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Bernard J. Youngblood
Wayne County Register of Deeds
2021073133 L: 56463 P: 103
02/25/2021 01:52 PM MDA Total Pages: 10



FIFTH 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. 5.

The Master Deed for this Project was recorded on March 18, 2005, at Liber 42258, pages 71 et. seq. The following amendments have been recorded:

- First Amendment, recorded on April 22, 2009, at Liber 47874, page 594-599.
- Second Amendment, recorded on July 21, 2009, at Liber 48031, pages 1116-1121.
- Third Amendment, recorded on August 21, 2019, at Liber 55228 Page 1139-1152.
- Fourth Amendment, recorded on February 6, 2020 at Liber 55564 Pages 1356-1365.

The original Developer was Pine Arbor Condominium, LLC, a Michigan limited liability company whose registered address and development office is 19901 Dix Toledo Highway, Brownstown Michigan 48183, telephone (734) 479-4450.

Effective as of the date of recording this Fifth Amendment, Woodhaven Development LLC will become the successor developer. Henceforth, any reference to the "Developer" means Woodhaven Development LLC, a Michigan limited liability company, whose registered address and development office is 5940 Commerce Dr, Westland, MI 48185, telephone 734-347-5052.

This Fifth 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 changes the identity of the Developer, incorporates Replat No. 5, and adopts certain revised Ex. B drawings as detailed below. Those drawings amend the Phase Boundary Detail Plan and related pages that refer to the units that "must be built" or "need not be built."

Wayne County Treasurer

OT 25 FEB 21

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EXAMINED AND APPROVED
DATE FEB 25 2021

BY EMC NJC
MICHAEL R. COLLIN
PLAT ENGINEER

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.

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, 5, 7, 9 and 11 of the Exhibit B drawings (which include Units 1 through 107) must be built. The units as shown in Phases 6, 8, 10 and 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.

Second Change: Article III, Definitions of the original Master Deed, item 10, is amended to read:

10. *The developer* means Pine Arbor Condominium, LLC, with regard to rights and responsibilities of the developer prior to the date of recording this Fifth Amendment to the Master Deed. Pine Arbor Condominium, LLC, is a Michigan limited liability company whose registered address and development office is 19901 Dix Toledo Highway, Brownstown Michigan 48183, telephone (734) 479-4450. With regard to the rights and responsibilities of the developer on and after the date of the Fifth Amendment, “*developer*” means Woodhaven Development LLC, a Michigan limited liability company, whose registered address and development office is 5940 Commerce Dr, Westland, MI 48185, telephone 734-347-5052, together with its assigns and successors.

Third 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 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

Except as set forth above, the original Master Deed, as amended on April 22, 2009, July 21, 2009 August 21, 2019 and February 6, 2020, remains in full force and effect.

Executed February 24, 2021.

SUCCESSOR DEVELOPER:

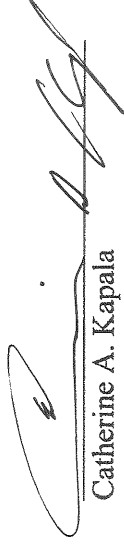
WOODHAVEN DEVELOPMENT LLC
A Michigan limited liability company

BY: 

Aboud Atiyeh
5940 Commerce Dr,
Westland, MI 48185
Its: Member

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

Acknowledged before me in Wayne County, Michigan, on February 24, 2021, by Woodhaven Development LLC, a Michigan limited liability company, by Aboud Atiyeh, its Member, with the full authority of the company.



Catherine A. Kapala
Notary Public, Wayne County
My commission expires 8/31/2027

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



REPLAT NO. 5
 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 HAGGERTY ROAD, SUITE F2
 FARMINGTON HILLS, MICHIGAN 48331

SUCCESSOR DEVELOPER :
WOODHAVEN DEVELOPMENT LLC
 5940 COMMERCE DRIVE
 WESTLAND, MICHIGAN 48185

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, 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.

EXAMINED AND APPROVED
 DATE FEB 25 2021
 BY EMA N/C
 MICHAEL R. COLLIN
 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 D-D 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"
13	UNIT PLANS & CROSS SECTION - RANCH UNIT STYLE
14	FLOOD PLAIN PLAN

NOTE:
 THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES
 AMENDED OR ADDITIONAL SHEETS WHICH ARE REVISED
 DATED DECEMBER 7, 2020. THESE SHEETS WITH THIS SUBMISSION
 ARE TO REPLACE SHEETS PREVIOUSLY RECORDED.

NOTE :

THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4, 5, 7, 9 AND 11 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
 PHASE 7 CONSISTS OF UNITS 17-18, 39-43, 64-67
 PHASE 9 CONSISTS OF UNITS 19-22, 44-47, 68-71
 PHASE 11 CONSISTS OF UNITS 23-26, 48-51, 72-76
 THE UNITS AS SHOWN IN PHASES 6, 8, 10 AND 12 WILL NOT BE BUILT
 UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO
 AUTHORIZE CONSTRUCTION IN THAT PHASE.


 KENNETH E. HINDLE
 PROFESSIONAL LAND SURVEYOR NO. 54053



PINE ARBOR CONDOMINIUM
 REPLAT NO. 5

PROPOSED DATED: DECEMBER 7, 2020

COVER SHEET		WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 27300 HAGGERTY ROAD, SUITE F2 FARMINGTON HILLS, MI 48331 (248) 846-1600	
		PLOT FILE : 20030306cc\20030306condom-repl COVER.PLT	
JOB NO. : 20030306		SHEET 1 OF 14	
SCALE :	DATUM :	PLAN FILE : T1-54-F11	

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°44' 22" E, 60.01' TO THE POINT OF BEGINNING, THENCE ALONG A LINE 60.00' SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 28 N 88° 12' 38" E, 462.50'; THENCE S 00° 50' 52" E, 203.99'; THENCE N 88° 12' 38" E, 165.00'; THENCE S 00° 50' 52" E, 194.56'; THENCE S 89° 15' 38" W, 254.03'; THENCE N 00° 44' 22" W, 254.36'; THENCE S 89° 15' 38" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 374.12'; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N 00° 44' 22" W, 132.68' TO THE POINT OF BEGINNING, CONTAINING 2.70 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° 44' 22" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 192.69' TO THE POINT OF BEGINNING; THENCE N 89° 15' 38" E, 374.12'; THENCE S 00° 44' 22" E, 190.94'; THENCE S 89° 15' 38" W, 247.50'; THENCE S 00° 44' 22" E, 23.17'; THENCE S 89° 15' 38" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 126.62'; 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 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° 44' 22" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 406.80' TO THE POINT OF BEGINNING; THENCE N 89° 15' 38" E, 126.62'; THENCE N 00° 44' 22" W, 23.17'; THENCE N 89° 15' 38" E, 247.50'; THENCE S 00° 44' 22" E, 167.00'; THENCE S 89° 15' 38" W, 247.50'; THENCE S 00° 44' 22" E, 54.17'; THENCE S 89° 15' 38" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 126.62'; 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 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, 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, 166.00'; THENCE S 89° 15' 38" W, 254.35'; THENCE N 00° 44' 22" W, 165.99'; THENCE N 89° 15' 38" E, 254.03' TO THE POINT OF BEGINNING, CONTAINING 0.97 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 5
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° 44' 22" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 604.80' TO THE POINT OF BEGINNING; THENCE N 89° 15' 38" E, 126.62'; THENCE N 00° 44' 22" W, 54.17'; THENCE N 89° 15' 38" E, 247.50'; THENCE S 00° 44' 22" E, 167.00'; THENCE S 89° 15' 38" W, 247.50'; THENCE S 00° 44' 22" E, 85.17'; THENCE S 89° 15' 38" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 126.62'; 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.

PHASE 6
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, 495.41'; THENCE S 00° 50' 52" E, 264.00'; THENCE N 88° 12' 38" E, 165.00'; THENCE S 00° 50' 52" E, 380.88' TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 50' 52" E, 164.33'; THENCE S 89° 15' 38" W, 254.66'; THENCE N 00° 44' 22" W, 164.33'; THENCE N 89° 15' 38" E, 254.35' TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 7
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° 44' 22" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 802.80' TO THE POINT OF BEGINNING; THENCE N 89° 15' 38" E, 126.62'; 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, 123.75'; THENCE N 00° 44' 22" W, 16.82'; THENCE S 89° 15' 38" W, TO THE EASTERLY RIGHT OF WAY LINE OF PETERS ROAD 76.00' WIDE, 126.62'; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PETERS ROAD, N 00° 44' 22" W, 99.00' TO THE POINT OF BEGINNING, CONTAINING 1.33 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 8
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, 495.41'; THENCE S 00° 50' 52" E, 264.00'; THENCE N 88° 12' 38" E, 165.00'; THENCE S 00° 50' 52" E, 524.89' TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 50' 52" E, 164.33'; THENCE S 89° 15' 38" W, 254.97'; THENCE N 00° 44' 22" W, 164.33'; THENCE N 89° 15' 38" E, 254.66' TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PHASE 9
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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PHASE 10
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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PHASE 11
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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NOTE :

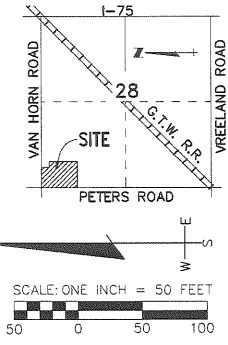
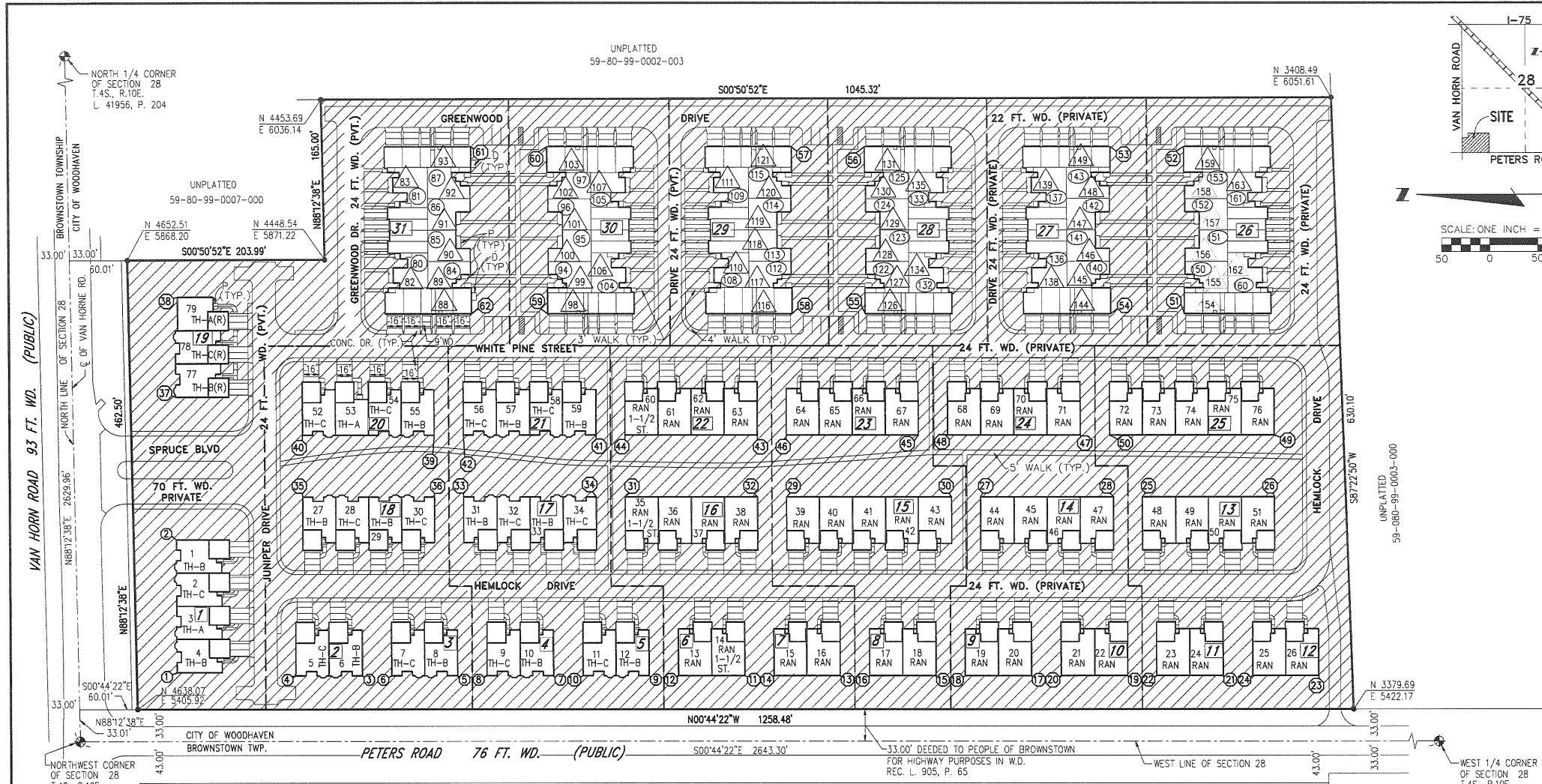
THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4, 5, 7, 9 AND 11 MUST BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS:
PHASE 1 CONSISTS OF UNITS 1-4, 77-93
PHASE 2 CONSISTS OF UNITS 5-8, 27-30, 52-55
PHASE 3 CONSISTS OF UNITS 9-12, 31-34, 56-59
PHASE 4 CONSISTS OF UNITS 94-107
PHASE 5 CONSISTS OF UNITS 13-16, 35-38, 60-63
PHASE 7 CONSISTS OF UNITS 17-18, 39-43, 64-67
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PHASE 11 CONSISTS OF UNITS 23-26, 48-51, 72-76
THE UNITS AS SHOWN IN PHASES 6, 8, 10 AND 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. 5
PROPOSED DATED: DECEMBER 7, 2020

PHASE LEGAL DESCRIPTIONS		WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 27300 Hoagerty Road, Suite 12 Farmington Hills, MI 48331 (248) 848-1666	
SCALE :	DATUM :	PLOT FILE : 20030306Phase base-1A-PH 1 LEGALS.PLT	JOB NO. : 20030306
		PLAN FILE : T1-54-F11	SHEET 1A OF 14

\\s01data\delaware\land\pinesbor\20030306\20030306.ctb, 12/17/2020 2:25:19 PM, User: D:\D\17171717



UNPLATTED 59-80-99-0002-003
 UNPLATTED 59-80-99-0007-000
 UNPLATTED 74-83-99-0001-001
 UNPLATTED 59-080-99-0003-000
 UNPLATTED 74-83-99-0002-000

Coord. Number	Northing	Easting
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8	4276.58	5445.21
9	4108.93	5447.38
10	4172.59	5446.49
11	4009.93	5448.65
12	4078.60	5447.77
13	3910.94	5449.93
14	3979.61	5449.05
15	3911.95	5451.21
16	3880.61	5450.32
17	3712.96	5452.49
18	3781.62	5451.60
19	3613.97	5453.76
20	3682.63	5452.88
21	3514.98	5455.04
22	3583.64	5454.16
23	3415.98	5456.32

Coord. Number	Northing	Easting
24	3484.65	5455.43
25	3600.20	5637.96
26	3463.54	5639.72
27	3767.18	5635.80
28	3630.53	5637.57
29	3968.16	5633.21
30	3797.51	5635.41
31	4135.14	5631.05
32	3998.49	5632.82
33	4302.49	5628.90
34	4165.47	5630.68
35	4469.11	5626.74
36	4332.45	5628.51
37	4601.53	5728.11
38	4800.53	5830.80
39	4333.27	5692.00
40	4469.93	5690.24
41	4166.29	5694.16
42	4302.95	5692.39
43	3999.31	5698.31
44	4135.96	5698.45
45	3832.33	5698.47
46	3968.98	5696.70

Coord. Number	Northing	Easting
47	3665.34	5700.62
48	3802.00	5698.86
49	3464.56	5703.22
50	3635.02	5701.01
51	3558.46	5827.01
52	3560.68	5999.00
53	3637.17	5998.01
54	3634.95	5826.02
55	3888.44	5827.75
56	3890.66	5954.74
57	3965.80	5993.77
58	3963.58	5821.78
59	4217.06	5818.51
60	4219.29	5990.50
61	4297.77	5989.48
62	4295.55	5817.50

- LEGEND**
- PHASE LINE
 - ① BUILDING NUMBER
 - ⑥ LOWER UNIT NUMBER
 - ⑤ UPPER UNIT NUMBER
 - ⊙ BUILDING CORNER COORDINATE POINT
 - 6 TOWNHOUSE UNIT NUMBER
 - TH-C TOWNHOUSE UNIT STYLE
 - (R) REVERSED UNIT STYLE
 - RAN RANCH UNIT STYLE
 - D DECK (LIMITED COMMON ELEMENT) REFER TO THE SECOND FLOOR PLAN OF THE UNIT STYLE FOR DIMENSIONS.
 - DR DRIVEWAY (LIMITED COMMON ELEMENT) WIDTH AND LENGTH VARIES AS SHOWN.
 - P PORCH (LIMITED COMMON ELEMENT) REFER TO THE FIRST FLOOR PLAN OF THE UNIT STYLE FOR DIMENSIONS.

NOTE :
 THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4, 5, 7, 9 AND 11 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 94-102
 PHASE 5 CONSISTS OF UNITS 13-16, 35-38, 60-63
 PHASE 9 CONSISTS OF UNITS 17-18, 39-43, 64-67
 PHASE 11 CONSISTS OF UNITS 19-22, 44-47, 68-71
 PHASE 11 CONSISTS OF UNITS 23-26, 48-51, 72-76
 THE UNITS AS SHOWN IN PHASES 6, 8, 10 AND 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.



Kenneth E. Hinkle

**PINE ARBOR CONDOMINIUM
 REPLAT NO. 5**

SITE PLAN

SCALE: 1" = 50' DATUM: NAVD 29

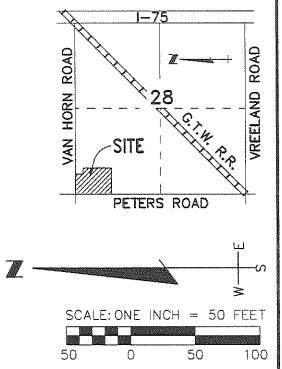
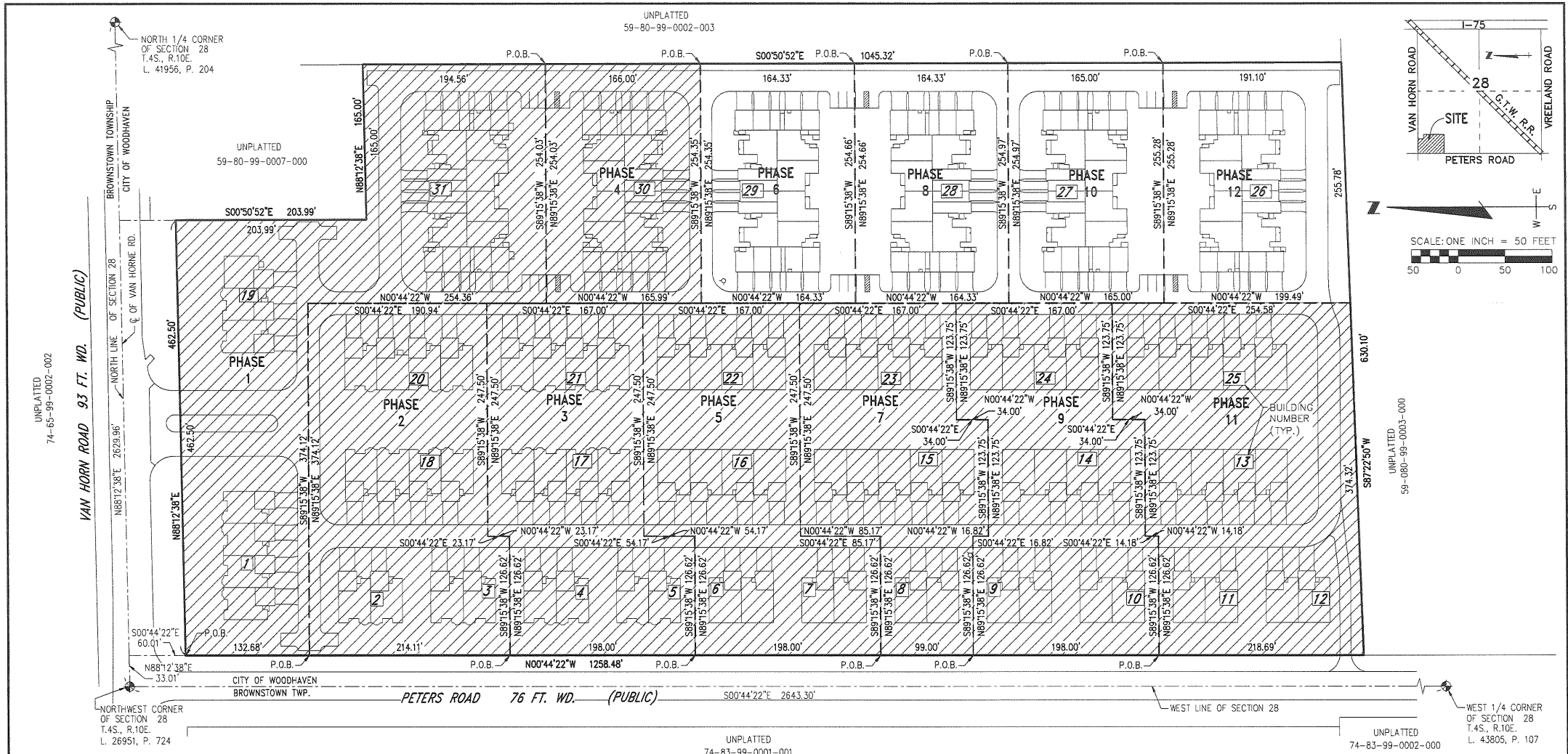
PROPOSED DATED: DECEMBER 7, 2020

WARNER, CANTRELL & PADMOS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 27300 Hogarty Road, Suite 12
 Farmington Hills, MI 48331
 (248) 848-1666

PLOT FILE: 202030306c\202030306c\condo-3-SITE
 JOB NO.: 202030306
 PLAN FILE: TS-S11-F208

SHEET **3** OF 14

\Users\kenneth.hinkle\Public\Land Projects\2020\202030306c\202030306c\202030306c.dwg, 12/17/2020 10:24:48 AM, DWG, To: RFP



UNPLATTED
74-65-99-0002-002

VAN HORN ROAD 93 FT. WD. (PUBLIC)

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

UNPLATTED
59-80-99-0007-000

UNPLATTED
58-80-99-0002-003

NORTHWEST CORNER
OF SECTION 28
T.4S., R.10E.
L. 26951, P. 724

CITY OF WOODHAVEN
BROWNSTOWN TWP.

PETERS ROAD 76 FT. WD. (PUBLIC)

UNPLATTED
74-83-99-0001-001

UNPLATTED
59-080-99-0003-000

WEST 1/4 CORNER
OF SECTION 28
T.4S., 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 VILLAS SUBDIVISION, RECORDED IN LIBER 97 OF PLATS, PAGES 90 & 91, WAYNE COUNTY RECORDS.
2. THIS PROPERTY DOES NOT LIE WITHIN A FEDERALLY ESTABLISHED FLOOD PLAIN HAZARD AREA AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 26163C0507E, 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, 5, 7, 9 AND 11 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
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 PHASE 9 CONSISTS OF UNITS 19-22, 44-47, 68-71
 PHASE 11 CONSISTS OF UNITS 23-26, 48-51, 72-76
 THE UNITS AS SHOWN IN PHASES 6, 8, 10 AND 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.
 2. DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT.
 3. SEE SHEET 3A FOR PHASE BOUNDARY DETAIL.

LEGEND

- PHASE LINE
- MUST BE BUILT
- NEED NOT BE BUILT



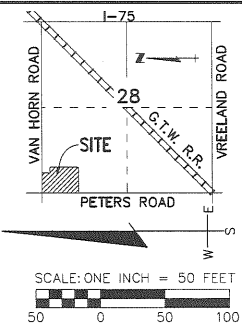
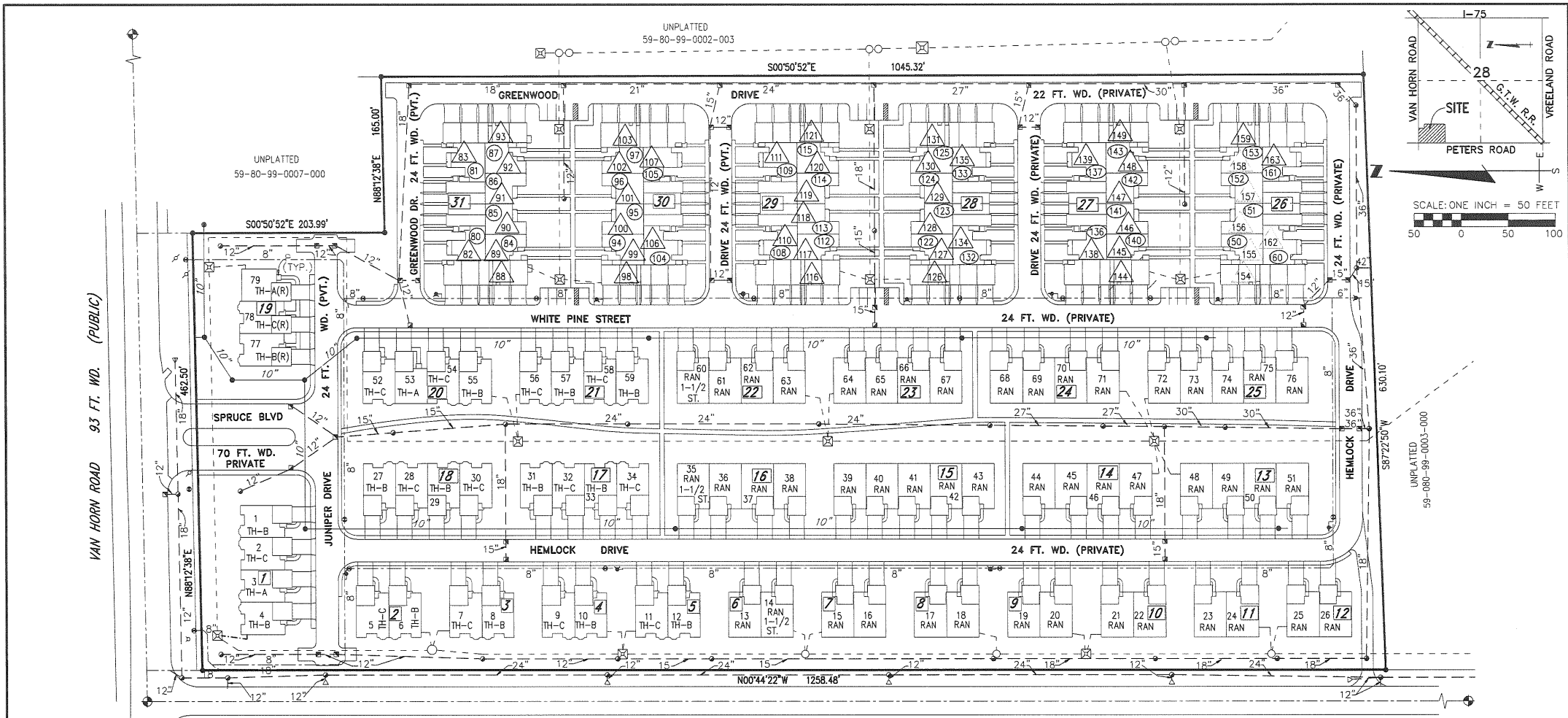
Kenneth R. Padmos

PINE ARBOR CONDOMINIUM
REPLAT NO. 5

PROPOSED DATED: DECEMBER 7, 2020

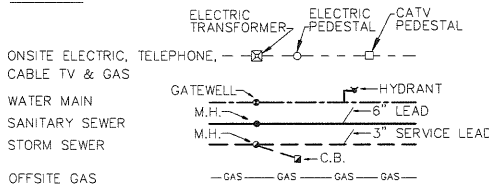
PHASE BOUNDARY DETAIL PLAN		WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 27300 Hogarty Road, Suite F2 Farmington Hills, MI 48331 (248) 848-1666	
		PLOT FILE : 20030306Phase-1-1-PHASE.PLT	JOB NO. : 20030306
SCALE : 1" = 50'	DATUM : U.S.C. & G.S.	PLAN FILE : 15-511-F206	SHEET 3A OF 14

\\s0120214-dm\cadd\proj\2020\20030306\Phase-1-1-PHASE.PLT



THIS PROPERTY DOES LIE WITHIN A FEDERALLY ESTABLISHED FLOOD PLAIN HAZARD AREA AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 26163C0507E, PANEL 0507E, DATED FEBRUARY 2, 2012.

LEGEND



NOTES:

- SANITARY SEWER, WATER MAINS AND STORM SEWERS SHOWN MUST BE BUILT.
- ALL UTILITIES ARE UNDERGROUND.
- METERS WILL BE SHOWN ON "AS BUILT" DRAWINGS.
- SERVICE LEADS WILL BE SHOWN ON "AS BUILT" DRAWINGS.
- TV - COMBINED WITH OTHER UTILITIES.
- THE DETROIT EDISON COMPANY, MICHIGAN CONSOLIDATED GAS COMPANY, SBC COMMUNICATIONS INCORPORATED AND COMCAST CABLE COMPANY UTILITY LOCATIONS SHOWN ARE PROPOSED. FINAL LOCATIONS ARE TO BE SHOWN ON "AS-BUILT" DRAWINGS.
- THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4, 5, 7, 9 AND 11 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
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 PHASE 9 CONSISTS OF UNITS 19-22, 44-47, 68-71
 PHASE 11 CONSISTS OF UNITS 23-26, 48-51, 72-76
 THE UNITS AS SHOWN IN PHASES 6, 8, 10 AND 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.
- DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT.
- SEE SHEET 3A FOR PHASE BOUNDARY DETAIL.
- SEE SHEET 5 FOR PROPOSED EASEMENTS FOR PROPOSED UTILITIES.

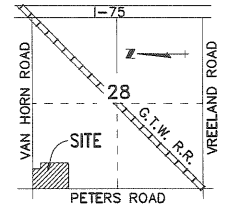
UTILITY	SOURCE OF LOCATION
GAS	MICHIGAN CONSOLIDATED GAS CO.
ELECTRICAL	DETROIT EDISON CO.
TELEPHONE	SBC COMMUNICATIONS INC.
WATER MAIN	PINE ARBOR CONDOMINIUM ENGINEERING PLANS BY WARNER, CANTRELL & PADMOS, INC. DATED JUNE 27, 2003
SANITARY SEWER	PINE ARBOR CONDOMINIUM ENGINEERING PLANS BY WARNER, CANTRELL & PADMOS, INC. DATED JUNE 27, 2003
STORM SEWER	PINE ARBOR CONDOMINIUM ENGINEERING PLANS BY WARNER, CANTRELL & PADMOS, INC. DATED JUNE 27, 2003
T.V. CABLE	COMCAST CABLE COMPANY

PINE ARBOR CONDOMINIUM REPLAT NO. 5

PROPOSED DATED: DECEMBER 7, 2020

UTILITY PLAN	
SCALE: 1" = 50'	DATUM: NAVD 29
WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 27500 Hogarty Road, Suite F2 Farmington Hills, MI 48331 (248) 848-1666	
PLOT FILE: 20030308cd-20030308condom-4-UTILITY.PLT	JOB NO.: 20030306
PLAN FILE: 15-511-F208	SHEET 4 OF 14

\\s012024\delaware\Lead\Projects\2003\20030308cd-20030308condom-4-UTILITY.PLT.dwg, 12/17/2020 2:20:07 PM, DWG TO PDF.plt

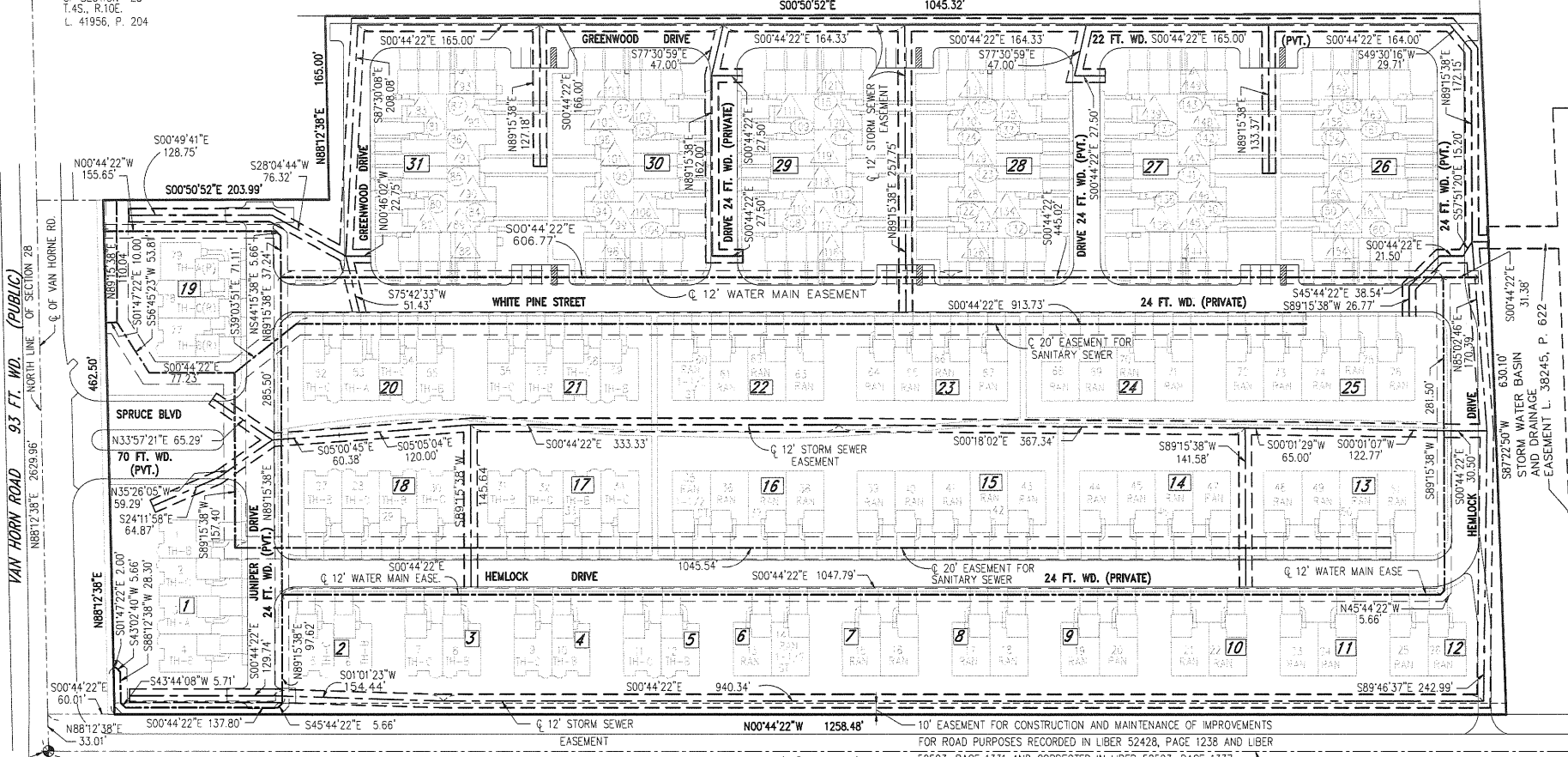


SCALE: ONE INCH = 50 FEET

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

NORTHWEST CORNER OF SECTION 28 T.4S., R.10E. L. 26951, P. 724

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



NOTES REGARDING EASEMENTS

1. THE CENTERLINE OF 10" DIAMETER SANITARY SEWER IS THE CENTERLINE OF A 20' WIDE EASEMENT FOR SAME (NOT YET RECORDED).
2. THE CENTERLINE OF STORM SEWERS (8" DIAMETER AND LARGER) OUTSIDE OF THE PUBLIC ROAD IS THE CENTERLINE OF A 12' WIDE EASEMENT FOR SAME, UNLESS OTHERWISE NOTED (NOT YET RECORDED).
3. THE CENTERLINE OF 8" DIAMETER WATER MAIN IS THE CENTERLINE OF A 12' WIDE EASEMENT FOR SAME AND APPURTENANCES (NOT YET RECORDED).
4. ELECTRICAL, TELEPHONE, GAS AND CABLE TELEVISION EASEMENTS ARE NOT AVAILABLE AND ARE TO BE SHOWN ON "AS BUILT" PLANS.

5. 12' EASEMENT FOR DETROIT EDISON RECORDED IN LIBER 41479, PAGES 280 AND 283. SEE SURVEY PLAN SHEET 2 FOR LOCATION.
6. 10' EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS FOR ROAD PURPOSES RECORDED IN LIBER 52428, PAGE 1238 AND LIBER 52503, PAGE 1331 AND CORRECTED IN LIBER 52503, PAGE 1337.

NOTES:

1. THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4, 5, 7, 9 AND 11 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 PHASE 7 CONSISTS OF UNITS 17-18, 39-43, 64-67 PHASE 9 CONSISTS OF UNITS 19-22, 44-47, 68-71 PHASE 11 CONSISTS OF UNITS 23-26, 48-51, 72-76 THE UNITS AS SHOWN IN PHASES 6, 8, 10 AND 12 WILL NOT BE BUILT UNLESS AND UNTIL AN AMENDMENT TO THIS MASTER DEED IS RECORDED TO AUTHORIZE CONSTRUCTION IN THAT PHASE.
2. DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT.
3. SEE SHEET 3A FOR PHASE BOUNDARY DETAIL.

PINE ARBOR CONDOMINIUM REPLAT NO. 5

EASEMENT PLAN

SCALE: 1" = 50'

DATUM: NAD83 29

PROPOSED DATED: DECEMBER 7, 2020

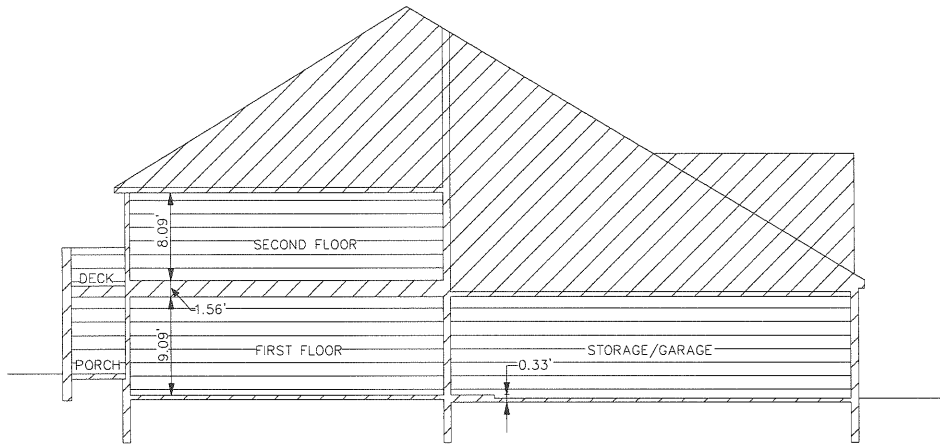
WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 27500 Prosperity Road, Suite F2 Farmington Hills, MI 48331 (248) 848-1666

PLOT FILE:	20030306ca20030306condns-5-EASE.PLT	SHEET 5 of 14
JOB NO.:	20030306	
PLAN FILE:	TS-511-F208	



Signature of the surveyor.

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BUILDING CROSS SECTION D - D
14 UNIT BUILDING
BUILDINGS No. 26-31

SCALE: ONE INCH = 6 FEET

LEGEND
 UNEX. = UNEXCAVATED
 ——— = LIMITS OF OWNERSHIP
 = GENERAL COMMON ELEMENT
 = LIMITED COMMON ELEMENT
 RAN+ = RANCH WITH BONUS ROOM OVER GARAGE

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

BUILDING NUMBER	UNIT NUMBER	UNIT TYPE	GARAGE FLOOR ELEV. DATUM NGVD 29	BASEMENT FLR. ELEV. DATUM NGVD 29	FIRST FLOOR ELEV. DATUM NGVD 29	SECOND FLOOR ELEV. DATUM NGVD 29
26	150	B	601.27	---	601.77	612.42
	151	C				
	152	C(R)				
	153	B(R)				
	154	F				
	155	F				
	156	G				
	157	G(R)				
	158	F(R)				
	159	F(R)				
	160	A				
	161	A(R)				
	162	D				
	163	D(R)				
27	136	A(R)	601.42	---	601.92	612.57
	137	A				
	138	D(R)				
	139	D				
	140	B(R)				
	141	C(R)				
	142	C				
	143	B				
	144	B(R)				
	145	F(R)				
	146	G(R)				
	147	G				
	148	F				
	149	F				
28	122	B	601.37	---	601.87	612.52
	123	B				
	124	C(R)				
	125	D				
	126	B				
	127	F				
	128	C				
	129	G(R)				
	130	F(R)				
	131	F				
	132	A				
	133	A(R)				
	134	D				
	135	D(R)				

BUILDING NUMBER	UNIT NUMBER	UNIT TYPE	GARAGE FLOOR ELEV. DATUM NGVD 29	BASEMENT FLR. ELEV. DATUM NGVD 29	FIRST FLOOR ELEV. DATUM NGVD 29	SECOND FLOOR ELEV. DATUM NGVD 29
29	108	A(R)	601.37	---	601.87	612.52
	109	A				
	110	D(R)				
	111	D				
	112	B(R)				
	113	C(R)				
	114	C				
	115	B				
	116	E(R)				
	117	F(R)				
	118	G(R)				
	119	G				
	120	F				
	121	E				
30	94	B	601.82	---	602.32	612.97
	95	C				
	96	C(R)				
	97	B(R)				
	98	B				
	99	F				
	100	F				
	101	G				
	102	F(R)				
	103	E(R)				
	104	A				
	105	A(R)				
	106	D				
	107	D(R)				
31	80	A(R)	601.82	---	602.32	612.97
	81	A				
	82	D				
	83	D				
	84	B(R)				
	85	C(R)				
	86	C				
	87	C				
	88	F				
	89	F(R)				
	90	G				
	91	G				
	92	F				
	93	E				

BUILDING NUMBER	UNIT NUMBER	UNIT TYPE	GARAGE FLOOR ELEV. DATUM NGVD 29	BASEMENT FLR. ELEV. DATUM NGVD 29	FIRST FLOOR ELEV. DATUM NGVD 29	SECOND FLOOR ELEV. DATUM NGVD 29
1	1	TH-B	601.42	594.42	602.87	612.79
	2	TH-C				
	3	TH-A				
	4	TH-B				
2	5	TH-C	601.22	594.22	602.67	612.59
	6	TH-B				
3	7	TH-C	600.72	593.72	602.17	612.79
	8	TH-B				
4	9	TH-C	600.87	593.87	602.32	612.24
	10	TH-B				
5	11	TH-C	601.42	594.42	602.87	612.79
	12	TH-B				
6	13	RAN	602.22	595.22	602.72	612.64
	14	RAN+				
7	15	RAN	602.22	595.22	602.72	---
	16	RAN				
8	17	RAN	601.72	SLAB	602.22	---
	18	RAN				
9	19	RAN	601.27	SLAB	602.77	---
	20	RAN				
10	21	RAN	600.92	SLAB	601.42	---
	22	RAN				
11	23	RAN	600.82	SLAB	601.32	---
	24	RAN				
12	25	RAN	601.32	SLAB	601.82	---
	26	RAN				
13	48	RAN	600.82	SLAB	601.32	---
	49	RAN				
	50	RAN				
	51	RAN				
14	44	RAN	600.97	SLAB	601.47	---
	45	RAN				
	46	RAN				
	47	RAN				
15	39	RAN	601.57	SLAB	602.07	---
	40	RAN				
	41	RAN				
	42	RAN				
16	35	RAN+	601.77	SLAB	602.27	612.19
	36	RAN				
	37	RAN				
	38	RAN				
17	31	TH-B	601.12	594.12	602.57	612.49
	32	TH-C				
	33	TH-C				
	34	TH-C				
18	27	TH-B	600.77	593.77	602.22	612.14
	28	TH-C				
	29	TH-B				
	30	TH-C				
19	77	TH-B (R)	601.82	594.82	603.27	613.19
	78	TH-C (R)				
	79	TH-A (R)				
	80	TH-C (R)				
20	52	TH-C	601.92	594.92	603.37	613.29
	53	TH-B				
	54	TH-C				
	55	TH-B				
21	56	TH-C	602.52	595.52	603.97	613.89
	57	TH-B				
	58	TH-C				
	59	TH-B				
22	60	RAN+	601.87	SLAB	602.37	612.29
	61	RAN				
	62	RAN				
	63	RAN				
23	64	RAN	601.17	SLAB	601.67	---
	65	RAN				
	66	RAN				
	67	RAN				
24	68	RAN	602.02	SLAB	602.52	---
	69	RAN				
	70	RAN				
	71	RAN				
25	72	RAN	601.47	SLAB	601.97	---
	73	RAN				
	74	RAN				
	75	RAN				
76	RAN					

NOTES:
 1. THE UNITS AS SHOWN IN PHASES 1, 2, 3, 4, 5, 7, 9 AND 11 MUST BE BUILT. THOSE PHASES INCLUDE THE FOLLOWING UNITS:
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 2. DRIVEWAYS, PORCHES, PATIOS AND DECKS ARE LIMITED COMMON ELEMENT.
 3. SEE SHEET 3A FOR PHASE BOUNDARY DETAIL.



PINE ARBOR CONDOMINIUM
 REPLAT NO. 5

PROPOSED DATED: DECEMBER 7, 2020

CROSS SECTION D-D BLDG. No. 26-31		WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 27300 Hooperty Road, Suite F2 Farmington Hills, MI 48331 (248) 848-1666	
		PLOT FILE: 20030306cd\20030306condo-9-K-SEC.PLT JOB NO.: 20030306 PLAN FILE: TS-511-F208	SHEET 9 of 12
SCALE: 1" = 6' DATUM: NGVD 29			