feet to a point on the east/west 1/4 line of said section 28; thence S 88° 53' 51" W 1326.74 feet along said east/west line to the point of beginning. Containing 41.2 acres of land, more or less. Subject to the rights of the public over the westerly 60 feet for Joslyn Road. Also subject to any and all easements and restrictions of record and governmental limitations.

RECORDED - OAKLAND COUNTY
CLERK/REGISTER OF DEEDS
RECEIPT# 39A
NOV 94 10:17 A.M.
REMONUMENTATION
PAID
LYNN D. ALLEN

4500
24

ENT Forest Hills Condo. 9000871
Occp # 871
units 1-82 09-28-101-003

OK - T. SMITH

Parent Parcel

O.K. - LM

2. Article III of the Master Deed for Forest Hills shall be amended by the addition thereto of the following Section 16.

Section 16. Township. "Township" means the Charter Township of Orion, Oakland County, Michigan. Where Township approval is required pursuant to the Master Deed and Bylaws, it shall be granted by the Township Board of the Township unless the Board has designated another individual or committee to serve such function.

3. Article VI of the Master Deed of Forest Hills shall be amended by replacing the introductory paragraph thereunder with the following:

Notwithstanding any other provision of the Master Deed or the Bylaws, Units in the Condominium may be consolidated, modified and the boundaries relocated, in accordance with Section 48 of the Act, this Article and subject to the approval of the Township; such changes in the affected Unit or Units shall be promptly reflected in a duly recorded amendment or amendments to this Master Deed.

4. The legal description contained in Article VII, Section 1 of the Master Deed for Forest Hills shall be replaced with the following:

A part of the Northeast $\frac{1}{4}$ of Section 29, T.4N., R.10E., Orion Township, Oakland County, Michigan commonly known as sidwell parcel numbers 09-29-278-004 and 09-29-278-005, said parcels being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner, Section 29, T.4N., R.10E.; thence along the East line of Section 29, said line also being the West line of Forest Hills, N. $01^{\circ}03'44''$ W. 350.00 feet to the Easterly most Northeast corner of Judah Lake Estates #7 as recorded in Liber 107, pages 32 and 33, said point being the point of beginning:

Thence along the Northerly line of said subdivision N. $89^{\circ}06'04''$ W. 418.69 feet; thence continuing along said North line N. $56^{\circ}16'24''$ W. 491.95 feet; thence N. $00^{\circ}25'34''$ W. 203.28 feet; thence S. $89^{\circ}34'26''$ W. 200.00 feet to a point on the East line; thence N. $00^{\circ}25'34''$ W. 520.00 feet to the Northerly most Northeast corner of said subdivisions; thence N. $89^{\circ}51'36''$ E. 1014.55 feet to a point on the East line of said Section 29 and the West line of said Forest Hills (proposed); thence S. $01^{\circ}03'44''$ E. 1004.14 feet

along the said East line of Section 29 to the point of beginning. Said parcel contains 19.9± acres of land, more or less, and is subject to those easements and restrictions of record, except therefrom that portion of such land that is included in the land described in Article II of this Master Deed as it may from time to time be amended (hereinafter referred to as "area of future development").

5. Article IX, Section 1 of the Master Deed for Forest Hills shall be amended by the addition to Section 1 thereunder of the following sentence.

All such amendments shall also be subject to the approval of the Township.

6. Article X of the Master Deed for Forest Hills shall be amended by the addition thereto of the following Sections 8, 9 and 10.

Section 8. Storm Sewer Easement and System. The Association shall have an easement over certain Units as depicted on Exhibit B attached hereto for the purpose of maintaining, repairing and replacing the storm sewer and improvements servicing the same, as well as for the purpose of gaining access to the "Detention" facility, also depicted on Exhibit B. The costs of maintenance, repair and replacement of the storm sewer system as depicted on the Condominium Subdivision Plan, including, without limitation, the Detention facilities, shall be borne by the Association. In the event that the Association fails to provide adequate maintenance, repair or replacement of the storm sewer system, the Charter Township of Orion may serve written notice of such failure upon the Association. Such written notice shall contain a demand that the deficiencies of maintenance, repair, or replacement be cured within a stated reasonable time period. If such deficiencies are not cured, the Township may undertake such maintenance, repair, or replacement and the costs thereof plus a 25% administrative fee may be assessed against the Co-owners and collected as a special assessment on the next annual Charter Township of Orion tax roll. To undertake any such maintenance, repair or replacement, the Township shall be permitted to use the same easements reserved for the benefit of the Association for the same purpose.

Section 9. Emergency Vehicle Access Easement. There shall exist for the benefit of the Charter Township of Orion or any emergency service agency, an easement

over all roads in the Condominium for use by the Township and/or emergency vehicles. Said easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulances and rescue services and other lawful governmental or private emergency services to the Condominium Project and Co-owner thereof. This grant of easement shall in no way be construed as a dedication of any streets, roads, or driveways to the public.

Section 10. Private Roads. The private roads as shown on the Condominium Subdivision Plan will be maintained (including, without limitation, snow removal), replaced, repaired, and resurfaced as necessary by the Association, until such time, if ever, the roads are dedicated to the public. It is the Association's responsibility to inspect and to perform preventative maintenance of the Condominium roadways on a regular basis in order to maximize their useful life and to minimize repair and replacement costs. In the event that the Association fails to provide adequate maintenance, repair, or replacement of the herein mentioned private roads, the Charter Township of Orion may serve written notice of such failure upon the Association. Such written notice shall contain a demand that the deficiencies of maintenance, repair, or replacement be cured within a stated reasonable time period. If such deficiencies are not cured, the Township may undertake such maintenance, repair, or replacement and the costs thereof plus a 25% administrative fee may be assessed against the Co-owners and collected as a special assessment on the next annual Charter Township of Orion tax roll.

7. Article XI of the Master Deed of Forest Hills shall be amended by the addition thereto of the following Section 7.

Section 7. Township Approval. Anything herein to the contrary notwithstanding, no portion of the Master Deed and Bylaws that grants any right of approval without the consent of the Township shall be amended or recorded without the consent of the Township. Without limitation, among the provisions which may not be amended or revoked without Township approval are the following: Article III, Section 16, Article VI, Article IX, Section 1, Article X, Sections 8, 9 and 10, Article XI, Section 7 of the Master Deed, and Article II, Section 2(b) and Article VI, Sections 16 and 18 of the Bylaws.

8. Article II, Section 2(b) of the Bylaws of Forest Hills shall be revised by the addition thereto of the following sentence.

This Section 2(b) shall not apply to special assessments levied by the Charter Township of Orion as authorized by applicable provisions of the Master Deed.

9. Article VI, Section 16 of the Bylaws of Forest Hills shall be amended by replacing the last sentence in this Section 16 with the following:

Additionally, the construction of structures, including decks appurtenant thereto, within areas designated on Exhibit B hereto as wetlands is prohibited; provided, however, decks can be cantilevered over the wetlands so long as vegetation is not disturbed. All wetlands in the Development shall be subject to Township Wetlands Ordinance, Ordinance No. 107.

10. Article VI of the Bylaws of Forest Hills shall be amended by the addition thereto with the following Section 18.

Section 18. Setbacks and Other Requirements. The provisions of the Orion Township Zoning Ordinance (Ordinance No. 78, as amended) regarding minimum floor area per dwelling unit and maximum height of buildings shall apply to the Condominium Development. For purposes of applying these ordinance provisions to the Condominium Development, the following shall apply:

1. The term "lot" as used in the Zoning Ordinance shall mean the Unit or the Unit's appurtenant Limited Common Element yard area, if any.

2. The term "front lot line" as used in the Zoning Ordinance shall mean the line separating the Unit's appurtenant Limited Common Element yard area or the Unit from the area of land which is a General Common Element within which a roadway is contained.

This Section shall not be amended nor any exceptions granted hereto which would reduce any setback or other requirements below prevailing standards under the Ordinance without the approval of Orion Township.

Notwithstanding the setbacks as depicted on Exhibit B hereto, the minimum setback to any wetland boundary is 25 feet, except with respect to the following Units:

<u>Unit No.</u>	<u>Minimum Wetland Set back</u>	<u>Unit No.</u>	<u>Minimum Wetland Setback</u>
9	15.8'	10	14.8'
12	17.7'	13	10.2'
14	14.4'	15	17.5'
50	14.1'	55	17.5'
53	20.0'	62	21.1'
59	21.0'	68	8.7'
69	12.7'	77	8.5'
78	14.7'	79	20.0'
80	14.0'		

11. Amended Sheets 1 through 13 of the Condominium Subdivision Plan of Forest Hills, as attached hereto, shall replace and supersede Sheets 1 through 13 of the Condominium Subdivision Plan of Forest Hills and the originally recorded Sheets 1 through 13 shall be of no further force or effect.

In all respects, other than as hereinabove indicated, the original Master Deed of Forest Hills, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated November 4, 1994.

WITNESSES:

John R. O'Meara
John R. O'Meara

Catherine Kim Shierk
Catherine Kim Shierk

FOREST HILLS BUILDING CORPORATION, a Michigan corporation

By: Linda W. Jaikins
Linda W. Jaikins
Its: President

STATE OF MICHIGAN)
)SS.
COUNTY OF OAKLAND)

The foregoing First Amendment to Master Deed of Forest Hills was acknowledged before me this 4th day of November, 1994, by Linda W. Jaikins, the President of Forest Hills Building Corporation, a Michigan corporation, on behalf of the corporation.

Catherine Kim Shierk

Notary Public, _____ County, Michigan

My commission expires: _____

CATHERINE KIM SHIERK
Notary Public, Oakland County, MI
My Commission Expires July 30, 1997

First Amendment to Master Deed drafted by:

C. Kim Shierk of DYKEMA GOSSETT PLLC
1577 North Woodward Ave., Suite 300
Bloomfield Hills, Michigan 48304

When recorded, return to drafter

(9594)

150837585

AMENDMENT No. 1 TO:
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 871

EXHIBIT B TO THE AMENDED MASTER DEED OF

FOREST HILLS
ORION TOWNSHIP, MICHIGAN

DEVELOPER:
FOREST HILLS BUILDING CORPORATION
2555 S. TELEGRAPH SUITE 470
BLOOMFIELD HILLS, MICHIGAN 48302

SURVEYOR:
SPALDING, DeDECKER & ASSOCIATES, INC.
655 W. 13 MILE ROAD
MADISON HEIGHTS, MICHIGAN 48071

PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, T.4N., R.10E., ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N.01°03'44"W. 1354.41 FEET ALONG THE WEST LINE OF SAID SECTION 28, THENCE N.89°11'01"E. 1342.01 FEET (DESCRIBED AS S.89°39'30"E. 1340.14 FEET) TO A POINT ON THE CENTERLINE OF JOSLYN ROAD; THENCE ALONG THE CENTERLINE OF JOSLYN ROAD THE FOLLOWING THREE (3) COURSES, S.00°18'01"W. (DESCRIBED AS S.00°47'15"W.) 694.42 FEET, S.00°36'12"E. 509.61 FEET AND S.03°11'05"E. 144.00 FEET TO A POINT ON THE EAST/WEST 1/4 LINE OF SAID SECTION 28; THENCE S.88°53'51"W. 1326.74 FEET ALONG SAID EAST/WEST 1/4 LINE TO THE POINT OF BEGINNING. CONTAINING 41.2 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 60 FEET FOR JOSLYN ROAD. ALSO SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD AND GOVERNMENTAL LIMITATIONS.

SHEET INDEX

- 1. COVER SHEET
 - 2. SURVEY PLAN
 - 3. SITE PLAN COMPOSITE
 - 4. SITE PLAN - SW QUADRANT
 - 5. SITE PLAN - NW QUADRANT
 - 6. SITE PLAN - NE QUADRANT
 - 7. SITE PLAN - SE QUADRANT
 - 8. UTILITY PLAN COMPOSITE
 - 9. UTILITY PLAN - SW QUADRANT
 - 10. UTILITY PLAN - NW QUADRANT
 - 11. UTILITY PLAN - NE QUADRANT
 - 12. UTILITY PLAN - SE QUADRANT
 - 13. PROPOSED FUTURE DEVELOPMENT
- REVISED 10-1-84



A handwritten signature in black ink, appearing to read "G. B. Smith".



GREGORY B. SMITH, VICE PRESIDENT
PROFESSIONAL SURVEYOR
REGISTRATION NO. 28422
SPALDING, DeDECKER & ASSOCIATES, INC.
655 W. 13 MILE ROAD
MADISON HEIGHTS, MICHIGAN 48071
PHONE: (810) 585-5545

PROPOSED 01-01-84

150837586

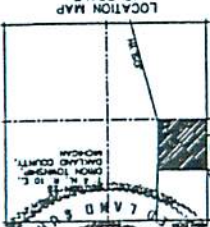
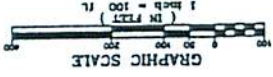
- FOUND CONCRETE MONUMENT
- CONCRETE MONUMENT (1/2" BAR ENCASED IN N 4" DIA., 36" LONG CONCRETE MONUMENT
- CONDOMINIUM SUBDIVISION BOUNDARY
- WETLAND LIMITS
- WETLANDS

1. FOUND CONCRETE MONUMENT
2. FOUND CONCRETE MONUMENT OF 1 STORY
3. AL SIDED HOUSE @ 3365 MCCONNELL
4. N 20'W - 56.35' S.E. CORNER OF AL SIDED GARAGE @ 3365 MCCONNELL
5. S 80'E - 119.62' TAG IN NORTH SIDE OF UTILITY POLE
6. S 40'W - 1.40' TAG IN S.E. SIDE OF UTILITY POLE

1. BOULDER ON SOUTH SIDE OF THE HYDRANT, EAST SIDE OF MCCONNELL
2. "W" W UTILITY POLE ON THE HYDRANT, EAST SIDE OF MCCONNELL ROAD
3. BENCH MARKS ON THE HYDRANT, EAST SIDE OF MCCONNELL ROAD
4. B.M. SW/4 CORNER OF AL SIDED GARAGE @ 3365 MCCONNELL
5. B.M. SW/4 CORNER OF AL SIDED HOUSE @ 3365 MCCONNELL
6. B.M. SW/4 CORNER OF AL SIDED GARAGE @ 3365 MCCONNELL
7. B.M. SW/4 CORNER OF AL SIDED HOUSE @ 3365 MCCONNELL
8. B.M. SW/4 CORNER OF AL SIDED GARAGE @ 3365 MCCONNELL
9. B.M. SW/4 CORNER OF AL SIDED HOUSE @ 3365 MCCONNELL
10. B.M. SW/4 CORNER OF AL SIDED GARAGE @ 3365 MCCONNELL

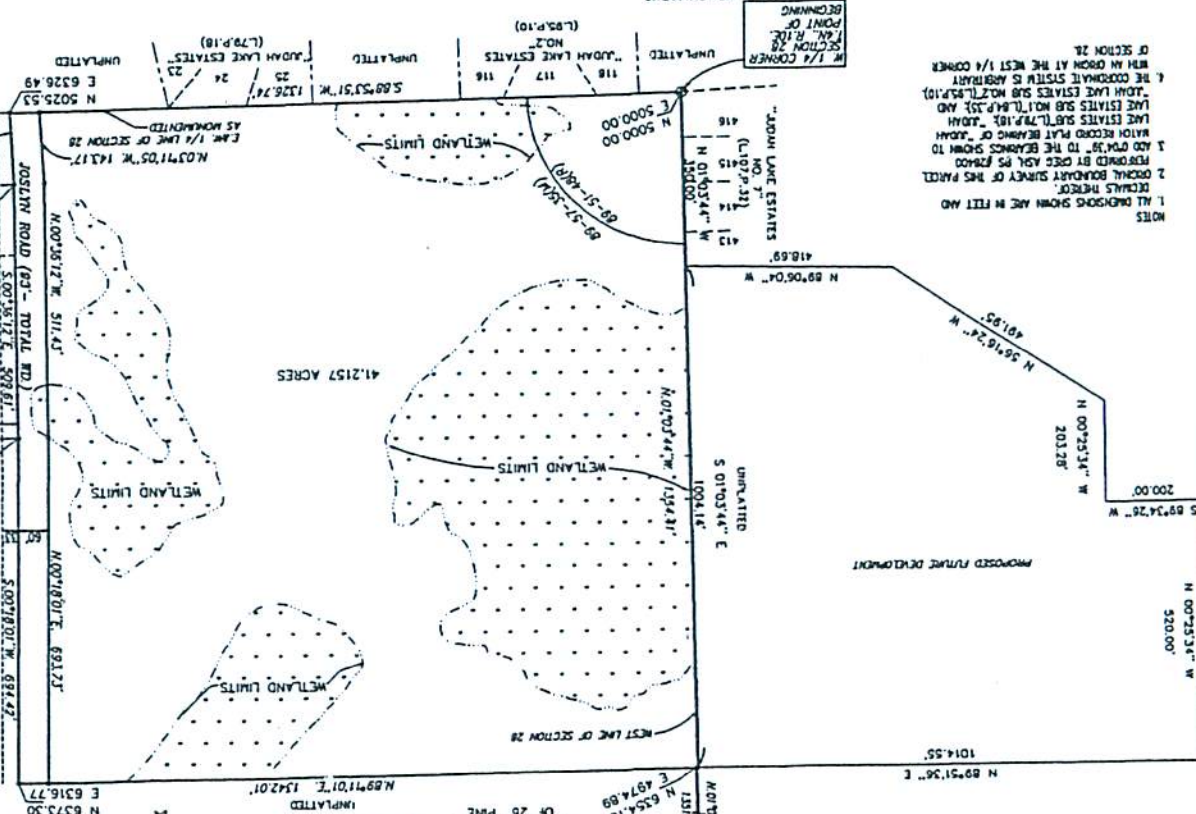
NOTE: NO REGULATED FLOOD PLAINS ON THIS SITE

SURVEY PLAN FOREST HILLS



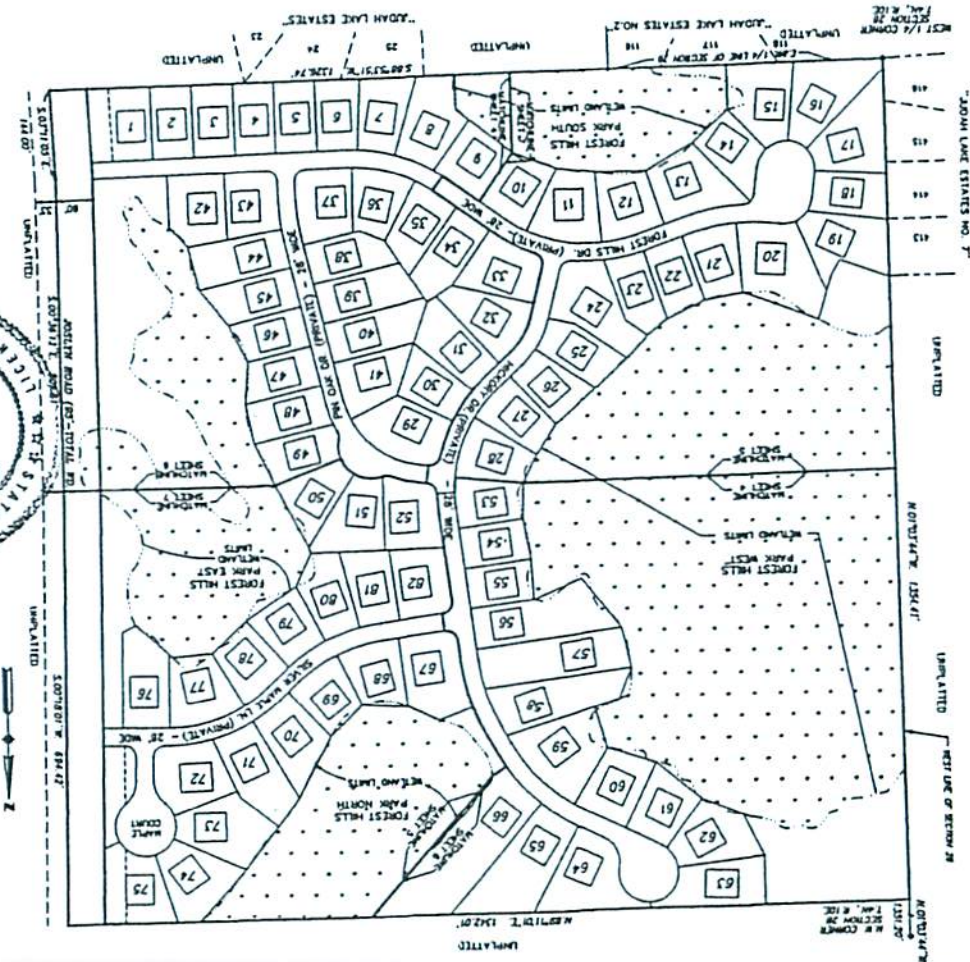
GREGORY B. SMITH, LAND SURVEYOR
 LICENSE NO. 28422
 STATE OF MICHIGAN
 DATE 10/27/94

GREGORY B. SMITH, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFIES THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 871, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS AN ACTUAL ON-GROUND SURVEY CONDUCTED BY SAYING DECKER AND ASSOCIATES, INC. UNDER MY DIRECTION THAT THERE ARE NO DISTINGUISHABLE MONUMENTS AND RICH MARKERS HAVE BEEN LOCATED IN THE FIELD, AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978. THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978. BEING, AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

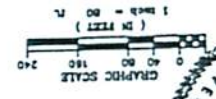


1. S 80'W - 125.42' O.C.R.C. TAG IN BOX WITH 3/4" IRON
2. S 15'W - 28.52' TAG IN W. SIDE OF N.E. SIDE OF UTILITY POLE
3. S 70'E - 51.12' O.C.R.C. TAG IN W. SIDE OF UTILITY POLE
4. S 10'E - 83.92' TAG IN E. SIDE OF 26" PINE

PROPOSED 01-01-94



- LEADS
- CONCRETE
- SEWER
- BOULDER
- RETAINING WALLS
- 55' LOT HAZARD
- BOUNDARY
- REMARKS



STATE OF MICHIGAN
 SURVEYOR
 LAND
 SMITH
 GREGORY B.
 No. 28422
 LICENSED LAND SURVEYOR

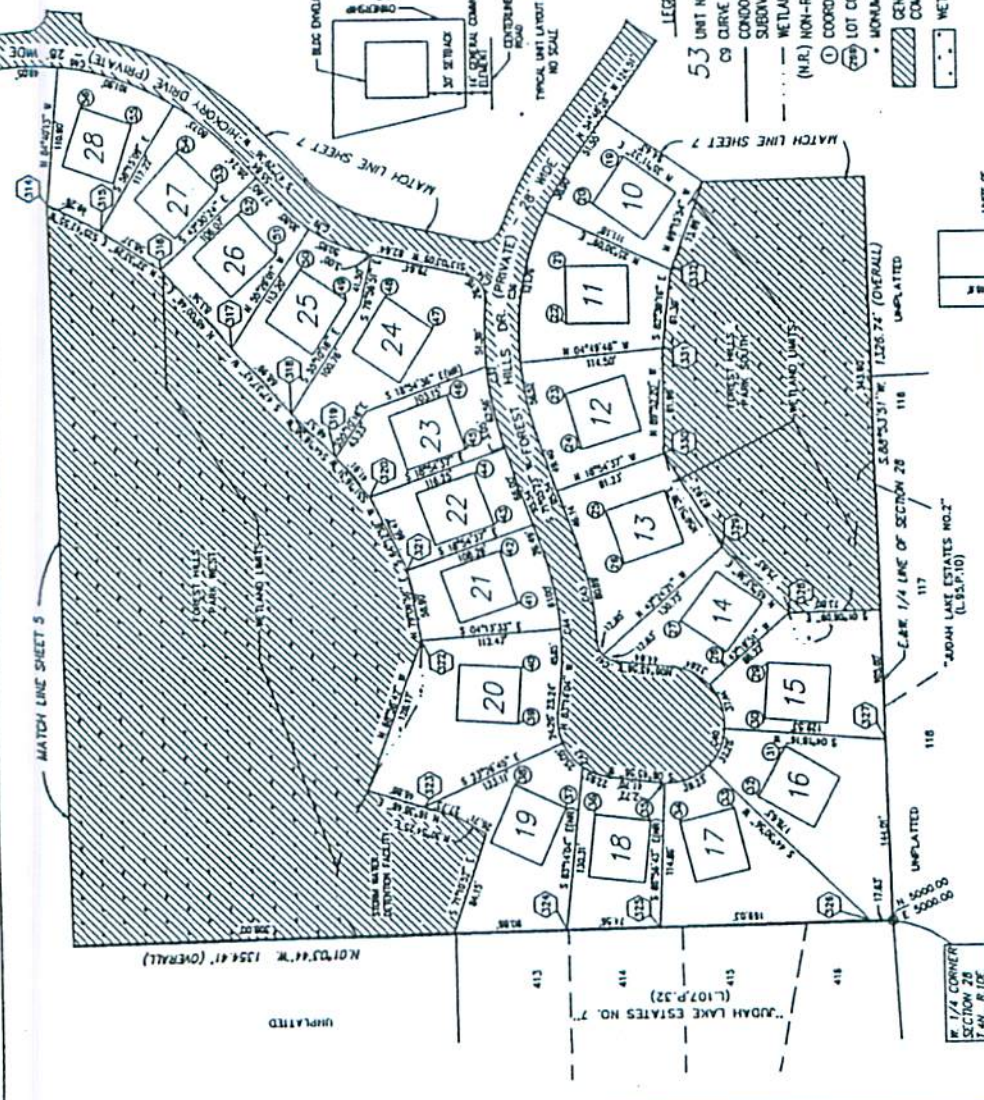
SITE PLAN COMPOSITE
 FOREST HILLS



DIRECTOR & SURVEYOR
 PROFESSIONAL SURVEYOR
 LICENSE NO. 28422
 SPALING, PROCTOR & ASSOCIATES, INC.
 655 W 13 MILE ROAD
 MADISON HEIGHTS, MICHIGAN 48071
 PHONE: (810)565-2545

PROPOSED 01-01-94

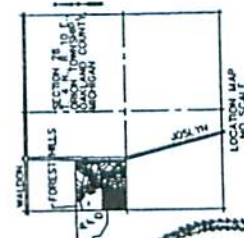
150833588



CURVE DATA

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12	5251.82	5775.84	5775.84	15.7173	9.716
13	5271.65	6175.84	6175.84	15.7173	11.400
14	5288.74	6574.26	6574.26	15.7173	11.577
15	5303.01	6971.26	6971.26	15.7173	13.235
16	5314.25	7366.84	7366.84	15.7173	13.235
17	5322.98	7761.26	7761.26	15.7173	14.720
18	5329.07	8154.56	8154.56	15.7173	14.720
19	5332.86	8546.84	8546.84	15.7173	16.174
20	5334.41	8938.18	8938.18	15.7173	16.174
21	5333.77	9328.56	9328.56	15.7173	17.611
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28	5278.21	12035.56	12035.56	15.7173	21.859

POINT	NORTHING	EASTING	BEARING	ANGLE	AREA
10	5203.47	5010.89	5010.89	15.7173	8.441
11	5229.41	5374.11	5374.11	15.7173	10.537
12	5251.82	5775.84	5775.84	15.7173	9.716
13	5271.65	6175.84	6175.84	15.7173	11.400
14	5288.74	6574.26	6574.26	15.7173	11.577
15	5303.01	6971.26	6971.26	15.7173	13.235
16	5314.25	7366.84	7366.84	15.7173	13.235
17	5322.98	7761.26	7761.26	15.7173	14.720
18	5329.07	8154.56	8154.56	15.7173	14.720
19	5332.86	8546.84	8546.84	15.7173	16.174
20	5334.41	8938.18	8938.18	15.7173	16.174
21	5333.77	9328.56	9328.56	15.7173	17.611
22	5330.98	9717.98	9717.98	15.7173	17.611
23	5326.07	10106.56	10106.56	15.7173	19.031
24	5319.18	10494.26	10494.26	15.7173	19.031
25	5310.32	10881.04	10881.04	15.7173	20.447
26	5300.54	11266.84	11266.84	15.7173	20.447
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28	5278.21	12035.56	12035.56	15.7173	21.859



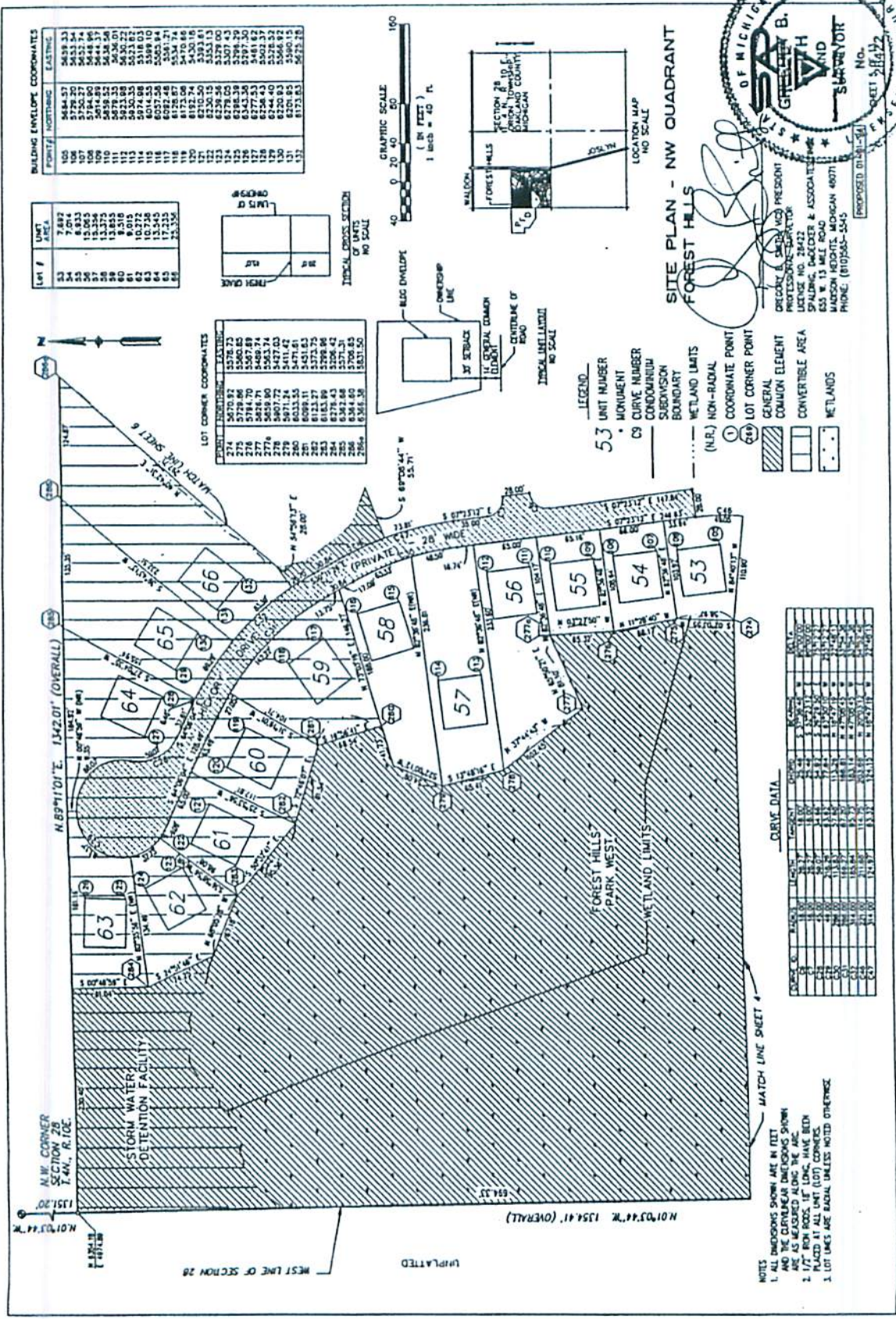
GREGORY B. SMITH
LAND SURVEYOR
No. 28423
CENTRAL OREGON SURVEYORS ASSOCIATION - SW QUADRANT



GREGORY B. SMITH, PRESIDENT
S&P SURVEYORS & PLANNERS, INC.
LICENSE NO. 28423
1000 N. WASHINGTON ST.
MADISON HEIGHTS, OREGON 97040
PHONE: (503) 535-3543



- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND THE CURVILINEAR BACKSIGHTS SHOWN ARE AS MEASURED ALONG THE CURVE.
 2. ALL CORNERS ARE TO BE PLACED AT ALL UNIT (LOT) CORNERS.
 3. LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.



POINT	NORTHING	EASTING
101	5484.57	2639.23
102	5484.57	2639.23
103	5484.57	2639.23
104	5484.57	2639.23
105	5484.57	2639.23
106	5484.57	2639.23
107	5484.57	2639.23
108	5484.57	2639.23
109	5484.57	2639.23
110	5484.57	2639.23
111	5484.57	2639.23
112	5484.57	2639.23
113	5484.57	2639.23
114	5484.57	2639.23
115	5484.57	2639.23
116	5484.57	2639.23
117	5484.57	2639.23
118	5484.57	2639.23
119	5484.57	2639.23
120	5484.57	2639.23
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122	5484.57	2639.23
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126	5484.57	2639.23
127	5484.57	2639.23
128	5484.57	2639.23
129	5484.57	2639.23
130	5484.57	2639.23
131	5484.57	2639.23
132	5484.57	2639.23
133	5484.57	2639.23
134	5484.57	2639.23
135	5484.57	2639.23
136	5484.57	2639.23
137	5484.57	2639.23
138	5484.57	2639.23
139	5484.57	2639.23
140	5484.57	2639.23

LOT #	AREA
53	7.817
54	8.833
55	13.055
56	13.375
57	13.815
58	10.272
59	10.272
60	13.145
61	17.335
62	25.350

POINT	NORTHING	EASTING
274	5576.73	5576.73
275	5576.73	5576.73
276	5576.73	5576.73
277	5576.73	5576.73
278	5576.73	5576.73
279	5576.73	5576.73
280	5576.73	5576.73
281	5576.73	5576.73
282	5576.73	5576.73
283	5576.73	5576.73
284	5576.73	5576.73
285	5576.73	5576.73
286	5576.73	5576.73
287	5576.73	5576.73
288	5576.73	5576.73
289	5576.73	5576.73
290	5576.73	5576.73

- LEGEND
- 53 UNIT NUMBER
 - CS CURVE NUMBER
 - CONDOMINIUM SUBDIVISION
 - BOUNDARY
 - WETLAND LIMITS (N.R.) NON-RADIAL
 - COORDINATE POINT
 - LOT CORNER POINT
 - GENERAL COMMON ELEMENT
 - CONVERTIBLE AREA
 - WETLANDS

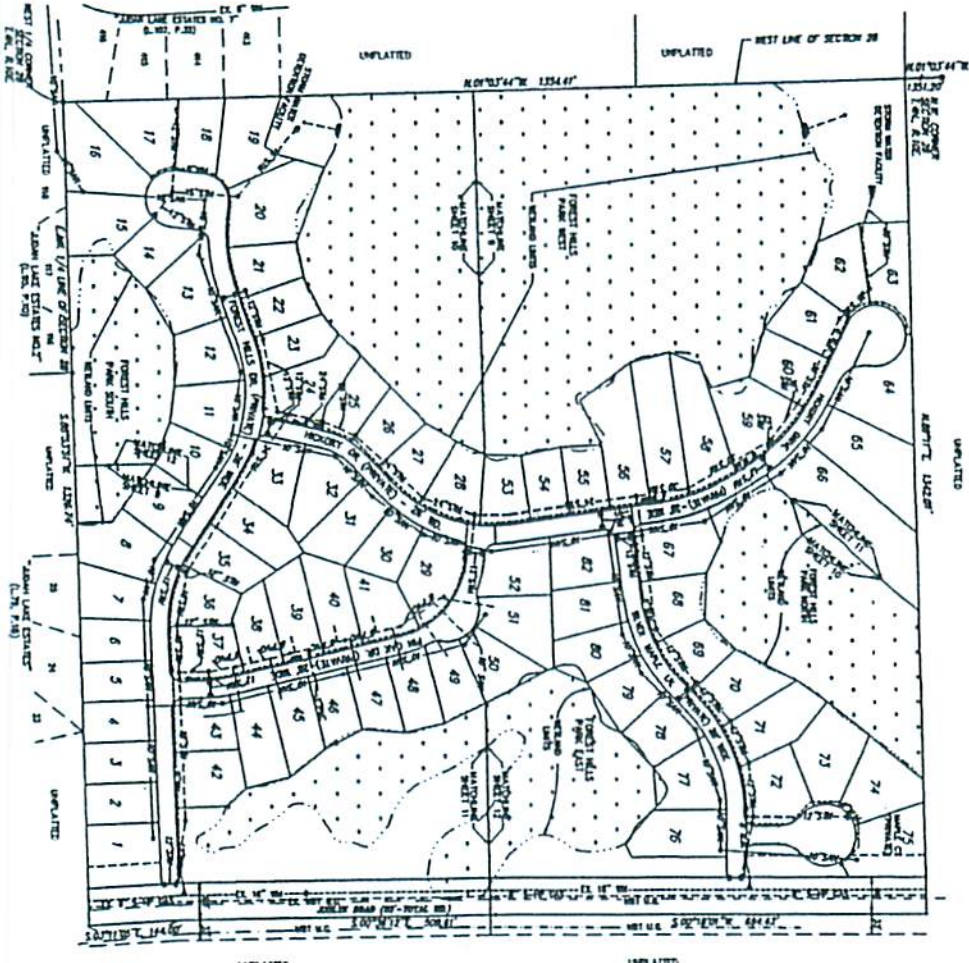


GREGORY A. SAUER, P.E. PRESIDENT
 PROFESSIONAL ENGINEER
 LICENSE NO. 28422
 SPALDING, WOODRIDER & ASSOCIATES, INC.
 655 W. 13 MILE ROAD
 MADISON HEIGHTS, MICHIGAN 48071
 PHONE: (810)585-5845

CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
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- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND THE CURVE RADIUS DIMENSIONS SHOWN ARE AS MEASURED ALONG THE ARC.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.
 3. LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.



ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER BY OAKTON TOWNSHIP.

ALL UNITS TO BE SERVICED WITH GAS BY CHESAIRE POWER COMPANY.

ALL UNITS TO BE SERVICED WITH ELECTRIC BY DETROIT Edison COMPANY.

ALL UNITS TO BE SERVICED WITH TELEPHONE BY AMERITECH.

GAS, ELECTRIC, AND TELEPHONE LINES ARE NOT SHOWN ON THIS DRAWING.

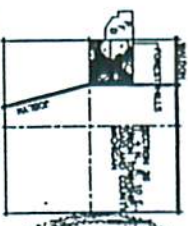
EXISTING UTILITIES, AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

UTILITY UNITS TO SERVICE ALL UNITS MUST BE BUILT.

INDIVIDUAL UNIT LOTS NEED NOT BE BUILT.



- 1/4\"/>



UTILITY PLAN COMPOSITE

FOREST HILLS

REGENT & SONS, INC. PRESIDENT
 PROFESSIONAL SURVEYOR
 LICENSE NO. 28422
 603 E. 13 MILE ROAD
 ANN ARBOR, MICHIGAN 48106
 PHONE: (313) 963-5445



PROPOSED 01-01-84

ORVILLE B. SMITH, VICE PRESIDENT
 PROFESSIONAL SURVEYOR
 LICENSE NO. 28422
 SPALDING, DODDOR & ASSOCIATES, INC.
 655 W. 131 STREET ROAD
 PLAZA NORTH, MICHIGAN 48071
 PHONE: (313) 565-5545



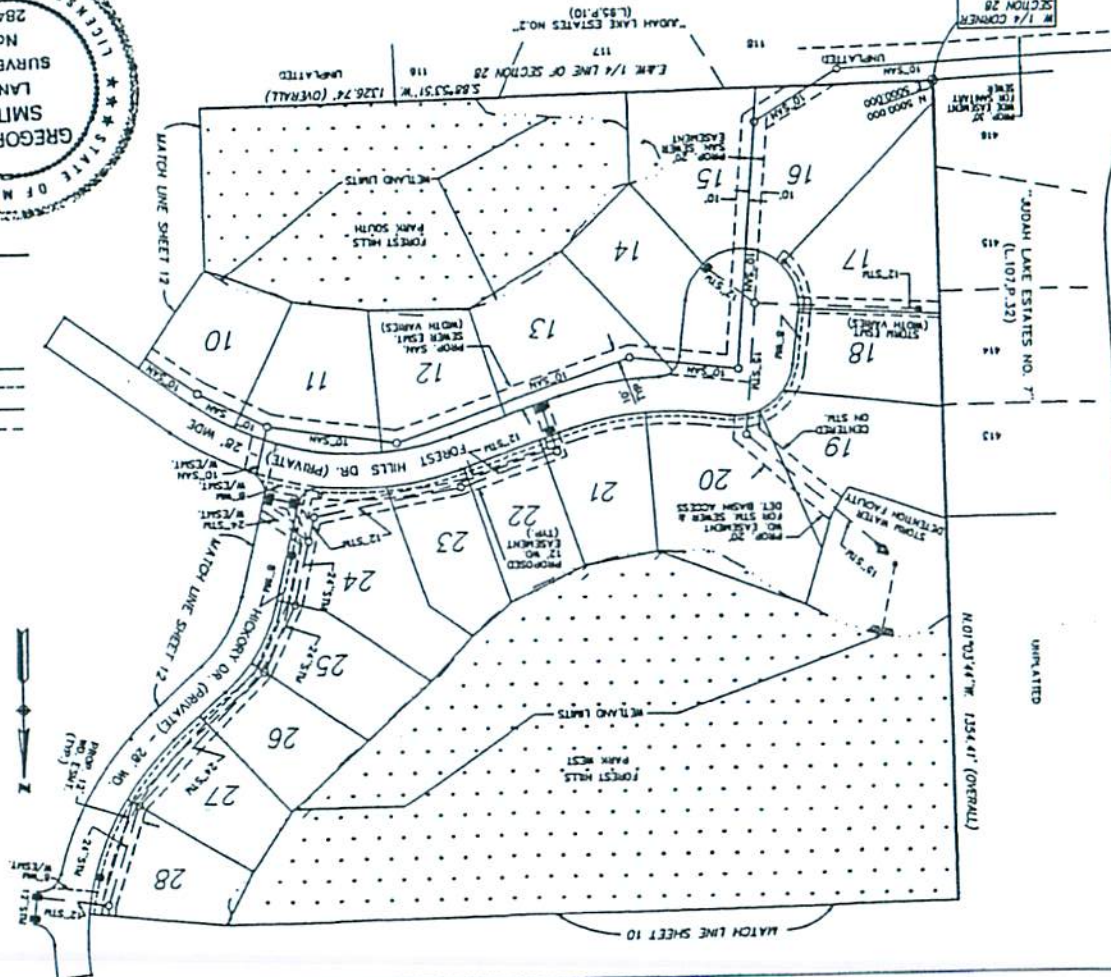
UTILITY PLAN - SW QUADRANT
 FOREST HILLS



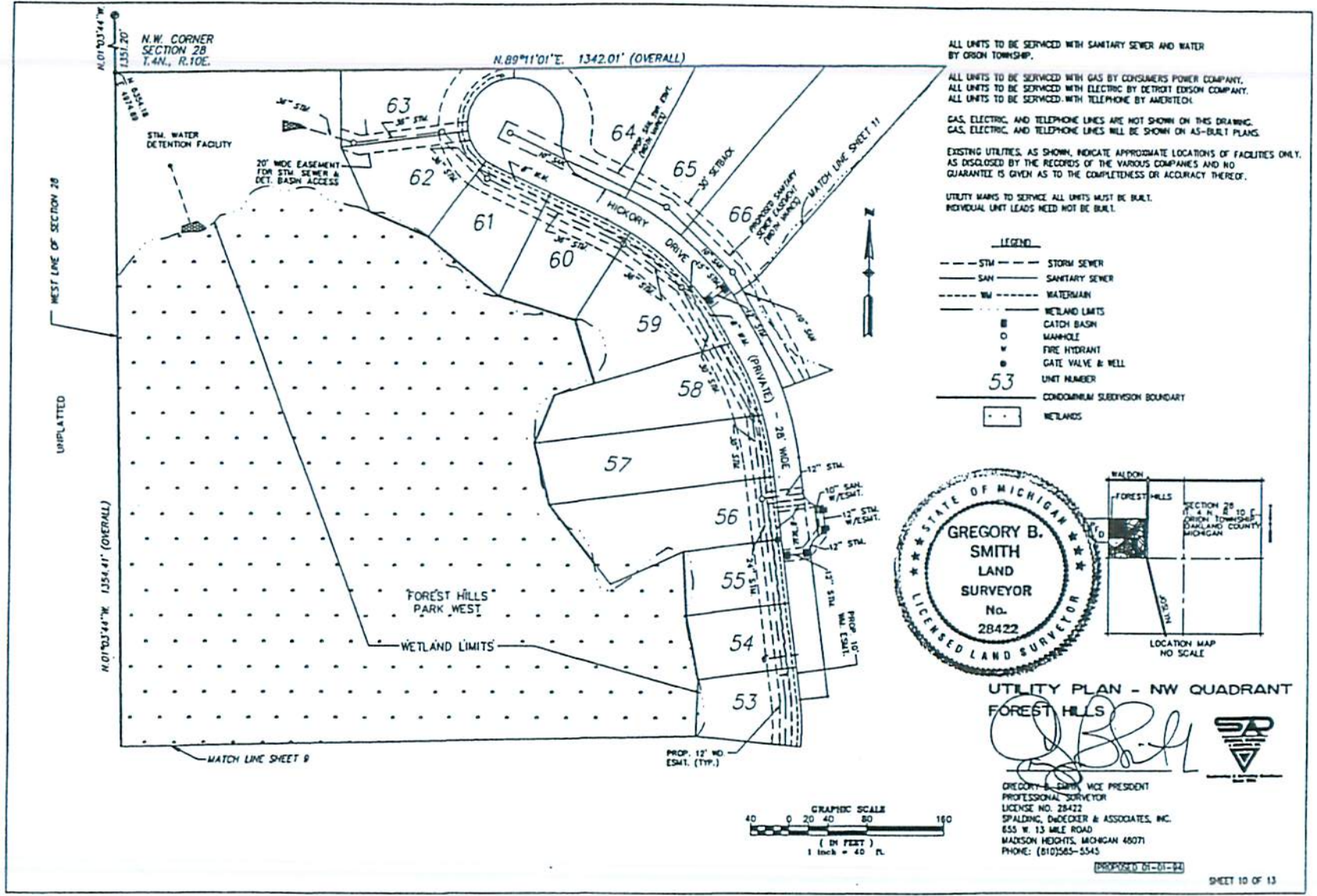
- LEGEND
- STW STORM SEWER
 - SAN SANITARY SEWER
 - WATERMAIN
 - WETLAND LIMITS
 - CATCH BASIN
 - MANHOLE
 - FREE HYDRANT
 - GATE VALVE & WELL
 - 53 UNIT NUMBER
 - CONDOMINIUM SUBDIVISION BOUNDARY



ALL LOTS TO BE SERVICED WITH SANITARY SEWER AND WATER BY GOUCH TOWNSHIP.
 ALL LOTS TO BE SERVICED WITH GAS BY CONSUMERS POWER COMPANY.
 ALL LOTS TO BE SERVICED WITH TELEPHONE BY AMERITECH.
 ALL LOTS TO BE SERVICED WITH ELECTRIC BY DETROIT Edison COMPANY.
 GAS, ELECTRIC AND TELEPHONE LINES WILL BE SHOWN ON AS-BUILT PLANS.
 EXISTING UTILITIES, AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.
 UTILITY LOTS TO BE SERVICED WITH SANITARY SEWER AND WATER BY GOUCH TOWNSHIP.
 UTILITY LOTS TO BE SERVICED WITH TELEPHONE BY AMERITECH.
 UTILITY LOTS TO BE SERVICED WITH GAS BY CONSUMERS POWER COMPANY.
 UTILITY LOTS TO BE SERVICED WITH ELECTRIC BY DETROIT Edison COMPANY.
 UTILITY LOTS TO BE SERVICED WITH TELEPHONE BY AMERITECH.
 UTILITY LOTS TO BE SERVICED WITH SANITARY SEWER AND WATER BY GOUCH TOWNSHIP.



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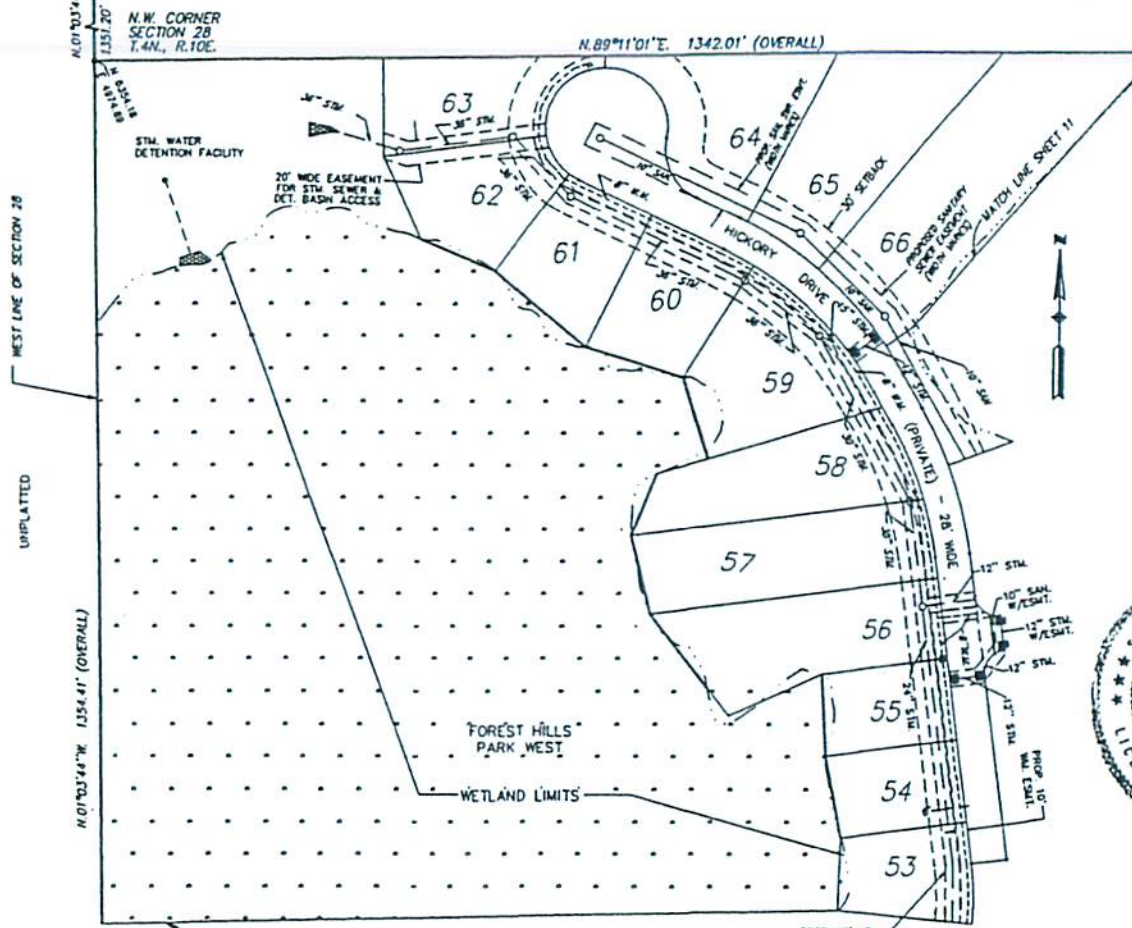
ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER BY ORION TOWNSHIP.

ALL UNITS TO BE SERVICED WITH GAS BY CONSUMERS POWER COMPANY. ALL UNITS TO BE SERVICED WITH ELECTRIC BY DETROIT EDISON COMPANY. ALL UNITS TO BE SERVICED WITH TELEPHONE BY AMERITECH.

GAS, ELECTRIC, AND TELEPHONE LINES ARE NOT SHOWN ON THIS DRAWING. GAS, ELECTRIC, AND TELEPHONE LINES WILL BE SHOWN ON AS-BUILT PLANS.

EXISTING 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 MAINS TO SERVICE ALL UNITS MUST BE BUILT. INDIVIDUAL UNIT LEADS NEED NOT BE BUILT.



ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER BY ORION TOWNSHIP.

ALL UNITS TO BE SERVICED WITH GAS BY CONSUMERS POWER COMPANY. ALL UNITS TO BE SERVICED WITH ELECTRIC BY DETROIT EDISON COMPANY. ALL UNITS TO BE SERVICED WITH TELEPHONE BY AMERICAN.

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EXISTING 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 OF ACCURACY THEREOF.

UTILITY MAPS TO SERVICE ALL UNITS MUST BE BUILT. INDIVIDUAL UNIT LEADS NEED NOT BE BUILT.

- LEGEND:
- SW - STORM SEWER
 - SAN - SANITARY SEWER
 - WM - WATERMAIN
 - WL - WETLAND LIMITS
 - - CATCH BASIN
 - - MANHOLE
 - - FIRE HYDRANT
 - - GATE VALVE & WELL
 - 53 - UNIT NUMBER
 - COUNCILMAN SURVEYOR BOUNDARY
 - WETLANDS



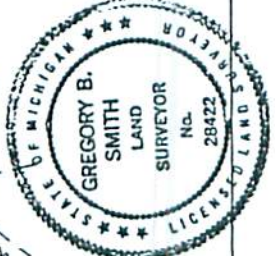
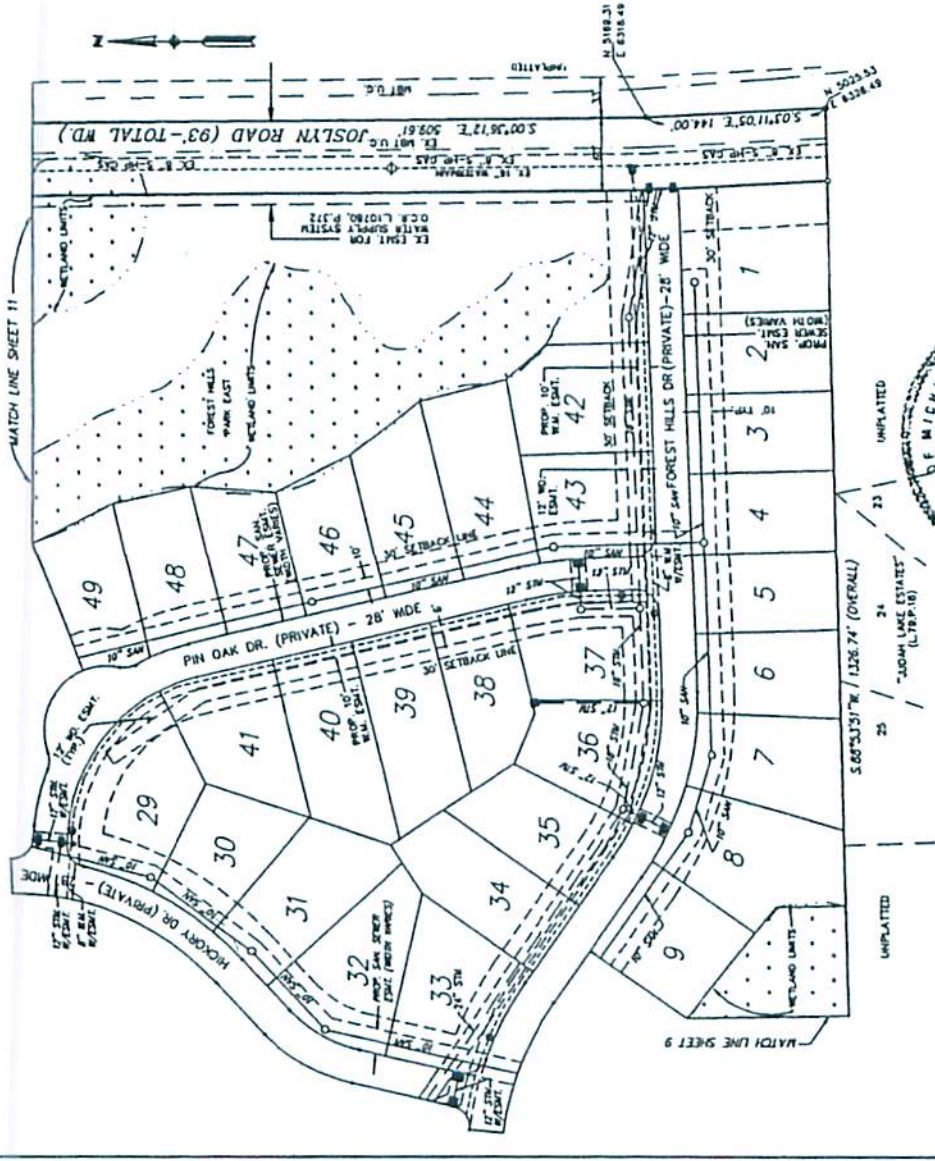
UTILITY PLAN - SE QUADRANT
FOREST HILLS



GREGORY B. SMITH
PROFESSIONAL SURVEYOR
LICENSE NO. 28422
1000 W. 13 MILE ROAD
WALTON HILLS, MICHIGAN 48071
PHONE: (616) 252-3043

PROPOSED 01-BI-24

SHEET 12 OF 13

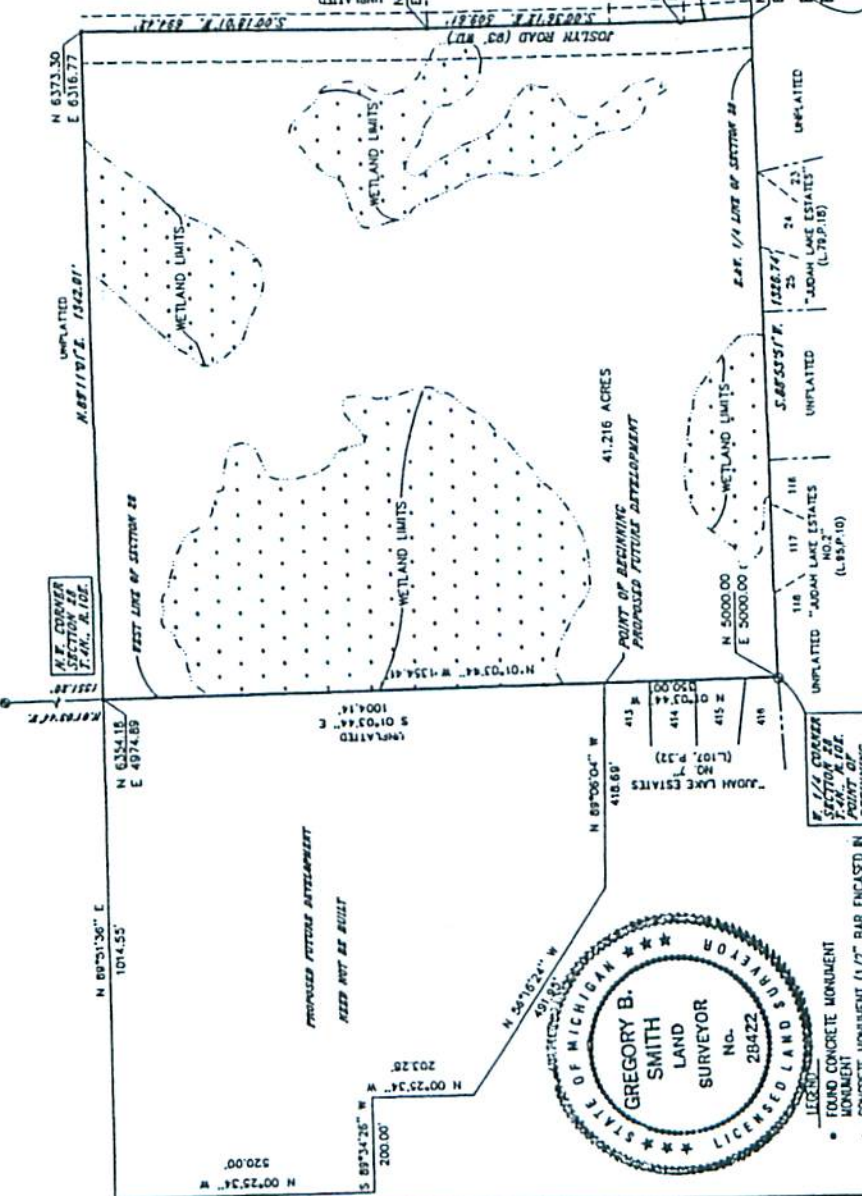


LIBR 15033 PC 093

PROPERTY DESCRIPTION PROPOSED FUTURE DEVELOPMENT
 A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.4N., R.10E.,
 OREGON TOWNSHIP, OREGON COUNTY, OREGON, CONTAINING 41.216 ACRES,
 AS SOWELL PARCEL NUMBERS 109-278-004 AND 09-28-278-004,
 SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER, SECTION 28, T.4N., R.10E.;
 THENCE ALONG THE EAST LINE OF SECTION 29, SAID LINE ALSO
 BEING THE WEST LINE OF FOREST HILLS CONDOMINIUMS (PROPOSED),
 N.01°03'44" W. 200.00 FEET TO THE EASTERLY MOST NORTHEAST
 CORNER OF JADAH LAKE ESTATES #7 AS RECORDED IN LITER 107,
 PAGES 31 AND 33, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION,
 N.89°54'25" W. 200.00 FEET, THENCE CONTINUING ALONG SAID
 NORTHERLY LINE, N.89°54'25" W. 481.85 FEET, THENCE N.00°23'34" W.
 200.00 FEET, THENCE S.89°54'25" W. 200.00 FEET TO A POINT ON
 THE EAST LINE OF SAID SUBDIVISION, THENCE ALONG SAID EAST
 LINE, N.00°23'34" W. 520.00 FEET TO THE NORTHERLY MOST NORTHEAST
 CORNER OF SAID SUBDIVISION, THENCE N.89°54'25" E. 104.55 FEET
 TO A POINT ON THE EAST LINE OF SAID SECTION 29 AND THE WEST
 LINE OF SAID FOREST HILLS CONDOMINIUMS (PROPOSED); THENCE
 S.01°03'44" E. 1004.14 FEET ALONG THE SAID EAST LINE OF SECTION
 29 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 19.92 ACRES
 OF LAND, MORE OR LESS, AND IS SUBJECT TO THOSE EASEMENTS AND
 RESTRICTIONS OF RECORD.

(NOTE: THIS LEGAL WAS COMPILED FROM AVAILABLE RECORDS
 AND IS SUBJECT TO FIELD VERIFICATION.)



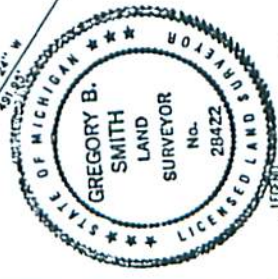
PROPOSED FUTURE DEVELOPMENT
 FOREST HILLS

DATE
 10/26/94

GREGORY B. SMITH, VICE PRESIDENT
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 PHONE: (810)368-3445



NOTES
 1. ALL DIMENSIONS SHOWN ARE IN FEET
 AND THE CORNER DIMENSIONS SHOWN
 ARE AS MEASURED ALONG THE ARC.



- FOUND CONCRETE MONUMENT
- CONCRETE MONUMENT (1/2" BAR ENCASED IN
 IN A 4" DIA., 36" LONG CONCRETE MONUMENT
- CONDOMINIUM SUBDIVISION BOUNDARY
- - - WETLAND LIMITS
- - - PROPOSED FUTURE DEVELOPMENT BOUNDARY
- WETLANDS