

OAKLAND COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. _____
 EXHIBIT "B" TO THE MASTER DEED OF
Orion Villas
 VILLAGE OF LAKE ORION & ORION 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.

ENGINEER AND SURVEYOR



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

PROPERTY DESCRIPTION

PART OF LOT 29, "ASSESSOR'S PLAT NO. 1" A SUBDIVISION OF PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 1, T4N, R10E, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 53 OF PLATS, PAGE 52, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 1, 2 & 3, "MILLER SCHORN ORION SUBDIVISION" OF PART OF THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF SECTION 1, T4N, R10E, ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 36 OF PLATS, PAGE 29, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SE CORNER OF LOT 29; TH S 78°29'00" W 74.89 FT; TH N 79°05'00" W 61.23 FT ALONG THE SOUTH LINE OF SAID LOT 29; TH N 00°47'14" E 150.00 FT ALONG THE WEST LINE OF SAID LOT 29; TH S 87°35'39" E 93.65 FT; TH S 10°05'10" E 20.45 FT; TH S 88°00'26" E 36.12 FT TO A POINT ON THE WEST LINE OF SAID LOT 1; TH S 87°53'26" E 124.16 FT TO A POINT ON THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SCHORN ROAD; TH S 01°59'22" W (REC. AS S 02°15'00" W) 94.85 FT ALONG SAID EAST AND WEST LINES TO THE SE CORNER OF LOT 3; TH S 78°28'00" W 125.16 FT ALONG THE SOUTH LINE OF SAID LOTS 1, 2 & 3; TH N 00°51'00" E 3.07 FT TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES. SUBJECT TO A HIGHWAY EASEMENT OVER PART OF LOT 29, "ASSESSOR'S PLAT NO. 1" A SUBDIVISION OF PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 1, T4N, R10E, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 53 OF PLATS, PAGE 52, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SE CORNER OF LOT 29; TH S 78°29'00" W 74.89 FT & N 79°05'00" W 61.23 FT ALONG THE SOUTH LINE OF SAID LOT 29; TH N 00°47'14" E 10.25 FT ALONG THE WEST LINE OF SAID LOT 29 ; TH N 86°31'39" E 59.99 FT; TH N 78°37'29" E 75.34 FT TO A POINT ON THE EAST LINE OF SAID LOT 29; TH S 00°51'00" W 25.39 FT ALONG THE EAST LINE OF SAID LOT 29 TO THE POINT OF BEGINNING. ALSO SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.

DEVELOPER

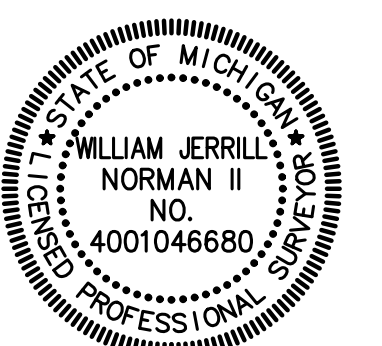
ROBERT/JUSTINI CO, LLC
 969 N. CONKLIN ROAD
 LAKE ORION, MICHIGAN 48362
 (248) 421-7566

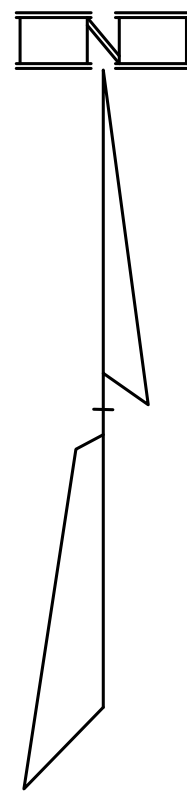
SHEET INDEX

1. COVER SHEET
2. SURVEY PLAN
3. SITE & UNIT PLAN
4. UTILITY PLAN
5. OVERALL EASEMENT PLAN
6. SANITARY & WATERMAIN EASEMENT PLAN
7. STORM & LANDSCAPE EASEMENT PLAN
8. GAS & ELECTRIC EASEMENT PLAN
9. FOUNDATION & 1ST FLOOR PLANS
10. 2ND FLOOR & SECTIONS PLAN

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 2-9-2024



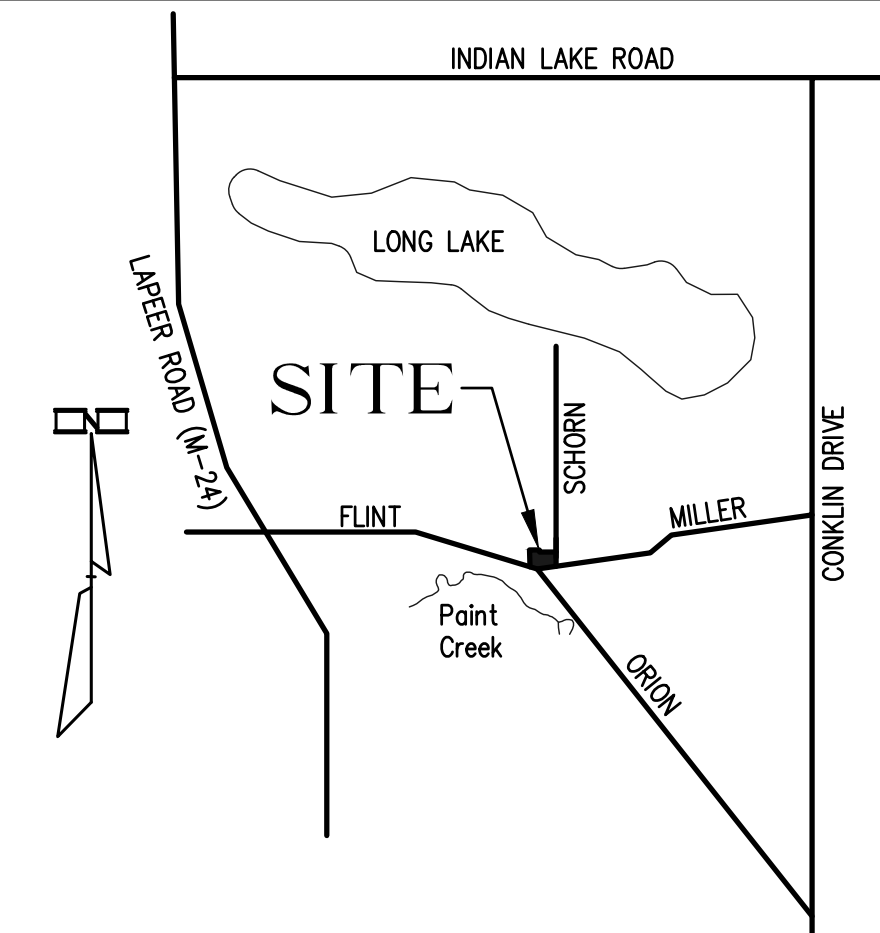


THIS CONDOMINIUM DOES NOT LIE WITHIN AN ESTABLISHED FLOOD PLAIN.

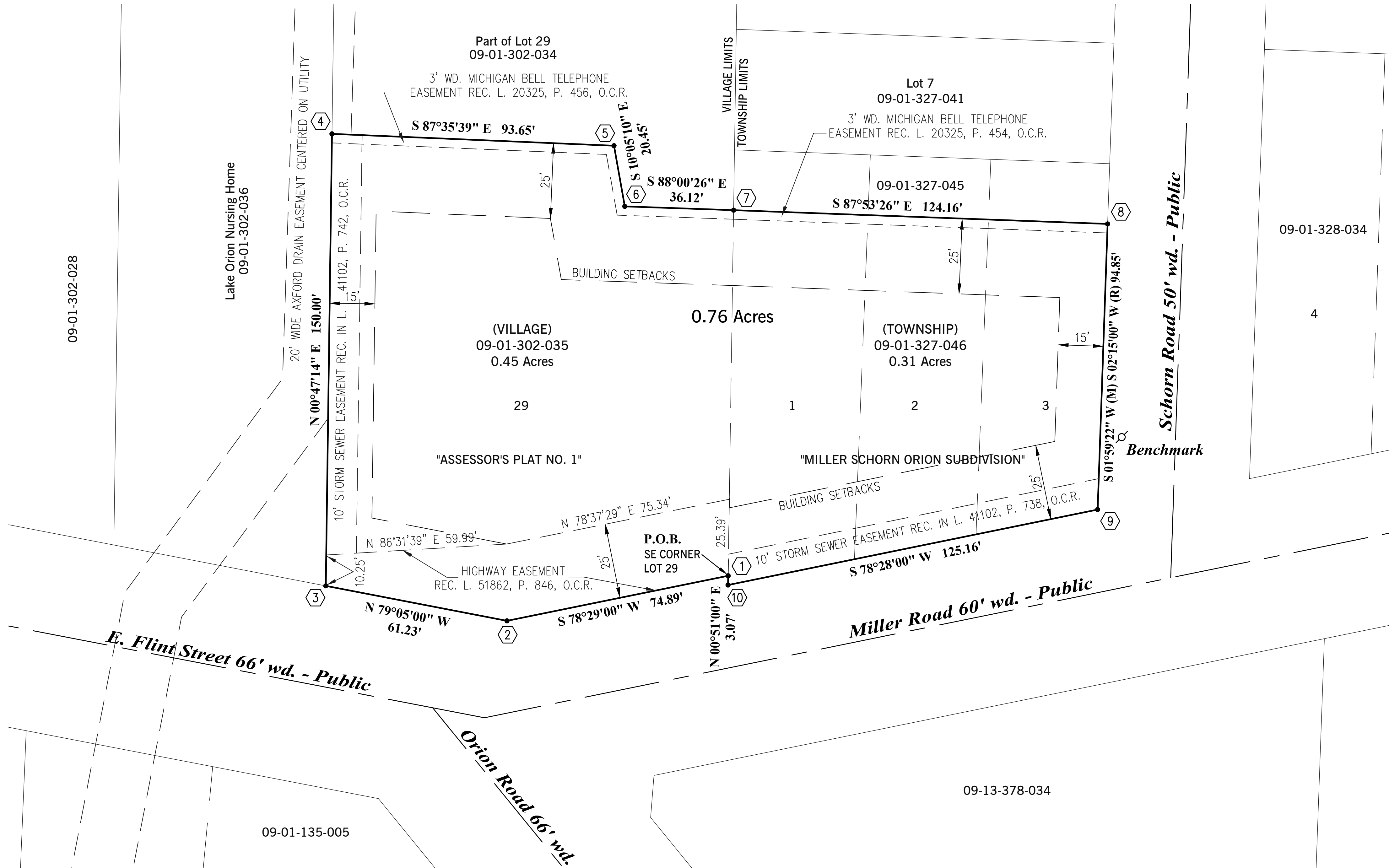
BEARINGS ARE BASED ON "ASSESSORS PLAT NO. 1" RECORDED IN LIBER 53 OF PLATS, PAGE 52, OAKLAND COUNTY RECORDS.

BENCHMARK: ELEVATION 980.73 N.A.V.D. 88 ARROW OF EXISTING HYDRANT LOCATED ALONG THE EAST PROPERTY LINE.

• MONUMENT SET



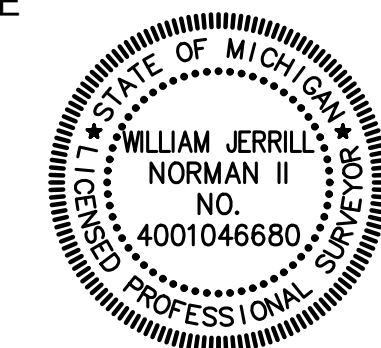
LOCATION MAP
SCALE 1" = 2000'



SURVEYOR'S CERTIFICATE

I, WILLIAM J. NORMAN II, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS "ORION VILLAS", OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE 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 GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 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 NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.
THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978

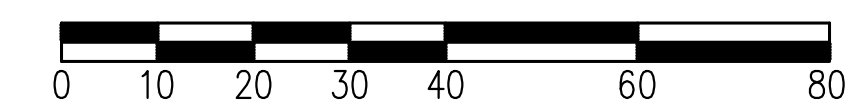
DATE _____



WILLIAM J. NORMAN II
PROFESSIONAL SURVEYOR
REGISTRATION NO. 4001046680
KIEFT ENGINEERING, INC.
5852 SOUTH MAIN STREET, STE #1
CLARKSTON, MICHIGAN 48346

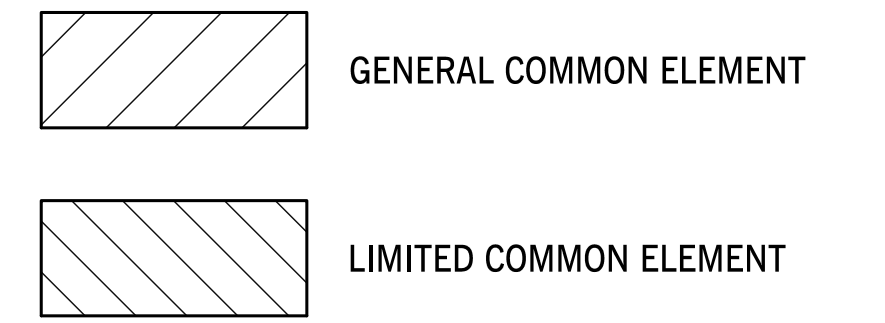
SURVEY PLAN "Orion Villas"

PROPOSED 2-9-2024

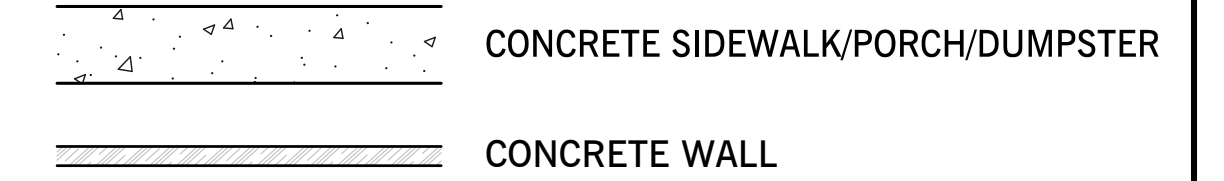


SCALE: 1" = 20'

LEGEND



- Unit 1**
- MONUMENT
 - ⊠ COORDINATE POINT
 - P-1 PORCH AREA LIMITED COMMON ELEMENT
 - S-2 SIDEWALK AREA FRONT LIMITED COMMON ELEMENT
 - L/S LANDSCAPE/GRASS AREA GENERAL COMMON ELEMENT



COORDINATE		
NO.	NORTH	EAST
1	5003.356	5133.504
2	4988.404	5060.122
3	5000.000	5000.000
4	5149.986	5002.061
5	5146.055	5095.628
6	5125.921	5099.210
7	5124.665	5135.308
8	5120.095	5259.384
9	5025.311	5256.091
10	5000.287	5133.459
11	5046.712	5038.929
12	5089.708	5039.520
13	5087.169	5224.294
14	5047.172	5223.745

LIVING FLOOR NAVD '88 ELEVATIONS	
UNIT NO.	ELEVATION
1	987.67
2	987.67
3	987.67
4	987.67
5	987.67
6	987.67
7	987.67
8	987.67

NOTES

ALL PORCHES & SIDEWALKS ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE UNITS SERVICED THEREBY.

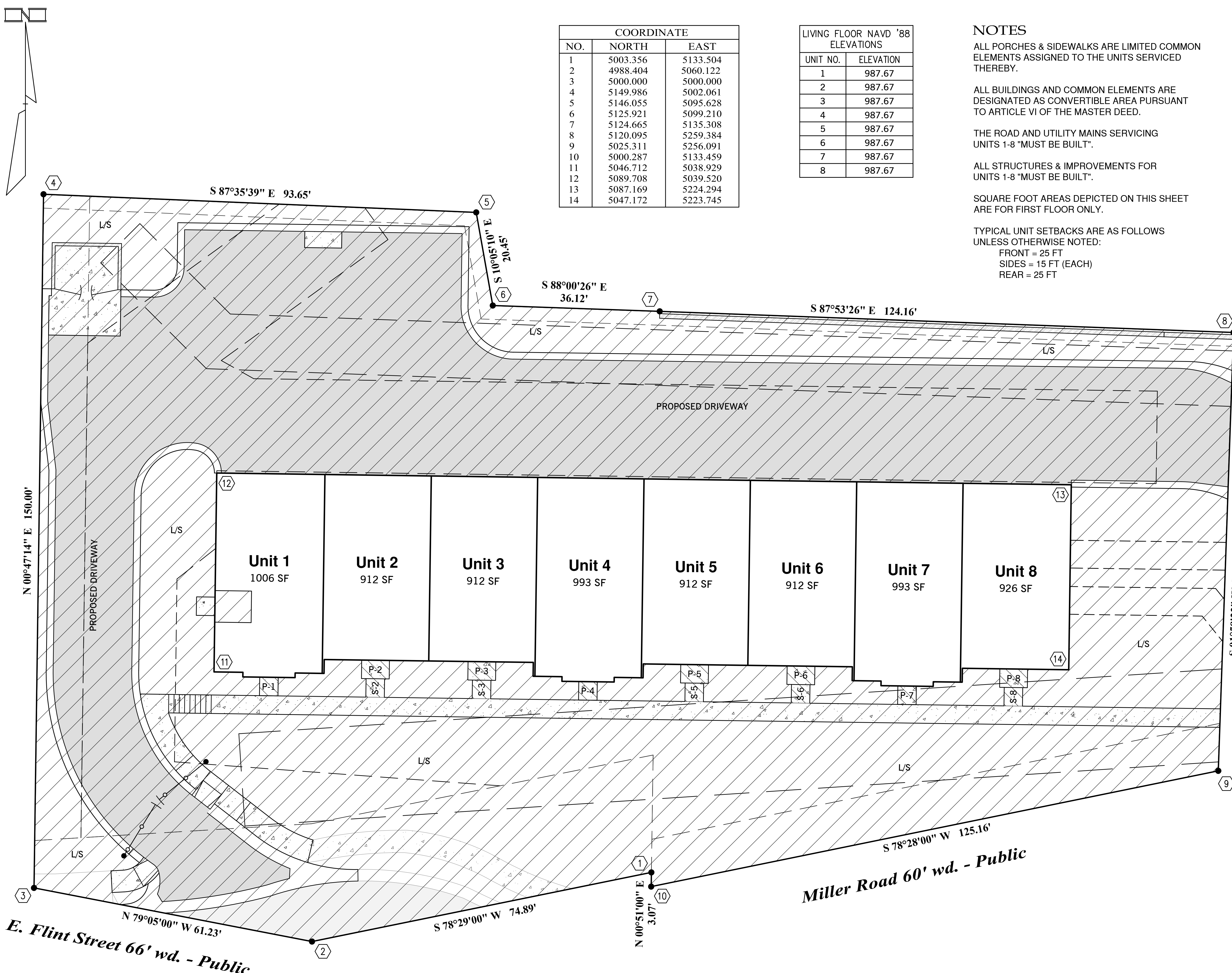
ALL BUILDINGS AND COMMON ELEMENTS ARE DESIGNATED AS CONVERTIBLE AREA PURSUANT TO ARTICLE VI OF THE MASTER DEED.

THE ROAD AND UTILITY MAINS SERVICING UNITS 1-8 "MUST BE BUILT".

ALL STRUCTURES & IMPROVEMENTS FOR UNITS 1-8 "MUST BE BUILT".

SQUARE FOOT AREAS DEPICTED ON THIS SHEET ARE FOR FIRST FLOOR ONLY.

TYPICAL UNIT SETBACKS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 FRONT = 25 FT
 SIDES = 15 FT (EACH)
 REAR = 25 FT



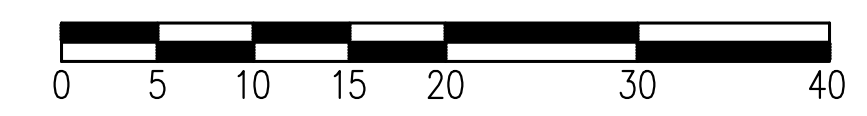
Schorn Road 50' wd. - Public

Miller Road 60' wd. - Public

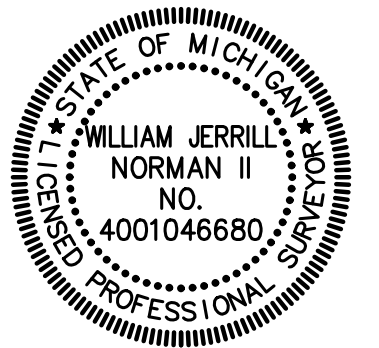
E. Flint Street 66' wd. - Public

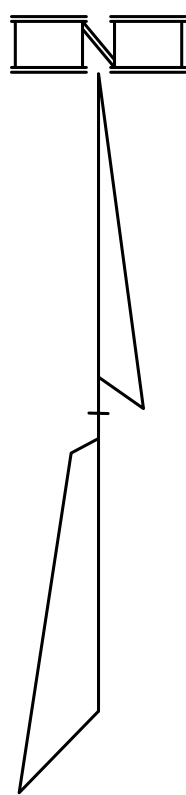
SITE & UNIT PLAN
 "Orion Villas"

PROPOSED 2-9-2024



SCALE: 1" = 10'





UTILITY INFORMATION

ELECTRIC SERVICE BY DTE, TELEPHONE SERVICE BY AT&T, GAS SERVICE BY CONSUMERS ENERGY, AND CABLE TELEVISION SERVICE BY XFINITY CABLE.

EXISTING STORM SEWER, SANITARY SEWER AND WATER MAIN INFORMATION IS FROM FIELD LOCATION DONE BY KIEFT ENGINEERING AND FROM VILLAGE AND TOWNSHIP RECORDS.

SIGNAGE, GAS, ELECTRIC, TELEPHONE AND TV CABLE LINES WILL BE SHOWN ON THE "AS-BUILT" PLANS.

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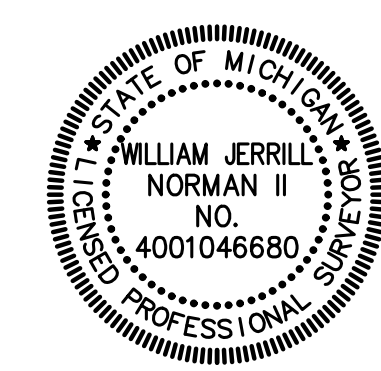
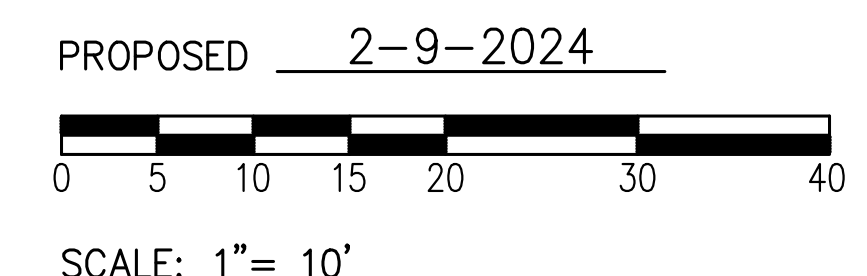
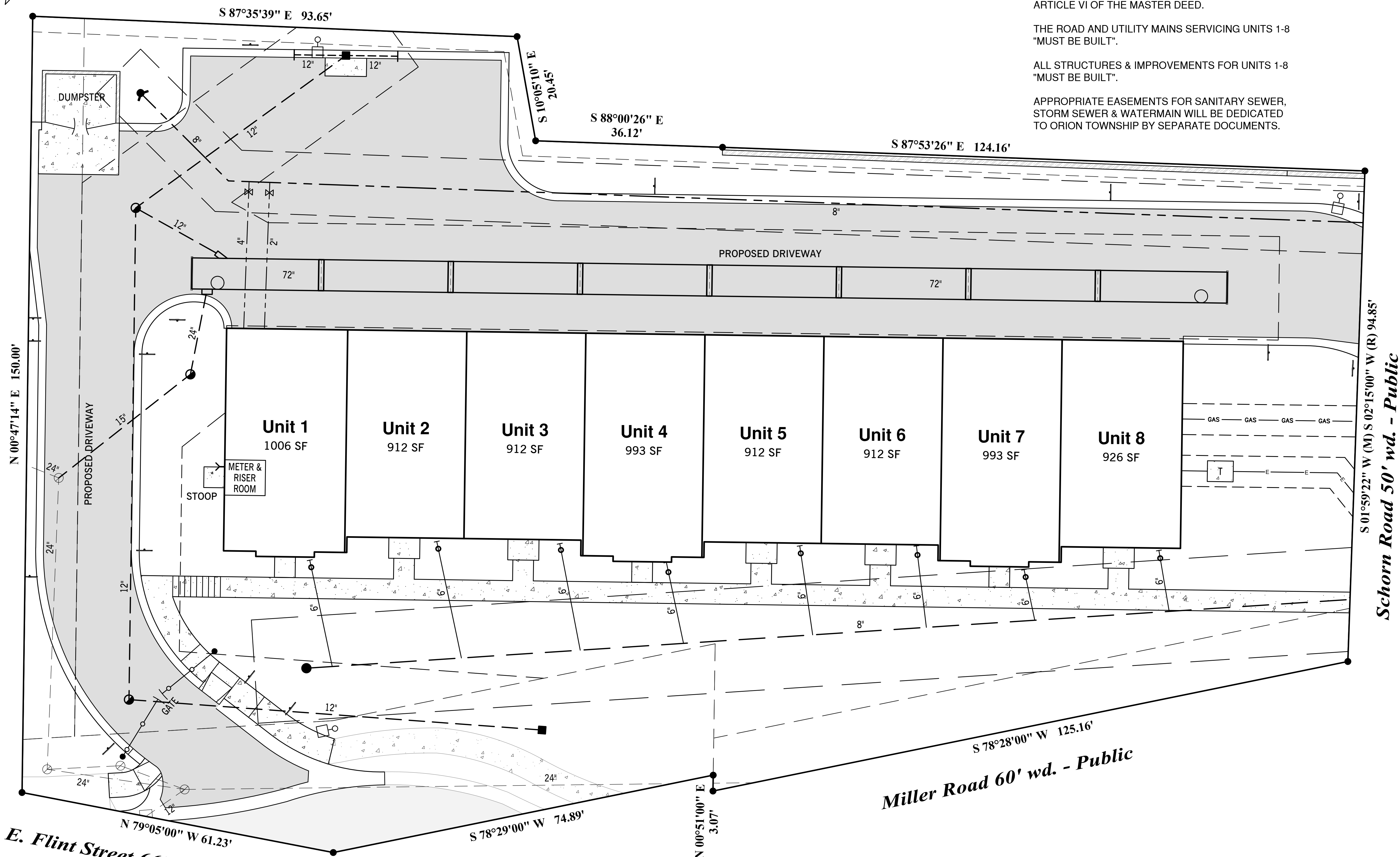
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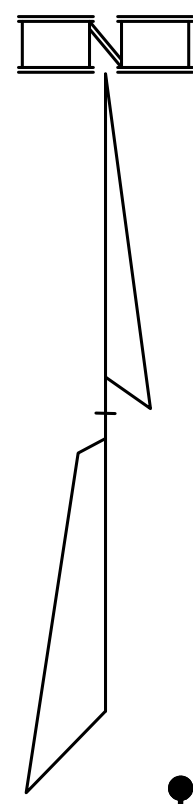
APPROPRIATE EASEMENTS FOR SANITARY SEWER, STORM SEWER & WATERMAIN WILL BE DEDICATED TO ORION TOWNSHIP BY SEPARATE DOCUMENTS.

LEGEND


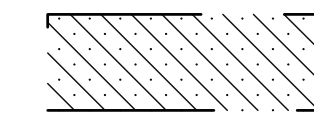
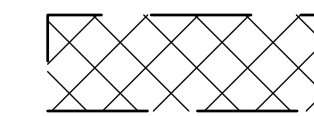

- EXISTING STORM SEWER
- ⊙ EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- 6" SANITARY LEAD W/CLEANOUT
- PROPOSED STORM SEWER
- GAS --- GAS --- GAS --- GAS LINE
- UNDERGROUND ELECTRIC
- ⊗ WATER SHUT-OFF VALVE
- ⊕ PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- ⊙ PROPOSED STORM MANHOLE
- ACCESS RISER
- PROPOSED SANITARY CLEANOUT
- ⊕ SIGN
- ⊕ TRANSFORMER
- ⊕ LIGHT POLE
- ⊕ FIRE DEPARTMENT CONNECTION
- CONCRETE SIDEWALK/PORCH/DUMPSTER
- CONCRETE WALL



UTILITY PLAN "Orion Villas"

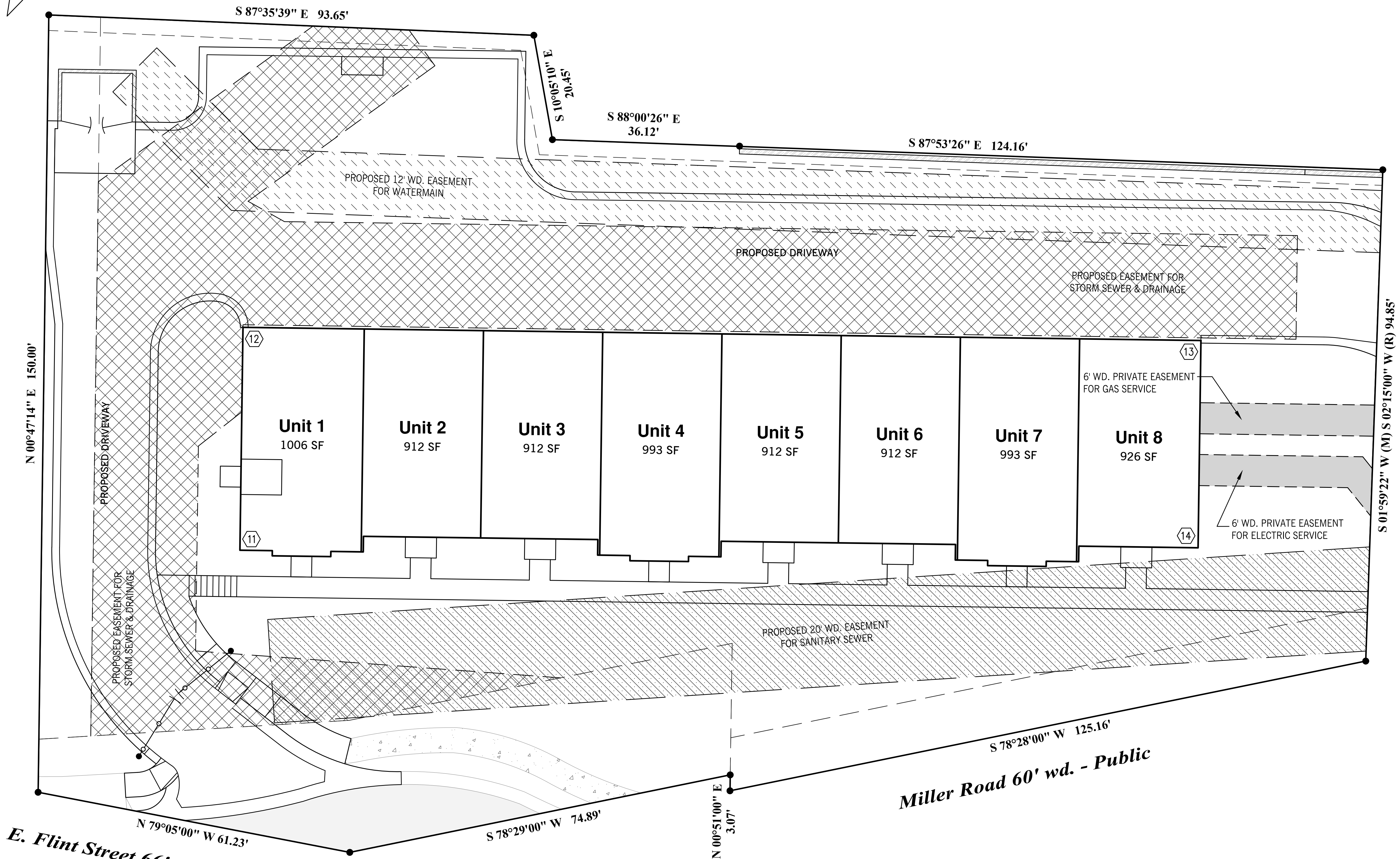


LEGEND

-  PROPOSED 6' WD. EASEMENT FOR GAS & ELECTRIC SERVICE
-  PROPOSED 20' WD. EASEMENT FOR SANITARY SEWER
-  PROPOSED 20' WD. EASEMENT FOR STORM SEWER & DRAINAGE
-  PROPOSED 12' WD. EASEMENT FOR WATER MAIN

NOTE

APPROPRIATE EASEMENTS FOR SANITARY SEWER, STORM SEWER & WATERMAIN WILL BE DEDICATED TO ORION TOWNSHIP BY SEPARATE DOCUMENTS.



Schorn Road 50' wd. - Public

Miller Road 60' wd. - Public

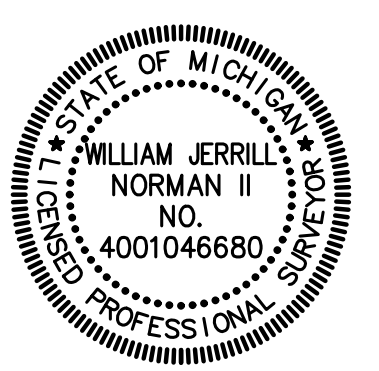
E. Flint Street 66' wd. - Public

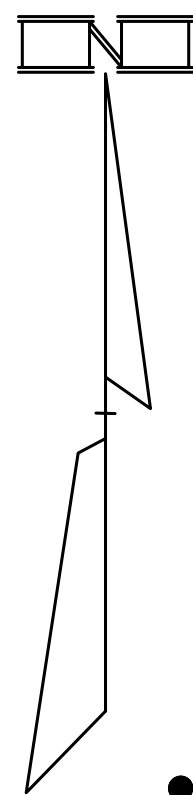
PROPOSED 2-9-2024



SCALE: 1" = 10'

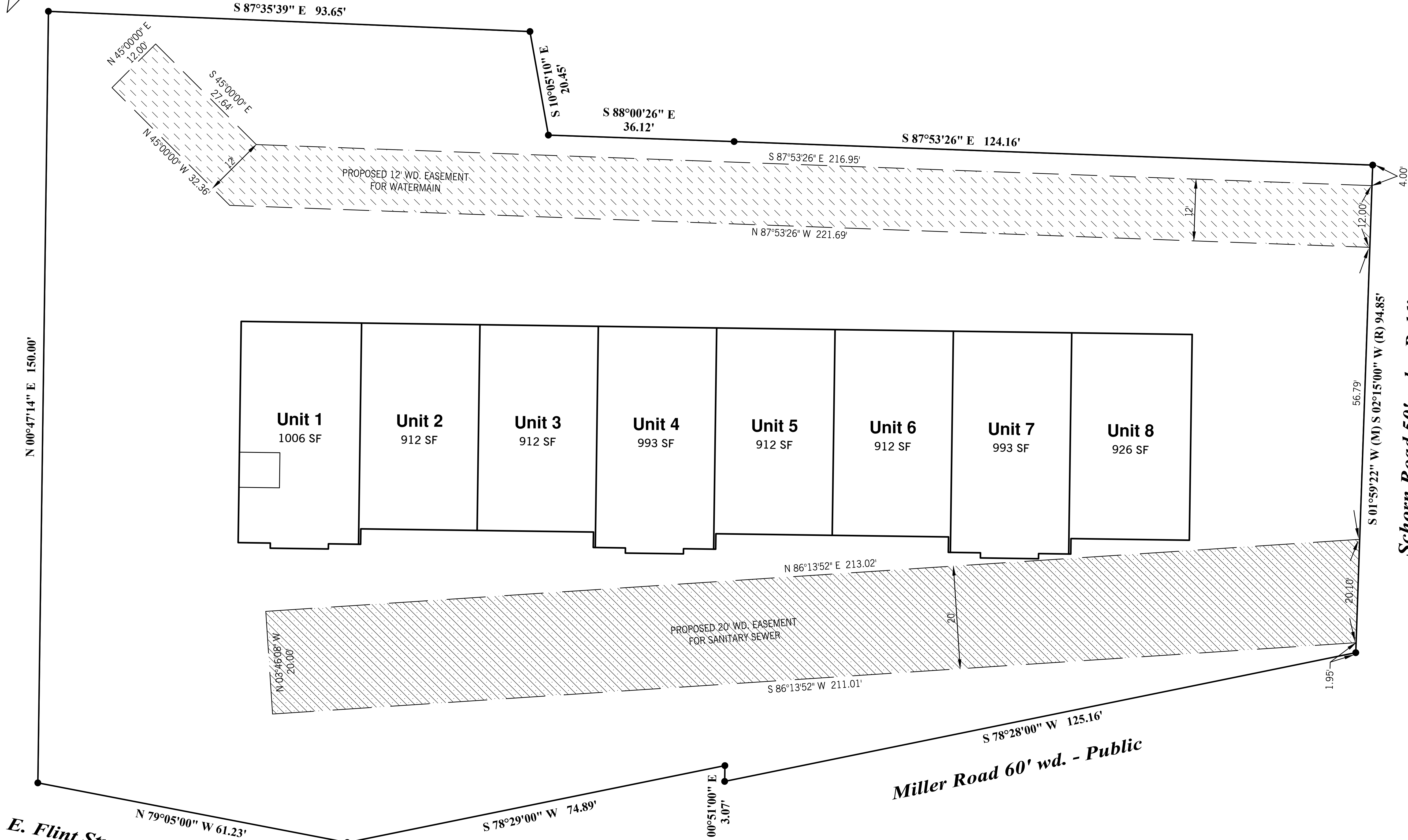
OVERALL EASEMENT PLAN "Orion Villas"





LEGEND

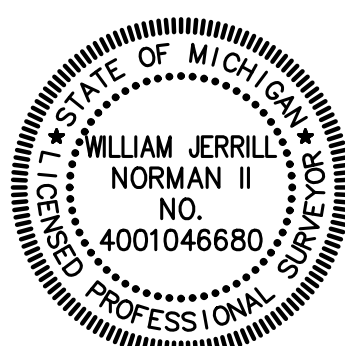
- PROPOSED 6' WD. EASEMENT FOR GAS & ELECTRIC SERVICE
- PROPOSED 20' WD. EASEMENT FOR SANITARY SEWER
- PROPOSED 20' WD. EASEMENT FOR STORM SEWER & DRAINAGE
- PROPOSED 12' WD. EASEMENT FOR WATER MAIN



Schorn Road 50' wd. - Public

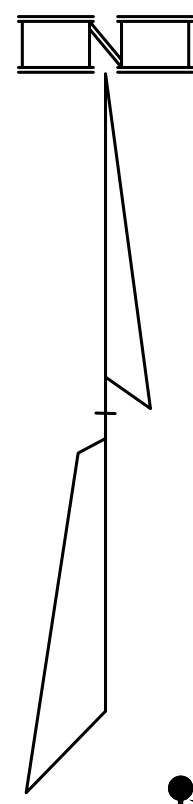
Miller Road 60' wd. - Public

E. Flint Street 66' wd. - Public


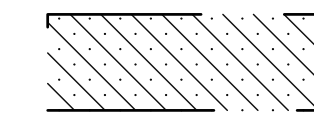
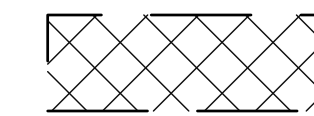



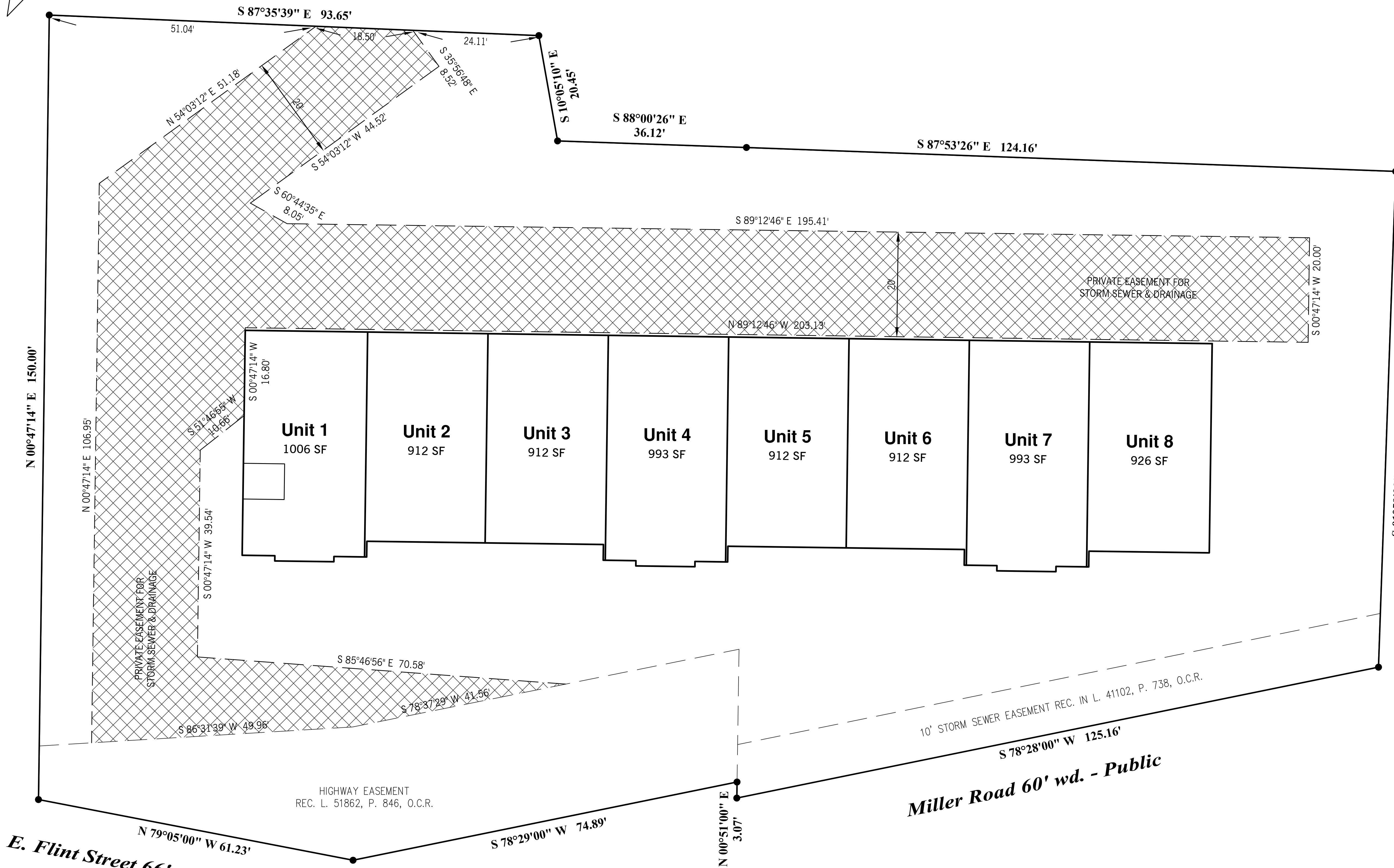
SANITARY & WATERMAIN EASEMENT PLAN "Orion Villas"

PROPOSED 2-9-2024
SCALE: 1" = 10'



LEGEND

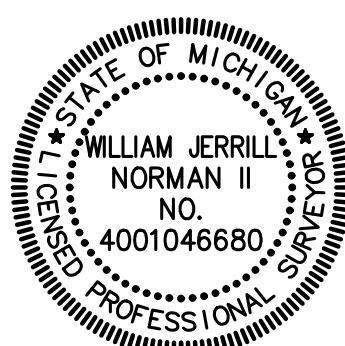
-  PROPOSED 6' WD. EASEMENT FOR GAS & ELECTRIC SERVICE
-  PROPOSED 20' WD. EASEMENT FOR SANITARY SEWER
-  PROPOSED 20' WD. EASEMENT FOR STORM SEWER & DRAINAGE
-  PROPOSED 12' WD. EASEMENT FOR WATER MAIN



Schorn Road 50' wd. - Public


Miller Road 60' wd. - Public

E. Flint Street 66' wd. - Public

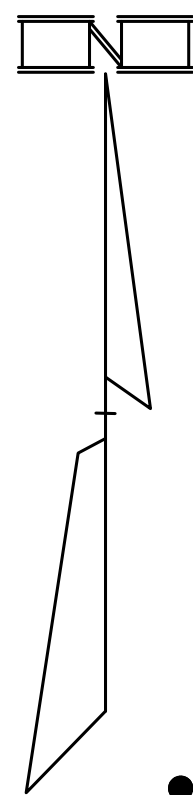


STORM & LANDSCAPE EASEMENT PLAN "Orion Villas"


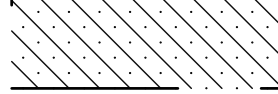


PROPOSED 2-9-2024

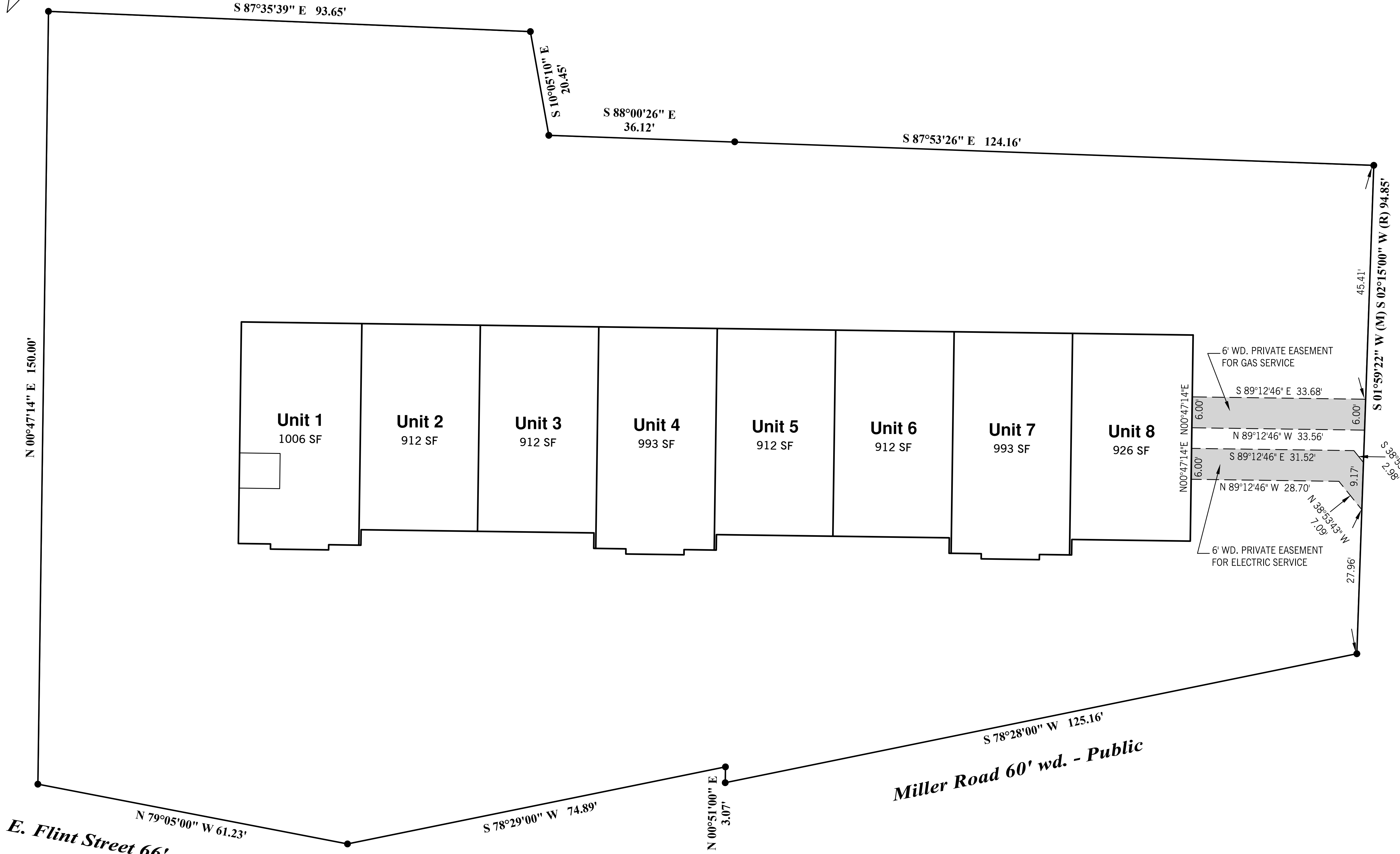


SCALE: 1" = 10'



LEGEND

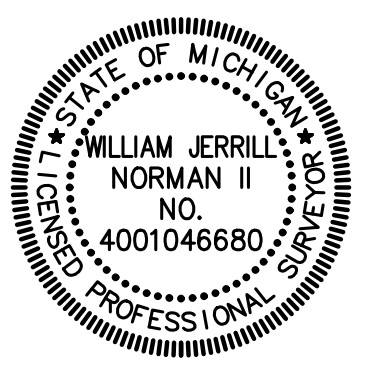
-  PROPOSED 6' WD. EASEMENT FOR GAS & ELECTRIC SERVICE
-  PROPOSED 20' WD. EASEMENT FOR SANITARY SEWER
-  PROPOSED 20' WD. EASEMENT FOR STORM SEWER & DRAINAGE
-  PROPOSED 12' WD. EASEMENT FOR WATER MAIN



Schorn Road 50' wd. - Public

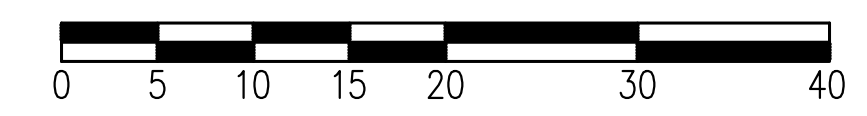
Miller Road 60' wd. - Public

E. Flint Street 66' wd. - Public



GAS & ELECTRIC
EASEMENT PLAN
"Orion Villas"

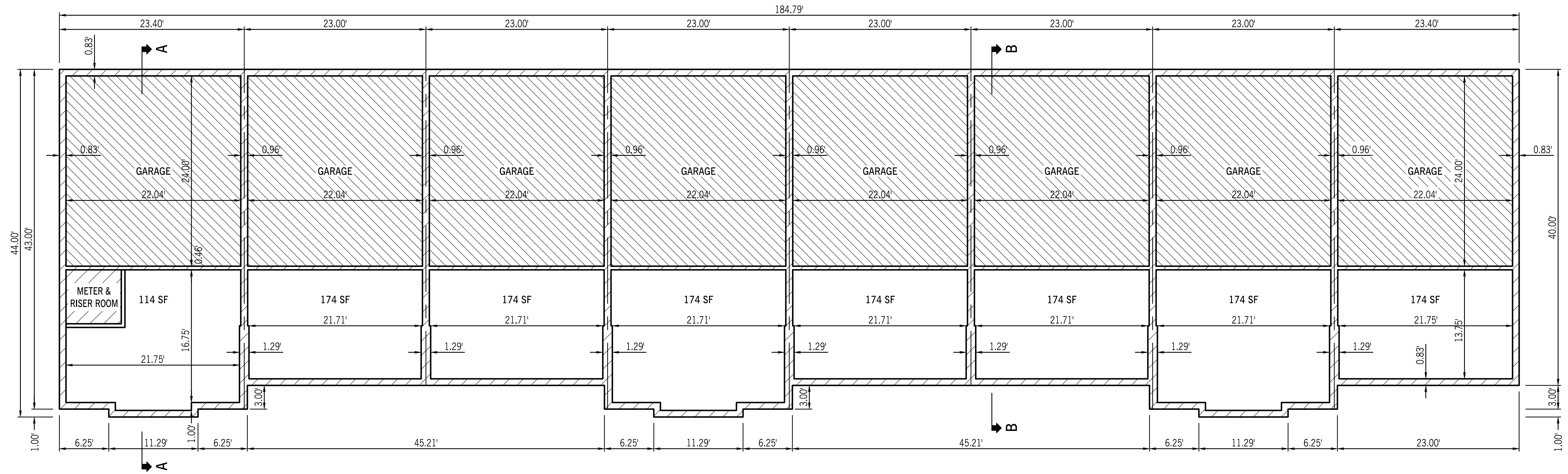
PROPOSED 2-9-2024



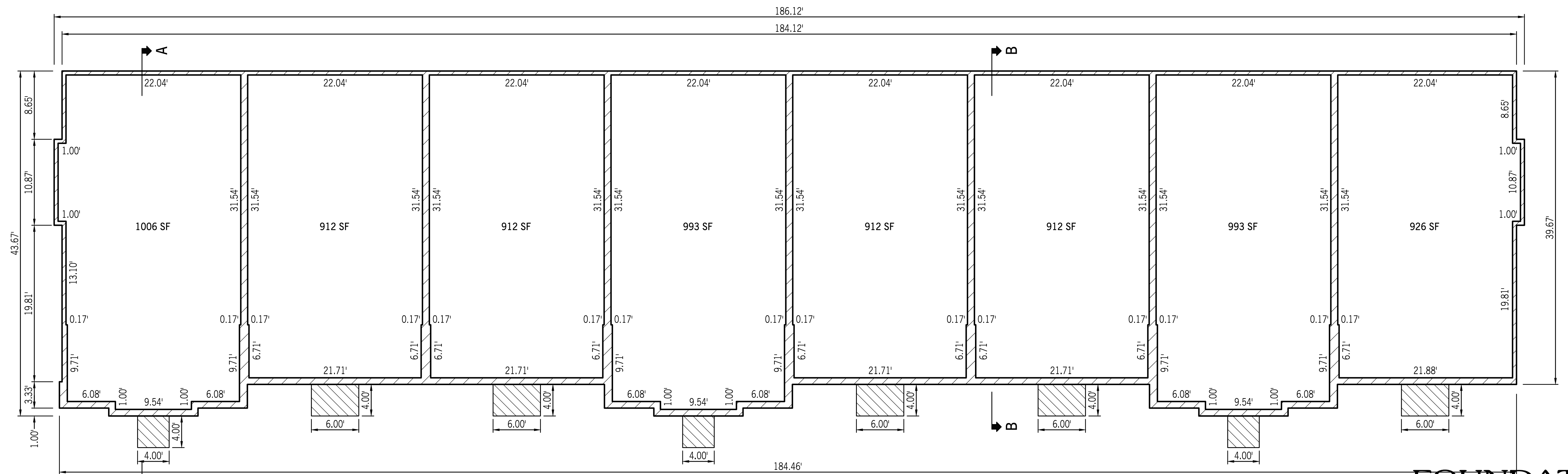
SCALE: 1" = 10'

KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

SHEET 8
KE 2021.171

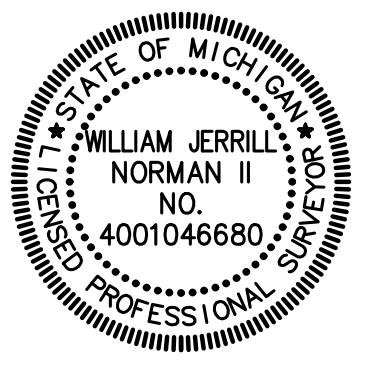


FOUNDATION



FIRST FLOOR

LIVING FLOOR NAVD '88 ELEVATIONS	
UNIT NO.	ELEVATION
1	987.67
2	987.67
3	987.67
4	987.67
5	987.67
6	987.67
7	987.67
8	987.67



FOUNDATION & 1ST FLOOR PLANS
"Orion Villas"

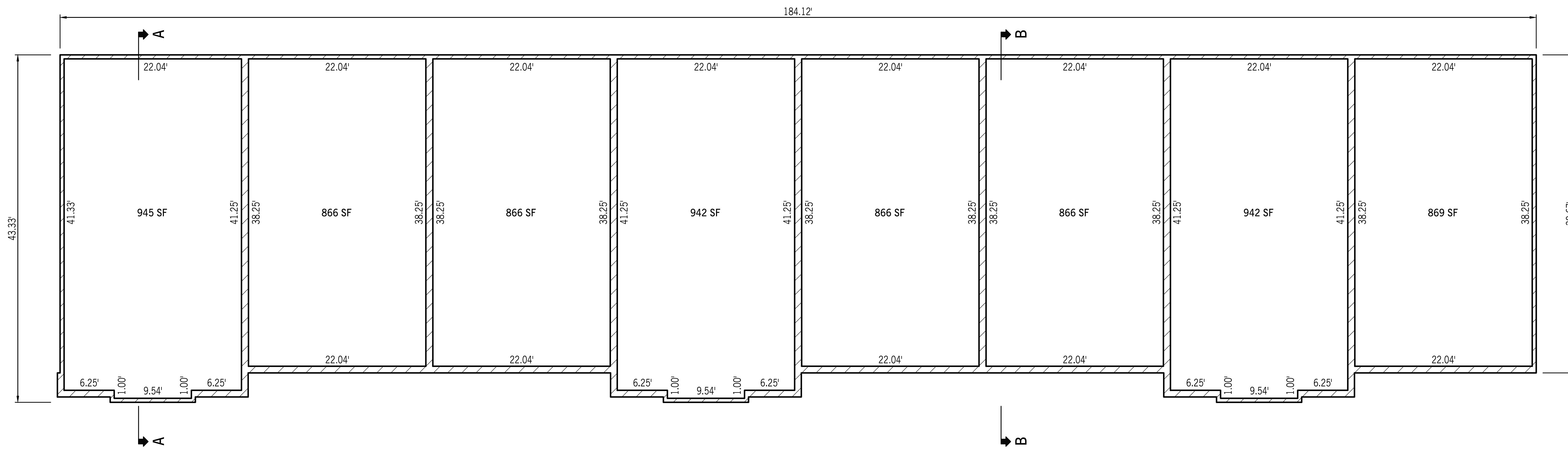
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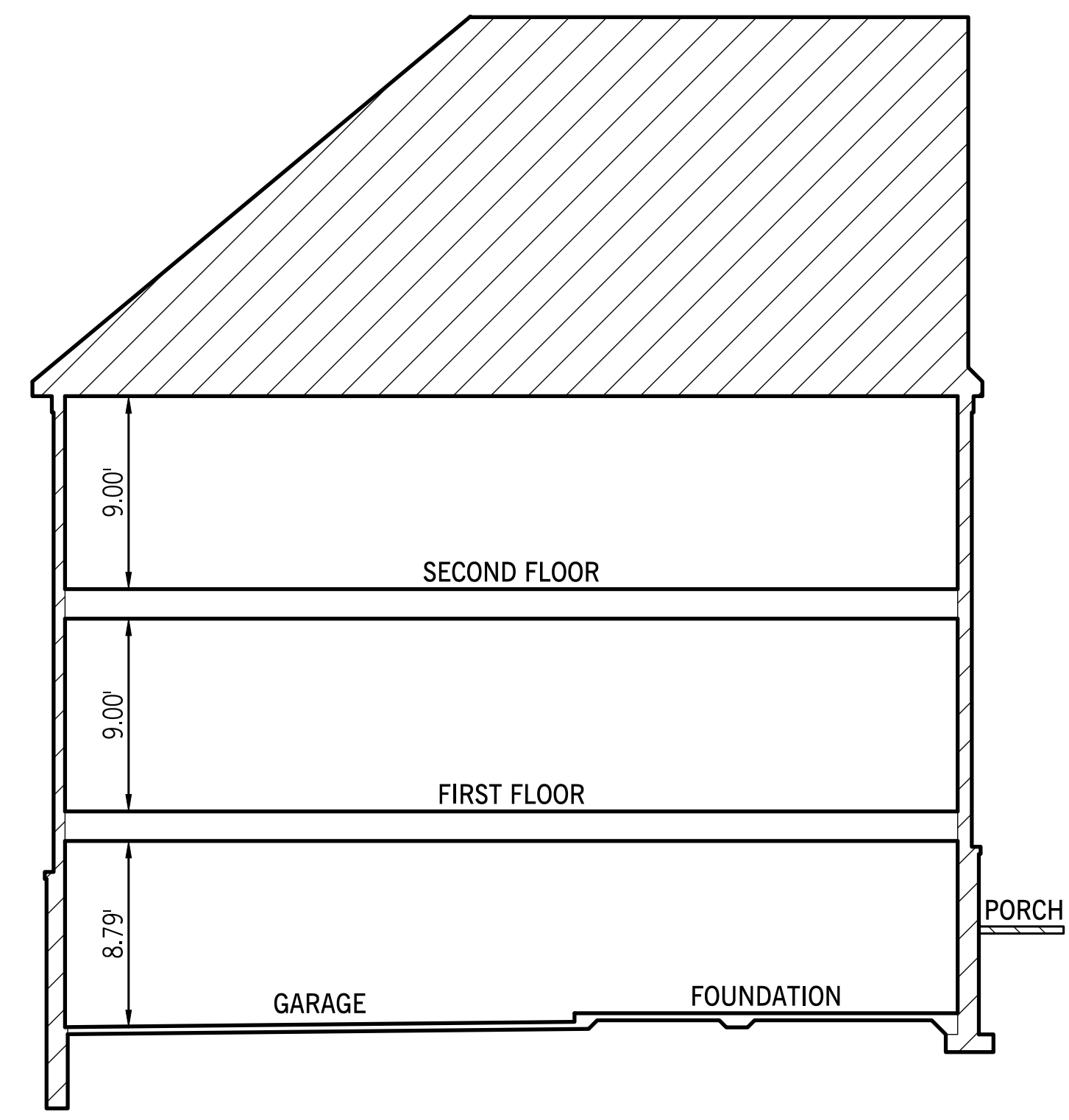
SCALE: 1" = 8'

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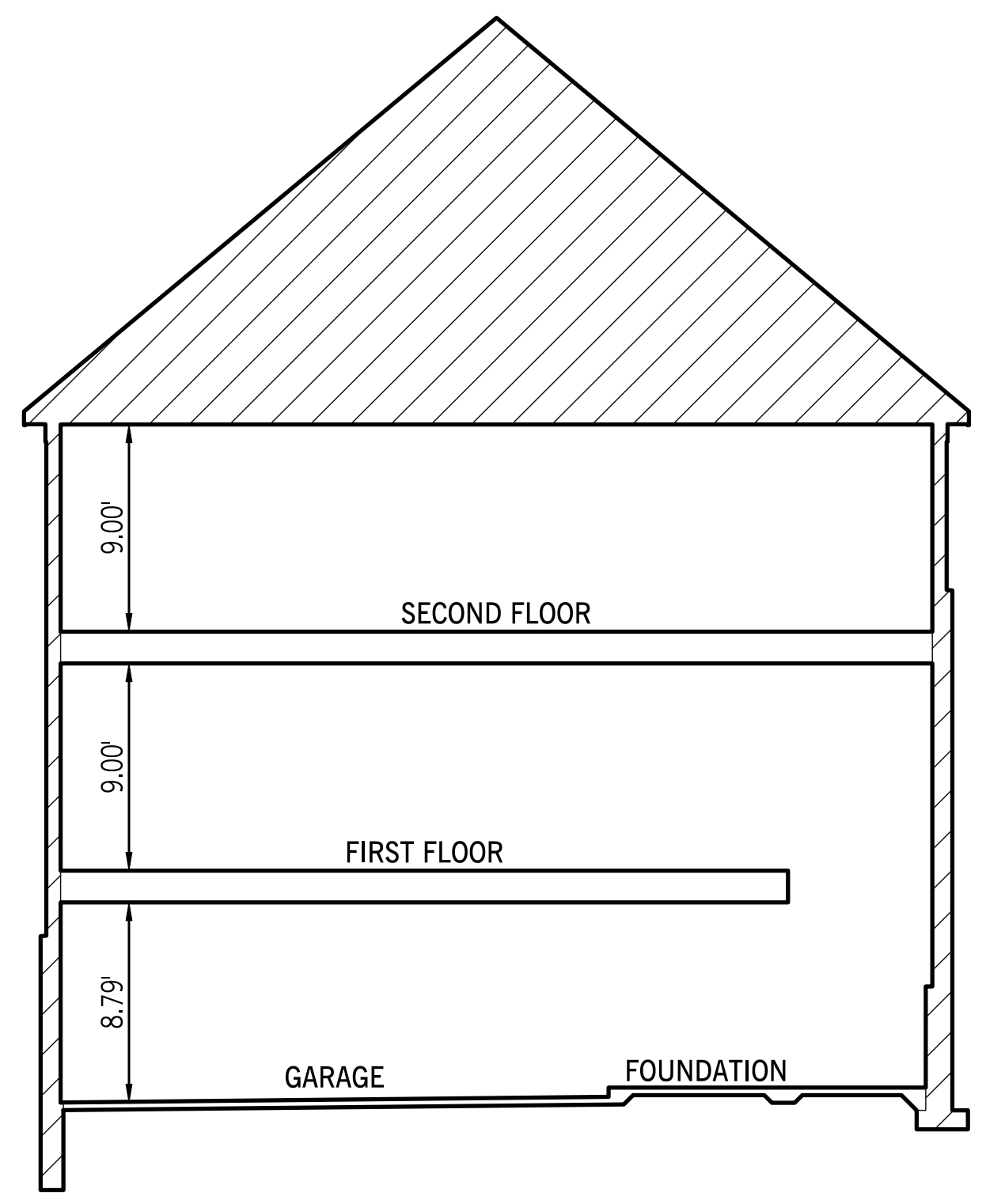
SHEET 9
KE 2021.171



SECOND FLOOR



SECTION A - A



SECTION B - B

PROPOSED 2-9-2024

SCALE: 1" = 8'

2ND FLOOR & SECTIONS PLAN
"Orion Villas"

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SHEET 10
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