

OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. _____
EXHIBIT "B" TO THE MASTER DEED OF
"Lake Pointe"
WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

ATTENTION: 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 AND THE SURVEYOR'S CERTIFICATE SHEET 2.

ENGINEERS AND SURVEYORS



KIEFT ENGINEERING INC.
5852 SOUTH MAIN STREET, STE #1
CLARKSTON, MICHIGAN 48346
PH: 248-625-5251

PROPERTY DESCRIPTION

LOTS 429 THRU 431 AND LOTS 526 THRU 529 OF "LAMBERT'S SHORE ACRES" A SUBDIVISION OF THE E 1/2 OF THE NW 1/4 AND PART OF THE SW 1/4 OF SECTION 35, T3N, R9E, TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 38 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS DESCRIBED AS BEGINNING AT A POINT LOCATED N 89°29'27" W (REC. AS N 89°30'00" W) 33.00 FT FROM THE N 1/4 CORNER OF SECTION 35, T3N, R9E; TH S 00°45'00" W 200.00 FT; TH N 89°29'27" W 144.61 FT (REC. AS 146.67 FT); TH N 00°30'00" E 50.00 FT; TH N 89°29'27" W 150.00 FT TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOGARTH AVENUE (50 FT WIDE); TH ALONG SAID EAST RIGHT-OF-WAY N 00°30'00" E 150.00 FT TO A POINT ON THE NORTH LINE OF SAID "LAMBERT'S SHORE ACRES"; TH ALONG SAID NORTH LINE S 89°29'27" E 295.49 FT (REC. AS 297.00 FT) TO THE POINT OF BEGINNING. CONTAINING 1.18 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO,
PART OF THE NW 1/4 OF SECTION 35, T3N, R9E, ALSO LOTS 335 THRU 340 AND THAT PORTION OF VACATED LEDYARD AVENUE ADJOINING THE SAME AND LOTS 426 THRU 428 "LAMBERT'S SHORE ACRES" A SUBDIVISION OF THE E 1/2 OF THE NW 1/4 AND PART OF THE SW 1/4 OF SECTION 35, T3N, R9E, TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 38 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS ALL DESCRIBED AS BEGINNING AT THE NE CORNER OF SAID LOT 428 LOCATED N 89°29'27" W 378.49 FT (REC. AS N 89°30'00" W 380.00 FT) FROM THE N 1/4 CORNER OF SECTION 35, T3N, R9E; TH S 00°30'00" W 150.00 FT; TH N 89°29'27" W 150.00 FT; TH S 00°30'00" W 150.00 FT; TH N 89°29'27" W 200.00 FT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LEDYARD AVENUE (50 FT WIDE); TH ALONG SAID WEST RIGHT-OF-WAY LINE S 00°30'00" W 405.00 FT TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SLOAN AVENUE (50 FT WIDE); TH N 89°34'50" W (REC. AS N 89°30'00" W) 592.90 FT ALONG SAID NORTH RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF "ELIZABETH LAKE ESTATES NO. 2" A SUBDIVISION OF PART OF THE E 1/2 OF NE 1/4 OF SECTION 34, PART OF THE W 1/2 OF NW 1/4 OF SECTION 35, PART OF THE E 1/2 OF SE 1/4 OF SECTION 27, PART OF THE W 1/2 OF SW 1/4 OF SECTION 26 ALL IN T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 6, OAKLAND COUNTY RECORDS; TH ALONG SAID EAST LINE OF "ELIZABETH LAKE ESTATES NO. 2" N 00°14'55" E (REC. AS N 00°30'00" E) 705.00 FT TO THE SW CORNER OF "LINCOLN HEIGHTS SUBDIVISION" OF PART OF THE SW 1/4 OF SECTION 26, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 28 OF PLATS, PAGE 52, OAKLAND COUNTY RECORDS; TH ALONG SAID SOUTH LINE OF "LINCOLN HEIGHTS SUBDIVISION" S 89°34'50" E 595.99 FT (REC. AS S 89°30'00" E 592.90 FT); TH CONTINUING ALONG SAID SOUTH LINE OF "LINCOLN HEIGHTS SUBDIVISION" AND THE NORTH LINE OF SAID "LAMBERT'S SHORE ACRES" S 89°29'27" E (REC. AS S 89°30'00" E) 350.00 FT TO THE POINT OF BEGINNING. CONTAINING 11.51 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. COMBINED TOTAL OF 12.69 ACRES.

DEVELOPER

BURT DEVELOPMENT, LLC
6725 DALEY ROAD #250193
WEST BLOOMFIELD, MICHIGAN 48322
(248) 943-5200

SHEET INDEX

- 1. COVER SHEET
- 2. SURVEY PLAN
- 3. SITE & UNIT PLAN (UNITS 1-13, 37-42)
- 4. SITE & UNIT PLAN (UNITS 14-36)
- 5. UTILITY PLAN (UNITS 1-13, 37-42)
- 6. UTILITY PLAN (UNITS 14-36)
- 7. EASEMENT PLAN (UNITS 1-13, 37-42)
- 8. EASEMENT PLAN (UNITS 14-36)
- 9. COORDINATE, CURVE & UNIT INFORMATION

Waterford Township
Development Services Department
APPROVED

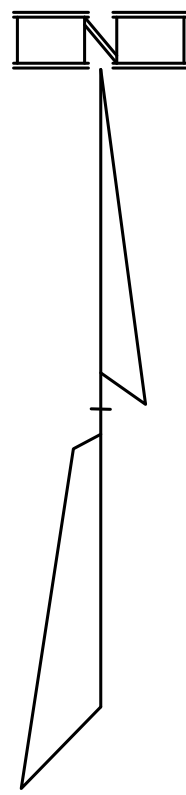
Site Plan No. 1336
Assigned Planner: Scott Alef
Approval Process
Administrative : XPlanning Commission
Approval Date 12-2-2021
Associated ZBA Case No.
Comments:

Planner's Signature: [Signature]
Dated: 12-2-2021

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 subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs.

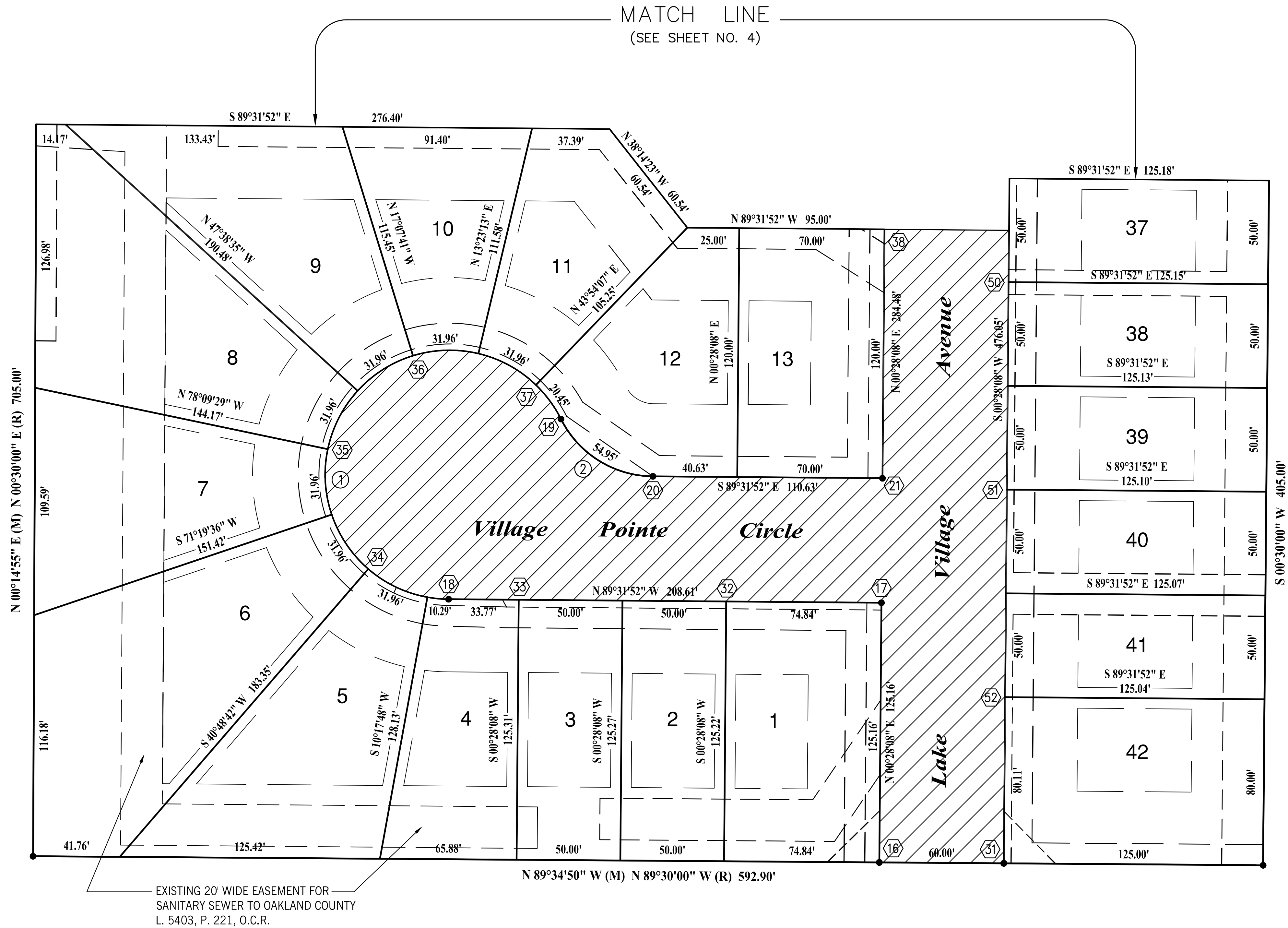
PROPOSED 2-4-2020





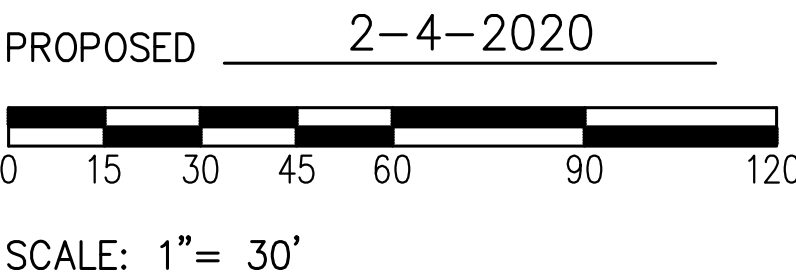
LEGEND

- GENERAL COMMON ELEMENT
- LIMITS OF UNIT OWNERSHIP
- MONUMENT
- 12** UNIT NUMBER
- COORDINATE POINT
- CURVE DATA

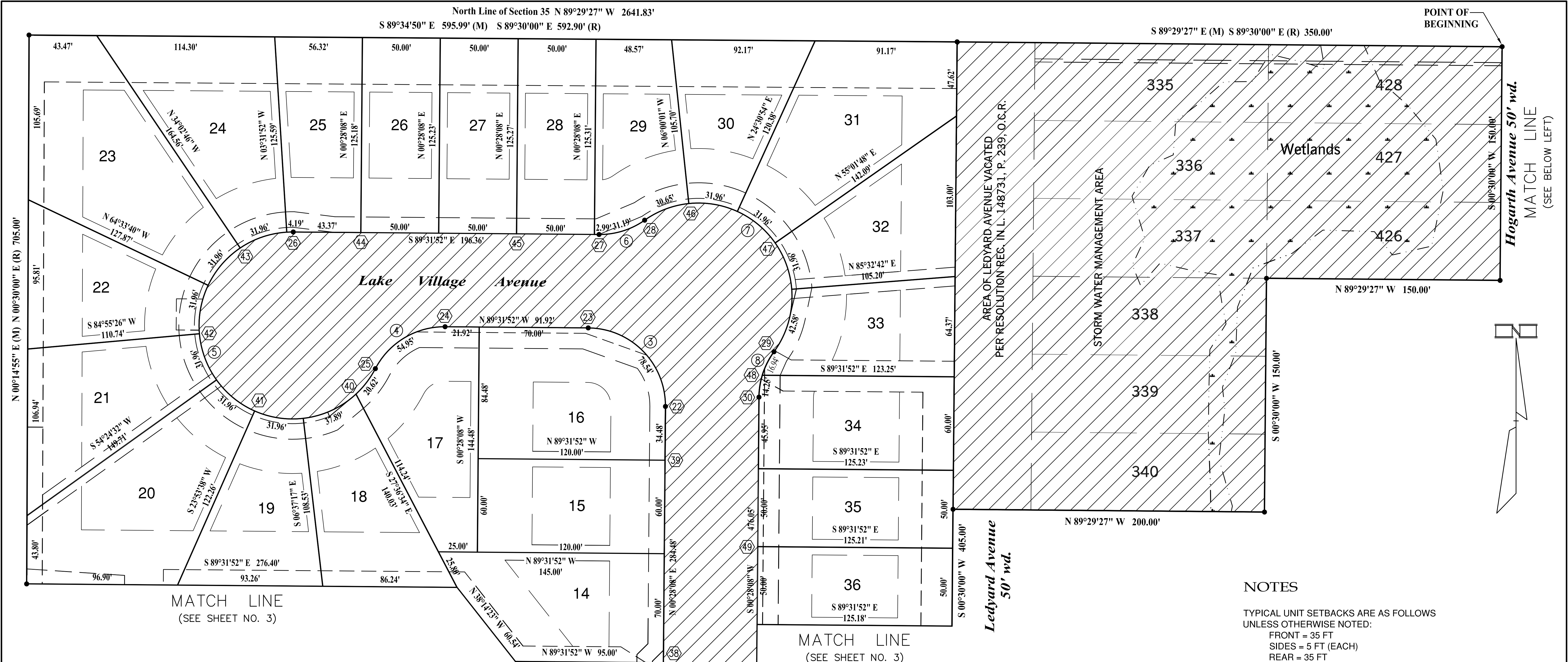


NOTES

- TYPICAL UNIT SETBACKS ARE AS FOLLOWS
UNLESS OTHERWISE NOTED:
FRONT = 35 FT
SIDES = 5 FT (EACH)
REAR = 35 FT
- ALL UTILITY MAINS AND ROADWAYS SERVICING
UNITS 1 THRU 42 "MUST BE BUILT", ALL OTHER
IMPROVEMENTS INCLUDING STRUCTURES TO
BE BUILT WITHIN THE UNITS "NEED NOT BE BUILT".
- ALL UNITS AND COMMON ELEMENTS ARE
CONVERTIBLE AREAS PURSUANT TO
ARTICLE VI OF THE MASTER DEED.
- CURVE DIMENSIONS ARE ALONG ARC.
- SEE EASEMENT PLAN FOR PURPOSE &
LOCATION OF PROPOSED EASEMENTS.
- SEE SHEET NO. 9 FOR COORDINATE, CURVE
AND UNIT INFORMATION.



SITE & UNIT PLAN
"Lake Pointe"



NOTES

TYPICAL UNIT SETBACKS ARE AS FOLLOWS
UNLESS OTHERWISE NOTED:

FRONT = 35 FT
SIDES = 5 FT (EACH)
REAR = 35 FT

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CURVE DIMENSIONS ARE ALONG ARC.

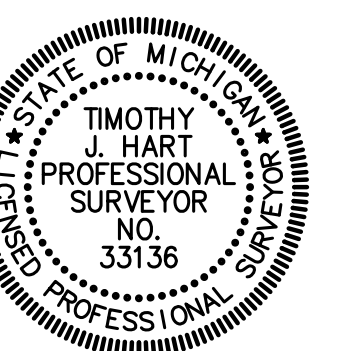
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PROPOSED 2-4-2020



SCALE: 1"= 30'



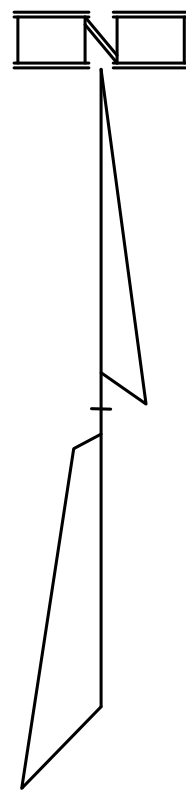
SITE & UNIT PLAN

"Lake Pointe"

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PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
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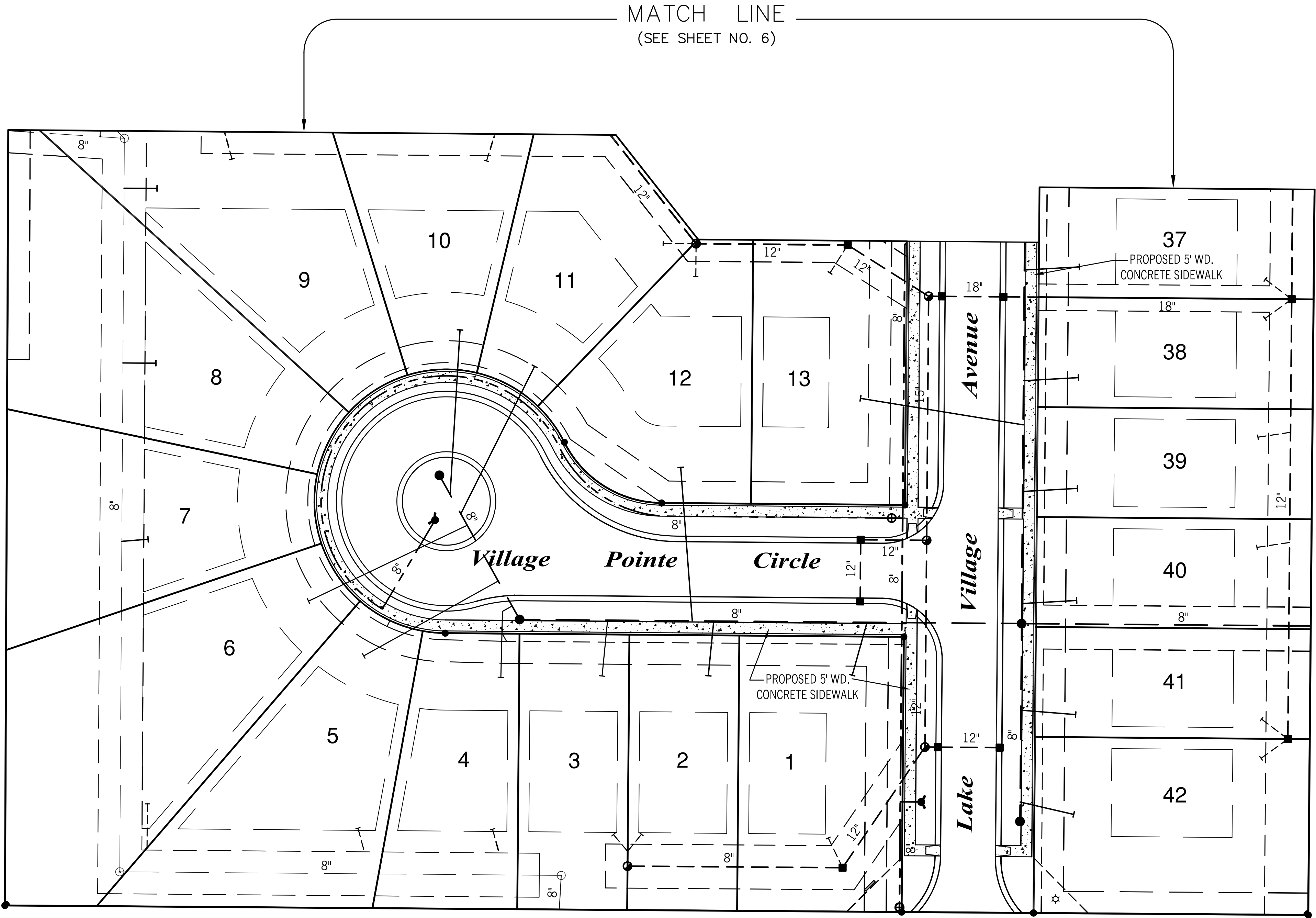
SHEET 4

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LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD LINE
- EXISTING GASMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- 6" SANITARY LEAD
- 4" SUMP LEAD
- EX SANITARY MANHOLE
- EX CATCH BASIN
- EX STORM MANHOLE
- EX END SECTION
- EX GATE VALVE
- EX HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBASIN
- INLET
- END SECTION
- GATE VALVE
- HYDRANT



UTILITY INFORMATION

UNITS WILL BE SERVICED BY DTE ENERGY - ELECTRIC, AT&T - TELEPHONE AND CONSUMERS ENERGY - GAS.

SANITARY SEWER, STORM SEWER AND WATER MAIN INFORMATION IS TAKEN FROM ENGINEERING PLANS PREPARED BY KIEFT ENGINEERING, INC..

ELECTRIC, TELEPHONE AND GAS LOCATION WAS NOT AVAILABLE AT THIS TIME AND WILL BE SHOWN ON THE "AS-BUILT" PLANS.

THE ROAD AND UTILITY MAINS SERVICING UNITS 1 THROUGH 42 "MUST BE BUILT". ALL OTHER IMPROVEMENTS "NEED NOT BE BUILT".

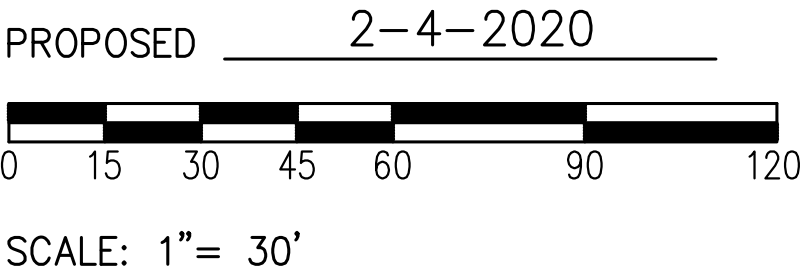
EASEMENT NOTES

THERE WILL BE A PRIVATE EASEMENT FOR SANITARY SEWER GRANTED TO WATERFORD TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN.

THERE WILL BE A PRIVATE EASEMENT FOR STORM SEWER GRANTED TO WATERFORD TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN.

THERE WILL BE A PRIVATE EASEMENT FOR WATER MAIN GRANTED TO WATERFORD TOWNSHIP AND CENTERED ON THE UTILITY AS SHOWN.

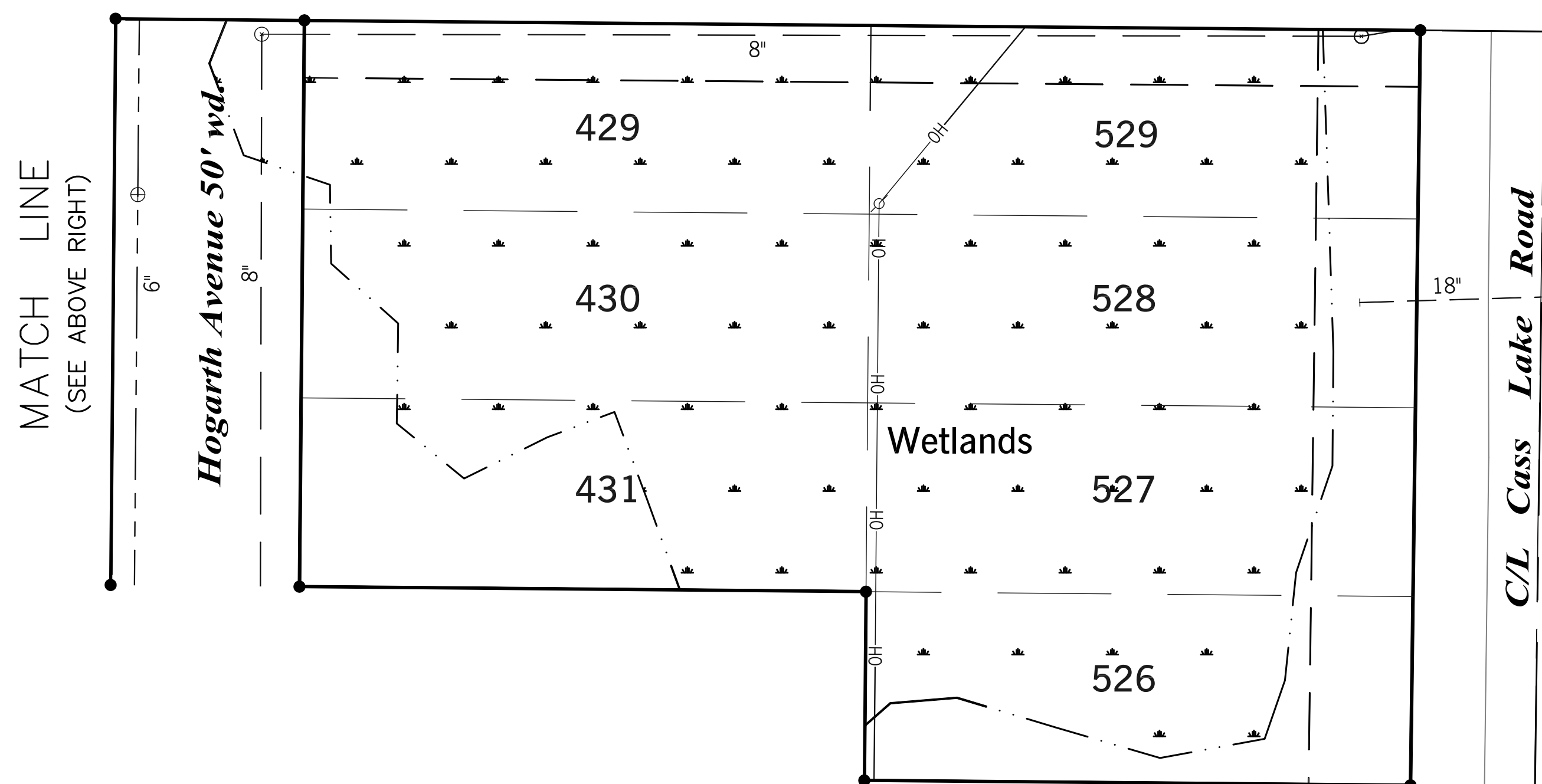
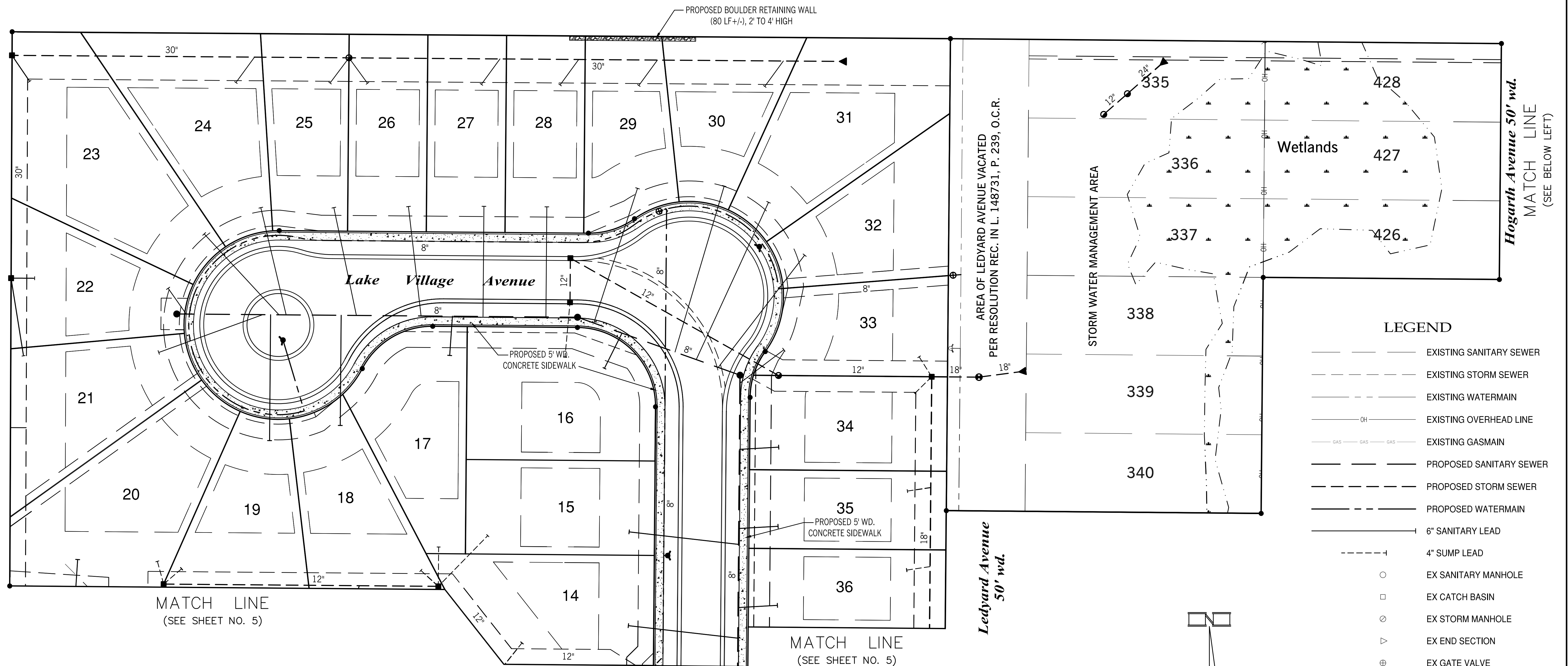
SEE EASEMENT PLAN FOR PURPOSE & LOCATION OF PROPOSED EASEMENTS.



UTILITY PLAN
"Lake Pointe"

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SHEET 5
KE 2018.068



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATERMAIN
 - EXISTING OVERHEAD LINE
 - EXISTING GASMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - 6" SANITARY LEAD
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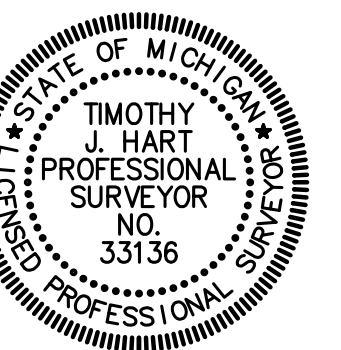
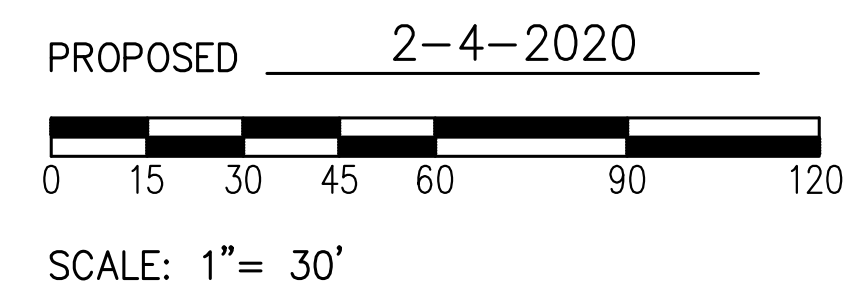
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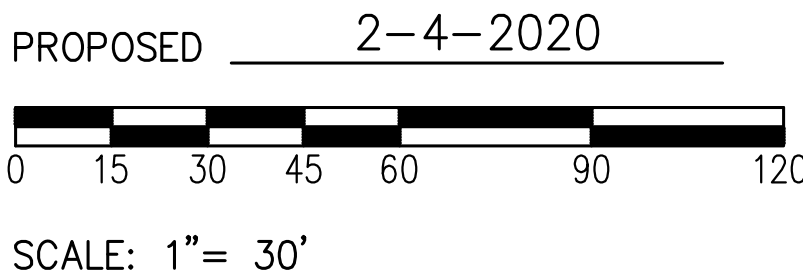


UTILITY PLAN "Lake Pointe"



PROPOSED PRIVATE EASEMENT
FOR WATER MAIN

MATCH LINE
(SEE SHEET NO. 8)



EASEMENT PLAN

"Lake Pointe"

SHEET 7

KE 2018.068



