

WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 786
EXHIBIT "B" TO MASTER DEED

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 SHEET 1, AND SURVEYOR'S CERTIFICATE,
SHEET 2.

RIVER BEND CONDOMINIUMS

PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

DEVELOPER:

DJT DEVELOPMENT, INC.
13959 CONINGTON DRIVE
PLYMOUTH, MICHIGAN, 48170

SURVEYOR:

WILLIAM R. DONNAN
ARPEE/DONNAN, INC.
36937 SCHOOLCRAFT
LIVONIA, MICHIGAN 48150

LEGAL DESCRIPTION:

LOTS 64 & 65, AND PART OF LOT 63 OF "SUPERVISOR'S PLYMOUTH PLAT NO. 4",
A SUBDIVISION OF PART OF HARDENBERG'S ADDITION TO PLYMOUTH VILLAGE, AND
PART OF THE WEST 1/2 OF SECTION 23, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS, PAGE 37,
WAYNE COUNTY RECORDS. MORE FULLY DESCRIBED AS COMMENCING AT THE WEST
1/4 CORNER OF SECTION 23; THENCE S 03°11'58" E (RECORDED AS: S 03°06'49"
E) 1046.01 FEET ALONG THE WEST LINE OF SECTION 23; THENCE N 86°48'02" E
1725.52 FEET TO THE WESTERLY LINE OF LOT 63 OF SAID SUBDIVISION; THENCE S
70°04'50" E 296.86 FEET ALONG IN PART THE NORTHERLY LINE OF LOT 63 OF
SAID SUBDIVISION TO THE WESTERLY LINE OF NORTHVILLE ROAD; THENCE S
19°59'20" E 308.02 FEET ALONG THE WESTERLY LINE OF NORTHVILLE ROAD TO
THE SOUTHEASTERLY LINE OF LOT 65 OF SAID SUBDIVISION; THENCE S 69°45'31"
W 147.80 FEET ALONG SAID SOUTHEASTERLY LINE OF LOT 65; THENCE N
71°56'40" W 291.39 FEET ALONG THE SOUTHWESTERLY LINE OF LOTS 64 AND 65
OF SAID SUBDIVISION; THENCE N 12°01'10" E 151.16 FEET ALONG THE WESTERLY
LINE OF LOTS 64 AND 63 OF SAID SUBDIVISION; THENCE N 06°58'40" W 1.30
FEET ALONG THE WESTERLY LINE OF LOT 63 OF SAID SUBDIVISION TO THE POINT
OF BEGINNING. SUBJECT TO THE RIGHTS OF RIPARIAN OWNERS IN ROUGE RIVER.
CONTAINING 2.081 ACRES

SHEET INDEX

1. COVER SHEET
2. SURVEY PLAN
3. FLOOD PLAIN PLAN
4. SITE PLAN
5. UTILITY PLAN
6. BUILDING PERIMETER PLANS
7. UNIT FLOOR PLANS

EXAMINED AND APPROVED

DATE 18 JUN 2004

BY DL A/C A/4

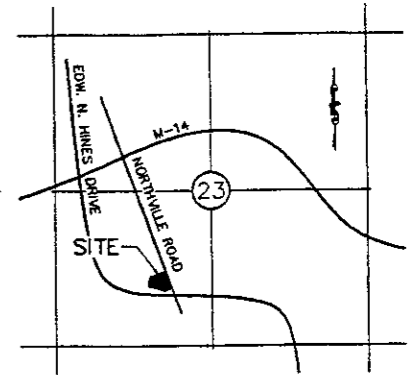
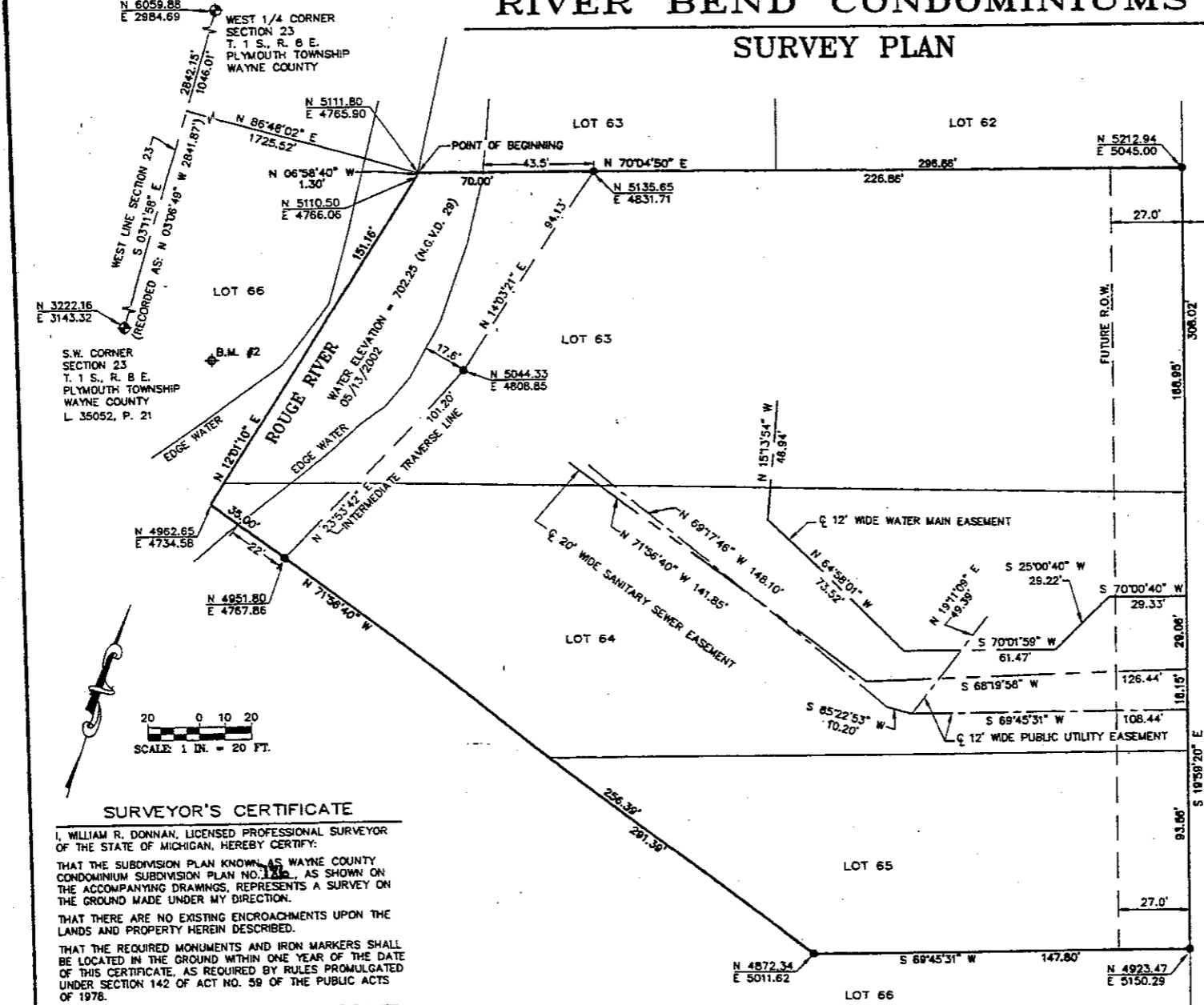
DANIEL P. LANE
PLAT ENGINEER



WRS

PROPOSED 04/30/2004
SH 1 OF 7

RIVER BEND CONDOMINIUMS SURVEY PLAN



LOCATION MAP
NOT TO SCALE

BENCH MARKS

- BENCH MARK # 1**
"LL" IN MUELLER HYDRANT N. OF LOT 46 #14420 NORTHVILLE ROAD, E. OF NORTHVILLE RD.
ELEV=742.32 (NGVD 29)
- BENCH MARK # 2**
NAIL IN E. FACE OF 7" TREE 17' W. OF W. EDGE OF ROUGE RIVER.
ELEV=704.90 (NGVD 29)

LEGEND

- DENOTES A CONCRETE MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD, 36" LONG, ENCASED IN A 4" CONCRETE CYLINDER TO BE SET.
- ◆ BENCH MARK

BEARING BASIS

BEARINGS ARE BASED ON "SUPERVISOR'S PLYMOUTH PLAT No. 4" OF PART OF HARDENBERG'S ADDITION TO PLYMOUTH VILLAGE AND OF PART OF THE W. 1/2 OF SEC. 23, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN



William R. Donnan
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PROFESSIONAL SURVEYOR
LICENSE NO. 17618
04/30/2004

ARPEE/DONNAN, INC.
36937 SCHOOLCRAFT
LIVONIA, MICHIGAN 48150
PROPOSED 04/30/2004

ARPEE/DONNAN, INC. LAND SURVEYING • ENGINEERING • MAPPING 36937 SCHOOLCRAFT LIVONIA, MICHIGAN 48150 PHONE (734) 953-3335 FAX (734) 953-3324	DATE: 04/30/2004
	DRAFTED BY: PFS
	CHECKED BY: WRD
	SH. 2 OF 7

ALL IMPROVEMENTS SHOWN
MUST BE BUILT

SURVEYOR'S CERTIFICATE

I, WILLIAM R. DONNAN, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1236, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

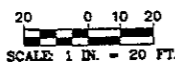
THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS SHALL BE LOCATED IN THE GROUND WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE, AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF PUBLIC ACTS OF 1978.

Li-40786 Pa-131

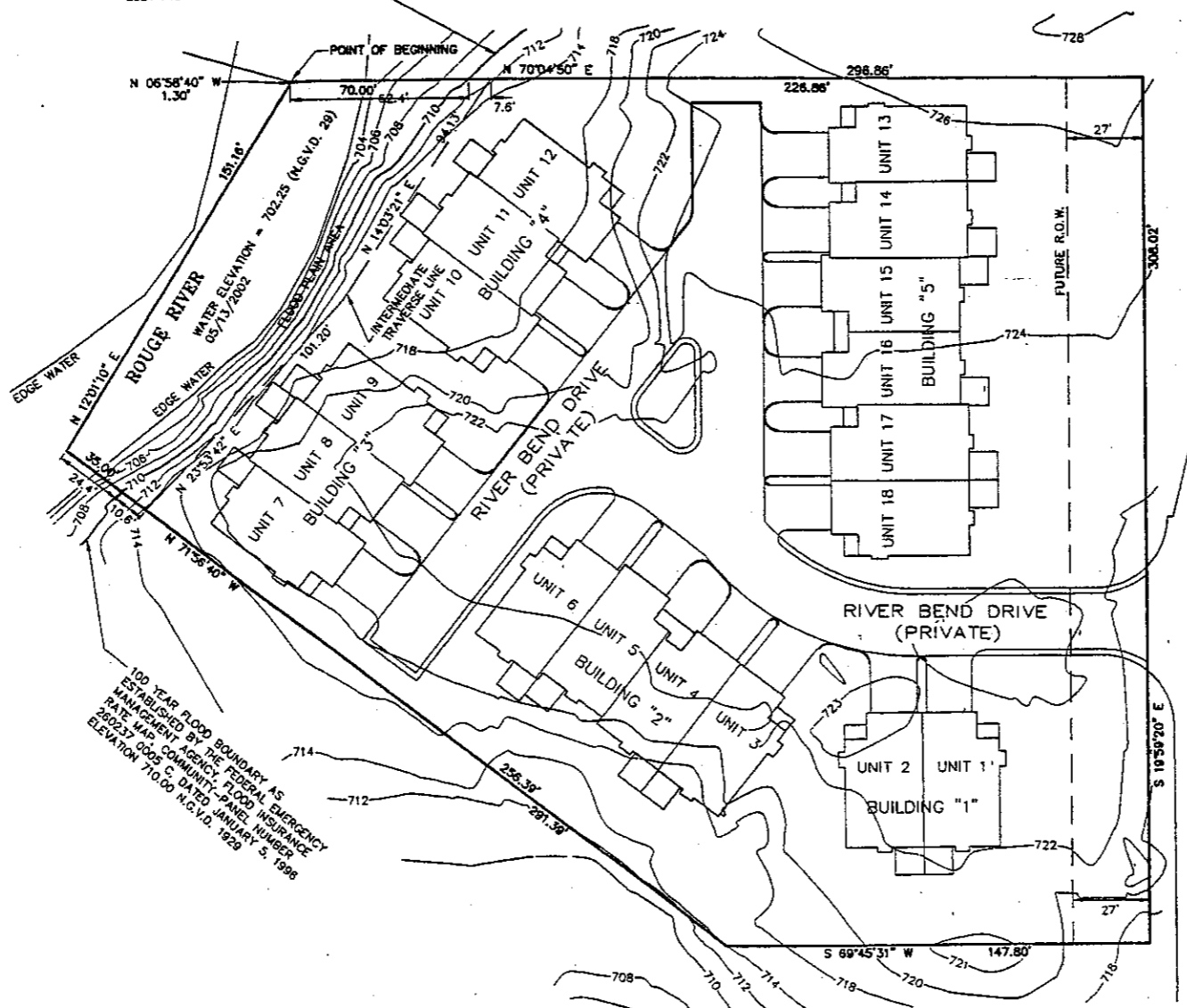


RIVER BEND CONDOMINIUMS

FLOOD PLAIN PLAN

100 YEAR FLOOD BOUNDARY AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 260237 0005 C, DATED JANUARY 5, 1996 ELEVATION 710.00 N.G.V.D. 1929

20 0 10 20
SCALE: 1 IN. = 20 FT.
CONTOUR INTERVAL = 1 FT.



NORTHVILLE ROAD 66 FT. R.O.W.



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ARPEE/DONNAN, INC.		DATE: 04/30/2004
LAND SURVEYING • ENGINEERING • MAPPING		DRAFTED BY: PFS
36937 SCHOOLCRAFT		CHECKED BY: WRD
LIVONIA, MICHIGAN 48150		JOB NO. 02038
PHONE (734) 953-3335 FAX (734) 953-3324		SH. 3 OF 7

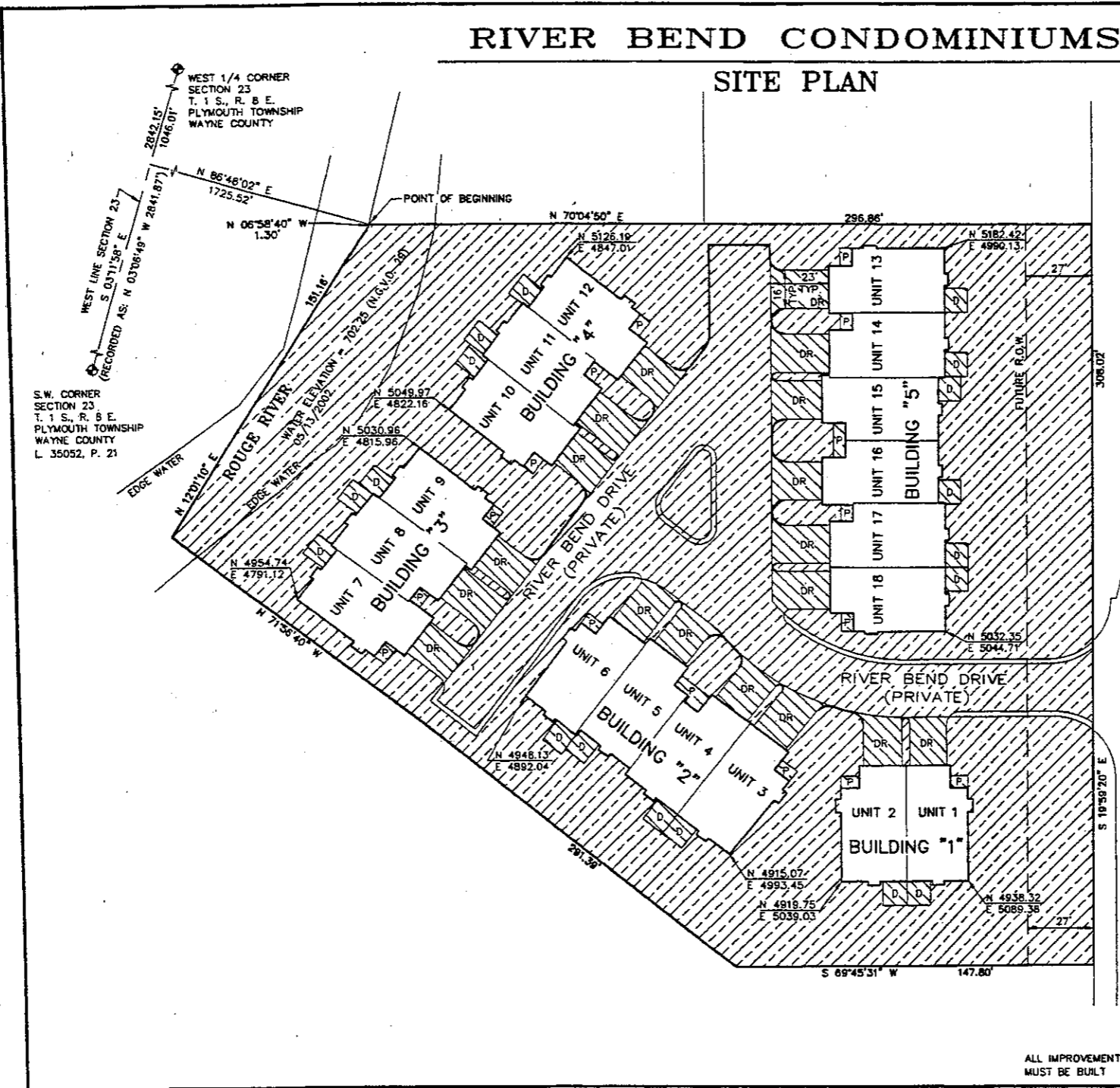
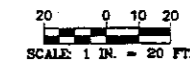
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Pa-132

Li-40786

RIVER BEND CONDOMINIUMS

SITE PLAN



WEST 1/4 CORNER
SECTION 23
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP
WAYNE COUNTY

S.W. CORNER
SECTION 23
T. 1 S., R. 8 E.
PLYMOUTH TOWNSHIP
WAYNE COUNTY
L. 35052, P. 21

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

- DR = DRIVE - LIMITED COMMON ELEMENT
- P = PORCH - LIMITED COMMON ELEMENT
- D = DECK - LIMITED COMMON ELEMENT

FIRST FLOOR LIST

- BUILDING 1 = 725.04
- BUILDING 2 = 727.18
- BUILDING 3 = 723.95
- BUILDING 4 = 726.70
- BUILDING 5 = 727.71

NORTHVILLE ROAD 66 FT. R.O.W.



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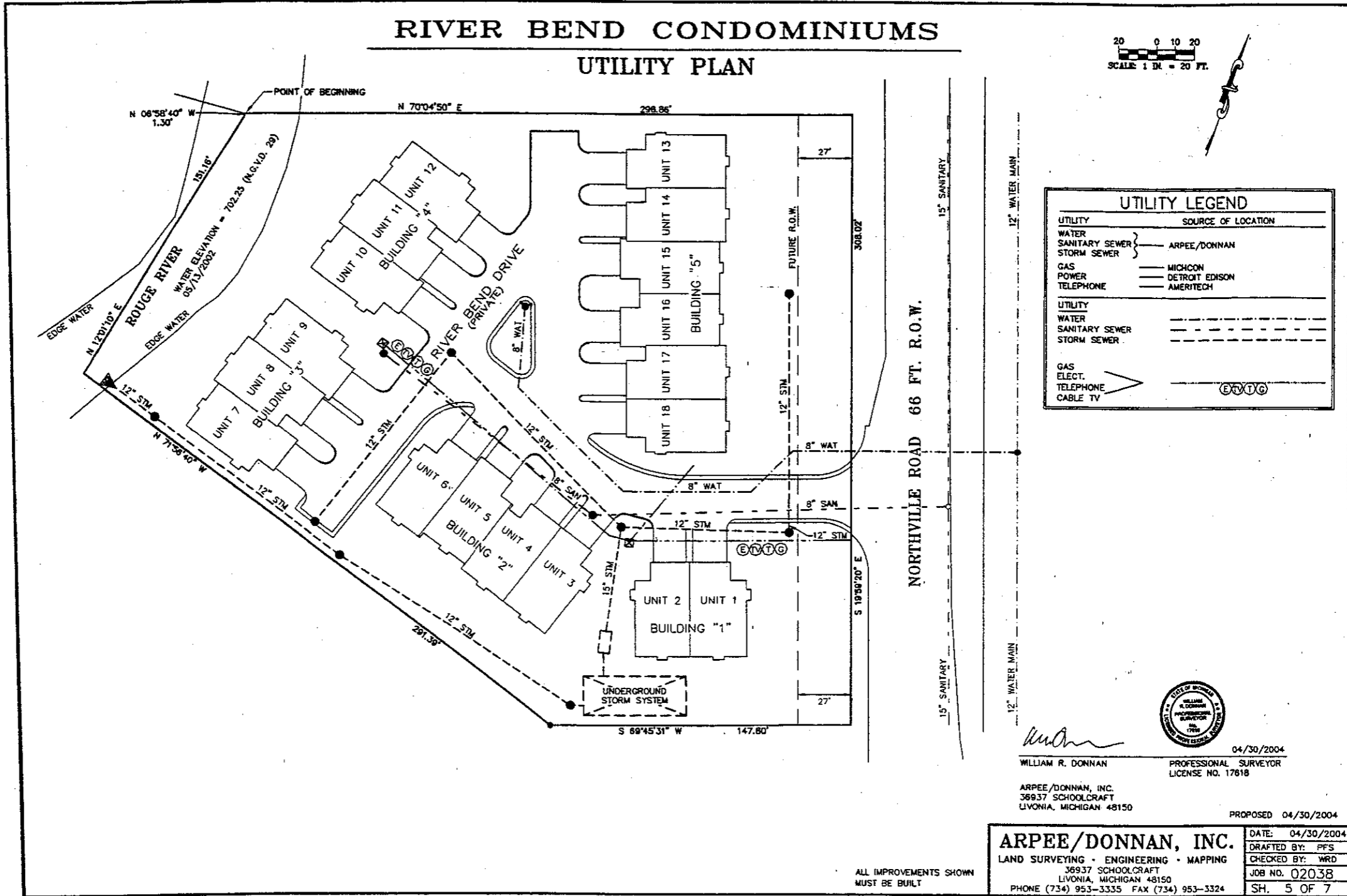
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PU-134

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RIVER BEND CONDOMINIUMS

UTILITY PLAN



UTILITY LEGEND	
UTILITY	SOURCE OF LOCATION
WATER	ARPEE/DONNAN
SANITARY SEWER	
STORM SEWER	
GAS	MICHCON
POWER	DETROIT EDISON
TELEPHONE	AMERITECH
UTILITY	
WATER	---
SANITARY SEWER	---
STORM SEWER	---
GAS	---
ELECT.	---
TELEPHONE	---
CABLE TV	---



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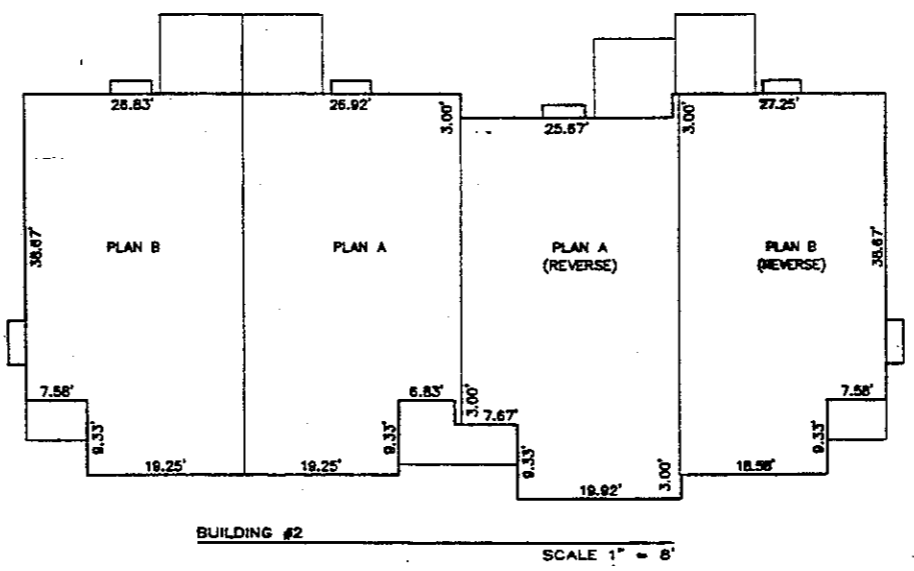
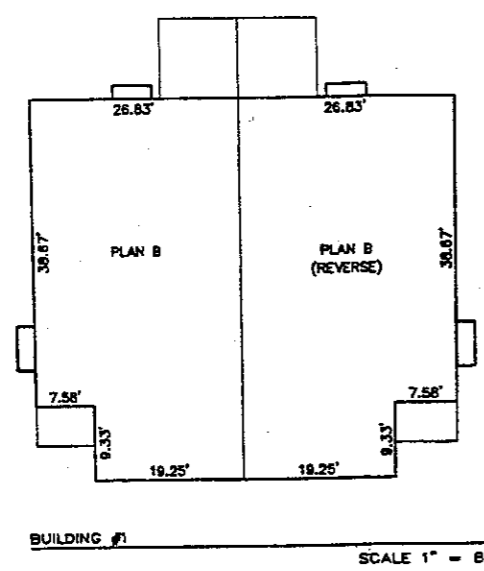
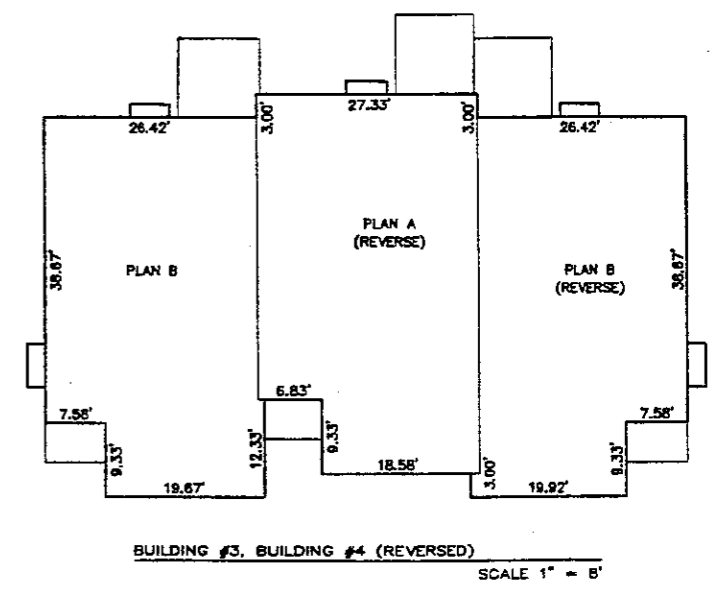
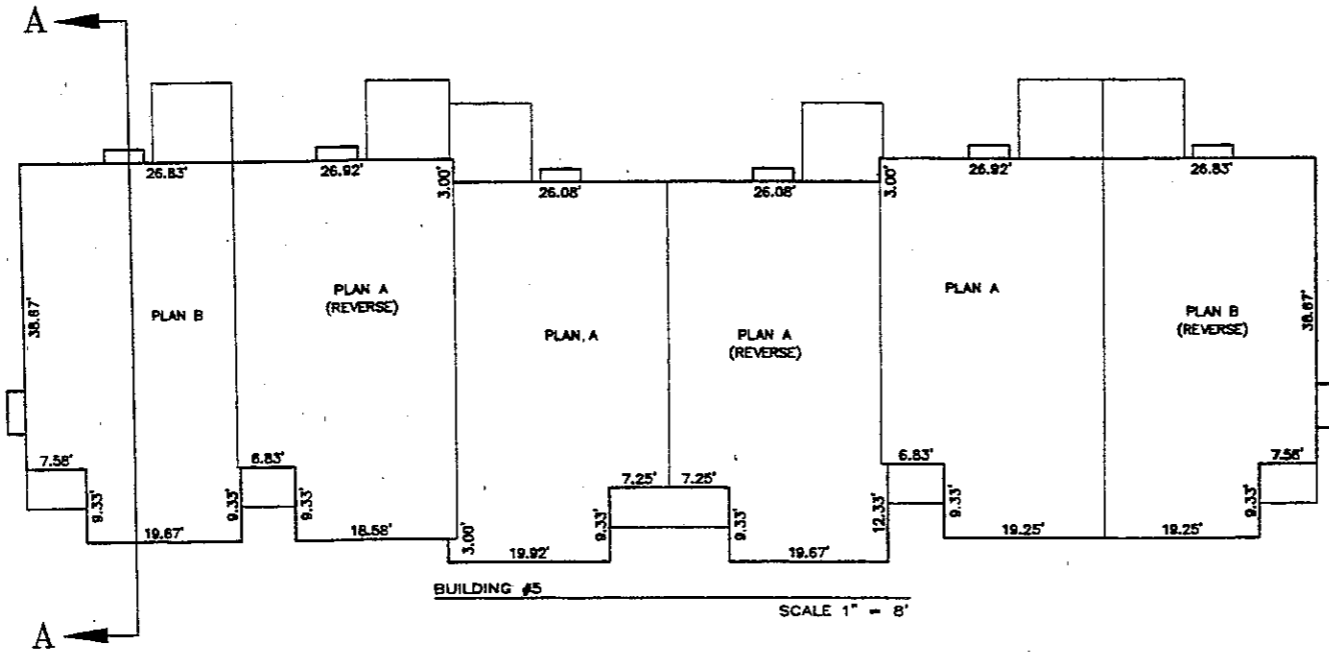
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RIVER BEND CONDOMINIUMS BUILDING PERIMETER PLANS

Li-00786 P0-135



NOTE:
ALL WALLS ARE AT RIGHT ANGLES TO EACH OTHER FOR UNIT FLOOR PLANS. FOR SQUARE FOOTAGE & DIMENSIONS (SEE SHEET 7)



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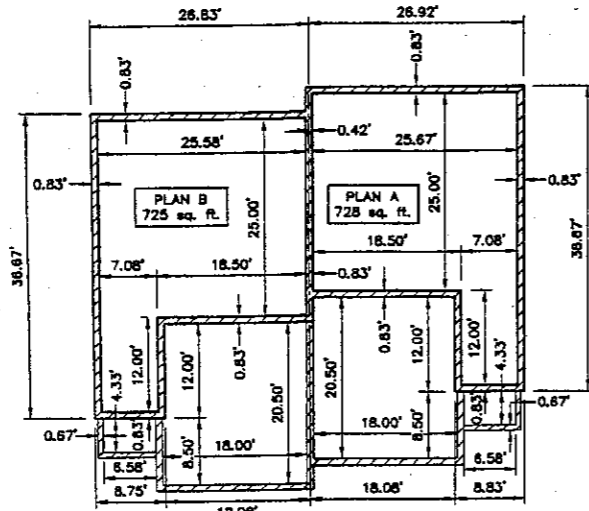
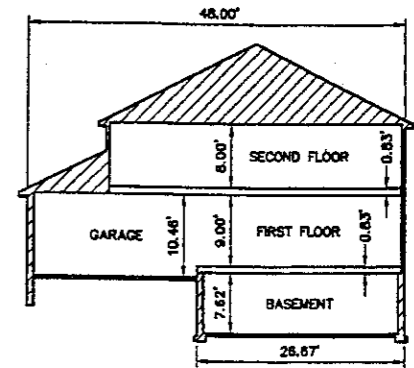
RIVER BEND CONDOMINIUMS UNIT FLOOR PLANS

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LI-40786

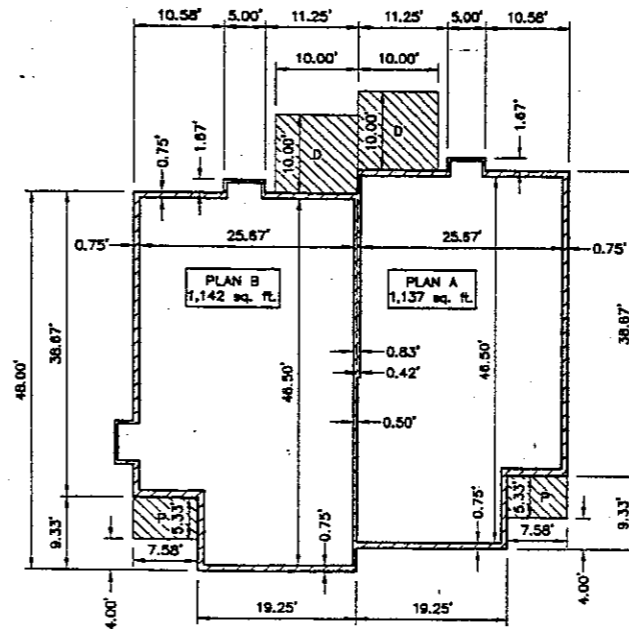
UNIT SQUARE FOOT

PLAN A & PLAN A (REVERSE)
- 1,137 SQ.FT.
PLAN B & PLAN B (REVERSE)
- 1,142 SQ.FT.



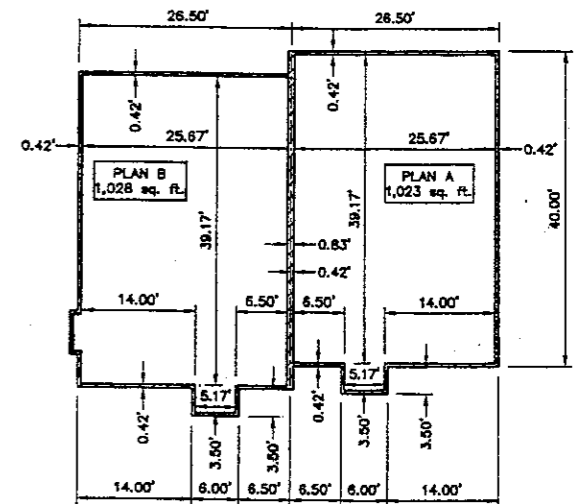
FOUNDATION PLAN

SCALE 1" = 8'



FIRST FLOOR PLAN

SCALE 1" = 8'

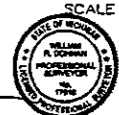


SECOND FLOOR PLAN

SCALE 1" = 8'

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- PORCH - LIMITED COMMON ELEMENT
- DECK - LIMITED COMMON ELEMENT
- P - PORCH
- D - DECK



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