

19 AUG-21 AM 10:36

Bernard J. Youngblood
Wayne County Register of Deeds
2019246839 L: 55228 P: 1139
08/21/2019 10:40 AM MDA Total Pages: 14

EXAMINED AND APPROVED
DATE AUG 21 2019
BY EMA W/L
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

THIRD 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. 3.

The Master Deed for this Project was recorded on March 18, 2005, at Liber 42258, pages 71 et. seq.. The First Amendment was recorded on April 22, 2009, at Liber 47874, page 594-599, and the Second Amendment was recorded on July 21, 2009, at Liber 48031, pages 1116-1121. The Developer is Pine Arbor Condominium, L.L.C., a Michigan limited liability company whose registered address and development office is 19901 Dix Toledo Highway, Brownstown Michigan 48183, telephone (734) 479-4450, hereinafter referred to as the "Developer." This Third Amendment is executed 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. This Amendment incorporates Replat No. 3 and adopts certain revised Ex. B drawings as detailed below. Those drawings revise the unit plan, revise the foundation plan and cross section of units not yet built in Phases 6 through 12, identify the land reserved for proposed future development, and amend the Boundary Detail Plan.

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 potentially twelve separate phases, as shown in Exhibit B, each phase containing between 11 and 21 units. However, only certain phases of the Project (as stated below) must be built. None of the remaining phases will be built unless and until an Amendment to this Master Deed authorizing the construction of that additional phase is recorded. Such an Amendment may be recorded without the consent of any co-owner, mortgagee or other party.

The Developer and its successors reserve the right to withdraw from the Project any land not yet designated "must be built," without the consent of any co-owner, mortgagee or other party. 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.

WAYNE COUNTY TREASURER
KBB W/L 8/21/19

The one hundred sixty-three (163) potential 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.

The units as shown in Phases 1, 2, 3, 4 and 5 of the Exhibit B drawings (which include Units 1 through 16, 27 through 38, 52 through 63, and 77 through 107) must be built. The units as shown in Phases 6 through 12 of the Exhibit B drawings are proposed for future development and will not be built unless and until an amendment to this Master Deed is recorded to authorize construction in that phase.

The following land is withdrawn from the Project, having been deeded to Wayne County by a quit claim deed recorded at Liber 52493, Pages 105 and 108:

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, NORTH 88 DEGREES 12 MINUTES 38 SECONDS EAST, 33.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 28, NORTH 88 DEGREES 12 MINUTES 38 SECONDS EAST, 462.40 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 52 SECONDS EAST 60.01 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 38 SECONDS WEST, 462.50 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 22 SECONDS WEST, 60.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.64 ACRES OF LAND.

The legal description of the land within the Project, as amended by this Replat No. 3, is:

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, NORTH 88 DEGREES 12 MINUTES 38 SECONDS EAST, 33.01 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 22 SECONDS EAST 60.01 FEET TO THE POINT OF BEGINNING, THENCE ALONG A LINE 60.00 FEET SOUTH OF AND

PARALLEL TO THE NORTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE CENTERLINE OF VAN HORN ROAD (VARIABLE WIDTH) NORTH 88 DEGREES 12 MINUTES 38 SECONDS EAST, 462.50 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 52 SECONDS EAST, 203.99 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 38 SECONDS EAST, 165.00 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 52 SECONDS EAST, 1045.32 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 50 SECONDS WEST, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00 FEET WIDE, 630.10 FEET; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, NORTH 00 DEGREES 44 MINUTES 22 SECONDS WEST, 1258.48 FEET TO THE POINT OF BEGINNING, CONTAINING 17.32 ACRES OF LAND AND BEING SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Second Change: The following pages of Exhibit B are revised by inserting new pages or substituting the attached pages for the pages originally recorded:

Sheet 1	Cover Sheet
Sheet 1A	Phase Legal Descriptions
Sheet 2	Survey Plan
Sheet 3	Site Plan
Sheet 3A	Phase Boundary Detail Plan
Sheet 4	Utility Plan
Sheet 5	Easement Plan
Sheet 9	Cross Section D-D, Buildings No. 26-31
Sheet 13	Unit Plans & Cross Section, Ranch Unit Style
Sheet 14	Flood Plain Plan

Except as set forth above, the original Master Deed, as amended on April 22, 2009 and July 21, 2009 remains in full force and effect. Executed this ^{20th} day of August 2019.

J.P.

DEVELOPER:

PINE ARBOR CONDOMINIUM, LLC
A Michigan limited liability company

BY:

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

Notary on following page

REPLAT NO. 3
 WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 834
 EXHIBIT B TO AMENDED 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
 27300 HAGERSTY ROAD, SUITE F2
 FARMINGTON HILLS, MICHIGAN 48331

DEVELOPER :
 PINE ARBOR CONDOMINIUM, LLC
 19301 DIV-TOLEDO HIGHWAY
 BROWNSTOWN, MICHIGAN 48183

LEGAL DESCRIPTION:
 LAND BEING WITHDRAWN BY REPLAT NO. 3

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
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 00 DEGREES 50 MINUTES 52 SECONDS WEST, 462.50 FEET; THENCE SOUTH 88 DEGREES
 12 MINUTES 38 SECONDS WEST, 60.01 FEET TO THE POINT OF BEGINNING CONTAINING
 0.64 ACRES OF LAND.

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:

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 BEGINNING, CONTAINING 17.32 ACRES OF LAND AND BEING SUBJECT TO ANY
 EASEMENTS OR RESTRICTIONS OF RECORD.

EXAMINED AND APPROVED
 DATE AUG 21 2019
 BY EMA W/L
 AMY L MILLER-VANDAWAKER
 PLAT ENGINEER

NOTE:

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED
 PROJECT DESCRIPTIONS PREPARED BY THE APPROPRIATE LICENSED DESIGN
 PROFESSIONAL SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE
 CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE
 CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION, THE
 ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE
 DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

NOTE:

THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4 AND 5 MUST
 BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS:
 PHASE 1 CONSISTS OF UNITS 1-4, 77-93
 PHASE 2 CONSISTS OF UNITS 5-8, 27-30, 52-55
 PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59
 PHASE 4 CONSISTS OF UNITS 94-107
 PHASE 5 CONSISTS OF UNITS 13-16, 35-38, 60-63
 THE UNITS AS SHOWN IN PHASES 6 THROUGH 12 WILL NOT BE BUILT UNLESS
 AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO
 AUTHORIZE CONSTRUCTION IN THAT PHASE.

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. 28-31
7	FIRST FLOOR PLAN - BLDG. No. 28-31
8	SECOND FLOOR PLAN - BLDG. No. 28-31
9 *	CROSS SECTION D-D BLDG. No. 28-31
10	UNIT PLANS & CROSS SECTION - UNIT STYLE "A"
11	UNIT PLANS & CROSS SECTION - UNIT STYLE "B"
12	UNIT PLANS & CROSS SECTION - RANCH UNIT STYLE
13 *	FLOOD PLAN PLAN
14 *	

NOTE:
 THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES
 AMENDED OR ADDITIONAL SHEETS WHICH ARE REVISED
 DATED AUGUST 1, 2019. THESE SHEETS WITH THIS SUBMISSION
 ARE TO REPLACE SHEETS PREVIOUSLY RECORDED.

Kenneth E. Hindle
 KENNETH E. HINDLE
 PROFESSIONAL LAND SURVEYOR NO. 54053



PINE ARBOR CONDOMINIUM
 REPLAT NO. 3

PROPOSED DATED: AUGUST 1, 2019

COVER SHEET	DATE: 8/21/2019	SHEET 1 OF 14
WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS AND LAND SURVEYORS 27300 HAGERSTY ROAD, SUITE F2 FARMINGTON HILLS, MICHIGAN 48331 (248) 885-1866		
JOB NO. : 20090206	PLAN FILE : 11-54-111	

LEGAL DESCRIPTION:

PHASE 1

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', THENCE S 00° 50' 52" E, 264.00', THENCE N 88° 12' 38" E, 165.00', THENCE S 00° 50' 52" E, 264.00', TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 2

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', THENCE S 00° 50' 52" E, 264.00', THENCE N 88° 12' 38" E, 165.00', THENCE S 00° 50' 52" E, 264.00', TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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NOTE:

THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4 AND 5 MUST BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS: PHASE 1 CONSISTS OF UNITS 5-8, 22-30, 52-55 PHASE 2 CONSISTS OF UNITS 9-12, 31-34, 56-59 PHASE 3 CONSISTS OF UNITS 13-16, 35-38, 60-63 PHASE 4 CONSISTS OF UNITS 17-20, 39-42, 64-67 PHASE 5 CONSISTS OF UNITS 21-24, 43-46, 68-71 THE UNITS AS SHOWN IN PHASES 6 THROUGH 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.

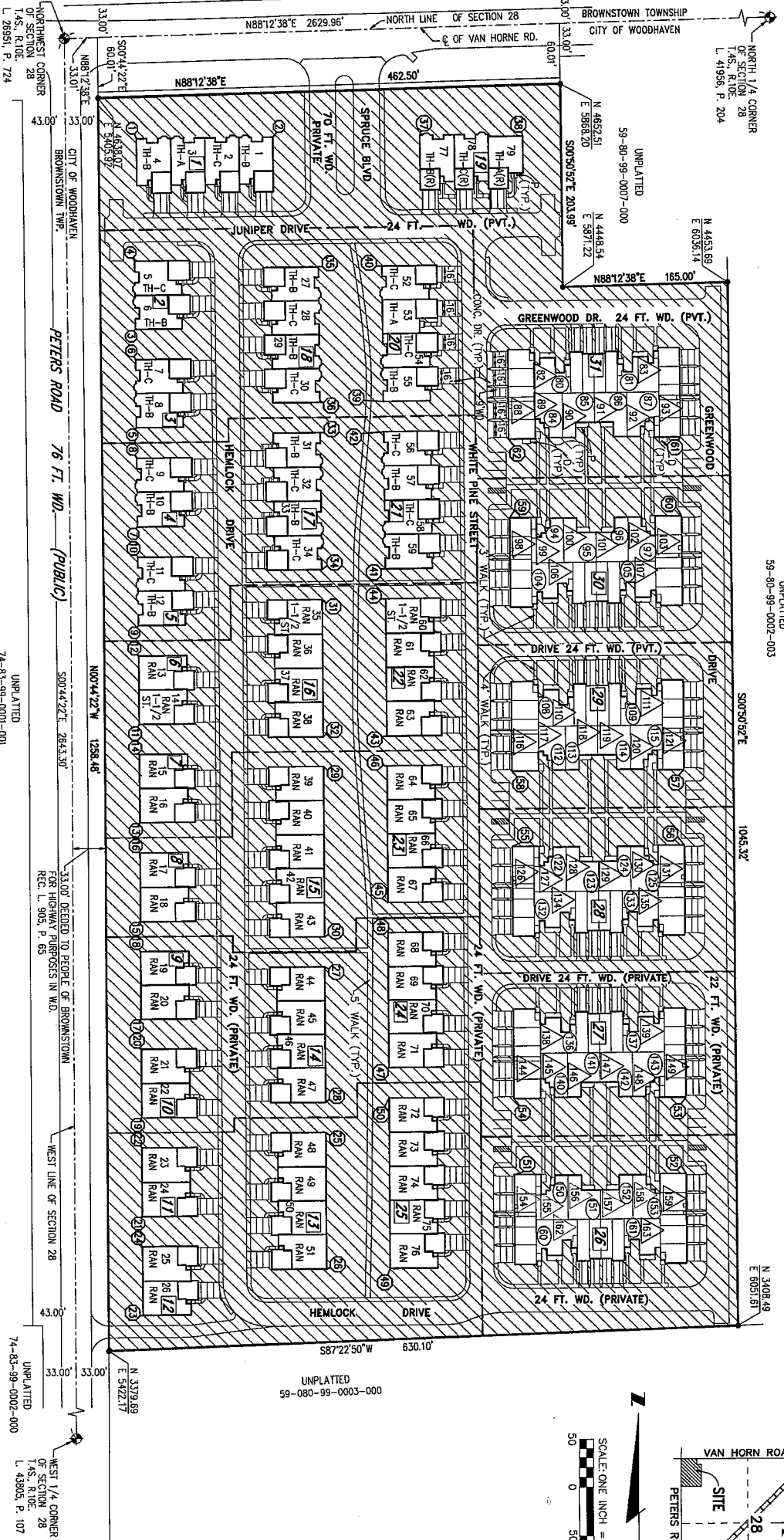
PINE ARBOR CONDOMINIUM REPLAT NO. 3 PROPOSED DATED: AUGUST 1, 2019



PHASE LEGAL DESCRIPTIONS table with columns for DATE, DRAWN, and SHEET 1A of 14. Includes project name and engineer information.

VAN HORN ROAD 93 FT. WD. (PUBLIC)

NORTH 1/4 CORNER OF SECTION 28 T.4S, R.10E L.41956, P.204



UNPLATTED 59-80-99-0002-003

Coord. Number	Northing	Easting
1	45397.87	54144.26
2	45399.64	53920.92
3	44425.90	54144.26
4	44425.90	54144.26
5	4106.91	54444.82
6	43725.57	54444.82
7	4207.92	54444.82
8	4106.91	54444.82
9	4106.91	54444.82
10	4106.91	54444.82
11	4009.93	54444.82
12	4018.60	54444.82
13	3910.94	54444.82
14	3879.64	54444.82
15	3890.61	54570.32
16	3890.61	54570.32
17	3712.96	54570.32
18	3712.96	54570.32
19	3613.97	54570.32
20	3613.97	54570.32
21	3525.04	54570.32
22	3525.04	54570.32
23	3415.98	54570.32

Coord. Number	Northing	Easting
24	3484.65	5485.43
25	3484.65	5485.43
26	3484.65	5485.43
27	3484.65	5485.43
28	3484.65	5485.43
29	3484.65	5485.43
30	3484.65	5485.43
31	3484.65	5485.43
32	3484.65	5485.43
33	3484.65	5485.43
34	3484.65	5485.43
35	3484.65	5485.43
36	3484.65	5485.43
37	3484.65	5485.43
38	3484.65	5485.43
39	3484.65	5485.43
40	3484.65	5485.43
41	3484.65	5485.43
42	3484.65	5485.43
43	3484.65	5485.43
44	3484.65	5485.43
45	3484.65	5485.43
46	3484.65	5485.43

Coord. Number	Northing	Easting
47	3969.36	5709.62
48	3464.96	5709.62
49	3464.96	5709.62
50	3635.92	5709.62
51	3558.46	5709.62
52	3558.46	5709.62
53	3558.46	5709.62
54	3558.46	5709.62
55	3558.46	5709.62
56	3558.46	5709.62
57	3558.46	5709.62
58	3558.46	5709.62
59	3558.46	5709.62
60	3558.46	5709.62
61	3558.46	5709.62
62	3558.46	5709.62

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

UNPLATTED 74-83-99-0001-001
UNPLATTED 59-80-99-0002-000

LEGEND

PHASE LINE

1 BUILDING NUMBER

2 LOWER UNIT NUMBER

3 UPPER UNIT NUMBER

4 BUILDING CORNER COORDINATE POINT

5 TOWNHOUSE UNIT NUMBER

6 TOWNHOUSE UNIT STYLE

7 REVERSED UNIT STYLE

8 RANCH UNIT STYLE

9 RANCH UNIT STYLE

10 DENOTES AN EXISTING CONCRETE MONUMENT

11 DECK (LIMITED COMMON ELEMENT) REFER TO THE SECOND FLOOR PLAN OF THE UNIT STYLE FOR DIMENSIONS.

12 DRIVEWAY (LIMITED COMMON ELEMENT) WIDTH AND LENGTH VARIES AS SHOWN.

13 PORCH (LIMITED COMMON ELEMENT) REFER TO THE FIRST FLOOR PLAN OF THE UNIT STYLE FOR DIMENSIONS.

NOTES:

1. THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4 AND 5 MUST BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS:

PHASE 1 CONSISTS OF UNITS 1-4, 77-93

PHASE 2 CONSISTS OF UNITS 5-8, 77-93, 92-95

PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59

PHASE 4 CONSISTS OF UNITS 13-16, 35-38, 60-63

PHASE 5 CONSISTS OF UNITS 17-20, 39-42, 64-67

THE UNITS AS SHOWN IN PHASES 6 THROUGH 12 WILL NOT BE BUILT UNLESS AN UNIT AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.

2. DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENTS.

3. SEE SHEET 3A FOR PHASE BOUNDARY DETAIL.

PROPOSED DATED: AUGUST 1, 2019

WARNER, GANTRELL & PATMONS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 W. 15th St., Suite 100
Fort Collins, CO 80521
Tel: 970-221-1111

SITE PLAN
REPLAT NO. 3

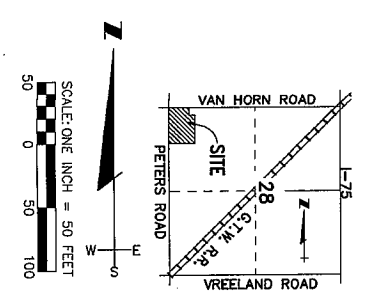
SCALE: 1" = 50'
DATE: MAR 29

WEST 1/4 CORNER OF SECTION 28 T.4S, R.10E L.43805, P.107

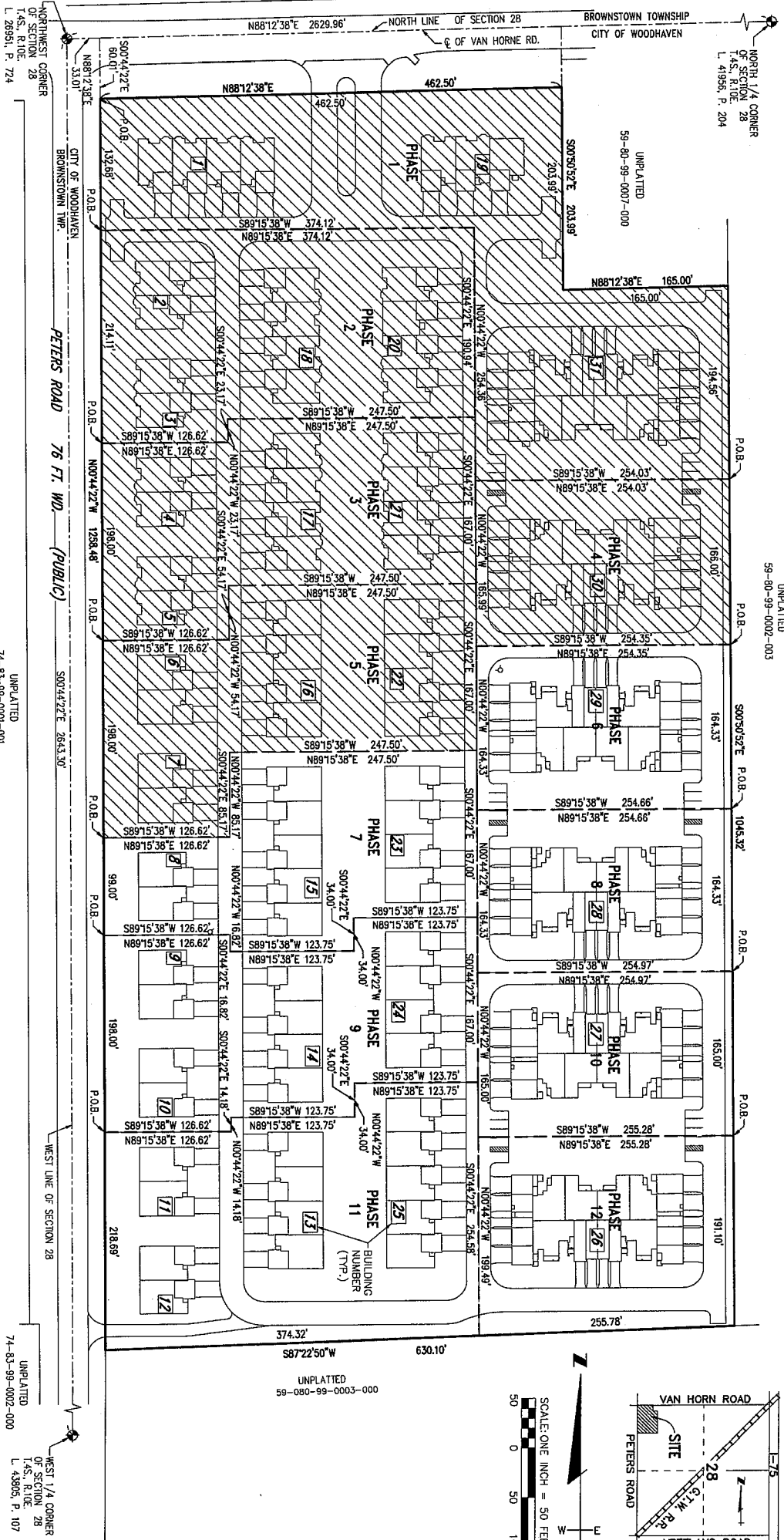
UNPLATTED 59-80-99-0003-000

UNPLATTED 74-83-99-0002-000

UNPLATTED 59-80-99-0002-000



UNPLATTED
74-65-99-0002-002
VAN HORN ROAD 93 FT. WD. (PUBLIC)



NORTH 1/4 CORNER OF SECTION 28
T.45S. R.10E. P. 204
L. 41936, P. 204

NORTHWEST CORNER OF SECTION 28
T.45S. R.10E.
L. 26951, P. 724

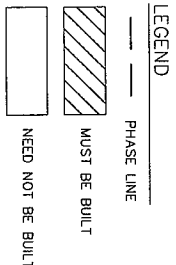
UNPLATTED
74-83-99-0001-001

UNPLATTED
74-83-99-0002-000

WEST 1/4 CORNER OF SECTION 28
T.45S. R.10E.
L. 43805, P. 107

NOTES

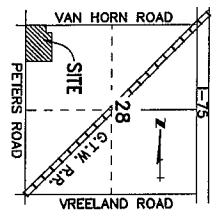
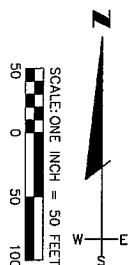
1. THE BEARINGS HEREON ARE EXPRESSED IN RELATION TO THE BEARING OF THE NORTH LINE OF SECTION 28, AS ESTABLISHED IN FAIRWAY VILAS SUBDIVISION, RECORDED IN LIBER 97 OF PLATS, PAGES 90 & 91, WAYNE COUNTY RECORDS.
2. THIS PROPERTY DOES LIE WITHIN A FEDERALLY ESTABLISHED FLOOD PLAN HAZARD AREA AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 2616303907E, PANEL 0507E, DATED FEBRUARY 2, 2012.
3. SEE SHEET 1A FOR PHASE LEGAL DESCRIPTIONS.
4. THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4 AND 5 MUST BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS:
PHASE 1 CONSISTS OF UNITS 1-4, 77-83, 92-95
PHASE 2 CONSISTS OF UNITS 5-8, 72-30, 52-55
PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 36-39
PHASE 4 CONSISTS OF UNITS 34-101, 35-38, 60-63
PHASE 5 CONSISTS OF UNITS 64-76, 36-38, 60-63
THE UNITS AS SHOWN IN PHASES 6 THROUGH 12 WILL NOT BE BUILT UNLESS AUTHORIZED CONSTRUCTION IN THAT PHASE
2. DENYWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT.
3. SEE SHEET 3A FOR PHASE BOUNDARY DETAIL.



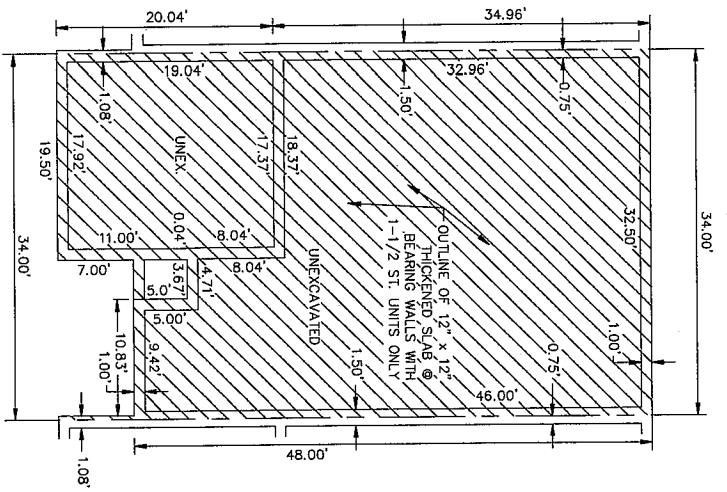
PINE ARBOR CONDOMINIUM
REPLAT NO. 3

PROPOSED DATE: AUGUST 1, 2019

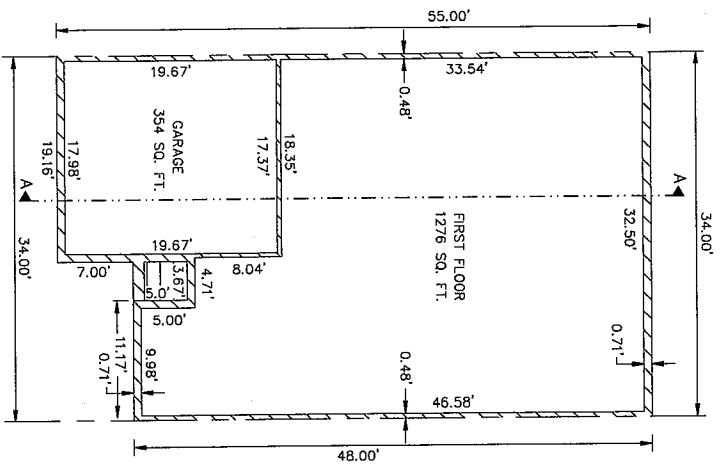
Warner, Cantrell & Padnos, Inc.
WARNER, CANTRELL & PADNOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
20000 Greenway Road - PROSPECT
Farmington Hills, MI 48334
(248) 246-1000



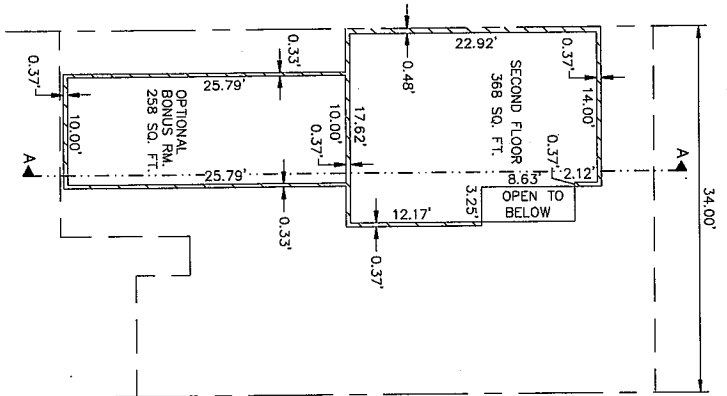
PHASE BOUNDARY DETAIL PLAN	
SCALE: 1" = 50'	DATE: 11.26.18
WARNER, CANTRELL & PADNOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 20000 Greenway Road - PROSPECT Farmington Hills, MI 48334 (248) 246-1000	PROPOSED DATE: AUGUST 1, 2019
SHEET 3A of 14	



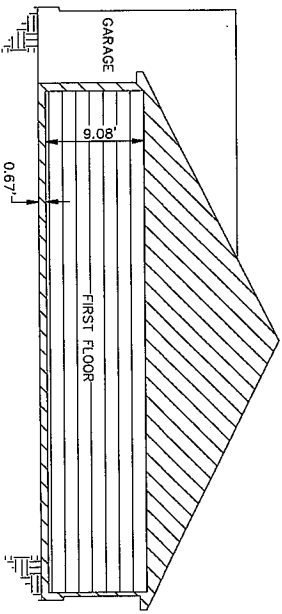
FOUNDATION PLAN - RANCH UNIT



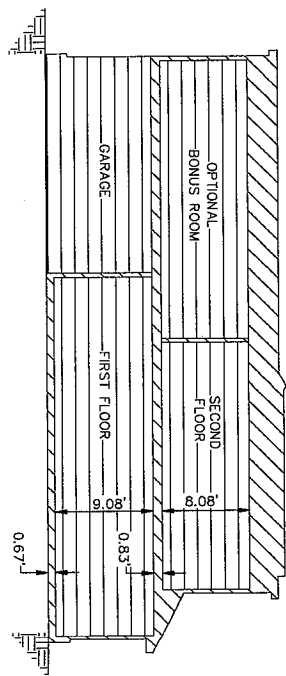
FIRST FLOOR PLAN - RANCH UNIT



SECOND FLOOR PLAN - 1-1/2 STORY RANCH UNIT



CROSS SECTION "A"



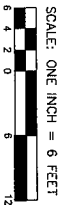
CROSS SECTION "A"
W/ SECOND FLOOR

UNIT TYPE	FIRST FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.	BONUS ROOM (OPT.) SQ. FT.	TOTAL SQ. FT. W/BONUS	GARAGE SQ. FT.
RANCH	1,276	—	1,276	—	—	354
1-1/2 ST. RANCH	1,276	1,182	1,644	258	1,902	354

- LEGEND**
- = UNEXCAVATED
 - = LIMITS OF OWNERSHIP
 - = GENERAL COMMON ELEMENT
 - = 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.



PINE ARBOR CONDOMINIUM
REPLAT NO. 3

PROPOSED DATED: AUGUST 1, 2019

UNIT PLANS & CROSS SECTION
RANCH UNIT STYLE

WARNER, GANTRELL & PARDOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2700 W. 10th Street, Suite 200
Tulsa, Oklahoma 74106
(918) 488-1888

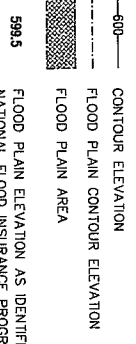
DATE: 08/01/2019
JOB NO.: 20020006
PLAN FILE: 3-SIT-7208

SHEET 13 of 14



NOTES

1. TO CONVERT DATUM FROM NAVD 88 TO NGVD 29, ADD 0.50 FEET.



599.5 FLOOD PLAIN ELEVATION AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBER 28153C0307E, PANEL 0507E, DATED FEBRUARY 2, 2012.

PINE ARBOR CONDOMINIUM
REPLAT NO. 3

FLOOD PLAIN PLAN

PROPOSED DATED: AUGUST 1, 2019



SCALE: 1" = 50'	DRAWN: HMD 29
WARNER, CANTRELL & PAMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 145 N. R.I.O.E. L. 43906, P. 107 WEST LINE OF SECTION 28	
DATE: 8/1/2019	SHEET: 14 OF 14

