

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

SNUG HARBOR ORION CONDOMINIUM

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

MASTER DEED CALLS OUT "ORION SNUG HARBOR, LLC"
 AS THE DEVELOPER

DEVELOPER

SNUG HARBOR ORION, LLC
 3005 UNIVERSITY DRIVE
 AUBURN HILLS, MICHIGAN 48326

ENGINEERS & SURVEYORS

GIFFELS WEBSTER
 1025 E. MAPLE, SUITE 100
 BIRMINGHAM, MI 48009

PERIMETER AND FOUNDATION PLANS,
 PER SHEET TITLE

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	FLOODPLAIN PLAN
5	UTILITY PLAN
6	FLOOR PLANS
7	FLOOR PLANS
8	SECTIONS
9	SECTIONS

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Executive: NMS
 Manager: NMS
 Designer: NMS
 Quality Control: LA
 Section: 02
 T-04-N R-10-E

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

LOT 22 AND LOT 23, EXCEPT THAT TAKEN FOR ROAD OFF THE SOUTHERLY SIDE, MEASURING 1.0 FEET WIDE ON
 THE EASTERLY SIDE AND 3.4 FEET ON THE WESTERLY SIDE OF SAID LOT 22, AND 1.0 FEET WIDE ON THE
 WESTERLY SIDE RUNNING TO THE SOUTHEAST CORNER OF SAID LOT 23, OF "THE CUTCHEON SUBDIVISION",
 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 27, PAGE(S) 8 OF PLATS, OAKLAND COUNTY RECORDS;
 MORE PARTICULARLY DESCRIBED AS:

BEGINNING? LABELED AS
 POB ON SURVEY PLAN.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 23 SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY
 LINE OF HEIGHTS ROAD (VARIABLE WIDTH); THENCE THE FOLLOWING TWO (2) COURSES BEING ALONG THE
 NORTH LINE OF HEIGHTS ROAD; (1) SOUTH 63 DEGREES 49 MINUTES 02 SECONDS WEST, 35.57 FEET ; AND
 SOUTH 65 DEGREES 51 MINUTES 43 SECONDS WEST, 89.67 FEET TO A TRAVERSE POINT "A" FOR THE
 SOUTHEASTERLY WATERS EDGE OF LAKE ORION; THENCE CONTINUING SOUTH 65 DEGREES 51 MINUTES 43
 SECONDS WEST, APPROXIMATELY 8 FEET TO THE WATER'S EDGE OF LAKE ORION; THENCE NORTHEASTERLY
 ALONG SAID WATER'S EDGE APPROXIMATELY 206 FEET TO A POINT ON THE EAST LINE OF LOT 23 AND
 APPROXIMATELY 6 FEET NORTH OF A TRAVERSE POINT "B"; SAID WATER'S EDGE BEING TRAVERSED BETWEEN
 POINT "A" AND "B" ALONG THE FOLLOWING THREE (3) COURSES: 1) NORTH 20 DEGREES 16 MINUTES 46
 SECONDS EAST, 8.83 FEET; AND (2) NORTH 11 DEGREES 56 MINUTES 11 SECONDS WEST, 68.50 FEET; AND (3)
 NORTH 31 DEGREES 25 MINUTES 02 SECONDS EAST, 115.31 FEET; THENCE FROM TRAVERSE POINT "B" SOUTH
 28 DEGREES 04 MINUTES 59 SECONDS EAST, 137.54 FEET ALONG THE EAST LINE OF SAID LOT 23 TO THE
 POINT OF BEGINNING AND CONTAINING 0.289 ACRE MORE OR LESS.

MISSING
 SECOND LEG
 LABEL
 (2)

ENGINEERING DRAWING REVIEW
 VILLAGE OF LAKE ORION
 REVIEW IS FOR GENERAL COMPLIANCE WITH
 POLICIES, ORDINANCES, AND STANDARD
 ENGINEERING PRACTICE.
 REVISE AND RESUBMIT
 NOWAK & FRAUS ENGINEERS
 BY: Wendy E. Spence DATE: 9/29/25
 NFE JOB NO. _O039

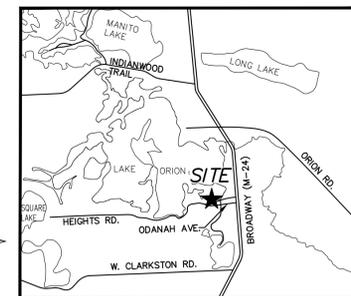
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Date: 00.00.0000
 Scale: NA
 Sheet: 1
 Project: 20107.40

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LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE **KNOWN**

I, JOHN N. REDASH, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN (KNOWN 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 NO 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.

MUST INCLUDE THE CONDOMINIUM NAME AS WELL AS NUMBER

COORDINATE POINTS

POINT #	NORTHING	EASTING
2	466876.6729	13425026.3205
3	466884.9571	13425029.3816
4	466951.9761	13425015.2138
5	467050.3785	13425075.3195
6	466929.0345	13425140.0650
7	466913.3401	13425108.1457

Executive:	NMS
Manager:	NMS
Designer:	NMS
Quality Control:	LA
Section:	02
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DATE _____ JOHN N. REDASH,
P.S. NO. 4001037281
GIFFELS WEBSTER
28 WEST ADAMS, SUITE 1200
DETROIT, MICHIGAN 48226



BENCH MARK DATA

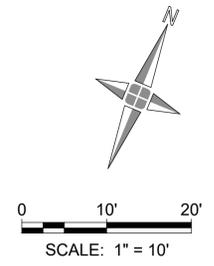
NAVD88 DATUM

BENCH MARK NO. 10
ARROW ON HYDRANT (2018) LOCATED ON THE SOUTH SIDE OF WEST BOUND HEIGHTS ROAD SOUTHEAST OF HOUSE NO. 160 HEIGHTS RD.
ELEVATION = 991.31'

BENCH MARK NO. 11
SET MAG NAIL IN NORTH FACE OF A UTILITY POLE LOCATED IN TRIANGULAR ISLAND AS EAST BOUND & WEST BOUND HEIGHTS BECOME ORE ROAD.
ELEVATION = 991.91'

LEGEND

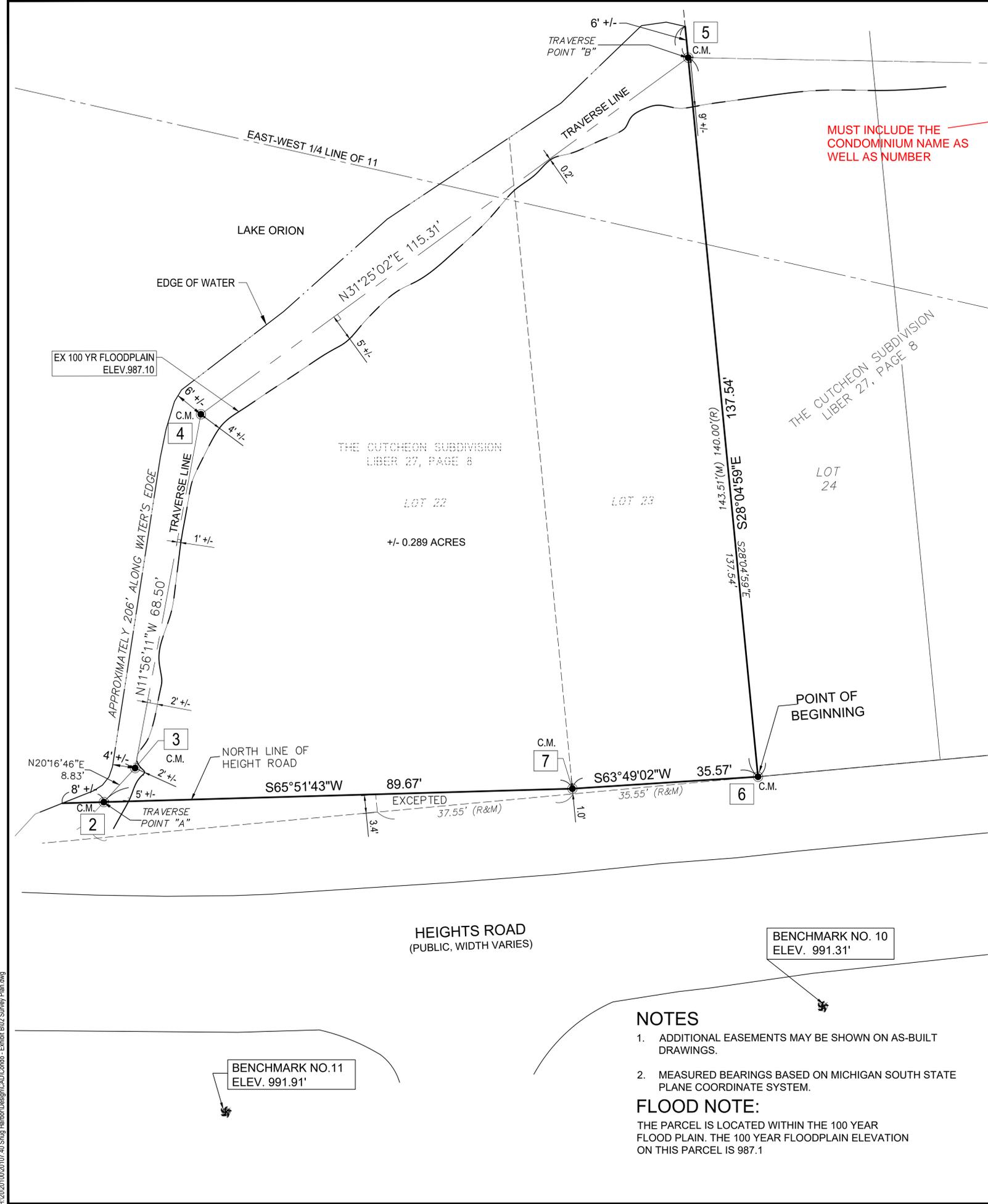
- BENCHMARK
- DENOTES BOUNDARY COORDINATE POINT NUMBER
- F.M. INDICATES A FOUND MONUMENT
- C.M. INDICATES A SET MONUMENT WHICH IS ONE-HALF (1/2) INCH DIAMETER STEEL BAR THIRTY-SIX (36) INCHES LONG, ENCASED IN CONCRETE FOUR (4) INCHES IN DIAMETER.
- F.I. INDICATES A FOUND IRON
- (M) MEASURED
- (R) RECORD



SURVEY PLAN
SNUG HARBOR ORION CONDOMINIUM

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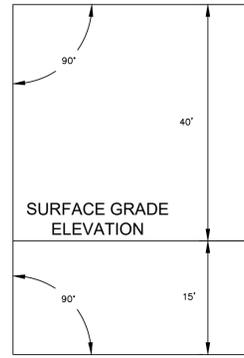
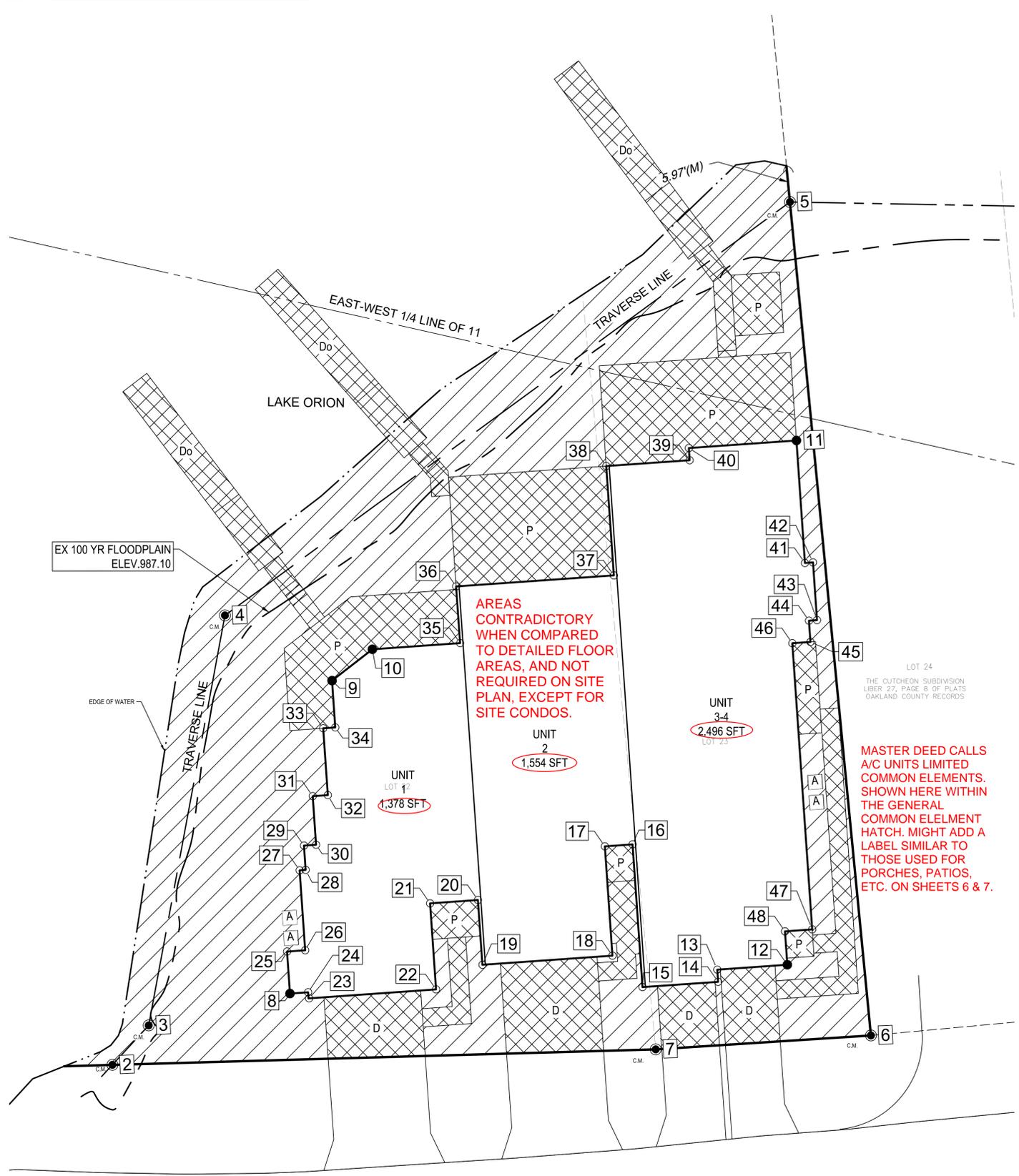
NOTES

- ADDITIONAL EASEMENTS MAY BE SHOWN ON AS-BUILT DRAWINGS.
- MEASURED BEARINGS BASED ON MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM.

FLOOD NOTE:

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

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- LEGEND**
- 3 INDICATES UNIT NUMBER
 - PR. DENOTES PROPOSED
 - EX. DENOTES EXISTING
 - 20 DENOTES COORDINATE POINT NUMBER
 - DENOTES COORDINATE POINT
 - C.M. ● INDICATES A CONCRETE MONUMENT
 - D DRIVEWAY (LIMITED COMMON ELEMENT)
 - P PORCH (LIMITED COMMON ELEMENT)
 - Do DOCK (LIMITED COMMON ELEMENT)
 - A AIR CONDITIONER (LIMITED COMMON ELEMENT)
 - [Hatched Box] GENERAL COMMON ELEMENT
 - [Cross-hatched Box] LIMITED COMMON ELEMENT
 - EDGE OF WATER LINE
 - - - 100 YEAR FLOODPLAIN

NOTES

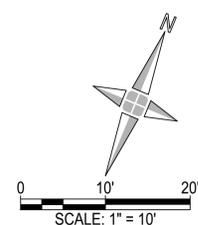
AS ALL LEADS SERVE THE ENTIRE COMPLEX, WOULD THIS NOT BE A GENERAL COMMON ELEMENT THAT MUST BE BUILT?

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. FINAL FINISH FLOOR ELEVATIONS TO BE SHOWN ON THE AS-BUILT PLANS.

COORDINATE POINTS			COORDINATE POINTS			COORDINATE POINTS		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
2	466876.6729	13425026.3205	22	466908.5639	13425070.9026	42	466997.1557	13425101.4964
3	466884.9571	13425029.3816	23	466899.1948	13425052.1165	43	466988.6543	13425105.7363
4	466951.9761	13425015.2138	24	466900.0492	13425051.5892	44	466988.0592	13425104.5432
5	467050.3785	13425075.3195	25	466904.9003	13425045.8174	45	466984.9271	13425106.1052
6	466929.0345	13425140.0650	26	466906.2393	13425048.5021	46	466983.5882	13425103.4206
7	466913.3401	13425108.1457	27	466918.0214	13425042.6259	47	466941.4169	13425124.4526
8	466898.7103	13425048.9046	28	466918.4677	13425043.5208	48	466939.4085	13425120.4256
9	466948.8490	13425035.6323	29	466922.0473	13425041.7356			
10	466956.1493	13425039.8138	30	466922.9399	13425043.5254			
11	467014.6074	13425091.3028	31	466930.0989	13425039.9549			
12	466934.4867	13425122.8803	32	466931.2147	13425042.1922			
13	466929.3170	13425112.5146	33	466941.0584	13425037.2828			
14	466927.5273	13425113.4072	34	466941.9510	13425039.0726			
15	466921.9485	13425102.2212	35	466962.6207	13425052.7895			
16	466942.9782	13425091.7331	36	466970.9729	13425048.6240			
17	466940.9326	13425087.6315	37	466982.6140	13425071.9655			
18	466924.8248	13425095.6650	38	466998.7219	13425063.9321			
19	466915.2292	13425076.4250	39	467004.8771	13425076.2740			
20	466924.7746	13425071.6644	40	467006.6669	13425075.3814			
21	466921.2414	13425064.5800	41	466996.5606	13425100.3033			

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HEIGHTS ROAD
(PUBLIC, WIDTH VARIES)



SITE PLAN
SNUG HARBOR ORION
CONDOMINIUM
PROPOSED DATED 00/00/2024

Date:	00.00.0000
Scale:	1"=10'
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EXISTING UTILITY LEGEND

— SAN —	SANITARY SEWER
— W —	WATERMAIN
— STM —	STORM SEWER
— GAS —	GAS
— UGT —	UNDERGROUND TELEPHONE
— O —	OVERHEAD WIRES
— E —	EASEMENT
— · · · —	EDGE OF WATER LINE
— - - - -	100 YEAR FLOODPLAIN
⊗	GATE VALVE
⊙	HYDRANT
⊕	ROUND CATCH BASIN
⊙	LIGHT POLE
⊙	UTILITY POLE
⊠	TELEPHONE CROSS BOX

PROPOSED UTILITY LEGEND

— · · · —	SANITARY LEAD
— - - - -	WATER SERVICE LEAD
— · · · —	EASEMENT
⊙	SANITARY CLEANOUT
⊙	STOP BOX
3	INDICATES UNIT NUMBER
100	DENOTES COORDINATE POINT
●	INDICATES A BUILDING CORNER
C.M. ●	INDICATES CONCRETE MONUMENT

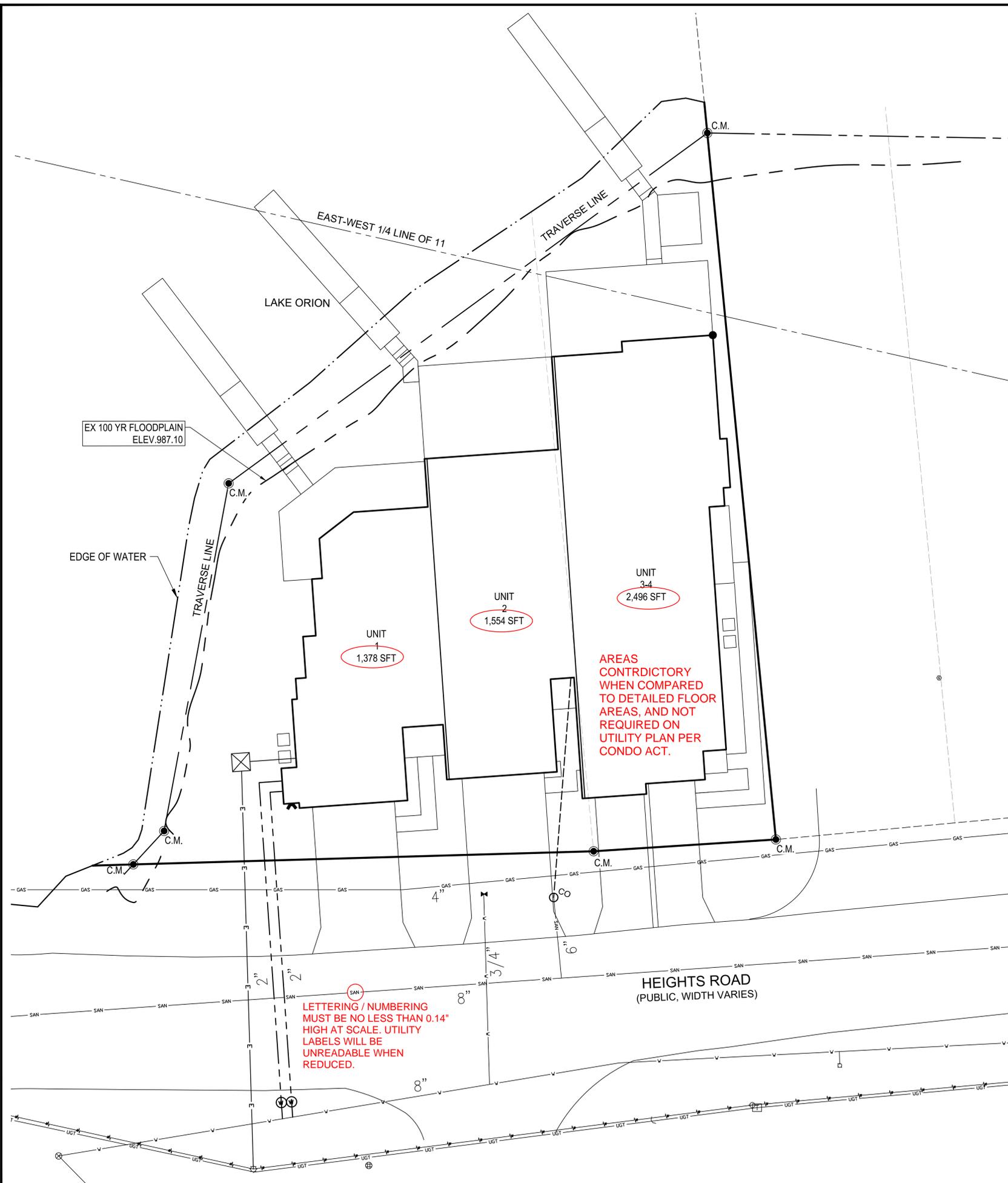
NO LEGEND FOR UNDERGROUND ELECTRIC, SHOWN ON PLAN VIEW — E —

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.

AS ALL LEADS SERVE THE ENTIRE COMPLEX, WOULD THIS NOT BE A GENERAL COMMON ELEMENT THAT MUST BE BUILT? MASTER DEED LABELS THE LEADS AS GENERAL COMMON ELEMENTS TO THE POINT THEY SPLIT TO SERVE ONLY ONE UNIT.

DATE:	ISSUE:

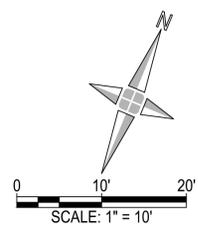


LETTERING / NUMBERING MUST BE NO LESS THAN 0.14" HIGH AT SCALE. UTILITY LABELS WILL BE UNREADABLE WHEN REDUCED.

AREAS CONTRADICTORY WHEN COMPARED TO DETAILED FLOOR AREAS, AND NOT REQUIRED ON UTILITY PLAN PER CONDO ACT.



**UTILITY PLAN
SNUG HARBOR ORION
CONDOMINIUM**

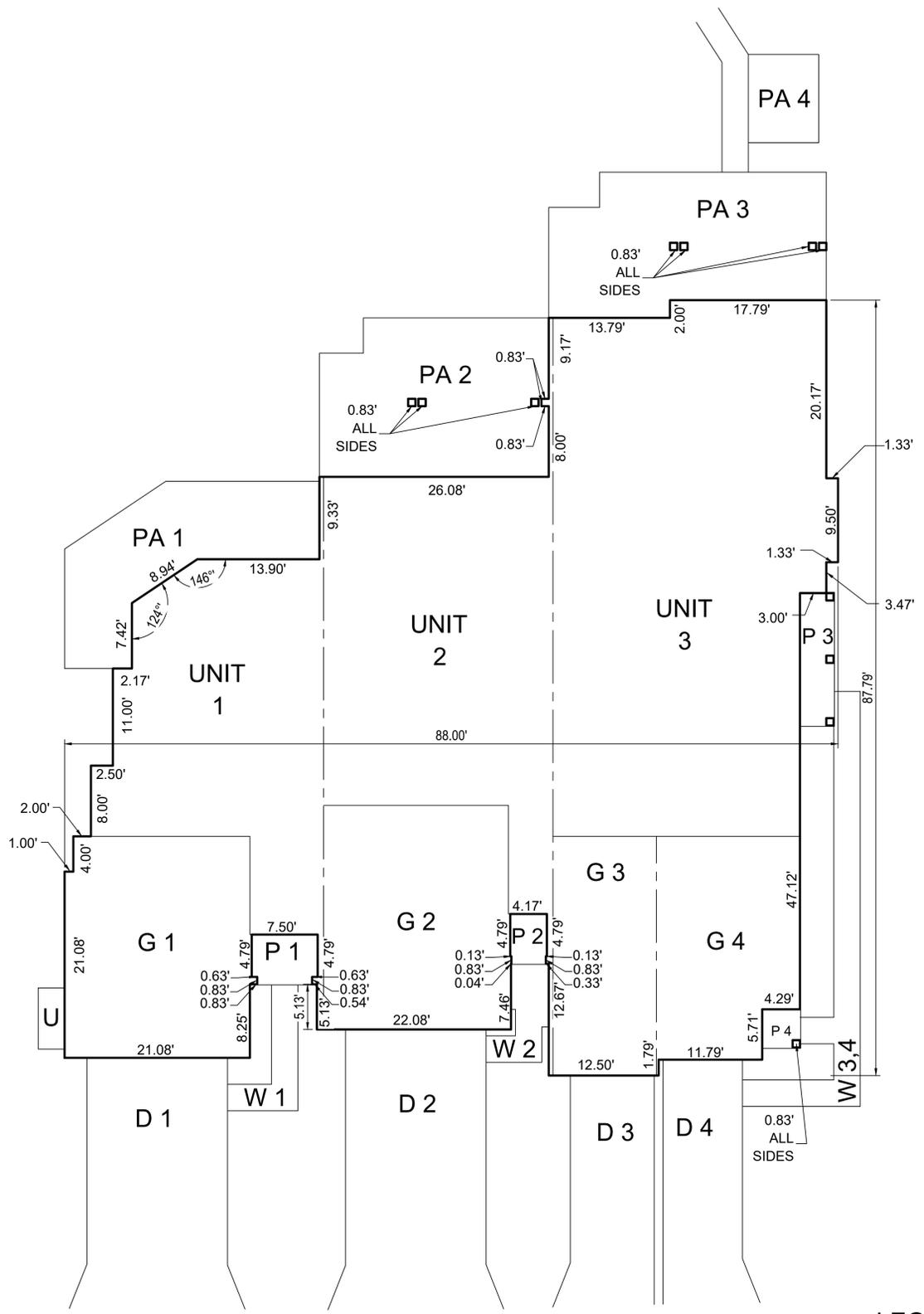


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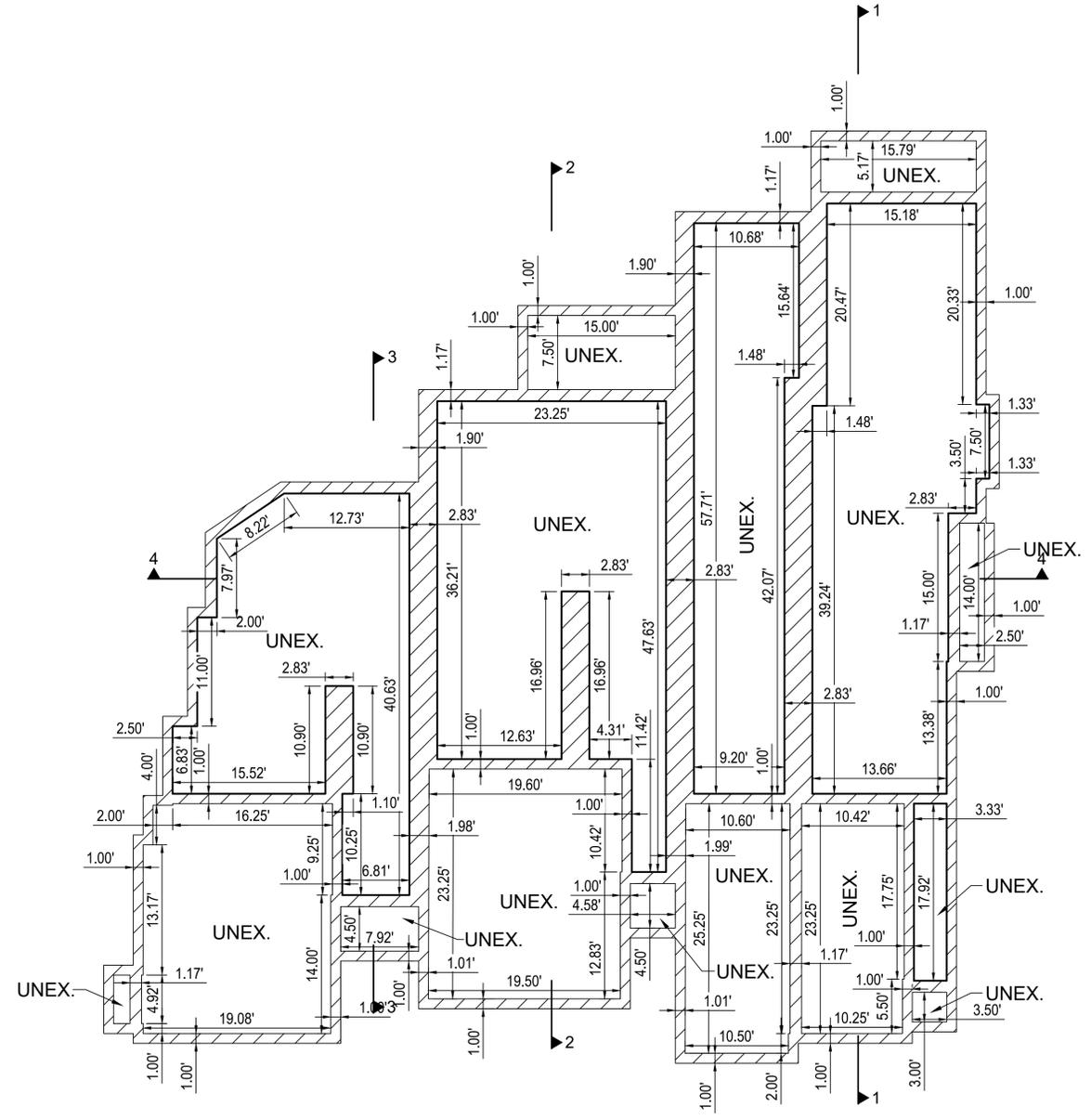


PERIMETER PLAN

LEGEND

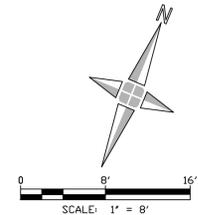
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- S.F. SQUARE FEET
- LCE LIMITED COMMON ELEMENT
- UNEX. UNEXCAVATED

- U DENOTES UTILITY CLOSET
GENERAL COMMON ELEMENT
- P DENOTES PORCH
LIMITED COMMON ELEMENT
- PA DENOTES PATIO
LIMITED COMMON ELEMENT
- BA DENOTES BALCONY AREA
LIMITED COMMON ELEMENT
- G DENOTES GARAGE
LIMITED COMMON ELEMENT
- D DENOTES DRIVEWAY
LIMITED COMMON ELEMENT
- W DENOTES SIDEWALK
LIMITED COMMON ELEMENT



FOUNDATION PLAN

UNIT NUMBER	SURFACE GRADE ELEVATION
1	990.17
2	990.17
3	990.17
4	990.17

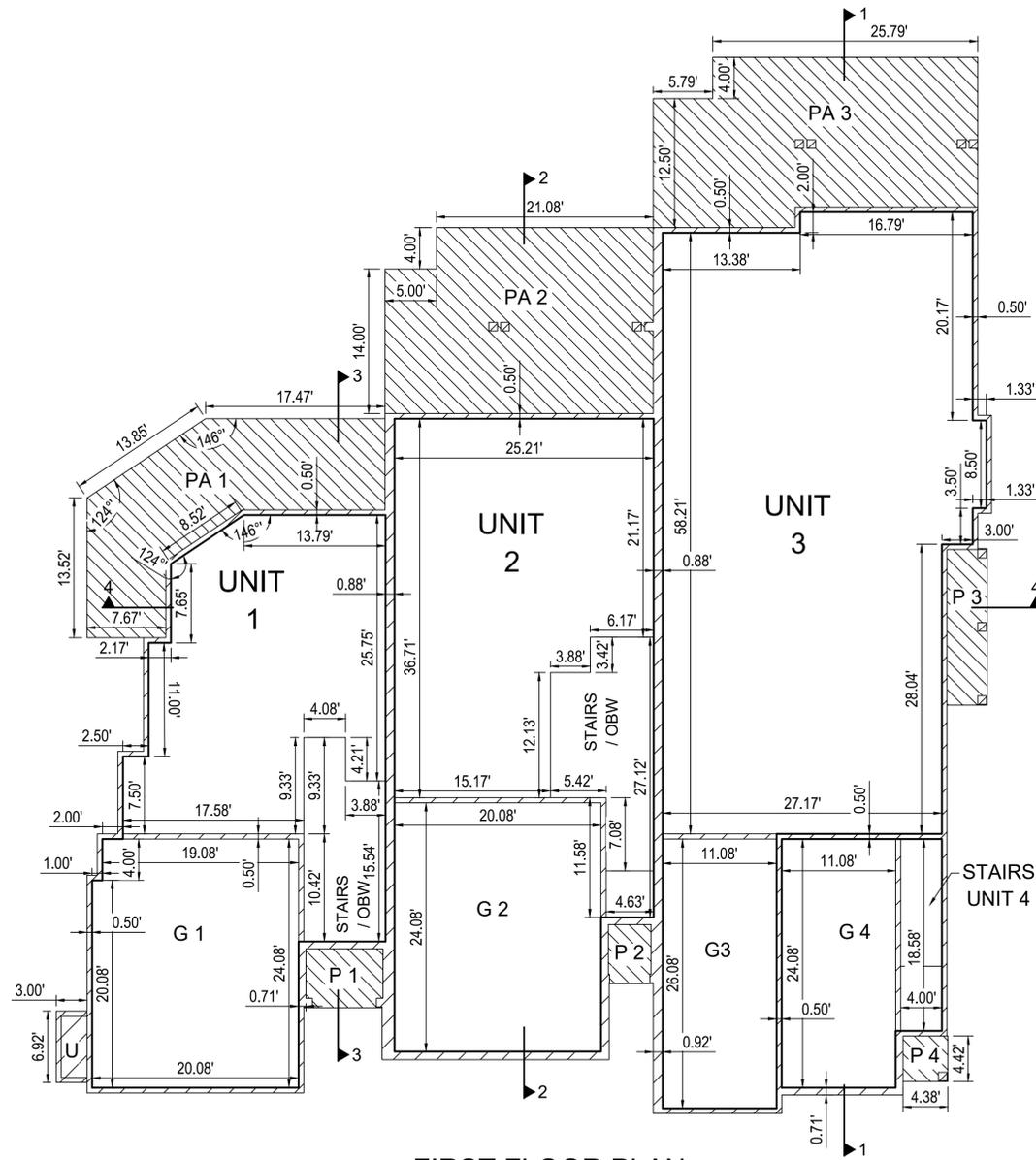


PERIMETER AND FOUNDATION PLANS
SNUG HARBOR ORION CONDOMINIUM
PROPOSED DATED 00/00/2024

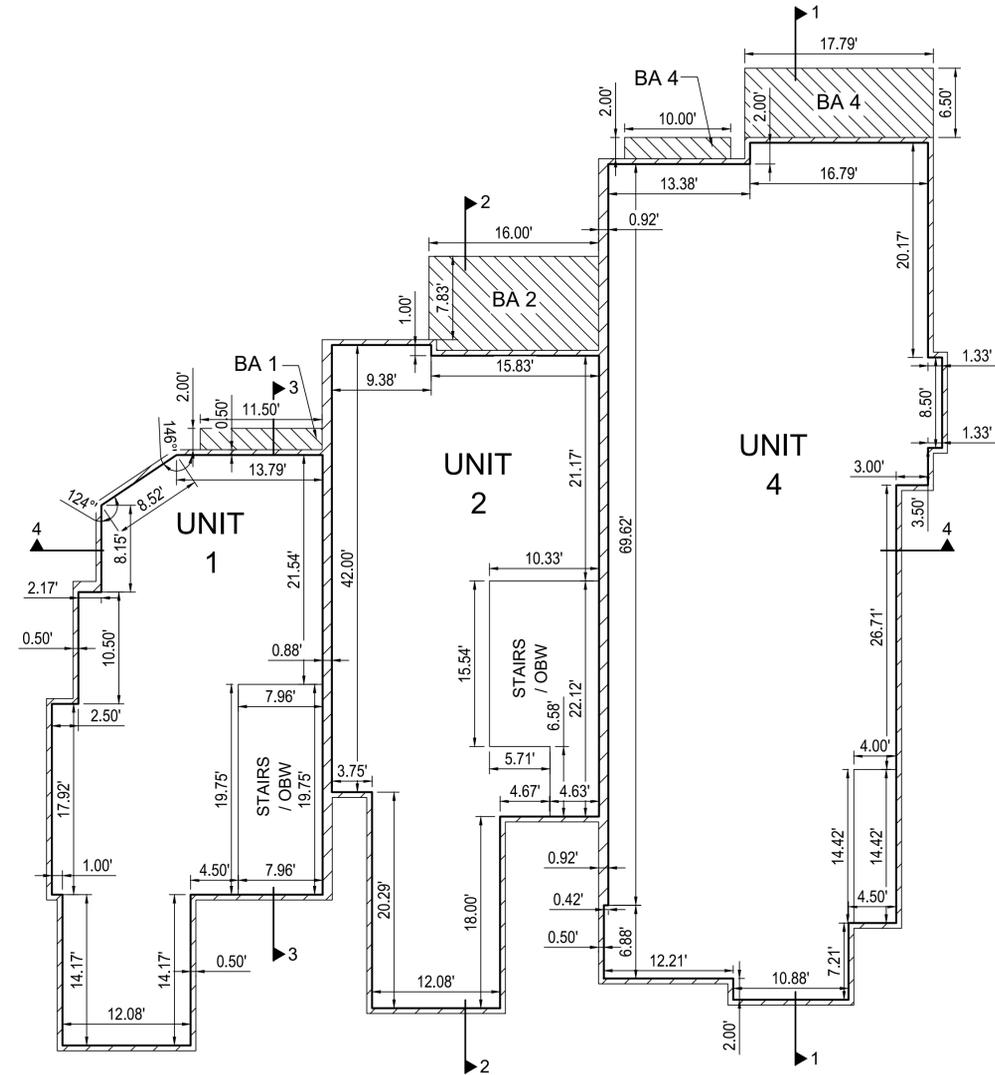
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

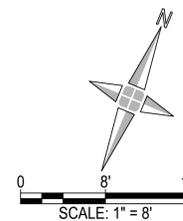
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP
- S.F. SQUARE FEET
- LCE LIMITED COMMON ELEMENT
- OBW UNEXCAVATED

- U DENOTES UTILITY CLOSET
GENERAL COMMON ELEMENT
- P DENOTES PORCH
LIMITED COMMON ELEMENT
- PA DENOTES PATIO
LIMITED COMMON ELEMENT
- BA DENOTES BALCONY AREA
LIMITED COMMON ELEMENT
- G DENOTES GARAGE
LIMITED COMMON ELEMENT
- D DENOTES DRIVEWAY
LIMITED COMMON ELEMENT
- W DENOTES SIDEWALK
LIMITED COMMON ELEMENT

UNIT NUMBER	FIRST FLOOR AREA (SF)	SECOND FLOOR AREA (SF)
1	1,263	1,123
2	1,478	1,309
3	2,011	0
4	350	2,215



**FLOOR PLANS
SNUG HARBOR ORION
CONDOMINIUM**

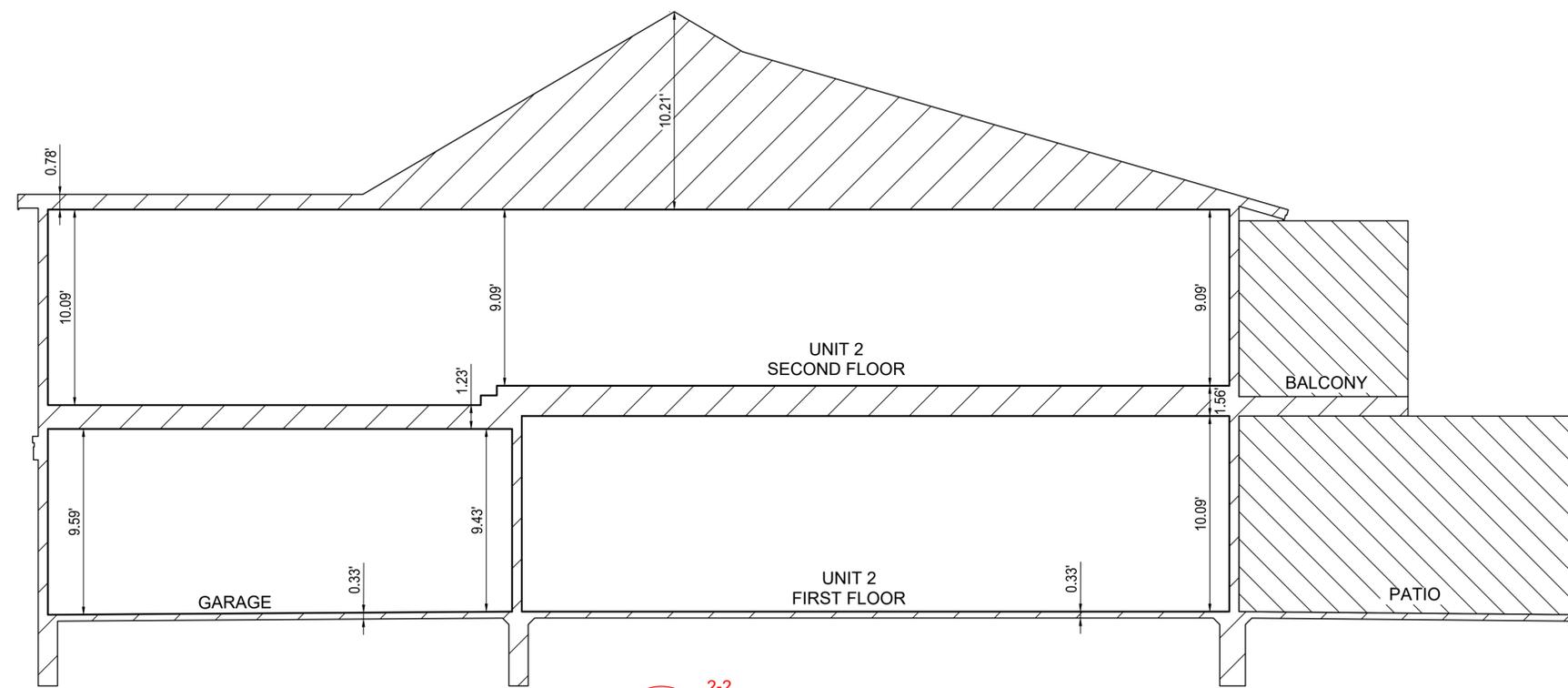
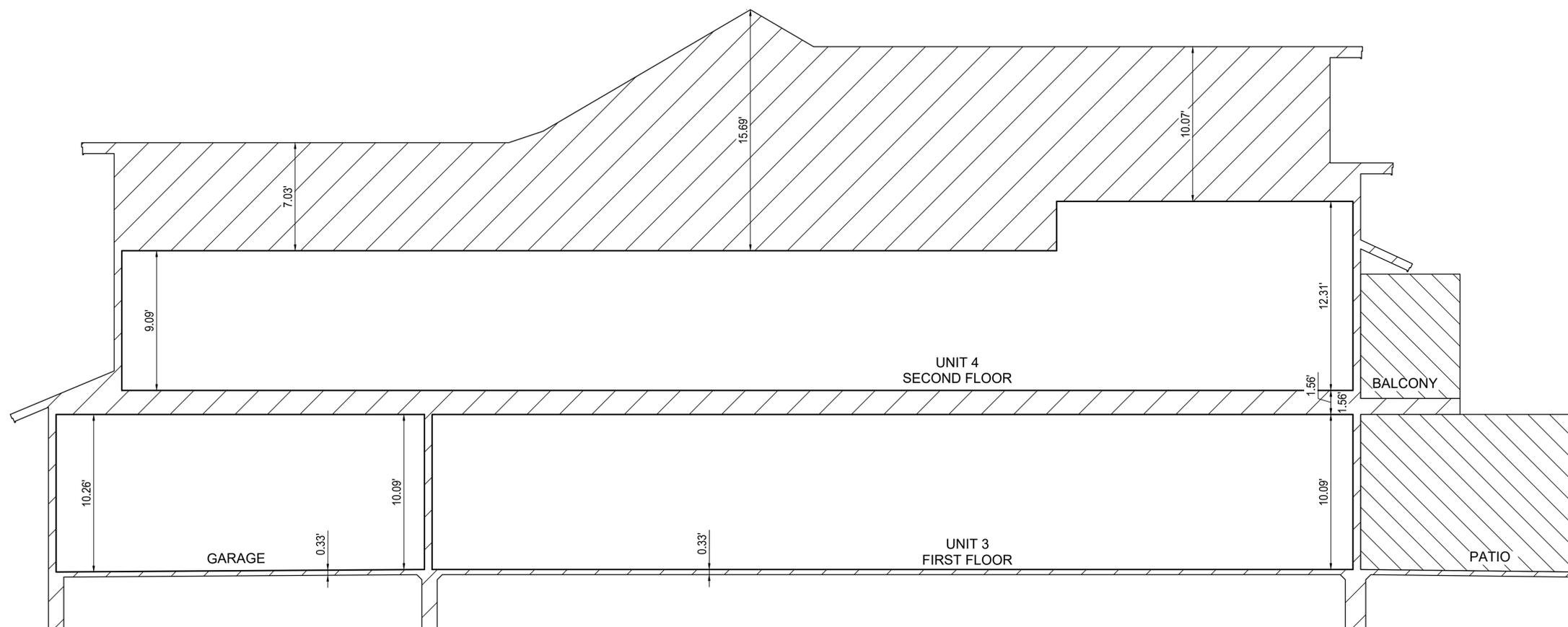


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SECTION 1-1 ²⁻²

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

NOTES

1. ALL DIMENSIONS ARE IN FEET.
2. ALL WALLS ARE CONSTRUCTED AT 90° TO EACH OTHER, EXCEPT AS NOTED.
3. ALL WALLS ARE CONSTRUCTED AT 90° TO FLOOR AND CEILING, EXCEPT AS NOTED.

DATE:	ISSUE:



SCALE: 1" = 8'

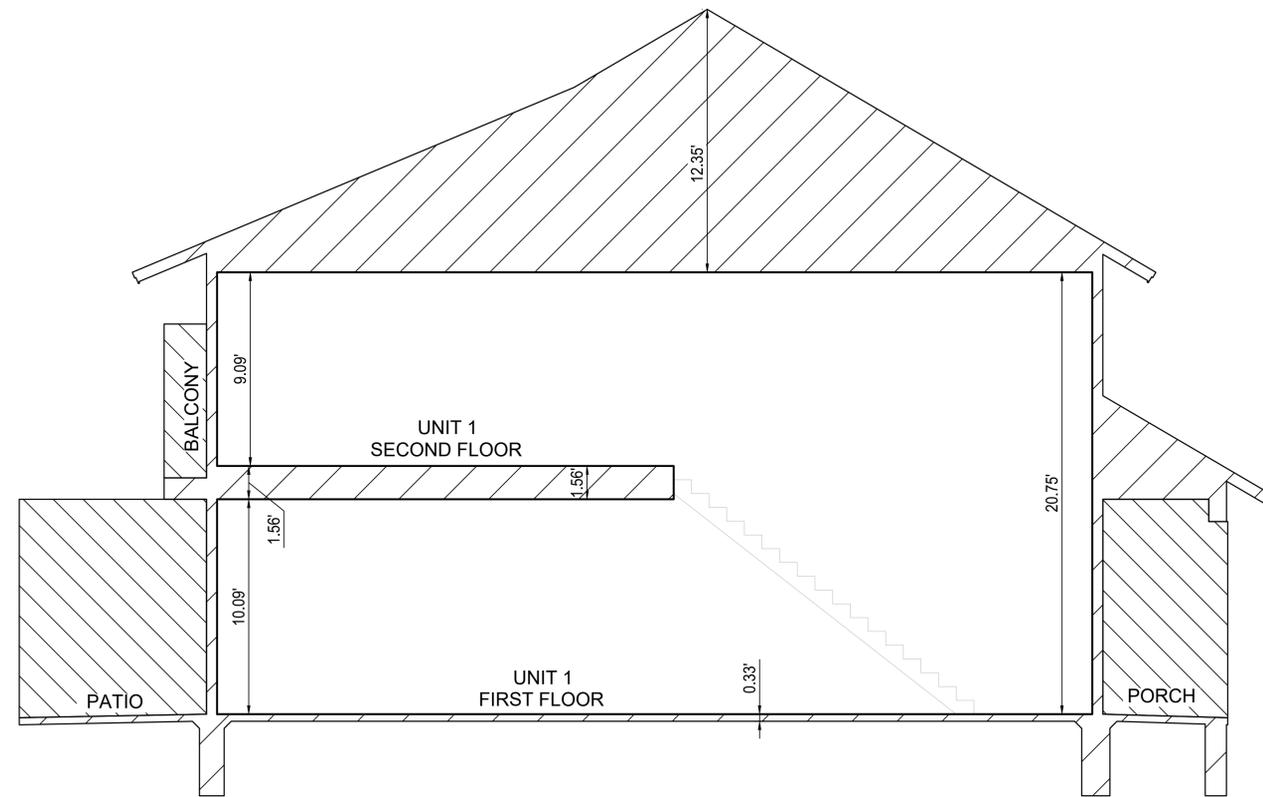


SECTIONS
SNUG HARBOR ORION
CONDOMINIUM

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SECTION 3-3

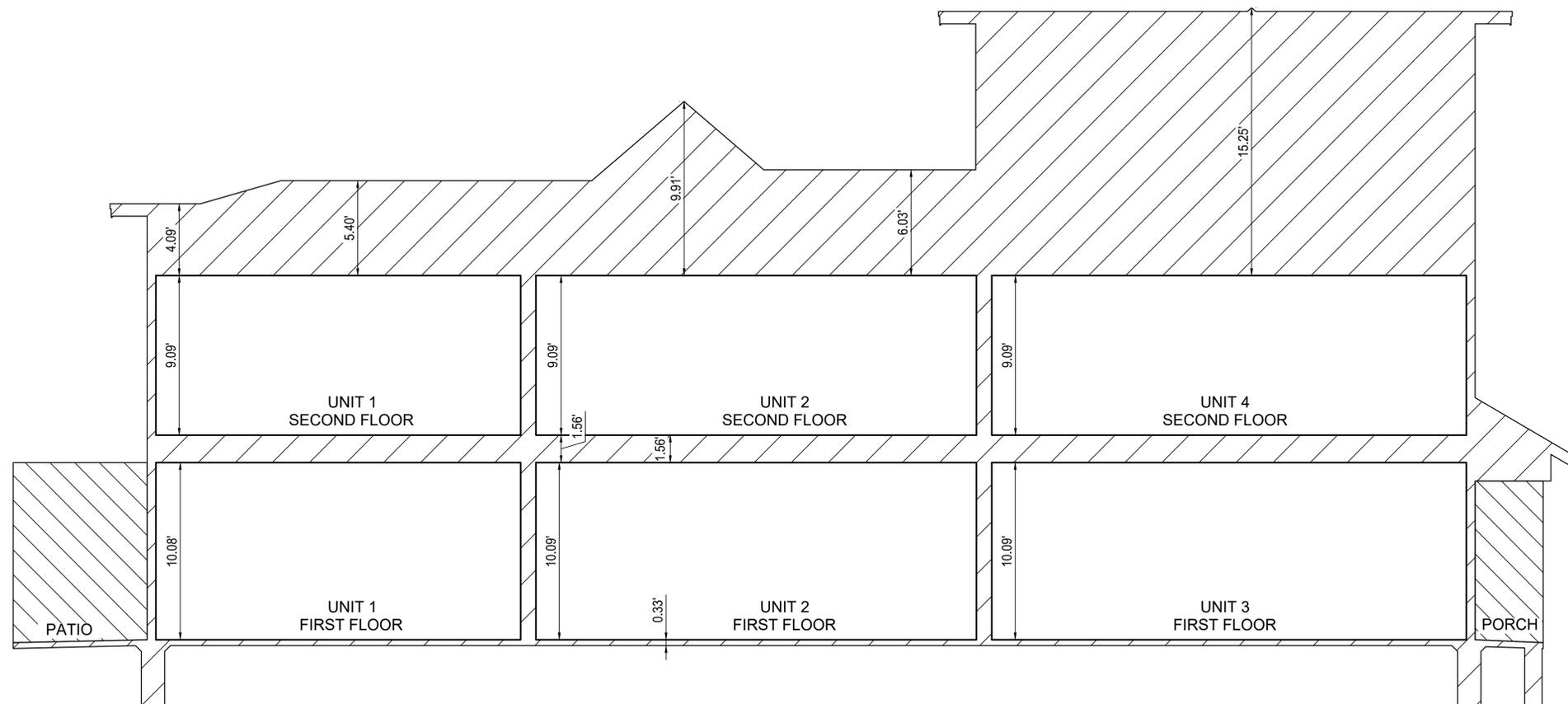
LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

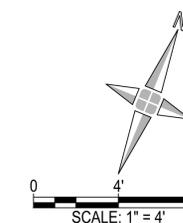
NOTES

1. ALL DIMENSIONS ARE IN FEET.
2. ALL WALLS ARE CONSTRUCTED AT 90° TO EACH OTHER, EXCEPT AS NOTED.
3. ALL WALLS ARE CONSTRUCTED AT 90° TO FLOOR AND CEILING, EXCEPT AS NOTED.

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SECTION 4-4



**SECTIONS
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