

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. \_\_\_\_\_  
 EXHIBIT "B" TO THE MASTER DEED OF

# PENINSULA OF LAKE ORION CONDOMINIUM

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

DEVELOPER  
 PENINSULA OF LAKE ORION LLC  
 3005 UNIVERSITY DRIVE  
 AUBURN HILLS, MICHIGAN 48326

ENGINEERS & SURVEYORS  
 GIFFELS WEBSTER  
 28 WEST ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226

ATTENTION: COUNTY 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, SHEET 1, AND THE SURVEYOR'S  
 CERTIFICATE SHEET 2.

SHEET INDEX	
1	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN
4	UTILITY & EASEMENT PLAN

NOTE:  
 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.

## PROPERTY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 2, T-04-N, R-10-E, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, LOT 21 OF "AMENDED PLAT FOR LOTS 6, AND 9 THROUGH 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", AS RECORDED IN LIBER 296, PAGES 25-27 OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

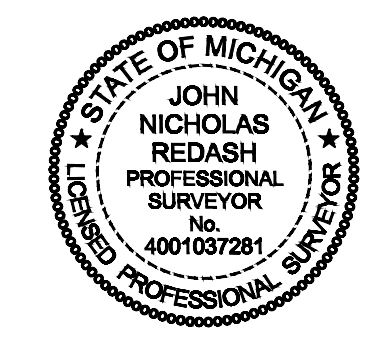
BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF SAID AMENDED PLAT; THENCE THE FOLLOWING THREE COURSES BEING ALONG THE EASTERLY LINE OF SAID LOT 21; (1) S.01°52'20"E., 28.76 FEET; AND (2) ALONG A CURVE TO THE LEFT 41.13 FEET, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 67°20'17", AND A LONG CHORD BEARING OF S.35°32'28"E., 38.81 FEET; AND (3) ALONG A CURVE TO THE RIGHT 31.03 FEET, SAID CURVE HAVING RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50°48'01", AND A LONG CHORD BEARING OF S.43°48'36"E., 30.03 FEET; THENCE S.89°09'31"E., 71.12 FEET ALONG THE SOUTH LINE OF LOT 22; THENCE N.06°31'20"W., 2.00 FEET TO A TRAVERSE POINT "BB" ON THE INTERMEDIATE TRAVERSE LINE AS PLATTED; THENCE CONTINUING N.06°31'20"W., 6.5 FEET MORE OR LESS TO THE WATER'S EDGE OF LAKE ORION; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY 430 FEET MORE OR LESS ALONG THE WATER'S EDGE OF LAKE ORION TO A POINT; THENCE N.11°00'00"W., 3.1 FEET MORE OR LESS TO TRAVERSE POINT "B" WHICH IS LOCATED THE FOLLOWING FOUR (4) COURSES ALONG THE INTERMEDIATE TRAVERSE LINE FROM THE AFORMENTIONED TRAVERSE POINT "BB"; (1) S.63°42'18"E., 115.19 FEET; AND (2) S.36°42'27"W., 50.20 FEET; AND (3) S.57°36'42"W., 121.20 FEET; AND (4) N.69°18'35"W., 91.50 FEET TO SAID TRAVERSE POINT "B"; THENCE THE FOLLOWING THREE COURSES BEING ALONG THE WEST LINE OF SAID LOT 21; (1) N.11°00'00"W., 27.08 FEET; AND (2) N.13°07'05"W., 100.00 FEET; AND (3) N.01°52'20"W., 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET (WIDTH VARIES); THENCE N.88°07'40"E., 30.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.8 ACRE MORE OR LESS TO THE WATER'S EDGE.

**giffels webster**  
 Engineers  
 Surveyors  
 Planners  
 Landscape Architects  
 Environmental Specialists  
 28 West Adams  
 Suite 1200  
 Detroit, MI 48226  
 p (313) 962-4442  
 f (313) 962-5068  
 www.giffelswebster.com

Executive: N.M.S.  
 Manager: J.D.R.  
 Designer: J.D.R.  
 Quality Control: J.N.R.  
 Section: 02  
 T-04-N R-10-E

DATE	ISSUE

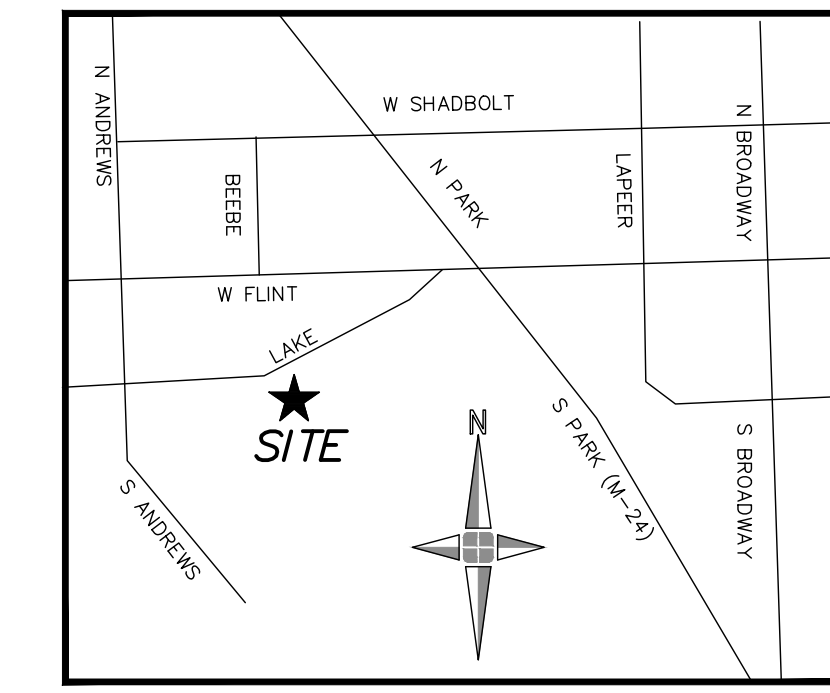
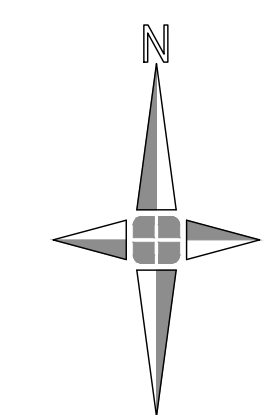
Date: 01.04.2024  
 Scale: NA  
 Sheet: 1 of 4  
 Project: 20107.35



PROPOSED DATED 01/04/2024

Copyright © 2023 Giffels Webster.  
 No reproduction shall be made without the prior written consent of Giffels Webster.

H:\2020\10020107\_30 The Starboard\Design\CAD\Peninsula Condo\_Dees\01 Cover.dwg



## SURVEYOR'S CERTIFICATE

I, JOHN N. REDASH, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOW AS 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 EXISTING ENCROACHMENTS UPON THE LANDS AND THE PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENT AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, BUT SHALL BE WITHIN ONE YEAR OF THE DATE ON WHICH THE MASTER DEED IS RECORDED.

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 THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

DATE: \_\_\_\_\_

JOHN N. REDASH,  
P.S. NO. 4001037281  
GIFFELS WEBSTER  
28 WEST ADAMS, SUITE 1200  
DETROIT, MICHIGAN 48226



DATE	ISSUE

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	2 of 4
Project:	20107.35

## NOTES

- ADDITIONAL EASEMENTS MAY BE SHOWN ON AS-BUILT DRAWINGS.
- MEASURED BEARINGS BASED ON MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM.
- PART OF LOT 21 ENCUMBERED - NO DOCKS, HOISTS OR LAUNCHES SHALL BE INSTALLED AND NO BOATS OR WATER CRAFT SHALL BE MOORED CIRCUIT COURT CASE NO. 02-041781-CK LIBER 43141, PAGE 246, OAKLAND COUNTY RECORDS.

## FLOOD NOTE:

THE PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOODPLAIN ELEVATION ON THIS PARCEL IS 987.1

## LEGEND

- BENCHMARK
- DENOTES BOUNDARY COORDINATE POINT NUMBER
- F.M. INDICATES A FOUND MONUMENT
- C.M. INDICATES A SET MONUMENT WHICH IS ONE-HALF (1/2) INCH DIAMETER STEEL BAR THIRTY-SIX (36) INCHES LONG, ENCASED IN CONCRETE FOUR (4) INCHES IN DIAMETER.
- F.I. INDICATES A FOUND IRON
- (M) MEASURED
- (R) RECORD

## COORDINATES

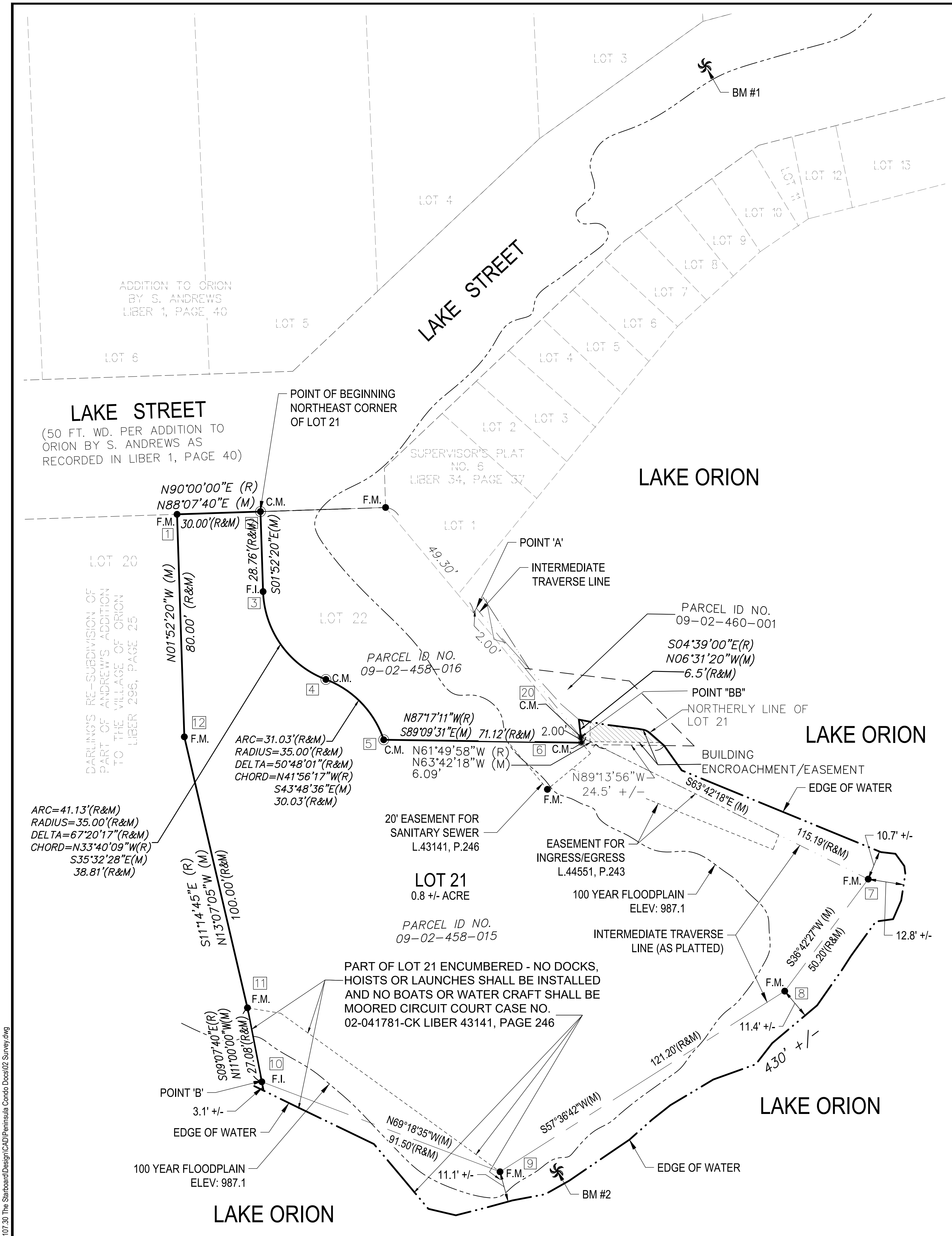
CO-ORD NO.	NORTH	EAST
1	469883.1251	13424689.7061
2	469884.1052	13424719.6900
3	469855.3606	13424720.6296
4	469823.7829	13424743.1881
5	469802.1153	13424763.9739
6	469801.0709	13424835.0862
7	469752.0309	13424938.1294
8	469711.7857	13424908.1234
9	469646.8664	13424805.7811
10	469679.1949	13424720.1825
11	469705.7773	13424715.0154
12	469803.1678	13424692.3197
13	469770.2006	13424761.5719
14	469736.3520	13424769.4323
15	469711.9996	13424775.0855
16	469651.8731	13424813.6740
17	469759.2526	13424808.2339
18	469694.2577	13424880.4912
19	469801.1893	13424827.0210
20	469803.0593	13424834.8587
21	469800.4641	13424835.5920
22	469800.3973	13424840.2461

## BENCHMARK

VERTICAL DATUM: NAVD88

BENCH MARK NO. 1  
SET NAIL WITH GW TAG #85436 IN THE NORTH FACE OF UTILITY POLE LOCATED ±16 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF PARCEL NO. 09-02-457-011.  
ELEVATION=989.75'

BENCH MARK NO. 2  
SET NAIL WITH GW TAG #85435 IN THE NORTH FACE OF 10" WALNUT LOCATED ±20.5 FEET WEST OF THE SOUTHERN MOST PROPERTY CORNER OF PARCEL NO. 09-02-458-015.  
ELEVATION=987.66'



H:\2024\100\20107.35\_The Shoreland Design\CAD\Preinals\_Cover\_02\_Survey.dwg

Copyright © 2023 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.

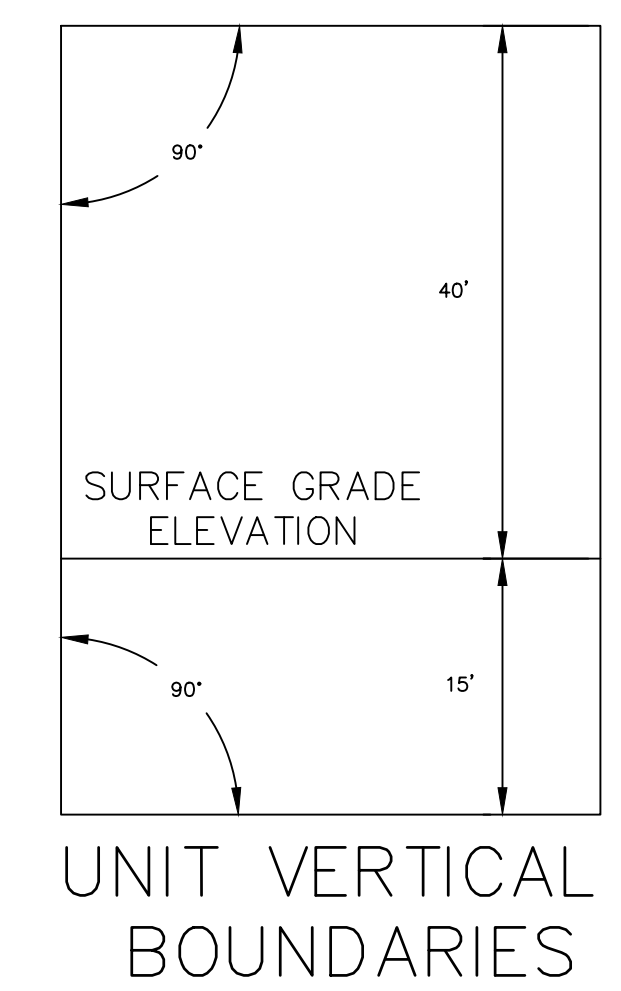
Executive:	N.M.S.
Manager:	J.D.R.
Designer:	J.D.R.
Quality Control:	J.N.R.
Section:	02
T-04-N R-10-E	

**NOTES**

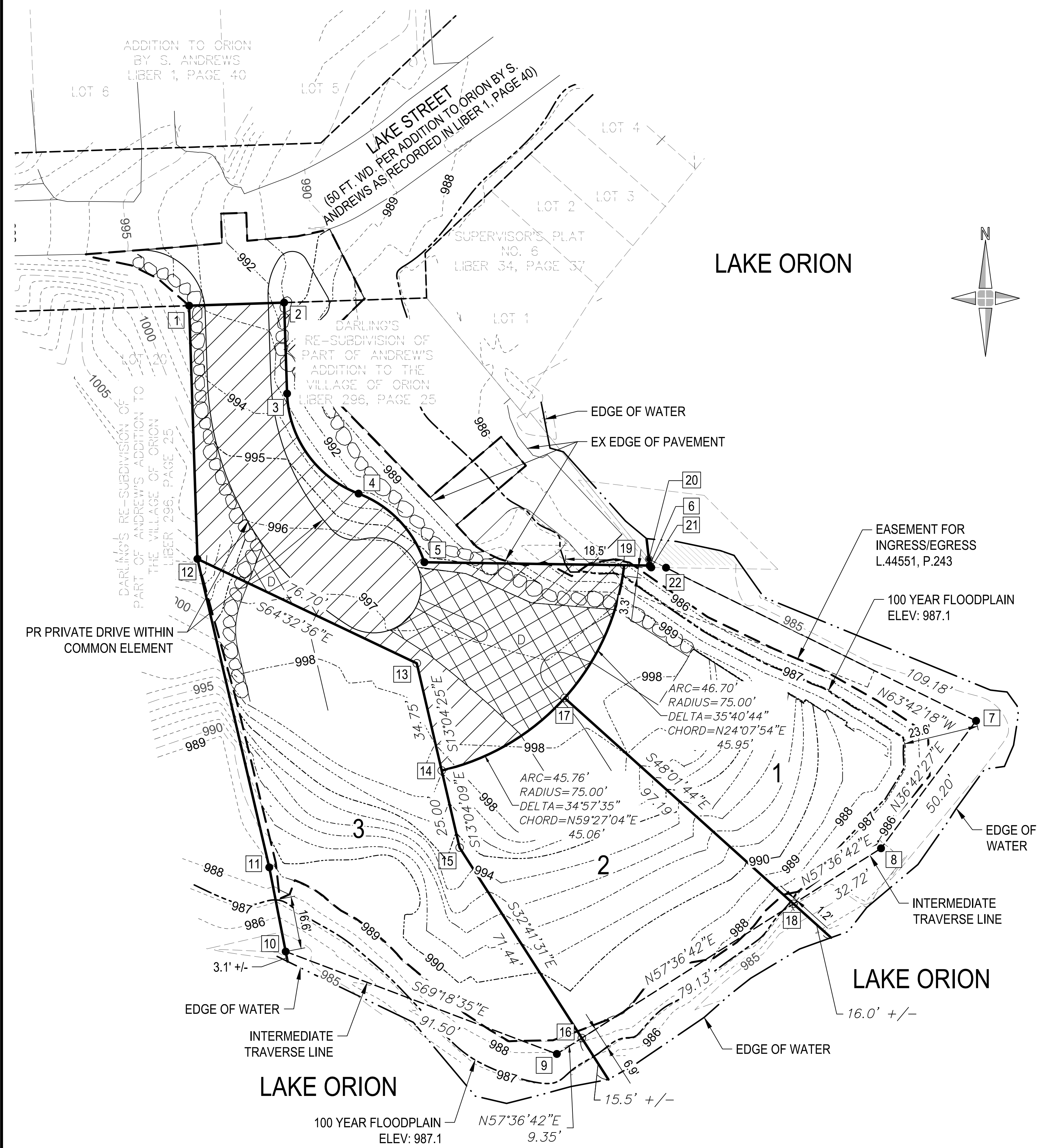
1. ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT. ALL UNITS MUST BE BUILT.
2. THE GENERAL COMMON ELEMENT AND ALL UNSOLD UNITS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VIII OF THE MASTER DEED.
3. 1/2" X 18" REBAR WILL BE SET AT ALL UNIT CORNERS.
4. FINAL FINISH FLOOR ELEVATIONS TO BE SHOWN ON THE AS-BUILT PLANS.
5. SEE SHEET 2 FOR COORDINATE LIST

**LEGEND**

- 3 INDICATES UNIT NUMBER
- PR. DENOTES PROPOSED
- EX. DENOTES EXISTING
- (N) DENOTES CURVE NUMBER
- 100 DENOTES COORDINATE POINT
- x DENOTES DEFLECTION POINT
- INDICATES A CONCRETE MONUMENT
- INDICATES SET IRON
- D DRIVEWAY (LIMITED COMMON ELEMENT)
- [Diagonal Hatching] GENERAL COMMON ELEMENT
- [Cross Hatching] LIMITED COMMON ELEMENT
- [Solid Black] LIMITS OF UNIT OWNERSHIP
- EDGE OF WATER LINE
- - - 100 YEAR FLOODPLAIN



UNIT VERTICAL BOUNDARIES



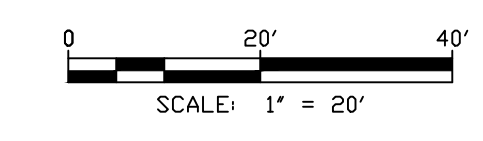
**ELEVATIONS & AREA**

UNIT NUMBER	SURFACE GRADE ELEVATION	UNIT AREA
1	999.50	9438
2	999.50	7213
3	999.00	9372

- NOTES**
1. SURFACE GRADE ELEVATION IS TO THE BRICK LEDGE.
  2. UNIT AREA IS IN SQUARE FEET.



**SITE PLAN  
 PENINSULA OF LAKE ORION**



PROPOSED DATED 01/04/2024

DATE:	ISSUE:

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	3 of 4
Project:	20107.35

DATE:	ISSUE:

Date:	01.04.2024
Scale:	1" = 20'
Sheet:	4 of 4
Project:	20107.35

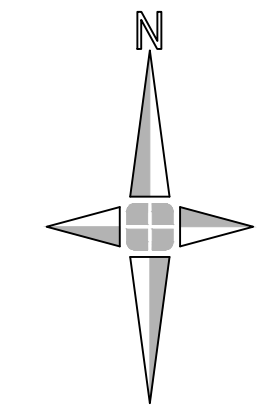
**PROPOSED UTILITY LEGEND**

- SANITARY SEWER
- SANITARY LEAD
- WATERMAIN
- WATER SERVICE LEAD
- EASEMENT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ⊗ GATE VALVE
- ⊕ HYDRANT
- 3 INDICATES UNIT NUMBER
- 100 DENOTES COORDINATE POINT
- INDICATES A CONCRETE MONUMENT
- INDICATES SET IRON

**EXISTING UTILITY LEGEND**

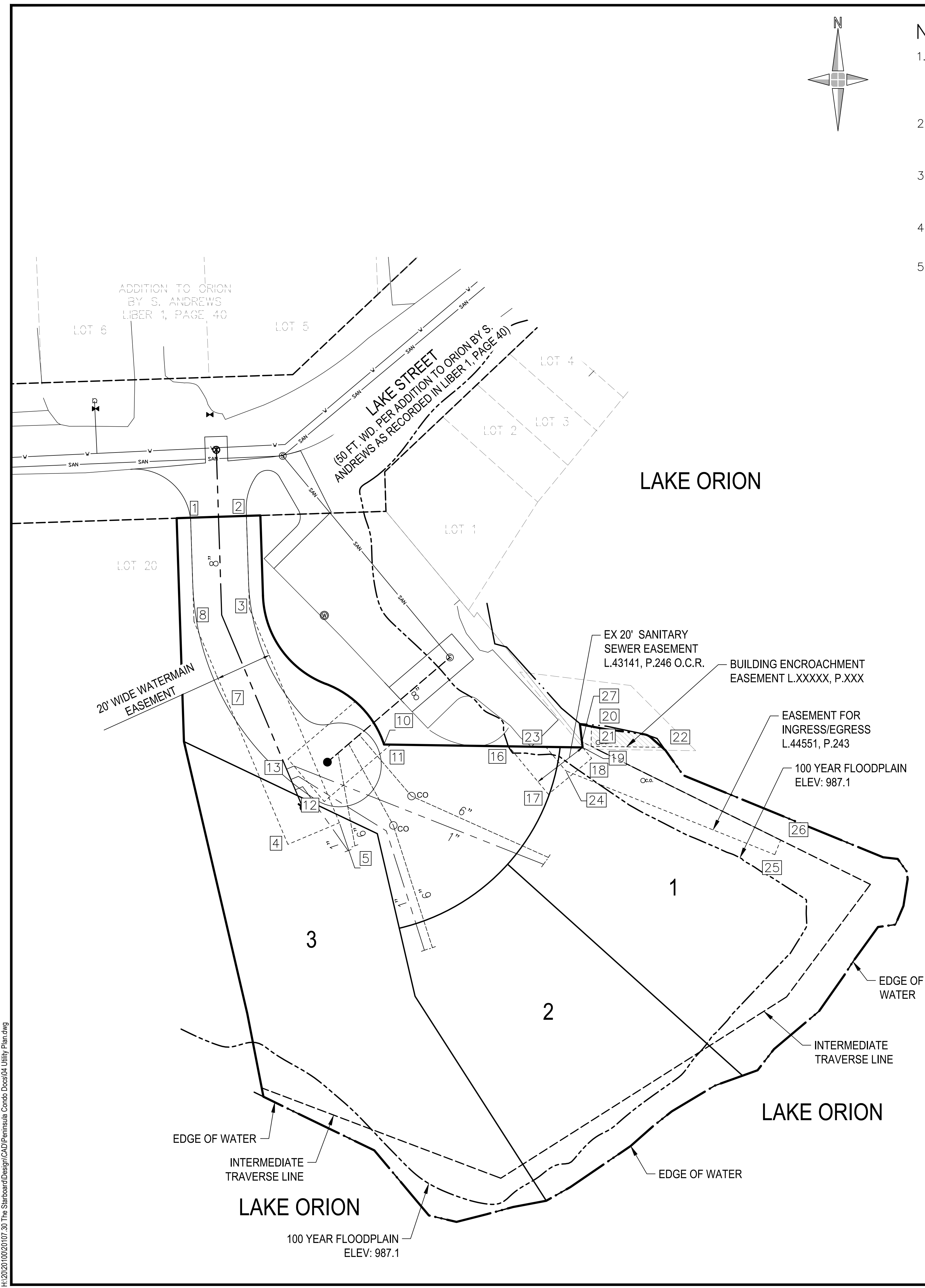
- SAN — SANITARY SEWER
- W — WATERMAIN
- STM — STORM SEWER
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS
- UGT — UNDERGROUND TELEPHONE
- O — OVERHEAD WIRES
- EASEMENT
- EDGE OF WATER LINE
- 100 YEAR FLOODPLAIN
- ⊗ SANITARY MANHOLE
- ⊗ GATE VALVE
- ⊕ HYDRANT
- ⊕ STORM MH
- CATCH BASIN
- ⊕ ROUND CATCH BASIN
- ⊕ END SECTION
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE MANHOLE

- NOTES**
- ELECTRIC BY DTE ENERGY COMPANY, NATURAL GAS SERVICE BY DTE/MICHCON, AND TELEPHONE SERVICE BY AT&T AND WILL BE SHOWN ON AS-BUILT PLANS.
  - SERVICE LINES AND APPLICABLE METERS FOR GAS, ELECTRIC, AND TELEPHONE WILL BE SHOWN ON AS-BUILT DRAWINGS.
  - SANITARY SEWER AND WATER MAIN INFORMATION FROM PLANS PREPARED BY GIFFELS WEBSTER AND THE VILLAGE OF LAKE ORION.
  - GAS, ELECTRIC, AND TELEPHONE INFORMATION FROM UTILITY OWNER INFORMATION.
  - ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT.

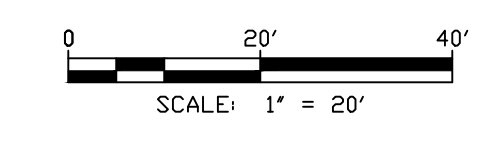


**EASEMENT COORDINATE POINT TABLE**

POINT #	NORTHING	EASTING
1	469883.29	13424694.70
2	469883.94	13424714.69
3	469850.79	13424715.78
4	469766.36	13424729.56
5	469774.12	13424748.00
7	469817.89	13424708.72
8	469846.16	13424695.92
10	469802.12	13424763.97
11	469802.08	13424766.44
12	469781.70	13424742.59
13	469796.91	13424729.60
16	469801.46	13424808.59
17	469784.30	13424822.82
18	469797.17	13424838.34
19	469801.07	13424835.09
20	469808.58	13424838.24
21	469801.44	13424838.13
22	469801.10	13424863.55
23	469801.26	13424821.91
24	469792.72	13424829.02
25	469762.68	13424903.90
26	469767.91	13424906.00
27	469803.06	13424834.86



**UTILITY &  
EASEMENT PLAN  
THE PENINSULA OF  
LAKE ORION**



PROPOSED DATED 01/04/2024