

RE-PLAT No. 2
OAKLAND COUNTY CONDOMINIUM SUBDIVISION
PLAN NO. 2400
EXHIBIT "B" TO THE MASTER DEED OF
SAKURA NOVI

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

LEGAL DESCRIPTION:

SAKURA NOVI
A PARCEL OF LAND IN A PART OF THE NORTH 1/2 OF SECTION 23, T. 01 N, R. 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 23, T. 01 N, R. 08 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 23 N88°24'51"E 264.75 FEET; THENCE S01°27'28"E 35.00 FEET TO THE POINT OF BEGINNING: THENCE S01°27'28"E, 491.50 FEET; THENCE S89°26'20"W, 403.87 FEET; THENCE N71°19'30"W, 170.45 FEET; THENCE S00°17'20"E 361.42 FEET TO THE NORTH LINE OF GRAND RIVER AVE. (60 FEET WIDE NORTHERLY HALF); THENCE ALONG SAID NORTH LINE N71°44'00"W, 649.31 FEET; THENCE N00°00'00"E 584.46 FEET TO THE SOUTH LINE OF 11 MILE ROAD (35 FEET WIDE SOUTH HALF); THENCE ALONG SAID SOUTH LINE N89°34'00"E 612.61 FEET ; THENCE S00°17'20"E, 208.00 FEET; THENCE N89°34'00"E, 172.00 FEET; THENCE N00°17'20"W, 208.00 FEET TO THE SOUTH LINE OF SAID 11 MILE ROAD; THENCE ALONG SAID SOUTH LINE N89°34'00"E, 118.09 FEET AND N88°24'51"E, 265.02 FEET TO THE POINT OF BEGINNING.

ATTENTION: OAKLAND COUNTY REGISTER OF DEEDS

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.

THE ASTERISK (✱) IN THE INDEX OF DRAWINGS INDICATES AMENDED OR NEW SHEETS. THESE SHEETS ARE TO REPLACE THOSE SHEETS PREVIOUSLY RECORDED.

SURVEYOR AND PREPARER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326

INDEX OF DRAWINGS

- ✱ 1. COVER SHEET
- 2. SURVEY PLAN
- 3. SURVEY PLAN-FUTURE DEVELOPMENT
- ✱ 4. SITE PLAN
- ✱ 5. UTILITY PLAN
- ✱ 6. EASEMENT PLAN A
- ✱ 7. EASEMENT PLAN B

DEVELOPER

SAKURA NOVI RESIDENTIAL, LLC
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MICHIGAN 48301

SAKURA NOVI, LLC
350 N. OLD WOODWARD AVE. SUITE 300
BIRMINGHAM, MICHIGAN 48009

PROJECT TITLE

REPLAT No. 2 OF
SAKURA NOVI

DATE: JUNE 16, 2023
RE-PLAT 1 FEBRUARY 23, 2024
RE-PLAT 2 JUNE 30, 2025

DRAWING TITLE

COVER SHEET

PEA
GROUP

t: 844.813.2949
www.peagroup.com

PEA JOB NO. 2018-033

P.M. GB

DN. GWC

SUR.

DRAWING NUMBER:

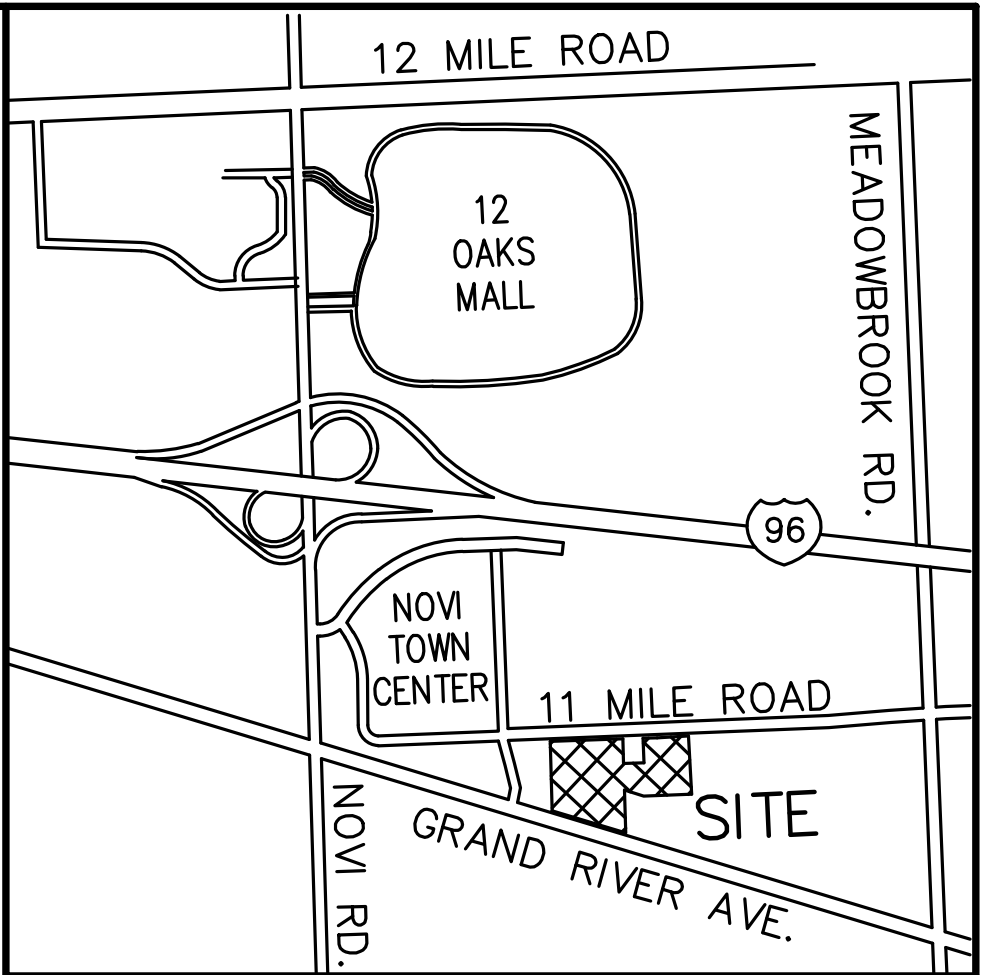
PROPOSED DATED JUNE 30, 2025

Line Table		
Line #	Direction	Length
L1	N89°34'00"E	81.50'
L2	N67°48'15"E	67.09'
L3	N89°34'00"E	56.63'
L4	N74°02'06"W	42.27'
L5	S89°34'00"W	128.79'
L6	N00°26'00"W	15.11'
L7	N89°24'55"E	19.57'
L8	S01°02'20"E	13.68'
L9	S01°02'20"E	13.83'

Line Table		
Line #	Direction	Length
L10	S89°23'41"W	36.75'
L11	N00°36'19"W	50.00'
L12	N89°23'41"E	36.37'
L13	S00°39'32"E	7.29'
L14	N89°34'00"E	55.07'
L15	N89°23'40"E	115.19'
L16	N00°17'20"W	165.54'
L17	N89°23'40"E	172.01'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	10.47'	20.00'	30°00'00"	N03°16'00"E	10.35'
C2	42.15'	80.50'	30°00'00"	N03°16'00"E	41.67'
C3	39.34'	25.00'	90°10'19"	N45°31'10"W	35.41'
C4	39.29'	25.00'	90°03'12"	S44°22'04"W	35.37'
C5	24.83'	20.00'	71°07'40"	N53°49'50"E	23.26'
C6	18.99'	50.00'	21°45'46"	N78°41'07"E	18.88'
C7	18.99'	50.00'	21°45'45"	N78°41'07"E	18.88'
C8	14.31'	50.00'	16°23'54"	S82°14'03"E	14.26'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C9	14.31'	50.00'	16°23'54"	S82°14'03"E	14.26'
C10	59.61'	48.00'	71°08'55"	S53°50'27"W	55.85'
C11	6.23'	5.00'	71°20'31"	S53°56'16"W	5.83'
C12	25.44'	15.00'	97°09'32"	S01°02'20"E	22.50'
C13	26.18'	50.00'	30°00'00"	N03°16'00"E	25.88'
C14	52.36'	100.00'	30°00'00"	N03°16'00"E	51.76'
C15	6.23'	5.00'	71°20'31"	S53°56'16"W	5.83'
C16	46.66'	45.16'	59°12'20"	S62°26'45"E	44.62'

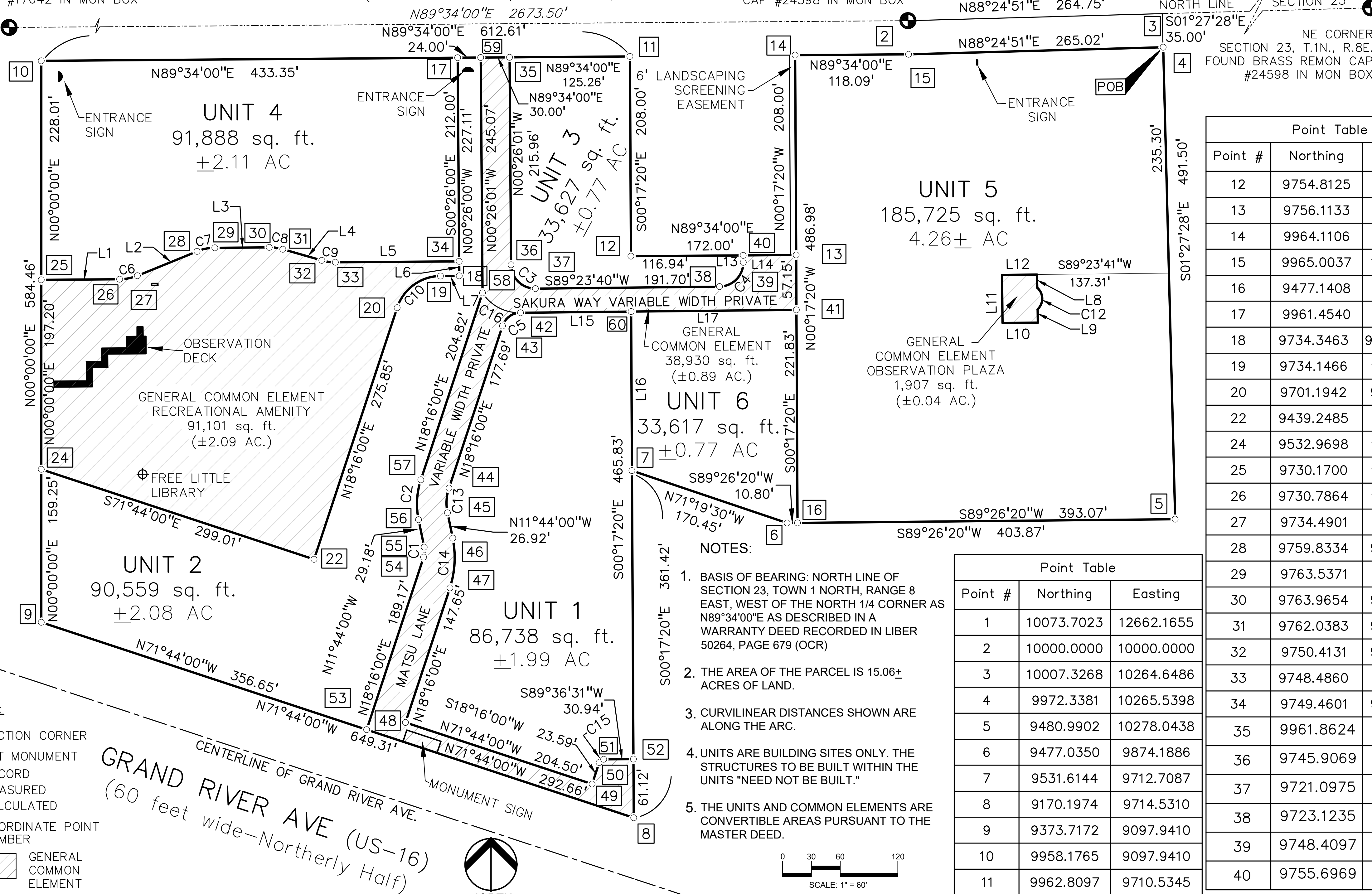


NORTHWEST CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON CAP
#17642 IN MON BOX

11 MILE ROAD
(35' SOUTH 1/2 WIDTH)

NORTH 1/4 CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON
CAP #24598 IN MON BOX

NE CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON CAP
#24598 IN MON BOX



NOTES:

1. BASIS OF BEARING: NORTH LINE OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST, WEST OF THE NORTH 1/4 CORNER AS N89°34'00"E AS DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 50264, PAGE 679 (OCR)
2. THE AREA OF THE PARCEL IS 15.06± ACRES OF LAND.
3. CURVILINEAR DISTANCES SHOWN ARE ALONG THE ARC.
4. UNITS ARE BUILDING SITES ONLY. THE STRUCTURES TO BE BUILT WITHIN THE UNITS "NEED NOT BE BUILT."
5. THE UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO THE MASTER DEED.

Point Table		
Point #	Northing	Easting
1	10073.7023	12662.1655
2	10000.0000	10000.0000
3	10007.3268	10264.6486
4	9972.3381	10265.5398
5	9480.9902	10278.0438
6	9477.0350	9874.1886
7	9531.6144	9712.7087
8	9170.1974	9714.5310
9	9373.7172	9097.9410
10	9958.1765	9097.9410
11	9962.8097	9710.5345

Point Table		
Point #	Northing	Easting
12	9754.8125	9711.5833
13	9756.1133	9883.5761
14	9964.1106	9882.5330
15	9965.0037	10000.6167
16	9477.1408	9884.9884
17	9961.4540	9531.2835
18	9734.3463	9533.0012
19	9734.1466	9513.4343
20	9701.1942	9468.3430
22	9439.2485	9381.8818
24	9532.9698	9097.9410
25	9730.1700	9097.9410
26	9730.7864	9179.4405
27	9734.4901	9197.9512
28	9759.8334	9260.0655
29	9763.5371	9278.5761
30	9763.9654	9335.2062
31	9762.0383	9349.3370
32	9750.4131	9389.9722
33	9748.4860	9404.1029
34	9749.4601	9532.8869
35	9961.8624	9585.2810
36	9745.9069	9586.9153
37	9721.0975	9612.1788
38	9723.1235	9803.8679
39	9748.4097	9828.6020
40	9755.6969	9828.5182

Point Table		
Point #	Northing	Easting
41	9698.9677	9883.8699
42	9695.9324	9596.6924
43	9682.2024	9577.9116
44	9513.4664	9522.2164
45	9487.6266	9520.7416
46	9461.2688	9526.2160
47	9409.5891	9523.2663
48	9269.3788	9476.9867
49	9205.2804	9671.1811
50	9227.6779	9678.5739
51	9231.1106	9683.2878
52	9231.3219	9714.2228
53	9261.9293	9436.6170
54	9441.5656	9495.9101
55	9451.9015	9496.5000
56	9480.4746	9490.5654
57	9522.0767	9492.9399
58	9716.5711	9557.1373
59	9961.6355	9555.2827
60	9697.1498	9711.8740

PROJECT TITLE

**RE-PLAT No. 2 OF
SAKURA NOVI**

DATE:
JUNE 16, 2023
RE-PLAT 2 JUNE 30, 2025

DRAWING TITLE

SITE PLAN

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

PEA JOB NO. 2018-033

P.M. GB

DN. GWC

SUR.

DRAWING NUMBER:

PROPOSED DATED JUNE 30, 2025

NOTES:

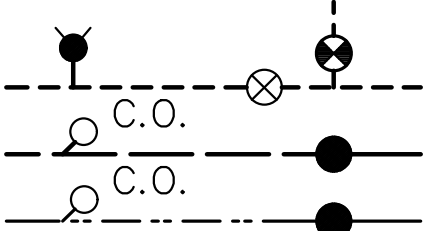
1. BASIS OF BEARING: NORTH LINE OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST.
2. THE AREA OF THE PARCEL IS 15.07± ACRES OF LAND.

LEGEND:

- SECTION CORNER
- SET MONUMENT
- RECORD
- MEASURED
- CALCULATED
- COORDINATE POINT NUMBER
- GENERAL COMMON ELEMENT

LEGEND

- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE



UTILITY NOTES:

1. ALL UTILITY MAIN IMPROVEMENTS ON THIS SHEET MUST BE BUILT. ALL OTHER IMPROVEMENTS ON THIS SHEET, INCLUDING ANY UTILITY SERVICE LEADS, NEED NOT BE BUILT.
2. ALL UNITS TO BE SERVICED WITH PRIVATE STORM SEWER OWNED AND MAINTAINED BY THE ASSOCIATION AND WITH PUBLIC SANITARY SEWER AND WATER MAIN OWNED AND MAINTAINED BY THE CITY OF ROMULUS.
3. ALL UNITS TO BE SERVICED WITH CABLE TV, GAS, PHONE AND ELECTRIC. THE PROVIDER OF THESE SERVICES HAS NOT BEEN DETERMINED AS OF THIS DATE.
4. THE LOCATION OF ALL PROPOSED UTILITIES ARE APPROXIMATE.

PROPOSED DATED JUNE 30, 2025

PROJECT TITLE
**REPLAT No. 2 OF
SAKURA NOVI**

DATE: JUNE 16, 2023
RE-PLAT 1 FEBRUARY 23, 2024
RE-PLAT 2 JUNE 30, 2025

DRAWING TITLE
UTILITY PLAN

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

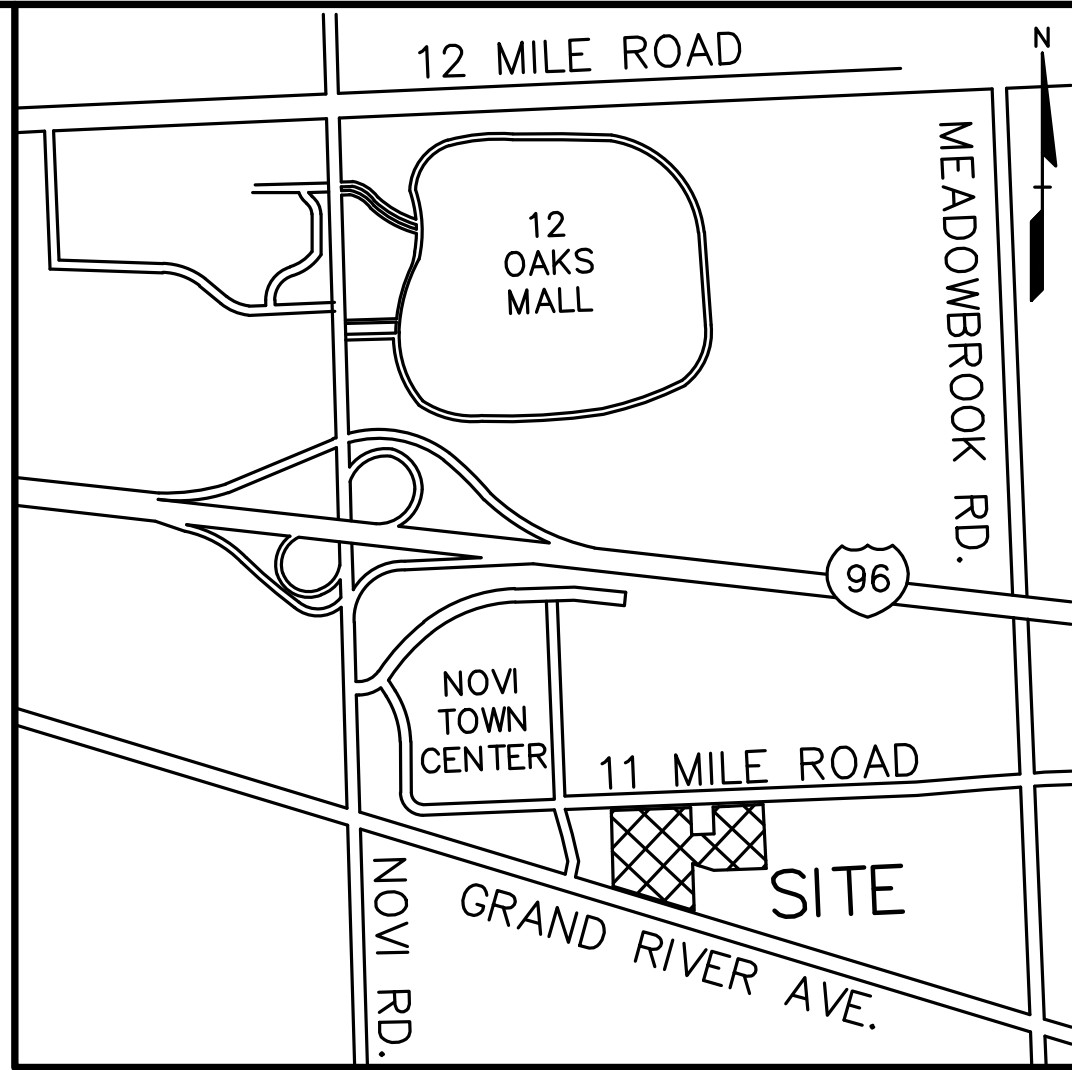
PEA JOB NO.	2018-033
P.M.	GB
DN.	GWC
SUR.	
DRAWING NUMBER:	

NOTES:

1. BASIS OF BEARING: NORTH LINE OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST.
2. THE AREA OF THE PARCEL IS 15.07+ ACRES OF LAND.

LEGEND:

- SECTION CORNER
- SET MONUMENT
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED



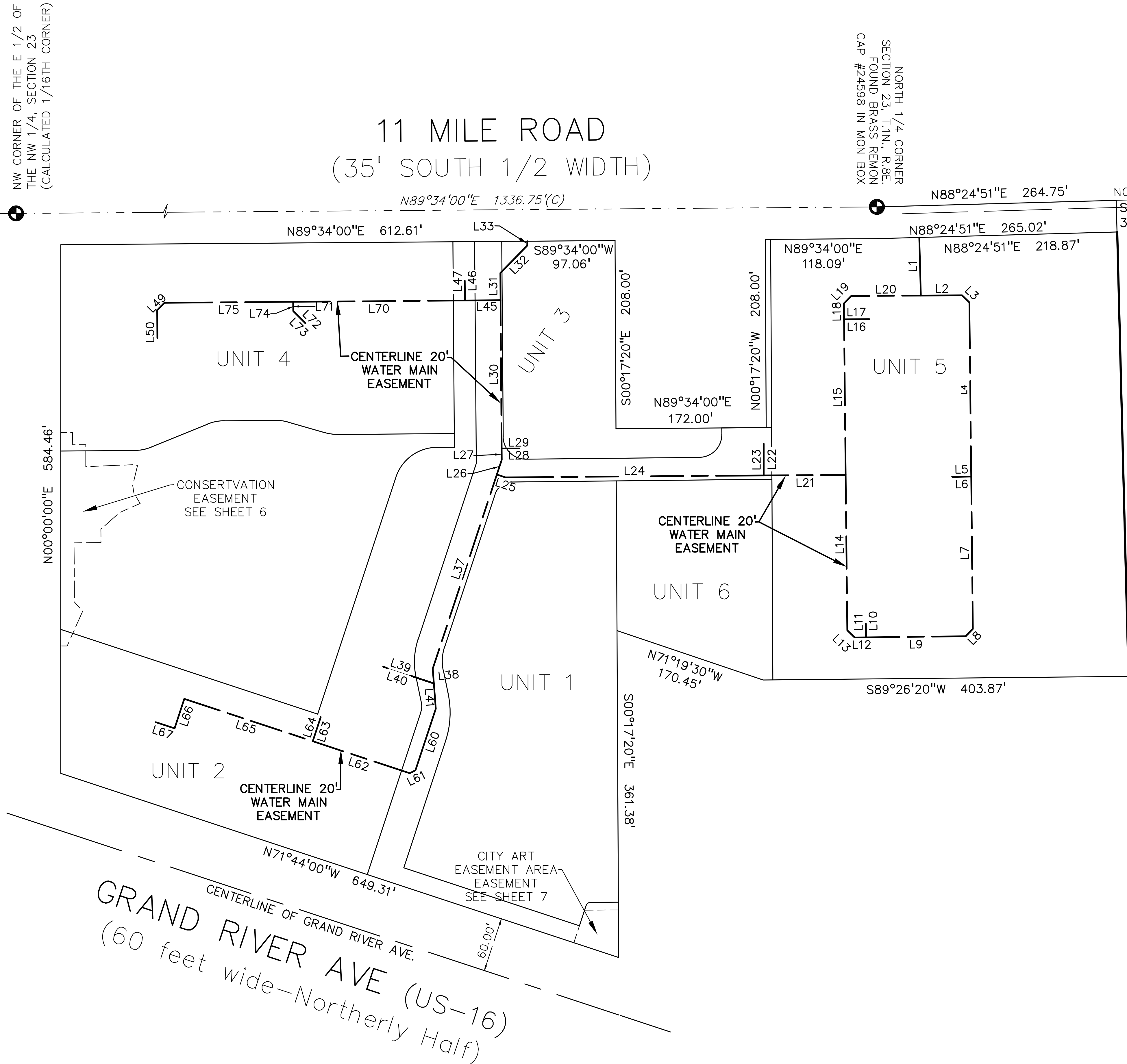
NORTHWEST CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON CAP
#17642 IN MON BOX

NW CORNER OF THE E 1/2 OF
THE NW 1/4, SECTION 23
(CALCULATED 1/16TH CORNER)

NORTH 1/4 CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON
CAP #24598 IN MON BOX

NE CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON CAP
#24598 IN MON BOX

LINE TABLE FOR CENTERLINE OF 20' WATER MAIN EASEMENT		
Line #	Direction	Length
L1	S01°33'49"E	64.28'
L2	N89°37'19"E	45.58'
L3	S45°31'09"E	11.34'
L4	S00°36'20"E	192.43'
L5	S89°23'40"W	21.01'
L6	N89°23'40"E	21.01'
L7	S00°36'20"E	168.56'
L8	S44°23'40"W	11.31'
L9	S89°23'40"W	110.25'
L10	N00°36'20"W	15.00'
L11	S00°36'20"E	15.00'
L12	S89°23'40"W	12.50'
L13	N45°36'20"W	11.31'
L14	N00°36'20"W	171.91'
L15	N00°36'20"W	171.86'
L16	N90°00'00"E	27.73'
L17	N90°00'00"W	27.73'
L18	N00°36'20"W	17.65'
L19	N44°28'51"E	11.30'
L20	N89°32'04"E	77.16'
L21	S89°34'22"W	90.55'
L22	N00°00'00"E	34.87'
L23	S00°00'00"E	34.87'
L24	S89°34'22"W	285.49'
L25	N71°44'00"W	10.00'
L26	N18°16'00"E	17.17'
L27	N00°25'38"W	12.54'
L28	N90°00'00"E	19.41'
L29	N90°00'00"W	19.41'
L30	N00°25'34"W	163.85'
L31	N00°26'00"W	30.20'
L32	N44°34'22"E	42.43'
L33	N00°25'38"W	4.80'
L37	S18°16'00"W	225.95'
L38	S04°14'00"E	16.48'
L39	N71°44'00"W	58.97'
L40	S71°44'00"E	58.97'
L41	S04°14'00"E	28.09'



LEGEND:

- SECTION CORNER
- FOUND IRON
- FOUND MONUMENT

LINE TABLE FOR CENTERLINE OF 20' WATER MAIN EASEMENT		
L45	S89°34'00"W	39.36'
L46	N00°26'00"W	21.87'
L47	S00°26'00"E	21.87'
L49	S44°34'11"W	11.31'
L50	S00°25'38"E	31.00'
L60	S18°16'00"W	71.66'
L61	S63°16'00"W	7.07'
L62	N71°44'00"W	112.83'
L63	N18°15'32"E	28.15'
L64	S18°15'32"W	28.15'
L65	N71°44'00"W	149.50'
L66	S18°16'00"W	34.40'
L67	N71°44'00"W	21.99'
L70	S89°34'00"W	189.86'
L71	S00°00'00"E	10.27'
L72	N45°00'00"W	19.19'
L73	N45°00'00"W	19.19'
L74	N00°26'00"W	10.27'
L75	S89°34'00"W	142.36'



PROJECT TITLE

REPLAT No. 2 OF
SAKURA NOVI

DATE: JUNE 16, 2023
RE-PLAT 1 FEBRUARY 23, 2024
RE-PLAT 2 JUNE 30, 2025

DRAWING TITLE

EASEMENT
PLAN A

PEA
GROUP

t: 844.813.2949
www.peagroup.com

PEA JOB NO. 2018-033

P.M. GB

DN. GWC

SUR.

DRAWING NUMBER:

PROPOSED DATED JUNE 30, 2025

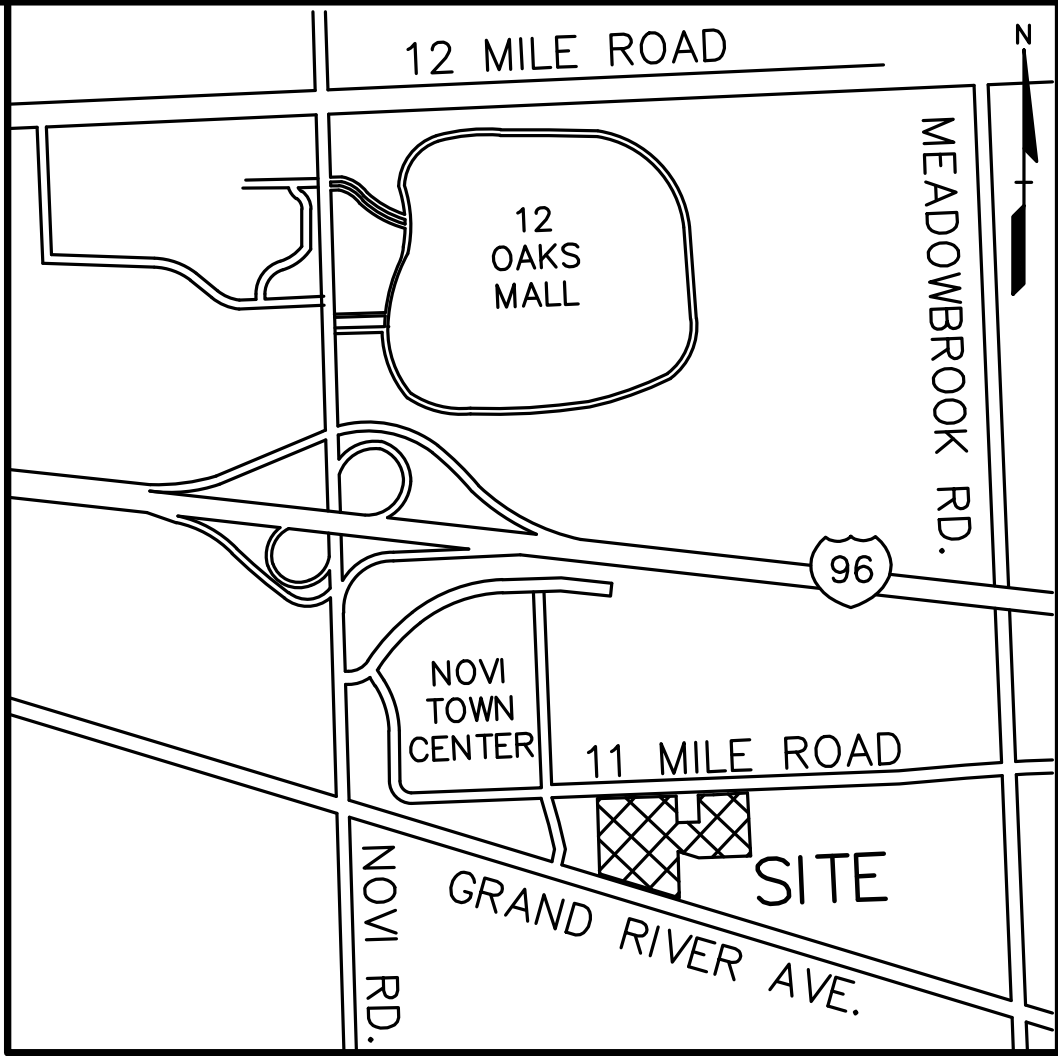
NOTES:

1. BASIS OF BEARING: NORTH LINE OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST.
2. THE AREA OF THE PARCEL IS 15.07± ACRES OF LAND.

LINE TABLE FOR CENTERLINE OF 20' SANITARY SEWER EASEMENT					
Line #	Direction	Length	L9	S89°34'00"W	140.10'
L1	S00°42'28"E	75.25'	L10	S11°56'16"W	70.64'
L2	N89°23'40"E	116.60'	L11	S00°25'38"E	210.67'
L3	S89°23'40"W	116.60'	L16	S18°16'00"W	127.82'
L4	S89°23'40"W	120.57'	L17	S71°44'00"E	77.54'
L5	N89°23'40"E	120.57'	L18	N71°44'00"W	77.54'
L6	S00°43'11"E	167.72'	L19	S18°16'00"W	55.54'
L7	N89°34'14"E	95.36'	L20	N71°44'00"W	55.17'
L8	S89°34'14"W	369.08'	L21	S71°44'00"E	55.17'
			L22	S02°31'24"W	72.08'
			L23	S18°16'00"W	69.90'
			L24	N71°44'00"W	251.66'

LEGEND:

- ⊕ SECTION CORNER
- SET MONUMENT
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED



11 MILE ROAD
(35' SOUTH 1/2 WIDTH)

NORTH 1/4 CORNER
SECTION 23, T.1N., R.8E.
FOUND BRASS REMON
CAP #24598 IN MON BOX

NORTH LINE SECTION 23

S01°27'28"E
35.00'

SECTION 23, T.1N., R.8E.
FOUND BRASS REMON CAP
#24598 IN MON BOX

LEGEND:

- ⊕ SECTION CORNER
- FOUND IRON
- FOUND MONUMENT

LINE TABLE FOR CONSERVATION EASEMENT		
Line #	Direction	Length
L20	S89°43'11"E	13.03'
L21	S00°26'00"E	13.52'
L22	N90°00'00"E	14.50'
L23	S00°00'00"E	24.28'
L24	N89°36'25"E	46.00'
L25	N85°42'34"E	11.16'
L26	S13°37'44"W	22.39'
L27	S08°26'45"E	8.74'
L28	S31°28'27"E	13.37'
L29	S66°08'12"W	25.07'
L30	S48°22'48"W	27.49'
L31	S00°25'59"E	14.90'
L32	S89°34'01"W	29.78'
L33	S00°25'59"E	65.55'
L34	S41°42'36"E	13.53'
L35	S23°58'35"W	41.96'
L36	N90°00'00"W	7.06'
L37	N00°00'00"E	236.03'

DETAIL

GRAND RIVER AVE (US-16)
(60 feet wide-Northerly Half)

DETAIL

PROPOSED DATED JUNE 30, 2025

S:\PROJECTS\2018\2018-033 AKEN NOV-JP9\SURVEY-DEPT\180338ND\COND\RE-PLAT 2\07118-033 EASEMENT PLAN B RE-PLAT 2.dwg

PROJECT TITLE
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**EASEMENT
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