

MACOMB COUNTY CONDOMINIUM  
SUBDIVISION PLAN No.

EXHIBIT "B" TO THE MASTER DEED OF  
**FALCON ESTATES**

PART OF THE SOUTHWEST 1/4 OF SECTION 11,  
T.2N., R.12E.. CITY OF STERLING HEIGHTS,  
MACOMB COUNTY, MICHIGAN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 12 EAST,  
STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11;  
THENCE S87°25'00"W, 898.52 FEET ALONG THE SOUTH LINE OF SECTION 11 AND THE  
SOUTH LINE OF TAKOMA PARK SUBDIVISION, AS RECORDED IN LIBER 46 OF PLATS,  
PAGE 24, MACOMB COUNTY RECORDS TO THE POINT OF BEGINNING;  
THENCE S87°25'00"W, 437.60 FEET ALONG THE SOUTH LINE OF SECTION 11 AND  
PARTIALLY ALONG THE NORTH LINE OF LONDON HEIGHTS SUBDIVISION NO.2, AS  
RECORDED IN LIBER 73 OF PLATS, PAGE 33, MACOMB COUNTY RECORDS;  
THENCE N02°06'30"W, 738.12 FEET;  
THENCE N83°10'26"E, 375.69 FEET TO THE WEST LINE OF CLINTON RIVER ROAD;  
THENCE S06°49'33"E, 331.00 FEET ALONG THE WEST LINE OF CLINTON RIVER ROAD;  
THENCE S83°10'26"W 116.10 FEET;  
THENCE 34.82 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET,  
A CENTRAL ANGLE OF 09°04'08" AND A CHORD BEARING S87°42'30"W, 34.79 FEET;  
THENCE 44.31 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET,  
A CENTRAL ANGLE OF 50°46'34" AND A CHORD BEARING N62°22'10"W, 42.87 FEET;  
THENCE 249.03 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET,  
A CENTRAL ANGLE OF 259°25'36" AND A CHORD BEARING S13°18'20"W, 84.62 FEET;  
THENCE 29.71 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET,  
A CENTRAL ANGLE OF 34°02'25" AND A CHORD BEARING N80°36'44"E, 29.27 FEET;  
THENCE 70.66 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET,  
A CENTRAL ANGLE OF 14°27'31" AND A CHORD BEARING S89°35'49"E 70.47 FEET;  
THENCE N83°10'26"E, 116.10 FEET TO THE WEST LINE OF CLINTON RIVER ROAD;  
THENCE S06°49'33"E, 377.00 FEET ALONG THE WEST LINE OF CLINTON RIVER ROAD TO  
THE POINT OF BEGINNING.  
CONTAINING 6.54 ACRES.

DEVELOPER

██  
██  
CENTER LINE, MICHIGAN 48015

SURVEYOR

MICHIGAN SURVEYING, INC.  
37637 FIVE MILE ROAD, SUITE 364  
LIVONIA, MICHIGAN 48154

ATTENTION COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST  
BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A  
NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT  
MUST BE PROPERLY SHOWN IN THE TITLE ON THIS  
SHEET AND IN THE SURVEYOR'S CERTIFICATION ON  
SHEET NUMBER 2.

DRAWING INDEX

- 1....TITLE SHEET
- 2....SURVEY PLAN
- 3....SITE PLAN
- 4....UTILITY PLAN
- 5....UNIT DIMENSIONS



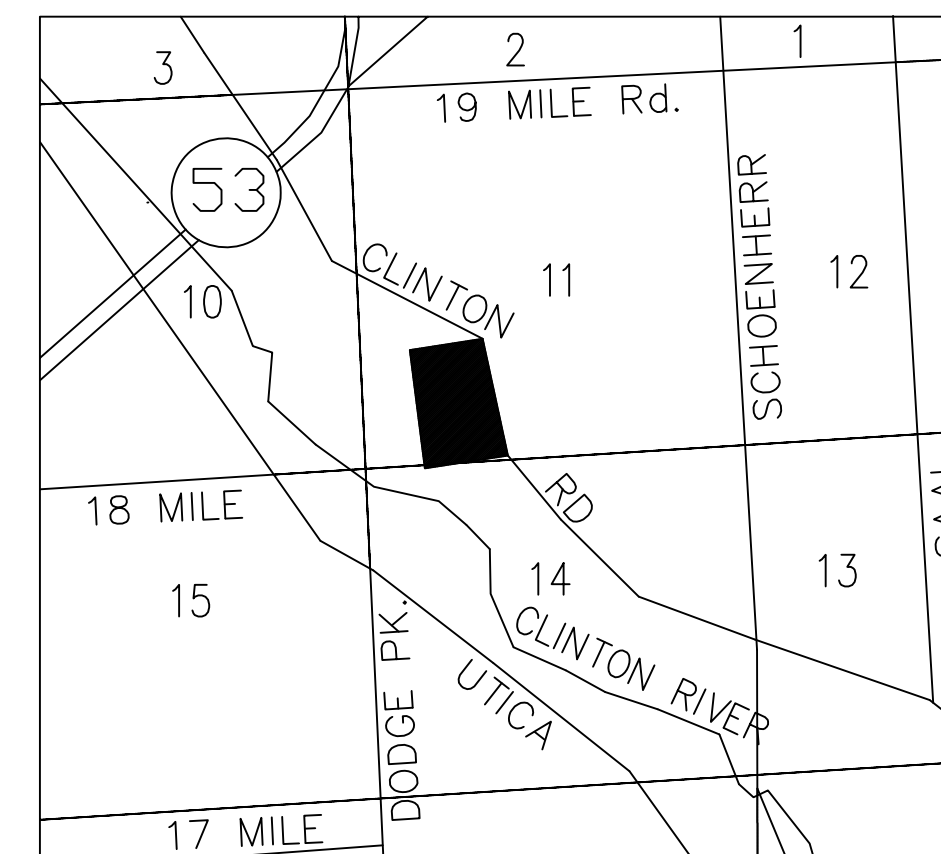
**MICHIGAN SURVEYING, INC.**

37637 Five Mile Rd., Suite 364, Livonia, MI 48154  
tel. (734) 542-9088, fax (734) 943-6831  
info@michigansurveying.com

BENCH MARK (#19 CITY OF STERLING HEIGHTS)  
 ARROW ON HYDRANT ACROSS FROM HOUSE  
 236 CLINTON RIVER ROAD, ELEV. = 613.22 (N.G.V.D.)

TAKOMA PARK SUBDIVISION  
 L.46, P.24

SOUTH 1/4 CORNER  
 SECTION 11  
 T2N, R12E  
 L.6527, P.838



LOCATION MAP  
 NO SCALE

SURVEYOR'S CERTIFICATE

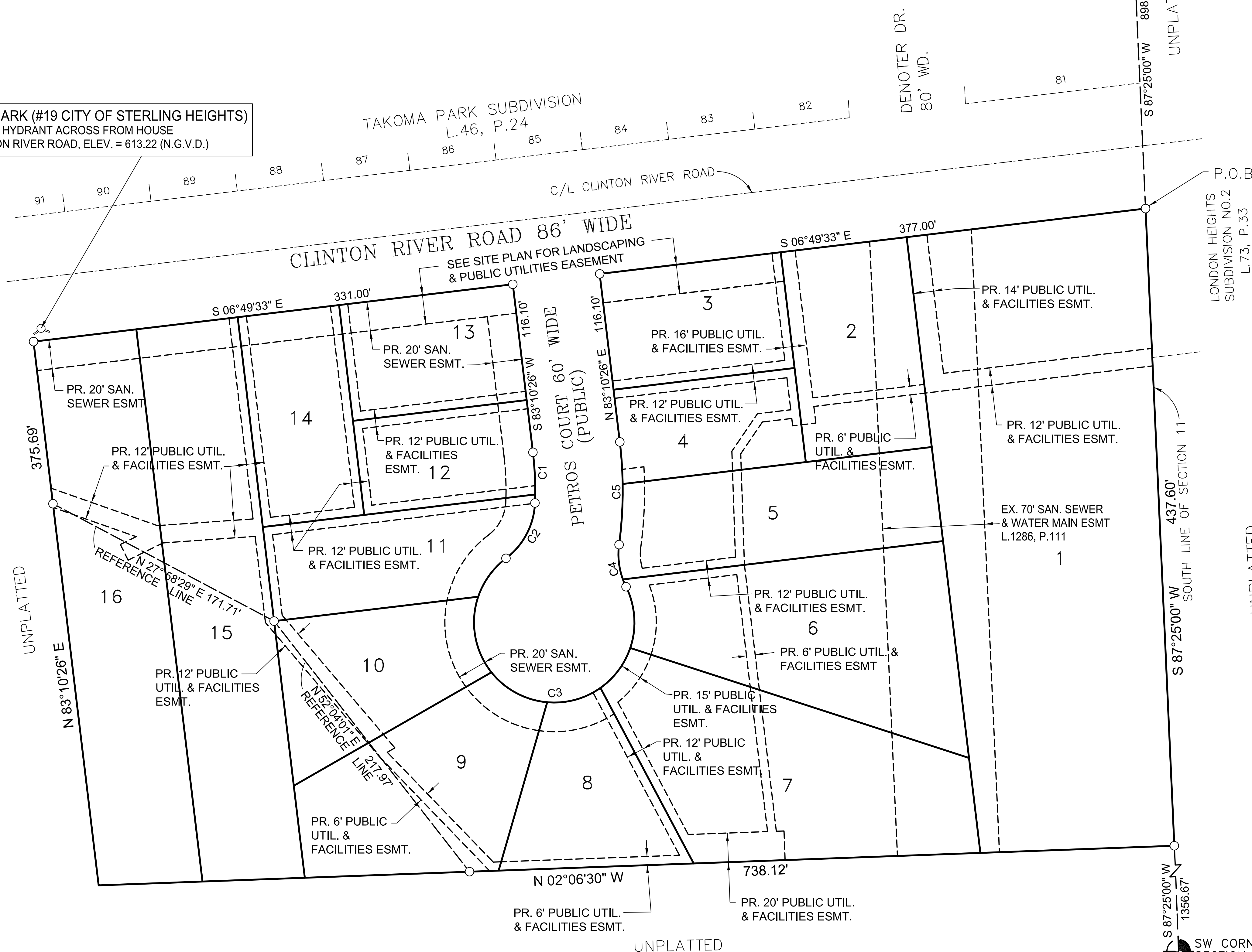
I, DEREK KOSICKI, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:  
 THAT THE SUBDIVISION PLAN KNOWN AS FALCON ESTATES, MACOMB COUNTY CONDOMINIUM SUBDIVISION PLAN No. , AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.  
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.  
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS 1978, AS AMENDED.  
 THAT THE BEARINGS AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

DATE 03/05/07

DEREK KOSICKI, PROFESSIONAL SURVEYOR REGISTRATION NO.43058  
 MICHIGAN SURVEYING, INC.  
 37637 FIVE MILE RD., SUITE 364  
 LIVONIA, MI 48154  
 (734) 542-9088

NOTES:

- PART OF THIS PROPERTY DOES LIE IN A FLOOD HAZARD AREA AS DETERMINED BY NATIONAL FLOOD INSURANCE PROGRAM 260128 0020, DATED AUGUST 3, 1981.
- BEARINGS AS SHOWN WERE DETERMINED FROM "TAKOMA PARK SUBDIVISION", LIBER 46 OF PLATS, PAGE 24, M.C.R.
- PETROS COURT IS PUBLIC.

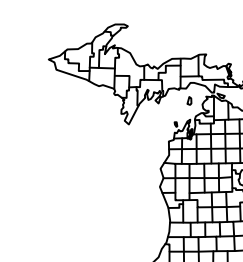


CURVE TABLE					
NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	220.00	34.82	09°04'08"	34.79	S 87°42'30" W
C2	50.00	44.31	50°46'34"	42.87	N 62°22'10" W
C3	55.00	249.03	259°25'36"	84.62	S 13°18'20" W
C4	50.00	29.71	34°02'25"	29.27	N 80°36'44" E
C5	280.00	70.66	14°27'31"	70.47	S 89°35'49" E

LEGEND

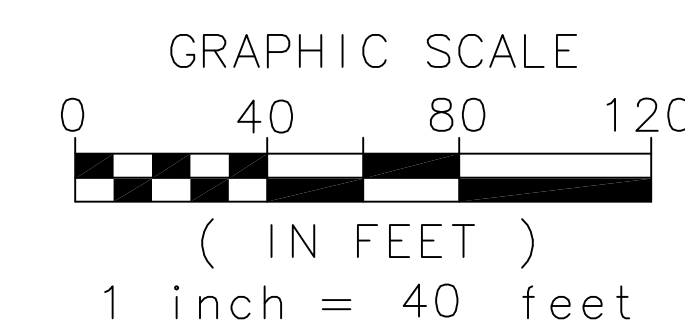
- CONCRETE MONUMENT SET
- UNIT LIMITS
- (NR) NON-RADIAL

AS-BUILT 02/22/06  
 FALCON ESTATES



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SURVEY PLAN







UNIT COORDINATES

No.	NORTH	EAST
1	1194.13	2350.40
2	1390.73	2343.17
3	1524.49	2338.24
4	-----	-----
5	1657.39	2333.35
6	1727.58	2330.76
7	1772.93	2709.61
8	1703.43	2717.93
9	1633.92	2726.25
10	1505.27	2661.08
11	1499.43	2596.32
12	1538.48	2526.18
13	1529.42	2474.31
14	1491.17	2453.77
15	1454.67	2463.62
16	1434.26	2491.00
17	1439.29	2538.05
18	1439.45	2603.50
19	1445.69	2668.21
20	1331.09	2762.50
21	1244.70	2772.84
22	1227.47	2628.87
23	1219.74	2564.33
24	1201.93	2415.54
25	1313.85	2618.53
26	1321.58	2683.07
27	1624.42	2646.82
28	1616.69	2582.28
29	1686.19	2573.96
30	1678.47	2509.42
31	1664.95	2396.50

BOUNDARY COORDINATES

No.	NORTH	EAST
A	1119.43	3646.99
B	1080.87	2792.46
C	1076.26	2690.28
D	1061.15	2355.30
E	1798.77	2328.14
F	1843.43	2701.17
G	1514.77	2740.51
H	1500.98	2625.24
I	1499.58	2590.48
J	1519.47	2552.49
K	1437.12	2533.02
L	1441.90	2561.90
M	1441.40	2632.37
N	1455.20	2747.65
O	1000.00	1000.00

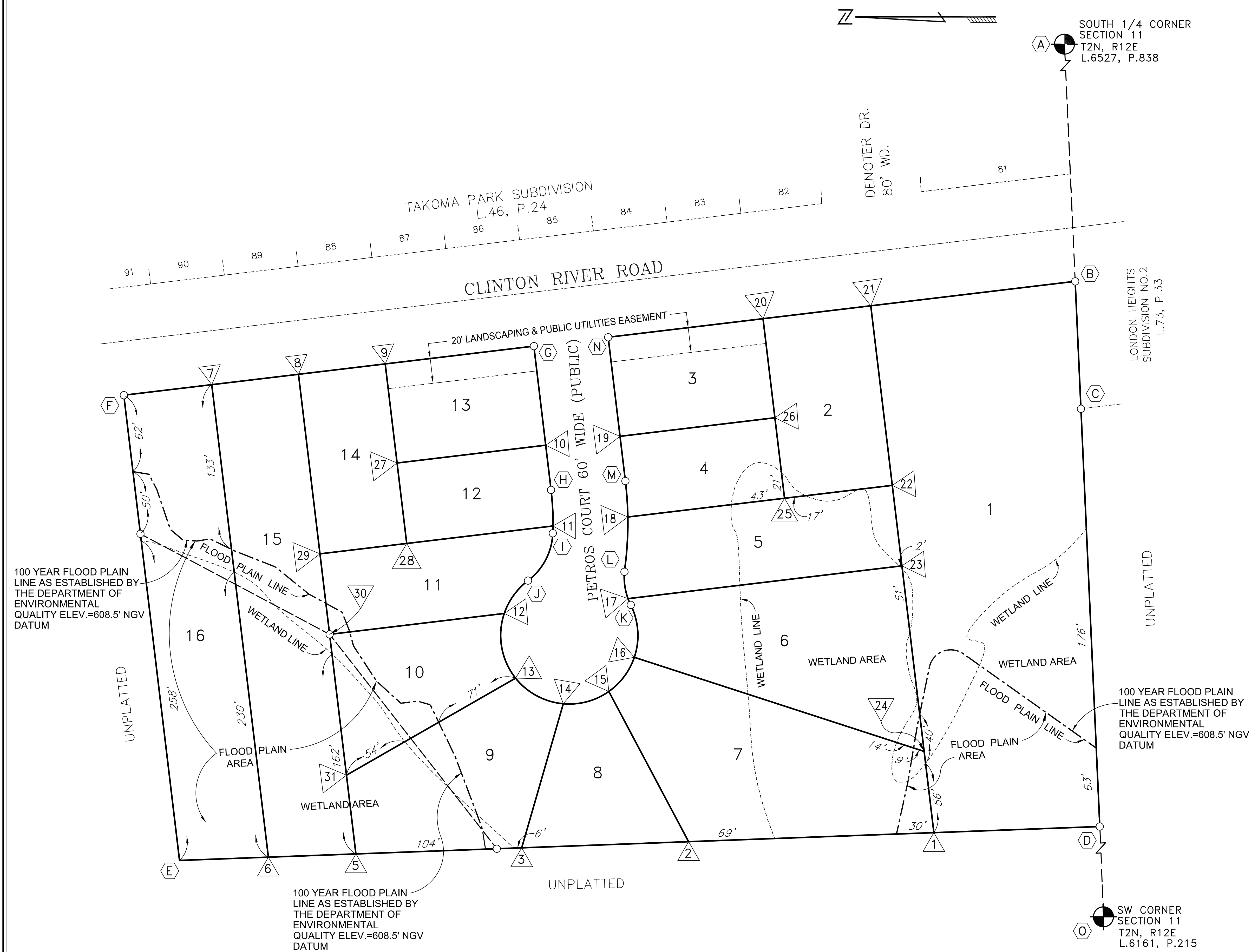
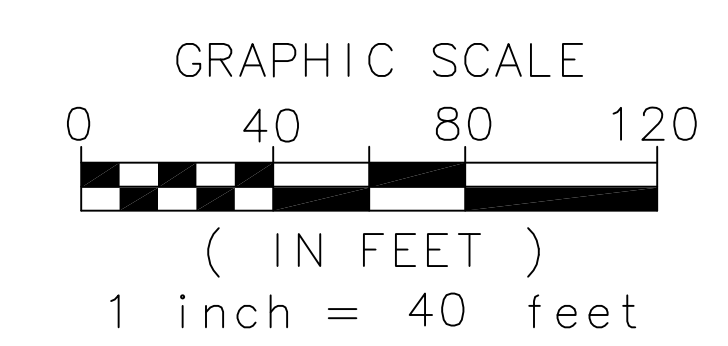
LEGEND

-  = UNIT LIMITS
-  = UNIT COORDINATE
-  = BOUNDARY COORDINATE
-  = UNIT NUMBER



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SITE PLAN



NOTE:  
 - PETROS COURT IS PUBLIC.

NOTES:  
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AS-BUILT 02/22/06  
 FALCON ESTATES

SOUTH 1/4 CORNER  
SECTION 11  
T2N, R12E  
L.6527, P.838



**NOTES:**

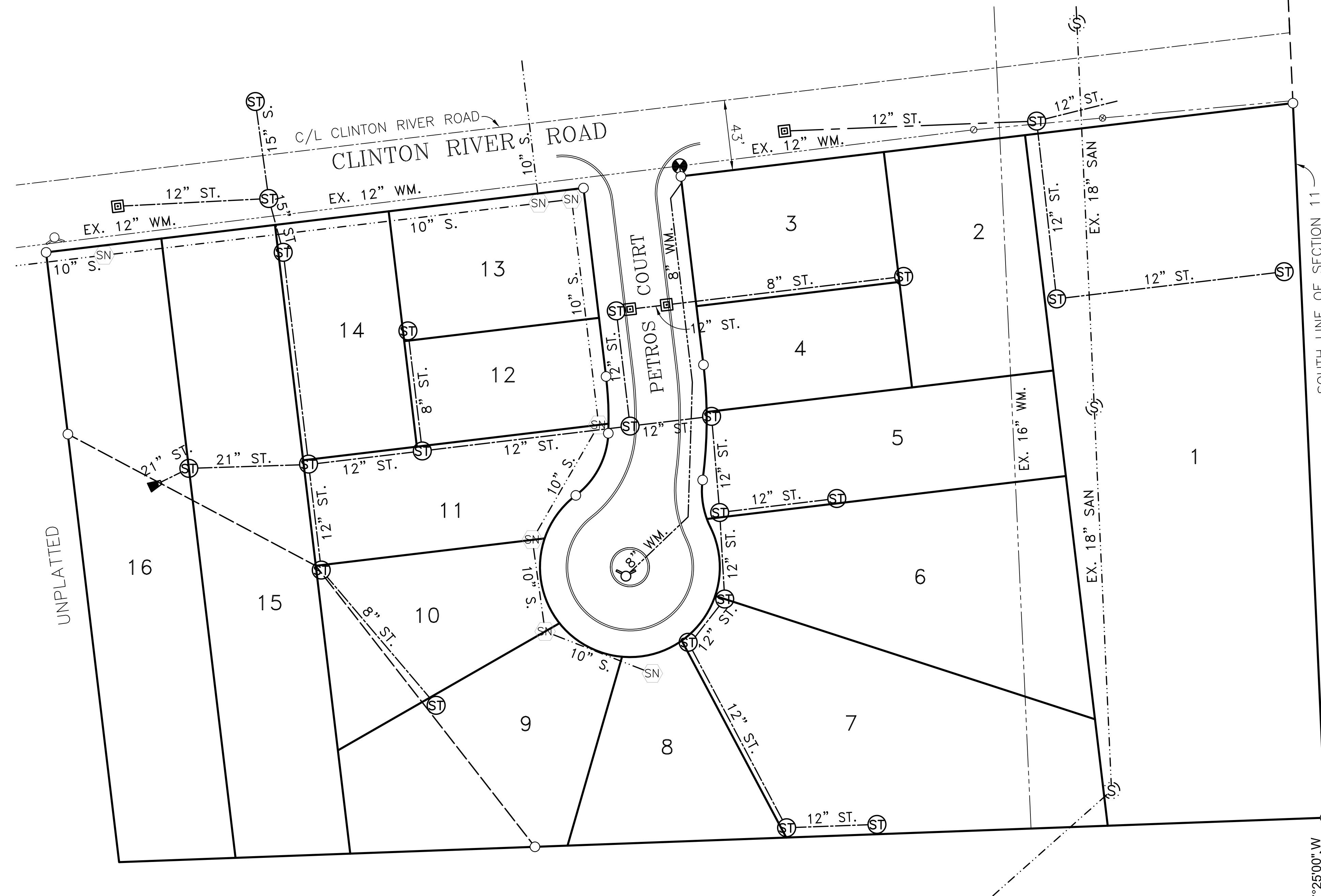
UTILITIES, AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

**GENERAL NOTATIONS**

ALL UNITS SERVICED WITH SANITARY SEWER & WATER BY CITY OF STERLING HEIGHTS. SANITARY SEWER & WATER INFORMATION AS SHOWN OBTAINED FROM PLANS PREPARED BY R.K. ENGINEERING & SURVEYING ASSOCIATES, INC.

STORM SEWER AS SHOWN, OBTAINED FROM PLANS PREPARED R.K. ENGINEERING & SURVEYING ASSOCIATES, INC.

ALL UNITS TO BE SERVICED WITH NATURAL GAS  
ALL UNITS TO BE SERVICED WITH ELECTRIC  
ALL UNITS TO BE SERVICED WITH TELEPHONE  
ALL UNITS TO BE SERVICED WITH CABLE TELEVISION

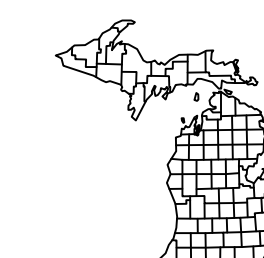


UNPLATTED

**LEGEND**

----- 12" S. -----	SANITARY SEWER
○ SN ○	SANITARY MANHOLE
----- 12" ST. -----	STORM SEWER
○ ST ○	STORM MANHOLE
□	CATCH BASIN
▶	END SECTION
----- 12" WM. -----	WATER MAIN
⊕	FIRE HYDRANT

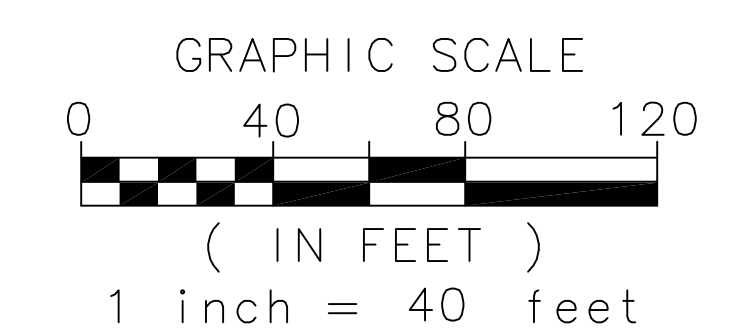
SW CORNER  
SECTION 11  
T2N, R12E  
L.6161, P.215



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**UTILITY PLAN**



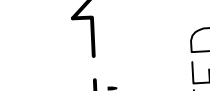
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AS-BUILT 02/22/06  
FALCON ESTATES



SOUTH 1/4 CORNER  
SECTION 11  
T2N, R12E  
L.6527, P.838



898.52'

S 87°25'00" W

UNPLATTED

DENOTER DR.  
80' WD.

TAKOMA PARK SUBDIVISION  
L.46, P.24

C/L CLINTON RIVER ROAD

CLINTON RIVER ROAD

P.O.B.

LONDON HEIGHTS  
SUBDIVISION NO.2  
L.73, P.33

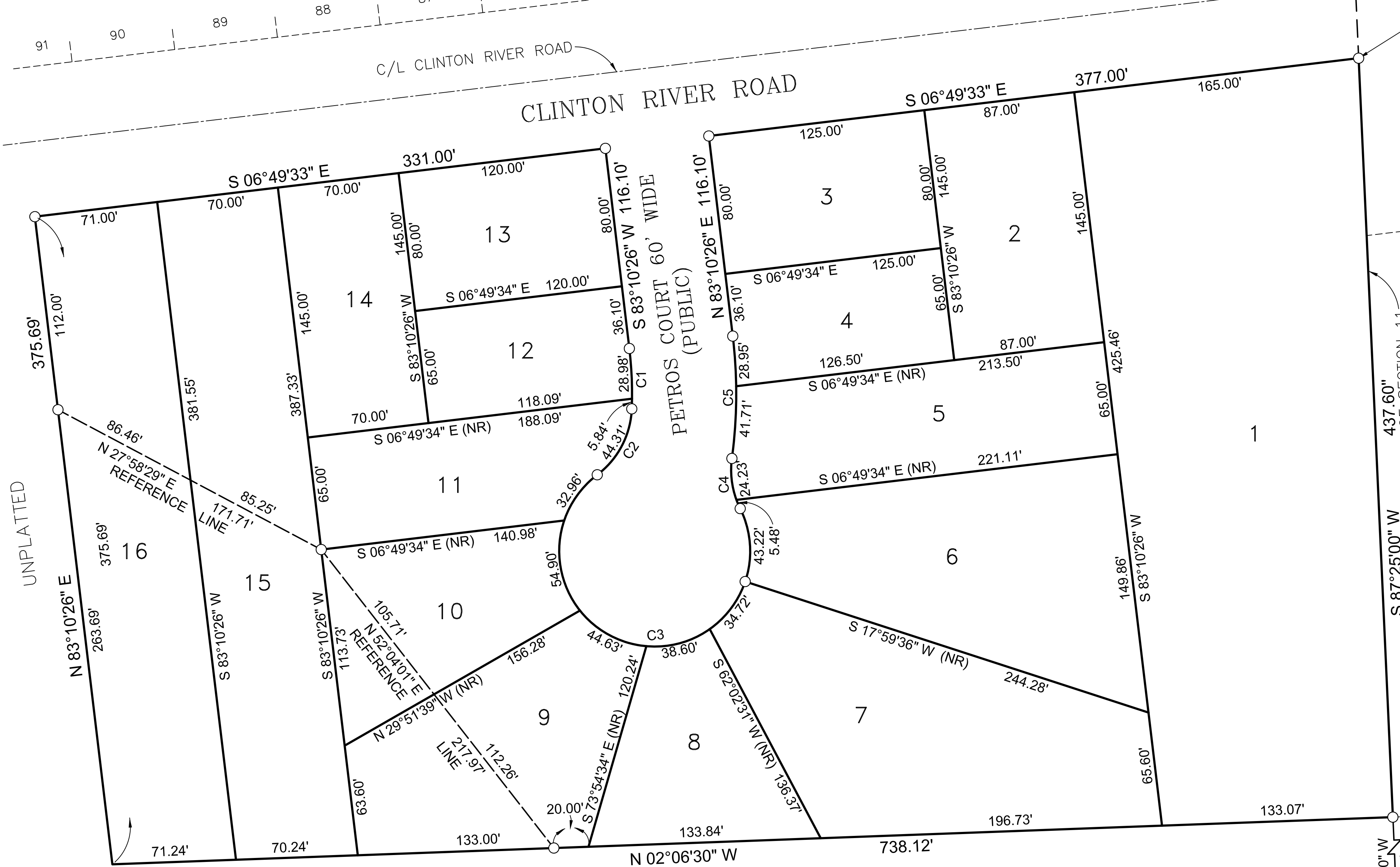
UNPLATTED

**LEGEND**

- CONCRETE MONUMENT SET
- (R) RADIAL
- (NR) NON-RADIAL

**NOTES:**

- PETROS COURT IS PUBLIC.
- IRONS SET AT ALL UNIT CORNERS



1356.67'

SW CORNER  
SECTION 11  
T2N, R12E  
L.6161, P.215

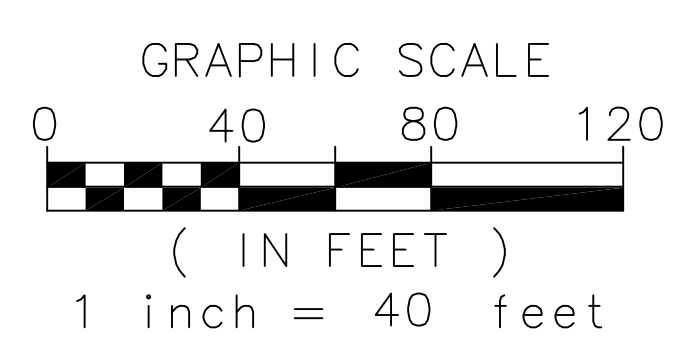
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**UNIT DIMENSIONS**



AS-BUILT 02/22/06  
FALCON ESTATES