

REPLAT NUMBER 1 OF WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 612

EXHIBIT B TO THE AMENDED MASTER DEED OF **THE WOODS OF PORTAGE LAKE** A SITE CONDOMINIUM A PART OF THE SOUTH 1/2 OF SECTION 1, AND THE NORTH 1/2 OF SECTION 12, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 1, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°18'40" W. 24.85 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION (AS MONUMENTED) TO THE POINT OF BEGINNING; THENCE N. 78°49'05" E. 40.73 FEET; THENCE N. 79°31'20" E. 191.42 FEET; THENCE N. 00°29'00" W. 170.00 FEET; THENCE N. 79°30'00" E. 9.89 FEET; THENCE N. 00°29'00" W. 170.31 FEET; THENCE N. 70°38'00" E. 310.06 FEET; THENCE S. 07°50'45" W. 1222.41 FEET; THENCE S. 37°45'45" W. 205.83 FEET ALONG THE CENTERLINE OF MCGREGOR ROAD; THENCE N. 53°43'15" W. 183.00 FEET; THENCE S. 37°45'45" W. 176.36 FEET; THENCE ALONG THE CENTERLINE OF DEXTER-PINCKNEY ROAD IN THE FOLLOWING THREE (3) COURSES: N. 53°43'15" W. 27.88 FEET, NORTHWESTERLY 193.32 FEET ALONG THE ARC OF A 1420.98 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°47'42", HAVING A CHORD THAT BEARS N. 49°49'24" W. 193.17 FEET AND N. 45°55'33" W. 424.41 FEET; THENCE S 51°10'00" W 5.18 FEET; THENCE N 46°26'00" W 25.00'; THENCE N 38°59'03" E 255.24 FEET; THENCE S 61°08'00" E 85.00 FEET; THENCE N. 05°34'15" E. 275.73 FEET; THENCE N. 75°45'00" E. 85.45 FEET; THENCE N. 79°30'00" E. 17.26 FEET; THENCE S. 00°29'00" E. 20.00 FEET; THENCE N. 78°49'05" E. 159.31 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE SOUTH 1/2 OF SECTION 1 AND A PART OF THE NORTH 1/2 OF SECTION 12, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN AND CONTAINING 16.35 ACRES OF LAND, MORE OR LESS. BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHEASTERLY 33 FEET OF DEXTER-PINCKNEY ROAD. ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARK AND WALKWAY EASEMENT

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 1, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°18'40" W. 24.85 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION (AS MONUMENTED); THENCE N. 78°49'05" E. 40.73 FEET; THENCE N. 79°31'20" E. 191.42 FEET; THENCE N. 00°29'00" W. 170.00 FEET; THENCE N. 79°30'00" E. 9.89 FEET; THENCE N. 00°29'00" W. 170.31 FEET; THENCE N. 70°38'00" E. 310.06 FEET; THENCE S. 07°50'45" W. 800.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 07°50'45" W. 33.23 FEET; THENCE S. 72°22'30" W. 196.46 FEET; THENCE S. 4°49'29" W. 18.83 FEET; THENCE N. 81°49'42" W. 70.46 FEET; THENCE S. 08°24'04" W. 23.80 FEET; THENCE N. 81°49'42" W. 57.08 FEET; THENCE N. 54°29'52" W. 62.61 FEET; THENCE N. 75°08'11" W. 174.34 FEET; THENCE N. 62°05'45" W. 143.86 FEET; THENCE N. 84°25'45" W. 14.98 FEET; THENCE N. 05°34'15" E. 38.59 FEET; THENCE S. 62°05'45" E. 170.97 FEET; THENCE S. 79°01'12" E. 334.23 FEET; THENCE N. 72°22'30" E. 224.88 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE NORTH 1/2 OF SECTION 12, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN AND CONTAINING 0.62 ACRES OF LAND, MORE OR LESS.

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 ON THIS SHEET AND IN THE SURVEYORS CERTIFICATE ON SHEET 2.

THE ASTERISK (*)

AS SHOWN IN THE SHEET INDEX INDICATES NEW OR AMENDED DRAWINGS WHICH ARE DATED 05/14/18.

THESE DRAWINGS ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

SHEET INDEX

- * 1. COVER SHEET
- * 2. SITE AND SURVEY PLAN
- * 3. UTILITY PLAN

DEVELOPER

LAKE AREA GROUP LLC
9585 PORTAGE LAKE AVE
PINCKNEY, MI 48169
TEL. 586-206-0618

SURVEYOR

GLA SURVEYORS & ENGINEERS
8495 NORTH TERRITORIAL ROAD
PLYMOUTH, MI 48170
(734) 416-9650
(734) 416-9657 FAX



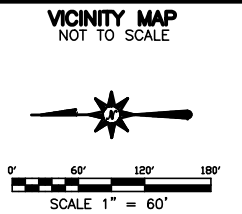
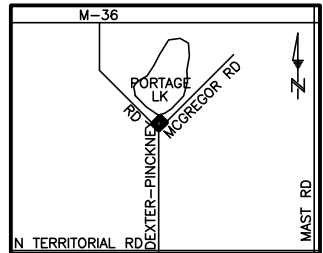
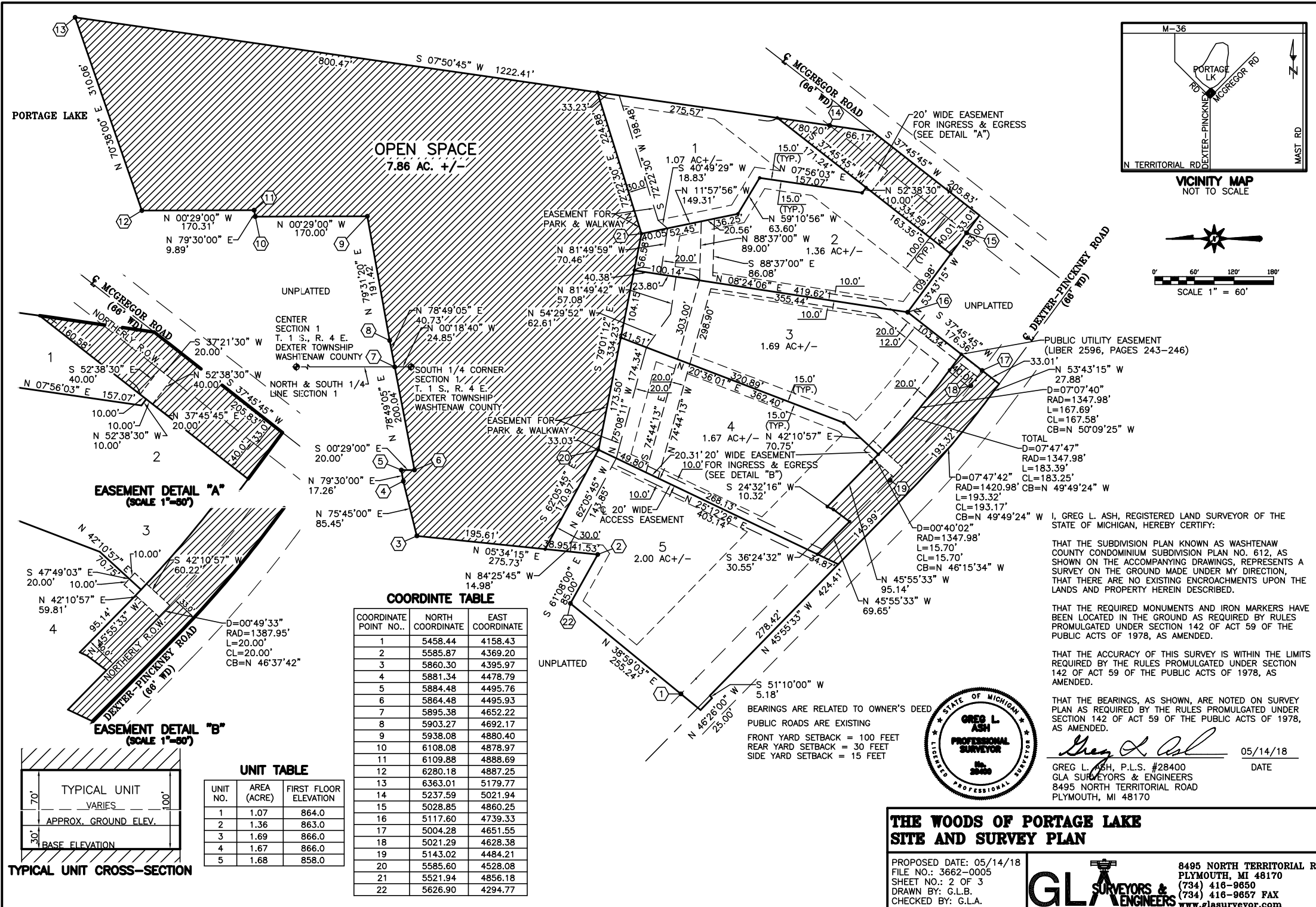
Greg L. Ash 05/14/18
DATE
GREG L. ASH
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 28400

THE WOODS OF PORTAGE LAKE TITLE PAGE

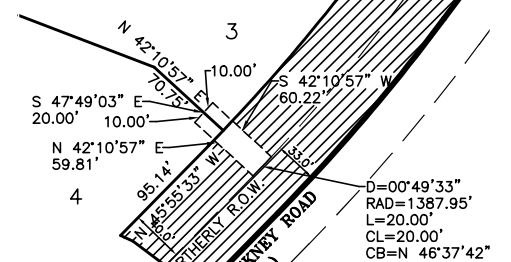
PROPOSED DATE: 05/14/18
FILE NO.: 3662-0005
SHEET NO.: 1 OF 3
DRAWN BY: G.L.B.
CHECKED BY: G.L.A.



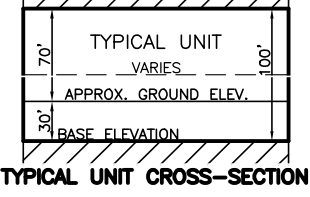
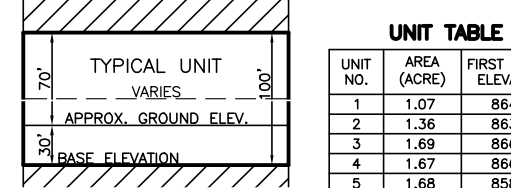
8495 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 416-9650
(734) 416-9657 FAX
www.glasurveyor.com



EASEMENT DETAIL "A"
(SCALE 1"=80')



EASEMENT DETAIL "B"
(SCALE 1"=80')



UNIT TABLE

| UNIT NO. | AREA (ACRE) | FIRST FLOOR ELEVATION |
|----------|-------------|-----------------------|
| 1 | 1.07 | 864.0 |
| 2 | 1.36 | 863.0 |
| 3 | 1.69 | 866.0 |
| 4 | 1.67 | 866.0 |
| 5 | 1.68 | 858.0 |

COORDINATE TABLE

| COORDINATE POINT NO. | NORTH COORDINATE | EAST COORDINATE |
|----------------------|------------------|-----------------|
| 1 | 5458.44 | 4158.43 |
| 2 | 5585.87 | 4369.20 |
| 3 | 5860.30 | 4395.97 |
| 4 | 5881.34 | 4478.79 |
| 5 | 5884.48 | 4495.76 |
| 6 | 5864.48 | 4495.93 |
| 7 | 5895.38 | 4652.22 |
| 8 | 5903.27 | 4692.17 |
| 9 | 5938.08 | 4880.40 |
| 10 | 6108.08 | 4878.97 |
| 11 | 6109.88 | 4888.69 |
| 12 | 6280.18 | 4887.25 |
| 13 | 6363.01 | 5179.77 |
| 14 | 5237.59 | 5021.94 |
| 15 | 5028.85 | 4860.25 |
| 16 | 5117.60 | 4739.33 |
| 17 | 5004.28 | 4651.55 |
| 18 | 5021.29 | 4628.38 |
| 19 | 5143.02 | 4484.21 |
| 20 | 5585.60 | 4528.08 |
| 21 | 5521.94 | 4856.18 |
| 22 | 5626.90 | 4294.77 |



I, GREG L. ASH, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 612, 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 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 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 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

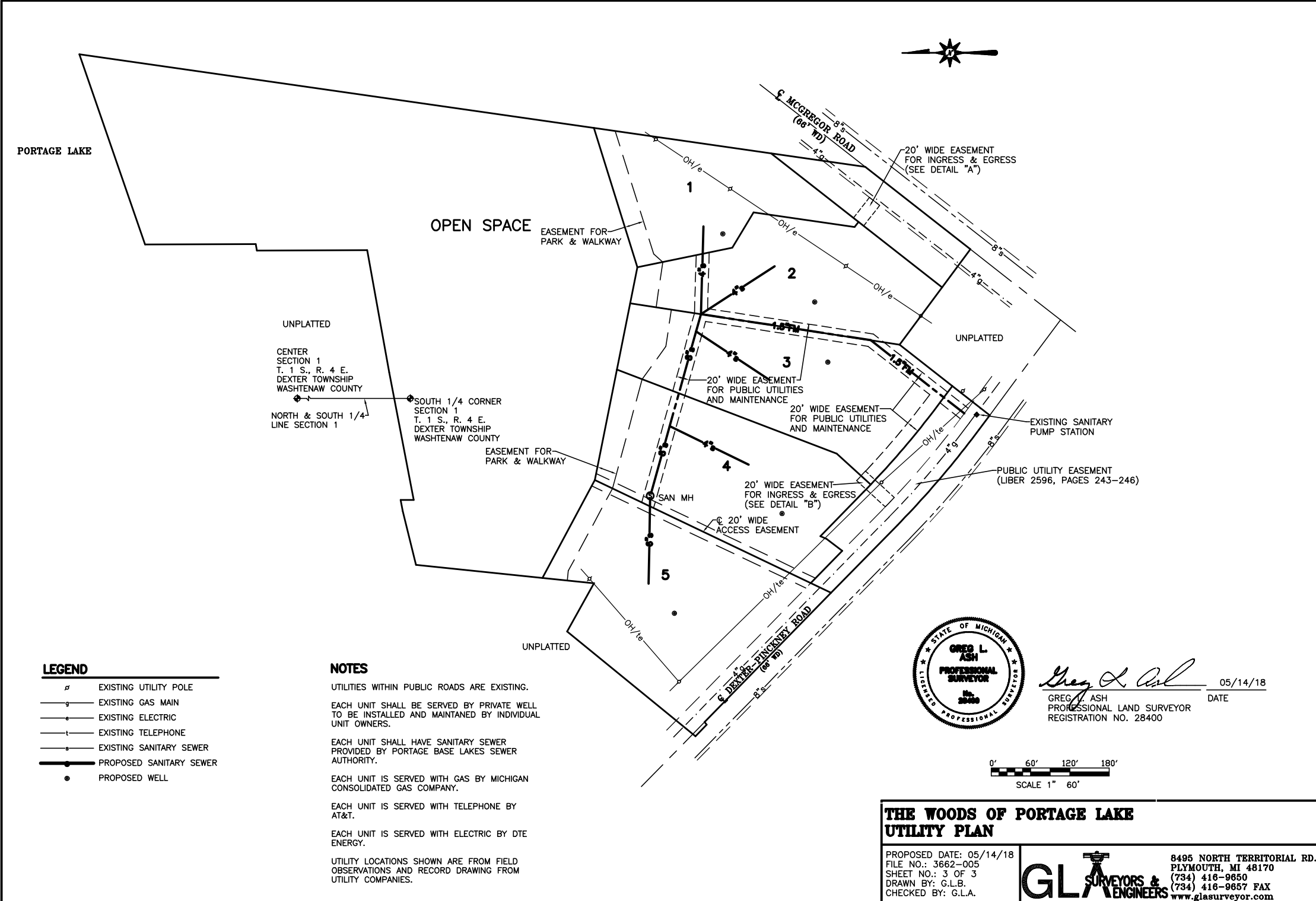
DATE: 05/14/18

GREG L. ASH, P.L.S. #28400
GLA SURVEYORS & ENGINEERS
8495 NORTH TERRITORIAL ROAD
PLYMOUTH, MI 48170

**THE WOODS OF PORTAGE LAKE
SITE AND SURVEY PLAN**

PROPOSED DATE: 05/14/18
FILE NO.: 3662-0005
SHEET NO.: 2 OF 3
DRAWN BY: G.L.B.
CHECKED BY: G.L.A.

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LEGEND

- ⊕ EXISTING UTILITY POLE
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WELL

NOTES

UTILITIES WITHIN PUBLIC ROADS ARE EXISTING.

EACH UNIT SHALL BE SERVED BY PRIVATE WELL TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL UNIT OWNERS.

EACH UNIT SHALL HAVE SANITARY SEWER PROVIDED BY PORTAGE BASE LAKES SEWER AUTHORITY.

EACH UNIT IS SERVED WITH GAS BY MICHIGAN CONSOLIDATED GAS COMPANY.

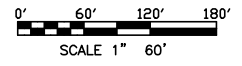
EACH UNIT IS SERVED WITH TELEPHONE BY AT&T.

EACH UNIT IS SERVED WITH ELECTRIC BY DTE ENERGY.

UTILITY LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD DRAWING FROM UTILITY COMPANIES.



Greg L. Ash 05/14/18
 GREG L. ASH
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 28400 DATE



**THE WOODS OF PORTAGE LAKE
 UTILITY PLAN**

PROPOSED DATE: 05/14/18
 FILE NO.: 3662-005
 SHEET NO.: 3 OF 3
 DRAWN BY: G.L.B.
 CHECKED BY: G.L.A.

GL SURVEYORS & ENGINEERS
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 www.glasurveyor.com

LEGAL DESCRIPTION

UNIT 5 OF THE WOODS OF PORTAGE LAKE CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 56037 OF DEEDS, PAGE 197, WASHTENAW COUNTY RECORDS.

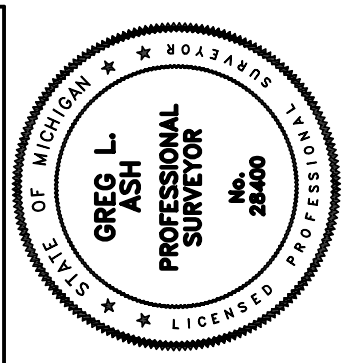
ALSO:
 PART OF THE NORTHWEST 1/4 OF SECTION 12, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 12 SAID POINT ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 1, T. 1 S., R. 4 E., DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 00°18'40" W. 24.85 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 1 TO A POINT ON THE BOUNDARY LINE OF THE WOODS OF PORTAGE LAKE CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 56037 OF DEEDS, PAGE 197, WASHTENAW COUNTY RECORDS; THENCE ALONG SAID BOUNDARY LINES THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES: (1) S. 78°49'05" W. 159.31 FEET (2) N. 00°29'00" W. 20.00 FEET (3) S. 79°30'00" W. 17.26 FEET (4) S. 75°45'00" W. 85.45 FEET (5) S. 05°34'15" W. 275.73 FEET TO A CORNER OF SAID UNIT 5 OF THE WOODS OF PORTAGE LAKE CONDOMINIUM SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S. 51°10'00" 278.44 FEET ALONG SAID CONDOMINIUM BOUNDARY LINE TO A POINT ON THE CENTERLINE OF DEXTER-PINCKNEY ROAD (66 FEET WIDE); THENCE N. 46°26'00" W. 25.00 FEET ALONG SAID CENTERLINE OF DEXTER-PINCKNEY ROAD; THENCE N. 38°59'03" E. 255.24 FEET; AND THENCE S. 61°08'00" E. 85.00 FEET TO THE POINT OF BEGINNING.



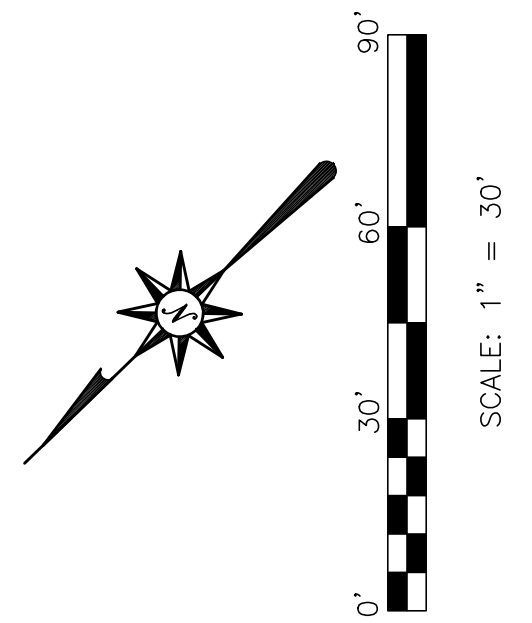
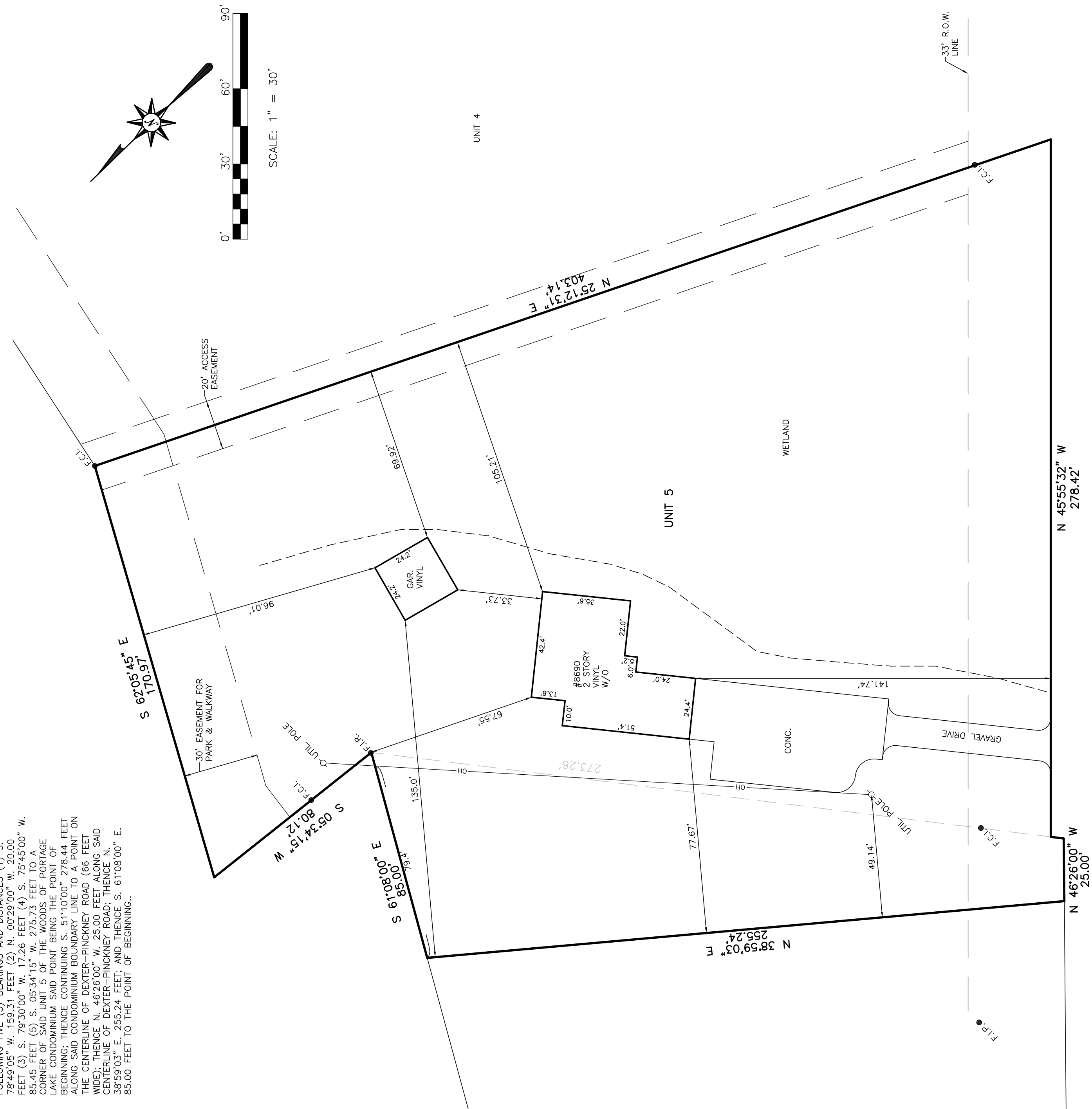
| | |
|---------|---|
| CLIENT: | KEVIN WATSON 8690 DEXTER PINCKNEY ROAD PINCKNEY, MI 48169 |
| CLIENT | 08/22/17 |

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LOT & HOUSE LOCATION
 WATSON HOME
 8690 DEXTER PINCKNEY ROAD
 UNIT 5, WOODS OF PORTAGE LAKE
 PINCKNEY, MI 48169



| | |
|---------------------|--------------------|
| FILE NO.: 3662-0005 | DWG. NO.: 3662-005 |
| DRAWN BY: G.L.B. | SHEET No. 1-1 |
| CHECKED BY: G.L.A. | |
| SCALE: 1" = 30' | |



DEXTER-PINCKNEY ROAD
 (66' WD)