

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

# SNUG HARBOR ORION CONDOMINIUM

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

## DEVELOPER

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

## ENGINEERS & SURVEYORS

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

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
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8	SECTIONS
9	SECTIONS

**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: 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:

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.

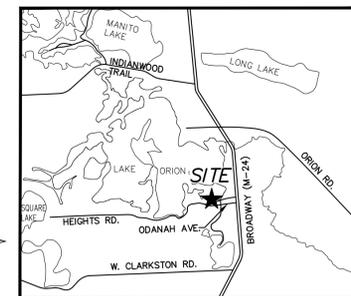
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PROPOSED DATED 00/00/2024

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

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LOCATION MAP  
( NOT TO SCALE )

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

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**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 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.

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



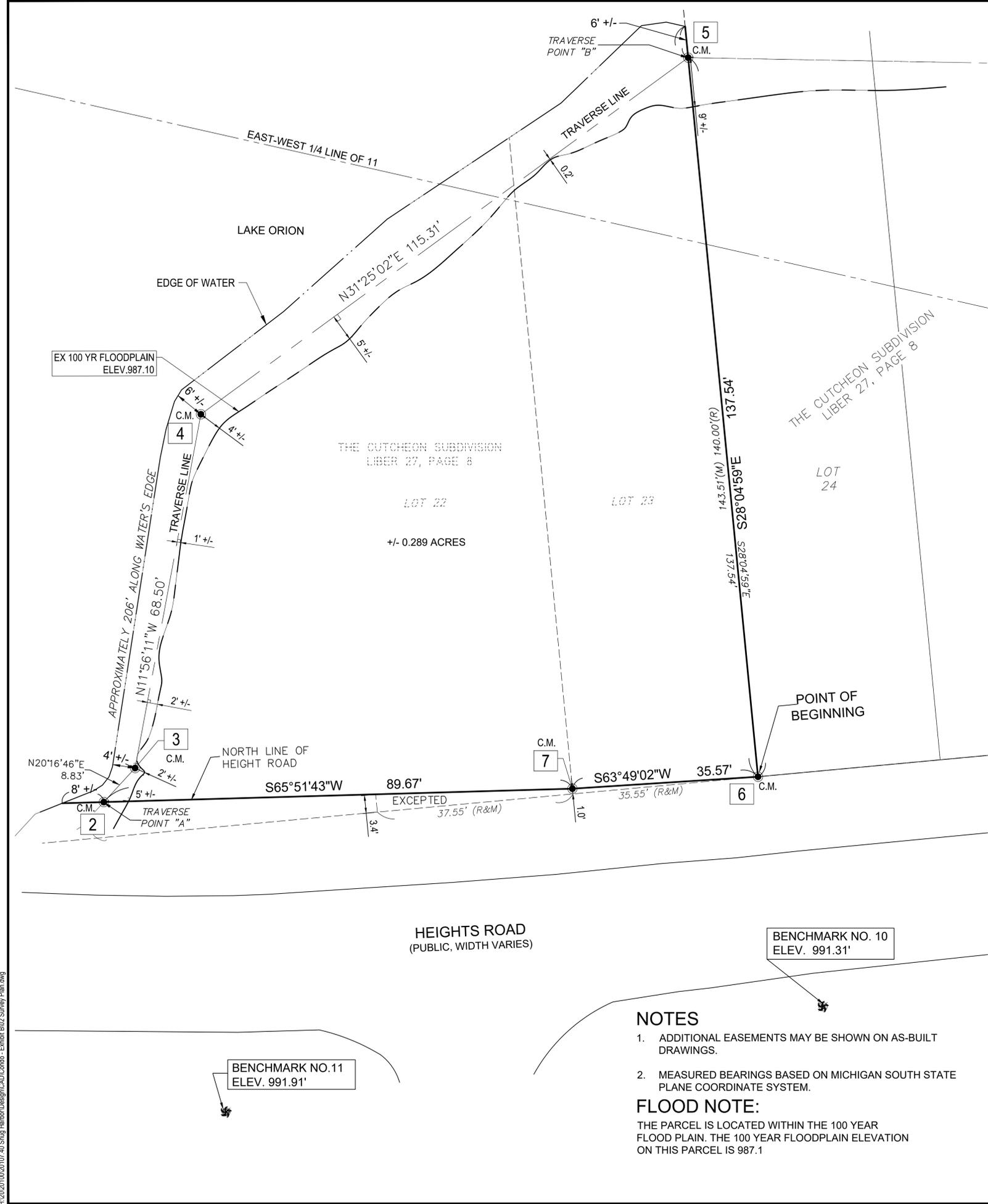
0 10' 20'  
SCALE: 1" = 10'

**SURVEY PLAN**  
**SNUG HARBOR ORION CONDOMINIUM**

PROPOSED DATED 00/00/2024

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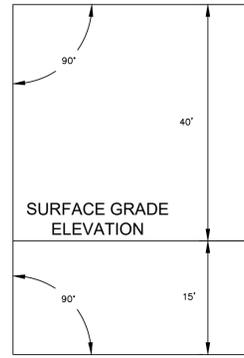
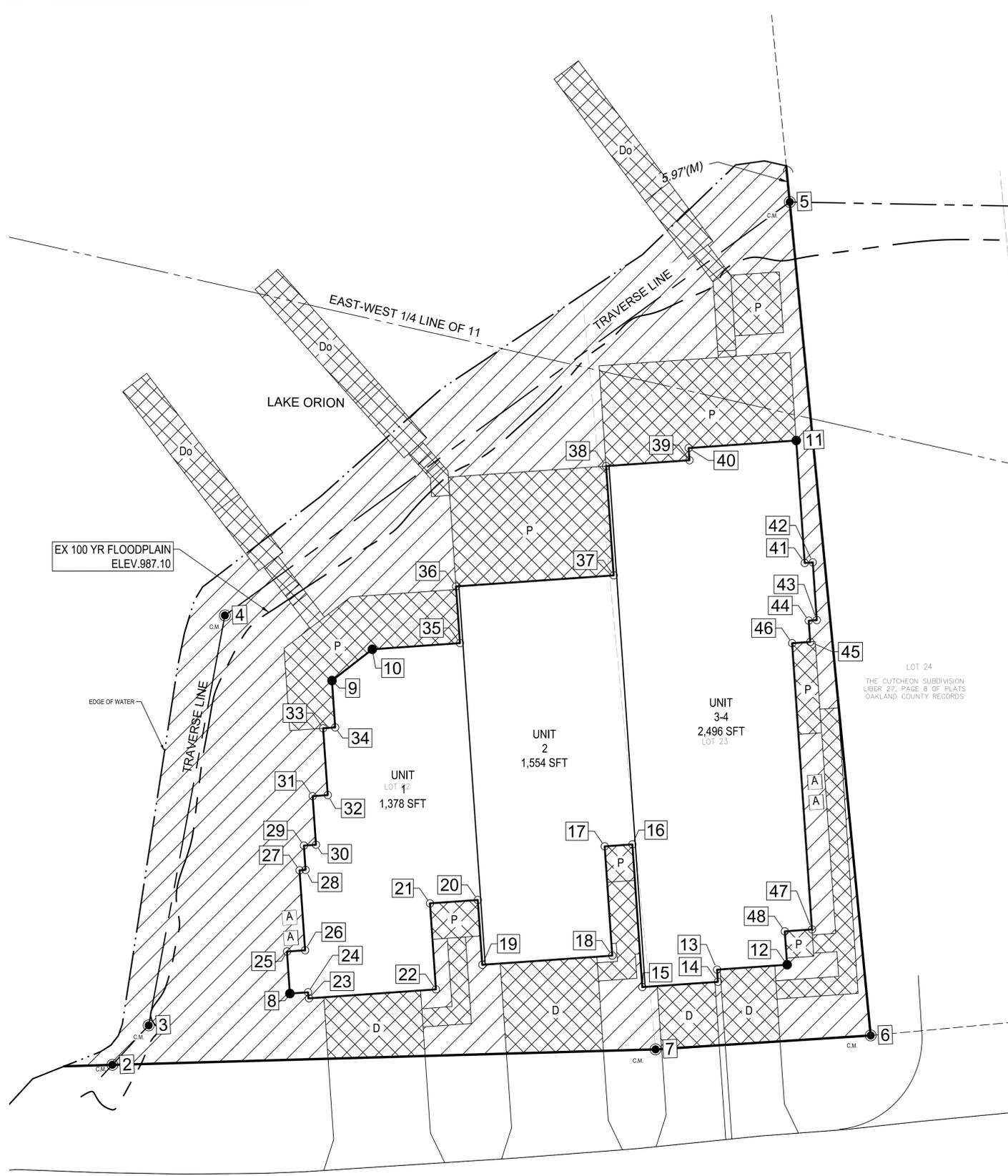


**NOTES**

- 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



**UNIT VERTICAL BOUNDARIES**

**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)
- ▨ GENERAL COMMON ELEMENT
- ▩ LIMITED COMMON ELEMENT

- EDGE OF WATER LINE
- - - 100 YEAR FLOODPLAIN

**NOTES**

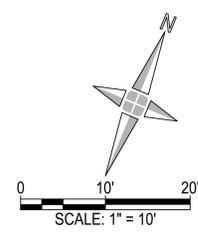
1. ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT. ALL UNITS MUST BE BUILT.
2. THE GENERAL COMMON ELEMENT AND ALL UNSOLD UNITS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VIII OF THE MASTER DEED.
3. FINAL FINISH FLOOR ELEVATIONS TO BE SHOWN ON THE 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			

DATE:	ISSUE:

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**HEIGHTS ROAD**  
(PUBLIC, WIDTH VARIES)



**SITE PLAN**  
**SNUG HARBOR ORION**  
**CONDOMINIUM**

PROPOSED DATED 00/00/2024

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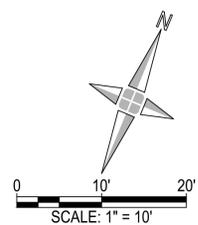
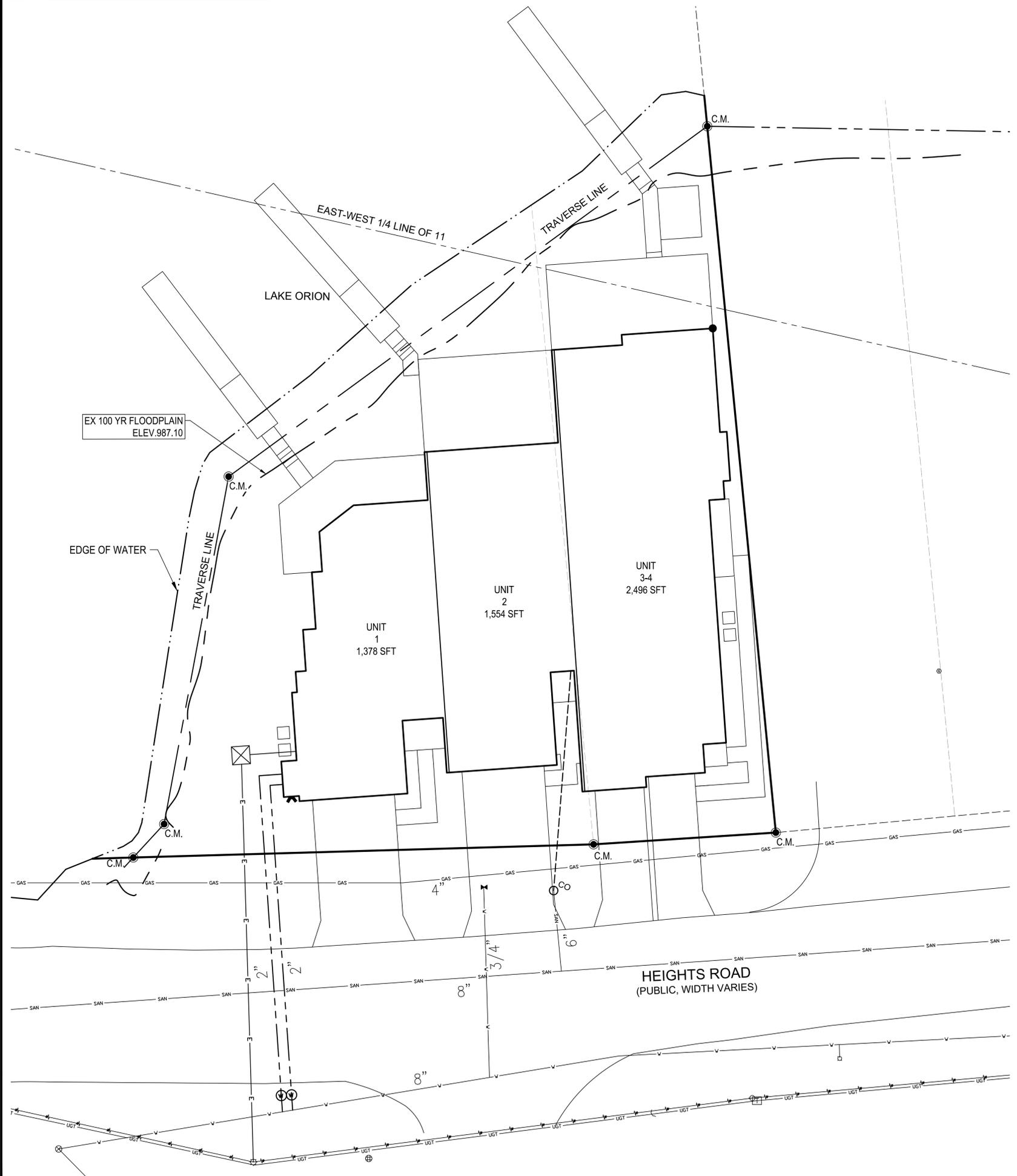
- EXISTING UTILITY LEGEND**
- SANITARY SEWER
  - WATERMAIN
  - STORM SEWER
  - GAS
  - UNDERGROUND TELEPHONE
  - OVERHEAD WIRES
  - EASEMENT
  - EDGE OF WATER LINE
  - 100 YEAR FLOODPLAIN
  - GATE VALVE
  - HYDRANT
  - ROUND CATCH BASIN
  - LIGHT POLE
  - UTILITY POLE
  - TELEPHONE CROSS BOX

- PROPOSED UTILITY LEGEND**
- SANITARY LEAD
  - WATER SERVICE LEAD
  - EASEMENT
  - SANITARY CLEANOUT
  - STOP BOX
  - INDICATES UNIT NUMBER
  - DENOTES COORDINATE POINT
  - INDICATES A BUILDING CORNER
  - INDICATES CONCRETE MONUMENT

**NOTES**

1. 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.
2. SERVICE LINES AND APPLICABLE METERS FOR GAS, ELECTRIC, AND TELEPHONE WILL BE SHOWN ON AS-BUILT DRAWINGS.
3. SANITARY SEWER AND WATER MAIN INFORMATION FROM PLANS PREPARED BY GIFFELS WEBSTER AND THE VILLAGE OF LAKE ORION.
4. GAS, ELECTRIC, AND TELEPHONE INFORMATION FROM UTILITY OWNER INFORMATION.
5. ALL MAINS & TRUNKLINES FOR UTILITIES AND ROADS MUST BE BUILT. UTILITY SERVICE LEADS NEED NOT BE BUILT.

DATE:	ISSUE:



**UTILITY PLAN  
SNUG HARBOR ORION  
CONDOMINIUM**

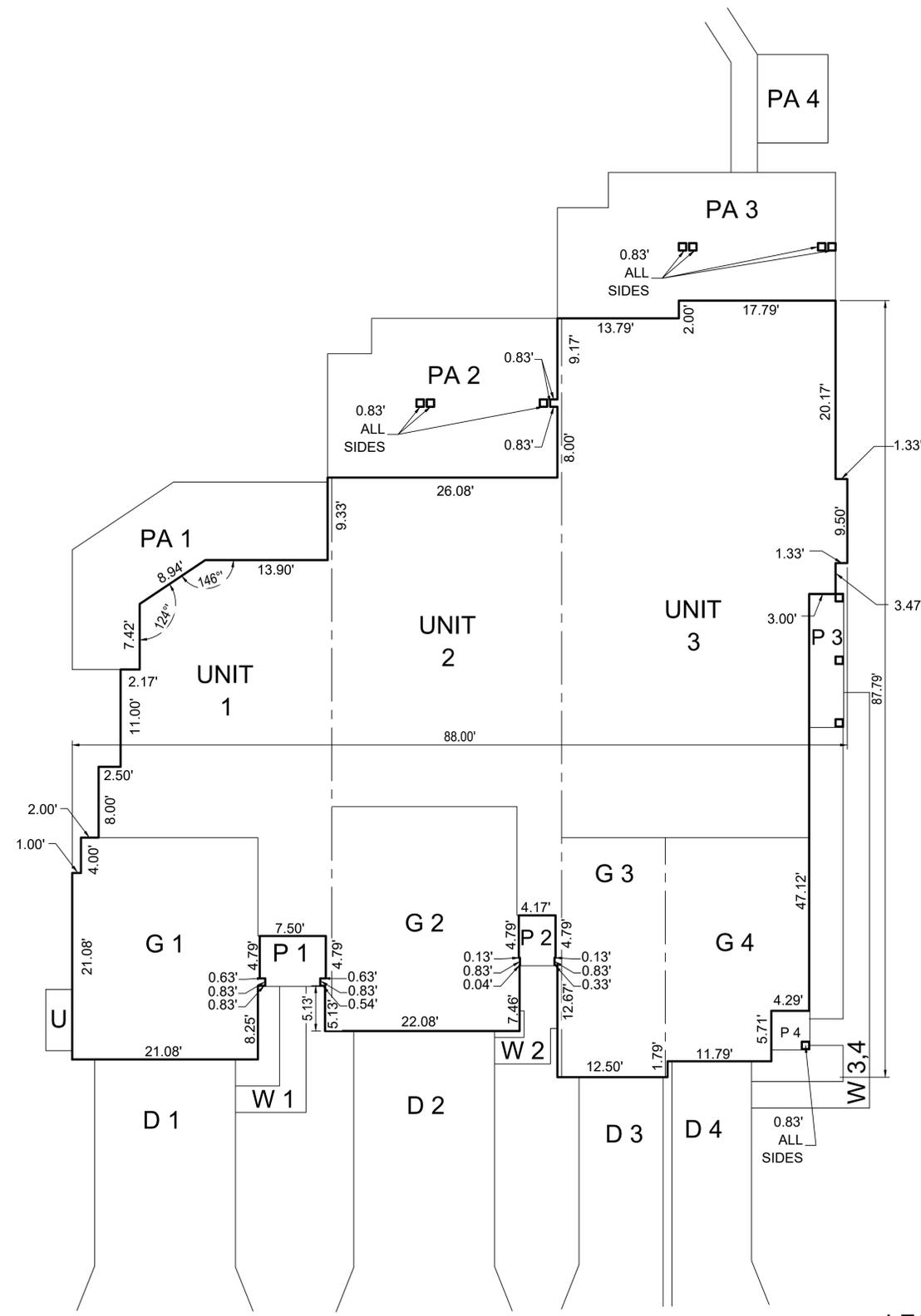
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Scale:	1"=10'
Sheet:	5
Project:	20107.40

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

DATE:	ISSUE:

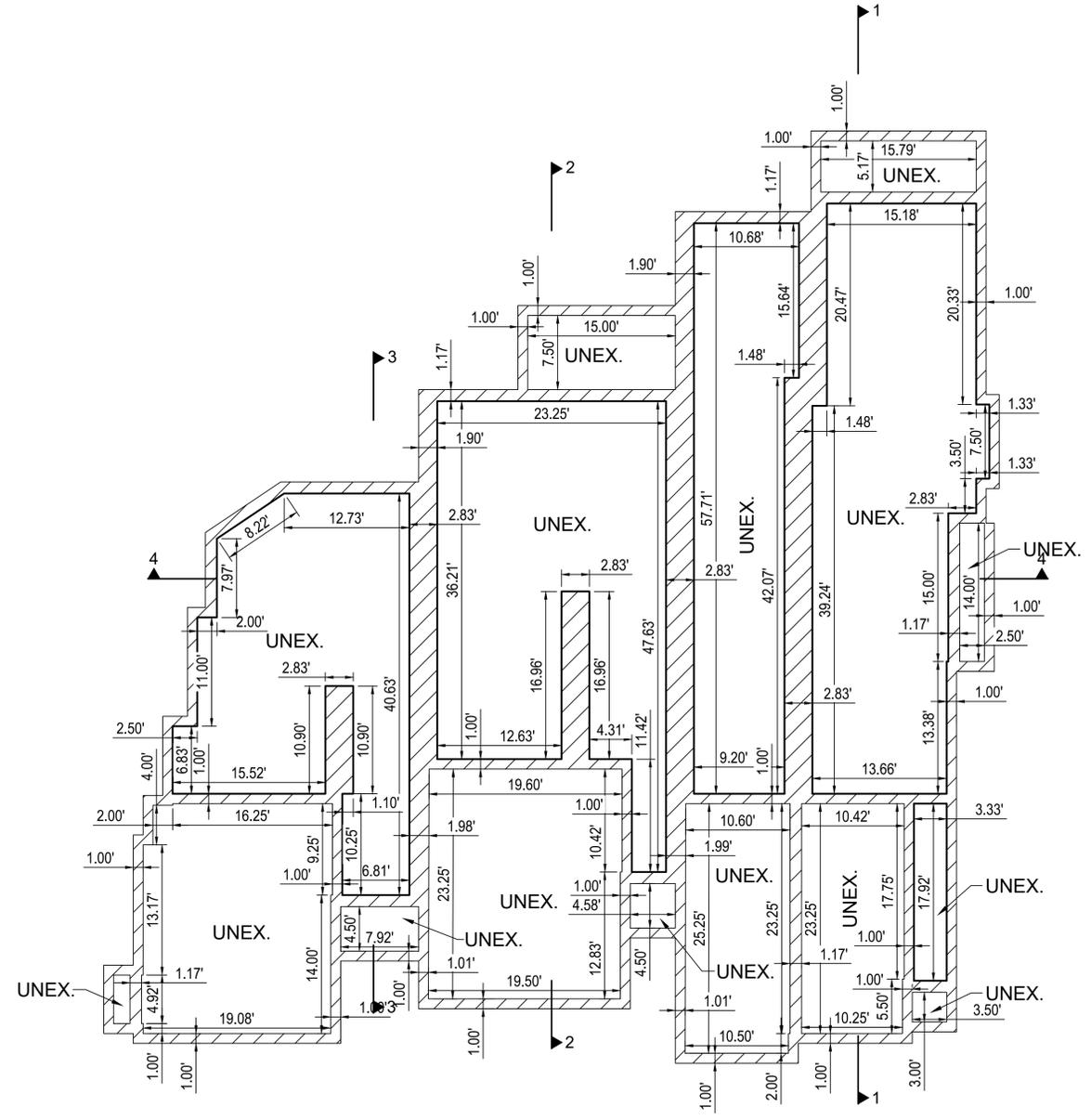


PERIMETER PLAN

**LEGEND**

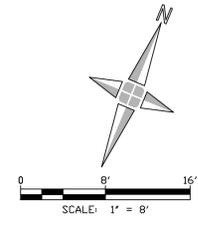
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- S.F. SQUARE FEET
- LCE LIMITED COMMON ELEMENT
- UNEX. UNEXCAVATED

- 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

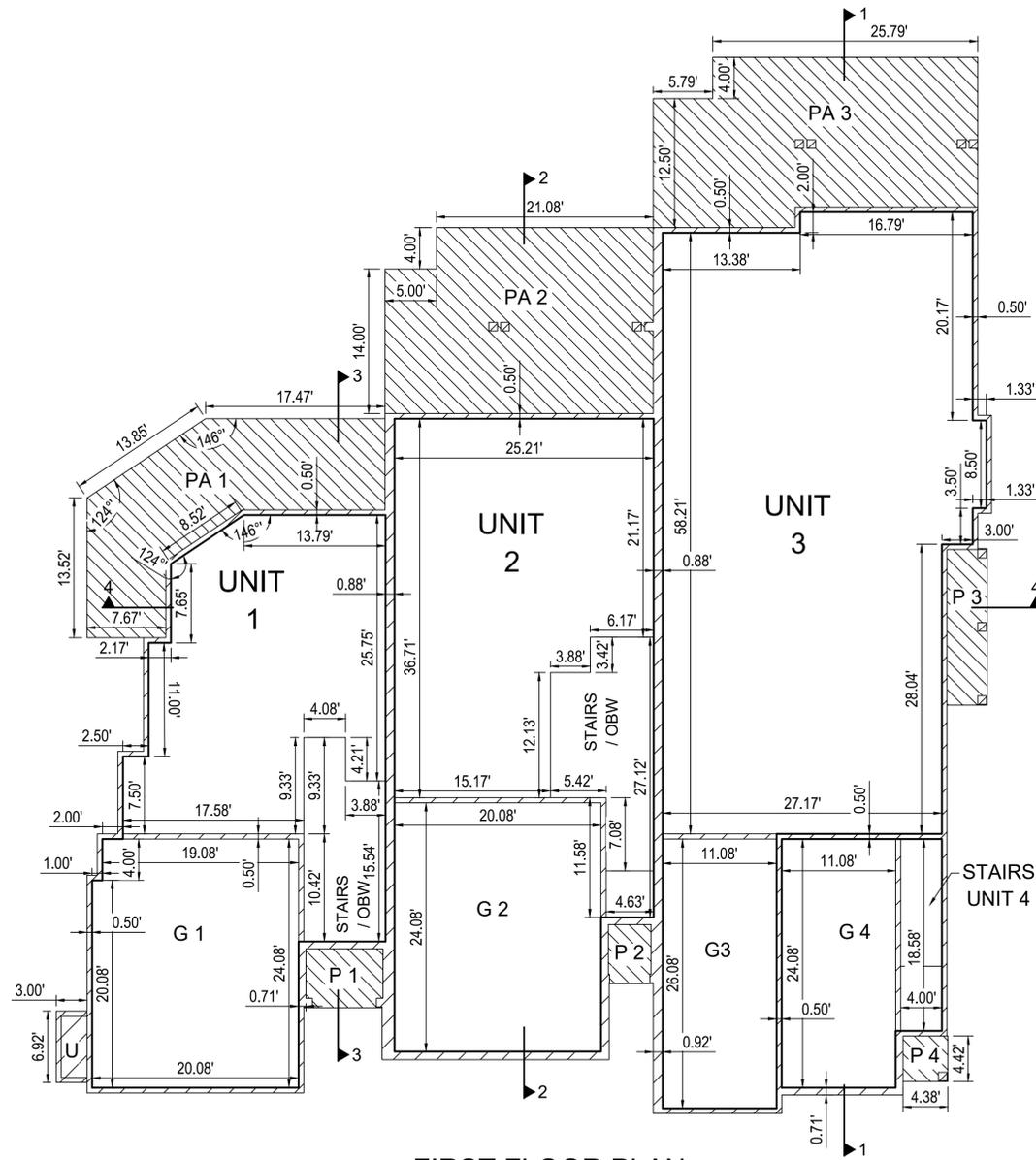
UNIT NUMBER	SURFACE GRADE ELEVATION
1	990.17
2	990.17
3	990.17
4	990.17



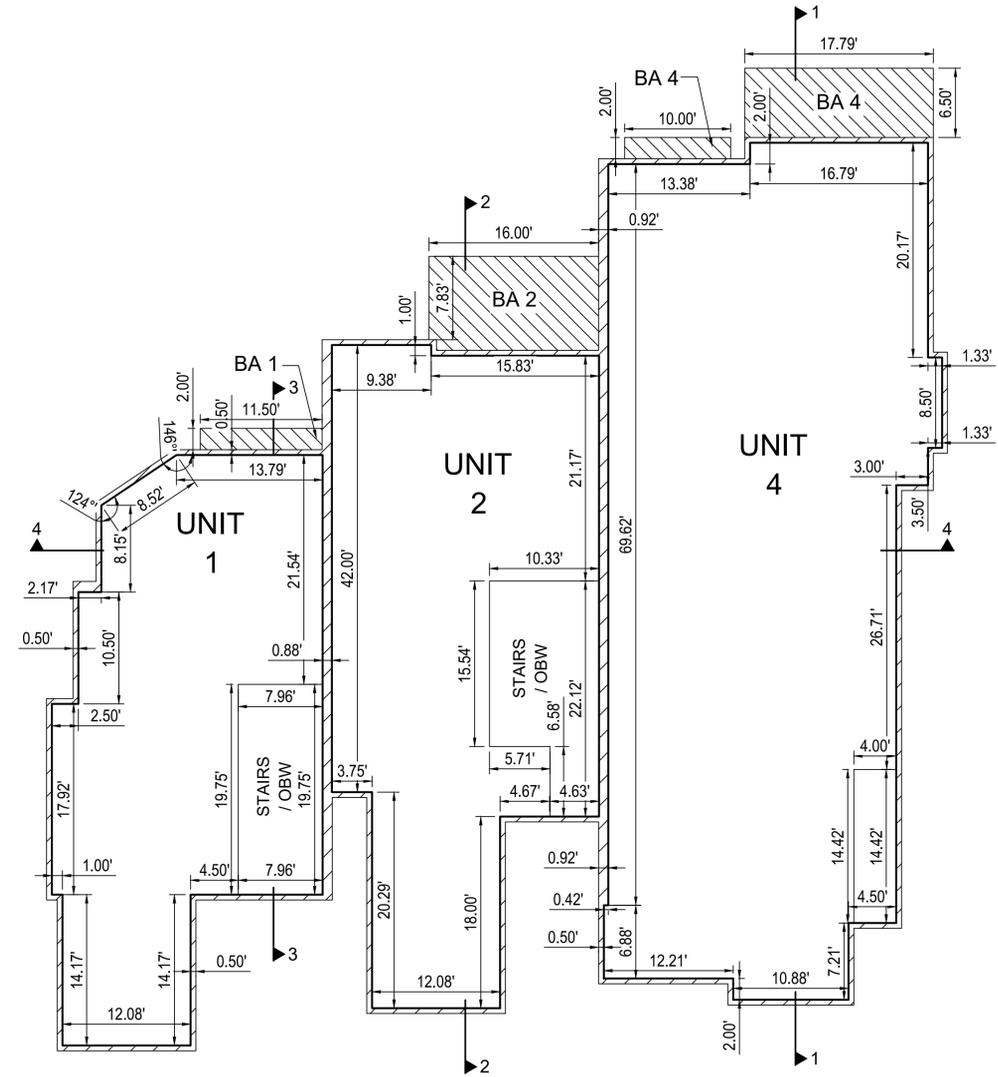
**PERIMETER AND FOUNDATION PLANS**  
**SNUG HARBOR ORION CONDOMINIUM**  
 PROPOSED DATED 00/00/2024

Date:	00.00.0000
Scale:	1"=8'
Sheet:	6
Project:	20107.40

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Section:	02
	T-04-N R-10-E



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**LEGEND**

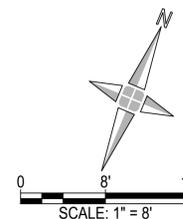
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- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- S.F. SQUARE FEET
- LCE LIMITED COMMON ELEMENT
- OBW UNEXCAVATED

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

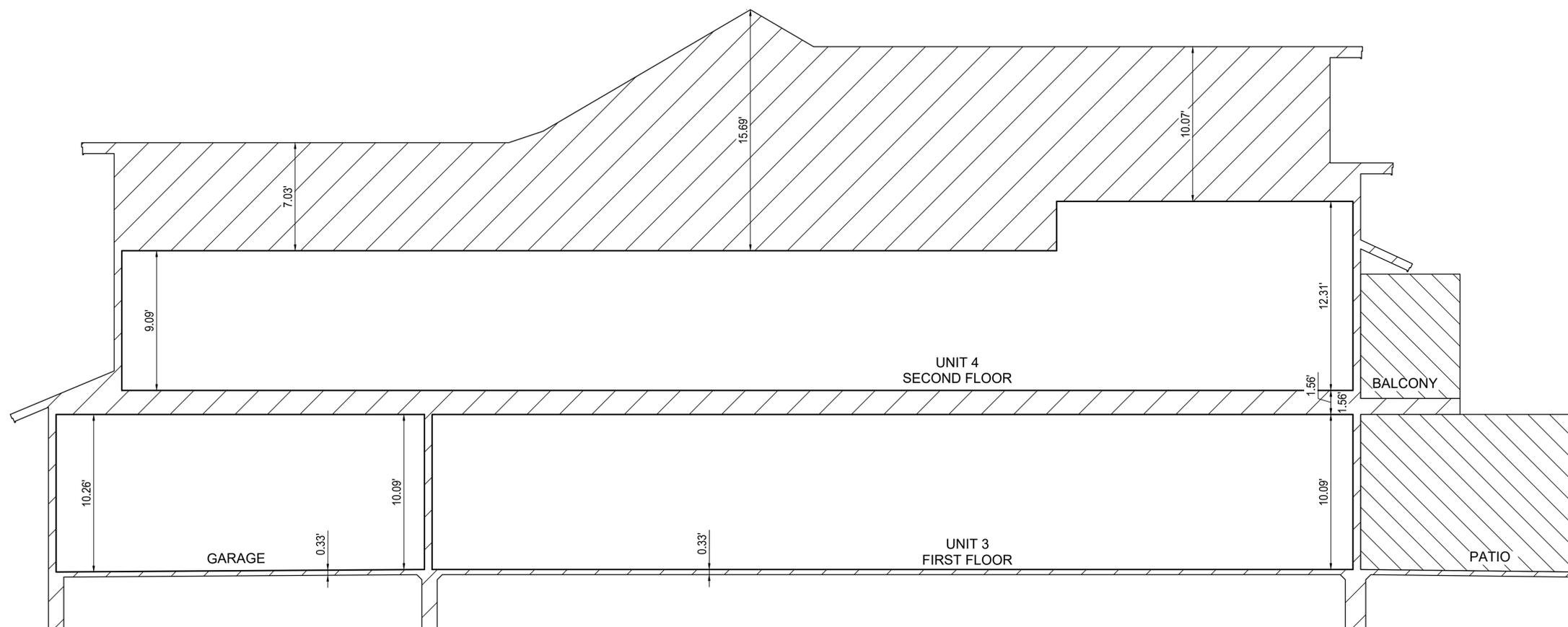


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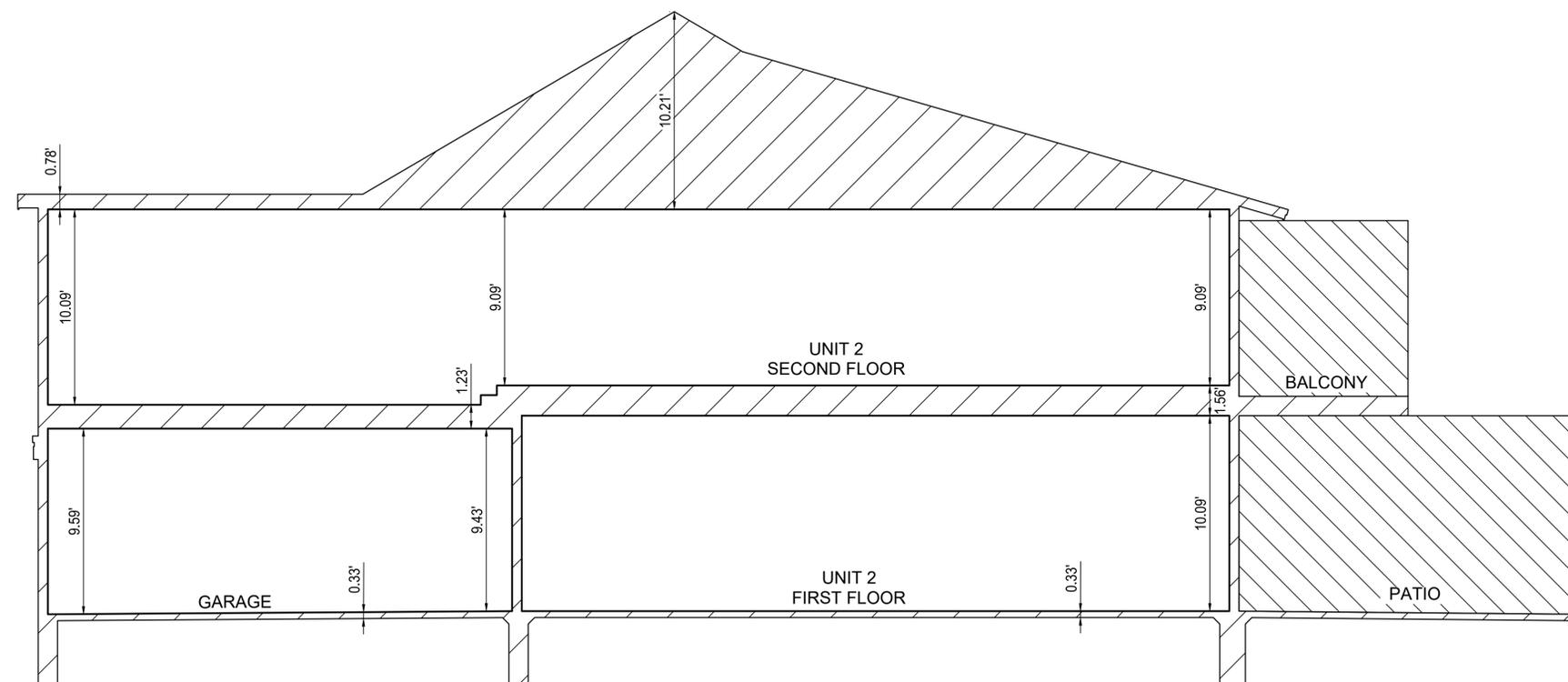
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SECTION 1-1



SECTION 1-1

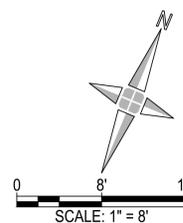
**LEGEND**

-  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:

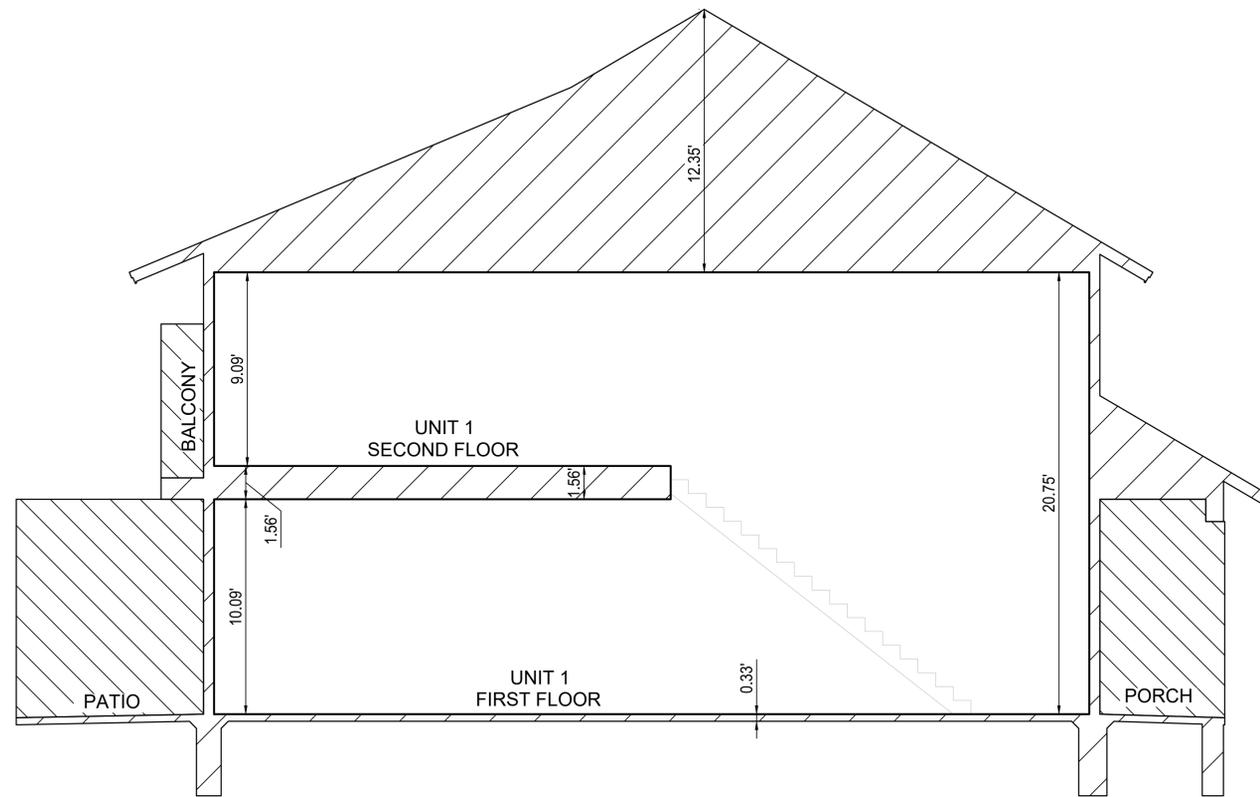


**SECTIONS  
SNUG HARBOR ORION  
CONDOMINIUM**

Date:	00.00.0000
Scale:	1"=8'
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SECTION 3-3

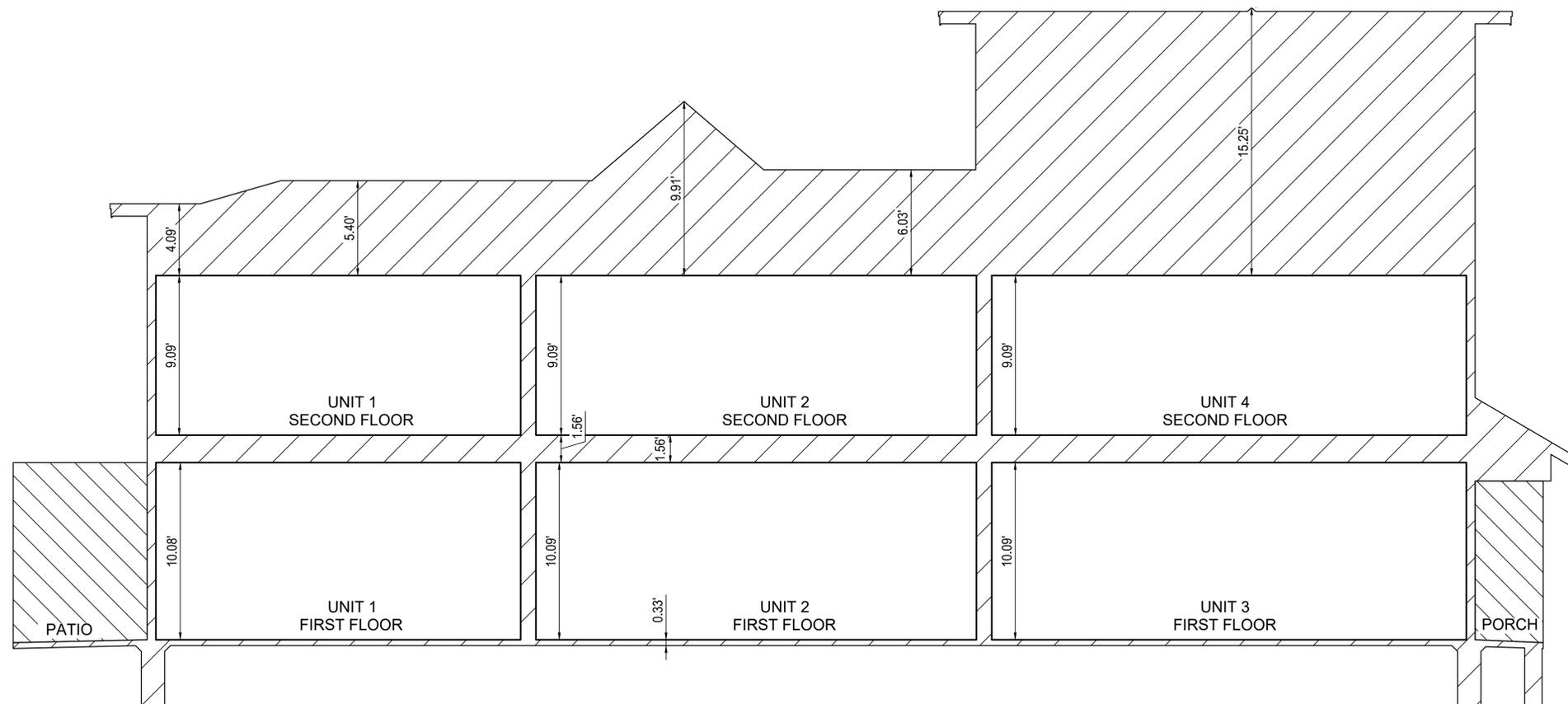
**LEGEND**

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

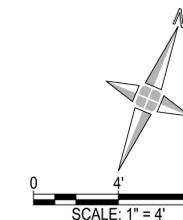
**NOTES**

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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  
SNUG HARBOR ORION  
CONDOMINIUM**

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Sheet:	9
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