

REPLAT No. 1 TO
OAKLAND COUNTY CONDOMINIUM
PLAN NUMBER 1403
EXHIBIT B TO THE MASTER DEED

*OFFICE
ORIGINALS*

The Pines Office Condominium

FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

Part of the Southeast $\frac{1}{4}$ of Section 2, T.1S., R.9E., City of Farmington Hills, Oakland County, Michigan; being more particularly described as commencing at the East $\frac{1}{4}$ Corner of said Section 2; Thence S. $00^{\circ} 00' 00''$ E., 320.00 feet along the East Line of Section 2 to the Point of Beginning; Thence continuing along said East Line of Section 2 S. $00^{\circ} 00' 00''$ E., 160.00 feet; Thence S. $89^{\circ} 17' 50''$ W. 272.25 feet; Thence N. $00^{\circ} 00' 00''$ E., 160.00 feet; Thence N. $89^{\circ} 17' 50''$ E. 272.25 feet to the Point of Beginning.

Containing 43,557 sq. ft. or 1.00 acres.

Subject to all lawful easements, restrictions,
rights-of-way of record and all governmental limitations.

NOTE

THE ASTRISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AS-BUILT DRAWINGS WHICH ARE DATED 05-16-2003 THESE DRAWINGS ARE TO REPLACE THOSE PREVIOUSLY RECORDED.

DEVELOPER

HEARTHSIDE OFFICE ASSOCIATES
A MICHIGAN LIMITED LIABILITY COMPANY
719 GRISWOLD STREET, SUITE 920
DETROIT, MICHIGAN 48226

SURVEYOR

NOWAK AND FRAUS, P.L.L.C.
1310 N. STEPHENSON HWY.
ROYAL OAK, MICHIGAN 48067
PHONE : (248) 399-0886
FAX : (248) 399-0805

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- 5 FLOOR PLAN - UNITS 4, 5 AND 6
- *6 FLOOR PLAN - UNITS 7, 8, 12, 13, AND 15

TITLE SHEET

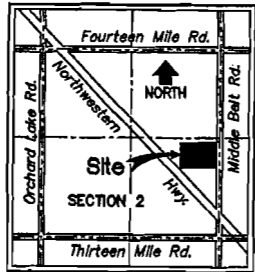
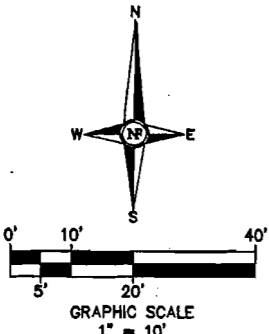
AS BUILT 5/16/2003

ISSUED 5/16/2003

JOB No. 1-C135



Alexander Nicolaeescu



Location Map
NOT TO SCALE

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT WITHIN THE FLOOD HAZARD AREA AS INDICATED BY FLOOD HAZARD BOUNDARY MAP 260172 0010B, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, AS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEDERAL INSURANCE ADMINISTRATION, IDENTIFICATION DATE MARCH 15, 1974, EFFECTIVE DATE FEB. 1, 1980.

NOTES

1. ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST BOUNDARY LINE OF "FRANKLIN KNOLLS SUBDIVISION" OF PART OF THE N.E. 1/4 OF SECTION 2, T.1N., R.9E., FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN L.69, PG.32-33, OAKLAND COUNTY RECORDS.
2. UTILITY INFORMATION AS SHOWN WAS OBTAINED FROM PLANS PREPARED BY ORCHARD, PAPKE, HILTZ AND McCLIMENT, INC., DATED 10/1/80, AS WELL AS FIELD OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I, ALEXANDER NICOLAESCU, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1403 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED ARE AS SHOWN, THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE 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 THE 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 THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

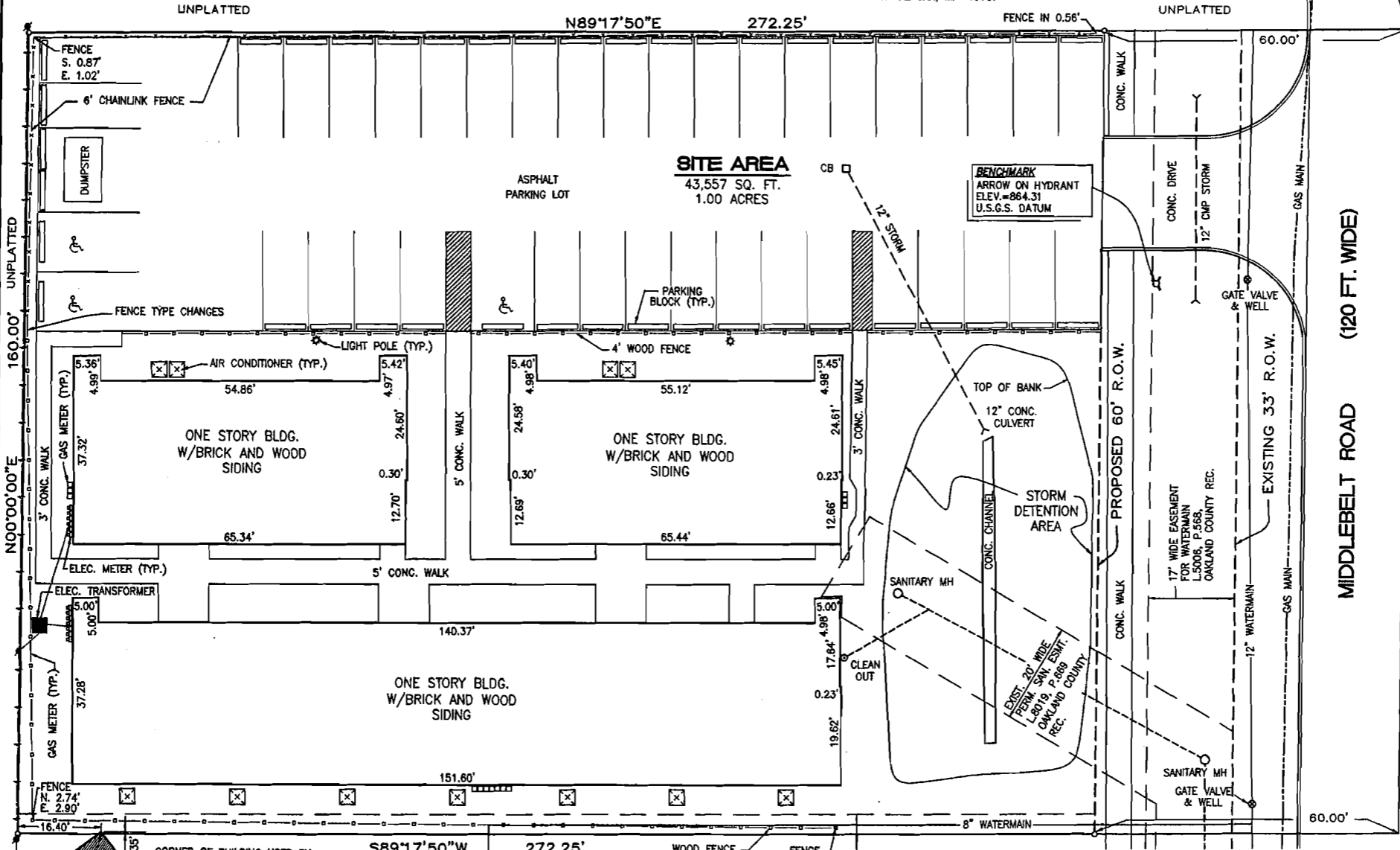
Alexander Nicolaescu
DATE: 5/16/2003
ALEXANDER NICOLAESCU, P.S. No.22705
NOWAK & FRAUS, P.L.L.C.
1310 N. STEPHENSON HWY.
ROYAL OAK, MI 48067



NOWAK & FRAUS

Consulting Engineers
Land Surveyors
Land Planners
1310 N. Stephenson Highway
Royal Oak, MI 48067-1508
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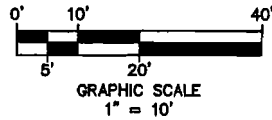
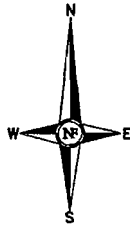


LEGEND

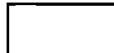


MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE	EXISTING WATERMAIN
GATE VALVE	EXISTING STORM SEWER
CATCH BASIN	EXISTING BURIED CABLES
UTILITY POLE	EXISTING GAS MAIN
	OVERHEAD WIRES
A/C COMPRESSOR	
ELECTRIC METER	
GAS METER	
MONUMENTS CONSIST OF 1/2\"/>	

DRAWN BY:
W. BRENNAN
DESIGNED BY:
J. PLOCH
DATE:
5/16/2003
SCALE:
1\"/>

SURVEY - UTILITY PLAN
AS BUILT 5/16/2003

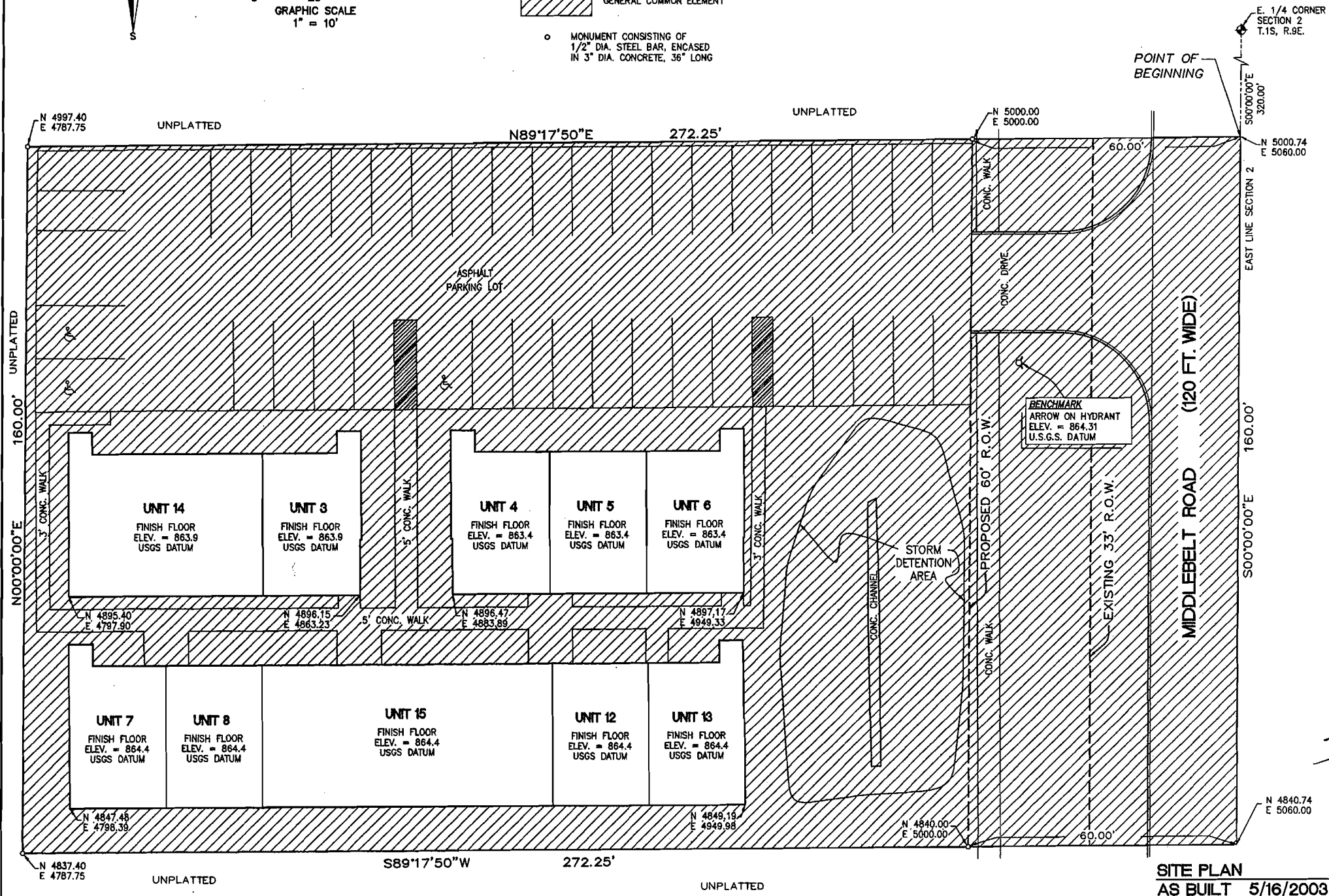


LEGEND

-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  MONUMENT CONSISTING OF 1/2" DIA. STEEL BAR, ENCASED IN 3" DIA. CONCRETE, 36" LONG

NOTE

1. UNITS 3 THROUGH 15 HAVE BEEN BUILT.
2. UNITS 1 AND 2 HAVE BEEN COMBINED INTO UNIT 14.
3. UNITS 9, 10, AND 11 HAVE BEEN COMBINED INTO UNIT 15.

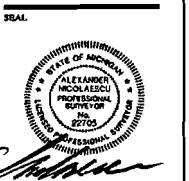


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Condominium



DRAWN BY:
W. BRENNAN

DESIGNED BY:

APPROVED BY:
J. FIOCHI

DATE:
5/16/2003

SCALE:
1"=10'

SITE PLAN
AS BUILT 5/16/2003

