

NOTICE

STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

76

98741

Securities Division  
(313) 373-3465  
Corporation Division  
(313) 373-4465  
Division of Insurance  
(313) 373-4076

DEPARTMENT OF COMMERCE

RICHARD K. HELMBRECHT, Director

ORDER

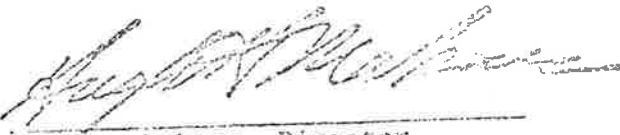
CERTIFICATE OF APPROVAL OF AMENDED MASTER DEED

In re: Application of Streamwood Estates, a Michigan co-partnership, 30235 Southfield Road, Southfield, MI 48076, Developer, for a Certificate of Approval of Amended Master Deed, for STREAMWOOD ESTATES CONDOMINIUM SECOND AMENDMENT, Hamlin & Crooks Road, Avon Twp., Oakland County, Michigan. (Our file #72-294).

.....

1. Application having been duly made and examined.
2. A Certificate of Approval of the Amended Master Deed for the above condominium is hereby given to the Developer, pursuant to Act 229, Public Acts of 1963, as amended, subject to the following conditions:
  - a. That all existing and future co-owners in the above condominium be supplied with copies of the Amended Master Deed.
  - b. That this order be recorded with the County Register of Deeds at the same time as the Amended Master Deed itself is so recorded. A copy of such recorded documents shall be returned to the Michigan Department of Commerce, Corporation and Securities Bureau, prior to the issuance of a Permit to Sell.
  - c. That the Master Deed shall not be recorded without a certification by the Treasurer collecting same that all property taxes and special assessments which have become a lien on the property involved in the project have been paid in full.
  - d. When construction has been completed the developer shall amend the Master Deed by filing "as built" plans.
3. This Certificate of Approval of the Amended Master Deed becomes effective immediately.

MICHIGAN DEPARTMENT OF COMMERCE  
Richard K. Helmbrecht, Director

By   
Hugh H. Makens, Director  
Corporation & Securities Bureau

Dated: November 4, 1976  
 Lansing, Michigan

REC-10  
11/10/76



DEPARTMENT OF COMMERCE

RICHARD K. HELMBRECHT, Director

O R D E R

CONDITIONAL PERMIT TO SELL

In re: Application of Streamwood Estates, a Michigan co-partnership, 30233 Southfield Road, Southfield, Michigan 48076, Developer, for a Conditional Permit To Sell order for STREAMWOOD ESTATES CONDOMINIUM - SECOND AMENDMENT, Hamlin & Crooks Road, Avon Twp., Oakland County, Michigan. (Our File #72-294).

.....

1. Application having been duly made and examined, and
2. A Certificate of Approval of Amended Master Deed having been entered on November 4, 1976, and recorded on November 23, 1976, in Liber 6801, page 549, and the Master Deed having been recorded on November 23, 1976, in Liber 6801, pages 552 through 570 in the Oakland County Register of Deeds.
3. Therefore, a Conditional Permit to Sell apartments is hereby granted to the developer pursuant to Act 229, Public Acts of 1963, as amended, subject to the following conditions:
  - (a) That each purchaser of an apartment be given, before or at the time of purchase, a copy of the recorded Master Deed reduced to 8 1/2 X 14 inches, including the bylaws and plans which are a part thereof.
  - (b) That this Bureau be furnished with a copy of all advertisements and sales literature to be used in the sale of apartments, and that approval be obtained prior to use.
  - (c) That no unit be conveyed until an occupancy permit has been received.
  - (d) That until conveyance of title, all deposits shall be placed and remain in the escrow account.
  - (e) That "as built" plans must be submitted no later than 90 days after satisfactory completion of the construction contracts relating to this project.
4. This Conditional Permit to Sell becomes effective immediately but shall expire ~~one year~~ from date hereof as to any apartments not deeded or sold under land contract unless request is made by developer for extension.

MICHIGAN DEPARTMENT OF COMMERCE  
Richard K. Helmbrecht, Director

By

Hugh H. Makens, Director  
Corporation & Securities Bureau

Dated: November 30, 1976  
Lansing, Michigan



**SECOND AMENDMENT TO MASTER DEED OF  
STREAMWOOD ESTATES**

Recorded in Liber 6801,  
Pages 552 through 570,  
Oakland County Records on  
November 23, 1976.

Streamwood Estates, a Michigan co-partnership, being the Developer of Streamwood Estates, a condominium project established pursuant to the Master Deed thereof, recorded on May 22, 1974, in Liber 6295, Pages 308 through 352, and First Amendment to the Master Deed, recorded on September 19, 1975, in Liber 6541, Pages 296 through 325, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 178, hereby amends the Master Deed and Condominium Bylaws of Streamwood Estates pursuant to the authority reserved in Articles VI and VIII of said Master Deed and Article VIII of said Condominium Bylaws for the purposes of reassigning garage spaces, correcting building coordinates, eliminating duplicate sheets of Condominium Subdivision Plans and enlarging the condominium project from 63 units to 87 units by the addition of land described in Section 1 below and reallocating percentages of value set forth in Article V-C of said Master Deed. Said Master Deed and Condominium Bylaws are amended in the following manner:

1. The land which is being added to the Condominium Project by this Amendment is more particularly described as follows:

A parcel of land being part of the Southwest 1/4 of Section 21, T. 3 N., R. 11 E., Avon Township, Oakland County, Michigan, being more particularly described as beginning at a point distant N. 1° 34' 36" W. 60.02 feet to a point on the Northerly 60-foot right-of-way line of Hamlin Road and N. 86° 48' 06" E. 81.71 feet along said Northerly right-of-way line of Hamlin Road from the Southwest corner of said Section 21, proceeding thence N. 9° 41' 51" W., 313.42 feet; thence along a curve to the right having a radius of 420.00 feet, an arc length 127.88 feet, a central angle of 17° 26' 42", a chord bearing and distance of N. 0° 58' 33" W. 127.39 feet; thence S. 72° 11' 54" E., 215.60 feet; thence N. 49° 48' 06" E., 67.70 feet; thence S. 3° 11' 51" E., 229.17 feet; thence S. 86° 48' 09" W., 45.00 feet; thence S. 3° 11' 51" E., 173.00 feet to the Northerly 60-foot right-of-way line of Hamlin Road; thence along said Northerly right-of-way line, S. 86° 48' 06" W., 179.81 feet to the point of beginning; and

A parcel of land being part of the Southwest 1/4 of Section 21, T. 3 N., R. 11 E., Avon Township, Oakland County, Michigan, being more particularly described as beginning at a point distant N. 1° 34' 36" W., 60.02 feet to a point on the Northerly 60-foot right-of-way line of Hamlin Road and N. 86° 48' 06" E., 261.52 feet along said Northerly right-of-way line and N. 3° 11' 51" W., 173.00 feet and N. 86° 48' 09" E. 45.00 feet and N. 3° 11' 51" W., 229.17 feet and N. 49° 48' 06" E., 59.06 feet from the Southwest corner of said Section 21, proceeding thence N. 49° 48' 06" E., 132.60 feet; thence N. 40° 11' 54" W., 280.73 feet; thence along a curve to the right having a radius of 420.00 feet, an arc length 161.69 feet, a central angle of 22° 03' 27", a chord bearing and distance of N. 73° 31' 23" E., 160.69 feet; thence N. 84° 33' 06" E., 170.43 feet; thence S. 5° 26' 54" E., 336.98 feet; thence S. 84° 33' 06" W., 277.09 feet to the point of beginning.

2. Second Amended Article V-C of said Master Deed of Streamwood Estates as set forth below, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, replace and supersede First Amended Article V-C of the Master Deed as recorded, and the First Amended Article V-C shall be of no further force or effect.

**SECOND AMENDED ARTICLE V-C OF THE MASTER DEED OF  
STREAMWOOD ESTATES**

**ARTICLE V**

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

<u>Apartment No.</u>	<u>Type</u>	<u>Percentage of Value Assigned</u>
1	Two-Bedroom Garden Apartment	.971
2	Two-Bedroom Garden Apartment	.971
3	Two-Bedroom Garden Apartment	.971
4	Two-Bedroom Garden Apartment	.971
5	Two-Bedroom Garden Apartment	.971
6	Two-Bedroom Garden Apartment	.971
7	Two-Bedroom Garden Apartment	.971
8	Two-Bedroom Garden Apartment	.971
9	Two-Bedroom Garden Apartment	.971
10	Two-Bedroom Garden Apartment	.971
11	Two-Bedroom Garden Apartment	.971
12	Two-Bedroom Garden Apartment	.971
13	Two-Bedroom Garden Apartment	.971
14	Two-Bedroom Garden Apartment	.971
15	Two-Bedroom Garden Apartment	.971
16	Two-Bedroom Garden Apartment	.971
17	Two-Bedroom Garden Apartment	.971
18	Two-Bedroom Garden Apartment	.971
19	Two-Bedroom Garden Apartment	.971
20	Two-Bedroom Garden Apartment	.971
21	Three-Bedroom Townhouse	1.283
22	Three-Bedroom Townhouse	1.264
23	Two-Bedroom Townhouse	1.251
24	Two-Bedroom Townhouse	1.251
25	Three-Bedroom Townhouse	1.264
26	Three-Bedroom Townhouse	1.283
27	Three-Bedroom Townhouse	1.283
28	Three-Bedroom Townhouse	1.264
29	Two-Bedroom Townhouse	1.251
30	Two-Bedroom Townhouse	1.251
31	Three-Bedroom Townhouse	1.264
32	Three-Bedroom Townhouse	1.283
33	Three-Bedroom Townhouse	1.238
34	Three-Bedroom Townhouse	1.219
35	Two-Bedroom Townhouse	1.196
36	Two-Bedroom Triplex	1.140
37	Three-Bedroom Triplex	1.219
38	Two-Bedroom Triplex	1.140
39	Two-Bedroom Townhouse	1.205
40	Three-Bedroom Townhouse	1.219
41	Three-Bedroom Townhouse	1.283
42	Three-Bedroom Townhouse	1.283
43	Three-Bedroom Townhouse	1.264
44	Two-Bedroom Townhouse	1.251
45	Two-Bedroom Townhouse	1.205
46	Three-Bedroom Townhouse	1.219
47	Three-Bedroom Townhouse	1.238
48	Two-Bedroom Triplex	1.140
49	Three-Bedroom Triplex	1.219
50	Two-Bedroom Triplex	1.140
51	Three-Bedroom Townhouse	1.196
52	Three-Bedroom Townhouse	1.219
53	Two-Bedroom Townhouse	1.238
54	Three-Bedroom Townhouse	1.238
55	Three-Bedroom Townhouse	1.219
56	Two-Bedroom Townhouse	1.196
57	Two-Bedroom Triplex	1.140
58	Three-Bedroom Triplex	1.219
59	Two-Bedroom Triplex	1.140
60	Two-Bedroom Garden Apartment	.971

61	Two-Bedroom Garden Apartment	.971
62	Two-Bedroom Garden Apartment	.971
63	Two-Bedroom Garden Apartment	.971
64	Three-Bedroom Townhouse	1.238
65	Three-Bedroom Townhouse	1.219
66	Two-Bedroom Townhouse	1.205
67	Two-Bedroom Triplex	1.140
68	Three-Bedroom Triplex	1.219
69	Two-Bedroom Triplex	1.140
70	Three-Bedroom Townhouse	1.238
71	Three-Bedroom Townhouse	1.219
72	Two-Bedroom Townhouse	1.205
73	Two-Bedroom Triplex	1.219
74	Three-Bedroom Triplex	1.219
75	Two-Bedroom Triplex	1.140
76	Three-Bedroom Townhouse	1.238
77	Three-Bedroom Townhouse	1.219
78	Two-Bedroom Townhouse	1.205
79	Three-Bedroom Townhouse	1.238
80	Three-Bedroom Townhouse	1.219
81	Two-Bedroom Townhouse	1.205
82	Two-Bedroom Triplex	1.219
83	Three-Bedroom Triplex	1.219
84	Two-Bedroom Triplex	1.140
85	Two-Bedroom Triplex	1.219
86	Three-Bedroom Triplex	1.219
87	Two-Bedroom Triplex	1.140

3. First Amended Sheet 5A of the Condominium Subdivision Plan of Streamwood Estates, as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, replace and supersede originally recorded Sheet 5A of the Condominium Subdivision Plan of Streamwood Estates, and the originally recorded Sheet 5A shall be of no further force or effect.

4. Second Amended Sheets 1, 2, 3, 4, 5, 11, 17 and 22 of the Condominium Subdivision Plan of Streamwood Estates as attached hereto shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, replace and supersede Sheets 1, 2, 3, 4, 5, 11, 17 and 22 of the Condominium Subdivision Plan of Streamwood Estates as originally recorded and subsequently amended and the originally recorded and amended Sheets 1, 2, 3, 4, 5, 11, 17 and 22 shall be of no further force or effect. The legal description of the condominium premises contained on said Second Amended Sheet 1 shall replace and supersede the description of said premises contained in Article II of the originally recorded Master Deed, as subsequently amended.

5. Sheets 3B, 3C, 4B, 4C, 5B, and 5C of the Condominium Subdivision Plan of Streamwood Estates as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, supplement and be incorporated in the Condominium Subdivision Plan of Streamwood Estates, as amended.

6. Sheets 24 and 25 of the Condominium Subdivision Plan of Streamwood Estates shall, upon approval of this Amendment by Order of the Michigan Department of Commerce and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, be eliminated from said Plans and shall be of no further force or effect.

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

WITNESSES:

/s/ Charlotte K. Reis  
Charlotte K. Reis

/s/ Marie H. Goodspeed  
Marie H. Goodspeed

STREAMWOOD ESTATES, a Michigan  
co-partnership

By: /s/ Donald G. Van Every  
Donald G. Van Every, Partner

STATE OF MICHIGAN            )  
                                  )   SS.  
COUNTY OF OAKLAND        )

The foregoing Second Amendment to Master Deed of Streamwood Estates was acknowledged before me this 5th day of November, 1976, by Donald G. Van Every, on of the partners of Streamwood Estates, a Michigan co-partnership, on behalf of the co-partnership.

/s/ Charlotte K. Reis  
Charlotte K. Reis  
Notary Public,   Oakland               County, Michigan  
My commission expires: September 17, 1979

SECOND AMENDMENT TO MASTER DEED DRAFTED BY:

Robert L. Nelson, of  
Dykema, Gossett, Spencer, Goodnow & Trigg  
2401 W. Big Beaver Road  
Troy, Michigan 48084

WHEN RECORDED, RETURN TO DRAFTER.

REPLAT NO.2 OF  
OAKLAND COUNTY CONDOMINIUM  
SUBDIVISION PLAN N<sup>o</sup> 178  
EXHIBIT B TO THE MASTER DEED OF  
STREAMWOOD ESTATES, A CONDOMINIUM  
AVON TOWNSHIP, MICHIGAN

DEVELOPER:  
STREAMWOOD ESTATES, A MICHIGAN CO-PARTNERSHIP  
30233 SOUTHFIELD RD.  
SOUTHFIELD, MICHIGAN

SURVEYOR:  
PATE, HIRN & BOGUE INC.  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE SE 1/4 OF SECTION 20 AND PART OF THE SW 1/4 OF SECTION 21, T3N, R1E, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N 1°34'36"W 60.02 FT. TO A POINT ON THE NORTHERLY 60 FT. ROW LINE OF HAMLIN ROAD AND N 89°57'21"W 18.29 FT. ALONG THE SAID NORTHERLY ROW LINE OF HAMLIN ROAD, AND N 2°51'34"E 125.36 FT. TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 500.00 FT., AN ARC LENGTH OF 109.59 FT., A CENTRAL ANGLE OF 12°33'28", A CHORD BEARING AND DISTANCE OF N 3°25'10"W 109.37 FT., AND N 9°41'54"W 70.00 FT. TO A POINT OF CURVATURE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N 2°29'38"W 120.39 FT. FROM THE SE CORNER OF SAID SECTION 20, PROCEEDING THENCE N 85°17'23"W 34.55 FT., THENCE S 86°48'06"W 201.89 FT., THENCE N 3°11'54"W 92.00 FT., THENCE S 86°48'06"W 88.29 FT., THENCE N 3°44'43"W 251.82 FT., THENCE N 86°15'17"E 79.90 FT. TO THE APPROXIMATE CENTERLINE OF THE CLINTON RIVER, THENCE ALONG THE SAID APPROXIMATE CENTERLINE OF THE CLINTON RIVER S 68°44'58"E 96.57 FT., THENCE CONTINUING ALONG THE SAID APPROXIMATE CENTERLINE OF THE CLINTON RIVER N 72°04'48"E 190.89 FT. AND N 49°52'15"E 175.74 FT. AND N 11°02'07"E 245.54 FT. AND N 27°17'58"E 104.66 FT. AND N 50°22'09"E 37.784 FT. AND N 62°42'02"E 104.66 FT. AND S 65°40'28"E 80.11 FT. AND S 17°09'09"E 169.54 FT. TO A POINT, THENCE LEAVING THE SAID APPROXIMATE CENTERLINE OF THE CLINTON RIVER S 0°29'09"W 168.25 FT., THENCE S 5°07'13"W 165.83 FT., THENCE S 9°12'38"E 100.00 FT., THENCE S 84°33'06"W 310.36 FT. TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 480.00 FT., AN ARC LENGTH OF 668.88 FT., A CENTRAL ANGLE OF 79°50'29", A CHORD BEARING AND DISTANCE OF S 44°37'52"W 616.06 FT. TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 10.040 ACRES.

AND,

A PARCEL OF LAND BEING PART OF THE SW 1/4 OF SECTION 21, T3N, R1E, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N 1°34'36"W 60.02 FT. TO A POINT ON THE NORTHERLY 60 FT. ROW LINE OF HAMLIN ROAD AND N 86°48'06"E 81.71 FT. ALONG THE SAID NORTHERLY ROW LINE OF HAMLIN ROAD FROM THE SW CORNER OF SAID SECTION 21, PROCEEDING THENCE N 9°41'51"W 313.42 FT., THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FT., AN ARC LENGTH OF 690.89 FT., A CENTRAL ANGLE OF 94°15'00", A CHORD BEARING AND DISTANCE OF N 37°25'36"E 615.59 FT., THENCE N 84°33'06"E 170.43 FT., THENCE S 5°26'54"E 336.98 FT., THENCE S 84°33'06"W 277.09 FT., THENCE S 49°48'06"W 59.06 FT., THENCE S 3°11'51"E 229.17 FT., THENCE S 86°48'09"W 45.00 FT., THENCE S 3°11'51"E 173.00 FT., THENCE S 86°48'06"W 179.81 FT. TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 5.994 ACRES

CERTIFICATE OF APPROVAL OF THE AMENDED MASTER DEED.

THIS IS TO CERTIFY THAT A CERTIFICATE OF APPROVAL OF THE AMENDED MASTER DEED OF STREAMWOOD ESTATES, A CONDOMINIUM, WAS ISSUED TODAY PURSUANT TO ACT 229, PUBLIC ACTS OF 1963, AS AMENDED.

11-14-76  
DATE

HUGH A. MAKENS, DIRECTOR  
CORPORATION AND SECURITIES  
BUREAU  
DEPARTMENT OF COMMERCE

NOTE:  
BUILDING ELEVATIONS ARE SHOWN IN DETAIL ON MICRO-FILMED ARCHITECTURAL WORKING DRAWINGS ON FILE WITH THE MICHIGAN DEPARTMENT OF COMMERCE, SECURITIES BUREAU.

PLAN CERTIFICATE

I, JOHN F. DEBUSSCHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, AND THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN N<sup>o</sup> 178, AS SHOWN ON THE ACCOMPANYING DRAWINGS WAS PREPARED UNDER MY DIRECTION, AND THAT THE ATTACHED DRAWINGS OF BUILDINGS AND IMPROVEMENTS ARE PROPOSED.

8/10/76  
DATE

JOHN F. DEBUSSCHER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 10684  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN 48076

SURVEYOR'S CERTIFICATE

I, JOHN F. DEBUSSCHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, AND THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN N<sup>o</sup> 178, AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THE SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE IRONS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, ALL AS SHOWN ON SAID MAP, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I FURTHER CERTIFY THAT THE SURVEY PLAN, SHOWN HERewith, IS A CORRECT ONE, AND THAT PERMANENT IRON MONUMENTS CONSISTING OF BARS NOT LESS THAN ONE-HALF INCH IN DIAMETER AND EIGHTEEN INCHES IN LENGTH, HAVE BEEN SET AT POINTS MARKED THUS (\*) AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARIES OF THE SAID SURVEY AS INCLUDED HEREWITH EXCEPT AS OTHERWISE NOTED.

8/10/76  
DATE

JOHN F. DEBUSSCHER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 10684  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN 48076

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- 3. SURVEY PLAN
- 3A. SURVEY PLAN
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- 3C. SURVEY PLAN
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- 4A. UTILITY PLAN
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- 4C. UTILITY PLAN
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- 6. TOWNHOUSE FLOOR PLAN TYPICAL UNIT A, AA REVERSE
- 7. TOWNHOUSE FLOOR PLAN TYPICAL UNIT B, BB REVERSE
- 8. TOWNHOUSE FLOOR PLAN TYPICAL UNIT C, CC REVERSE
- 9. CROSS SECTIONS A, LONGITUDINAL SECTIONS TOWNHOUSE TYPICAL UNITS A, B, AC, AA, BB & CC REVERSE
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- 11. PERIMETER PLAN BLDGS. 9, 12, 13, 14, 15, 16, 18, 19, 20, 8, 31, 33, 42 & 43
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- 15. CROSS SECTION B, LONGITUDINAL SECTION, TRIPLEX TYPICAL UNITS X, Y & Z; XX, YY & ZZ REVERSE
- 16. CROSS SECTIONS, TRIPLEX TYPICAL UNITS X & Z, XX & ZZ REVERSE
- 17. PERIMETER PLAN BLDGS. 10, 17, 21, 32, 41, 44 & 45
- 18. FIRST FLOOR PLAN BLDGS. 36, 37 & 38
- 19. SECOND FLOOR PLAN BLDGS. 36, 37 & 38
- 20. FIRST FLOOR PLAN BLDGS. 39 & 40
- 21. SECOND FLOOR PLAN BLDGS. 39 & 40
- 22. FIRST & SECOND FLOOR PLAN BLDG. 11
- 23. CROSS SECTION B, LONGITUDINAL SECTION BLDGS. 11, 36, 37, 38, 39, & 40

NOTE:  
STREAMWOOD ESTATES IS A MULTI-PHASE CONDOMINIUM PROJECT THE ASTERISK (\*) INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED 8/10/76. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.





SHEET NO.2



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED  
THE PROPERTY HEREIN DESCRIBED AND THAT  
THERE ARE NO EXISTING ENCROACHMENTS  
UPON THE LANDS AND PROPERTY DESCRIBED.

DATE  
8/10/76

JOHN F. DEBUSSCHER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 10684  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN

CLINTON RIVER

377.84'

N 50°22'09"E

104.66'

N 62°42'02"E

SANITARY INTERCEPTOR  
& .20' EASEMENT RECORDED  
IN LIBER 5091 PAGE 869,  
OAKLAND COUNTY RECORDS

190.89' N 72°04'48"E

175.74' N 49°52'15"E

245.54'

N 11°02'07"E

104.66'

N 2°17'58"E

ARC 668.88'  
CHORD BRNG. S 44°37'52" W  
RADIUS 480.00'  
DELTA 79°50'29"

TENNIS COURT

SWIMMING POOL

COMMUNITY  
BLDG.

POINT OF BEG. SEC. 1 PART I

ARC 690.89'  
CHORD BRNG. N 37°25'36" E  
RADIUS 420.00'  
DELTA 94°15'00"

MEADOW DALE COURT (PRIVATE)

MATCH LINE SHEET 3B

COURT (PRIVATE)

STREAMEDGE

STREAMWOOD DRIVE

310.36' (PUBLIC)  
S 84°33'06" W

VAN HILL

COURT (PRIVATE)

100.00' S 9°12'38"E

165.83' S 5°07'13" W  
168.25' S 0°29'09" W  
169.94' S 17°09'09" E

80.11' S 65°40'28"E

N



STREAMWOOD ESTATES

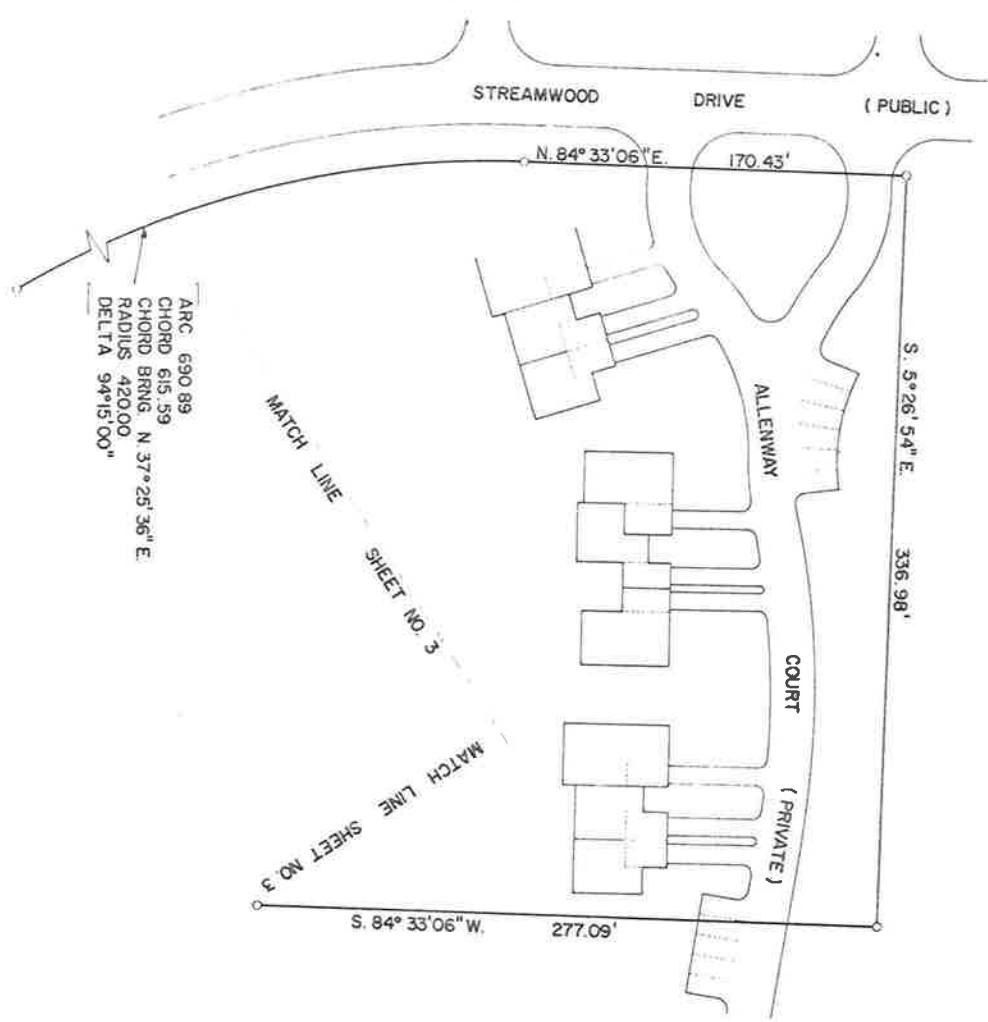
SURVEY PLAN

PATE, HIRP  
17000 TWE  
SOUTHFIELD  
MICHIGAN



8/10/76

SHEET NO.



ARC 690.89  
CHORD 615.59  
CHORD BRNG. N. 37° 25' 36" E.  
RADIUS 420.00  
DELTA 94° 15' 00"

MATCH LINE SHEET NO. 3  
MATCH LINE SHEET NO. 3



**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE SURVEYED  
THE PROPERTY HEREIN DESCRIBED AND THAT  
THERE ARE NO EXISTING ENCROACHMENTS  
UPON THE LANDS AND PROPERTY DESCRIBED.

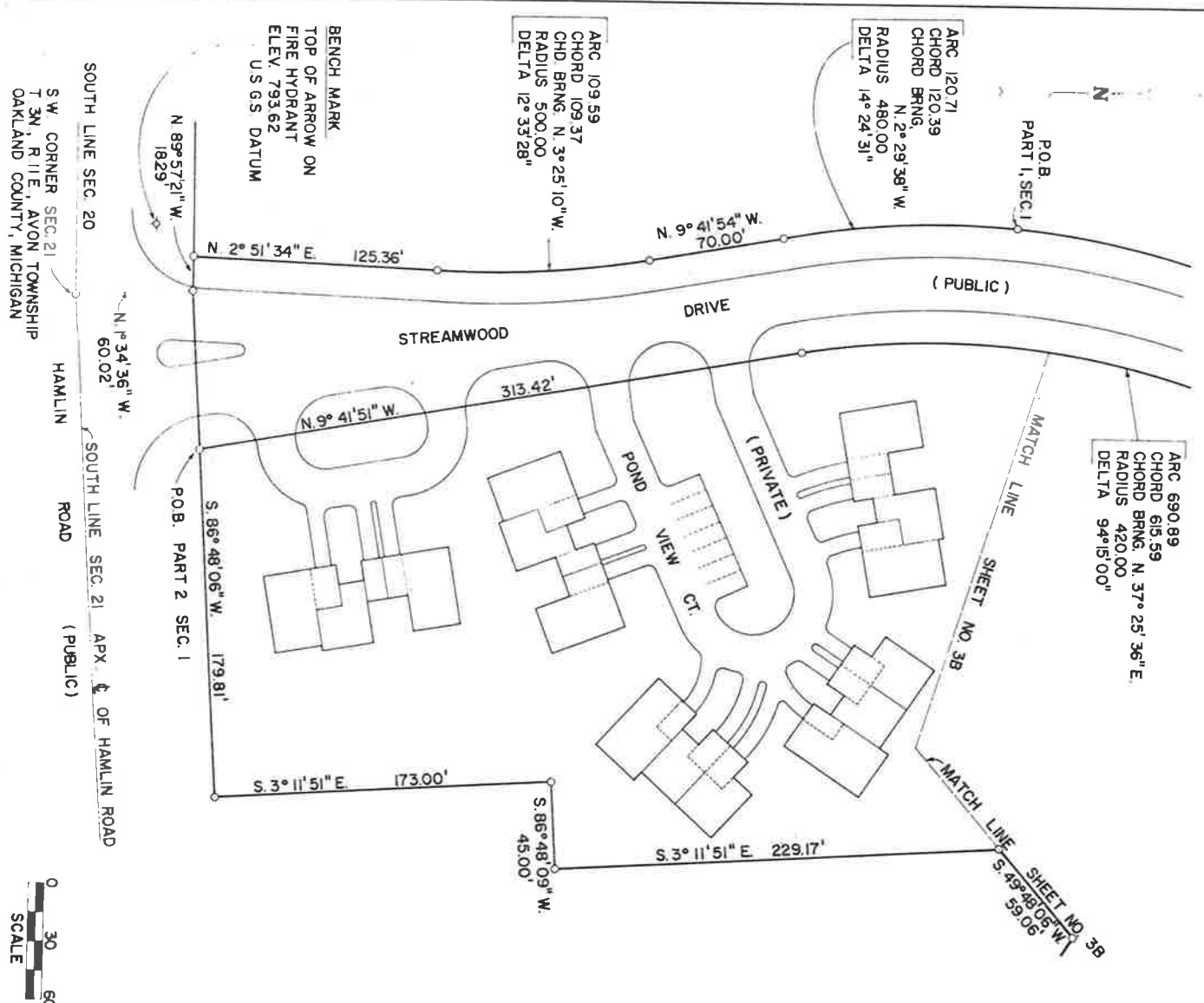
8/10/76  
DATE

JOHN F. DEBUSSCHER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 10684  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN

STREAMWOOD ESTATES  
SURVEY PLAN

PATE, HIRN & BOGUE INC.  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN





SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED  
THE PROPERTY HEREIN DESCRIBED AND THAT  
THERE ARE NO EXISTING ENCROACHMENTS  
UPON THE LANDS AND PROPERTY DESCRIBED.

8/10/76  
DATE

*John F. DeBusscher*  
JOHN F. DEBUSSCHER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 10684  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN

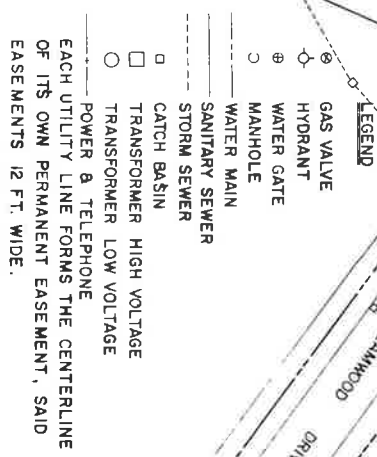
STREAMWOOD ESTATES  
SURVEY PLAN

PATE, HIRN & BOGUE, INC.  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN



## SOURCE OF LOCATION

WATER	PATE, HIRN & BOQUE INC.
SANITARY SEWER	" " " "
STORM SEWER	" " " "
GAS	" " " "
POWER	CONSUMERS POWER CO.
TELEPHONE	DETROIT EDISON CO.
	MICHIGAN BELL TELEPHONE



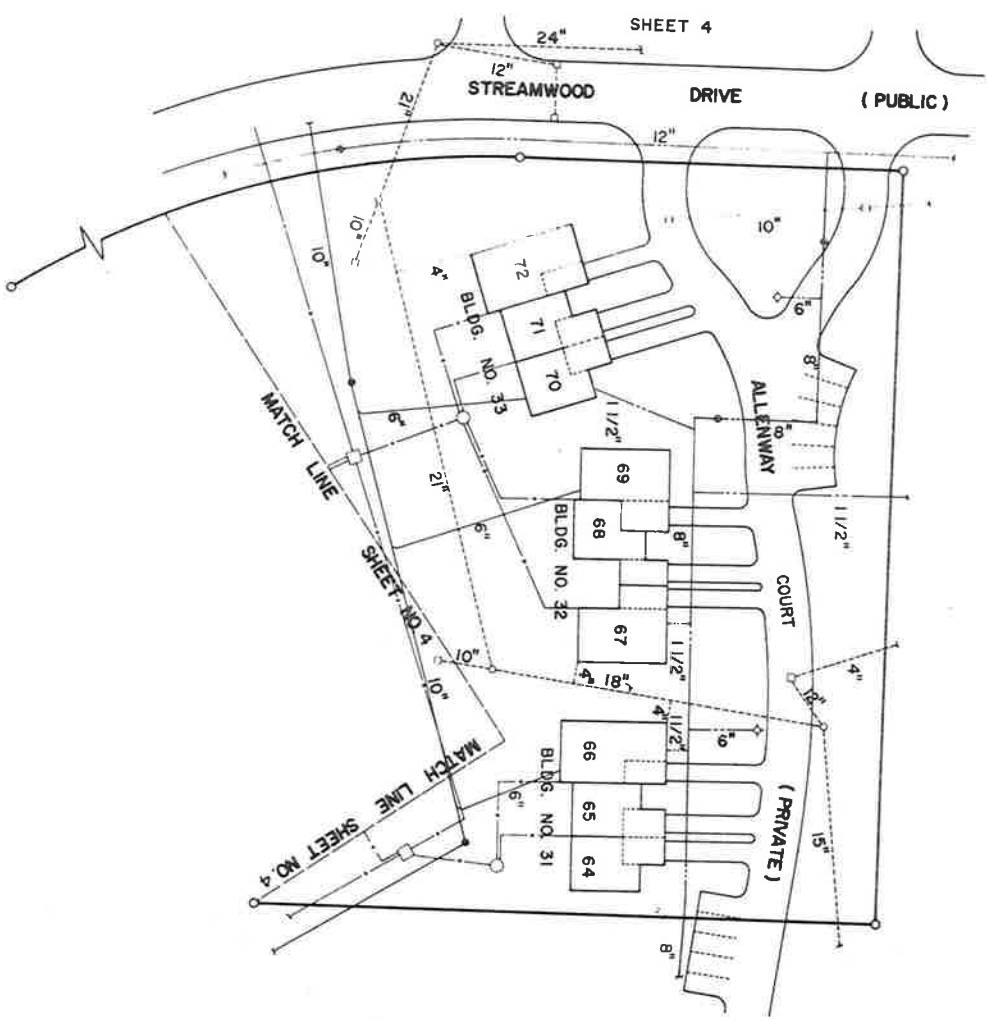
NOTE:  
GAS LINES WILL BE SH,  
AS BUILT DRAWINGS.

PATE,  
17000  
SOUTH,  
B BOGUE INC  
VE MILE RD  
MICHIGAN

## UTILITY PLAN

STREAN, WOOD ESTATES





UTILITY		SOURCE OF LOCATION	
WATER MAIN		PATE, HIRN & BOGUE INC.	
SANITARY SEWER		"	"
STORM SEWER		"	"
GAS MAIN		"	"
POWER		CONSUMERS POWER CO.	
TELEPHONE		DETROIT EDISON CO.	
		MICHIGAN BELL TELEPHONE	

- LEGEND**
- ◇ HYDRANT
  - WATER GATE
  - WATER MAIN
  - MANHOLE
  - SANITARY SEWER
  - CATCH BASINS
  - STORM SEWER
  - GAS VALVE
  - GAS MAIN
  - TRANSFORMER HIGH VOLTAGE
  - TRANSFORMER LOW VOLTAGE
  - POWER & TELEPHONE

NOTE:  
EACH UTILITY LINE FORMS THE CENTERLINE  
OF ITS OWN PERMANENT EASEMENT, SAID  
EASEMENTS 12 FT. WD.  
GAS LINES WILL BE SHOWN ON AS BUILT  
DRAWINGS.

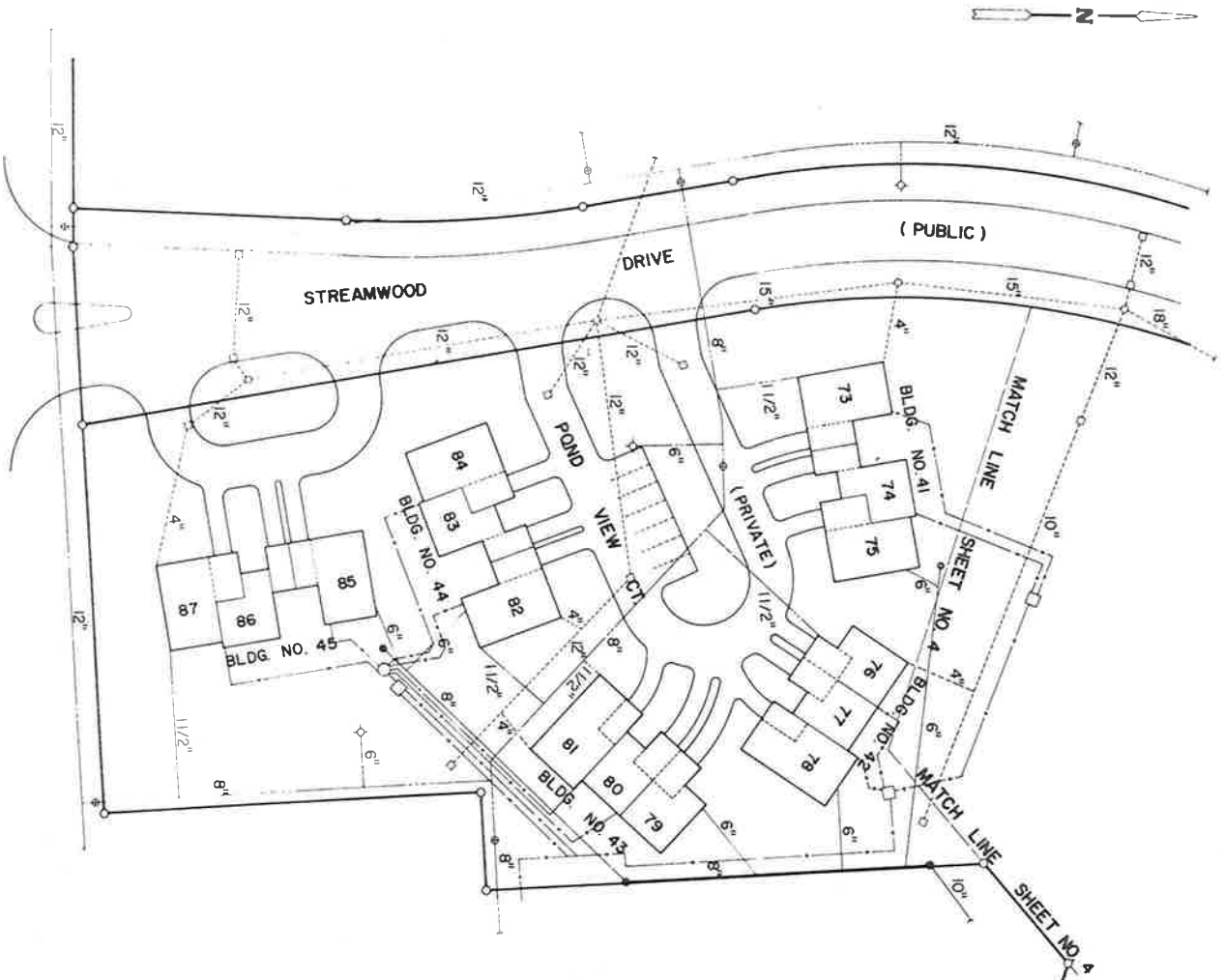


**STREAMWOOD ESTATES**

**UTILITY PLAN**

PATE, HIRN & BOGUE INC.  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN





HAMLIN ROAD (PUBLIC)



UTILITY	SOURCE OF LOCATION
WATER MAIN	PATE, HIRN & BOGUE INC.
SANITARY SEWER	" " " "
STORM SEWER	" " " "
GAS MAIN	CONSUMERS POWER CO.
POWER	DETROIT EDISON CO.
TELEPHONE	MICHIGAN BELL TELEPHONE

LEGEND	
◊	HYDRANT
●	WATER GATE
—	WATER MAIN
○	MANHOLE
—	SANITARY SEWER
□	CATCH BASIN
—	STORM SEWER
●	GAS VALVE
—	GAS MAIN
□	TRANSFORMER HIGH VOLTAGE
○	TRANSFORMER LOW VOLTAGE
—	POWER & TELEPHONE

EACH UTILITY LINE FORMS THE CENTERLINE OF ITS OWN PERMANENT EASEMENT, SAID EASEMENTS 12 FT. WD.

NOTE:  
GAS LINES WILL BE SHOWN ON AS BUILT DRAWINGS

# STREAMWOOD ESTATES

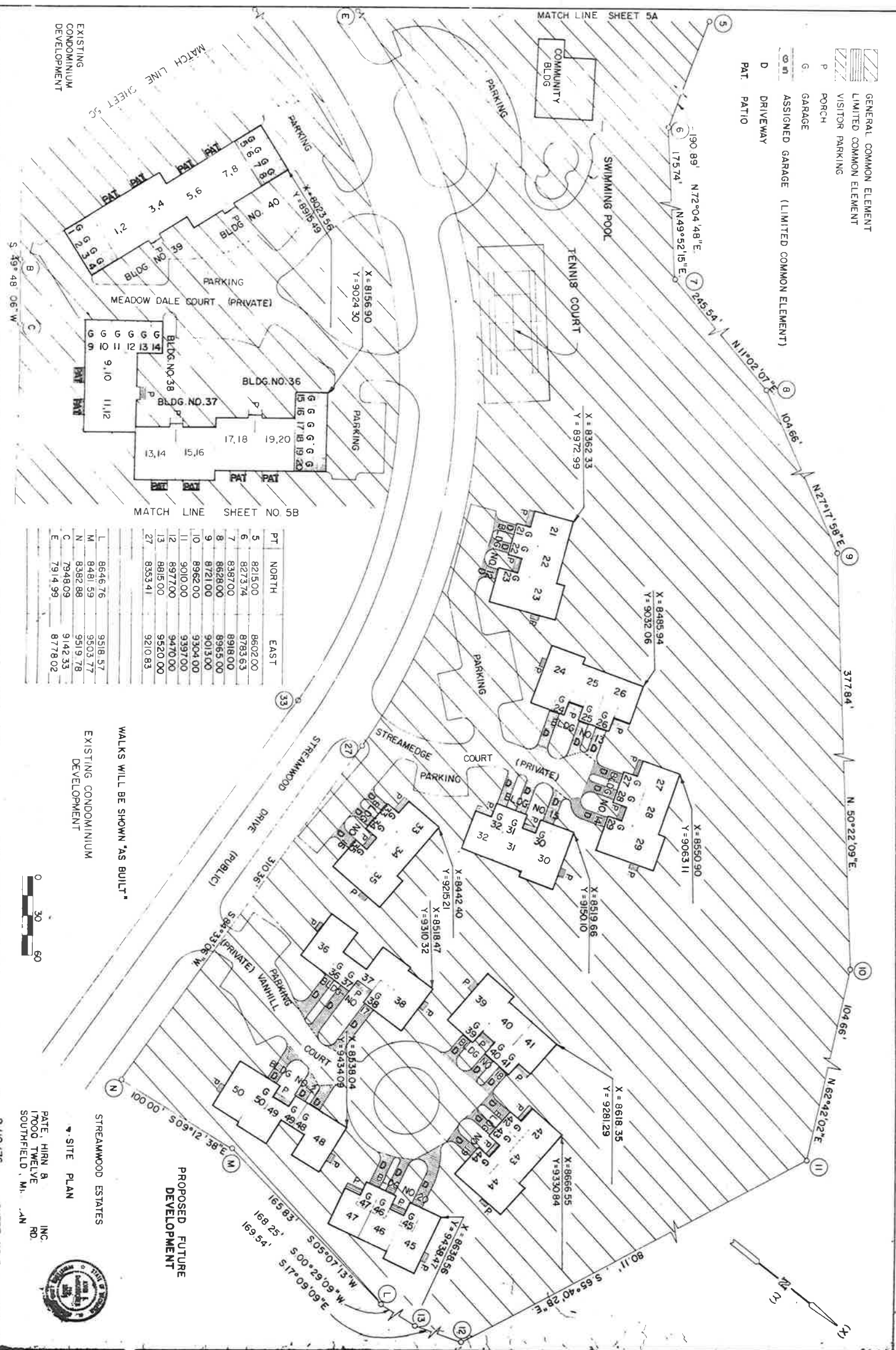
UTILITY PLAN

PATE, HIRN & BOGUE INC.  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN





- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- PORCH
- GARAGE
- ASSIGNED GARAGE (LIMITED COMMON ELEMENT)
- DRIVEWAY
- PATIO



MATCH LINE SHEET NO. 5B

PT	NORTH	EAST
5	8215.00	8602.00
6	8273.74	8783.63
7	8387.00	8918.00
8	8628.00	8965.00
9	8721.00	9013.00
10	8962.00	9304.00
11	9010.00	9397.00
12	8977.00	9470.00
13	8815.00	9520.00
27	8353.41	9210.83

L	M	N	C	E
8646.76	8481.59	8382.88	7948.09	7914.99
9518.57	9503.77	9519.78	9142.33	8778.02

WALKS WILL BE SHOWN "AS BUILT"

EXISTING CONDOMINIUM DEVELOPMENT

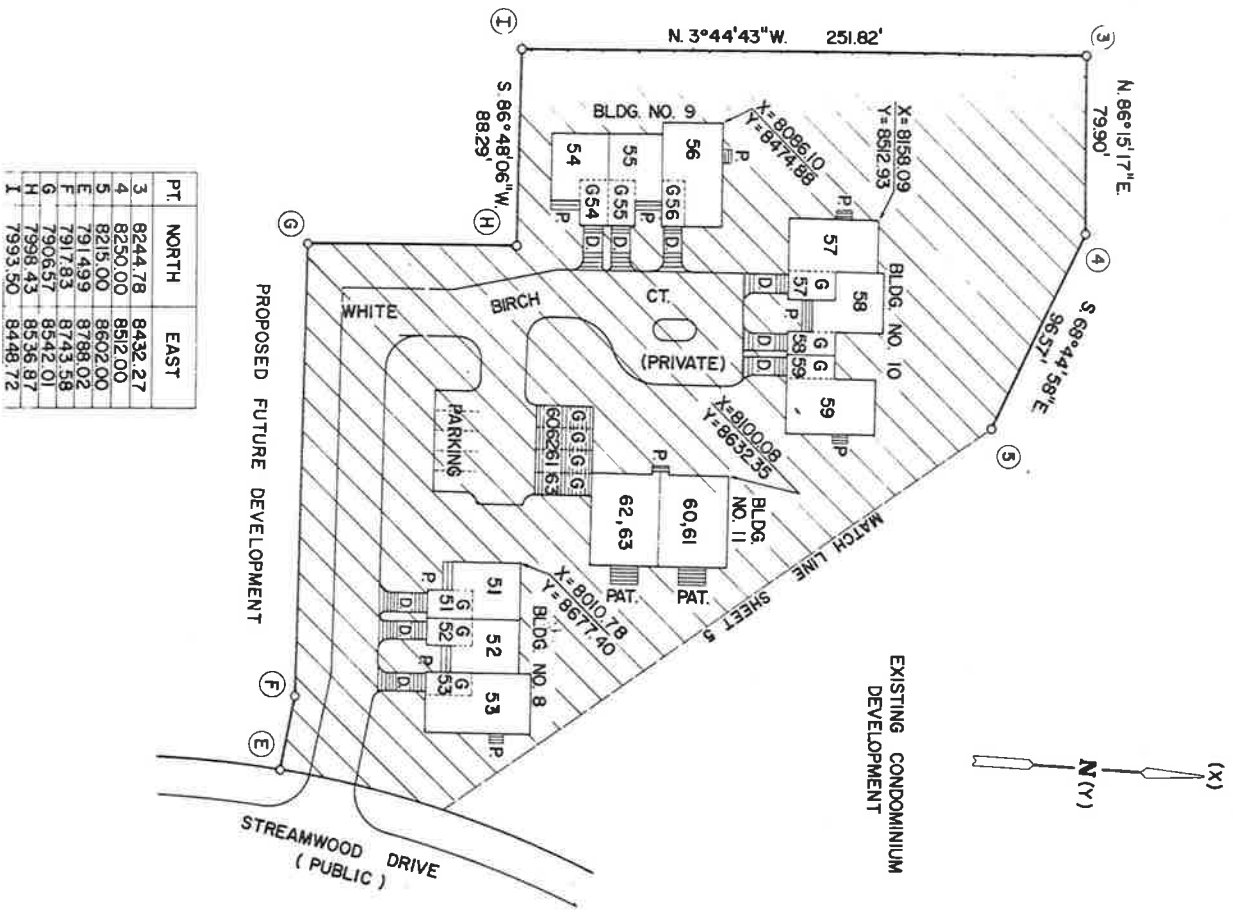
STREAMWOOD ESTATES

W - SITE PLAN

PATE, HIRN & INC.  
17000 TWELVE  
SOUTHFIELD, MI, 48034

PROPOSED FUTURE DEVELOPMENT





PT.	NORTH	EAST
3	8244.78	8432.27
4	8250.00	8512.00
5	8215.00	8602.00
E	7914.99	8788.02
F	7917.83	8743.58
G	7906.57	8542.01
H	7998.43	8536.87
I	7993.50	8448.72

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- PORCH
- GARAGE
- DRIVEWAY
- PATIO



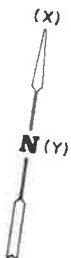
WALKS WILL BE SHOWN "AS BUILT"

STREAMWOOD ESTATES  
SITE PLAN

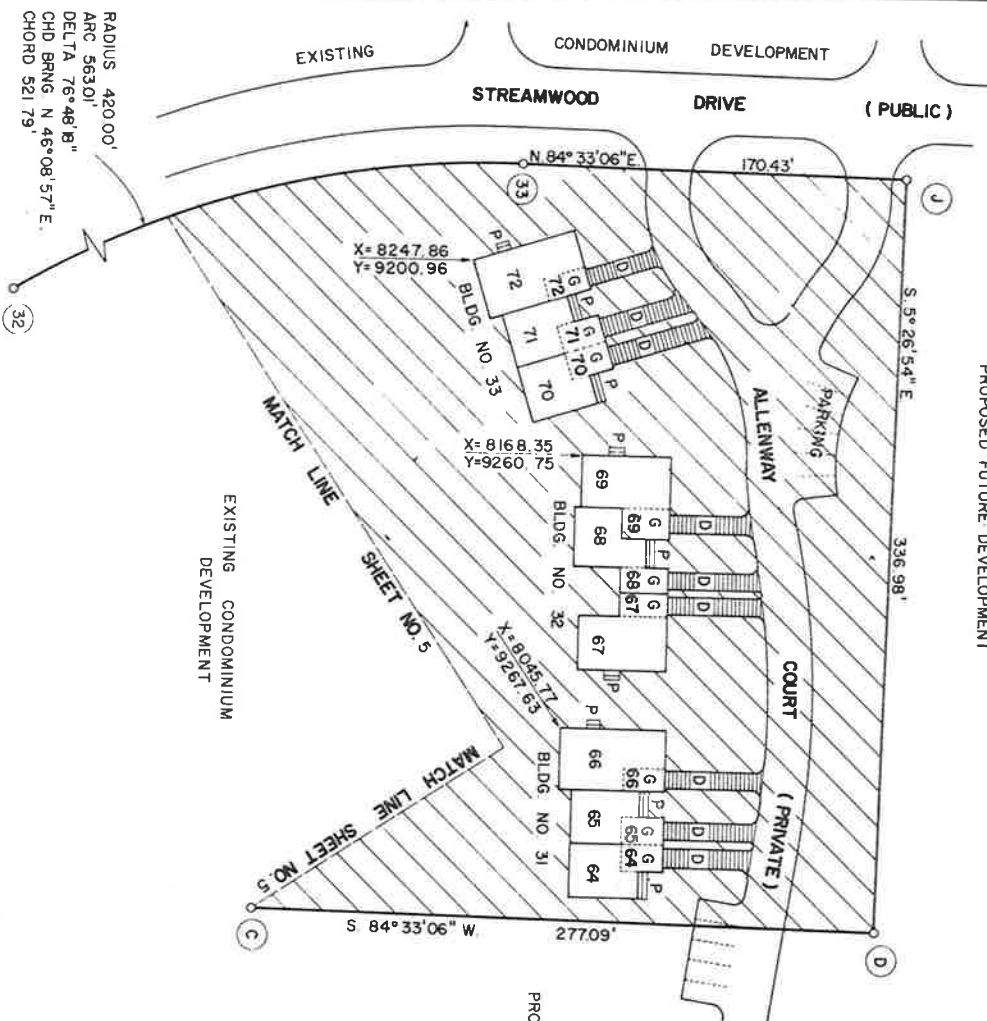
PATE, HIRN & BOGUE INC.  
17000 TWENTY MILE RD.  
SOUTHFIELD, MICHIGAN 48033

8/10/76 SHEET NO. 5A





PROPOSED FUTURE DEVELOPMENT



PT.	NORTH	EAST
33	8293.68	9216.52
C	7948.09	9142.33
D	7974.40	9418.17
J	8309.86	9386.18

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- PORCH
- GARAGE
- DRIVEWAY

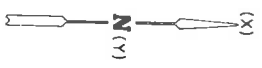
WALKS WILL BE SHOWN "AS BUILT"

STREAMWOOD ESTATES

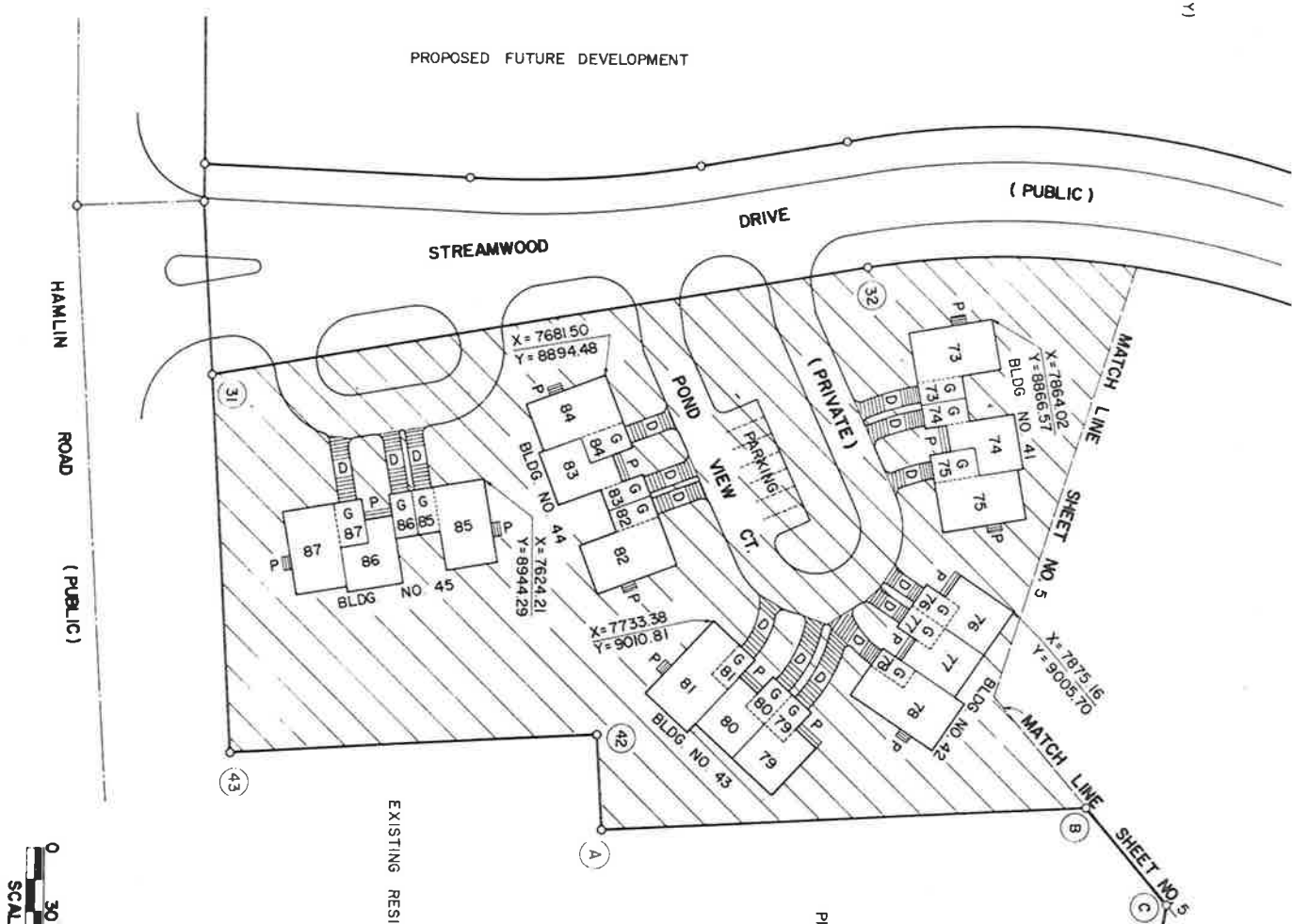
SITE PLAN

PATE, HIRN & BOGUE INC.  
17000 FIVE MILE RD.  
SOUTHFIELD, MICHIGAN





PROPOSED FUTURE DEVELOPMENT



P.T.	NORTH	EAST
31	7495.89	8895.20
32	7504.82	8842.40
42	7678.65	9065.08
43	7505.92	9074.73
A	7681.16	9110.01
B	7909.97	9097.23

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- PORCH
- GARAGE
- DRIVEWAY

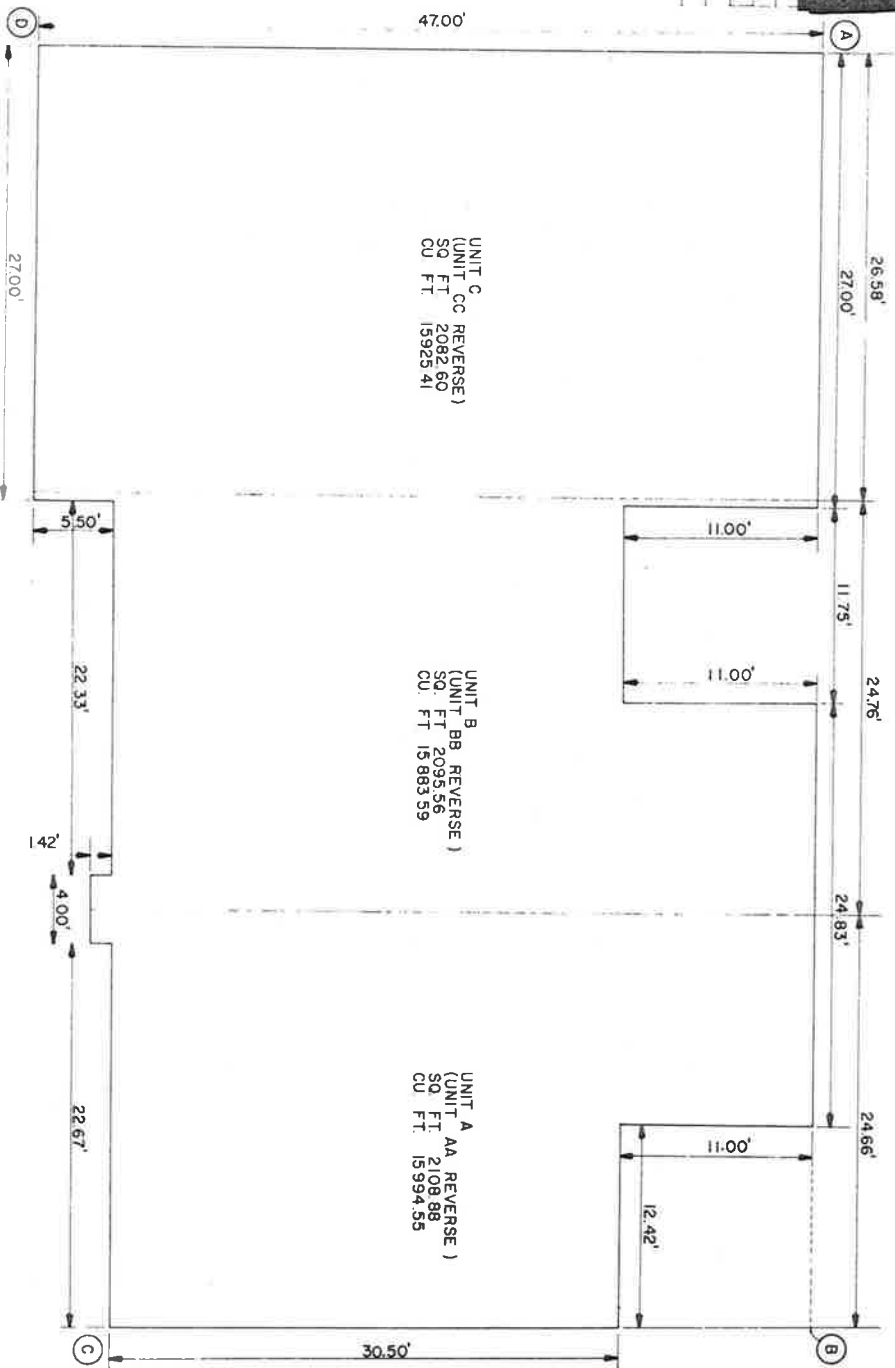
WALKS WILL BE SHOWN "AS BUILT"

STREAMWOOD ESTATES  
SITE PLAN



PATE, HIRN & BOQUE INC.  
17000 TWELVE MILE RD.  
SOUTHFIELD, MICHIGAN

BLDG NO	PT	NORTH	EAST	BEARING	A - B
9	C	8086.10	8474.88	S 3° 11' 54" E	
12	C	8362.33	8972.99	S 63° 02' 40" W	
13	C	8485.94	9032.06	N 21° 57' 20" W	
14	C	8550.90	9063.11	S 68° 02' 40" W	
5	A	8519.66	9150.10	S 21° 57' 20" E	
16	C	8442.40	9215.21	S 88° 02' 40" W	
18	C	8618.35	9281.29	N 0° 47' 23" E	
19	C	8666.55	9330.84	N 89° 12' 37" W	
20	A	8639.56	9438.47	S 15° 12' 38" E	
31	C	8045.77	9267.63	S 6° 35' 51" E	
33	C	8247.86	9200.96	S 22° 56' 54" E	
8	C	8010.78	8677.40	S 86° 48' 06" W	
42	C	7875.16	9005.70	N 55° 47' 54" W	
43	A	7733.38	9010.81	N 42° 42' 06" E	



BUILDING PERIMETER PLAN

BLDG. NO.	1ST FLOOR ELEVATION U.S.G.S.	UNIT				
		A	AA	B	BB	C
12	779.06	21	22	23	24	
13	779.56	26	25	29		
14	779.56	27	28	31	30	
15	780.06	32	34	35		
16	780.56	33	41	40	39	
18	780.06	42	43	44		
19	779.56	47	46	45		
20	780.56					
31	784.67	64	65	66		
33	782.67	70	71	72		
8	784.56	51	52	53		
9	779.56	54	55	56		
42	792.67	76	77	78		
43	793.17	79	80	81		



STREAMWOOD ESTATES  
PERIMETER PLAN  
BLDG. 8, 9, 12, 13, 14, 15, 16, 18, 19, 20, 31, 33, 42 & 43  
PATE, HIRN & BOGUE INC.  
17000 TWELVE MILE RD.  
SOV. LD, MICHIGAN

