

WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 834
PINE ARBOR CONDOMINIUM
PART OF THE NORTHWEST 1/4 OF SECTION 28,
T.4S., R.10E., CITY OF WOODHAVEN,
WAYNE COUNTY, MICHIGAN

SURVEYOR :
WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
27300 HAGGERTY ROAD, SUITE F2
FARMINGTON HILLS, MICHIGAN 48331

DEVELOPER :
VAN HORN COMMONS LIMITED PARTNERSHIP
19901 DIX-TOLEDO HIGHWAY
BROWNSTOWN TWP., MI 48183

LEGAL DESCRIPTION:
PINE ARBOR CONDOMINIUM

PART OF THE NORTHWEST 1/4 OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN BEING DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, T.4S., R.10E., CITY OF WOODHAVEN, WAYNE COUNTY, MICHIGAN; THENCE ALONG THE NORTH LINE OF SAID SECTION 28, N 88° 12' 38" E, 33.01' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 28, N 88° 12' 38" E, 462.40'; THENCE S 00° 50' 52" E, 264.00'; THENCE N 88° 12' 38" E, 165.00'; THENCE S 00° 50' 52" E, 1045.32'; THENCE S 87° 22' 50" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE 630.10'; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N 00° 44' 22" W, 1318.49' TO THE POINT OF BEGINNING. CONTAINING 17.96 ACRES, SUBJECT TO THE RIGHT OF THE PUBLIC IN THE NORTHERLY 33.00' VAN HORN ROAD AND ANY EASEMENT AND RESTRICTIONS OF RECORD.

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7	FIRST FLOOR PLAN - BLDG. No. 26-31
8	SECOND FLOOR PLAN - BLDG. No. 26-31
9	CROSS SECTION - BLDG. No. 26-31
10	UNIT PLANS & CROSS SECTION - UNIT STYLE "A"
11	UNIT PLANS & CROSS SECTION - UNIT STYLE "B"
12	UNIT PLANS & CROSS SECTION - UNIT STYLE "C"

ATTENTION: WAYNE COUNTY REGISTER OF DEEDS
CONDOMINIUM SUBDIVISION PLANS SHALL BE NUMBERED
CONSECUTIVELY WHEN RECORDED BY THE REGISTER
OF DEEDS AND SHALL BE DESIGNATED WAYNE COUNTY
CONDOMINIUM SUBDIVISION PLAN NUMBER 834. THIS
NUMBER MUST BE PROPERLY SHOWN ON THIS SHEET AND
ON SHEET 2 IN THE SURVEYOR'S CERTIFICATE.

EXAMINED AND APPROVED
DATE 18-MAR-2005
BY RL ALY
NORMAN C. DUPIUE
PLAT ENGINEER


ROBERT C. HARR
REGISTERED LAND SURVEYOR NO. 39081

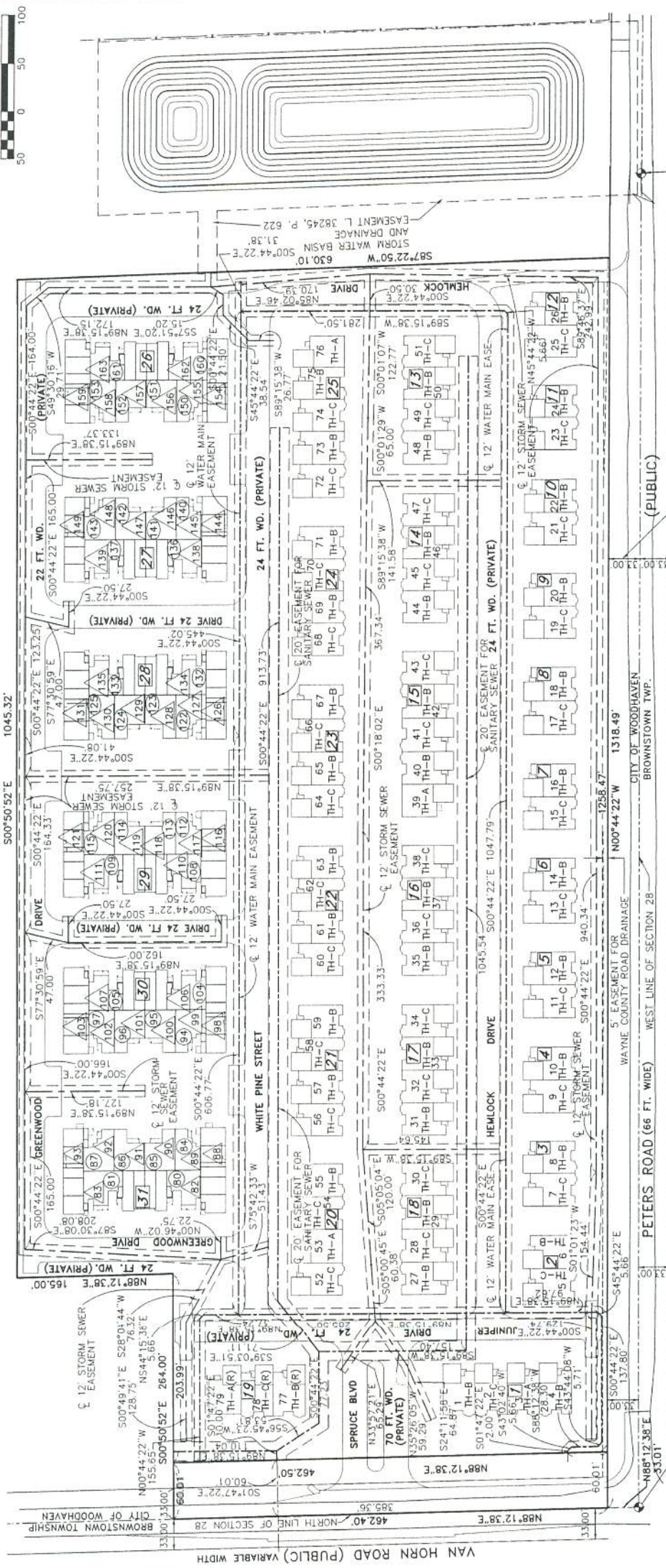
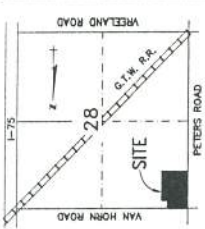


NOTE :
BUILDINGS No. 1 AND No. 19 AND No. 31, INCLUSIVE, AND
ALL UTILITIES AND IMPROVEMENTS NECESSARY TO SERVICE
SAID BUILDINGS MUST BE BUILT. ALL OTHER BUILDINGS,
UTILITIES AND IMPROVEMENTS NEED NOT BE BUILT.

PINE ARBOR CONDOMINIUM PROPOSED DATED: DECEMBER 10, 2004.

COVER SHEET
WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
27300 HAGGERTY ROAD, SUITE F2
FARMINGTON HILLS, MI 48331
TEL: 248-462-1000 FAX: 248-462-1006

SCALE :
DATE : 11-14-05
JOB NO : 20040306
PLAN FILE : 11-14-05
SHEET 1 OF 12



33.00' DEEDED TO PEOPLE OF
BROWNSTOWN FOR HIGHWAY
PURPOSES ACCORDING TO
WARRANTY DEED
REC. L. 905, P. 65, W.C.R.
WEST 1/4 CORNER
OF SECTION 28
T.4S., R. 10E.

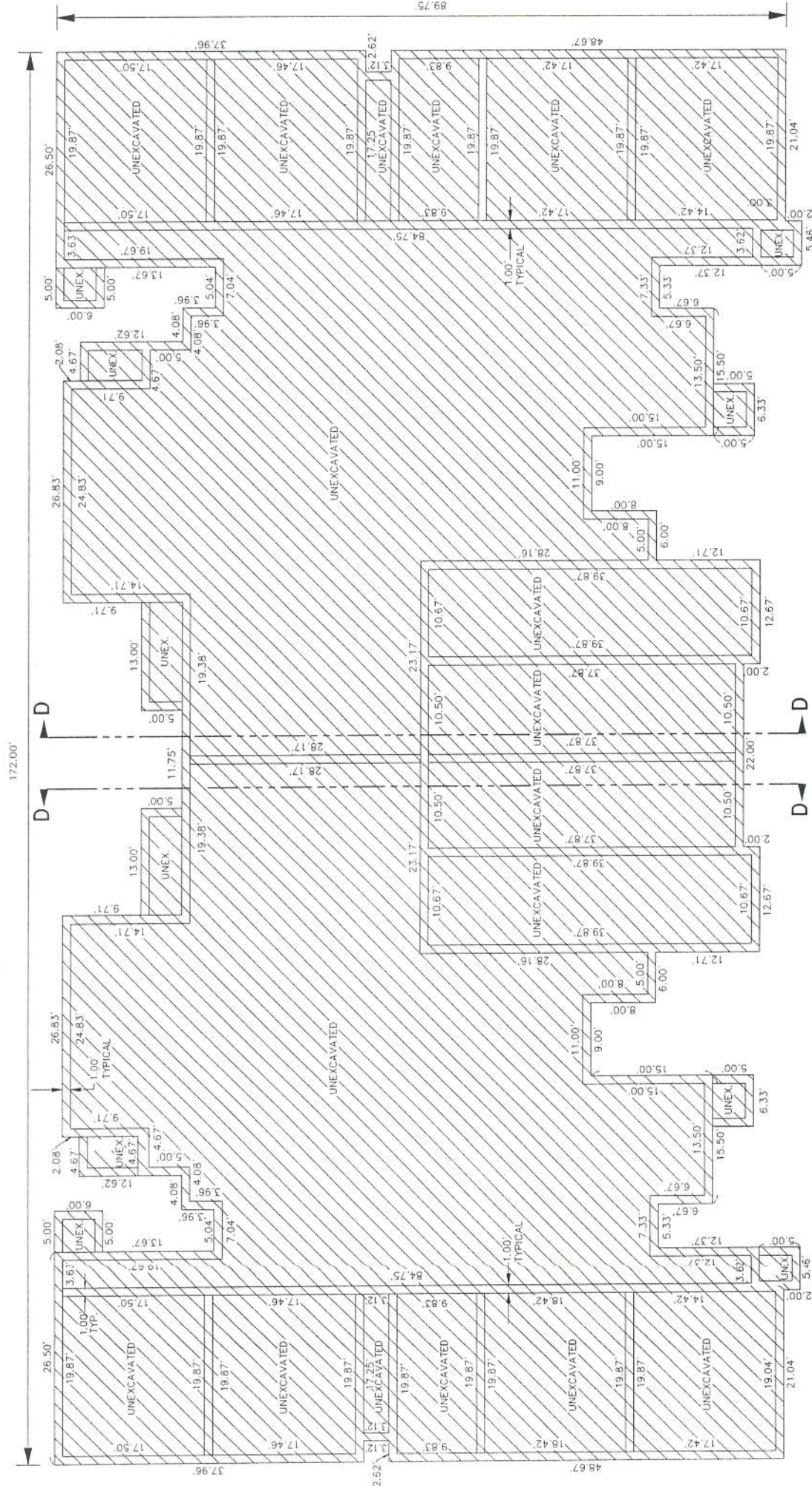
PINE ARBOR CONDOMINIUM

EASEMENT PLAN

WARNER, CANTRELL & PADWOS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 27500 Hoppers Road
 Houston, Texas 77057-1172
 Phone: (713) 461-1031
 Fax: (713) 461-1031
 (248) 848-1656

PLOT FILE : 200303060120030303\Wdfrwskn - S.dwg Xref.plt

JOB NO. : 20010306 DATUM : U.S.C. & G.S. SCALE : 1" = 50' PLAN FILE : TS-511-7208	SHEET 5 OF 12
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FOUNDATION PLAN - 14 UNIT BUILDING
BUILDINGS No. 26-31

LEGEND:
UNEX. = UNEXCAVATED
= GENERAL COMMON ELEMENT

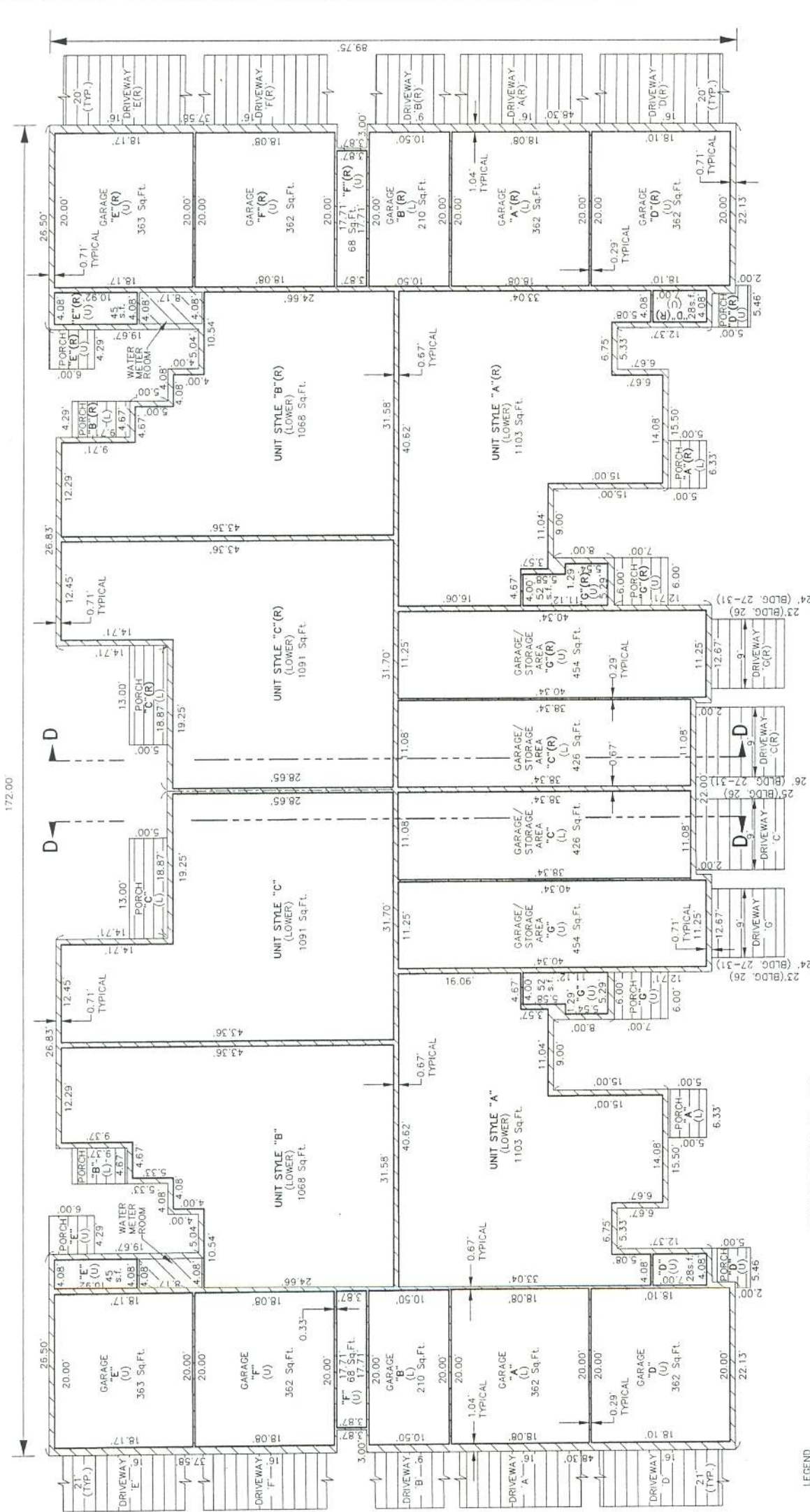
NOTE:
ALL WALLS ARE 90" TO EACH OTHER UNLESS OTHERWISE NOTED.



PINE ARBOR CONDOMINIUM

PROPOSED DATED: DECEMBER 10, 2004
WARNER, CANTRELL & PADMO, INC.
ENGINEERS & LAND SURVEYORS
CIVIL
27 Springfield Ave., Suite 100
Farmington Hills, MI 48334
(248) 868-1855
FAX: (248) 868-1855
JOB NO.: 20030306
PLAN FILE: 15-511-7208
SHEET 6 OF 12





LEGEND

- UNEX. = UNEXCAVATED
- L = LOWER UNIT
- U = UPPER UNIT
- (R) = REVERSED UNIT
- [Hatched Box] = LIMITS OF OWNERSHIP
- [Stippled Box] = GENERAL COMMON ELEMENT
- [Solid Box] = LIMITED COMMON ELEMENT

NOTE

ALL WALLS ARE 90" TO EACH OTHER UNLESS OTHERWISE NOTED.

BUILDINGS NUMBER: 26 - 31					TOTAL SQ. FT.	
UNIT STYLE	FIRST FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.	GARAGE SQ. FT.	INCLUDING GARAGE	
A	1,103	0	1,103	362	1,465	
B	1,088	0	1,088	210	1,298	
C	1,091	0	1,091	426	1,517	
C(R)	1,091	0	1,091	426	1,517	
B(R)	1,088	0	1,088	210	1,298	
A(R)	1,103	0	1,103	362	1,465	
D	28	1,406	1,434	362	1,796	
E	44	1,250	1,294	363	1,657	
F	68	1,084	1,152	362	1,514	
G	52	1,235	1,287	454	1,741	
G(R)	52	1,235	1,287	454	1,741	
F(R)	68	1,084	1,152	362	1,514	
E(R)	44	1,250	1,294	363	1,657	
D(R)	28	1,406	1,434	362	1,796	

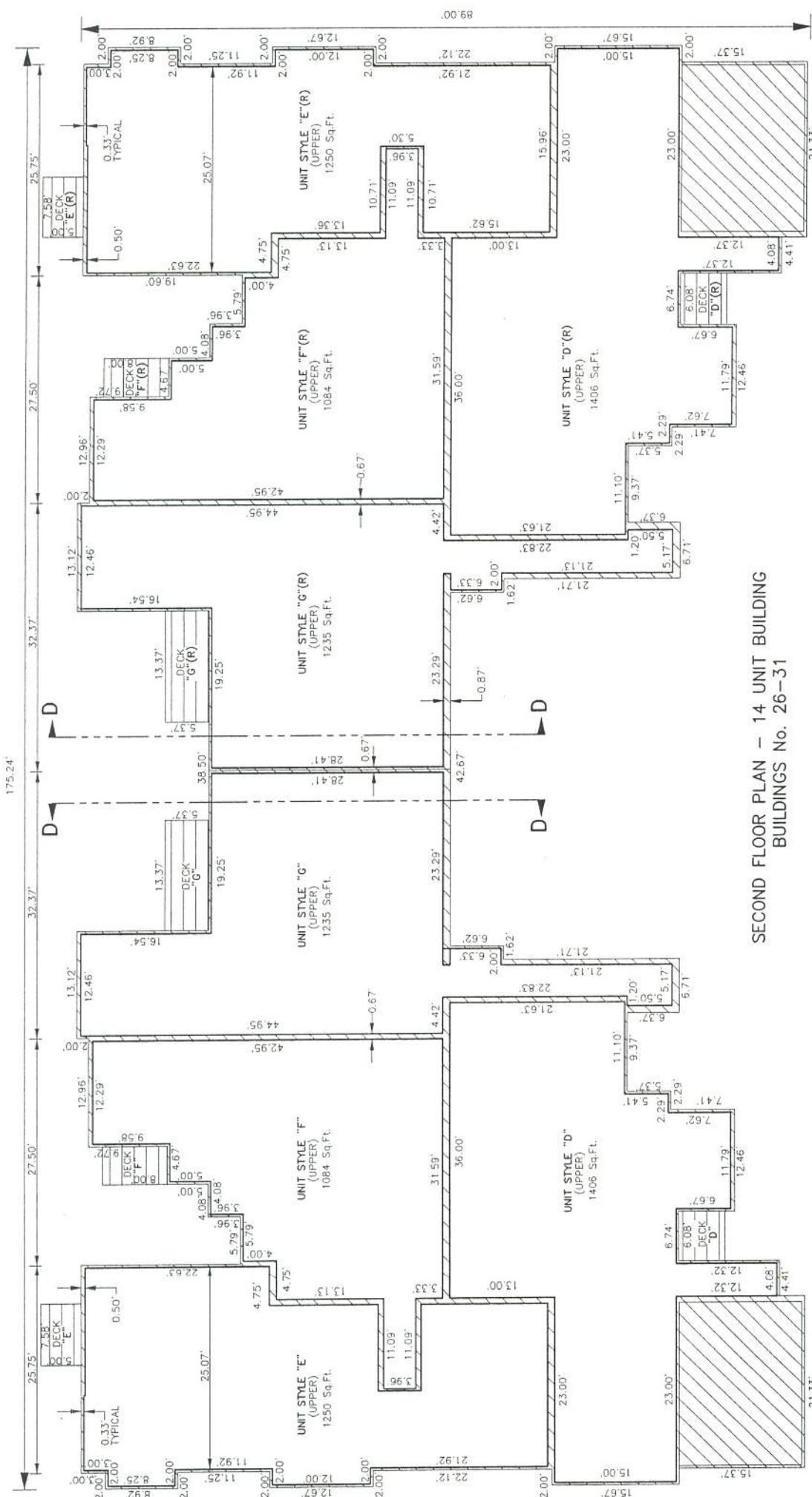
FIRST FLOOR PLAN - 14 UNIT BUILDING
BUILDINGS No. 26-31

NOTE:
SQUARE FOOTAGE OF UNITS, AS SHOWN, IS
BASED ON THE INTERIOR UNIT DIMENSIONS.
RESIDENTIAL REAL ESTATE IS CUSTOMARILY
SOLD WITH SQUARE FOOTAGE BASED ON
EXTERIOR DIMENSIONS.



PINE ARBOR CONDOMINIUM
FIRST FLOOR PLAN
BUILDINGS No. 26-31

PROPOSED DATED: DECEMBER 10, 2004
WARNER, CANTRELL & PADROS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2000 W. 10th St., Suite 100
Tulsa, Oklahoma 74103
PLOT FILE: 20040304-0000000000-7-FIRST FLOOR
JOB NO.: 20040304
PLAN FILE: 15-311-4738
SHEET 7 OF 12



SECOND FLOOR PLAN - 14 UNIT BUILDING
BUILDINGS No. 26-31

- LEGEND:
- UNEX. = UNEXCAVATED
 - L = LOWER UNIT
 - U = UPPER UNIT
 - (R) = LIMITS OF OWNERSHIP
 - = REVERSED UNIT
 - = GENERAL COMMON ELEMENT
 - = LIMITED COMMON ELEMENT
- NOTE:
ALL WALLS ARE 90" TO EACH OTHER UNLESS OTHERWISE NOTED.

BUILDINGS NUMBER: 26 - 31

UNIT STYLE	FIRST FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT. INCLUDING GARAGE
A	1,103	0	1,103
B	1,068	0	1,068
C	1,091	0	1,091
C(R)	1,091	0	1,091
B(R)	1,068	0	1,068
A(R)	1,103	0	1,103
D	28	1,406	1,434
E	44	1,250	1,294
F	68	1,084	1,152
G	52	1,235	1,287
G(R)	52	1,235	1,287
F(R)	48	1,250	1,298
E(R)	44	1,250	1,294
D(R)	28	1,406	1,434

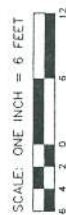
NOTE:
SQUARE FOOTAGE OF UNITS, AS SHOWN, IS BASED ON THE INTERIOR UNIT DIMENSIONS. RESIDENTIAL REAL ESTATE IS CUSTOMARILY SOLD WITH SQUARE FOOTAGE BASED ON EXTERIOR DIMENSIONS.

PINE ARBOR CONDOMINIUM

SECOND FLOOR PLAN
BUILDINGS No. 26-31

PROPOSED DATED: DECEMBER 10, 2004

WARNER, CANTRELL & PALMOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 N. 10th St., Suite 200
Tomball, Texas 77375
Phone: 281-291-1111
Fax: 281-291-1112

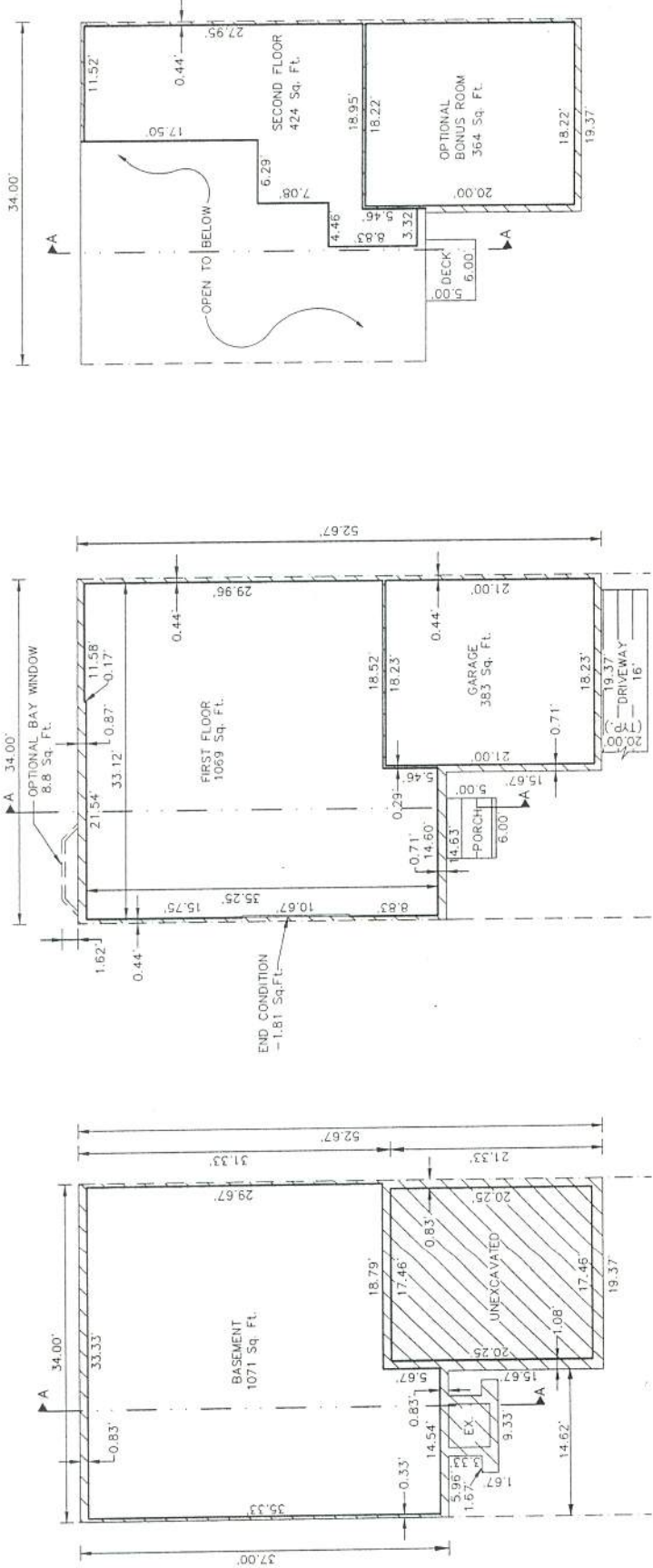


SCALE: 1" = 6'



PLAN FILE: 75-111-208

SHEET 8 OF 12



FOUNDATION PLAN - UNIT "A"

FIRST FLOOR PLAN - UNIT "A"

SECOND FLOOR PLAN - UNIT "A"

- LEGEND:
- UNEX. = UNEXCAVATED
 - = LIMITS OF OWNERSHIP
 - [Hatched Box] = GENERAL COMMON ELEMENT
 - [Striped Box] = LIMITED COMMON ELEMENT

NOTE:
ALL WALLS ARE 90° TO EACH OTHER UNLESS OTHERWISE NOTED.

NOTE:
SQUARE FOOTAGE OF UNITS, AS SHOWN, IS BASED ON THE INTERIOR UNIT DIMENSIONS. RESIDENTIAL REAL ESTATE IS CUSTOMARILY SOLD WITH SQUARE FOOTAGE BASED ON EXTERIOR DIMENSIONS.

UNIT TYPE	FIRST FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL FLOOR SQ. FT.	BONUS ROOM SQ. FT. (OPTIONAL)	TOTAL BONUS ROOM SQ. FT.	BSMT. GARAGE SQ. FT.	GARAGE SQ. FT.
A	1,069	424	1,493	364	1,857	1,071	383



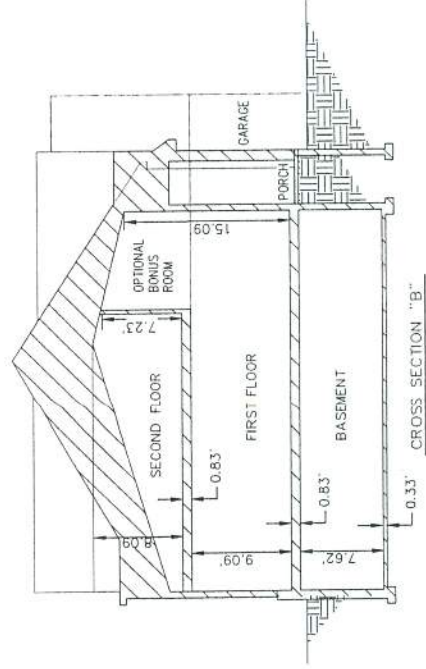
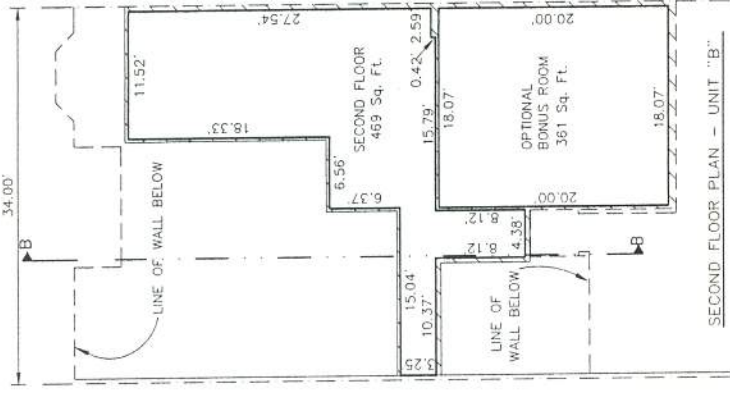
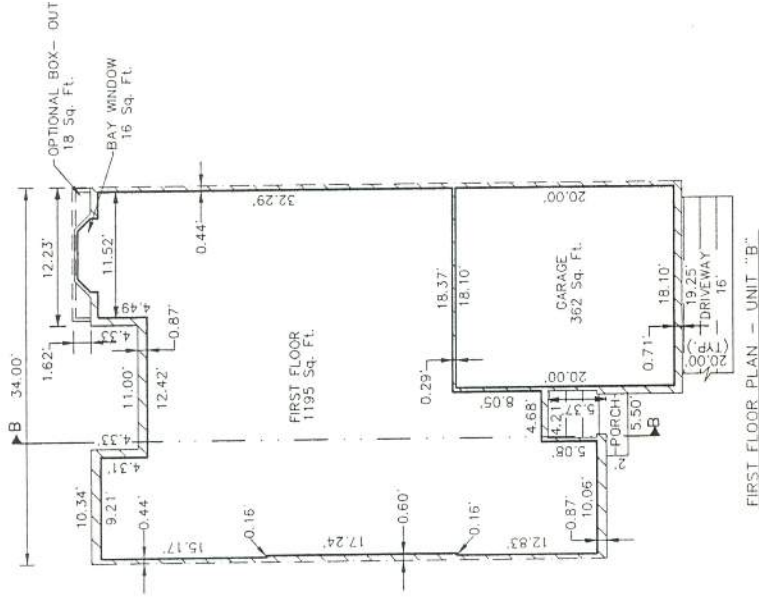
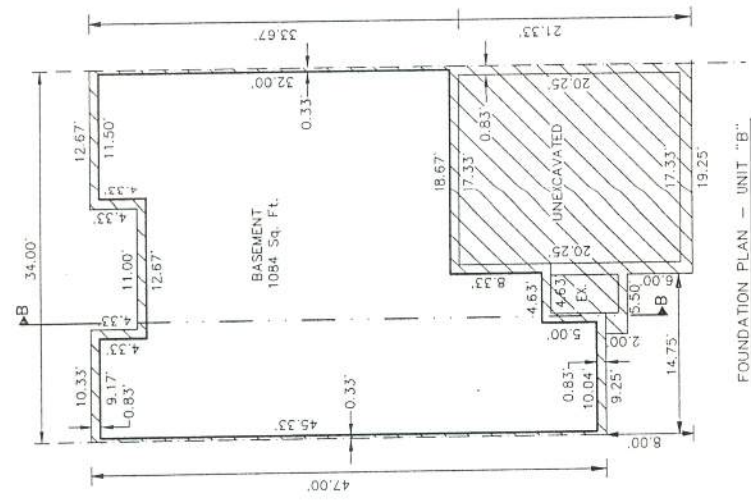
PINE ARBOR CONDOMINIUM

UNIT PLANS & CROSS SECTION UNIT "A"

PROPOSED DATED: DECEMBER 10, 2004

WARNER, CANTRELL & PADROS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2700 Highway 1, Suite 200
Ft. Worth, Texas 76104
(817) 342-1555

PLOT FILE : 20030306.ctb
JOB NO. : 20030306
PLAN FILE : TP-511-ETOR
SHEET 10 OF 12



UNIT TYPE	FIRST FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.	BONUS ROOM (OPTIONAL) W/BONUS SQ. FT.	TOTAL SQ. FT.	BSMT. SQ. FT.	GARAGE SQ. FT.
B	1,195	469	1,664	361	2,025	1,084	362

LEGEND:

EX.		= EXCAVATED
		= LIMITS OF OWNERSHIP
		= GENERAL COMMON ELEMENT
		= LIMITED COMMON ELEMENT

NOTE
ALL WALLS ARE 90° TO EACH OTHER UNLESS OTHERWISE NOTED.
ADD 0.33' FOR END CONDITIONS

NOTE: SQUARE FOOTAGE OF UNITS, AS SHOWN, IS BASED ON THE INTERIOR UNIT DIMENSIONS. RESIDENTIAL REAL ESTATE IS CUSTOMARILY SOLD WITH SQUARE FOOTAGE BASED ON EXTERIOR DIMENSIONS.

PINE ARBOR CONDOMINIUM

UNIT PLANS & CROSS SECTION
UNIT "B"

SCALE : 1" = 6'

JOB NO. : F00303006

DATUM :

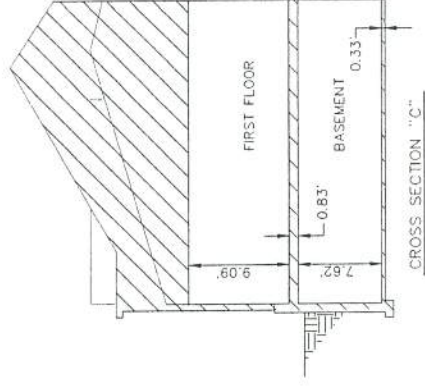
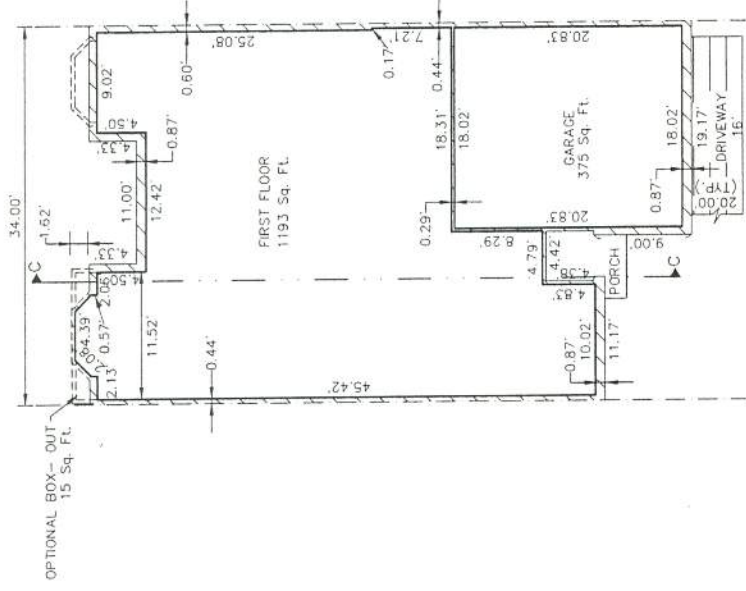
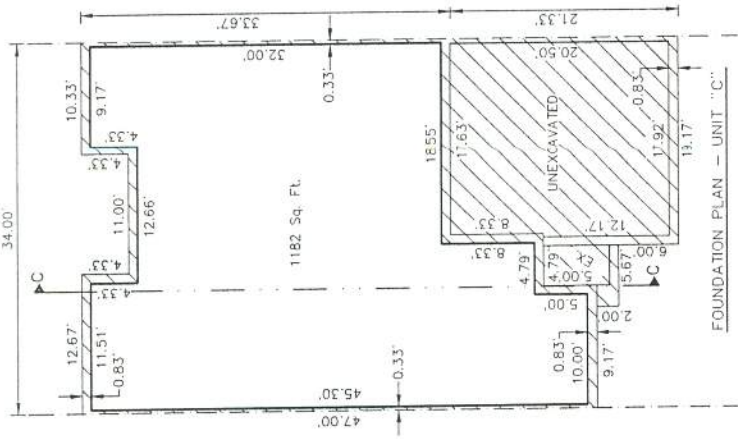
PLAN FILE : TS-S11-F208

SHEET 11 OF 12

WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
27300 Haggerty Road, Suite F2
Farmington Hills, MI 48331

PLOT FILE : 20030306d\250 X1306c-0-11-TH-UNIT B.M.T
(24) 84d - 1660

JOB NO. : 20030306
 PLAN FILE : TS-511-F209
 SHEET 11 of 12



LEGEND

EX, EXCAVATED

— = LIMITS OF OWNERSHIP

 = GENERAL COMMON ELEMENT

= LIMITED COMMON ELEMENT

NOTE

ALL WALLS ARE 90° TO EACH OTHER UNLESS OTHERWISE NOTED.

ADD 0.33' ON END CONDITION

NOTE: SQUARE FOOTAGE OF UNITS, AS SHOWN, IS BASED ON THE INTERIOR UNIT DIMENSIONS. RESIDENTIAL REAL ESTATE IS CUSTOMARILY SOLD WITH SQUARE FOOTAGE BASED ON EXTERIOR DIMENSIONS.

UNIT TYPE	FIRST FLOOR SQ. FT.	TOTAL SQ. FT.	BSMT. SQ. FT.	GARAGE SQ. FT.
C	1,193	1,193	1,182	375

SCALE: ONE INCH = 6 FEET



PINE ARBOR CONDOMINIUM

PROPOSED DATED: DECEMBER 10 2004

UNIT PLANS & CROSS SECTION
UNIT "C"

SCALE: 1" = 6'

DATUM :

JOHN NO. 1 200303006

PEAN FILE : TS-511-120A

SHEET 12 of 12

WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
27200 Haggerty Road, Suite F2
Farmington Hills, MI 48331
(248) 848-1666