

Bernard J. Youngblood  
Wayne County Register of Deeds  
April 22, 2009 02:55 PM  
Liber 47874 Page 594-599  
#209178531 MDA FEE: \$30.00



EXAMINED AND APPROVED  
DATE APR 22 2009  
BY SJK N/C  
NORMAN C. DUPOUE  
PLAT ENGINEER

FIRST AMENDMENT TO THE  
**MASTER DEED FOR PINE ARBOR CONDOMINIUM**  
as required by the Michigan Condominium Act,  
MCLA 559.101 et seq., MSA 26.50(101) et seq., as amended.

Wayne County Condominium Subdivision Plan No. 834, Replat No. 1

The Master Deed, which was recorded on March 18, 2005, at Liber 42258, pages 71 et. seq. , is hereby amended and restated by the Developer as allowed by Article XII, Section 1, on the grounds that this Amendment does not materially alter or change the rights of a co-owner or mortgagee. The sole purpose of this Amendment is to establish twelve separate phases of construction within the Project.

**First Change:** Article I The Project, is deleted and replaced with the following:

ARTICLE I  
THE PROJECT

The project is a residential condominium that is being constructed to comprise a total of up to One Hundred Sixty-three (163) residential living Units. The project comprises twelve separate phases, as shown in Exhibit B, each phase containing between 11 and 21 units. The developer and its successors specifically reserve the right to elect, within six years after the initial recording of the master deed for the project, to expand or contract the project by withdrawing all or part of the land described in Article II, the withdrawn land to be in an orderly pattern to affect as minimally as reasonably possible the developed portion(s) by an amendment or a series of amendments to the master deed, without the consent of any co-owner, mortgagee, or other party. However, no Unit that has been constructed and sold may be withdrawn without the consent of the owner and the mortgagee of the Unit. Except as stated in this document, no restrictions or limitations on such an election exist regarding what land may be withdrawn, when or in what order land may be withdrawn, or how many Units or common elements may be withdrawn.

The one hundred sixty-three (163) condominium Units that comprise the project, including the numbers, boundaries, dimensions, and areas of them, and the description of the twelve different phases, are completely described in the condominium subdivision plan, Exhibit B. Each Unit is suitable for individual use, having its own garage and doorway entrance(s) from and exit(s) to a common element of the project. Each co-owner in the project shall have a particular and exclusive property right to the co-owner's Unit and to the limited common elements appurtenant to it and shall have an undivided and inseparable right to share the general common elements of the project with other co-owners, as designated by this master deed.

WAYNE COUNTY TREASURER  
4/22/09 KN

MDA

68

**Second Change:** Article II Legal Description is amended by inserting the following sentence at the end of this Article:

The legal descriptions of the twelve separate phases are shown on Exhibit B, Sheet 1A.

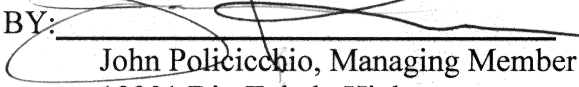
**Third Change:** Article V, Section 2 is deleted and replaced with the following:

2. Percentage of Value. The percentages of value are to be computed on the basis of comparative characteristics of the Units and there are not material differences among them insofar as the allocation of the Percentages of Value is concerned, and each shall have an equal vote in Condominium affairs. The percentage of value assigned to each Unit shall always be One (1) divided by the number of Units. This percentage shall be each co-owner's respective share of the Common elements of the Project, the proportionate share of each co-owner in the proceeds and expenses of the administration and the value of such co-owner's vote at meetings of the Association of Co-owners.

**Fourth Change:** Sheets 1 and 3 of Exhibit B are deleted and replaced with the attached sheets labeled Sheet 1 of 12 and Sheet 3 of 12. In addition, Sheets 1A and 3A, attached, are added.

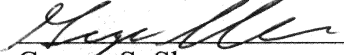
Except as set forth above, the original Master Deed remains in full force and effect. Executed this 10th day of April, 2009.

PINE ARBOR CONDOMINIUM LLC  
A Michigan limited liability company

BY:   
John Policicchio, Managing Member  
19901 Dix Toledo Highway  
Brownstown, MI 48183

STATE OF MICHIGAN )  
  ) SS.  
COUNTY OF WAYNE )

Acknowledged before me in Wayne County, Michigan, on this 10th day of April, 2009, by Pine Arbor Condominium, L.L.C., a Michigan limited liability company, by John Policicchio, its :Managing Member, with full authority of the Limited Liability Company.

  
George S. Shea  
Notary Public, Wayne County  
My commission expires 2/18/2014

Drafted by and when recorded return to:  
George S. Shea  
Creighton McLean & Shea PLC  
14881 Farmington Rd., Livonia MI 48154

REPLAT NO. 1  
 WAYNE COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO. 834  
 EXHIBIT B TO THE MASTER DEED OF  
**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  
 27301 ROBERTT 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.

EXAMINED AND APPROVED

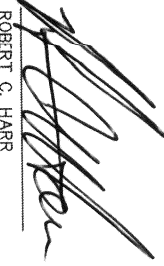
DATE APR 22 2009

BY SSK N/C  
 NORMAN C. DUPUIE  
 PLAT ENGINEER

SHEET INDEX :

SHEET NO.	TITLE
1 *	COVER SHEET
1A *	PHASE LEGAL DESCRIPTIONS
2	SURVEY PLAN
3 *	SITE PLAN
3A *	PHASE BOUNDARY DETAIL PLAN
4	UTILITY PLAN
5	EASEMENT PLAN
6	FOUNDATION PLAN - BLDG. No. 26-31
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"

NOTE:  
 THE ASTERISK (\*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED SHEETS WHICH ARE REVISED DATED APRIL 7, 2009. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE SHEETS PREVIOUSLY RECORDED.

  
 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.

FINE ARBOR CONDOMINIUM		PROPOSED DATED APRIL 10, 2009	
COVER SHEET		WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS AND LAND SURVEYORS 27301 ROBERTT ROAD, SUITE F2 FARMINGTON HILLS, MI 48331 PHONE: 248-487-1111 FAX: 248-487-1112	
DATE	SCALE	DATE	SCALE
	AS SHOWN	APR 10 2009	AS SHOWN
SHEET 1		OF 12	

LEGAL DESCRIPTION:

PHASE 1

PART OF THE NORTHEAST 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 S. 00° 50' 52" E., 194.56' TO SAID CORNER, 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 194.56' THENCE S. 89° 15' 38" W., 254.05' THENCE N. 00° 44' 22" W., 254.05' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 374.12' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 192.69' TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES, SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE NORTHERLY 33.00' VAN HORN ROAD AND ANY EASEMENTS AND RESTRICTIONS OF RECORD

PART OF THE NORTHEAST 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 S. 00° 50' 52" E., 192.69' TO THE POINT OF BEGINNING, THENCE S. 89° 15' 38" W., 247.50' THENCE S. 00° 44' 22" E., 190.94' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 128.62' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 214.11' TO THE POINT OF BEGINNING, CONTAINING 1.71 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 3

PART OF THE NORTHEAST 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' THENCE S. 00° 44' 22" E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 468.00' THENCE N. 00° 44' 22" W., 23.17' THENCE N. 89° 15' 38" E., 167.00' THENCE S. 89° 15' 38" W., 247.50' THENCE S. 00° 44' 22" E., 191.00' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 128.62' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 198.00' TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 4

PART OF THE NORTHEAST 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., 495.41' THENCE S. 00° 50' 52" E., 264.00' THENCE N. 88° 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 194.56' TO THE POINT OF BEGINNING, THENCE CONTINUING S. 00° 50' 52" E., 168.18' THENCE N. 88° 15' 38" W., 254.05' TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 5

PART OF THE NORTHEAST 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' THENCE S. 00° 44' 22" E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 604.80' TO THE POINT OF BEGINNING, THENCE N. 89° 15' 38" E., 123.75' THENCE S. 00° 44' 22" E., 167.00' THENCE N. 89° 15' 38" E., 247.50' THENCE S. 00° 44' 22" E., 191.00' THENCE S. 89° 15' 38" W., 247.50' THENCE S. 00° 44' 22" E., 165.17' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 128.62' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 198.00' TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PART OF THE NORTHEAST 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., 165.00' THENCE S. 00° 50' 52" E., 294.00' THENCE N. 88° 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 164.33' TO THE POINT OF BEGINNING, THENCE CONTINUING S. 00° 50' 52" E., 164.33' THENCE N. 89° 15' 38" W., 254.05' THENCE N. 00° 44' 22" W., 164.33' THENCE N. 89° 15' 38" E., 254.35' TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 7

PART OF THE NORTHEAST 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' THENCE S. 00° 44' 22" E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 802.80' TO THE POINT OF BEGINNING, THENCE N. 89° 15' 38" E., 128.62' THENCE N. 00° 44' 22" W., 85.17' THENCE N. 89° 15' 38" E., 247.50' THENCE S. 00° 44' 22" E., 167.00' THENCE S. 89° 15' 38" W., 123.75' THENCE S. 00° 44' 22" E., 34.00' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 128.62' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 198.00' TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 8

PART OF THE NORTHEAST 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., 495.41' THENCE S. 00° 50' 52" E., 294.00' THENCE N. 88° 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 194.56' TO THE POINT OF BEGINNING, THENCE CONTINUING S. 00° 50' 52" E., 164.33' THENCE N. 89° 15' 38" W., 254.05' THENCE N. 00° 44' 22" W., 164.33' THENCE N. 89° 15' 38" E., 254.35' TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 9

PART OF THE NORTHEAST 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' THENCE S. 00° 44' 22" E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 901.80' TO THE POINT OF BEGINNING, THENCE N. 89° 15' 38" E., 123.75' THENCE S. 00° 44' 22" E., 167.00' THENCE N. 89° 15' 38" E., 247.50' THENCE S. 00° 44' 22" E., 191.00' THENCE S. 89° 15' 38" W., 247.50' THENCE S. 00° 44' 22" E., 165.17' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 128.62' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 198.00' TO THE POINT OF BEGINNING, CONTAINING 1.52 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PART OF THE NORTHEAST 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., 495.41' THENCE S. 00° 50' 52" E., 294.00' THENCE N. 88° 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 165.00' TO THE POINT OF BEGINNING, THENCE CONTINUING S. 00° 50' 52" E., 165.00' THENCE N. 89° 15' 38" W., 255.28' THENCE N. 00° 44' 22" W., 165.00' THENCE N. 89° 15' 38" E., 254.97' TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 11

PART OF THE NORTHEAST 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' THENCE S. 00° 44' 22" E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 1089.80' TO THE POINT OF BEGINNING, THENCE N. 89° 15' 38" E., 123.75' THENCE N. 00° 44' 22" W., 14.18' THENCE N. 89° 15' 38" E., 247.50' THENCE S. 00° 44' 22" E., 34.00' THENCE S. 89° 15' 38" W., TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 66.00' WIDE, 128.62' THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N. 00° 44' 22" W., 218.69' TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 12

PART OF THE NORTHEAST 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., 495.41' THENCE S. 00° 50' 52" E., 294.00' THENCE N. 88° 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 191.10' THENCE S. 87° 22' 50" W., 265.18' THENCE N. 00° 44' 22" W., 165.49' THENCE N. 88° 15' 38" E., 255.28' TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PHASE 10

PART OF THE NORTHEAST 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., 495.41' THENCE S. 00° 50' 52" E., 294.00' THENCE N. 88° 12' 38" E., 165.00' THENCE S. 00° 50' 52" E., 165.00' TO THE POINT OF BEGINNING, THENCE CONTINUING S. 00° 50' 52" E., 165.00' THENCE N. 89° 15' 38" W., 255.28' THENCE N. 00° 44' 22" W., 165.00' THENCE N. 89° 15' 38" E., 254.97' TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

PINE ARBOR CONDOMINIUM

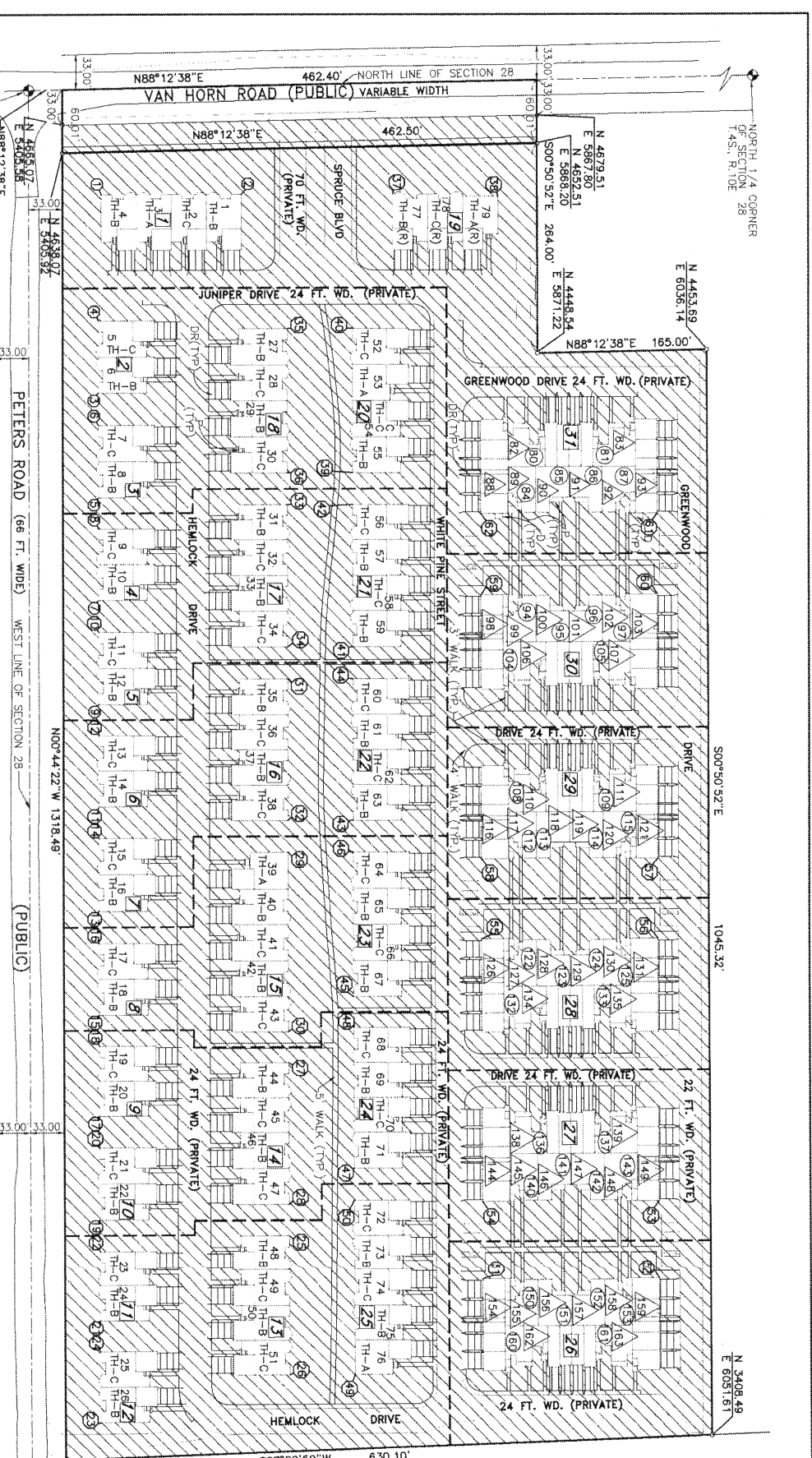
PHASE LEGAL DESCRIPTIONS

SCALE	DRAWN	DATE	PROJECT
	U.S.G.S.	4-15-09	200303048
DRAWN BY: T.S. & F.T.I.			SHEET 1A OF 12

PROPOSED DATED: APRIL 10, 2009

WABNER, CANTRELL & POWERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
10000 Woodward Ave., Suite 100  
Detroit, Michigan 48203





Coord Number	Northing	Easting
1	4597.87	6446.26
2	4597.87	6446.26
3	4597.87	6446.26
4	4597.87	6446.26
5	4597.87	6446.26
6	4597.87	6446.26
7	4597.87	6446.26
8	4597.87	6446.26
9	4597.87	6446.26
10	4597.87	6446.26
11	4597.87	6446.26
12	4597.87	6446.26
13	4597.87	6446.26
14	4597.87	6446.26
15	4597.87	6446.26
16	4597.87	6446.26
17	4597.87	6446.26
18	4597.87	6446.26
19	4597.87	6446.26
20	4597.87	6446.26
21	4597.87	6446.26
22	4597.87	6446.26
23	4597.87	6446.26
24	4597.87	6446.26
25	4597.87	6446.26
26	4597.87	6446.26
27	4597.87	6446.26
28	4597.87	6446.26
29	4597.87	6446.26
30	4597.87	6446.26
31	4597.87	6446.26
32	4597.87	6446.26
33	4597.87	6446.26
34	4597.87	6446.26
35	4597.87	6446.26
36	4597.87	6446.26
37	4597.87	6446.26
38	4597.87	6446.26
39	4597.87	6446.26
40	4597.87	6446.26
41	4597.87	6446.26
42	4597.87	6446.26
43	4597.87	6446.26
44	4597.87	6446.26
45	4597.87	6446.26
46	4597.87	6446.26
47	4597.87	6446.26
48	4597.87	6446.26
49	4597.87	6446.26
50	4597.87	6446.26
51	4597.87	6446.26
52	4597.87	6446.26
53	4597.87	6446.26
54	4597.87	6446.26
55	4597.87	6446.26
56	4597.87	6446.26
57	4597.87	6446.26
58	4597.87	6446.26
59	4597.87	6446.26
60	4597.87	6446.26
61	4597.87	6446.26
62	4597.87	6446.26
63	4597.87	6446.26
64	4597.87	6446.26
65	4597.87	6446.26
66	4597.87	6446.26
67	4597.87	6446.26
68	4597.87	6446.26
69	4597.87	6446.26
70	4597.87	6446.26
71	4597.87	6446.26
72	4597.87	6446.26
73	4597.87	6446.26
74	4597.87	6446.26
75	4597.87	6446.26
76	4597.87	6446.26
77	4597.87	6446.26
78	4597.87	6446.26
79	4597.87	6446.26
80	4597.87	6446.26
81	4597.87	6446.26
82	4597.87	6446.26
83	4597.87	6446.26
84	4597.87	6446.26
85	4597.87	6446.26
86	4597.87	6446.26
87	4597.87	6446.26
88	4597.87	6446.26
89	4597.87	6446.26
90	4597.87	6446.26
91	4597.87	6446.26
92	4597.87	6446.26
93	4597.87	6446.26
94	4597.87	6446.26
95	4597.87	6446.26
96	4597.87	6446.26
97	4597.87	6446.26
98	4597.87	6446.26
99	4597.87	6446.26
100	4597.87	6446.26

Coord Number	Northing	Easting
1	4597.87	6446.26
2	4597.87	6446.26
3	4597.87	6446.26
4	4597.87	6446.26
5	4597.87	6446.26
6	4597.87	6446.26
7	4597.87	6446.26
8	4597.87	6446.26
9	4597.87	6446.26
10	4597.87	6446.26
11	4597.87	6446.26
12	4597.87	6446.26
13	4597.87	6446.26
14	4597.87	6446.26
15	4597.87	6446.26
16	4597.87	6446.26
17	4597.87	6446.26
18	4597.87	6446.26
19	4597.87	6446.26
20	4597.87	6446.26
21	4597.87	6446.26
22	4597.87	6446.26
23	4597.87	6446.26
24	4597.87	6446.26
25	4597.87	6446.26
26	4597.87	6446.26
27	4597.87	6446.26
28	4597.87	6446.26
29	4597.87	6446.26
30	4597.87	6446.26
31	4597.87	6446.26
32	4597.87	6446.26
33	4597.87	6446.26
34	4597.87	6446.26
35	4597.87	6446.26
36	4597.87	6446.26
37	4597.87	6446.26
38	4597.87	6446.26
39	4597.87	6446.26
40	4597.87	6446.26
41	4597.87	6446.26
42	4597.87	6446.26
43	4597.87	6446.26
44	4597.87	6446.26
45	4597.87	6446.26
46	4597.87	6446.26
47	4597.87	6446.26
48	4597.87	6446.26
49	4597.87	6446.26
50	4597.87	6446.26
51	4597.87	6446.26
52	4597.87	6446.26
53	4597.87	6446.26
54	4597.87	6446.26
55	4597.87	6446.26
56	4597.87	6446.26
57	4597.87	6446.26
58	4597.87	6446.26
59	4597.87	6446.26
60	4597.87	6446.26
61	4597.87	6446.26
62	4597.87	6446.26
63	4597.87	6446.26
64	4597.87	6446.26
65	4597.87	6446.26
66	4597.87	6446.26
67	4597.87	6446.26
68	4597.87	6446.26
69	4597.87	6446.26
70	4597.87	6446.26
71	4597.87	6446.26
72	4597.87	6446.26
73	4597.87	6446.26
74	4597.87	6446.26
75	4597.87	6446.26
76	4597.87	6446.26
77	4597.87	6446.26
78	4597.87	6446.26
79	4597.87	6446.26
80	4597.87	6446.26
81	4597.87	6446.26
82	4597.87	6446.26
83	4597.87	6446.26
84	4597.87	6446.26
85	4597.87	6446.26
86	4597.87	6446.26
87	4597.87	6446.26
88	4597.87	6446.26
89	4597.87	6446.26
90	4597.87	6446.26
91	4597.87	6446.26
92	4597.87	6446.26
93	4597.87	6446.26
94	4597.87	6446.26
95	4597.87	6446.26
96	4597.87	6446.26
97	4597.87	6446.26
98	4597.87	6446.26
99	4597.87	6446.26
100	4597.87	6446.26

Coord Number	Northing	Easting
1	4597.87	6446.26
2	4597.87	6446.26
3	4597.87	6446.26
4	4597.87	6446.26
5	4597.87	6446.26
6	4597.87	6446.26
7	4597.87	6446.26
8	4597.87	6446.26
9	4597.87	6446.26
10	4597.87	6446.26
11	4597.87	6446.26
12	4597.87	6446.26
13	4597.87	6446.26
14	4597.87	6446.26
15	4597.87	6446.26
16	4597.87	6446.26
17	4597.87	6446.26
18	4597.87	6446.26
19	4597.87	6446.26
20	4597.87	6446.26
21	4597.87	6446.26
22	4597.87	6446.26
23	4597.87	6446.26
24	4597.87	6446.26
25	4597.87	6446.26
26	4597.87	6446.26
27	4597.87	6446.26
28	4597.87	6446.26
29	4597.87	6446.26
30	4597.87	6446.26
31	4597.87	6446.26
32	4597.87	6446.26
33	4597.87	6446.26
34	4597.87	6446.26
35	4597.87	6446.26
36	4597.87	6446.26
37	4597.87	6446.26
38	4597.87	6446.26
39	4597.87	6446.26
40	4597.87	6446.26
41	4597.87	6446.26
42	4597.87	6446.26
43	4597.87	6446.26
44	4597.87	6446.26
45	4597.87	6446.26
46	4597.87	6446.26
47	4597.87	6446.26
48	4597.87	6446.26
49	4597.87	6446.26
50	4597.87	6446.26
51	4597.87	6446.26
52	4597.87	6446.26
53	4597.87	6446.26
54	4597.87	6446.26
55	4597.87	6446.26
56	4597.87	6446.26
57	4597.87	6446.26
58	4597.87	6446.26
59	4597.87	6446.26
60	4597.87	6446.26
61	4597.87	6446.26
62	4597.87	6446.26
63	4597.87	6446.26
64	4597.87	6446.26
65	4597.87	6446.26
66	4597.87	6446.26
67	4597.87	6446.26
68	4597.87	6446.26
69	4597.87	6446.26
70	4597.87	6446.26
71	4597.87	6446.26
72	4597.87	6446.26
73	4597.87	6446.26
74	4597.87	6446.26
75	4597.87	6446.26
76	4597.87	6446.26
77	4597.87	6446.26
78	4597.87	6446.26
79	4597.87	6446.26
80	4597.87	6446.26
81	4597.87	6446.26
82	4597.87	6446.26
83	4597.87	6446.26
84	4597.87	6446.26
85	4597.87	6446.26
86	4597.87	6446.26
87	4597.87	6446.26
88	4597.87	6446.26
89	4597.87	6446.26
90	4597.87	6446.26
91	4597.87	6446.26
92	4597.87	6446.26
93	4597.87	6446.26
94	4597.87	6446.26
95	4597.87	6446.26
96	4597.87	6446.26
97	4597.87	6446.26
98	4597.87	6446.26
99	4597.87	6446.26
100	4597.87	6446.26

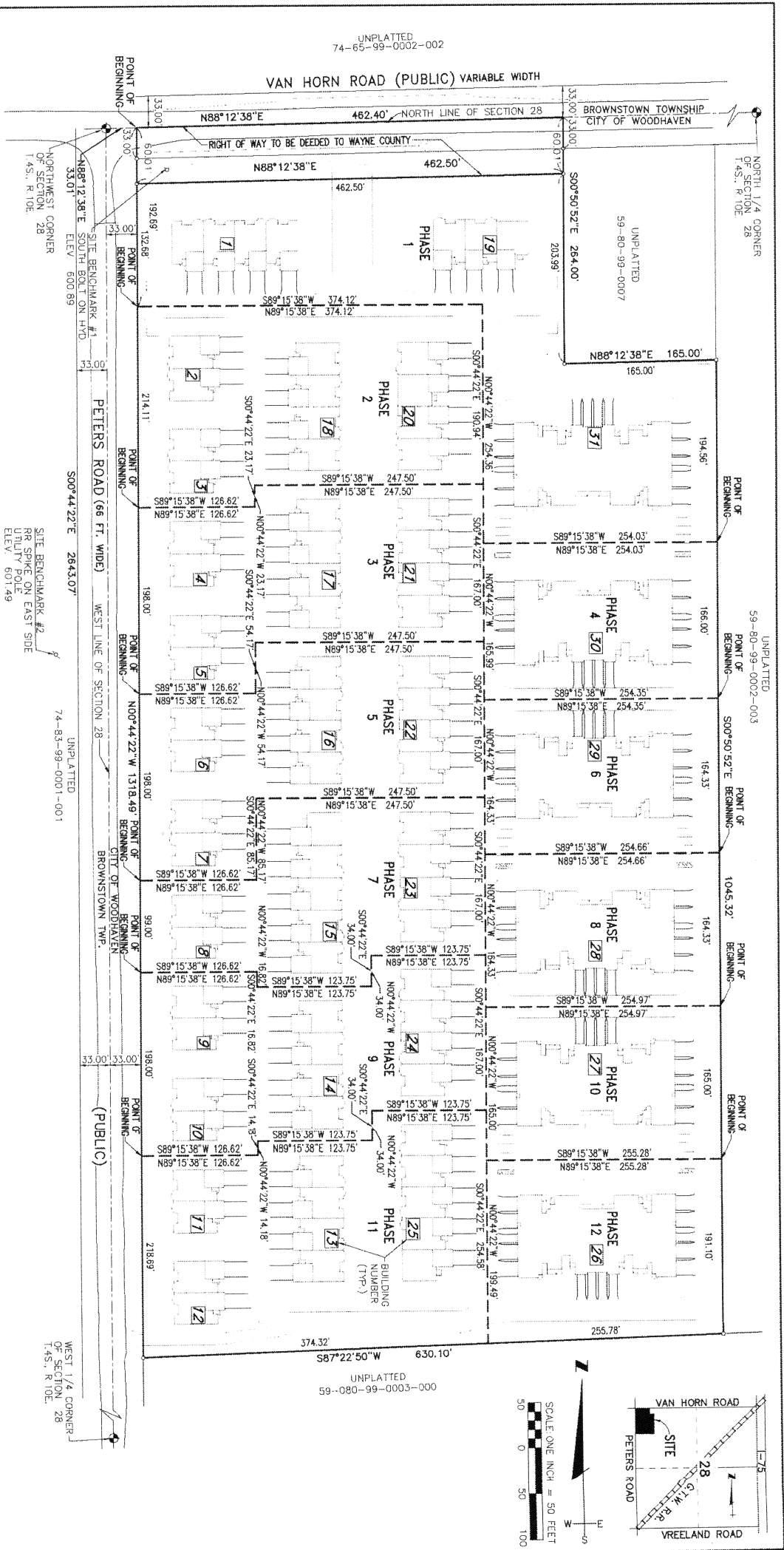


NOTES:  
 1. BUILDINGS NO. 1 AND NO. 19 AND NO. 31, INCLUSIVE, AND ALL UTILITIES AND IMPROVEMENTS NECESSARY TO SERVICE SAID BUILDINGS MUST BE BUILT. ALL OTHER BUILDINGS, UTILITIES AND IMPROVEMENTS NEED NOT BE BUILT.  
 2. DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT.  
 3. SEE SHEET 3A OF 12 FOR PHASE BOUNDARY DETAILS.

**PINE ARBOR CONDOMINIUM**

PROPOSED DATED: APRIL 10, 2009

**WARREN GARRETT & PADON, INC.**  
 CIVIL ENGINEERS  
 1801 NORTH KENNEDY AVENUE, SUITE 100  
 FORT WORTH, TEXAS 76106  
 PHONE: (817)



**NOTES**

- 1 THE BEARINGS HEREON ARE EXPRESSED IN RELATION TO THE BEARING OF THE NORTH LINE OF SECTION 28, AS ESTABLISHED IN FAIRMAY VILLAGES SUBDIVISION RECORDED IN LIBER 97 OF PLATS, PAGES 90 & 91, WAYNE COUNTY RECORDS.
- 2 THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP AMENDMENT THE DETERMINATION DOCUMENT (REMOVAL) DATED OCTOBER 19, 2001.
- 3 SEE SHEET 1A FOR PHASE LEGAL DESCRIPTIONS.

**LEGEND**

--- PHASE LINE

PINE ARBOR CONDOMINIUM  
 PHASE BOUNDARY DETAIL PLAN

PROPOSED DATED: APRIL 10, 2009

WARREN, CANTRELL & PADWOSKI, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1000 W. WASHINGTON ST., SUITE 100  
 ANN ARBOR, MI 48106  
 PHONE: 734-769-1100  
 FAX: 734-769-1101

SCALE: 1" = 50'

DATE: U.S.C. & G.S.

PROJECT: 20030306

SHEET: 3A OF 12

