

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 871  
 EXHIBIT B TO THE 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) 694.41 FEET, S.00°35'12"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 EASTERLY 60 FEET FOR JOSLYN ROAD, ALSO SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD AND GOVERNMENTAL LIMITATIONS.

ATTENTION: COUNTY REGISTER OF DEEDS  
 THE CONDOMINIUM 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 ON THIS SHEET  
 AND IN THE SURVEYOR'S CERTIFICATE  
 ON SHEET 2.

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

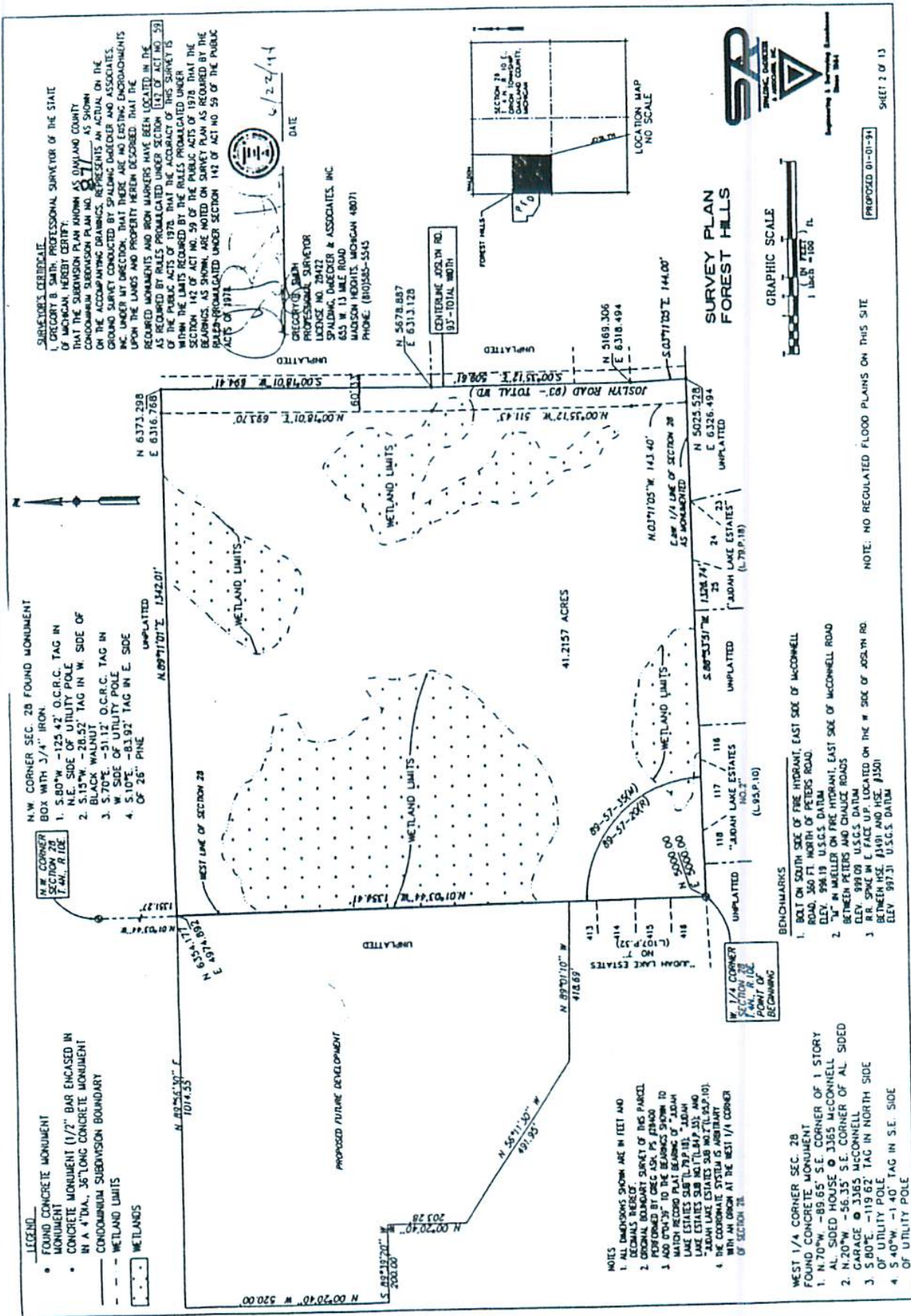


ORDERED BY: *[Signature]*  
 PROPOSED DEVELOPER  
 REGISTRATION NO. 28412  
 SPALDING, DEDecker & ASSOCIATES, INC.  
 655 W. 13 MILE ROAD  
 MADISON HEIGHTS, MICHIGAN 48071  
 PHONE: (810) 585-5545



PROPOSED 01-01-94

SHEET 1 OF 13



**SURVEYOR'S CERTIFICATE:**  
 GREGORY B SMITH, PROFESSIONAL SURVEYOR OF THE STATE OF MISSOURI, HEREBY CERTIFIES THAT THE SUBDIVISION PLAN KNOWN AS OMAHA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 87 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS AN ACTUAL ON THE GROUND SURVEY CONDUCTED BY SPALDING, DAEGCKER & ASSOCIATES, INC. UNDER MY DIRECTION, 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 RULES-PROLIMATED 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 PROLIMATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON SURVEY PLANS AS REQUIRED BY THE RULES-PROLIMATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

DATE: 6/22/14  
 GREGORY B SMITH  
 PROFESSIONAL SURVEYOR  
 LICENSE NO. 29412  
 SPALDING, DAEGCKER & ASSOCIATES, INC.  
 645 W 11 MILE ROAD  
 MADISON HEIGHTS, MISSOURI 64071  
 PHONE: (816)585-5545



**GRAPHIC SCALE**

1 INCH = 100 FEET

PROPOSED 01-01-91

**SURVEY PLAN FOREST HILLS**

**N.W. CORNER SEC. 28 FOUND MONUMENT**  
 BOX WITH 3/4" IRON  
 1. S.80°W -125.42' O.C.R.C. TAG IN N.E. SIDE OF UTILITY POLE  
 2. S.15°W -28.52' TAG IN W. SIDE OF BLACK WALNUT  
 3. S.70°E -51.12' O.C.R.C. TAG IN W. SIDE OF UTILITY POLE  
 4. S.10°E -81.92' TAG IN E. SIDE OF 28" PINE

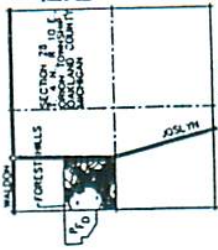
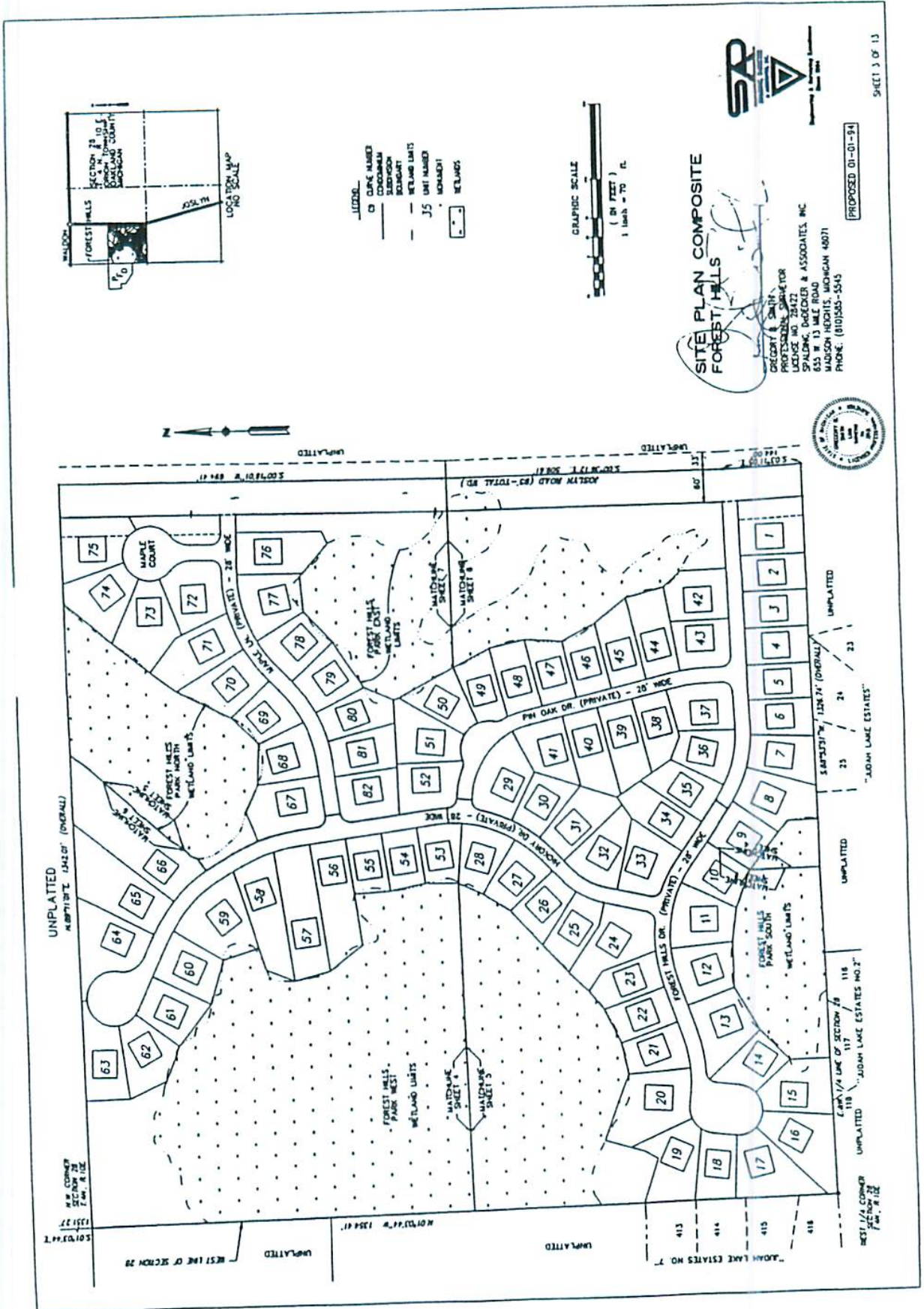
**1/4 CORNER SECTION 28 POINT OF BEGINNING**  
 N. 09°53'44" E 1354.41'  
 S. 89°19'20" W 200.00'  
 N. 02°20'40" W 412.69'  
 N. 89°19'10" W 1014.55'

**WEST 1/4 CORNER SECTION 28**  
 N. 03°17'05" W 143.40' (L-79-P.18)  
 S. 89°19'10" W 1014.55'  
 N. 07°20'40" W 412.69'  
 S. 89°19'20" W 200.00'

- LEGEND**
- FOUND CONCRETE MONUMENT
  - CONCRETE MONUMENT (1/2" BAR ENCASED IN A 4" DIA., 36" LONG CONCRETE MONUMENT)
  - CONDOMINIUM SUBDIVISION BOUNDARY
  - WETLAND LIMITS
- NOTES**
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
  - ORIGINAL BOUNDARY SURVEY OF THIS PARCEL PERFORMED BY CREG LSA, P.S. IN 1940
  - ALL DIMENSIONS TO THE BEARINGS SHOWN TO MATCH RECORDED PLAT BEARING OF "JOSTLYN ROAD (B3) TOTAL W.D." AS SHOWN ON "JOSTLYN ROAD (B3) TOTAL W.D. AS SHOWN" AS SHOWN (L-79-P.18)
  - ALL DIMENSIONS TO BEARINGS AND DISTANCES TO UTILITY POLES ARE AS SHOWN ON THIS PLAN AND ARE NOT TO BE CONSIDERED AS ARBITRARY
  - THE LOCATION OF THE SYSTEM IS ARBITRARY WITH AN URMEN AT THE WEST 1/4 CORNER OF SECTION 28.

- BENCHMARKS**
- BOLT ON SOUTH SIDE OF FIRE HYDRANT, EAST SIDE OF MCCONNELL ROAD, 350 FT NORTH OF PETERS ROAD. ELEV. 594.19 U.S.G.S. DATUM
  - "M" IN WELLER ON FIRE HYDRANT, EAST SIDE OF MCCONNELL ROAD BETWEEN PETERS AND CHAUCE ROADS. ELEV. 592.09 U.S.G.S. DATUM
  - R.R. SPIC IN E. FACE OF L.I. LOCATED ON THE W. SIDE OF JOSTLYN RD. BETWEEN P.O.E. 1101 AND P.O.E. 1101. ELEV. 597.31 U.S.G.S. DATUM
- WEST 1/4 CORNER SEC. 28 FOUND CONCRETE MONUMENT**
- N. 70°W -89.65' S.E. CORNER OF 1. STORY AL. SIDED HOUSE @ 3365 MCCONNELL
  - N. 20°W -56.35' S.E. CORNER OF AL. SIDED GARAGE @ 3365 MCCONNELL
  - S. 80°E -119.62' TAG IN NORTH SIDE OF UTILITY POLE
  - S. 40°W -1.40' TAG IN S.E. SIDE OF UTILITY POLE

NOTE: NO REGULATED FLOOD PLAINS ON THIS SITE



- LEGEND
- CURVE MARKER
  - CIRCUMFERENCE
  - SEWER
  - GAS
  - ELECTRIC
  - TELEPHONE
  - 35 UNIT MARKER
  - MATCHLINE
  - WETLANDS

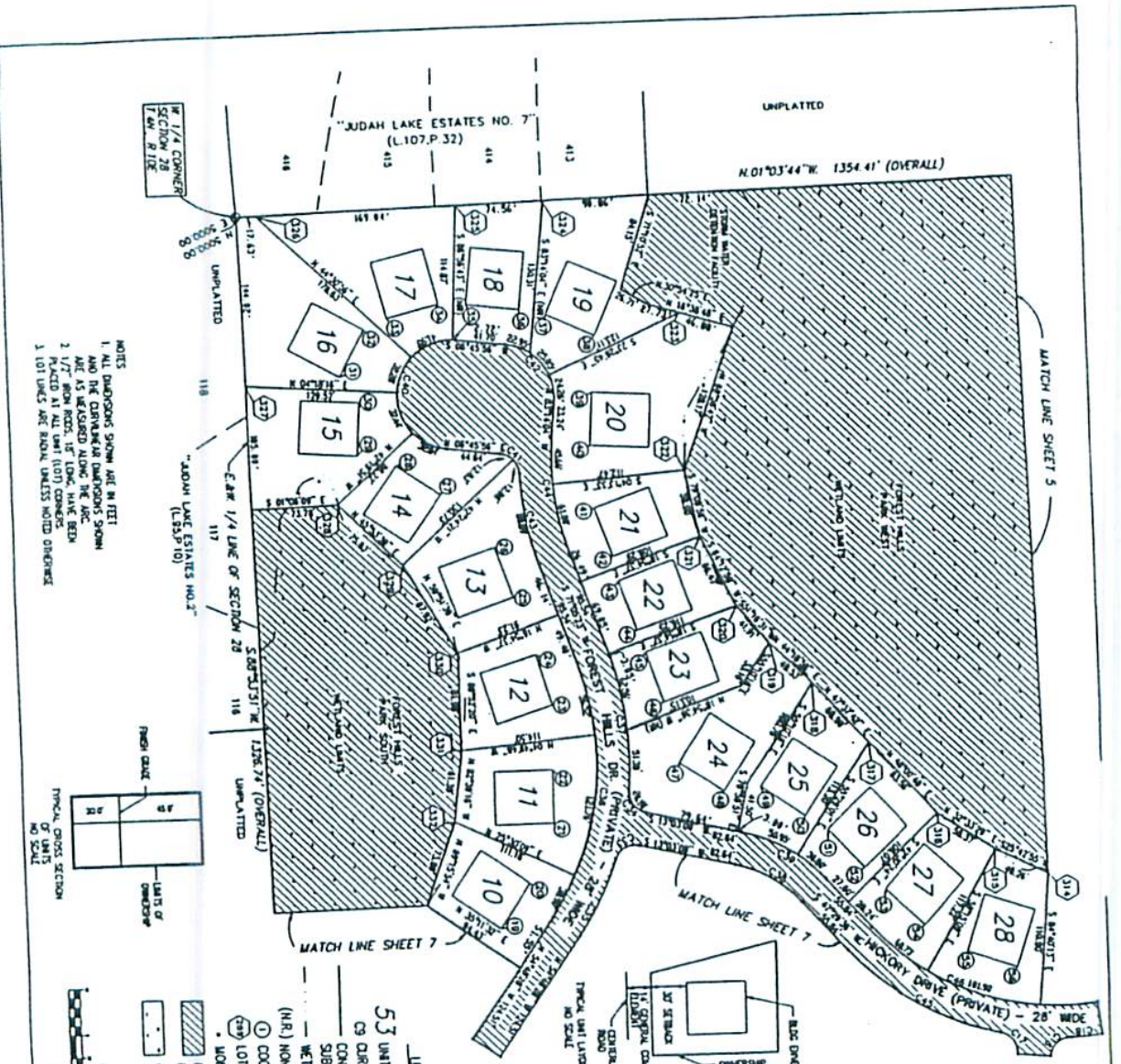


**SITE PLAN COMPOSITE  
FOREST HILLS**

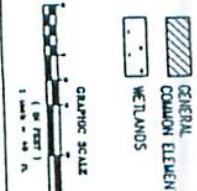


DEBORAH & SETH  
PROFESSIONAL SURVEYOR  
LICENSE NO. 294572  
SPALDING, DECKER & ASSOCIATES, INC.  
655 W. 13 MILE ROAD  
MADISON, MICHIGAN 48071  
PHONE: (810)365-5845

PROPOSED 01-01-94



- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND THE DIMENSIONS DIMENSIONS SHOWN ARE AS REQUESTED ALONG THE LINE.
  2. 1/4" FROM CORNERS OF LOT CORNERS PLACED AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
  3. LOT LINES ARE SHOWN UNLESS NOTED OTHERWISE.

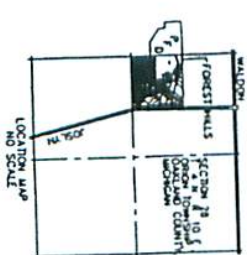


- LEGEND
- 53 UNIT NUMBER
  - CG CORNER NUMBER
  - CONDOMINIUM SUBDIVISION BOUNDARY
  - WETLAND LIMITS
  - (H.R.) NON-ROAD
  - ① COORDINATE POINT
  - ② LOT CORNER POINT
  - MONUMENT
  - GENERAL COMMON ELEMENT
  - WETLANDS



**SITE PLAN - SW QUADRANT  
FOREST HILLS**

REGISTRY B. GAUDIN  
PROFESSIONAL ENGINEER  
LICENSE NO. 28422  
GREGORY B. GAUDIN & ASSOCIATES, INC.  
655 W 13 MILE ROAD  
MADISON HEIGHTS, MICHIGAN 48051  
PHONE: (810)265-5543  
PROPOSED 01-01-31



BUILDING ENVELOPE COORDINATES

POINT #	NORTHING	EASTING
18	5203.8712	5410.8844
19	5203.8712	5410.1104
20	5203.8712	5410.1104
21	5203.8712	5410.1104
22	5203.8712	5410.1104
23	5203.8712	5410.1104
24	5203.8712	5410.1104
25	5203.8712	5410.1104
26	5203.8712	5410.1104
27	5203.8712	5410.1104
28	5203.8712	5410.1104

LOT CORNER COORDINATES

POINT #	NORTHING	EASTING
18	5203.8712	5410.1104
19	5203.8712	5410.1104
20	5203.8712	5410.1104
21	5203.8712	5410.1104
22	5203.8712	5410.1104
23	5203.8712	5410.1104
24	5203.8712	5410.1104
25	5203.8712	5410.1104
26	5203.8712	5410.1104
27	5203.8712	5410.1104
28	5203.8712	5410.1104

CURVE DATA

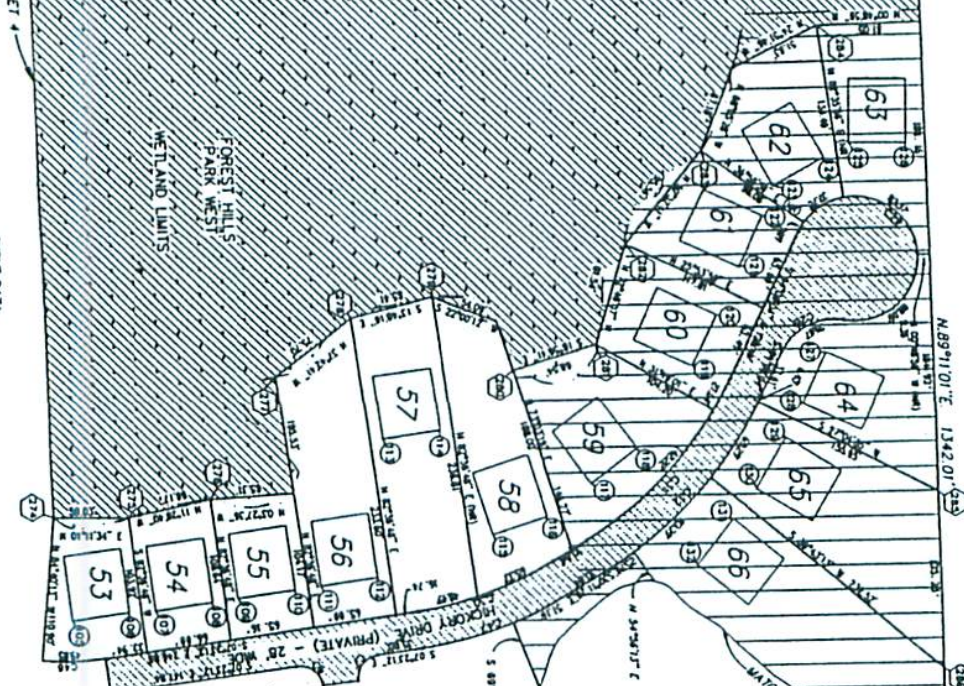
STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
18	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
19	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
20	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
21	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
22	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
23	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
24	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
25	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
26	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
27	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41
28	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41	N 01° 03' 44" W	1354.41

UNPLATTED

N.W. CORNER  
SECTION 29  
1/4 AC. R 10E

N 01°03'44" W 1,354.41'

MATCH LINE SHEET 4



CHISEL DATA

LOT	AREA	PERCENT	APPROX. CURB CUT	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY	APPROX. DRIVEWAY
53	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
54	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
55	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
56	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
57	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
58	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
59	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
60	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
61	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
62	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
63	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
64	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
65	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
66	7.644	3.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	

LOT CORNER COORDINATES

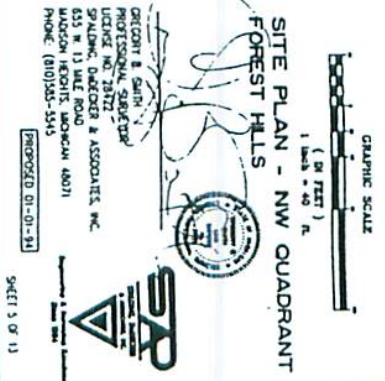
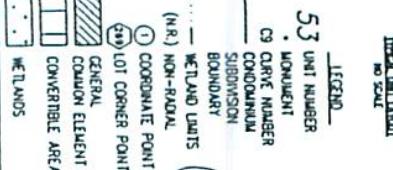
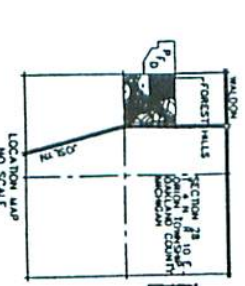
LOT	WESTING	NORTING
53	5470.8230	5278.7784
54	5178.8287	5280.8244
55	5178.7824	5281.8419
56	5087.7172	5447.0281
57	5071.2378	5441.4208
58	5032.5442	5491.8028
59	5022.2081	5512.7447
60	5012.2081	5512.7447
61	5012.2081	5512.7447
62	4978.4288	5289.8433
63	4954.5021	5298.4201
64	4954.5021	5298.4201
65	4954.5021	5298.4201
66	4954.5021	5298.4201

Lot # UNIT AREA

Lot #	UNIT	AREA
53	1	7.644
54	1	7.644
55	1	7.644
56	1	7.644
57	1	7.644
58	1	7.644
59	1	7.644
60	1	7.644
61	1	7.644
62	1	7.644
63	1	7.644
64	1	7.644
65	1	7.644
66	1	7.644

BUILDING ENVELOPE COORDINATES

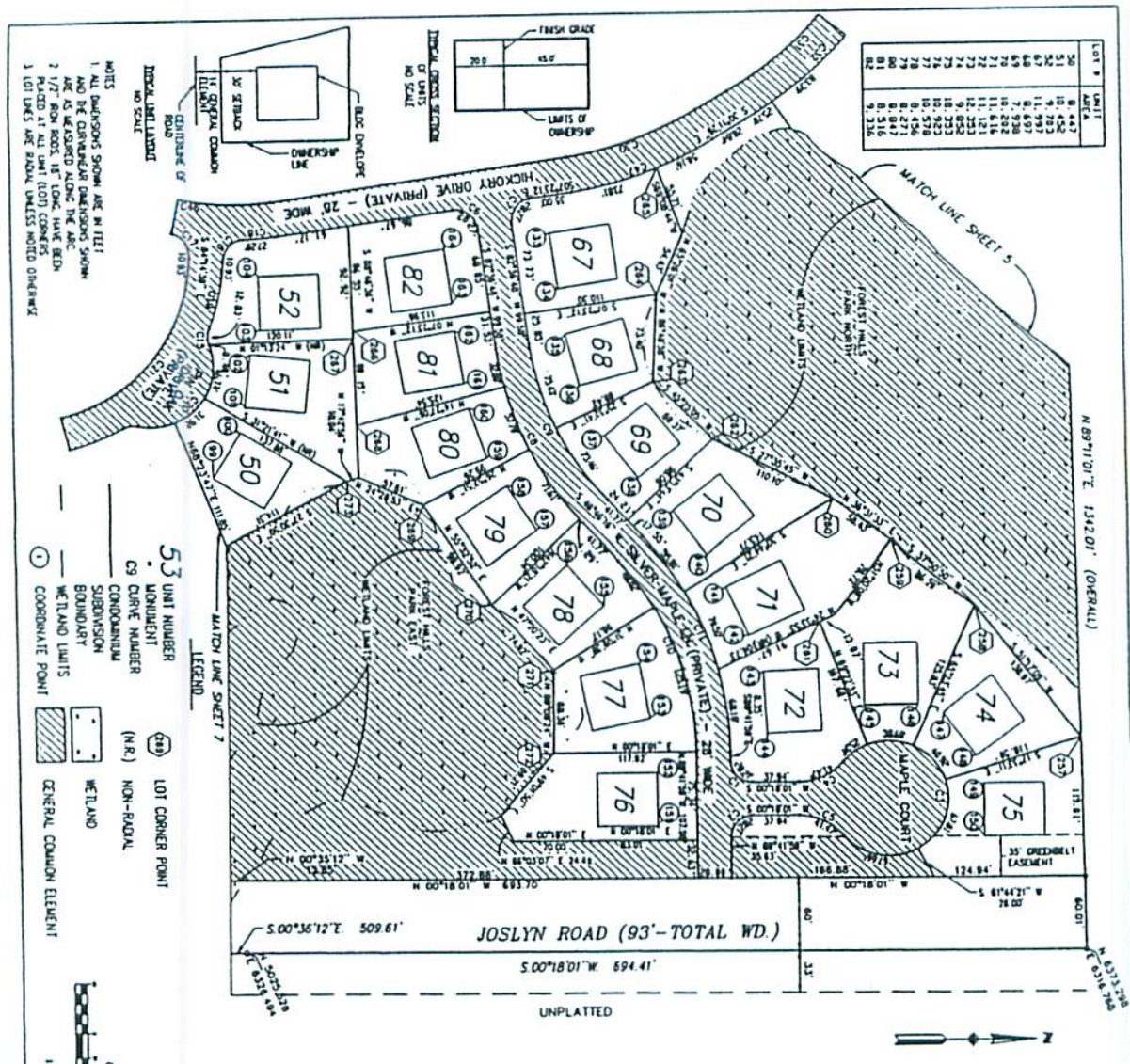
FOOTPRINT	NORTHING	EASTING
103	5278.8287	5040.8244
104	5278.8287	5040.8244
105	5278.8287	5040.8244
106	5278.8287	5040.8244
107	5278.8287	5040.8244
108	5278.8287	5040.8244
109	5278.8287	5040.8244
110	5278.8287	5040.8244
111	5278.8287	5040.8244
112	5278.8287	5040.8244
113	5278.8287	5040.8244
114	5278.8287	5040.8244
115	5278.8287	5040.8244
116	5278.8287	5040.8244
117	5278.8287	5040.8244
118	5278.8287	5040.8244
119	5278.8287	5040.8244
120	5278.8287	5040.8244
121	5278.8287	5040.8244
122	5278.8287	5040.8244
123	5278.8287	5040.8244
124	5278.8287	5040.8244
125	5278.8287	5040.8244
126	5278.8287	5040.8244
127	5278.8287	5040.8244
128	5278.8287	5040.8244
129	5278.8287	5040.8244
130	5278.8287	5040.8244
131	5278.8287	5040.8244
132	5278.8287	5040.8244



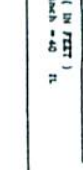
NOTES  
1. ALL DIMENSIONS SHOWN ARE IN FEET.  
2. THE CENTERLINE OF THE DRIVE AND THE CENTERLINE OF THE LOT LINE ARE TO BE USED.  
3. DIMENSIONS OF LOT CORNER POINTS ARE TO BE USED.  
4. LOT LINES ARE SHOWN UNLESS NOTED OTHERWISE.



PREPARED BY: S.P. ASSOCIATES, INC.  
DATE: 01-01-81



**NOTES**  
 1. ALL BUILDINGS SHOWN ARE IN FILL.  
 2. ALL COMMEERCIAL DIMENSIONS SHOWN  
 ARE AS MEASURED ALONG THE ARC.  
 3. 1/2" FOR ROADS, 18" CONC. HAVE BEEN  
 PLACED AT ALL LOTS (LOT CORNERS  
 3. LOT LINES ARE SHOWN UNLESS NOTED OTHERWISE



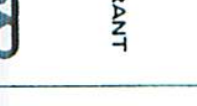
**LEGEND**  
 53 UNIT NUMBER  
 MONUMENT  
 C9 CURVE NUMBER  
 CONDOMINIUM  
 BOUNDARY  
 WETLAND LIMITS  
 GENERAL COMMON ELEMENT  
 LOT CORNER POINT (N.R.)  
 NON-ROADAL  
 WETLAND  
 GENERAL COMMON ELEMENT



**CREATOR & SURVEYOR**  
 PROFESSIONAL SURVEYOR  
 LICENSE NO. 29172  
 GEORGE B. DICKENS & ASSOCIATES, INC.  
 633 W. 13th STREET  
 MADISON WISCONSIN 53703  
 PHONE (608) 250-3343



**SITE PLAN - NE QUADRANT  
 FOREST HILLS**



**BUILDING CORNER COORDINATES**

POINT #	NORTHING	EASTING
99	5037.2834	5917.4368
100	5030.0833	5919.1413
101	5022.8833	5920.8458
102	5015.6833	5922.5503
103	5008.4833	5924.2548
104	5001.2833	5925.9593
105	4994.0833	5927.6638
106	4986.8833	5929.3683
107	4979.6833	5931.0728
108	4972.4833	5932.7773
109	4965.2833	5934.4818
110	4958.0833	5936.1863
111	4950.8833	5937.8908
112	4943.6833	5939.5953
113	4936.4833	5941.2998
114	4929.2833	5943.0043
115	4922.0833	5944.7088
116	4914.8833	5946.4133
117	4907.6833	5948.1178
118	4900.4833	5949.8223
119	4893.2833	5951.5268
120	4886.0833	5953.2313
121	4878.8833	5954.9358
122	4871.6833	5956.6403
123	4864.4833	5958.3448
124	4857.2833	5960.0493
125	4850.0833	5961.7538
126	4842.8833	5963.4583
127	4835.6833	5965.1628
128	4828.4833	5966.8673
129	4821.2833	5968.5718
130	4814.0833	5970.2763
131	4806.8833	5971.9808
132	4799.6833	5973.6853
133	4792.4833	5975.3898
134	4785.2833	5977.0943
135	4778.0833	5978.7988
136	4770.8833	5980.5033
137	4763.6833	5982.2078
138	4756.4833	5983.9123
139	4749.2833	5985.6168
140	4742.0833	5987.3213
141	4734.8833	5989.0258
142	4727.6833	5990.7303
143	4720.4833	5992.4348
144	4713.2833	5994.1393
145	4706.0833	5995.8438
146	4698.8833	5997.5483
147	4691.6833	5999.2528
148	4684.4833	6000.9573
149	4677.2833	6002.6618
150	4670.0833	6004.3663
151	4662.8833	6006.0708
152	4655.6833	6007.7753
153	4648.4833	6009.4798
154	4641.2833	6011.1843
155	4634.0833	6012.8888
156	4626.8833	6014.5933
157	4619.6833	6016.2978
158	4612.4833	6018.0023
159	4605.2833	6019.7068
160	4598.0833	6021.4113
161	4590.8833	6023.1158
162	4583.6833	6024.8203
163	4576.4833	6026.5248
164	4569.2833	6028.2293

**LOT CORNER COORDINATES**

POINT #	NORTHING	EASTING
237	6330.2344	6337.7363
238	6323.0344	6339.4408
239	6315.8344	6341.1453
240	6308.6344	6342.8498
241	6301.4344	6344.5543
242	6294.2344	6346.2588
243	6287.0344	6347.9633
244	6279.8344	6349.6678
245	6272.6344	6351.3723
246	6265.4344	6353.0768
247	6258.2344	6354.7813
248	6251.0344	6356.4858
249	6243.8344	6358.1903
250	6236.6344	6359.8948
251	6229.4344	6361.5993
252	6222.2344	6363.3038
253	6215.0344	6365.0083
254	6207.8344	6366.7128
255	6200.6344	6368.4173
256	6193.4344	6370.1218
257	6186.2344	6371.8263
258	6179.0344	6373.5308
259	6171.8344	6375.2353
260	6164.6344	6376.9398
261	6157.4344	6378.6443
262	6150.2344	6380.3488
263	6143.0344	6382.0533
264	6135.8344	6383.7578
265	6128.6344	6385.4623
266	6121.4344	6387.1668
267	6114.2344	6388.8713
268	6107.0344	6390.5758
269	6099.8344	6392.2803
270	6092.6344	6393.9848
271	6085.4344	6395.6893
272	6078.2344	6397.3938
273	6071.0344	6399.0983



UNPLATTED  
 JOSLYN ROAD (93'-TOTAL WD.)  
 5.00°18'01" W 694.41'  
 5.00°36'12" E 509.61'

DATE DATA: [Blank table for recording survey data]

LOT CORNER COORDINATES [Table with 5 columns: Point #, Northing, Easting, etc.]

BUILDING CORNER COORDINATES [Table with 3 columns: Point #, Northing, Easting]

- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND THE DIMENSIONS SHOWN ARE AS MEASURED ALONG THE LINE.
  2. 1/2" DIMENSIONS ARE AS MEASURED ALONG THE LINE.
  3. LOT LINES ARE SHOWN UNLESS NOTED OTHERWISE.

**LEGEND**

UNIT NUMBER

• UNIT NUMBER

○ CURVE NUMBER

CONDOMINIUM SUBDIVISION BOUNDARY

WETLAND LIMITS

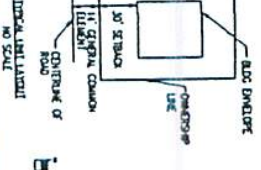
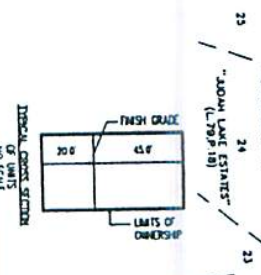
(H R) NON-RADIAL

① COORDINATE POINT

② LOT CORNER POINT

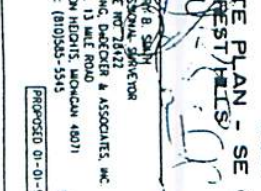
GENERAL COMMON ELEMENT

WETLAND



LOT CORNER COORDINATES

LOT	NORTHING	EASTING
287	5141.3113	5208.9891
288	5008.4848	5249.2382
289	5011.0359	5237.4383
290	5017.4103	5203.8839
291	5018.6419	5248.5153
292	5018.5134	5243.8466
293	5022.4484	5183.8292
294	5205.9448	5113.9797
295	5272.0113	6043.2379
296	5327.9814	6009.8184
297	5406.1901	6043.1843
298	5448.0841	6015.2181
299	5508.7729	6018.9923
300	5584.3123	5846.3800
301	5278.1122	5795.4403
302	5338.0008	5757.8870
303	5371.2888	5754.8870
304	5442.0282	5750.8877
305	5533.6442	5840.9475
306	5548.1123	5713.9845
307	5552.9381	5729.2873

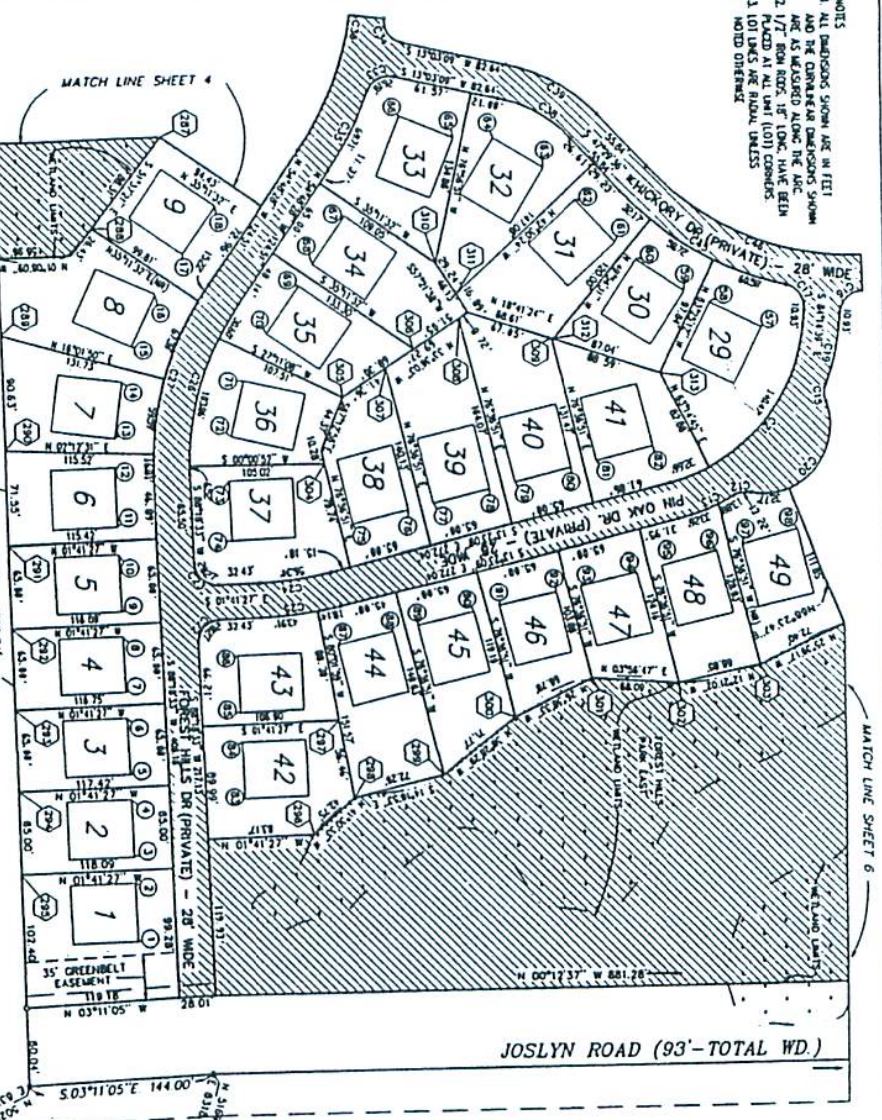


PREPARED BY: S.P. ENGINEERING & SURVEYING

PROJECT NO. 14839

DATE: 01-01-21

SHEET 7 OF 11



BUILDING ENVELOPE COORDINATES

POINT	NORTHING	EASTING
1	5112.0871	6218.2880
2	5110.7928	6171.3177
3	5110.1894	6151.1248
4	5108.2515	6088.3829
5	5108.8237	6041.1823
6	5108.3335	5973.1108
7	5104.4158	5928.4195
8	5102.0872	5911.4381
9	5101.1848	5864.4872
10	5101.2949	5824.7766
11	5101.6289	5778.6439
12	5101.5389	5728.2129
13	5101.2949	5682.7766
14	5101.6289	5624.5192
15	5101.2949	5574.4072
16	5098.9244	5524.5192
17	5098.9244	5474.5192
18	5098.9244	5424.5192
19	5098.9244	5374.5192
20	5098.9244	5324.5192
21	5098.9244	5274.5192
22	5098.9244	5224.5192
23	5098.9244	5174.5192
24	5098.9244	5124.5192
25	5098.9244	5074.5192
26	5098.9244	5024.5192
27	5098.9244	4974.5192
28	5098.9244	4924.5192
29	5098.9244	4874.5192
30	5098.9244	4824.5192
31	5098.9244	4774.5192
32	5098.9244	4724.5192
33	5098.9244	4674.5192
34	5098.9244	4624.5192
35	5098.9244	4574.5192
36	5098.9244	4524.5192
37	5098.9244	4474.5192
38	5098.9244	4424.5192
39	5098.9244	4374.5192
40	5098.9244	4324.5192
41	5098.9244	4274.5192
42	5098.9244	4224.5192
43	5098.9244	4174.5192
44	5098.9244	4124.5192
45	5098.9244	4074.5192
46	5098.9244	4024.5192
47	5098.9244	3974.5192
48	5098.9244	3924.5192
49	5098.9244	3874.5192

CURVE DATA

Curve No.	Stationing	Radius	Chord	Delta	Delta/2	Angle
1	1+00.00	100.00	100.00	90.00	45.00	90.00
2	1+10.00	150.00	150.00	90.00	45.00	90.00
3	1+20.00	200.00	200.00	90.00	45.00	90.00
4	1+30.00	250.00	250.00	90.00	45.00	90.00
5	1+40.00	300.00	300.00	90.00	45.00	90.00
6	1+50.00	350.00	350.00	90.00	45.00	90.00
7	1+60.00	400.00	400.00	90.00	45.00	90.00
8	1+70.00	450.00	450.00	90.00	45.00	90.00
9	1+80.00	500.00	500.00	90.00	45.00	90.00
10	1+90.00	550.00	550.00	90.00	45.00	90.00

PREPARED BY: S.P. ENGINEERING & SURVEYING

PROJECT NO. 14839

DATE: 01-01-21

SHEET 7 OF 11

14839 PC 262

ALL LOTS TO BE SERVICED WITH SANITARY SEWER AND WATER.  
 ALL LOTS TO BE SERVICED WITH GAS BY CONSUMERS POWER COMPANY.  
 ALL LOTS TO BE SERVICED WITH ELECTRIC BY (ELECTRIC) COGN COMPANY.  
 ALL LOTS TO BE SERVICED WITH TELEPHONE BY (TELEPHONE) COMPANY.  
 GAS, ELECTRIC, AND TELEPHONE LINES ARE NOT SHOWN ON THIS DRAWING.  
 EXISTING UTILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS OF UTILITIES ONLY.  
 AS EXCLUDED BY THE RECORDS OF THE VARIOUS COMPANIES, AND NO  
 GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.  
 UTILITY LINES TO SERVICE ALL LOTS MUST BE BUILT.  
 INDIVIDUAL LOT LOTS NEED NOT BE BUILT.



- LEGEND
- STM --- STORM SEWER
  - SAN --- SANITARY SEWER
  - WA --- WATERMAIN
  - MW --- METLAND LIMITS
  - CATCH BASIN
  - MANHOLE
  - FIRE HYDRANT
  - GATE VALVE & WELL
  - 5J UNIT NUMBER
  - CONSUMERS SUBDIVISION BOUNDARY

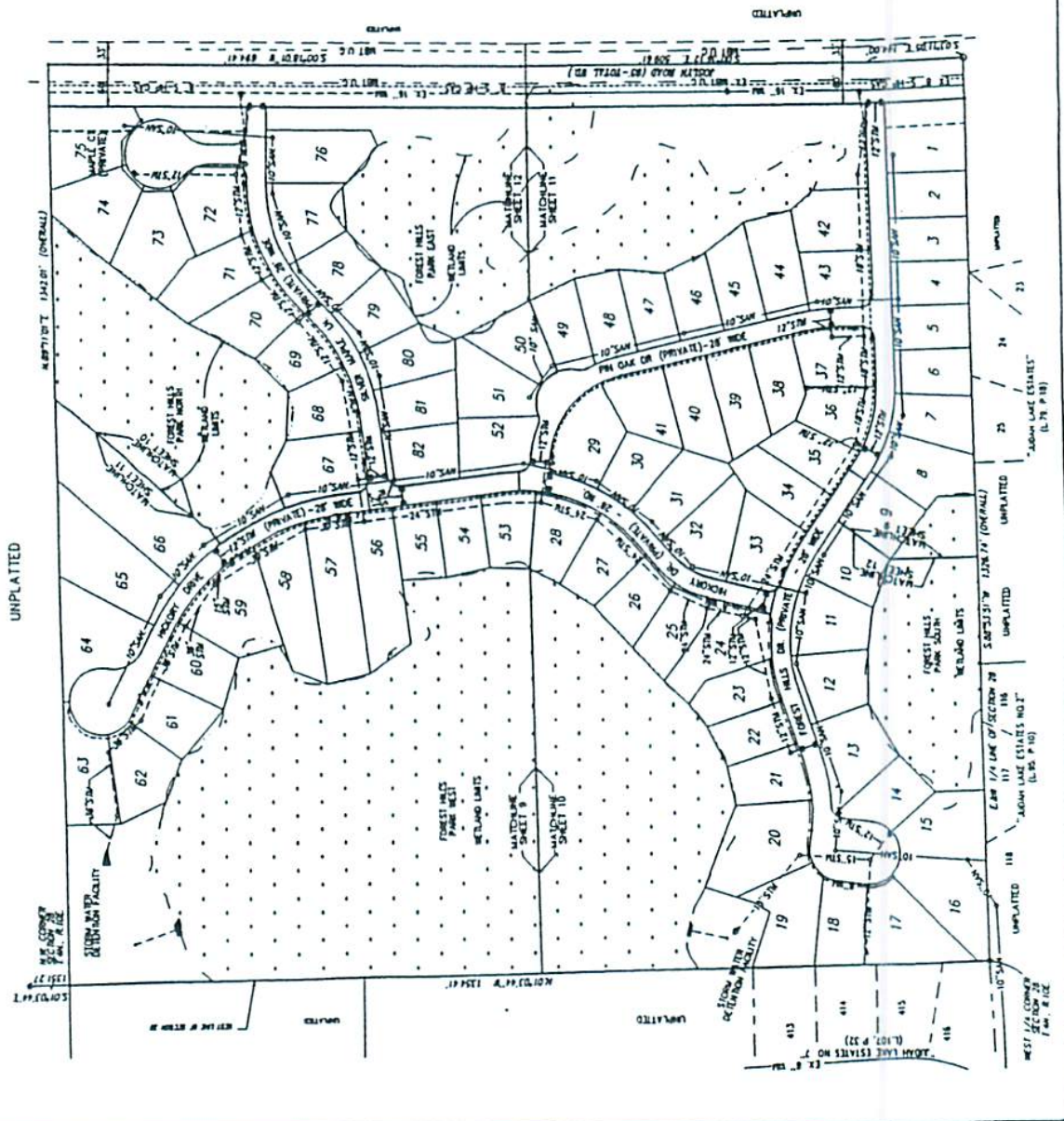


UTILITY PLAN COMPOSITE  
 FOREST HILLS

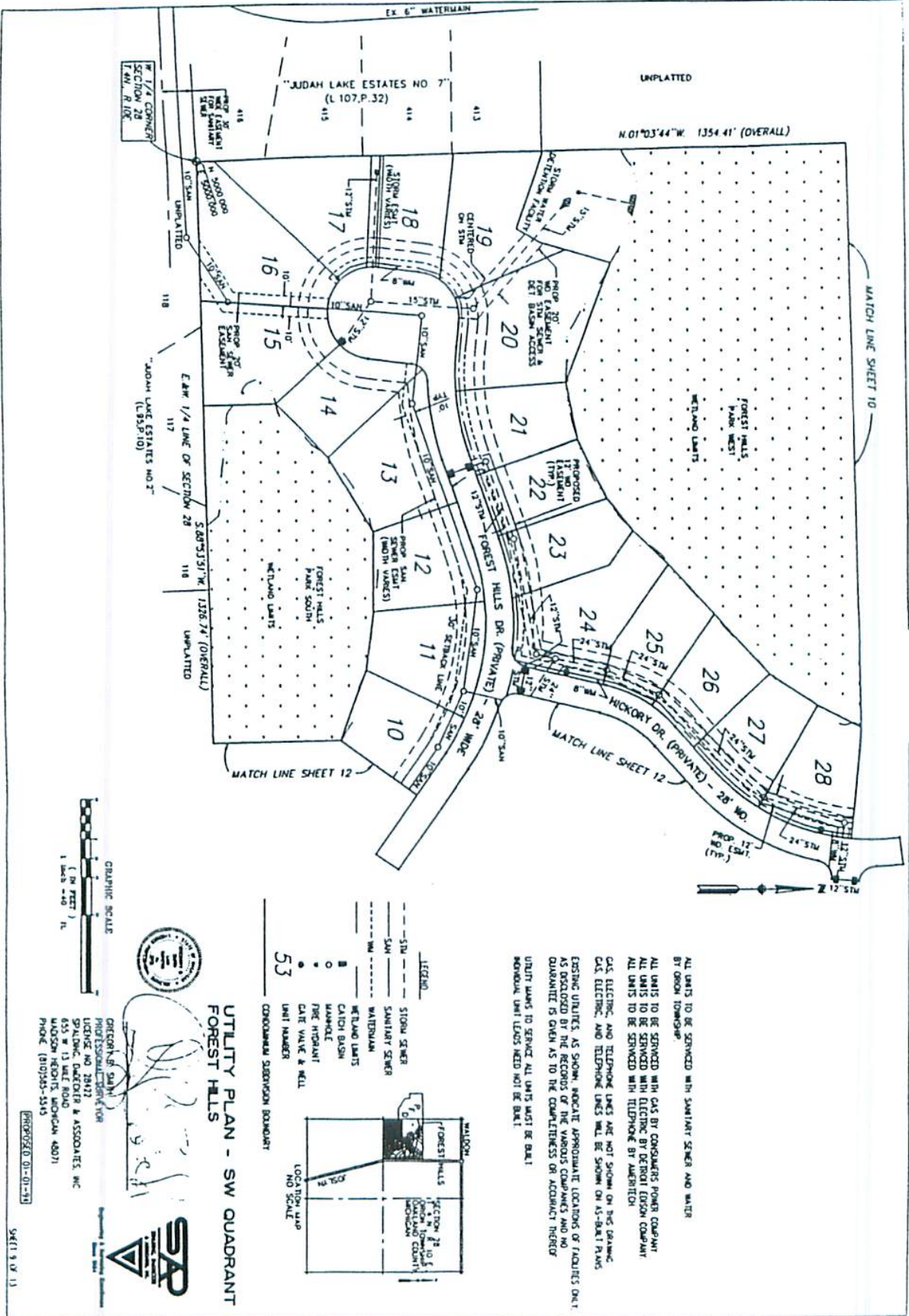


DREYER & SMITH  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 29122  
 SPALDING, DREYER & ASSOCIATES, INC.  
 655 W. 13 MICHIGAN  
 BOSTON, MICHIGAN 48071  
 PHONE (810)245-5545

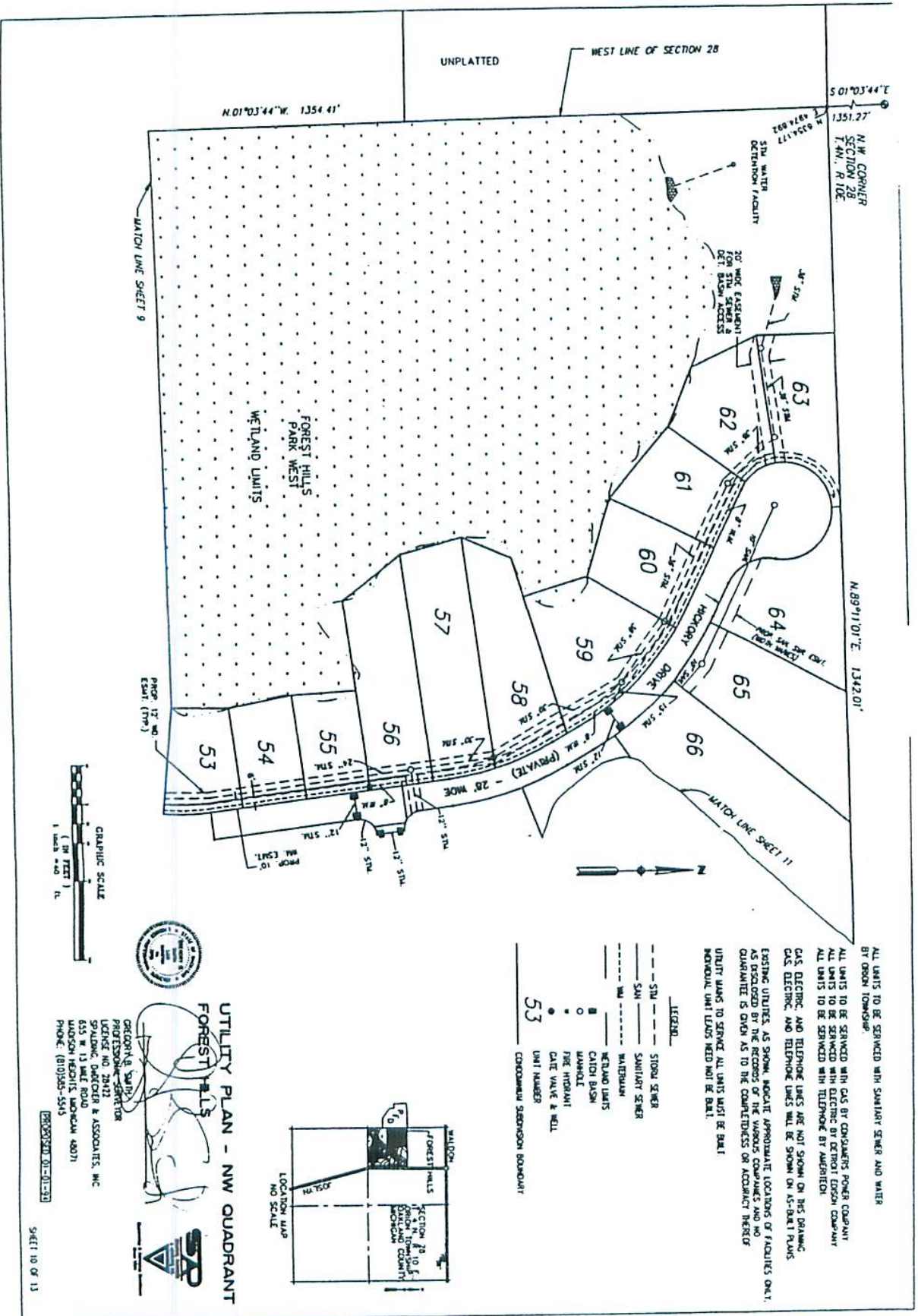
IMPROVED D-21-34 SHEET 8 OF 13







181P 148399:264



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

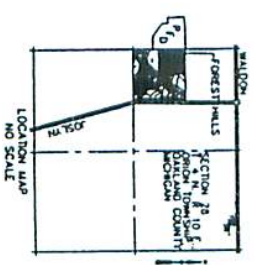
ALL UNITS TO BE SERVICED WITH GAS BY CONSUMERS POWER COMPANY. ALL UNITS TO BE SERVICED WITH ELECTRIC BY DETROIT Edison COMPANY. ALL UNITS TO BE SERVICED WITH TELEPHONE BY AMERITECH.

GAS, ELECTRIC AND TELEPHONE LINES ARE NOT SHOWN ON THIS DRAWING. EXISTING UTILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY. AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO QUANTITIES 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.

**LEGEND**

- SSW SANITARY SEWER
- SSW STORM SEWER
- WA WATER
- WLD WETLAND LIMITS
- CB CATCH BASIN
- MANHOLE
- FIRE HYDRANT
- GATE VALVE & WELL
- 53 UNIT NUMBER
- CONCOMANCAU SUBDIVISION BOUNDARY

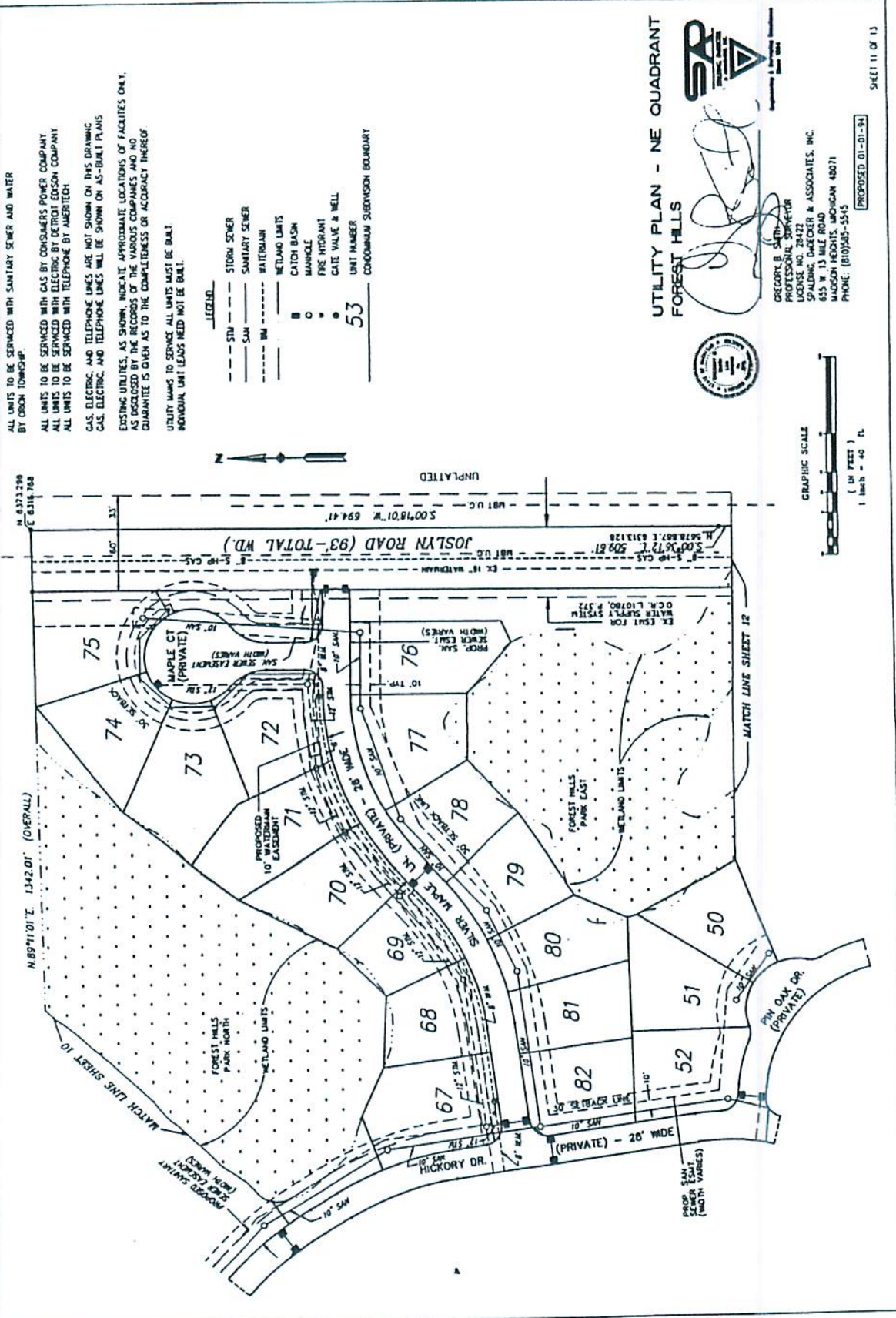


**UTILITY PLAN - NW QUADRANT**  
**FOREST HILLS**  
 WETLAND LIMITS

GREGORY A. VARDI  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 28412  
 SPALDING, DARDICHER & ASSOCIATES, INC.  
 655 W. 13 MILE ROAD  
 MADISON HEIGHTS, MICHIGAN 48071  
 PHONE: (810)585-5545

PROJECT NO. 01-01-32





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

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

ALL UNITS TO BE SERVICED WITH TELEPHONE BY OGDON 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.

- LEGEND
- STU --- STORM SEWER
  - SAN --- SANITARY SEWER
  - WM --- WATERMAIN
  - GAS --- GAS
  - CATCH BASIN
  - MANHOLE
  - FIRE HYDRANT
  - GATE VALVE & WELL
  - 53 UNIT NUMBER
  - CONDOMINIUM SUBDIVISION BOUNDARY

UTILITY PLAN - NE QUADRANT  
FOREST HILLS



GREGORY B. SMITH  
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SPALDING, DRECKER & ASSOCIATES, INC.  
655 W. 13 MILE ROAD  
MADISON HEIGHTS, MICHIGAN 48071  
PHONE: (810)583-5545

PROPOSED 01-01-94

SHEET 11 OF 13

GRAPHIC SCALE  
(1" = 40' FEET)  
1 inch = 40 ft.

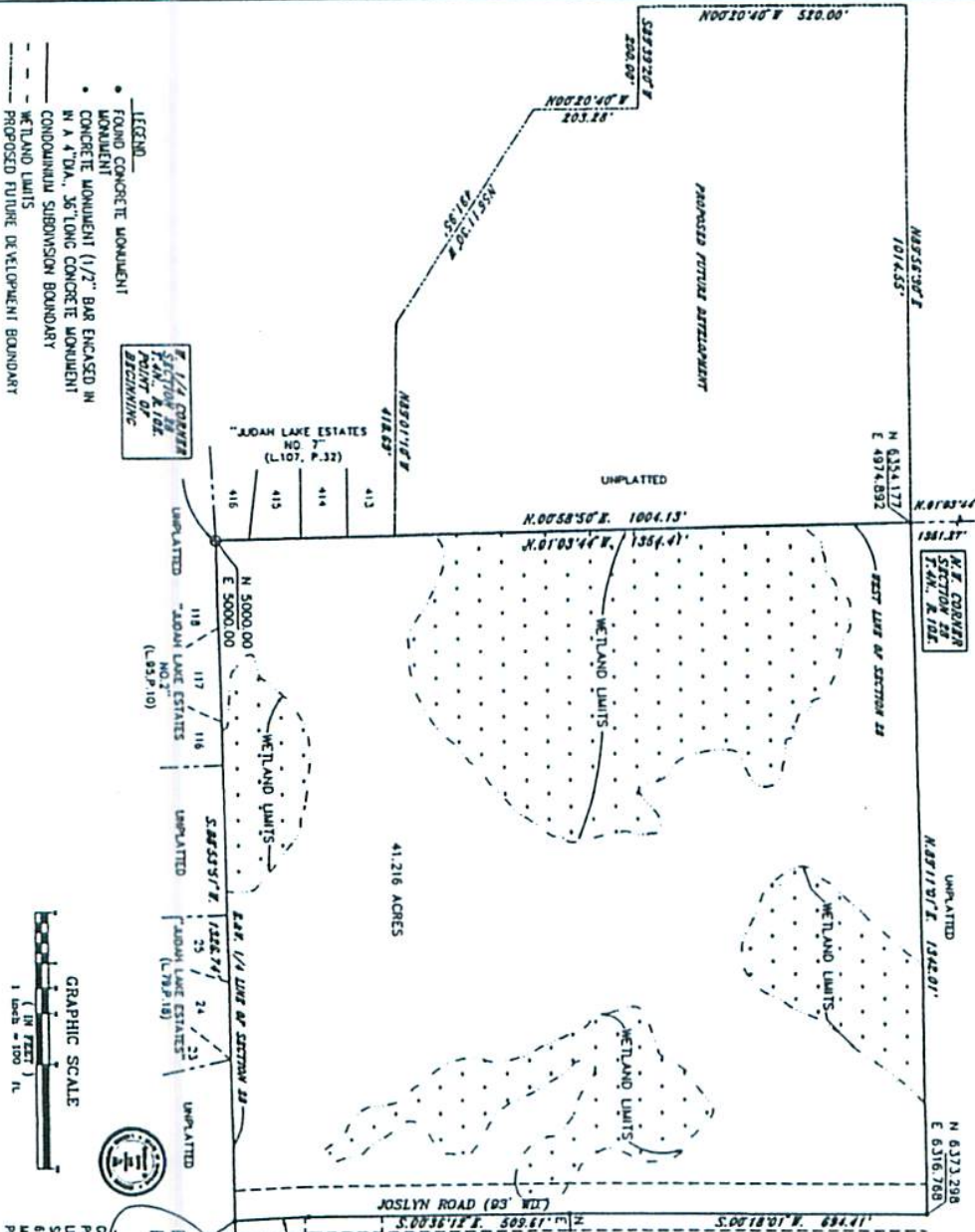


NOTE  
 THE DIMENSIONS SHOWN ARE IN FEET  
 AND THE CORNER MARKERS SHOWN  
 ARE AS RECORDED ALONG THE A.C.

PROPERTY DESCRIPTION PROPOSED FUTURE DEVELOPMENT

A PART OF THE NORTHEAST 1/4 OF SECTION 29, T.4N., R.10E.,  
 OREGON TOWNSHIP, OREGON COUNTY, MICHIGAN COUNTY, INDIANA,  
 AS SOWELL PARCEL, NUMBERS 09-29-278-004 AND 09-29-278-005,  
 SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS  
 COMMENCING AT THE EAST 1/4 CORNER SECTION 29, T.4N., R.10E.,  
 THENCE ALONG THE EAST LINE OF SECTION 29, SAID LAND ALSO  
 BEING THE WEST LINE OF FOREST HILLS CONDOMINIUMS (PROPOSED),  
 N.00°26'50"W. 350.00 FEET TO THE EASTERN MOST NORTHEAST  
 CORNER OF SAID LAND ESTATES (AS RECORDED BY DEED 107,  
 PAGES 12 AND 31, SAID POINT BEING THE POINT OF BEGINNING,  
 THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION,  
 N.07°10'07"W. 418.69 FEET, BEHIND CONTRIBUTING ALONG SAID  
 NORTHERLY LINE N.56°11'13"W. 491.95 FEET, THENCE N.07°20'40"W.  
 201.28 FEET, THENCE S.89°23'20"W. 200.00 FEET TO A POINT ON  
 THE EAST LINE OF SAID SUBDIVISION, THENCE ALONG SAID EAST  
 LINE N.00°20'40"W. 520.00 FEET TO THE NORTHERLY MOST NORTHEAST  
 CORNER OF SAID SUBDIVISION, THENCE N.89°26'30"E. 1014.25 FEET  
 TO A POINT ON THE EAST LINE OF SAID SECTION 29 AND THE WEST  
 LINE OF SAID FOREST HILLS CONDOMINIUMS (PROPOSED), THENCE  
 S.00°26'50"W. 1004.13 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.)



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



PROPOSED FUTURE DEVELOPMENT  
 FOREST HILLS

DATE: 02/29/94  
 PROJECTED BY: SP  
 CHECKED BY: SP  
 DRAWN BY: SP  
 CONSULTANT: SP  
 ADDRESS: 635 W. 13 1/2 RD.  
 MADISON HEIGHTS, MICHIGAN 48071  
 PHONE: (810)585-5545

