

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

# HUNTINGTON WOODS CONDOMINIUM

PART OF SECTION 21, T. 1 N., R. 11 E.,  
CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN

The Condominium Subdivision 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 the Surveyor's Certificate on Sheet 2 on a line by itself.

PROPERTY DESCRIPTION:

Part of Lots 40 through 51, both inclusive, of Huntington Woods being a subdivision of part of Section 21, T. 1 N., R. 11 E., City of Royal Oak, Oakland County, Michigan as recorded in Liber 16 of Plats, Pages 34, 34A, 34B, 34C, 34D, 34E & 34F of Oakland County Records, described as beginning at the S.W. corner of said Lot 40, thence along the southerly line of said Lot 40, N. 55°16'00" E. 99.25 ft., thence along the westerly line of Woodward Avenue N. 33°04'15" W. 925.95 ft., thence along the Northerly line of said Lot 51 on a curve to the left (radius=2473.20 ft., chord bears S. 55°35'28" W. 109.50 ft.) a distance of 109.51 ft., thence S. 33°44'10" E. 934.62 ft. to the point of beginning, containing 2.235 acres, more or less.

SHEET INDEX

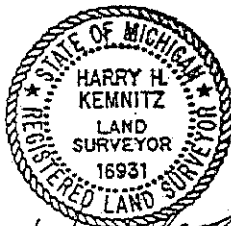
<u>SHEET NO.</u>	<u>TITLE</u>
1.	COVER SHEET
2.	SURVEY PLAN
3.	SITE PLAN
4.	SITE PLAN
5.	UTILITY PLAN
6.	UTILITY PLAN
7.	BUILDING 1
8.	BUILDING 1 & 2
9.	BUILDING 3 & 4
10.	BUILDING 5
11.	CROSS-SECTION BUILDINGS 1, 2 & 3
12.	CROSS-SECTION BUILDINGS 4 & 5

DEVELOPER

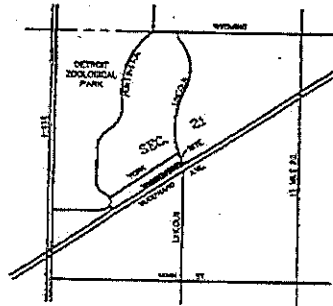
HUNTINGTON WOOD L.L.C.  
35520 FORTON COURT  
CLINTON, MI 48035

PREPARED BY:

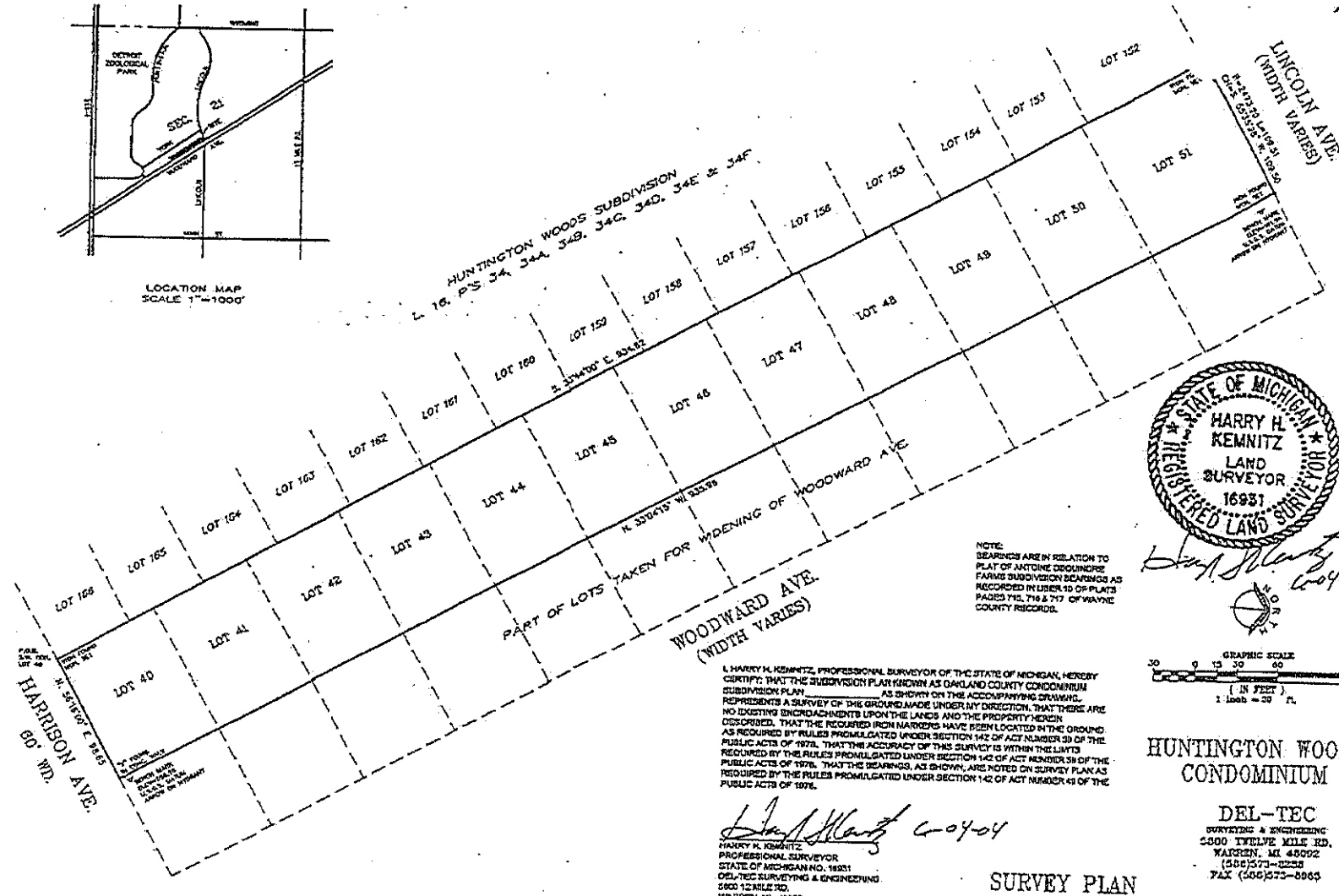
DEL-TEC SURVEYING & ENGINEERING INC.  
5800 E. 12 MILE RD.  
WARREN, MI. 48092  
(586) 573-8288



*Harry H. Kemnitz*  
6-4-07



LOCATION MAP  
SCALE 1"=1000'



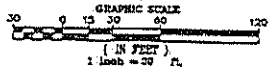
HUNTINGTON WOODS SUBDIVISION  
L. 16, P.S. 34, 34A, 34B, 34C, 34D, 34E & 34F  
S. 3°44'00\"/>



*Harry H. Kemnitz*  
6-04-04



NOTE:  
BEARINGS ARE IN RELATION TO  
PLAT OF ANTOINE CROCHONRE  
FARM SUBDIVISION BEARINGS AS  
RECORDED IN USER 40 OF PLATS  
PAGES 715, 716 & 717 OF WAYNE  
COUNTY RECORDS.



I, HARRY H. KEMNITZ, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY  
CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM  
SUBDIVISION PLAN, AS SHOWN ON THE ACCOMPANYING DRAWING,  
REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE  
NO EXISTING ENCROACHMENTS UPON THE LANDS AND THE PROPERTY HEREIN  
DISCLOSED, THAT THE REQUIRED IRON MARKERS HAVE BEEN LOCATED IN THE GROUND  
AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 20 OF THE  
PUBLIC ACTS OF 1976, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS  
AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 20 OF THE  
PUBLIC ACTS OF 1976, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON SURVEY PLANS AS  
REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 20 OF THE  
PUBLIC ACTS OF 1976.

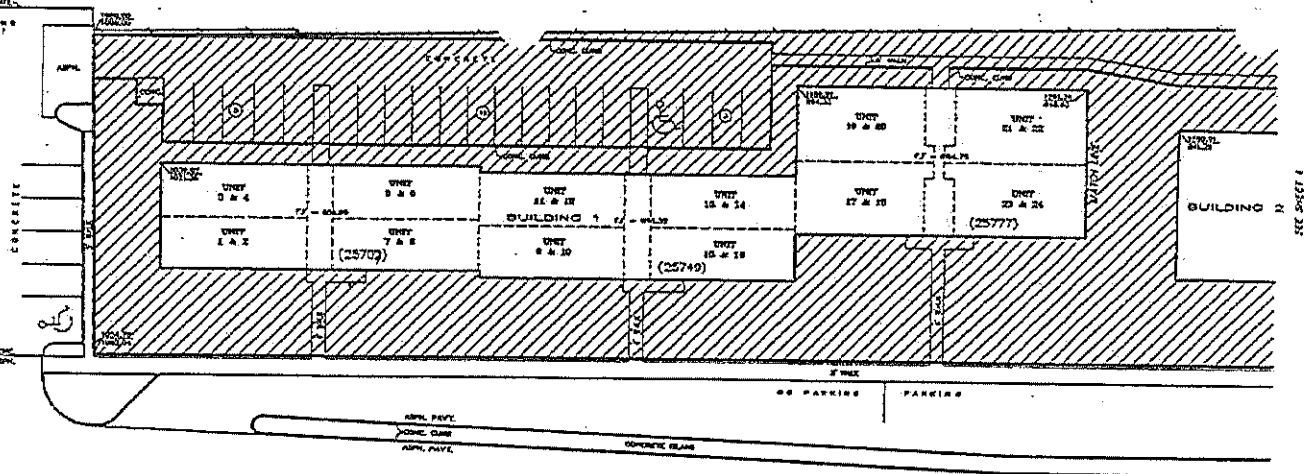
*Harry H. Kemnitz* 6-04-04  
HARRY H. KEMNITZ  
PROFESSIONAL SURVEYOR  
STATE OF MICHIGAN NO. 16931  
DEL-TEC SURVEYING & ENGINEERING  
5800 TWELVE MILE RD.  
WARREN, MI 48092

HUNTINGTON WOODS  
CONDOMINIUM

DEL-TEC  
SURVEYING & ENGINEERING  
5800 TWELVE MILE RD.  
WARREN, MI 48092  
(586)573-2253  
FAX (586)573-5865

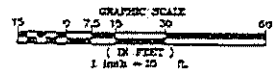
SURVEY PLAN

HARRISON AVE.  
60' WD.



WOODWARD AVE.  
(WIDTH VARIES)

ALL WALKS SHOWN ARE CONCRETE WALKS  
 = GENERAL COMMON ELEVANT  
 ODD UNIT NUMBER = FIRST FLOOR  
 EVEN UNIT NUMBER = SECOND FLOOR  
 (0000) = BUILDING ADDRESS



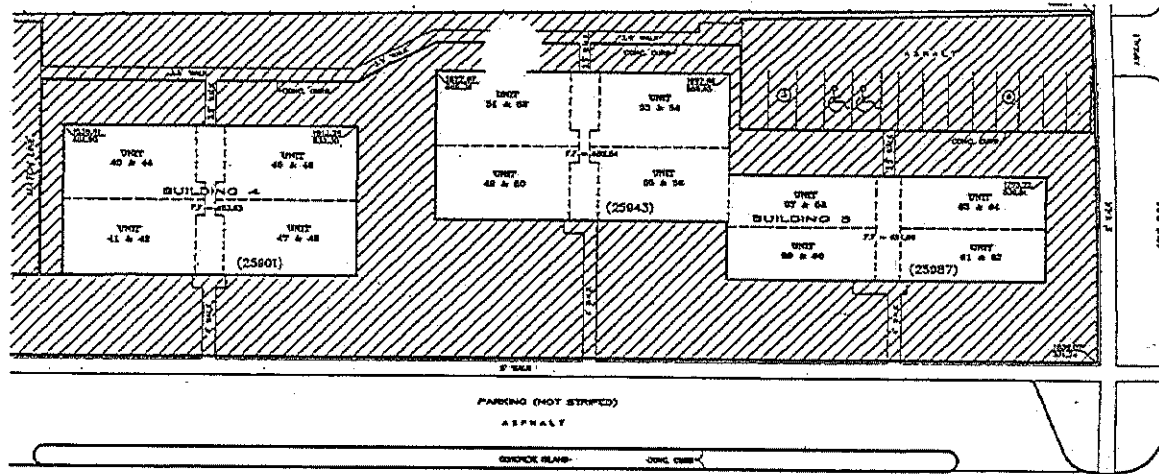
*Handwritten signature and date:*  
 6-04-04

SITE PLAN  
 AS-BUILT 05-10-2004

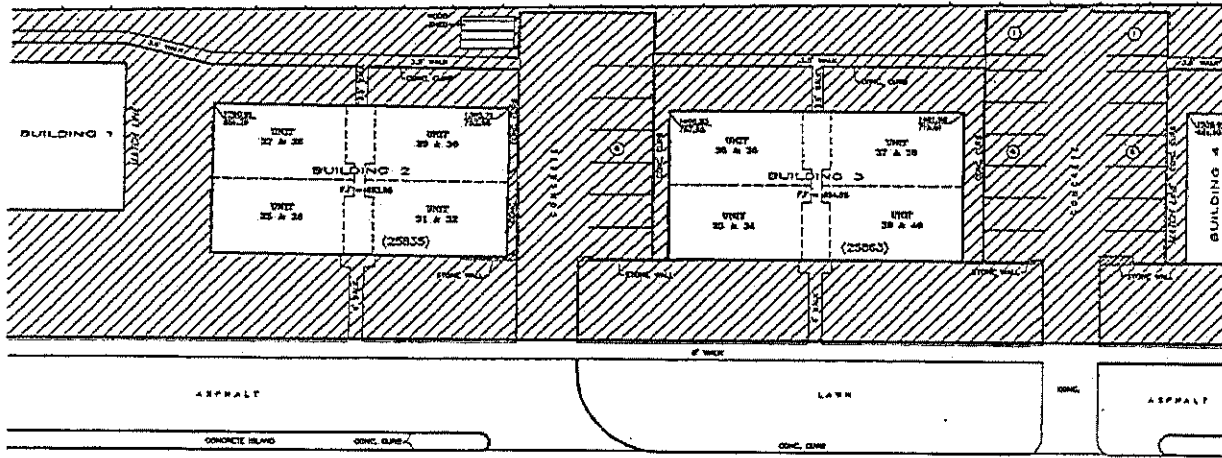
HUNTINGTON WOODS  
 CONDOMINIUM

DEL-TEC  
 SURVEYING & ENGINEERING  
 5806 TWELVE MILE RD.  
 WARREN, MI 48092  
 (586)373-8200  
 FAX (586)373-3065

SHEET 3

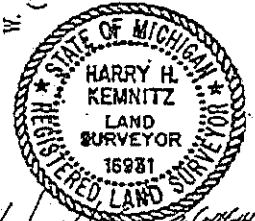


WOODWARD AVE. (WIDTH VARIES)





WOODWARD AVE. (WIDTH VARIES)


SITE PLAN  
AS-BUILT 05-16-2004



ALL WALKS SHOWN ARE CONCRETE WALKS

 - GENERAL COMMON ELEMENT  
 - UNITED COMMON ELEMENT

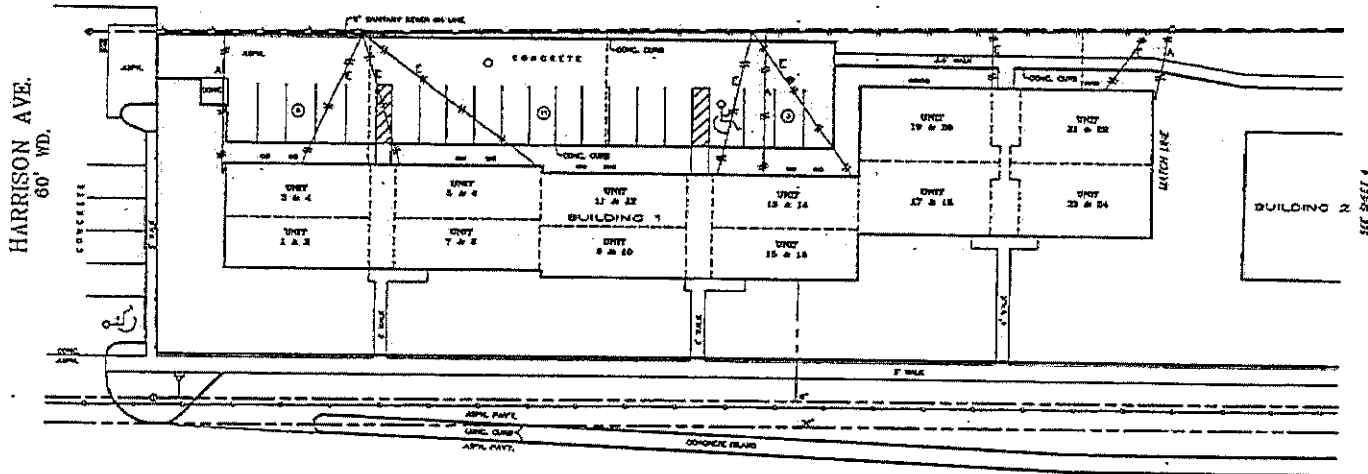
ODD UNIT NUMBER = FIRST FLOOR  
 EVEN UNIT NUMBER = SECOND FLOOR  
 (00000) = BUILDING ADDRESS



GRAPHIC SCALE  
 0 7.5 15 30  
 (IN FEET)  
 1 inch = 15 ft.

HUNTINGTON WOODS  
CONDOMINIUM

DEL-TEC  
SURVEYING & ENGINEERING  
2800 TWELVE MILE RD.  
WARREN, MI 48092  
(248) 373-2200  
FAX (248) 373-8565



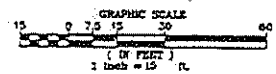
HARRISON AVE.  
60' WD.

WOODWARD AVE.  
(WIDTH VARIES)

- LEGEND:**
- ⊙ LIGHT POLE
  - ⊕ UTILITY POLE
  - MANHOLE
  - ⊗ CATCH BASIN
  - ⊕ HYDRANT
  - ⊕ TRANSFORMER
  - ⊕ GATE VALVE & WELL
  - ⊕ AIR CONDITION UNIT
  - E ELECTRICAL
  - A AMERITECH
  - WATER MAIN
  - STORM SEWER
  - SANITARY SEWER
  - GAS LINE
  - SANITARY LEAD
  - WATER SERVICE
  - OVERHEAD LINES
  - FURD

- |   |  |
|---|--|
| OVER HEAD LINES<br>(EDISON & AMERITECH) | FIELD LOCATED                          |
| SANITARY SEWER<br>SANITARY LEAD         | CITY UTILITY PLAN<br>CITY UTILITY PLAN |
| WATER MAIN<br>WATER SERVICE             | CITY UTILITY PLANS<br>FIELD LOCATED    |
| GAS MAIN                                | MISS DIG MARKINGS                      |

000 UNIT NUMBER = FIRST FLOOR  
EVEN UNIT NUMBER = SECOND FLOOR

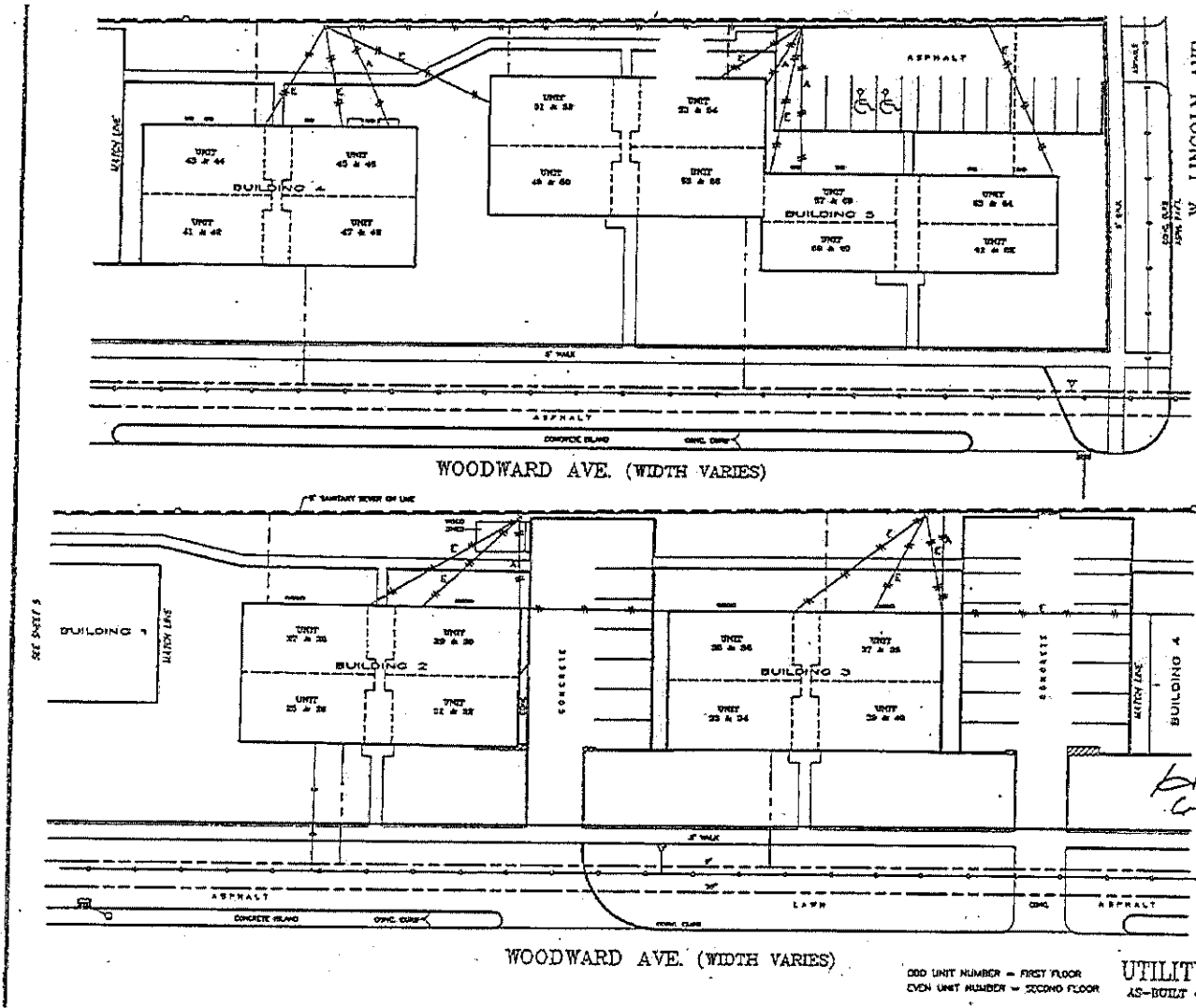


HUNTINGTON WOODS  
CONDOMINIUM

DEL-TEC  
SURVEYING & ENGINEERING  
5200 TWELVE MILE RD.  
WARREN, MI 48092  
(586)573-3250  
FAX (586)573-8905

UTILITY PLAN  
AS-BUILT 03-10-2004

SHEET 5



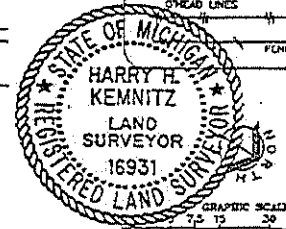
W. LINCOLN AVE.  
(WIDTH VARIES)

OVER HEAD LINE (COSSON & J)  
SANITARY LEAD  
WATER MAINS  
WATER SERVICE  
GAS MAIN

FIELD LOCATED  
CITY UTILITY PLAN  
CITY UTILITY PLAN  
FIELD LOCATED  
MISS DIG MARKINGS

**LEGEND**

- ☆ LIGHT POLE
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- HYDRANT
- TRANSFORMER
- GATE VALVE & WELL
- AIR CONDITION UNIT
- E ELECTRICAL
- A AMMETER
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- SANITARY LEAD
- WATER SERVICE
- OVERHEAD LINES
- FENCE



*Handwritten signature and date:*  
2-04-04

GRAPHIC SCALE  
1 inch = 15 feet  
1 inch = 15 feet

**HUNTINGTON WOODS  
CONDOMINIUM**

**DEL-TEC**  
SURVEYING & ENGINEERING  
5000 TWELVE MILE RD.  
WARREN, MI 48092  
(586)573-8208  
FAX (586)573-8965

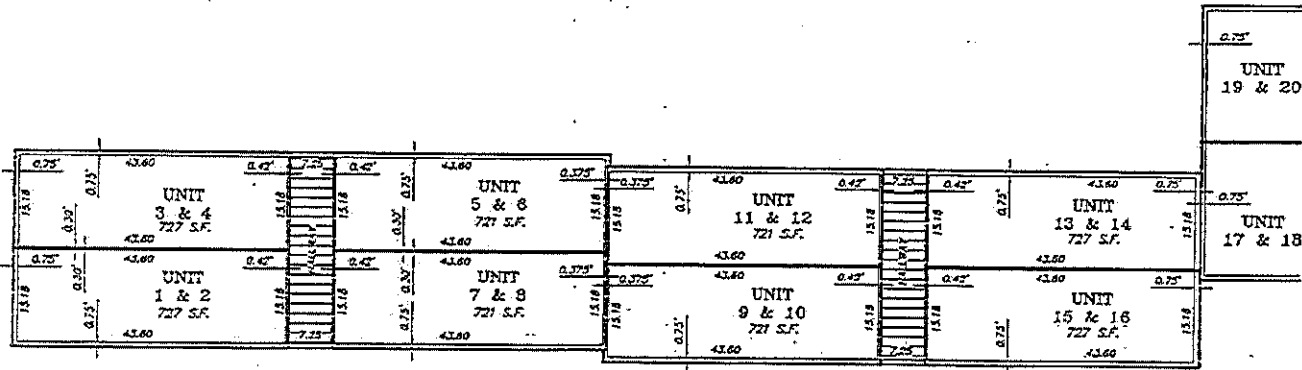
WOODWARD AVE. (WIDTH VARIES)

WOODWARD AVE. (WIDTH VARIES)

ODD UNIT NUMBER = FIRST FLOOR  
EVEN UNIT NUMBER = SECOND FLOOR

**UTILITY PLAN**  
AS-BUILT 05-10-2004

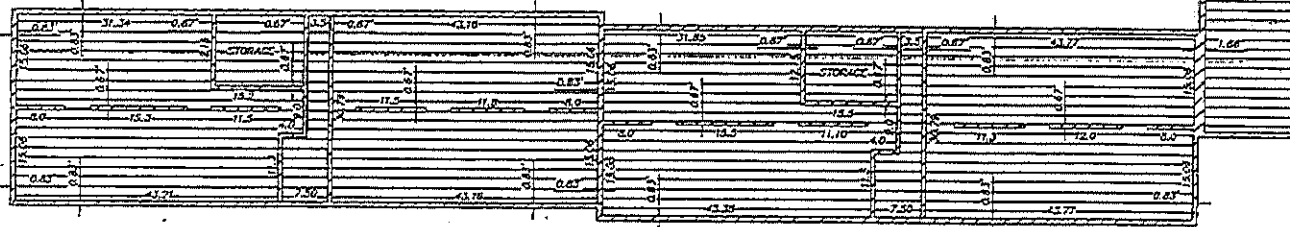
SHEET 6



1ST & 2ND FLOOR  
(1 BEDROOM)

1ST & 2ND FLOOR  
(1 BEDROOM)

SEE SHEET 8



BASEMENT

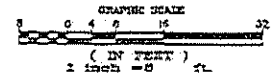
LEGEND

000 UNIT NUMBER = FIRST FLOOR  
EVEN UNIT NUMBER = SECOND FLOOR

- GENERAL COMMON ELEMENT

- LIMITED COMMON ELEMENT

- OWNERSHIP



*Handwritten signature and date: 6-04-04*

HUNTINGTON WOODS  
CONDOMINIUM

DEL-TEC  
SURVEYING & ENGINEERING  
5800 TWELVE MILE RD.  
WARREN, MI 48092  
(586)573-8208  
FAX (586)573-8265

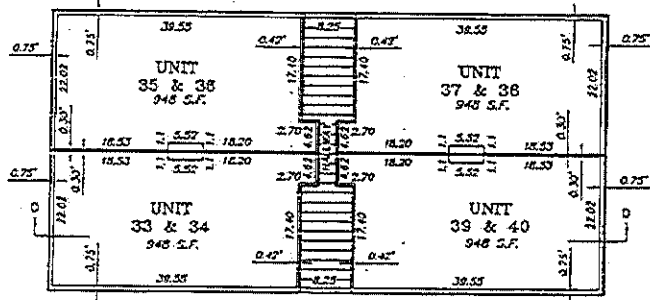
BUILDING 1  
FLOOR PLAN

AS-BUILT 05-10-2004

SHEET 7

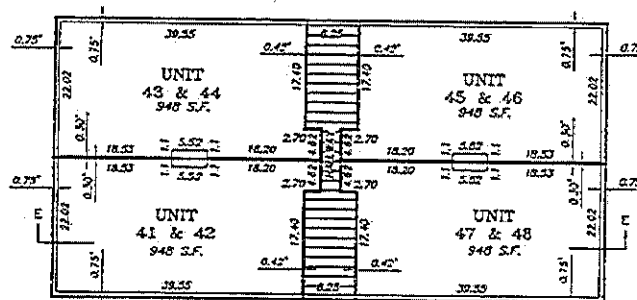






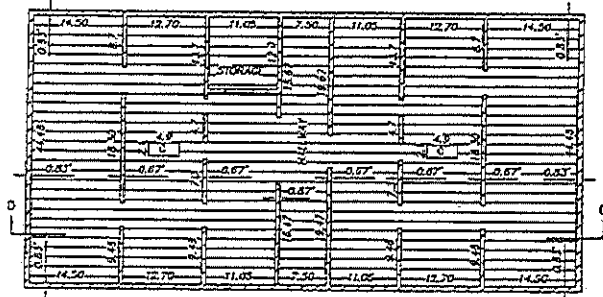
1ST & 2ND FLOOR  
(2 BEDROOM)

BUILDING 3

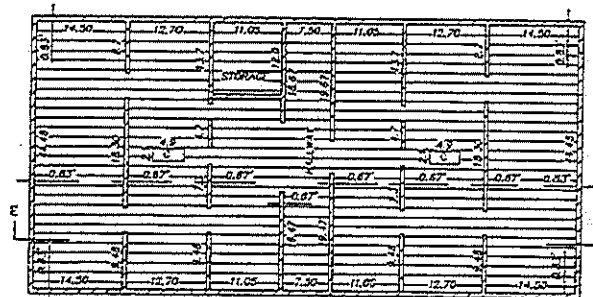


1ST & 2ND FLOOR  
(2 BEDROOM)

BUILDING 4



BASEMENT



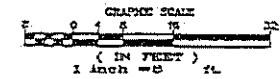
BASEMENT



*Harry H. Kemnitz*  
6-27-04

LEGEND

- C - CHIMNEY
- ODD UNIT NUMBER - FIRST FLOOR
- EVEN UNIT NUMBER - SECOND FLOOR
- [Hatched Box] - GENERAL COMMON ELEMENT
- [White Box] - UNIT COMMON ELEMENT
- [Dashed Line] - OWNERSHIP



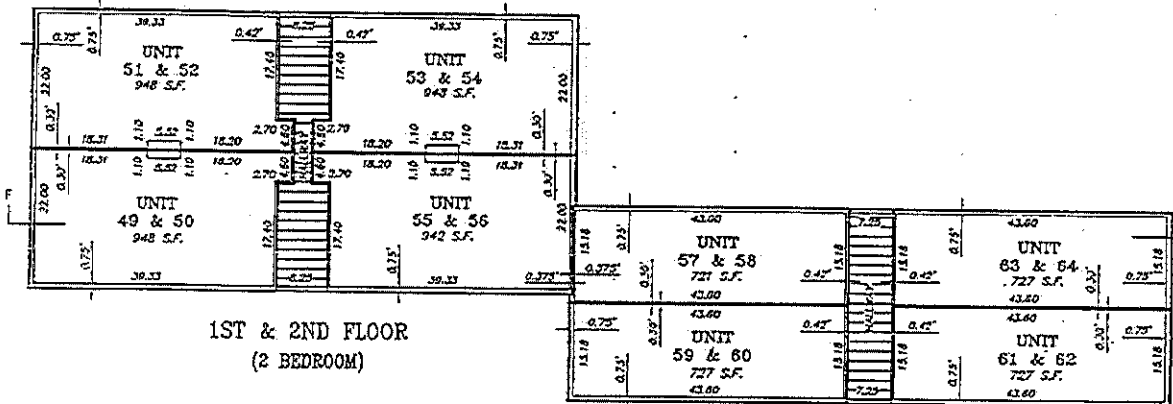
HUNTINGTON WOODS  
CONDOMINIUM

DEL-TEC  
SURVEYING & ENGINEERING  
3000 TWELVE MILE RD.  
WARREN, MI 48090  
(586)774-8288  
FAX (586)773-8903

BUILDING 3 & 4  
FLOOR PLAN

AS-BUILT 05-10-2004

SHEET 2



1ST & 2ND FLOOR  
(2 BEDROOM)

1ST & 2ND FLOOR  
(1 BEDROOM)

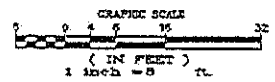


BASEMENT



*Harry H. Kemnitz*  
6-24-04

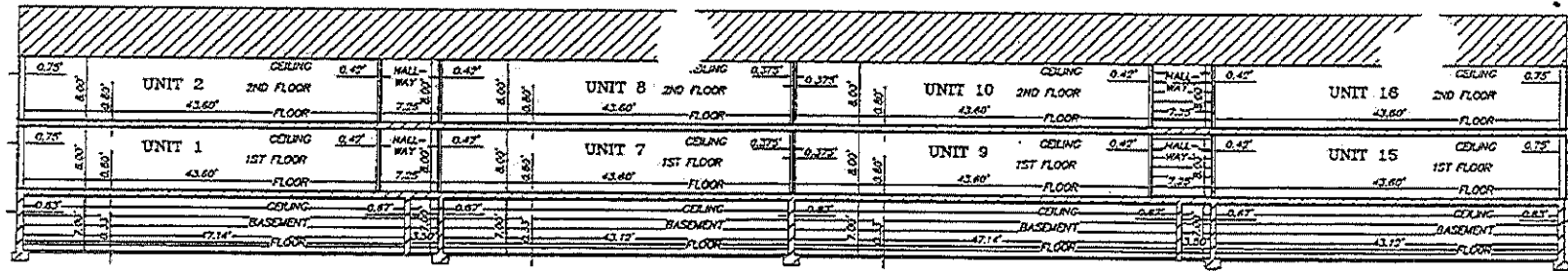
- LEGEND**
- 000 UNIT NUMBER = FIRST FLOOR
  - EVEN UNIT NUMBER = SECOND FLOOR
  - GENERAL COMMON ELEMENT
  - GENERAL COMMON ELEMENT
  - OWNERSHIP



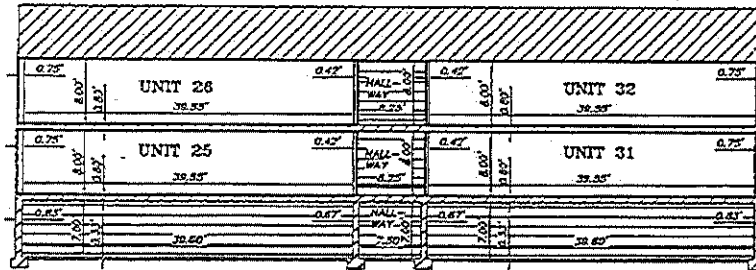
HUNTINGTON WOODS  
CONDOMINIUM

**DEL-TEC**  
SERVICES & ENGINEERS  
3800 TWELVE MILE RD.  
WARREN, MI 48092  
(588)573-8208  
FAX (588)573-8965

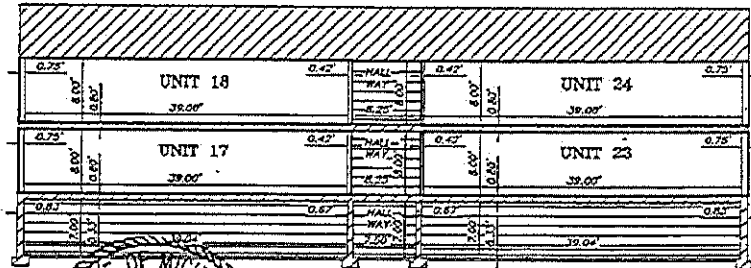
**BUILDING 5  
FLOOR PLAN**  
AS-BUILT 05-10-2004



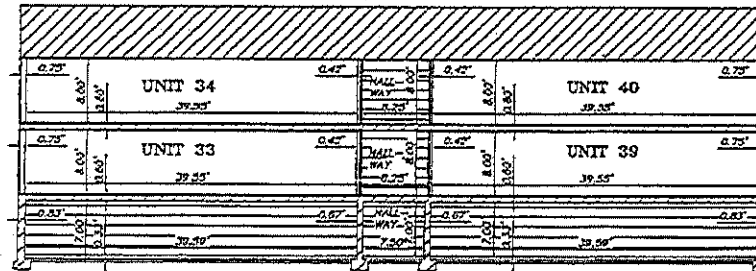
BUILDING 1  
SECTION A-A



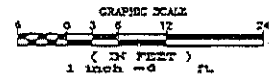
BUILDING 2  
SECTION C-C



BUILDING 1  
SECTION B-B



BUILDING 3  
SECTION D-D

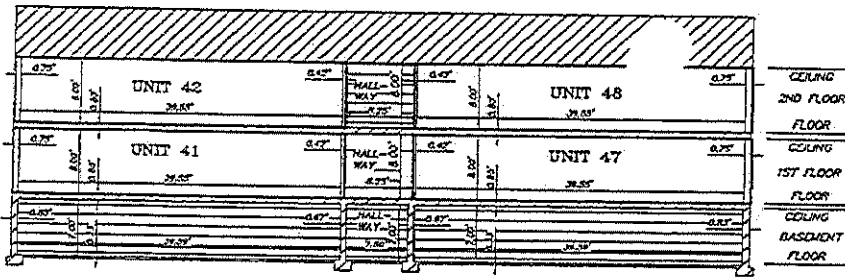


- = GENERAL COMMON ELEMENT
- = LIMITED COMMON ELEMENT
- = OWNERSHIP

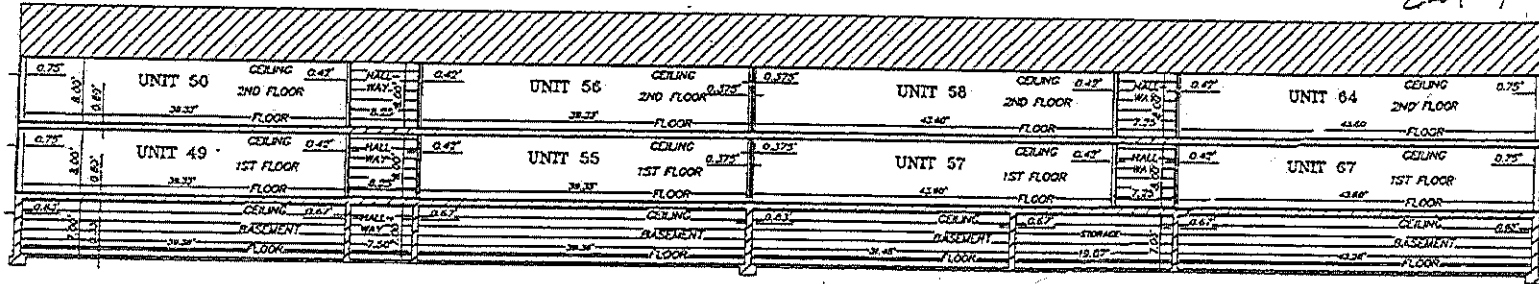
HUNTINGTON WOODS  
CONDOMINIUM

CROSS-SECTION  
BUILDINGS 1, 2 & 3  
AS BUILT 05-10-2004

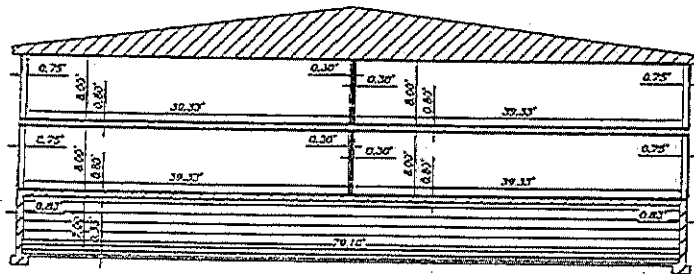
DEL-TEC  
SURVEYING & ENGINEERING  
3800 TWILINE HILLS RD.  
WARREN, MI 48092  
(506)573-8286  
FAX (506)573-8905



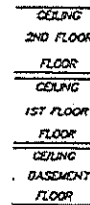
BUILDING 4  
SECTION E-E



BUILDING 5  
SECTION F-F

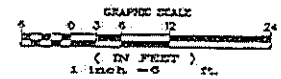


TYPICAL CROSS-SECTION  
FOR 2 BEDROOM UNIT  
(DIMENSIONS WILL VARY)



TYPICAL CROSS-SECTION  
FOR 1 BEDROOM UNIT  
(DIMENSIONS WILL VARY)

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- OWNER'S



HUNTINGTON WOODS  
CONDOMINIUM

CROSS-SECTION  
BUILDINGS 4 & 5  
AS BUILT 05-10-2004

DEL-TEC  
SURVEYING & ENGINEERING  
5000 TWELFTH HILLS RD.  
WARREN, MI 48090  
(586)770-8280  
FAX (586)573-0965