

MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN No.

EXHIBIT B TO THE MASTER DEED OF

TLCCU COMMONS CONDOMINIUMS A SITE CONDOMINIUM

PART OF SECTION 5, TOWN 6 SOUTH, RANGE 6 EAST VILLAGE OF DUNDEE, MONROE COUNTY, MICHIGAN

DEVELOPER

TLCC COMMUNITY CREDIT UNION
P.O. BOX 927
ADRIAN, MI 49221

SURVEYOR

THE MANNIK & SMITH GROUP, INC.
237 N. MAIN STREET
ADRIAN, MI 49221

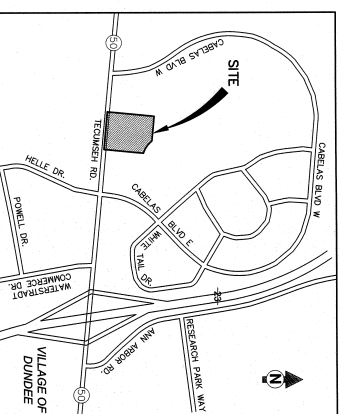
Description as provided per Exhibit A of Title Commitment
Village of Dundee, Monroe County, Michigan

All that part of Section 14, Town 6 South, Range 6 East, Village of Dundee, Monroe County, Michigan, bounded and described as follows:

Commencing at a found capped iron in a monument box at the East quarter corner of said Section 14; thence South 00 degrees 56 minutes 43 seconds West 564.11 feet along the East line of said Section 14 to a point on the centerline of highway M-50 (variable width); thence North 74 degrees 55 minutes 30 seconds West 1863.76 feet along said centerline to the Point of Beginning; thence North 74 degrees 55 minutes 30 seconds West 425.00 feet continuing along said centerline; thence North 15 degrees 04 minutes 30 seconds East 530.00 feet to a point; thence South 74 degrees 55 minutes 30 seconds East 279.60 feet to a point on the Eastern line of land owned by Fifth Third Bank recorded in instrument No. 072813504; thence along a curve to the left 424.51 feet to a point; thence North 16 degrees 07 minutes 30 seconds East 163.16 feet to a point; thence South 15 degrees 04 minutes 30 seconds East 163.16 feet along said Fifth Third property line to a point; thence South 15 degrees 04 minutes 30 seconds West 446.34 feet continuing along said Fifth Third property to the Point of Beginning.

Containing 5.00 acres.

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



VICINITY MAP
NOT TO SCALE

SHEET No.	SHEET INDEX
1	COVER SHEET
2	SURVEY/SITE PLAN
3	UTILITY PLAN



THE MANNIK & SMITH GROUP, INC.
237 N. MAIN STREET
ADRIAN, MI 49221

237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515
FAX: 517.263.4535

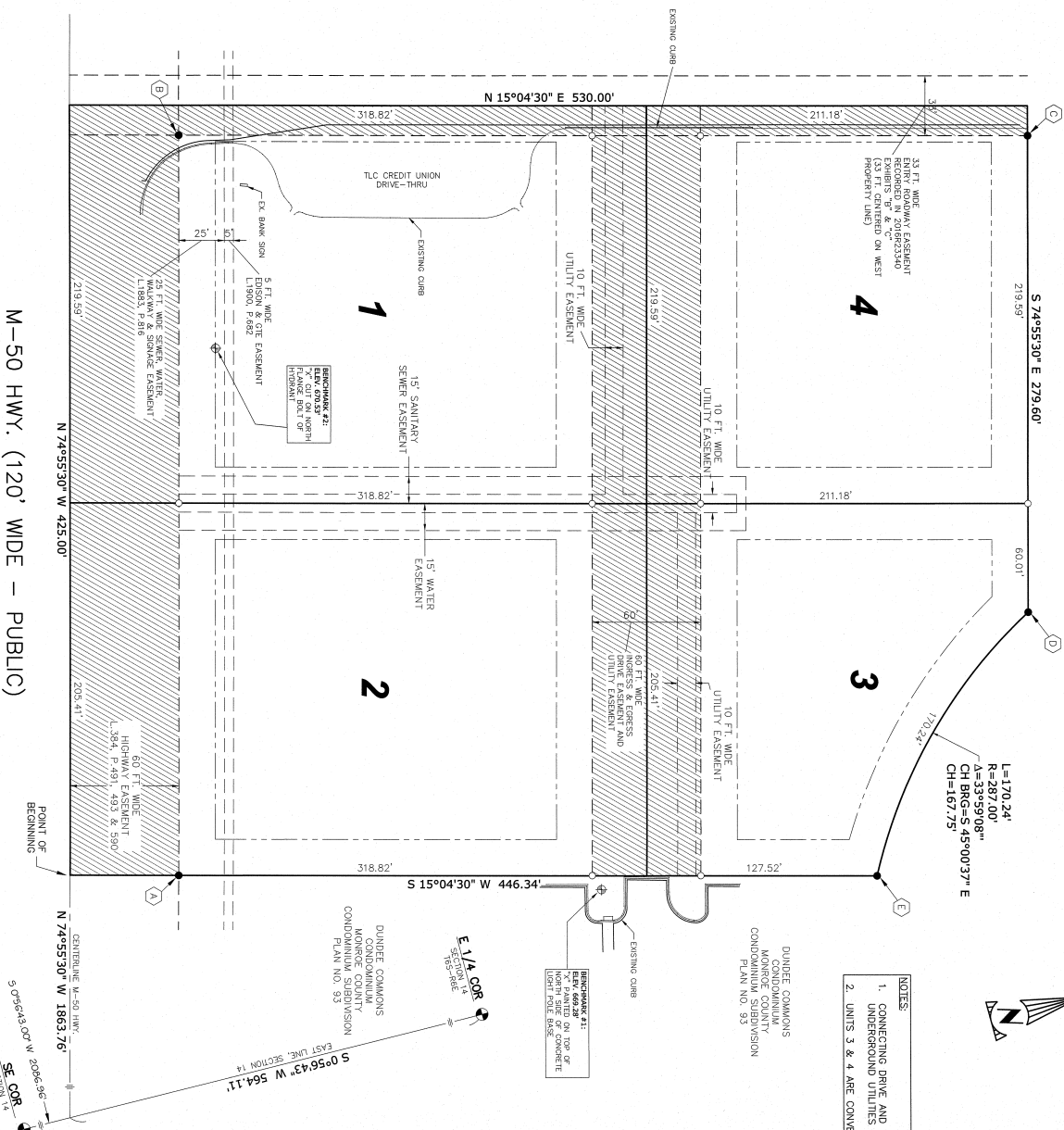
PROPOSED DATED: FEBRUARY 11, 2020



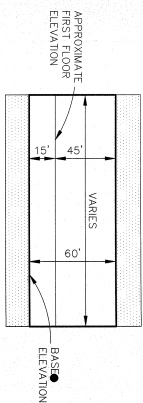
PREPARED BY:
THE MANNIK & SMITH GROUP, INC.
237 N. MAIN STREET, ADRIAN, MICHIGAN 49221
KEVIN L. RICKFORD
PROFESSIONAL SURVEYOR No. 46682

SHEET 1 OF 3 SHEETS

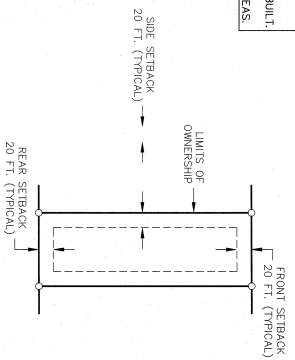
PROPOSED DATED: FEBRUARY 11, 2020



- NOTES:**
1. CONNECTING DRIVE AND SHARED UNDERGROUND UTILITIES MUST BE BUILT.
 2. UNITS 3 & 4 ARE CONVERTIBLE AREAS.



TYPICAL UNIT CROSS SECTION



TYPICAL UNIT

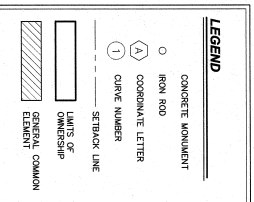
No.	NORTHING	EASTING
A	7629.43	3250.53
B	7735.67	2856.09
C	8189.50	2978.33
D	8121.07	3232.37
E	8002.47	3351.01

COORDINATE TABLE

UNIT No.	AREA
1	70,009.83 S.F.
2	65,489.91 S.F.
3	35,888.78 S.F.
4	46,372.03 S.F.

APPENDIX TABLE

CO-ORDINATE VALUES ARE
ASSUMED DATUM



I, KEVIN L. PICKARD, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN HEREBY CERTIFY:

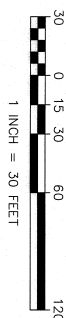
THAT THE SUBDIVISION PLAN KNOWN AS TLOU CONDOMINIUMS SUBDIVISION PLAN No. _____, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, HEREIN DESCRIBED, UNLESS NOTED.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 39 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 39 OF THE PUBLIC ACTS OF 1978.



REVIN .. FIGHT OND
PROFESSIONAL SURVEYOR No. 46682
THE MANNIK & SMITH GROUP, INC.
237 N. MAIN ST., ADRIAN, MICHIGAN 49221



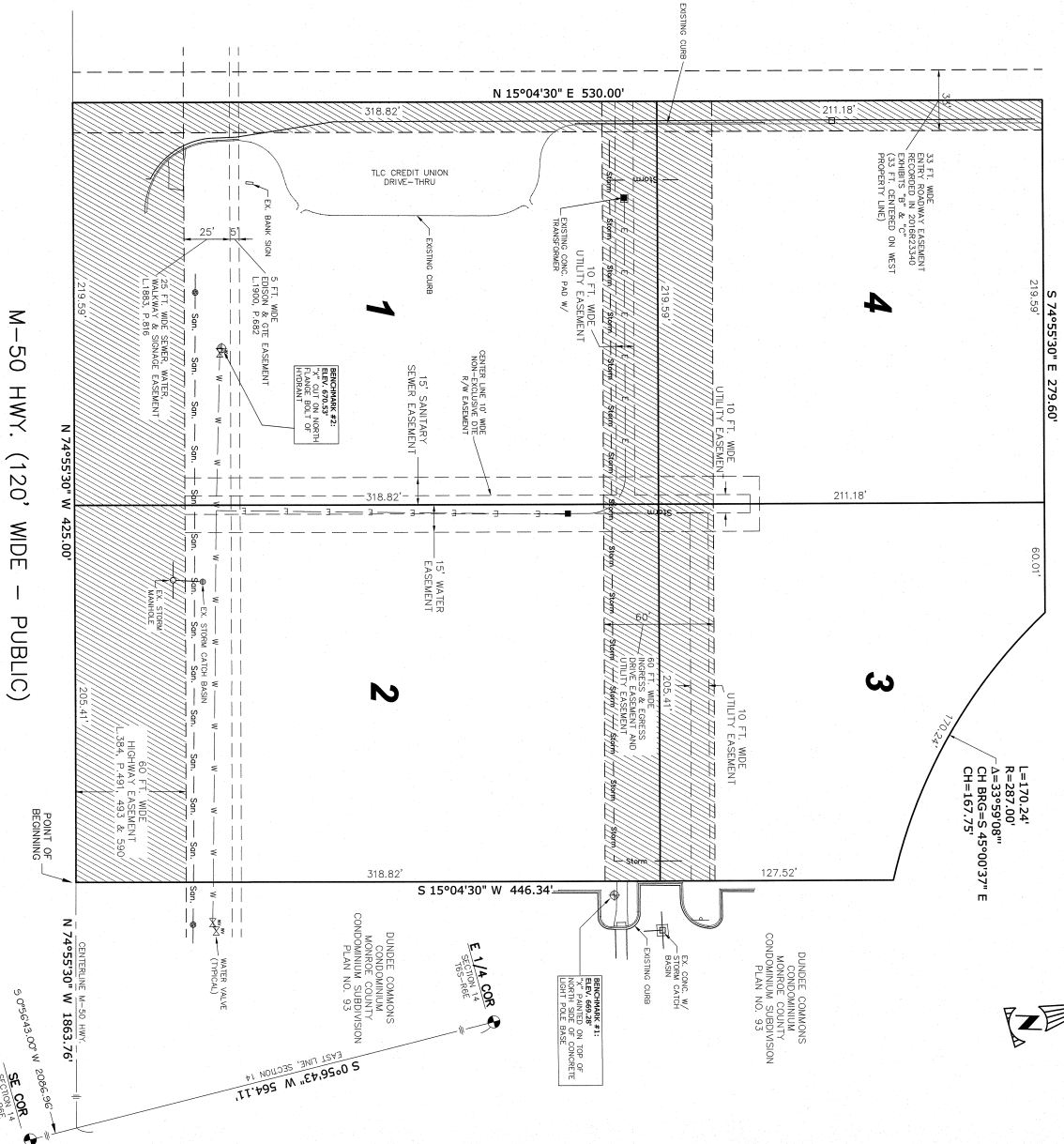
SURVEY / SITE PLAN

TLCU COMMONS CONDOMINIUMS

A SITE CONDOMINIUM

**PART OF SECTION 5, TOWN 6 SOUTH, RANGE 6 EAST
VILLAGE OF DUNDEE, MONROE COUNTY, MICHIGAN**

PROPOSED DATED: FEBRUARY 11, 2020



- NOTES:**
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 2. UNITS 3 & 4 ARE CONVERTIBLE AREAS.

GENERAL NOTES

EACH UNIT IS SERVED WITH WATER AND SANITARY SEWER BY VILLAGE OF DUNDEE.

EACH UNIT IS SERVED WITH GAS BY MICHIGAN GAS UTILITIES

EACH UNIT IS SERVED WITH POWER BY DTE ENERGY

EACH UNIT IS SERVED WITH TELEPHONE/INTERNET BY COMCAST.

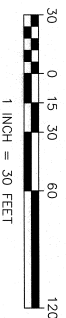
DISH COMMUNICATIONS OR FRONTIER.

AS-BUILT DRAWINGS



KEYIN L. PICKFORD
PROFESSIONAL SURVEYOR No. 46682
THE MANNIK & SMITH GROUP, INC.
237 N. MAIN ST., ADRIAN, MICHIGAN 49221

LEGEND



UTILITY PLAN

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