



DEPARTMENT OF COMMERCE

RICHARD K. HELMBRECHT, Director

Recorded in Liber 7064,
Page 873, Oakland County
Records on November 14,
/ 1977.

O R D E R

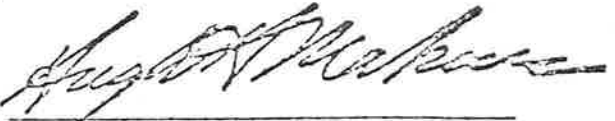
CERTIFICATE OF APPROVAL OF AMENDED MASTER DEED

In re: Application of Streamwood Estates, 30233 Southfield Rd., Southfield, Michigan 48076, Developer for a Certificate of Approval of Amended Master Deed for STREAMWOOD ESTATES CONDOMINIUM - THIRD AMENDMENT, Hamlin & Crooks Road, Avon Township, Michigan (Our File # 72-294)

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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: September 21, 1977
Lansing, Michigan



THIRD AMENDMENT TO MASTER DEED OF
STREAMWOOD ESTATES

Recorded in Liber 7064,
Pages 874 through 894,
Oakland County Records
on November 14, 1977.

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; First Amendment to the Master Deed recorded on September 19, 1975, in Liber 6541, Pages 296 through 325; and Second Amendment to the Master Deed recorded on November 23, 1976, in Liber 6801, Pages 552 through 570, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 178, hereby amends the Master Deed of Streamwood Estates pursuant to the authority reserved in Article VI of said Master Deed for the purposes of enlarging the condominium project from 87 units to 114 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. 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, said Master Deed and Exhibit "B" thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

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-ft. 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 from the southwest corner of said Section 21, proceeding thence N. 3° 11' 51" W., 229.17 feet; thence N. 49° 48' 06" E., 59.06 feet; thence N. 84° 33' 06" E. 277.09 feet; thence N. 5° 26' 54" W., 336.98 feet; thence N. 84° 33' 06" E., 154.57 feet; thence S. 7° 19' 39" E., 620.00 feet; thence S. 86° 48' 09" W., 509.92 feet to the point of beginning, said parcel containing 4.348 acres.

2. Third Amended Article V-C of said Master Deed of Streamwood Estates as set forth below, shall replace and supersede Second Amended Article V-C of the Master Deed as recorded, and the Second Amended Article V-C shall be of no further force or effect.

THIRD 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.

Apartment Number	Type	Percentage of Value Assigned
1	Two-bedroom garden apartment	.733
2	"	.733
3	"	.733
4	"	.733
5	"	.733
6	"	.733
7	"	.733
8	"	.733
9	"	.733
10	"	.733
11	"	.733
12	"	.733
13	"	.733
14	"	.733
15	"	.733
16	"	.733

17	"	.733
18	"	.733
19	"	.733
20	"	.733
21	Three-bedroom townhouse	.968
22	"	.954
23	Two-bedroom townhouse	.944
24	"	.944
25	Three-bedroom townhouse	.954
26	"	.968
27	"	.968
28	"	.954
29	Two-bedroom townhouse	.944
30	"	.944
31	Three-bedroom townhouse	.954
32	"	.968
33	"	.934
34	"	.919
35	Two-bedroom townhouse	.903
36	Two-bedroom triplex	.861
37	Three-bedroom triplex	.919
38	Two-bedroom triplex	.861
39	Two-bedroom townhouse	.909
40	Three-bedroom townhouse	.919
41	"	.968
42	"	.968
43	"	.954
44	Two-bedroom townhouse	.944
45	"	.909
46	Three-bedroom townhouse	.919
47	"	.934
48	Two-bedroom triplex	.861
49	Three-bedroom triplex	.919
50	Two-bedroom triplex	.861
51	Three-bedroom townhouse	.903
52	"	.919
53	Two-bedroom townhouse	.934
54	Three-bedroom townhouse	.934
55	"	.919
56	Two-bedroom townhouse	.903
57	Two-bedroom triplex	.861
58	Three-bedroom triplex	.919
59	Two-bedroom triplex	.861
60	Two-bedroom garden apartment	.733
61	"	.733
62	"	.733
63	"	.733
64	Three-bedroom townhouse	.934
65	"	.919
66	Two-bedroom townhouse	.909
67	Two-bedroom triplex	.861
68	Three-bedroom triplex	.919
69	Two-bedroom triplex	.861
70	Three-bedroom townhouse	.934
71	"	.919
72	Two-bedroom townhouse	.909
73	Two-bedroom triplex	.919
74	Three-bedroom triplex	.919
75	Two-bedroom triplex	.861
76	Three-bedroom townhouse	.934
77	"	.919
78	Two-bedroom townhouse	.909
79	Three-bedroom townhouse	.934
80	"	.919

81	Two-bedroom townhouse	.909
82	Two-bedroom triplex	.919
83	Three-bedroom triplex	.919
84	Two-bedroom triplex	.861
85	"	.919
86	Three-bedroom triplex	.919
87	Two-bedroom triplex	.861
88	Three-bedroom townhouse	.934
89	"	.919
90	Two-bedroom townhouse	.909
91	"	.909
92	Three-bedroom townhouse	.919
93	"	.934
94		.934
95		.919
96	Two-bedroom townhouse	.909
97	"	.909
98	Three-bedroom townhouse	.919
99	"	.934
100	Two-bedroom triplex	.919
101	Three-bedroom triplex	.919
102	Two-bedroom triplex	.861
103	"	.861
104	Three-bedroom triplex	.919
105	Two-bedroom triplex	.919
106	"	.919
107	Three-bedroom triplex	.919
108	Two-bedroom triplex	.861
109	"	.919
110	Three-bedroom triplex	.919
111	Two-bedroom triplex	.861
112	"	.861
113	Three-bedroom triplex	.919
114	Two-bedroom triplex	.919

3. Amended Sheets 1, 2, 3, 3B, 3C, 4, 4B, 4C, 5, 5B, 5C, 11, 14, 15, 16 and 17 of the Condominium Subdivision Plan of Streamwood Estates as attached hereto shall replace and supercede Sheets 1, 2, 3, 3B, 3C, 4, 4B, 4C, 5, 5B, 5C, 11, 14, 15, 16 and 17 of the Condominium Subdivision Plan of Streamwood Estates as originally recorded and subsequently amended and the originally recorded and amended Sheets 1, 2, 3, 3B, 3C, 4, 4B, 4C, 5, 5B, 5C, 11, 14, 15, 16 and 17 shall be of no further force or effect. The legal description of the condominium premises contained on said 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.

4. First Amended Article VI of said Master Deed of Streamwood Estates as set forth below, shall replace and supercede the originally recorded Article VI of the Master Deed, and the originally recorded Article VI shall be of no further force or effect.

ARTICLE VI

ENLARGEMENT OF CONDOMINIUM

The Condominium Project established pursuant to the initial Master Deed of Streamwood Estates and consisting of 50 units is intended to be the first stage of a multi-stage project to contain in its entirety approximately 340 apartments. Additional units, if any, will be constructed upon all or some portion of the following described land:

A parcel of land being part of the S.E. 1/4 of Section 20 and part of the S.W. 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 on the West line of Section 21 located distant N. 2° 09' 01" W. 60.02 ft. along said West section line from the S.W. 1/4 corner of said Section 21 to the proposed Northerly 60 ft. R.O.W. line of Hamlin Road; proceeding thence N. 86° 48' 09" E. 261.49 ft. along said 60 ft. R.O.W. line; thence N. 3° 11' 51" W. 173.00 ft.; thence N. 86° 48' 09" E. 584.92 ft. to a point

on the Northerly line of the Grand Trunk Railroad right-of-way 100 ft. wide; thence along the said Northerly right-of-way line N. 57° 03' 09" E. 106.33 ft. to a curve to the left, having a central angle of 10° 03' 18", radius of 5501.18 ft., chord bearing and distance of N. 52° 04' 06" E. 964.18 ft.; thence N. 0° 19' 46" E. 1562.62 ft. to the East and West 1/4 line of Section 21 also being the Southerly subdivision line of Eyster's Avon Estates Sub. recorded in Liber 58, Page 3 of Plats, Oakland County Records; thence along said E/W 1/4 line N. 84° 24' 09" W. 510.20 ft. to the East line of Christian Hills No. 3 Sub. recorded in Liber 83, Page 16 of Plats, Oakland County Records; thence S. 0° 43' 00" W. 818.19 ft. along the said East line to the S.E. corner of said Christian Hills No. 3 Sub., thence N. 87° 06' 00" W. 100.00 ft. along the Southerly line of said Sub. to the approximate centerline of the Clinton River; thence along the approximate river centerline S. 50° 59' 54" W. 73.24 ft. and S. 7° 34' 43" W. 235.05 ft. and S. 50° 03' 14" W. 104.35 ft. and Due West 202.00 ft. and N. 17° 09' 09" W. 169.54 ft. and N. 65° 40' 28" W. 80.11 ft. and S. 62° 42' 02" W. 104.66 ft. and S. 50° 22' 09" W. 377.84 ft. and S. 27° 17' 58" W. 104.66 ft. and S. 11° 02' 07" W. 245.54 ft. and S. 49° 52' 15" W. 175.74 ft. to a point on the West line of Section 21, thence continuing along the said approximate river centerline S. 72° 04' 48" W. 190.89 ft. and N. 68° 44' 58" W. 96.57 ft. to a point; thence leaving said approximate river centerline S. 86° 15' 17" W. 79.90 ft.; thence S. 3° 44' 43" E. 754.81 ft.; thence S. 89° 57' 21" E. 332.04 ft. along the proposed Northerly 60 ft. R.O.W. line of Hamlin Road to the point of beginning, said parcel containing 58.460 acres, less the land described in Article II.

(hereinafter referred to as "future development"). Therefore, any other provisions of this Master Deed notwithstanding, the number of units in the project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending no later than December 31, 1977, be increased by the addition to this Condominium of any portion of the future development and the construction of residential units thereon and upon land already included within the condominium. The nature, appearance and location of all such additional units as may be constructed thereon shall be determined by Developer in its sole judgment. Such increase in size of this Condominium Project shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the discretion of the Developer or its successors and in which the percentages of value set forth in Article V hereof shall be proportionately readjusted in order to preserve a total value of 100 for the entire project resulting from such amendment or amendments to this Master Deed. The precise determination of the readjustments in percentages of value shall be within the sole judgment of Developer except that such readjustments shall be approved by the Michigan Department of Commerce. Such readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon relative size and amenities of various units; PROVIDED, HOWEVER, that in no such amendment or amendments shall the percentage of value assigned to each apartment in Article V hereof be increased, nor shall the percentage of value assigned to each apartment in Article V hereof be diminished to less than 0.1 percent by such amendment or amendments. Such amendment or amendments to the Master Deed shall also contain such further definitions and redefinitions of general or limited common elements as may be necessary to adequately describe and service the additional section or sections being added to the project by such amendment. In connection with any such amendment(s), Developer shall have the right to change the nature of any common element previously included in the project for any purpose reasonably necessary to achieve the purposes of this Article, including, but not limited to, the connection of roadways and sidewalks in the project to any roadways and sidewalks that may be located on, or planned for the future development, and to provide access to any unit that is located on, or planned for the future development, from the roadways and sidewalks located in the project and to construct new buildings and units on land previously included in the Condominium and to attach the same to buildings previously included in the Condominium. All of the co-owners and mortgagees of apartments and other persons interested or to become interested in the project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing and, subject to the limitations set forth herein, to any proportionate reallocation of percentages of value of existing apartments which Developer or its successors may determine necessary in conjunction with such amendment or amendments as the same may be approved by the Department of Commerce. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of rerecording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto; PROVIDED, HOWEVER, that a Consolidating Master Deed, when recorded, shall supersede all previously recorded Master Deeds. Nothing herein contained, however, shall in any way obligate Developer to enlarge the Condominium Project

beyond the section established by this Master Deed and Developer (or its successors and assigns) may, in its discretion, establish all or a portion of said future development as a rental development, a separate condominium project (or projects) or any other form of development.

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:

STREAMWOOD ESTATES, a Michigan
co-partnership

/s/ Charlotte K. Reis
Charlotte K. Reis

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

/s/ Mary Ann Blome
Mary Ann Blome

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Third Amendment to Master Deed of Streamwood Estates was acknowledged before me this 31st day of October, 1977, by Donald G. Van Every, one 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

THIRD AMENDMENT TO MASTER DEED DRAFTED BY:
Robert L. Nelson, of
Dykema, Gossett, Spencer, Goodnow & Trigg
35th Floor
400 Renaissance Center
Detroit, Michigan 48243

WHEN RECORDED, RETURN TO DRAFTER.

REPLAT NO. 3 OF
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN N^o 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 86° 48' 06" W, 310.36 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 RADIUS OF 480.00 FT., AN ARC LENGTH OF 120.71 FT., A CENTRAL ANGLE OF 14° 24' 31", A CHORD BEARING AND DISTANCE OF N 2° 29' 36" W, 120.39 FT. FROM THE S.E. 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, 90.11 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' 54" 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° 55' 00", A CHORD BEARING AND DISTANCE OF N 37° 25' 36" E, 615.59 FT.; THENCE N 84° 33' 06" E, 325.00 FT.; THENCE S 7° 19' 39" E, 620.00 FT.; THENCE S 86° 48' 09" W, 554.92 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 10.342 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.



DATE 6/10/77
HUGH H. HAKENS, 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^o 178, AS SHOWN ON THE ACCOMPANYING DRAWINGS WAS PREPARED UNDER MY DIRECTION, AND THAT THE ATTACHED DRAWINGS OF BUILDINGS AND IMPROVEMENTS ARE PROPOSED.

DATE 6/10/77
John F. DeBusscher
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^o 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.

DATE 6/10/77

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

SHEET INDEX

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NOTE: STREAMWOOD ESTATES IS A MULTI-PHASE CONDOMINIUM PROJECT. THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED DATED 6/10/77. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.





SURVEY PLAN-SHEET 3
UTILITY PLAN-SHEET 4
SITE PLAN-SHEET 5

SURVEY PLAN-SHEET 3B
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HAMLIN RD. (PUBLIC)

STREAMWOOD DR. (PUBLIC)

FUTURE CONDOMINIUM

FUTURE CONDOMINIUM

STREAMWOOD ESTATES
TOTAL PROJECT PLAN
PATE, HIRN & BOQUE, INC.
17000 FIVE MILE RD.
SOUTHFIELD, MICHIGAN



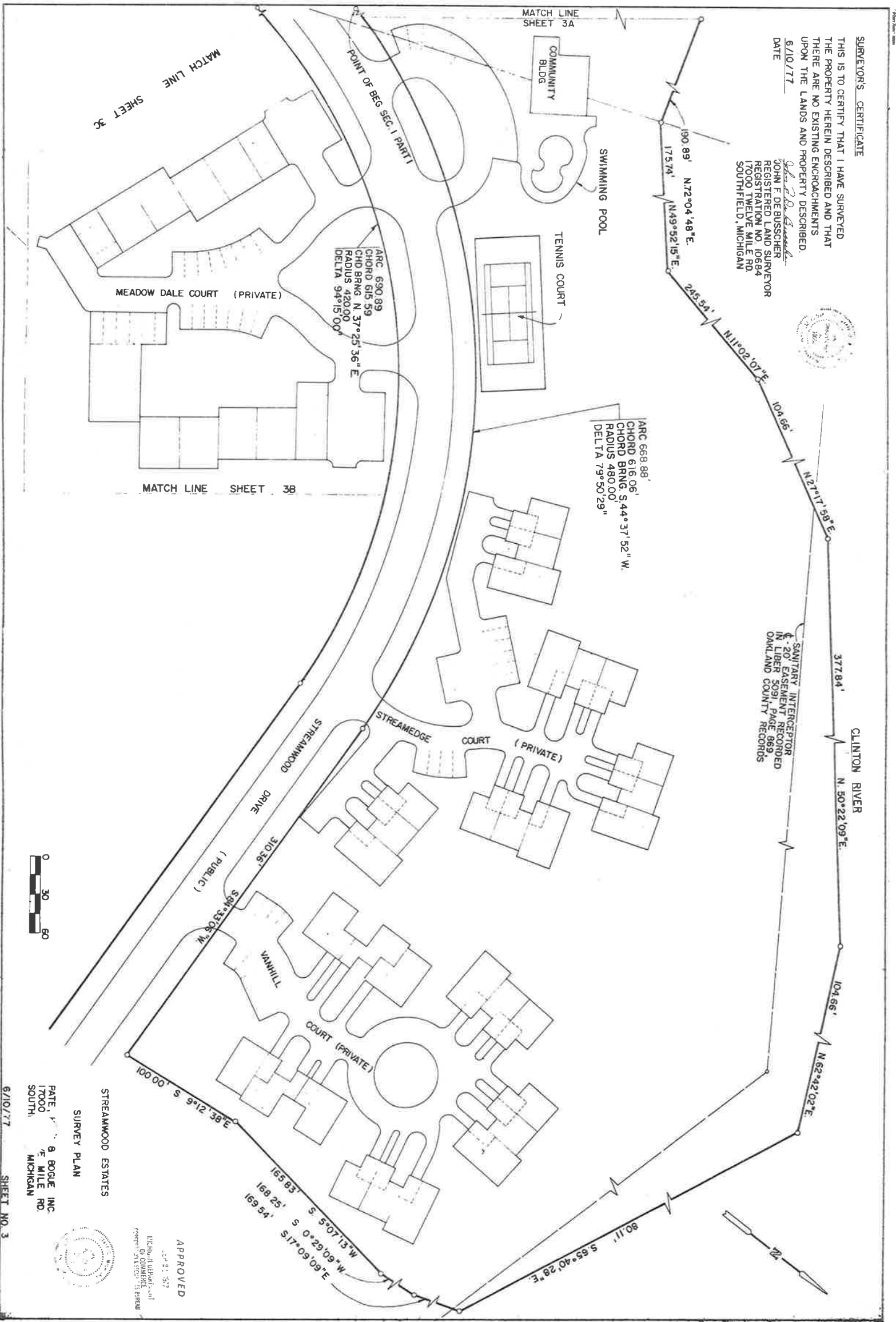
APPROVED
JUL 2, 1977
MICHIGAN DEPARTMENT
OF COMMERCE
CORPORATE & SECURITIES BUREAU

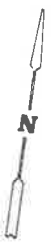
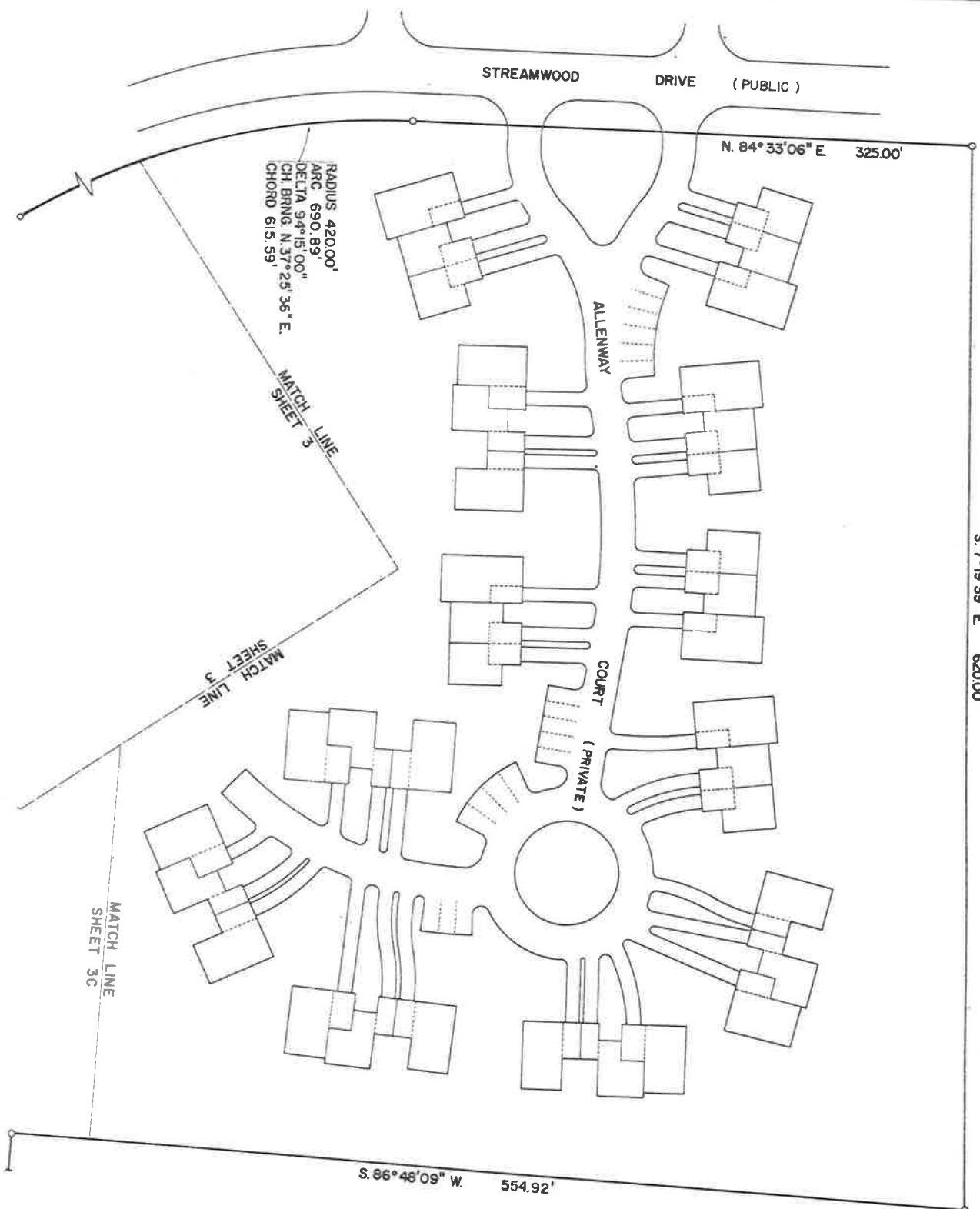
SURVEYOR'S CERTIFICATE

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
6/10/77

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





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 6/10/17
John F. DeBusscher

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

APPROVED

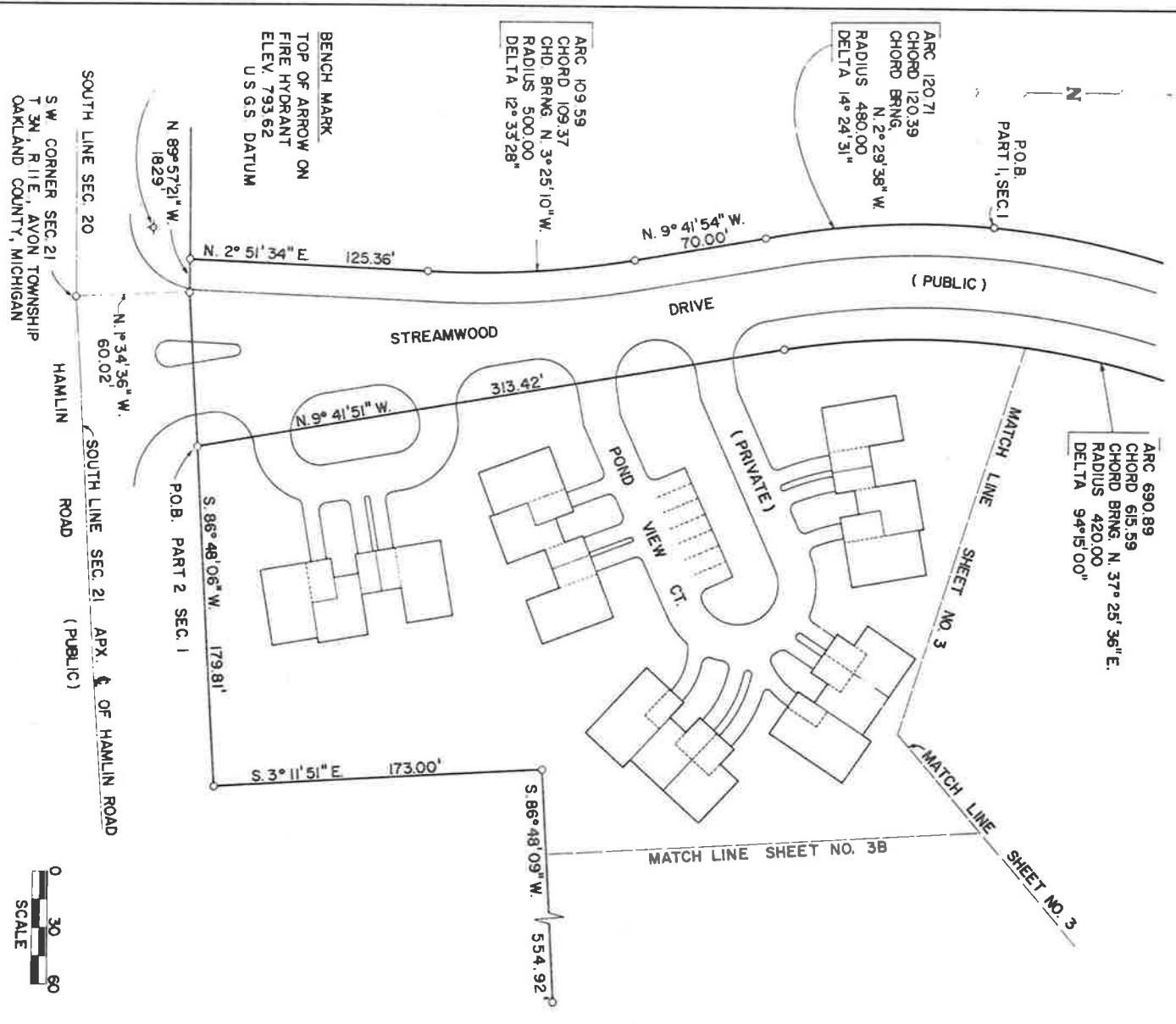
6-21-15

MICHIGAN DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF LAND & WATER



STREAMWOOD ESTATES
SURVEY PLAN

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



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.

6/10/77
DATE

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

APPROVED
SFC J. J. B. J.

MICHIGAN DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF CONSERVATION

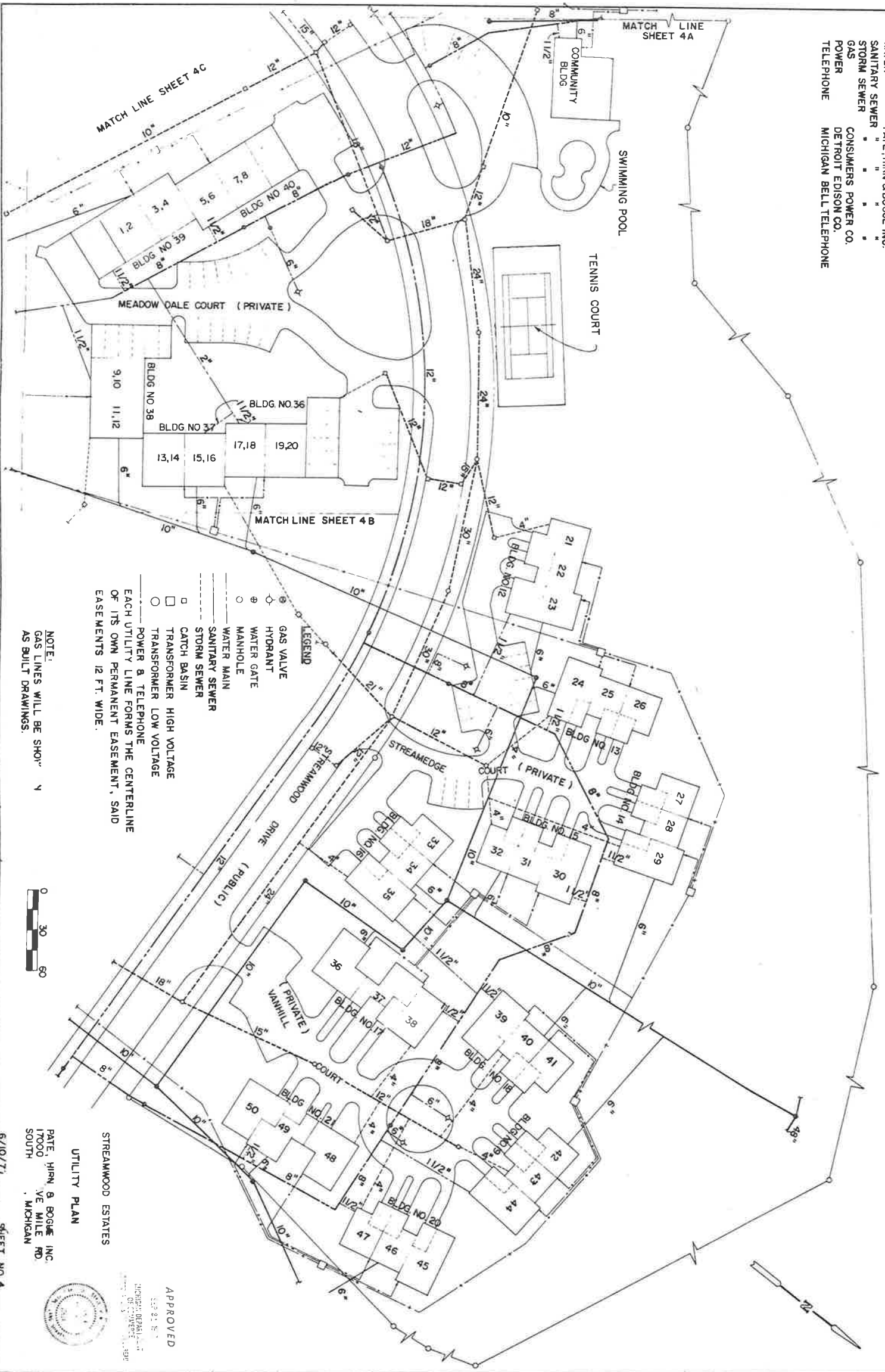


STREAMWOOD ESTATES
SURVEY PLAN

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

UTILITY SOURCE OF LOCATION

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



NOTE:
 GAS LINES WILL BE SHOWN
 AS BUILT DRAWINGS.

LEGEND

○ GAS VALVE
 ○ HYDRANT
 ○ WATER GATE
 ○ MANHOLE
 --- WATER MAIN
 --- SANITARY SEWER
 --- STORM SEWER
 □ CATCH BASIN
 □ TRANSFORMER HIGH VOLTAGE
 □ TRANSFORMER LOW VOLTAGE
 --- POWER & TELEPHONE
 --- EACH UTILITY LINE FORMS THE CENTERLINE
 OF ITS OWN PERMANENT EASEMENT, SAID
 EASEMENTS 12 FT. WIDE.



APPROVED

SEP 21 1971

MICHIGAN DEPARTMENT
 OF CONSERVATION

6/10/71

UTILITY PLAN

STREAMWOOD ESTATES

PATE, HIRN & BOQUE INC.
 17000 LIVE OAK RD.
 SOUTHFIELD, MICHIGAN

SHEET NO. 4



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.

APPROVED
6/10/77

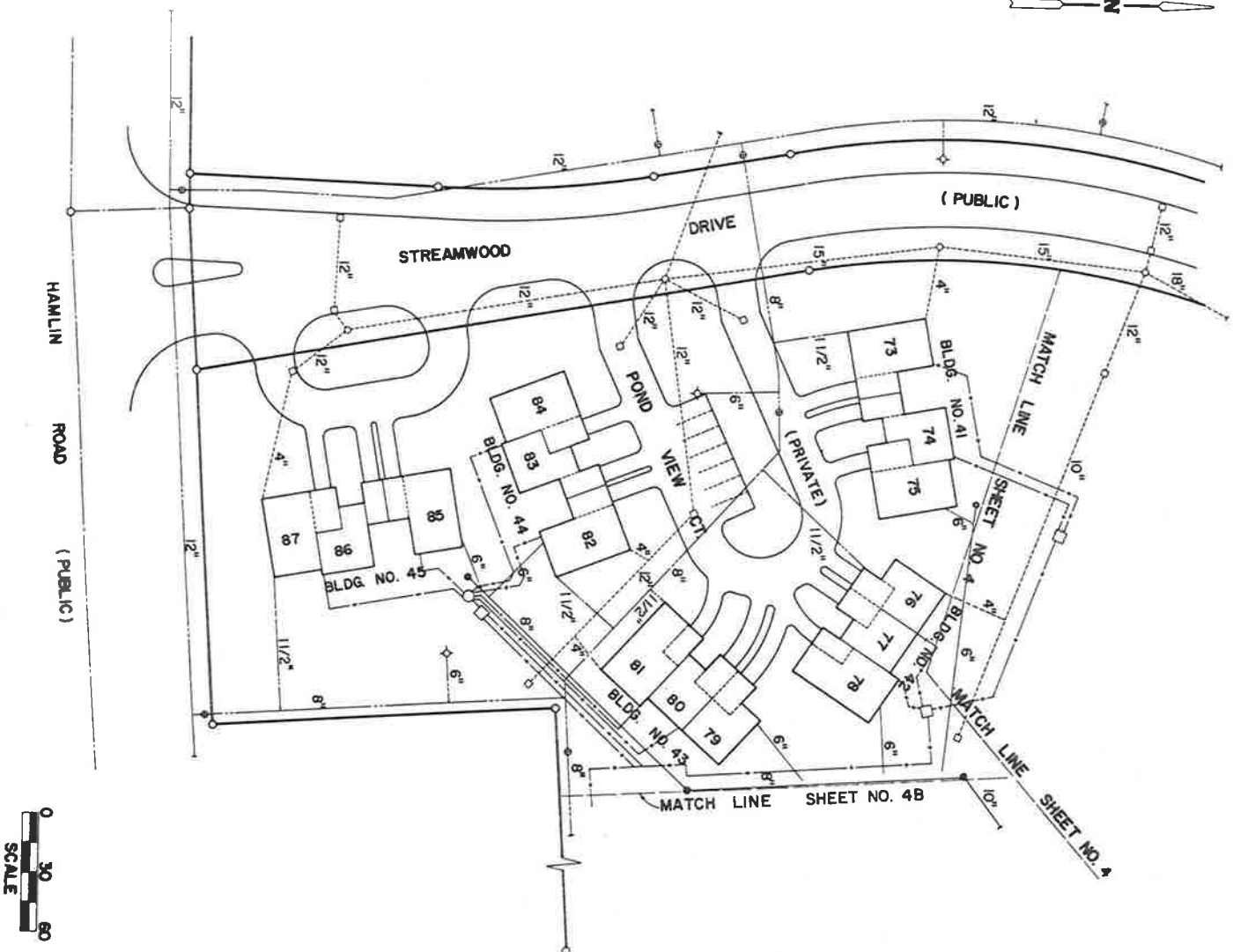


STREAMWOOD ESTATES

UTILITY PLAN

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

6/10/77 SHEET NO. 4B



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

APPROVED

SEP 21 1977

ENGINEER, DEPARTMENT OF CONSTRUCTION

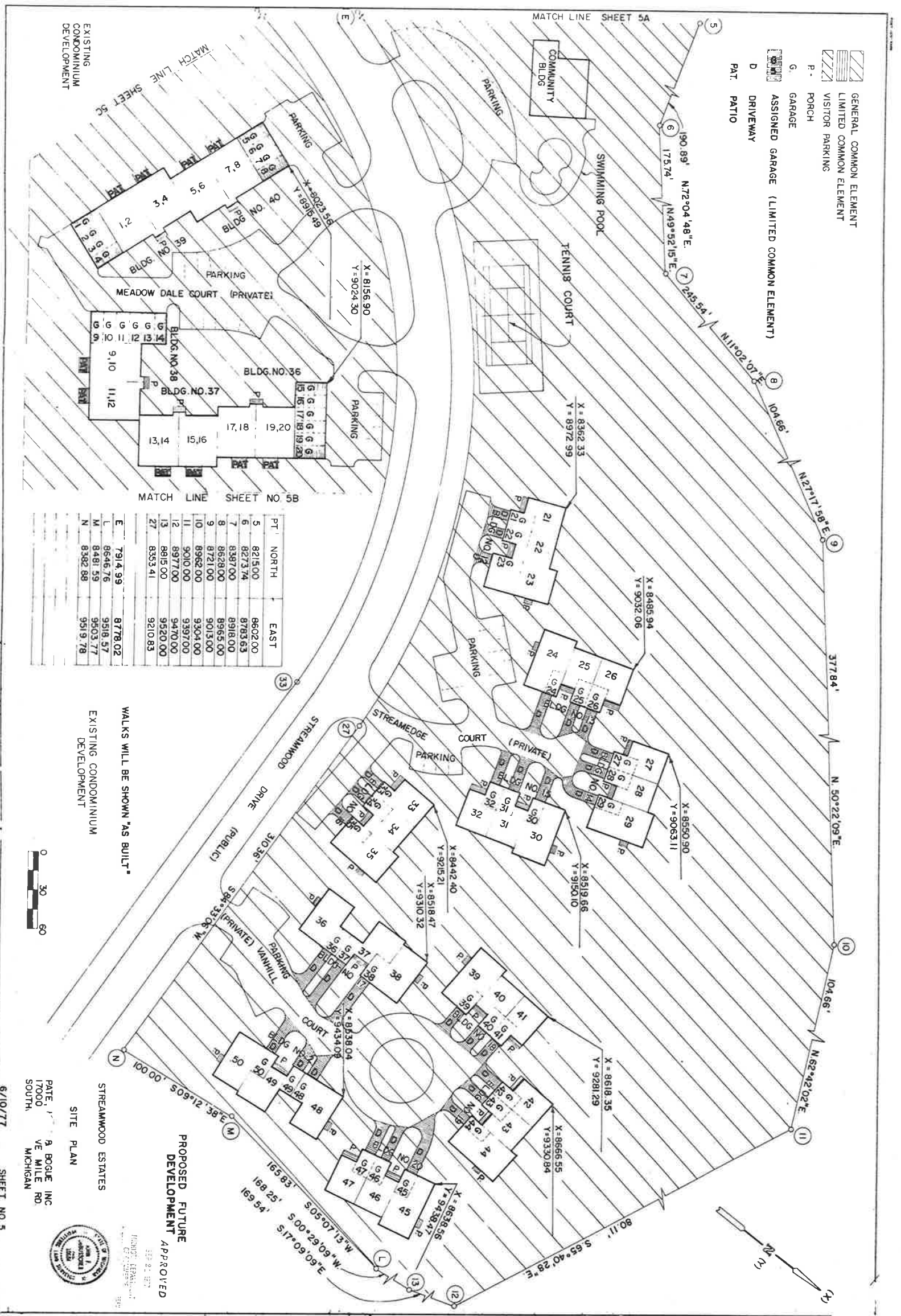
STREAMWOOD ESTATES

UTILITY PLAN

PATE, HIRN & BOGUE INC.
17077 TWELVE MILE RD.
SOU LD, MICHIGAN



- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- VISITOR PARKING
- P - PORCH
- G - GARAGE
- ASSIGNED GARAGE (LIMITED COMMON ELEMENT)
- D - DRIVEWAY
- PAT - PATIO



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

WALKS WILL BE SHOWN "AS BUILT"

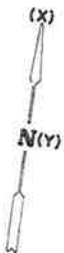
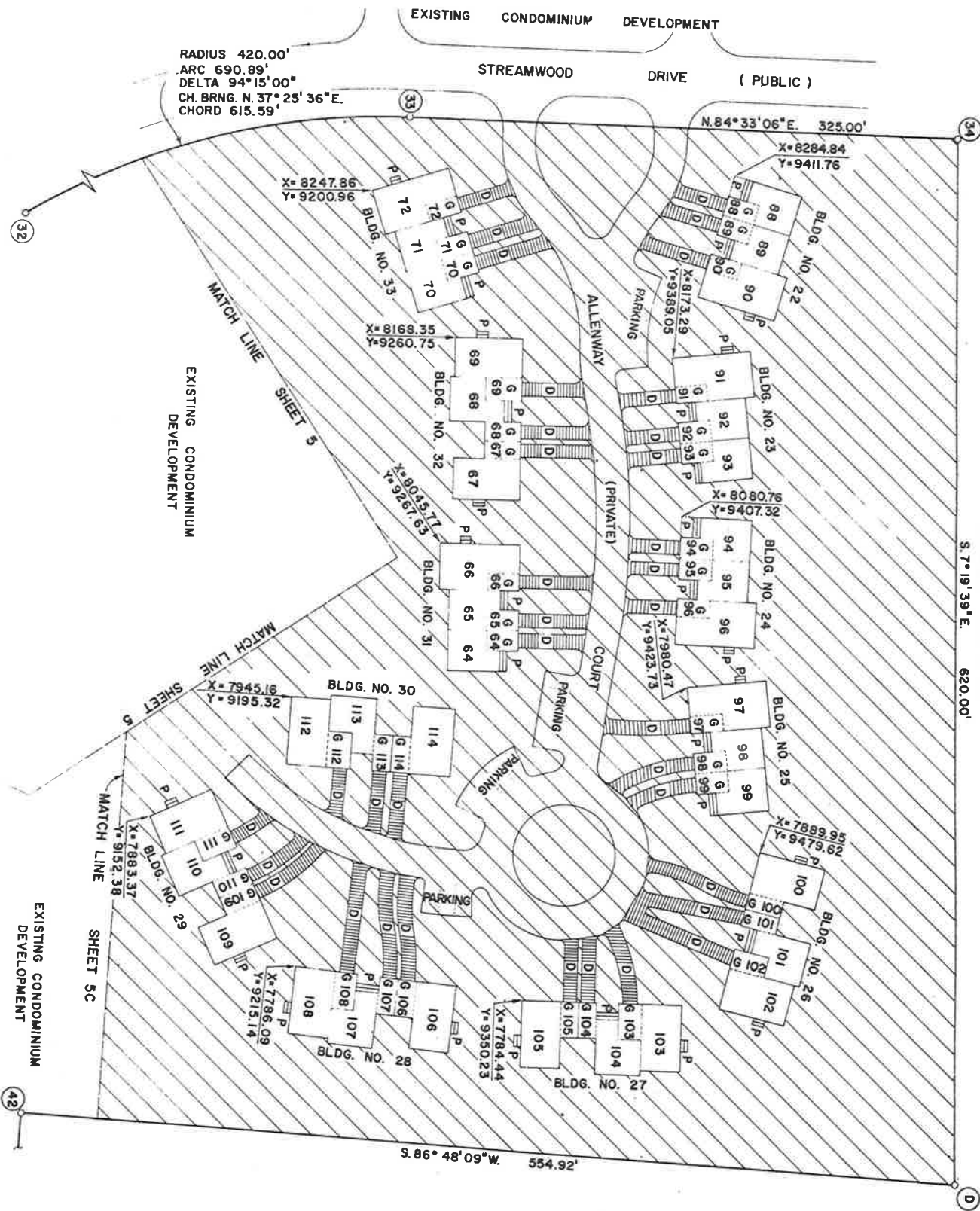
STREAMWOOD ESTATES

PROPOSED FUTURE DEVELOPMENT APPROVED

6/10/77 SHEET NO. 5



FUTURE CONDOMINIUM DEVELOPMENT
S. 7° 19' 39" E. 620.00'



PT	NORTH	EAST
33	8293.68	9216.32
34	8324.54	9540.06
D	7709.60	9619.13

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

WALKS WILL BE SHOWN "AS BUILT"

APPROVED

SEP 21 1977

PLANNING DEPARTMENT
OF CONSUMERS



STREAMWOOD ESTATES

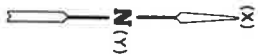
SITE PLAN

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

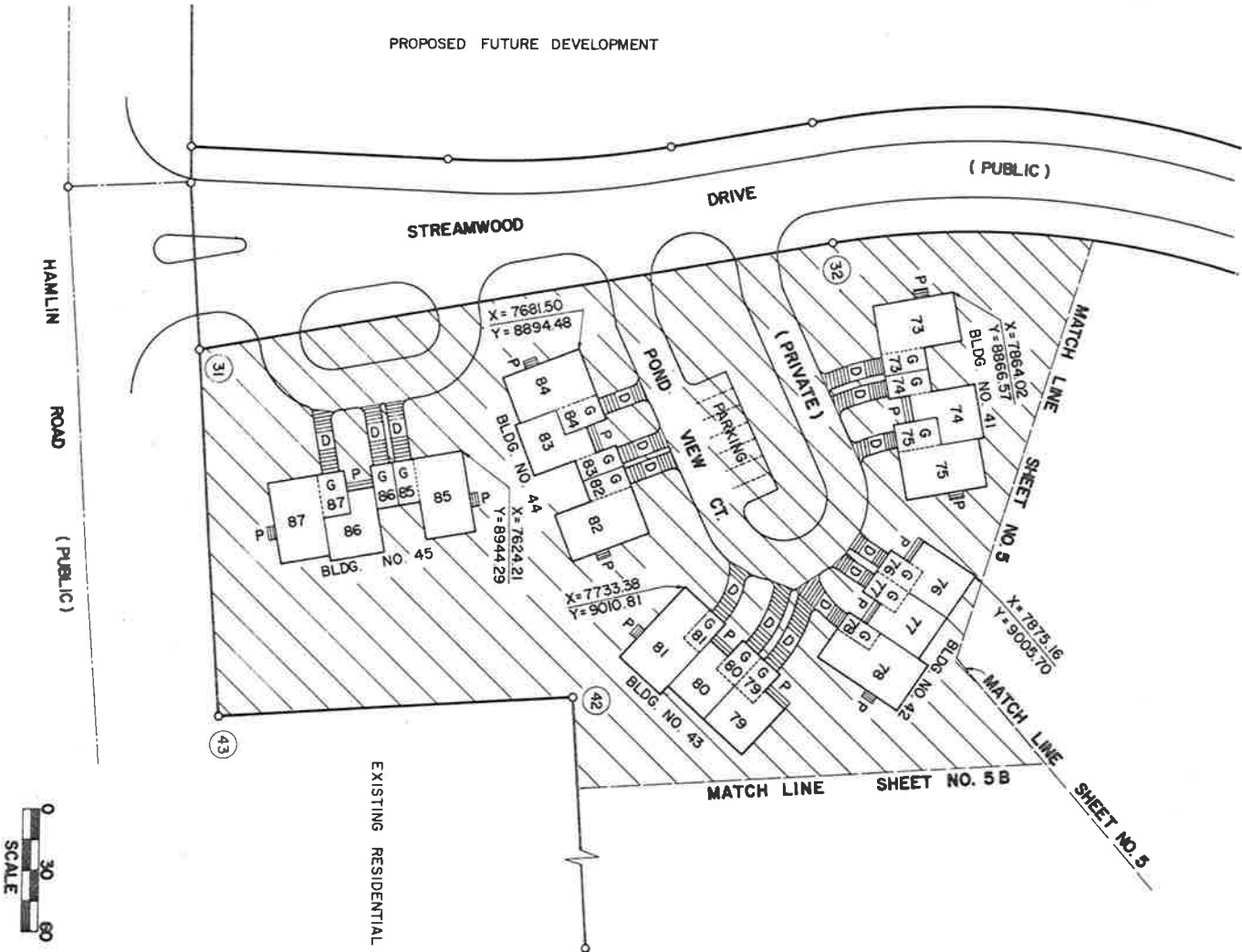
6/10/77

SHEET NO. 5B





PROPOSED FUTURE DEVELOPMENT



PT.	NORTH	EAST
31	7495.89	8895.20
32	7804.82	8842.40
42	7678.65	9065.08
43	7505.92	9074.73

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

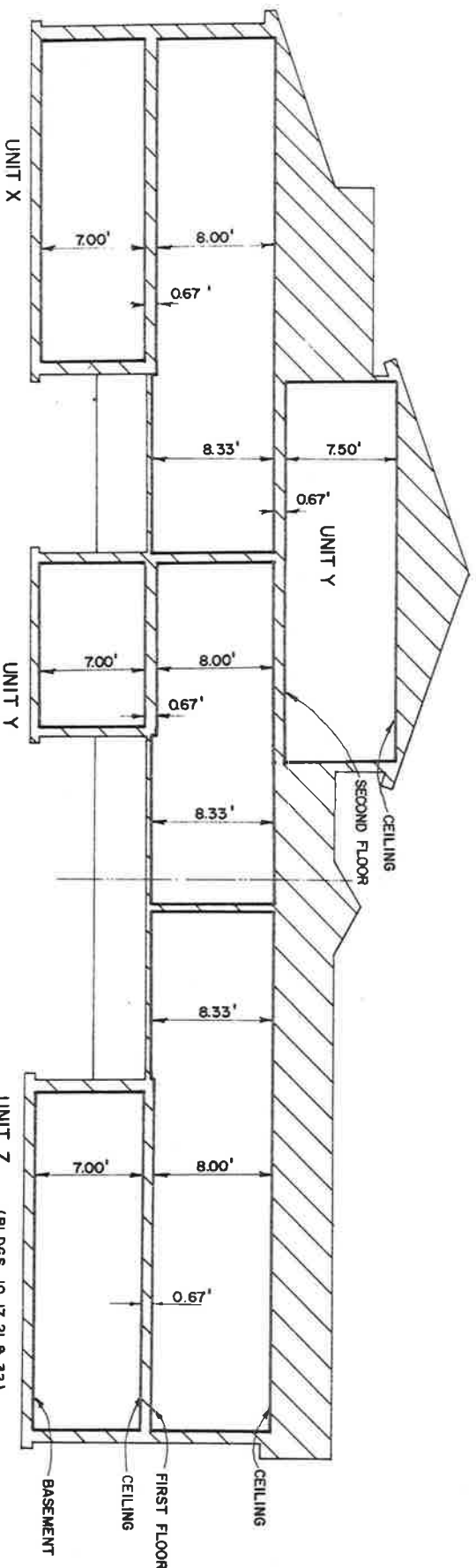
WALKS WILL BE SHOWN "AS BUILT"
APPROVED

STREAMWOOD ESTATES

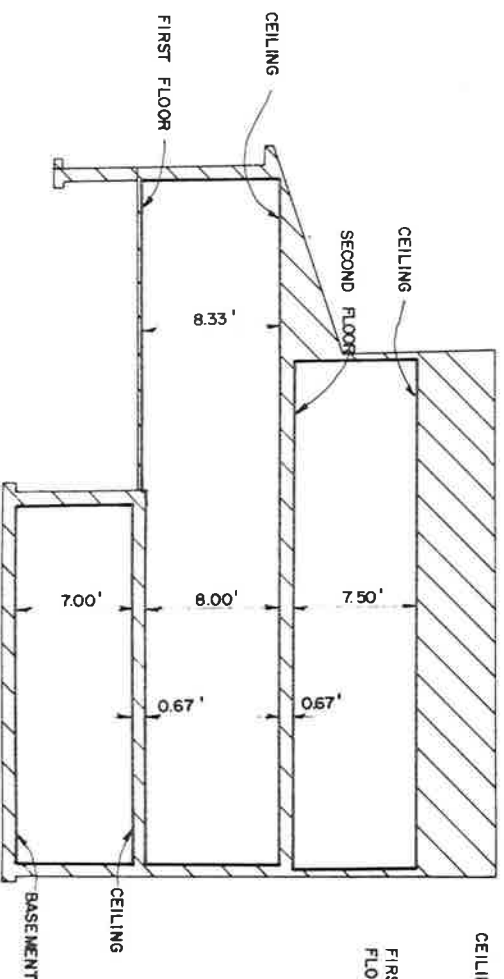
SITE PLAN

PATE, HIRN & BOQUE INC.
1700 FIVE MILE RD.
SOL D, MICHIGAN

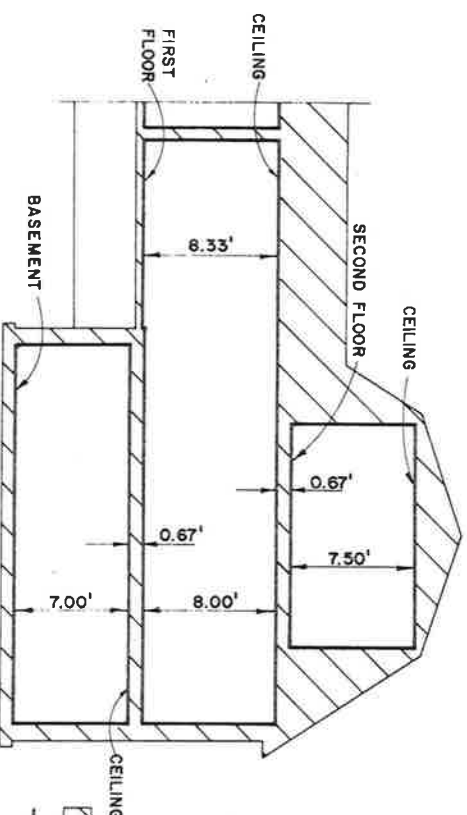




SECTION G-G UNITS X, Y & Z



SECTION G-G UNIT Y



SECTION G-G UNIT Z

UNIT Z (BLDGs. 26, 28, 29, 29, 30, 41, 44 & 45)



SCALE



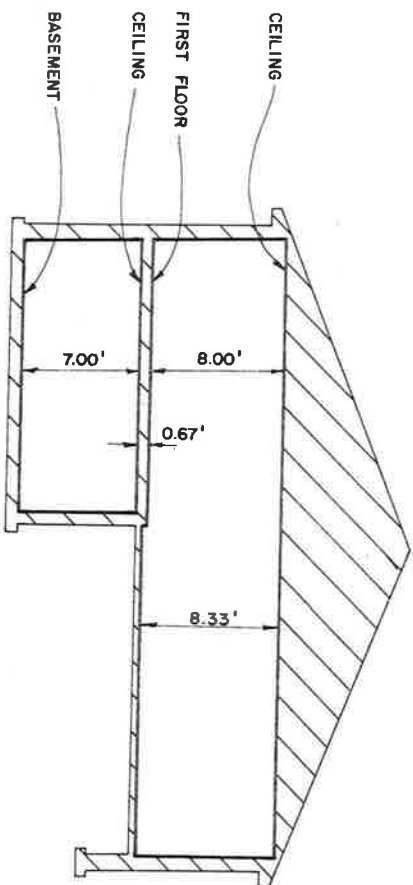
GENERAL COMMON ELEMENT
LIMITS OF OWNERSHIP

APPROVED
6/10/77
SHEET NO. 15

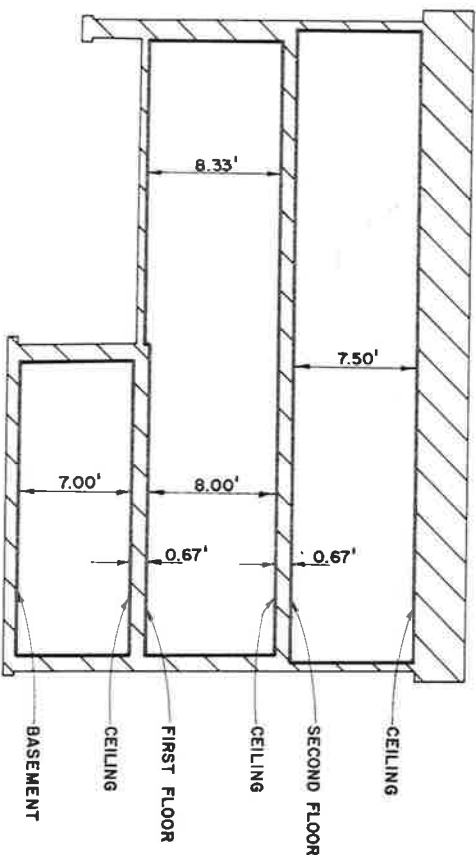
STREAMWOOD ESTATES

CROSS SECTION & LONGITUDINAL
SECTION - TRIPLEX TYPICAL
UNITS X, Y & Z
(UNITS XX & YZ REVERSE)
DATE, Y
17000
SOUTHFIELD, MICHIGAN



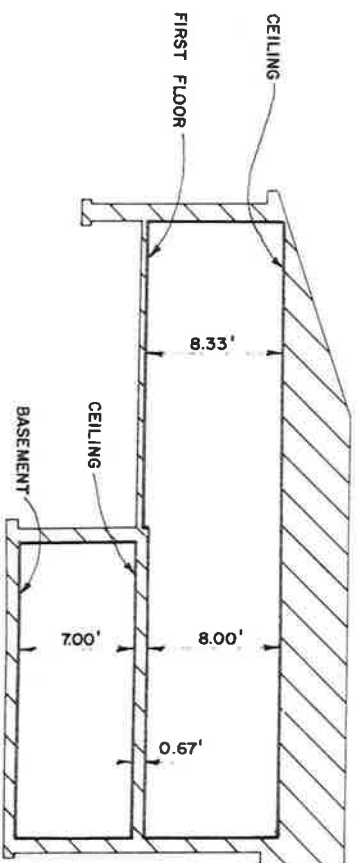


SECTION H-H UNIT X



SECTION J-J UNIT Z

(BLDGs. 26-30, 41, 44 & 45)



SECTION J-J UNIT Z

(BLDGs. 10, 17, 21 & 32)

GENERAL COMMON ELEMENT
LIMITS OF OWNERSHIP

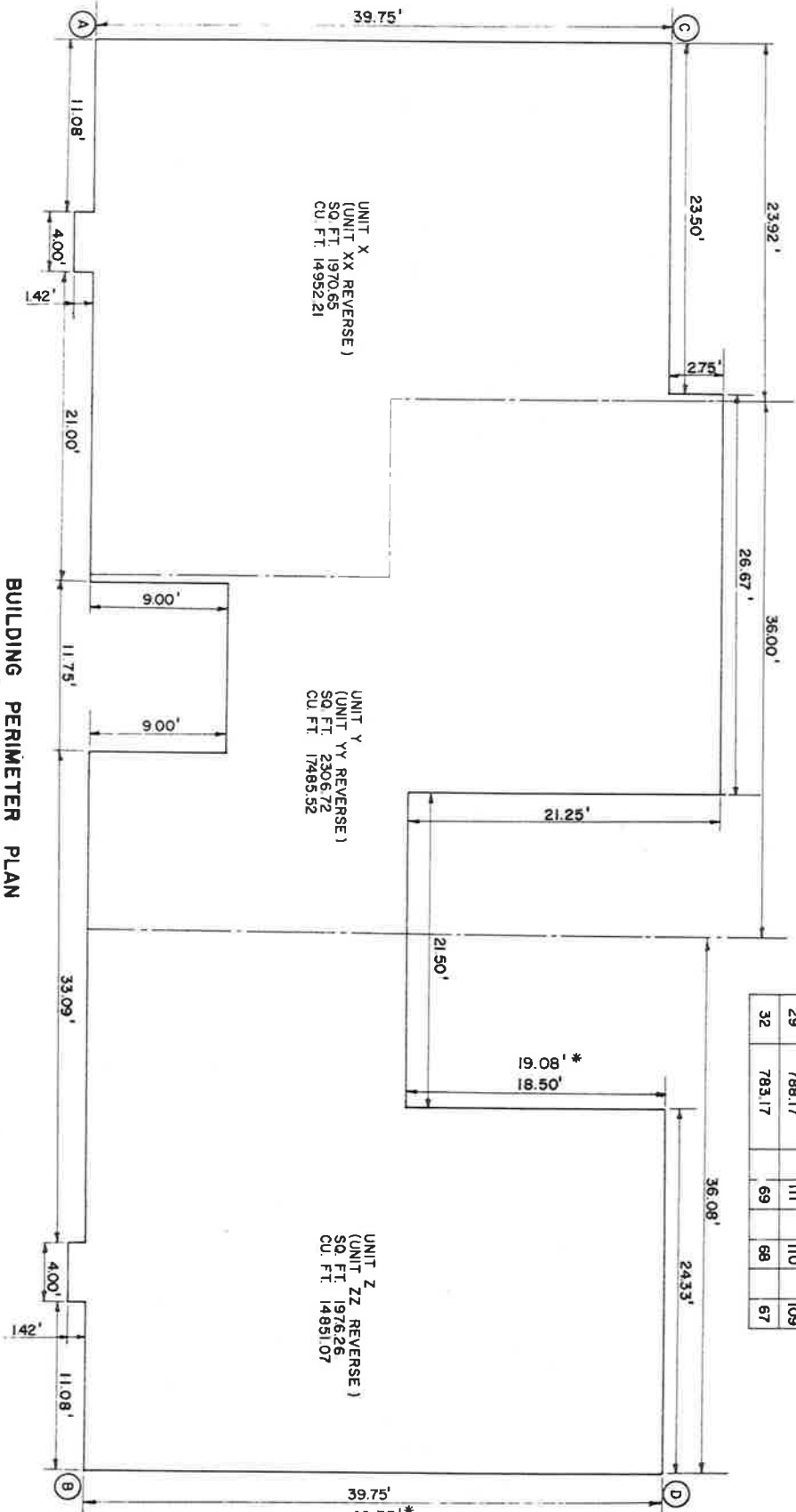
APPROVED
JUN 21 2017
LAW OFFICE OF C. J. MURPHY, PLLC
SCALE
0 5 10 15
Feet

STREAMWOOD ESTATES
CROSS SECTIONS
TRIPLEX TYPICAL
UNITS X, & Z
(UNITS XX & ZZ REVERSE)
PATE, MICHAEL A. ROGUE, INC.
17000 MILE RD.
SOUTHFIELD MICHIGAN 48034



BLDG NO	1ST FLOOR ELEVATIONS U.S.G.S.	UNIT					
		X	XX	Y	YY	Z	ZZ
10	779.67	57		58		59	
17	780.56		38		37		36
21	780.56		50		49		48
26	787.17				102	101	100
27	787.67	103		104		105	
28	788.67		108		107		106
29	788.17		111		110		109
32	783.17		69		68		67

BLDG. NO.	1ST FLOOR ELEVATIONS U.S.G.S.	UNIT					
		X	XX	Y	YY	Z	ZZ
41	791.67		75		74		73
44	794.17		84		83		82
45	794.67		87		86		85
30	786.67	112		113		114	



BLDG NO.	PT	NORTH	EAST	BEARING A - B
10	C	8158.09	8512.93	N 86°48'06" E
17	C	8518.47	9310.32	S 4°12'37" E
21	B	8538.04	9434.09	N 9°12'37" W
26	B	7889.95	9479.62	N 8°18'04" E
27	B	7784.44	9350.23	S 84°48'09" W
28	A	7786.09	9215.14	N 89°18'09" E
29	A	7783.37	9152.38	S 31°11'51" E
32	C	8168.35	9227.75	S 6°35'51" E

BLDG NO.	PT	NORTH	EAST	BEARING A-B
41	D	7864.02	8866.57	S 77°48'06" W
44	A	7681.50	8894.48	N 69°12'06" W
45	B	7624.21	8944.29	N 9°41'54" W
30	C	7945.16	9195.32	N 87°12'23" E

BUILDING PERIMETER PLAN

NOTE:
ASTERISK ON THIS SHEET INDICATES
INFORMATION APPLICABLE TO BLDGS.
26, 27, 28, 29, 30, 41, 44 B, 45

STREAMWOOD ESTATES

PERIMETER PLAN
BLDG. 10, 17, 21, 26, 27, 28, 29, 30, 32, 41,
PATE, HIRN & BOGUE INC. 44 B, 45
7000 TWELVE MILE RD.
NORTHFIELD, MICHIGAN



APPROVED
SEP 21 1987
MICHIGAN SURVEYORS
J. L. HARRIS

