

**COPY**

LIBER 21836 PAGE 4  
\$41.00 MISC RECORDING  
\$2.00 REMONUMENTATION  
09/25/2000 09:22:17 A.M. RECEIPT# 68201  
PAID RECORDED - OAKLAND COUNTY  
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

### SEVENTH AMENDMENT TO MASTER DEED OF OAKHURST

Oakhurst Land, L.L.C., a Michigan limited liability company, the address of which is, 1400 N. Woodward, Suite 270, Bloomfield Hills, Michigan 48304-2856, being the Developer of Oakhurst, a Condominium Project established pursuant to the Master Deed thereof, recorded on March 20, 1997 in Liber 17072, Pages 18 through 95, Oakland County Records, as amended by the First Amendment to Master Deed recorded in Liber 19091, Pages 837 through 868, Second Amendment to Master Deed recorded in Liber 20695, Pages 346 through 356, Third Amendment to Master Deed recorded in Liber 20798, Pages 172 through 217, Fourth Amendment to Master Deed recorded in Liber 20927, Pages 176 through 193, Fifth Amendment to Master Deed recorded in Liber 20927, Pages 196 through 212, and Sixth Amendment to Master Deed recorded in Liber 21577, Pages 867 through 876, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 1036, hereby amends the Master Deed of Oakhurst pursuant to the authority reserved in Article VIII thereof for the purpose of incorporating in the Master Deed and Condominium Subdivision Plan provisions requested by the Townships of Independence and Orion. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner.

08-24-301-800

1. Article IV C(4)(b) of the Master Deed of Oakhurst shall be supplemented by the addition of the following:

All of the rights reserved in this subparagraph (b) for the benefit of Independence Township shall also be reserved for the benefit of the Township of Orion relative to that portion of Oakhurst located in the Township of Orion.

2. Article VII of the Master Deed of Oakhurst shall be supplemented by the addition of paragraphs K and L set forth below:

K. Intergovernmental Agreement Re: Sanitary Sewer and Water. Units 354 through 415 of the Condominium, as depicted on Sheets 68 through 77 of the Condominium Subdivision Plan, are partly located in the Charter Township of Independence and partly in the Charter Township of Orion. The Townships have entered into a certain Intergovernmental Agreement for the Provision of Public Sanitary Sewer and Water Services, dated July 19, 1999 ("Intergovernmental Agreement") with respect to the provision of public sanitary sewer and potable water services to Units 354 through 415, also known as the "Montclair Phase" or the "Montclair Phase Neighborhood" of Oakhurst. According to the terms of the Intergovernmental Agreement, Independence Township and Orion Township determined, based upon engineering and efficiency considerations, that it is best to provide sanitary sewer and water services, with Developer to construct and dedicate all facilities to the appropriate municipality, as provided below, until such time as the Intergovernmental Agreement is modified to provide otherwise or terminated:

- (a) For sanitary sewer purposes, Independence Township is to service the Units located in Independence Township, provided the sewage from such Units shall flow from Independence Township to the Clinton Oakland Sanitary Sewer interceptor through the Orion Public Sanitary Sewer System, owned and operated by Orion; and, Orion Township is to service the Units located in Orion Township.
- (b) For potable water purposes, Independence Township is to service the Units in both Independence Township and Orion Township. All of the Units located within the Independence and Orion portions of the Montclair Phase shall be deemed to be the customers of Independence Township for water supply purposes, and shall pay the same capital and user charges to Independence Township, based upon the then applicable schedule of fees and charges adopted by Independence Township, and all of such customers shall comply with all rules, regulations and ordinances applicable to the water system now or in the future adopted by Independence Township for the users served throughout Independence Township.

According to the Intergovernmental Agreement, all of the services to be provided shall be pursuant to certain rights and obligations for payment and in connection with the use, maintenance and operation of the facilities in the manner set forth in the Intergovernmental Agreement, which should be referred to for further details regarding the rights and obligations of the parties involved, and the affect upon the Unit Owners in the affected portions of Oakhurst. The Intergovernmental Agreement is on file with the Developer and both Townships.

L. Road Dedication. The Units in the Montclair Phase are proposed to be benefitted by public roads to be owned and maintained by the Road Commission for Oakland County. To that end, the Developer, its successors and assigns, shall have the right to dedicate that portion of the roads in the Condominium that directly service the Montclair Phase Neighborhood. The persons acquiring the Units in the Montclair Phase and their mortgagees, shall be deemed irrevocably to have appointed Developer and its successors as agent and attorney-in-fact to make such dedication and to act in behalf of the Co-owners of the Units in the Montclair Phase and their mortgagees in any statutory or special assessment proceedings with respect to the dedicated road. After certificates of occupancy are issued for the residences on Units 354 through 415, inclusive, the foregoing rights and powers may be exercised by the Association

Upon approval by an affirmative vote of not less than 51% of the Co-owners of Units in the Montclair Phase, the Association shall be vested with the power and authority to sign petitions requesting establishment of a special assessment district pursuant to provisions of applicable Michigan statutes for improvement of roads within or adjacent to the Montclair Phase.

In the event that a special assessment road improvement project is established pursuant to applicable Michigan law, the collective costs assessed to the Montclair Phase as a whole shall be borne equally by the Co-owners of Units in the Montclair Phase.

3. Article VIII F of the Master Deed for Oakhurst shall be replaced in full with the following:

F. Notwithstanding any provision of this Master Deed to the contrary, with respect to that portion of Oakhurst located in the Township of Independence, the prior written approval of Independence Township is required for any amendment to this subsection F of Article VIII; Article IV, A; Article IV, C, 4; Article VI, Article VIIK or any amendment adverse or contrary to any provision of the Concept Development Plan and Permit Conditions. Likewise, to the extent any of these provisions impact land located in the Township of Orion, or an amendment is adverse or contrary to any provision of the Township of Orion ordinances, requirements, approvals, site plans and the Oakhurst PRD, then the prior written approval of the Township of Orion shall be required.

4. Article II, Section 5 of the Condominium Bylaws for Oakhurst shall be supplemented with the following:

At some time subsequent to the initial development, it may become necessary to pave or improve some or all of the roads within the Montclair Phase Neighborhood. The improvement may be financed, in whole or in part, by the creation of a special assessment district or districts which may include the Units located in the Montclair Phase. The acceptance of a conveyance or the execution of a land contract by any Owner or purchaser of Units in the Montclair Phase shall constitute the agreement by such Owner or purchaser, his/her heirs, executors, administrators, or assigns, that the Board of Directors of the Association shall be vested with full power and authority to obligate all Co-owners in the Montclair Phase to participate in a special assessment district, sign petitions requesting said special assessment, and consider and otherwise act on all assessment issues on behalf of the Association and all Co-owners of Units in the Montclair Phase; provided, that prior to signature by the Association on a petition for improvement of such public roads, the desirability of said improvement shall be approved by an affirmative vote of not less than 51% of all Co-owners of Units in the Montclair Phase. No consent of mortgagees of Units in the Montclair Phase shall be required for approval of said public road improvement. All road improvement special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

5. Article VII, Section 14 of the Condominium Bylaws for Oakhurst shall be supplemented with the following:

All rights reserved in this Section 14 shall, with respect to that portion of the Project located in the Township of Orion, be subject to the prior approval of the Township of Orion.

6. All references in the Master Deed and Bylaws for Oakhurst requiring compliance with the ordinances of the Township of Independence shall also hereby include a reference to the Township of Orion ordinances with respect to that portion of Oakhurst located in the Township of Orion.

7. Amended Sheets 1, 2, 9, 10 and 68 through 77 of the Condominium Subdivision Plan for Oakhurst Condominium attached hereto shall replace Sheets 1, 2, 9, 10 and 68 through 77 as previously amended and the previously amended Sheets 1, 2, 9, 10 and 68 through 77 shall no further force and effect.

In all respects, other than as hereinabove indicated, the original Master Deed of Oakhurst Condominium, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, as amended, is hereby ratified, confirmed and redeclared.

Dated 8/4, 2000.

WITNESSES:

OAKHURST LAND, L.L.C.,  
a Michigan limited liability company

By: OAKHURST MANAGEMENT INC., a  
Michigan corporation, Member

By: D.C. Valassis  
D. Craig Valassis, President

Karen A. Hart

Karen A. Hart

KAREN A. HART

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )  
                      )SS.  
                      )

The foregoing Seventh Amendment to Master Deed of Oakhurst was acknowledged before me this  
4 day of AUGUST, 2000, by D. Craig Valassis, the President of Oakhurst  
Management Inc., a Michigan corporation, Member of Oakhurst Land, L.L.C., a Michigan limited liability  
company, on behalf of the company.

Karen A. Hart

Notary Public, \_\_\_\_\_ County, Michigan  
My commission expires:

Karen A. Hart  
Notary Public, Macomb County, MI  
Acting in Oakland County, MI  
My Commission Expires Feb. 26, 2002

Seventh Amendment to Master Deed drafted by:

C. Kim Shierk, Esq.  
MYERS NELSON DILLON & SHIERK PLLC  
1701 North Woodward Ave., Suite 235  
Bloomfield Hills, Michigan 48304-2820

When recorded, return to drafter

AMENDMENT NO.1  
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1036  
EXHIBIT "B" TO THE AMENDED MASTER DEED OF  
OAKHURST  
INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DARKHORN LAND, LLC  
100 N. WOODBINE AVENUE  
MCQUILLEN MILLS, MICHIGAN 49330-2348

**LEGAL DESCRIPTION**

AMENDMENT NO.1  
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1036  
EXHIBIT "B" TO THE AMENDED MASTER DEED OF  
OAKHURST  
INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**NOTES:** THE (1) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REvised. DATED AUG 22,2000. THESE SHEET IS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE SHEETS PREVIOUSLY RECORDED.

**PROFESSIONAL ENGINEERING ASSOCIATES  
PREPARED THE ORIGINAL OAKMURST CONDOMINIUM  
SHEETS 1 THROUGH 22 (UNITS 1-82)**

**SEIBER, KEAST AND ASSOCIATES AND MILLITICS  
AND ASSOCIATES PREPARED RIPLATS 1 THROUGH  
4 (UNITS 03-353)  
4039 GRAND RIVER AVE., SUITE 110  
NOV. MICHIGAN 48375-2123**

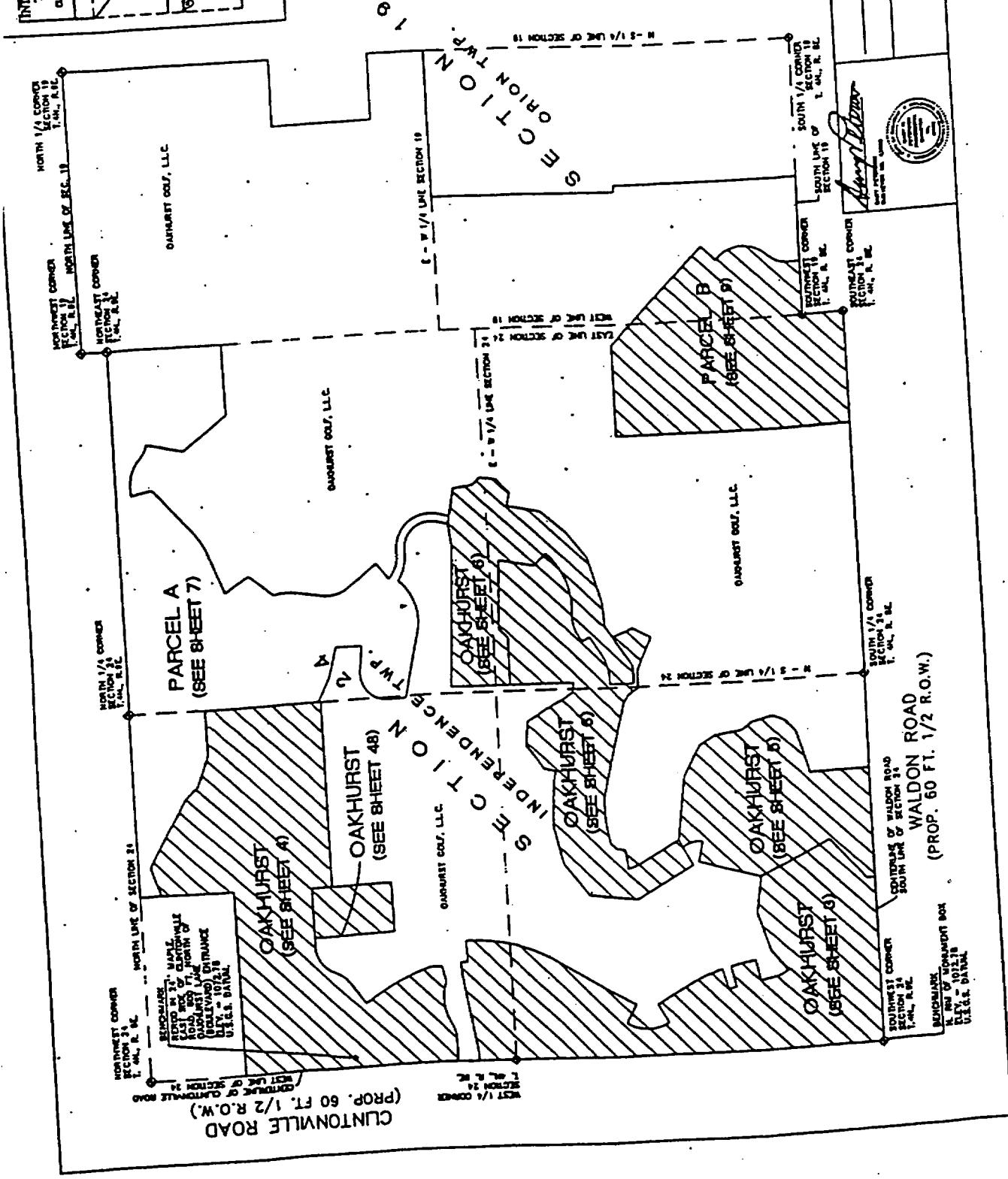
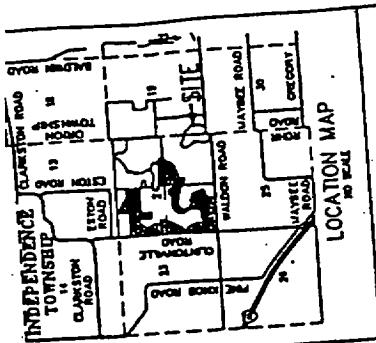
**ZEMEL/WODNIAK AND ASSOCIATES PREPARED  
RIPLAT NO. 5 (UNITS 354-415)**

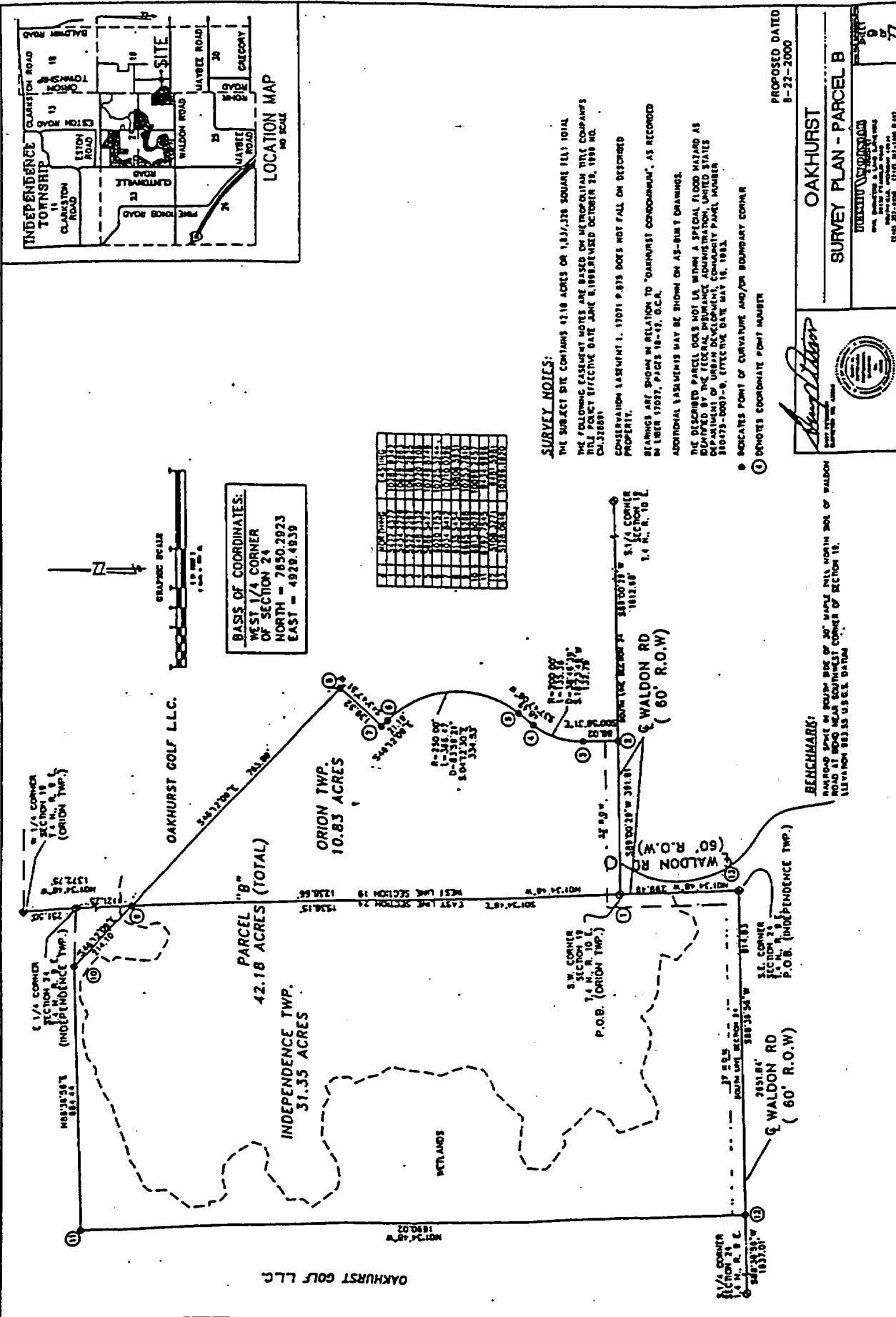
REPLAT No. 3 (UNITS 354-415)

1	NAME, PAGE, DESCRIPTIONS	
2	DATA PLAN - UNITS 1-114	
3	DATA PLAN - UNITS 115-190	
4	DATA PLAN - UNITS 191-202	
5	DATA PLAN - UNITS 203-212	
6	DATA PLAN - UNITS 213-214	
7	DATA PLAN - UNITS 215-216	
8	DATA PLAN - UNITS 217-218	
9	DATA PLAN - UNITS 219-220	
10	DATA PLAN - UNITS 221-230	
11	DATA PLAN - UNITS 231-240	
12	DATA PLAN - UNITS 241-250	
13	DATA PLAN - UNITS 251-260	
14	DATA PLAN - UNITS 261-270	
15	DATA PLAN - UNITS 271-280	
16	DATA PLAN - UNITS 281-290	
17	DATA PLAN - UNITS 291-300	
18	DATA PLAN - UNITS 301-310	
19	DATA PLAN - UNITS 311-320	
20	DATA PLAN - UNITS 321-330	
21	DATA PLAN - UNITS 331-340	
22	DATA PLAN - UNITS 341-350	
23	DATA PLAN - UNITS 351-360	
24	DATA PLAN - UNITS 361-370	
25	DATA PLAN - UNITS 371-380	
26	DATA PLAN - UNITS 381-390	
27	DATA PLAN - UNITS 391-400	
28	DATA PLAN - UNITS 401-410	
29	DATA PLAN - UNITS 411-420	
30	DATA PLAN - UNITS 421-430	
31	DATA PLAN - UNITS 431-440	
32	DATA PLAN - UNITS 441-450	
33	DATA PLAN - UNITS 451-460	
34	DATA PLAN - UNITS 461-470	
35	DATA PLAN - UNITS 471-480	
36	DATA PLAN - UNITS 481-490	
37	DATA PLAN - UNITS 491-500	
38	DATA PLAN - UNITS 501-510	
39	DATA PLAN - UNITS 511-520	
40	DATA PLAN - UNITS 521-530	
41	DATA PLAN - UNITS 531-540	
42	DATA PLAN - UNITS 541-550	
43	DATA PLAN - UNITS 551-560	
44	DATA PLAN - UNITS 561-570	
45	DATA PLAN - UNITS 571-580	
46	DATA PLAN - UNITS 581-590	
47	DATA PLAN - UNITS 591-600	
48	DATA PLAN - UNITS 601-610	
49	DATA PLAN - UNITS 611-620	
50	DATA PLAN - UNITS 621-630	
51	DATA PLAN - UNITS 631-640	
52	DATA PLAN - UNITS 641-650	
53	DATA PLAN - UNITS 651-660	
54	DATA PLAN - UNITS 661-670	
55	DATA PLAN - UNITS 671-680	
56	DATA PLAN - UNITS 681-690	
57	DATA PLAN - UNITS 691-700	
58	DATA PLAN - UNITS 701-710	
59	DATA PLAN - UNITS 711-720	
60	DATA PLAN - UNITS 721-730	
61	DATA PLAN - UNITS 731-740	
62	DATA PLAN - UNITS 741-750	
63	DATA PLAN - UNITS 751-760	
64	DATA PLAN - UNITS 761-770	
65	DATA PLAN - UNITS 771-780	
66	DATA PLAN - UNITS 781-790	
67	DATA PLAN - UNITS 791-800	
68	DATA PLAN - UNITS 801-810	
69	DATA PLAN - UNITS 811-820	
70	DATA PLAN - UNITS 821-830	
71	DATA PLAN - UNITS 831-840	
72	DATA PLAN - UNITS 841-850	
73	DATA PLAN - UNITS 851-860	
74	DATA PLAN - UNITS 861-870	
75	DATA PLAN - UNITS 871-880	
76	DATA PLAN - UNITS 881-890	
77	DATA PLAN - UNITS 891-900	
78	DATA PLAN - UNITS 901-910	
79	DATA PLAN - UNITS 911-920	
80	DATA PLAN - UNITS 921-930	
81	DATA PLAN - UNITS 931-940	
82	DATA PLAN - UNITS 941-950	
83	DATA PLAN - UNITS 951-960	
84	DATA PLAN - UNITS 961-970	
85	DATA PLAN - UNITS 971-980	
86	DATA PLAN - UNITS 981-990	
87	DATA PLAN - UNITS 991-1000	
88	DATA AND VOLUME DATA - UNITS 1-114	
89	DATA AND VOLUME DATA - UNITS 115-190	
90	DATA AND VOLUME DATA - UNITS 191-202	
91	DATA AND VOLUME DATA - UNITS 203-212	
92	DATA AND VOLUME DATA - UNITS 213-214	
93	DATA AND VOLUME DATA - UNITS 215-216	
94	DATA AND VOLUME DATA - UNITS 217-218	
95	DATA AND VOLUME DATA - UNITS 219-220	
96	DATA AND VOLUME DATA - UNITS 221-230	
97	DATA AND VOLUME DATA - UNITS 231-240	
98	DATA AND VOLUME DATA - UNITS 241-250	
99	DATA AND VOLUME DATA - UNITS 251-260	
100	DATA AND VOLUME DATA - UNITS 261-270	
101	DATA AND VOLUME DATA - UNITS 271-280	
102	DATA AND VOLUME DATA - UNITS 281-290	
103	DATA AND VOLUME DATA - UNITS 291-300	
104	DATA AND VOLUME DATA - UNITS 301-310	
105	DATA AND VOLUME DATA - UNITS 311-320	
106	DATA AND VOLUME DATA - UNITS 321-330	
107	DATA AND VOLUME DATA - UNITS 331-340	
108	DATA AND VOLUME DATA - UNITS 341-350	
109	DATA AND VOLUME DATA - UNITS 351-360	
110	DATA AND VOLUME DATA - UNITS 361-370	
111	DATA AND VOLUME DATA - UNITS 371-380	
112	DATA AND VOLUME DATA - UNITS 381-390	
113	DATA AND VOLUME DATA - UNITS 391-400	
114	DATA AND VOLUME DATA - UNITS 401-410	
115	DATA AND VOLUME DATA - UNITS 411-420	
116	DATA AND VOLUME DATA - UNITS 421-430	
117	DATA AND VOLUME DATA - UNITS 431-440	
118	DATA AND VOLUME DATA - UNITS 441-450	
119	DATA AND VOLUME DATA - UNITS 451-460	
120	DATA AND VOLUME DATA - UNITS 461-470	
121	DATA AND VOLUME DATA - UNITS 471-480	
122	DATA AND VOLUME DATA - UNITS 481-490	
123	DATA AND VOLUME DATA - UNITS 491-500	
124	DATA AND VOLUME DATA - UNITS 501-510	
125	DATA AND VOLUME DATA - UNITS 511-520	
126	DATA AND VOLUME DATA - UNITS 521-530	
127	DATA AND VOLUME DATA - UNITS 531-540	
128	DATA AND VOLUME DATA - UNITS 541-550	
129	DATA AND VOLUME DATA - UNITS 551-560	
130	DATA AND VOLUME DATA - UNITS 561-570	
131	DATA AND VOLUME DATA - UNITS 571-580	
132	DATA AND VOLUME DATA - UNITS 581-590	
133	DATA AND VOLUME DATA - UNITS 591-600	
134	DATA AND VOLUME DATA - UNITS 601-610	
135	DATA AND VOLUME DATA - UNITS 611-620	
136	DATA AND VOLUME DATA - UNITS 621-630	
137	DATA AND VOLUME DATA - UNITS 631-640	
138	DATA AND VOLUME DATA - UNITS 641-650	
139	DATA AND VOLUME DATA - UNITS 651-660	
140	DATA AND VOLUME DATA - UNITS 661-670	
141	DATA AND VOLUME DATA - UNITS 671-680	
142	DATA AND VOLUME DATA - UNITS 681-690	
143	DATA AND VOLUME DATA - UNITS 691-700	
144	DATA AND VOLUME DATA - UNITS 701-710	
145	DATA AND VOLUME DATA - UNITS 711-720	
146	DATA AND VOLUME DATA - UNITS 721-730	
147	DATA AND VOLUME DATA - UNITS 731-740	
148	DATA AND VOLUME DATA - UNITS 741-750	
149	DATA AND VOLUME DATA - UNITS 751-760	
150	DATA AND VOLUME DATA - UNITS 761-770	
151	DATA AND VOLUME DATA - UNITS 771-780	
152	DATA AND VOLUME DATA - UNITS 781-790	
153	DATA AND VOLUME DATA - UNITS 791-800	
154	DATA AND VOLUME DATA - UNITS 801-810	
155	DATA AND VOLUME DATA - UNITS 811-820	
156	DATA AND VOLUME DATA - UNITS 821-830	
157	DATA AND VOLUME DATA - UNITS 831-840	
158	DATA AND VOLUME DATA - UNITS 841-850	
159	DATA AND VOLUME DATA - UNITS 851-860	
160	DATA AND VOLUME DATA - UNITS 861-870	
161	DATA AND VOLUME DATA - UNITS 871-880	
162	DATA AND VOLUME DATA - UNITS 881-890	
163	DATA AND VOLUME DATA - UNITS 891-900	
164	DATA AND VOLUME DATA - UNITS 901-910	
165	DATA AND VOLUME DATA - UNITS 911-920	
166	DATA AND VOLUME DATA - UNITS 921-930	
167	DATA AND VOLUME DATA - UNITS 931-940	
168	DATA AND VOLUME DATA - UNITS 941-950	
169	DATA AND VOLUME DATA - UNITS 951-960	
170	DATA AND VOLUME DATA - UNITS 961-970	
171	DATA AND VOLUME DATA - UNITS 971-980	
172	DATA AND VOLUME DATA - UNITS 981-990	
173	DATA AND VOLUME DATA - UNITS 991-1000	

PROPOSED DATED 8-21-2000	OAKHURST	TITLE PAGE	RECEIVED BY CLERK MAY 21 2000 FBI - BOSTON BOSTON, MASS.
<i>Jung Jihong</i>			

(SEE SHEETS 1A AND 1B FOR CONTINUATION)





## SURVEYOR'S CERTIFICATE

## DESCRIPTION

PART OF THE S.E. 1/4 OF SECTION 24, T. 4 N., R. 9 E., INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE S.E. CORNER OF SAID SECTION 24; THENCE S. 88°36'36" W. 814.83 FEET ALONG THE SOUTH LINE OF SAID SECTION 24; ALSO BEING THE CENTERLINE OF WALDON ROAD (33 FEET WD 1/2 WIDTH); THENCE N. 01°34'48" W. 1,690.02 FEET; THENCE N. 88°36'56" E. 664.44 FEET; THENCE S. 46°12'09" E. 214.10 FEET; TO A POINT ON THE EAST LINE OF SECTION 24 ALSO BEING THE WEST LINE OF SECTION 19 AND THE TOWNSHIP LINE COMMON WITH ORION TOWNSHIP; THENCE S. 01°34'48" E. 1,528.15 FEET ALONG SAID EAST LINE OF SECTION 24 TO THE POINT OF BEGINNING AND CONTAINING 31.35 ACRES.

## DESCRIPTION

PART OF THE S.W. 1/4 OF SECTION 19, T. 4 N., R. 10 E., ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE S.W. CORNER OF SAID SECTION 19; THENCE N. 01°34'48" W. 1,238.66 FEET ALONG THE WEST LINE OF SECTION 19 SAID LINE ALSO BEING THE EAST LINE OF SECTION 24 AND THE TOWNSHIP LINE COMMON WITH INDEPENDENCE TOWNSHIP; THENCE S. 46°12'09" E. 765.89 FEET; THENCE S. 43°47'51" W. 139.52 FEET; THENCE S. 46°12'09" E. 21.19 FEET; THENCE 366.47 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, RADIUS 250.00 FEET, CENTRAL ANGLE 83°59'21"; CHORD LENGTH 334.53 FEET AND A CHORD BEARING OF S. 04°12'30" E.; THENCE S. 374.708" W. 48.49 FEET; THENCE 135.38 FEET ALONG AN ARC OF A CURVE TO THE LEFT, RADIUS 200.00 FEET, CENTRAL ANGLE 38°16'39"; CHORD LENGTH 132.79 FEET AND A CHORD BEARING OF S. 18°23'49" W.; THENCE S. 00°59'31" E. 88.02 FEET; TO A POINT ON THE SOUTH LINE OF SECTION 24 SAID LINE ALSO BEING THE CENTERLINE OF WALDON ROAD (33 FEET WIDE 1/2 WIDTH); THENCE ALONG SAID WALON ROAD CENTERLINE S. 89°00'29" W. 391.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.83 ACRES.

I, Gary W. Peterson, Professional Surveyor of the State of Michigan, hereby certify:

That the Subdivision Plan known as Oakland County Condominium Subdivision Plan No. 1036, 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 Number 59 of the Public Acts of 1978, as amended;

That the accuracy of this survey is within the limits required by 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 Survey Plan as required by the rules promulgated under Section 142 of Act Number 59 of the Public Acts of 1978, as amended.

*Gary W. Peterson*  
Aug. 27, 2000

Date                          Gary W. Peterson Professional Surveyor  
                                    Registration Number 43065  
                                    Zeimel/Wornick & Associates  
                                    28150 Franklin Road  
                                    Southfield, Michigan 48034

NOTE: BEARINGS ARE SHOWN IN RELATION TO "OAKHURST CONDOMINIUM".  
AS RECORDED IN LIBER 17012, PAGES 18-42, O.C.R.  
ADDITIONAL EASEMENTS MAY BE SHOWN ON AS-BUILT DRAWINGS.  
THE DESCRIBED PARCEL DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA  
AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES  
DEPARTMENT OF URBAN DEVELOPMENT, COMMUNITY PANEL NUMBER  
200473-000-N. Effective Date May 16, 1993.

		LEGAL DESCRIPTION - PARCEL B	
		PARCEL B	EXPLANATION
		OAKHURST CONDOMINIUM W.M. Peterson & Associates 28150 Franklin Road Southfield, Michigan 48034	10 8 77
		PROPOSED DATED 8-22-2000	
<i>Gary W. Peterson</i>		<i>OAKHURST</i>	

SLOPES  
0 100 200 300 400  
1 MPH 7% 1%

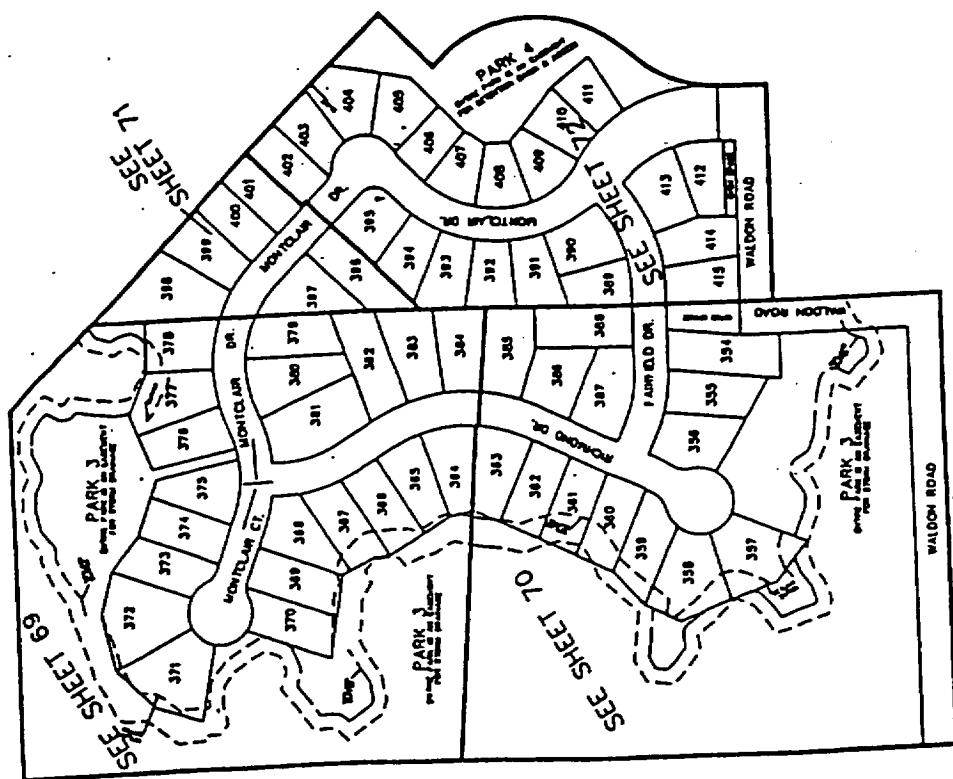
ALL PRIVATE ROADS TO BE SERVICED BY  
 COMMUNAL INCLUDING THE FOLLOWING  
 FOR WORKS / UTILITY AND CARRIER  
 ARTS AND / OR LINEAR ARE BORDED TO  
 AN EASTERN LINE PLACED TO THE CARRIERS  
 PLACEMENT OF THE ROAD IS NOT SUBJECT TO CARRIERS  
 FOR SMALLER TERRAIN THIS CAN BE  
 PLACED ON A SLOPE AND OWN TO WORKS,  
 THE FINAL LOCATION OF ALL SUCH PUBLIC  
 UTILITY FEATURES WILL BE DETERMINED  
 BY APPROPRIATE AND OWNERSHIP.

SEE SHEET 77 FOR AREA DATA

NOTE:  
 ALL ROADS MUST BE BUILT,  
 ALL UTILITY LINES AND LEADS LOCATED  
 WITHIN THE GENERAL COMMISSION ELEMENT,  
 AS DEPICTED, MUST BE BUILT, UTILITY  
 LEADS LOCATED OUTSIDE COMMISSION AREA  
 NEED NOT BE BUILT.

PROPOSED DATE 8-22-2000	SHEET NO. 68 77
<b>OAKHURST</b> <b>COMPOSITE PLAN - UNITS 354-415</b>	
<small>PRINTED ON 8 1/2 X 11 INCH PAPER          DRAWN BY [Signature] DATE [Signature]          DRAWN BY [Signature] DATE [Signature]</small>	

  
*[Handwritten signature over logo]*



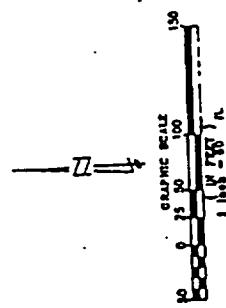
NOTE:  
ALL NODES, MASTS OF BUR TLEADS LOCATED  
WITHIN THE GENERAL COMMON ELEMENT,  
AS DEPICTED, MUST BE BURLED.  
LEADS LOCATED OUTSIDE EASEMENT AREAS  
NEED NOT BE BURLED.

(1) DENOTES CURVE IDENTIFICATION NUMBER.

• INDICATES POINT OF CUSPAULINE  
AND/OR BOUNDARY CORNER.

• INDICATES POINT FOR COORDINATES  
IN TABLE.

GENERAL COMMON ELEMENT.



BASIS OF COORDINATES:  
WEST 1/4 CORNER  
OF SECTION 24  
NORTH = 7650.2923  
EAST = 4929.4939

ALL PRIVATE ROADWAYS, DRIVeways, IN  
COPORATE PLATINGS, THE EAST LINE  
FOR BUSINESS/CITIES AND COMMERCIAL  
AREAS AND FIELDS, AND CORNERS TO  
AN EASMENT FOR PUBLIC USE  
INCLUDING BUT NOT LIMITED TO LAND LINES  
FOR TAXIWAY, SEWER, WATER, GAS  
TO PORTION OF THE CITY AND ONION TOWNSHIPS  
THEIR RESPECTIVE BOUNDARIES, AND  
UTILITIES, SHALL BE DETERMINED  
BY REFERENCED AND ONION TOWNSHIPS.

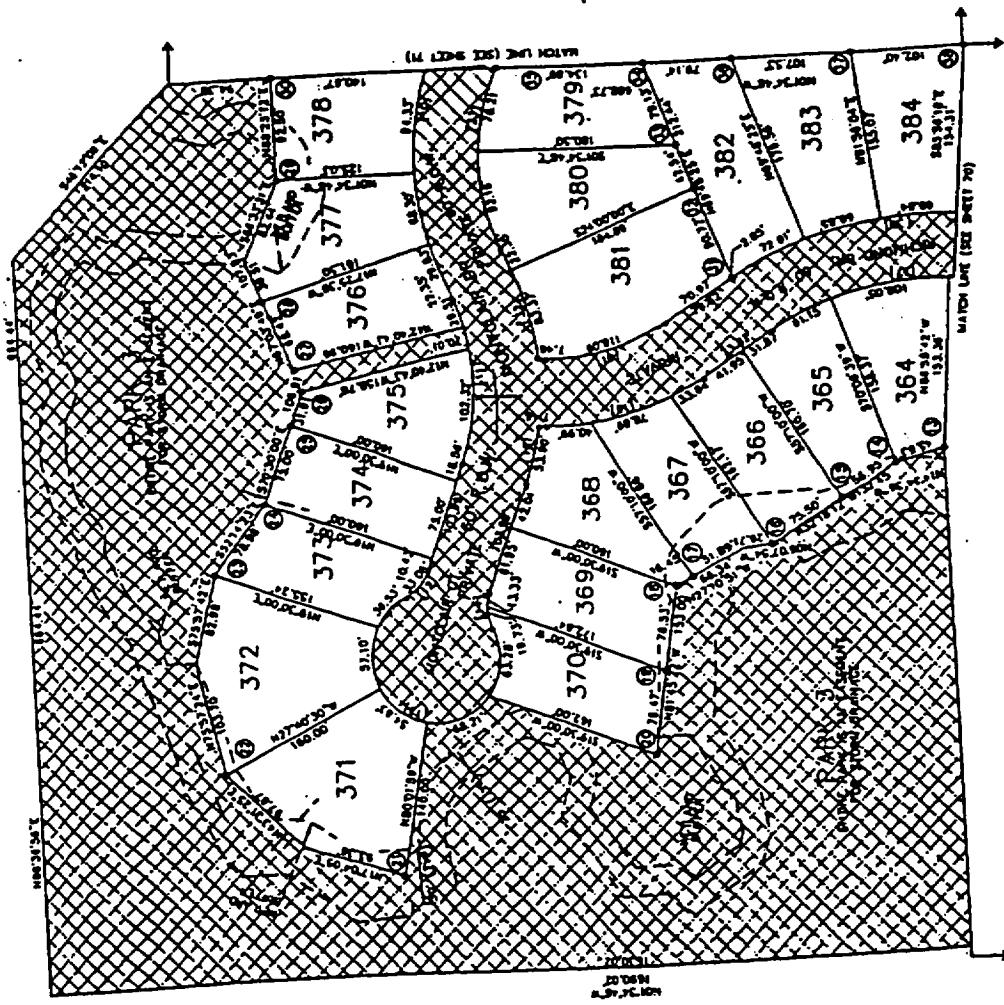
Curve No.	Length	Radius	Dia.	Station	Coord.
10	307.81	100.00	63.74	710.01	710.01
11	331.81	100.00	63.73	710.31	710.31
12	21.01	42.00	93.25	710.37	710.37
13	311.91	100.00	63.75	710.39	710.39
14	21.01	42.00	93.25	710.41	710.41
15	311.91	100.00	63.75	710.43	710.43
16	10.01	10.00	31.42	710.45	710.45
17	316.10	100.00	63.75	710.48	710.48
18	118.01	100.00	63.75	710.51	710.51
19	118.01	100.00	63.75	710.54	710.54
20	118.01	100.00	63.75	710.57	710.57
21	138.11	100.00	63.77	710.59	710.59

NOTE: METAL LOCATIONS DETERMINED BY PROPS MILITARY SURVEY  
PROPOSED DATED  
8-22-2000

Andy Shultz  
OAKHURST

SITE PLAN - UNITS 364-384

EX-REF ID: A-69  
69  
77



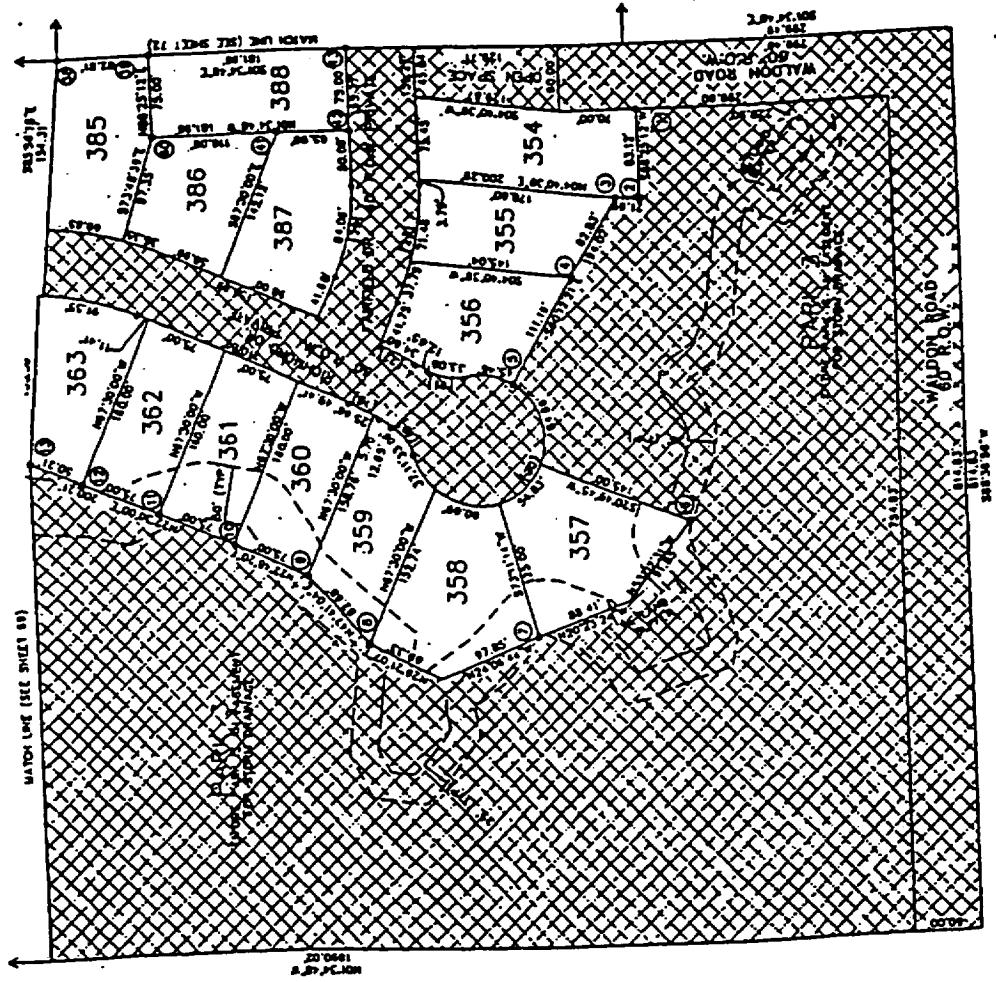
NOTE: ALL ROADS MUST BE BUILT, LEADS LOCATED WITHIN THE GENERAL COMMON ELEMENT. LEADS LOCATED OUTSIDE EASEMENT AREAS MUST BE BUILT. UTILITY LEADS NOT OF BULK.	(1) DENOTES COORDINATE POINT NUMBER.
	• INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER. ① INDICATES POINT FOR COORDINATES IN TABLE
	GENERAL COMMON ELEMENT.

(21) DENOTES CURVE IDENTIFICATION NUMBER

GRAPHIC SCALE  
1 INCH = 100 FT. N.

BASIS OF COORDINATES:  
WEST 1/4 CORNER  
OF SECTION 24  
NORTH = 4929.4939  
EAST = 4930.2933

ALL PRIVATE ROADWAYS RESERVED THE  
COMPONENTS INCLUDING THE EASEMENT  
FOR MUNICIPALITIES AND COMMUNITY  
AREAS AND FACILITIES ARE SUBJECT TO  
AN EASEMENT FOR PUBLIC UTILITIES  
INCLUDING BUT NOT LIMITED TO LIQUIDATION  
FOR SEWAGE, WATER, AND WASTE WATER LINES  
TO NEIGHBORHOOD AND CROWN TOWNSHIP &  
THEIR RESPECTIVE UTILITIES. ALL SUCH PUBLIC  
UTILITIES LOCATED ON THE EASEMENT SHALL BE DETERMINED  
BY NEIGHBORHOOD AND CROWN TOWNSHIP.



CURVE	LENGTH	RADIUS	CHORD	BLANKING	CODE
1	11.34	700.00	697.00	100.00	1
2	11.18	700.00	695.00	100.00	2
3	211.15	16.00	170.11	51.00	3
4	211.03	16.00	169.30	51.00	4
5	211.03	16.00	169.37	50.50	5
6	211.03	16.00	169.37	50.00	6
7	196.37	16.00	197.04	51.00	7
8	111.03	16.00	187.04	51.00	8
9	211.10	16.00	187.00	50.00	9

NOTE: WE LAND LOCATION DETERMINED BY BROOKS MILLS ASSOC

PROPOSED DATE 6-22-2000	70
<i>John J. Dorn</i>	OAKHURST
SITE PLAN - UNITS 354-363, 385-388	UNIT 354-363, 385-388
Land Surveyor John J. Dorn Crown Township, PA 16631 (724) 835-2321	Land Surveyor John J. Dorn Crown Township, PA 16631 (724) 835-2321

**NOTE:**  
ALL ROADS MUST BE BUILT LEADS LOCATED  
WITHIN THE GENERAL COMMON ELEMENT,  
AS DEPICTED, MUST BE BUILT.  
LEADS LOCATED OUTSIDE EASEMENT AREAS  
MUST NOT BE BUILT.

(10) DENOTES CURVE IDENTIFICATION NUMBER  
(1) DENOTES COORDINATE POINT NUMBER.

- INDICATES POINT OF CURVATURE  
AND/OR BOUNDARY CORNER.

- INDICATES POINT FOR COORDINATES  
IN TABLE

 GENERAL COMMON ELEMENT.



**BASIS OF COORDINATES:**

WEST 1/4 CORNER  
OF SECTION 24  
NORTH = 7650.2823  
EAST = 4929.4939

ALL PRIVATE ROADWAYS THAT EASEMENTS  
FOR NIGHTS/CHIMES AND COORDINATE  
AREAS AND FACADES ARE SUBJECT TO  
AN EASEMENT FOR UTILITY PURPOSES  
INCLUDING BUT NOT LIMITED TO EASMENTS  
FOR SANITARY SEWAGE AND WATER MAINS  
TO SUBDIVISIONS AND OWNERSHIP  
TOWNSHIPS.  
THE TOTAL LOCATION OF ALL SUCH PUBLIC  
UTILITY EASEMENTS SHALL BE DETERMINED  
BY HOPKINS AND CHAPMAN, TOGETHER.

CURVE	LINCH	RADIUS	DELA	COND. MARING	COORD
1	150	150	84° 37' 31"	1057.08	11 1/8
2	150	150	84° 37' 31"	1057.08	11 1/8
3	150	150	84° 37' 31"	1057.08	11 1/8
4	150	150	84° 37' 31"	1057.08	11 1/8
5	150	150	84° 37' 31"	1057.08	11 1/8

CURVE	LINCH	RADIUS	DELA	COND. MARING	COORD
1	150	150	84° 37' 31"	1057.08	11 1/8
2	150	150	84° 37' 31"	1057.08	11 1/8
3	150	150	84° 37' 31"	1057.08	11 1/8
4	150	150	84° 37' 31"	1057.08	11 1/8
5	150	150	84° 37' 31"	1057.08	11 1/8

NOTE: WIDTH AND LOCATION DETERMINED BY BROOKS WILLIAMSON

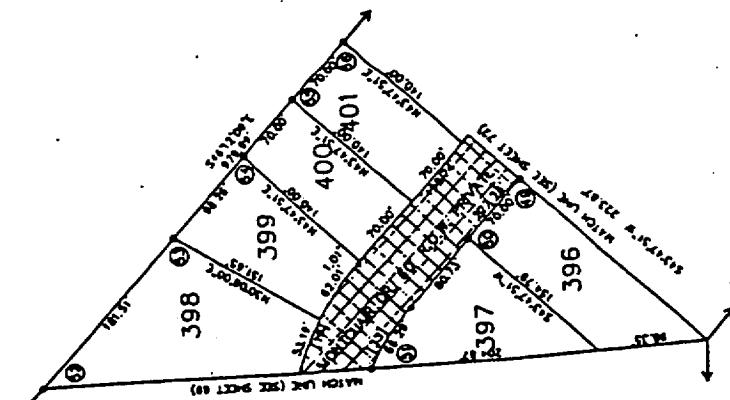
PROPOSED DATED  
6-22-2000

OAKHURST

BITE PLAN - UNITS 396-401

77  
TRENTON TOWNSHIP, PA  
BROOKS WILLIAMSON  
LAND SURVEYOR  
1/2000 Scale  
100 ft. = 1 in.





**NOTE:**  
ALL ROADS MUST BE BUILT.  
ALL UTILITY MAINS AND LEADS LOCATED  
WITHIN THE GENERAL COMMON ELEMENT,  
AS DEPICTED MUST BE BUILT. UTILITY  
LEADS LOCATED OUTSIDE EASEMENT AREAS  
NEED NOT BE BUILT.

- ① DENOTES COORDINATE POINT NUMBER.
- INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER.
- INDICATES POINT FOR COORDINATES IN TABLE

## GENERAL COMMON ELEMENT.

卷之三

卷之三

卷之三

BASIS OF COORDINATES:  
WEST 1/4 CORNER  
OF SECTION 24  
NORTH = 7650.3923  
EAST = 4929.4939

**ALL PRIVATE BANKERS STAND UP!** We believe that the banking industry has a responsibility to help combat the growing problem of homelessness. We urge you to support the National Homeless Bankers Association's campaign to encourage your bank to join the National Homeless Bankers Association.

**PROPOSED DATED**  
**0-22-2000**

104

---

SITE EI AN - INTE 389-395, 402-415

פָּרָגְן - פָּרָגְן

卷之三

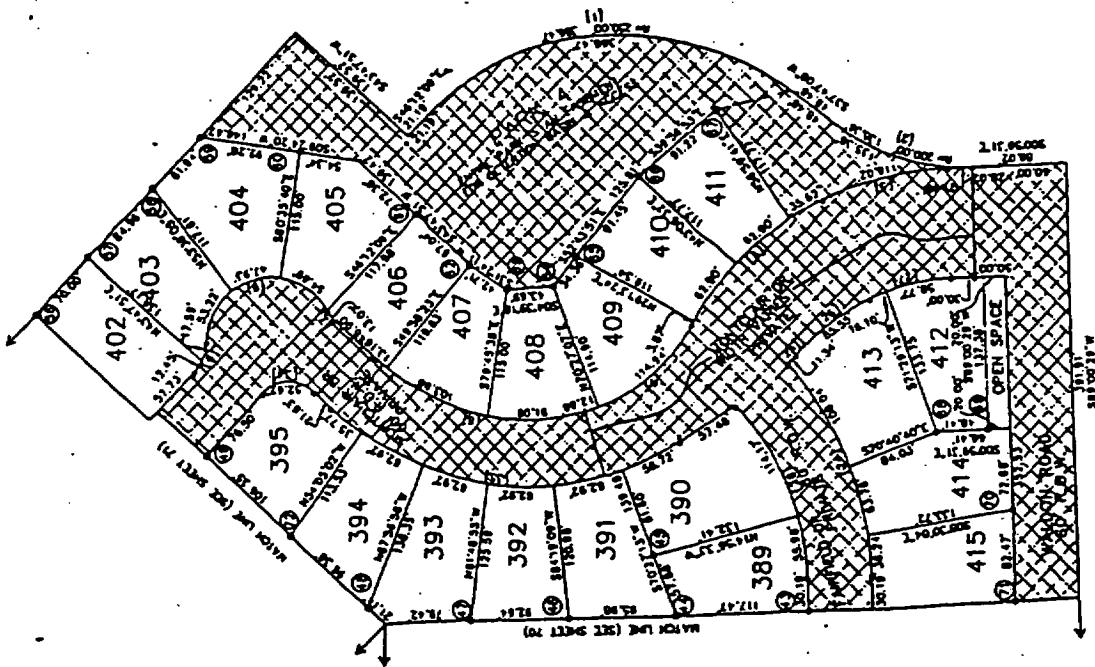
四庫全書

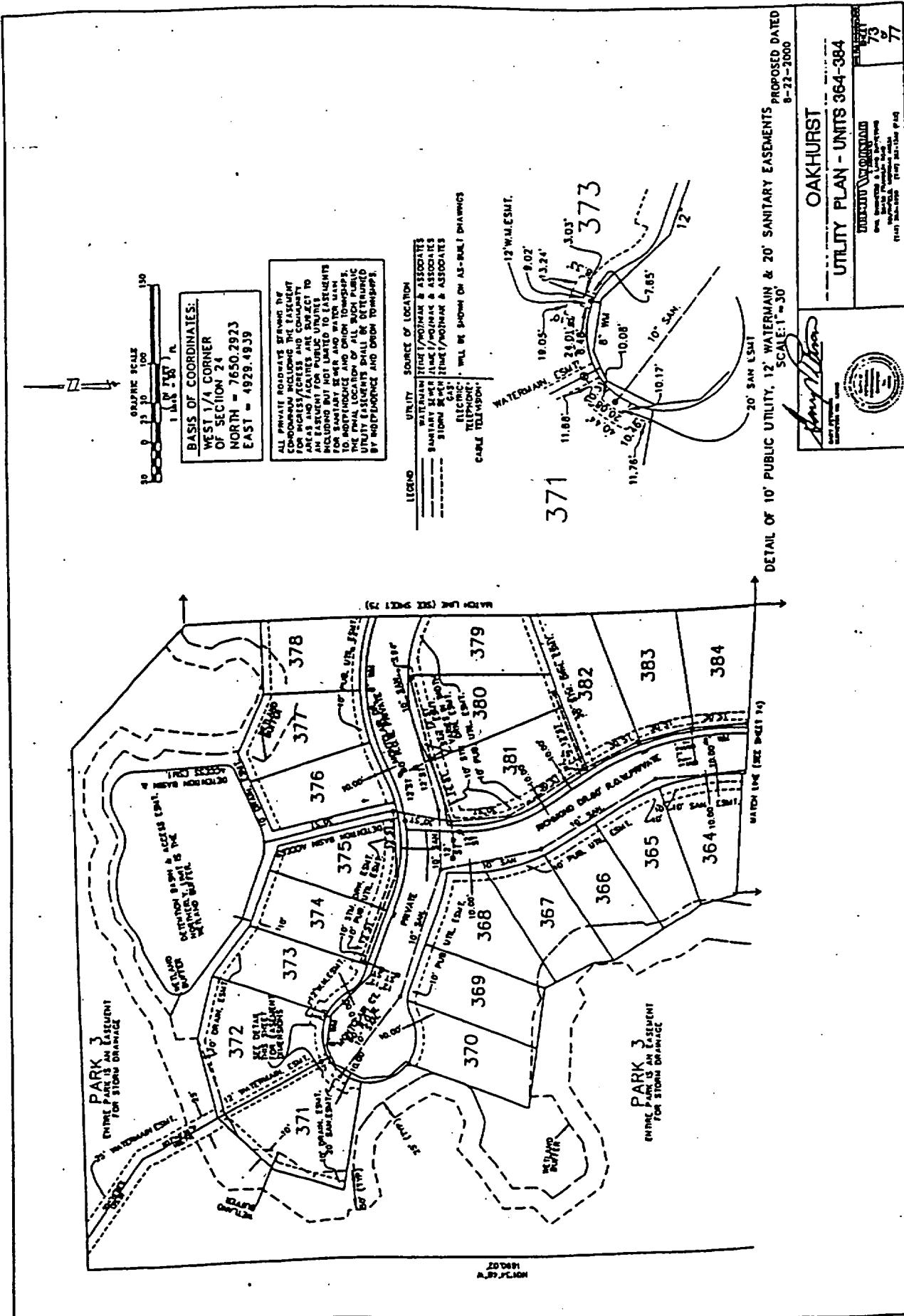
卷之三

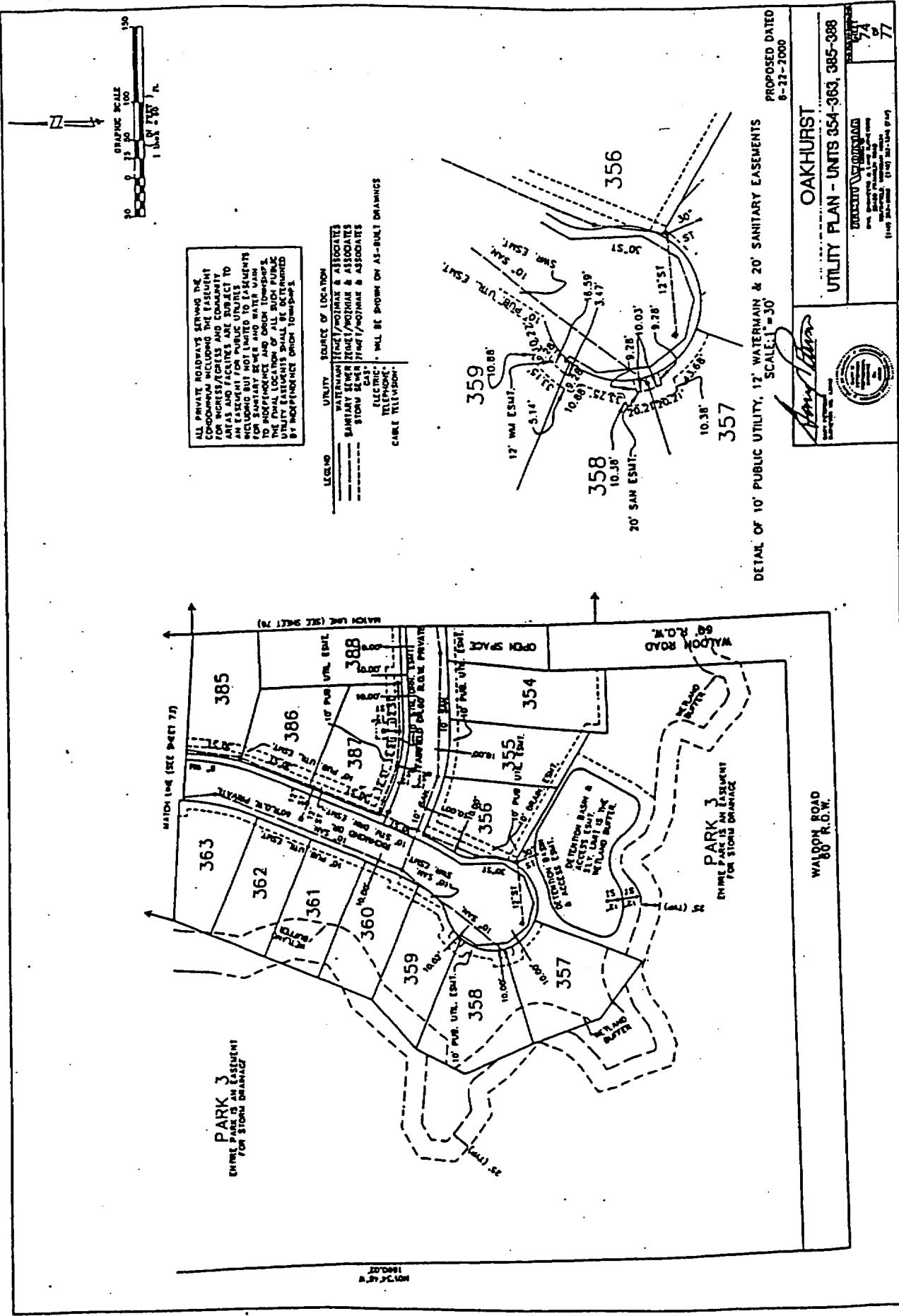
卷之三

卷之三

三







GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

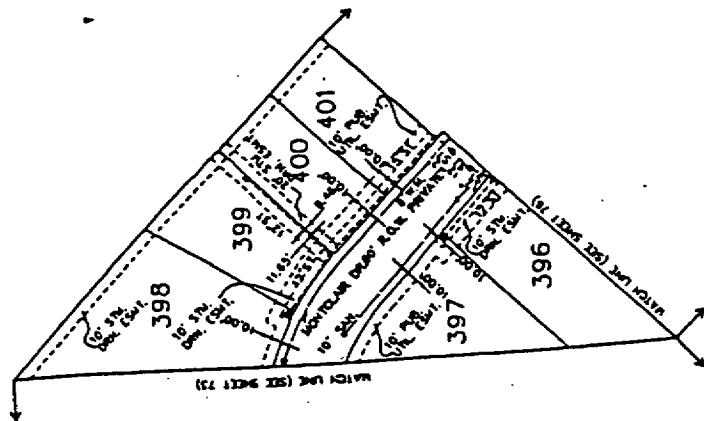
ALL PRIVATE ROADS ARE BEARING THE  
COST OF MAINTENANCE AND CONSTRUCTION  
FOR HIGHWAYS/ROADS WHICH ARE SUBJECT TO  
ARTAS AND TOWNSHIP ARE SUBJECT TO  
AN EASMENT ON PRIVATE OWNERS  
WHICH MUST BE MAINTAINED TO A SATISFACTION  
FOR SWIMMING, FISHING, AND WADING  
TO PRIVATE OWNERS AND OWNERS  
THE MAINTENANCE OF ALL SUCH PUBLIC  
UTILITIES WHICH ARE SUBJECT TO BE DETERMINED  
BY THE ENGINEER AND OWNERS.

UTILITY SOURCE OR LOCATION	
WATERLINE	WATERLINE (WHITE/MOHAK & ASSOCIATES)
SANITARY SEWER	SANITARY SEWER (WHITE/MOHAK & ASSOCIATES)
STORM SEWER	STORM SEWER (WHITE/MOHAK & ASSOCIATES)
GAS	- WILL BE SHOWN ON AS-BUILT DRAWINGS
ELECTRIC	-
TELEPHONE	-
CABLE TELEVISION	-

LEGEND

PROPOSED DATED	8-22-2000
OAKHURST	75
UTILITY PLAN - UNIT# 396-401	77
PRINTED BY OAKHURST	
DATE 8-22-2000	

*John Miller*

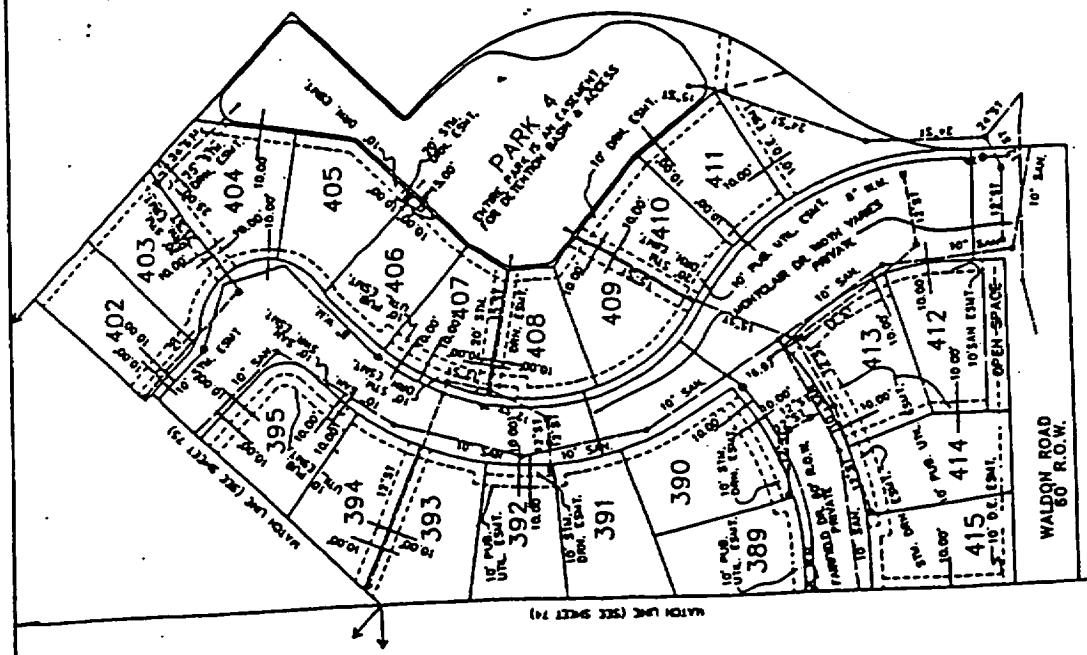


GRAPHIC SCALE  
1 in. = 100 ft.  
1 km = 160 m

ALL PRIVATE ROADWAYS SERVING THE PROPERTY COMPLEX INCLUDING THE PARK AND COMMUNITY AREAS AND FACILITIES ARE SUBJECT TO AN EASEMENT FOR PUBLIC UTILITY LOCATIONS PROVIDED BUT NOT LIMITED TO LOCATIONS FOR SANITARY SEWER, WATER AND UTILITY SERVICES, TO WORTHY PROJECTS, IN FAVOR OF TOWNSHIPS, MUNICIPALITIES, OR OTHER PUBLIC UTILITIES, SUBJECTS TO DETERMINATION BY THE APPROPRIATE STATE OR TOWNSHIP BOARD OF PUBLIC WORKS AND OWNERS (TOWNSHIPS)

UTILITY	SOURCE OF LOCATION
WATERMAIN	STANT/MORTMAN & ASSOCIATES
SANITARY SEWER	STANT/MORTMAN & ASSOCIATES
SEWER	STANT/MORTMAN & ASSOCIATES
GAS	
ELECTRIC	WILSON/CLARK TREATMENT
TELEPHONE	

ALL EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS



PROPOSED DATED	
8-22-2000	
OAKHURST	
UTILITY PLAN - UNITS 389-395, 402-415	
UNIT	LOT
389	390
391	392
393	394
395	396
397	398
399	400
401	402
403	404
405	406
407	408
409	410
411	412
413	414
415	

UNIT AREA TABLE

UNIT NUMBER	X COORDINATE	Y COORDINATE	AREA		TOTAL AREA
			LINEAR FEET	SQUARE FEET	
1	100	100			
2	100	100			
3	100	100			
4	100	100			
5	100	100			
6	100	100			
7	100	100			
8	100	100			
9	100	100			
10	100	100			
11	100	100			
12	100	100			
13	100	100			
14	100	100			
15	100	100			
16	100	100			
17	100	100			
18	100	100			
19	100	100			
20	100	100			
21	100	100			
22	100	100			
23	100	100			
24	100	100			
25	100	100			
26	100	100			
27	100	100			
28	100	100			
29	100	100			
30	100	100			
31	100	100			
32	100	100			
33	100	100			
34	100	100			
35	100	100			
36	100	100			
37	100	100			
38	100	100			
39	100	100			
40	100	100			
41	100	100			
42	100	100			
43	100	100			
44	100	100			
45	100	100			
46	100	100			
47	100	100			
48	100	100			
49	100	100			
50	100	100			
51	100	100			
52	100	100			
53	100	100			
54	100	100			
55	100	100			
56	100	100			
57	100	100			
58	100	100			
59	100	100			
60	100	100			
61	100	100			
62	100	100			
63	100	100			
64	100	100			
65	100	100			
66	100	100			
67	100	100			
68	100	100			
69	100	100			
70	100	100			
71	100	100			
72	100	100			
73	100	100			
74	100	100			
75	100	100			
76	100	100			
77	100	100			
78	100	100			
79	100	100			
80	100	100			
81	100	100			
82	100	100			
83	100	100			
84	100	100			
85	100	100			
86	100	100			
87	100	100			
88	100	100			
89	100	100			
90	100	100			
91	100	100			
92	100	100			
93	100	100			
94	100	100			
95	100	100			
96	100	100			
97	100	100			
98	100	100			
99	100	100			
100	100	100			
101	100	100			
102	100	100			
103	100	100			
104	100	100			
105	100	100			
106	100	100			
107	100	100			
108	100	100			
109	100	100			
110	100	100			
111	100	100			
112	100	100			
113	100	100			
114	100	100			
115	100	100			
116	100	100			
117	100	100			
118	100	100			
119	100	100			
120	100	100			
121	100	100			
122	100	100			
123	100	100			
124	100	100			
125	100	100			
126	100	100			
127	100	100			
128	100	100			
129	100	100			
130	100	100			
131	100	100			
132	100	100			
133	100	100			
134	100	100			
135	100	100			
136	100	100			
137	100	100			
138	100	100			
139	100	100			
140	100	100			
141	100	100			
142	100	100			
143	100	100			
144	100	100			
145	100	100			
146	100	100			
147	100	100			
148	100	100			
149	100	100			
150	100	100			
151	100	100			
152	100	100			
153	100	100			
154	100	100			
155	100	100			
156	100	100			
157	100	100			
158	100	100			
159	100	100			
160	100	100			
161	100	100			
162	100	100			
163	100	100			
164	100	100			
165	100	100			
166	100	100			
167	100	100			
168	100	100			
169	100	100			
170	100	100			
171	100	100			
172	100	100			
173	100	100			
174	100	100			
175	100	100			
176	100	100			
177	100	100			
178	100	100			
179	100	100			
180	100	100			
181	100	100			
182	100	100			
183	100	100			
184	100	100			
185	100	100			
186	100	100			
187	100	100			
188	100	100			
189	100	100			
190	100	100			
191	100	100			
192	100	100			
193	100	100			
194	100	100			
195	100	100			
196	100	100			
197	100	100			
198	100	100			
199	100	100			
200	100	100			
201	100	100			
202	100	100			
203	100	100			
204	100	100			
205	100	100			
206	100	100			
207	100	100			
208	100	100			
209	100	100			
210	100	100			
211	100	100			
212	100	100			
213	100	100			
214	100	100			
215	100	100			
216	100	100			
217	100	100			
218	100	100			
219	100	100			
220	100	100			
221	100	100			
222	100	100			
223	100	100			
224	100	100			
225	100	100			
226	100	100			
227	100	100			
228	100	100			
229	100	100			
230	100	100			
231	100	100			
232	100	100			
233	100	100			
234	100	100			
235	100	100			
236	100	100			
237	100	100			
238	100	100			
239	100	100			
240	100	100			
241	100	100			
242	100	100			
243	100	100			
244	100	100			
245	100	100			
246	100	100			
247	100	100			
248	100	100			
249	100	100			
250	100	100			
251	100	100			
252	100	100			
253	100	100			
254	100	100			
255	100	100			
256	100	100			
257	100	100			
258	100	100			
259	100	100			
260	100	100			
261	100	100			
262	100	100			
263	100	100			
264	100	100			
265	100	100			
266	100	100			
267	100	100			
268	100	100			
269	100	100			
270	100	100			
271	100	100			
272	100	100			
273	100	100			
274	100	100			
275	100	100			
2					