

14

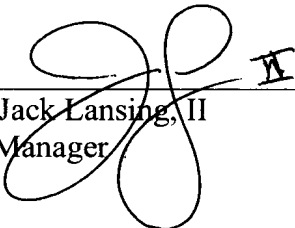
**FIRST AMENDMENT TO THE MASTER DEED OF
WALNUT RIDGE ESTATES SITE CONDOMINIUM
PLAN 412 - RECORDED ON 5-20-2016 AT 2016R-015251**

**THIS AMENDMENT AMENDS ONLY EXHIBIT B TO THE MASTER DEED.
EXHIBIT B SHALL BE REPLACED IN ITS ENTIRETY BY THE EXHIBIT
ATTACHED HERETO.**

WALNUT RIDGE ESTATES SITE CONDOMINIUM IS A 65 UNIT SITE CONDOMINIUM
PROJECT LOCATED IN HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN,
AS DESCRIBED FULLY IN THE EXHIBIT ATTACHED HERETO.
TAX ID#s: 4708-19-300-021 & 4708-19-300-022

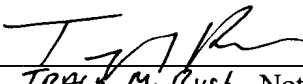
The Developer has executed this First Amendment to the Master Deed of Walnut Ridge Estates
Site Condominium as of October 4th, 2021 for the purpose of amending Exhibit B attached hereto.

WALNUT RIDGE ESTATES, LLC


By: Jack Lansing, II
Its: Manager

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this 1ST day of October, 2021, by Jack Lansing,
II, Manager of Walnut Ridge Estates, LLC, a Michigan limited liability company, on behalf of said
company.


Tracy M. Rush, Notary Public
State of Michigan, County of Genesee
My Commission Expires: 10/23/2023
Acting in the County of Livingston

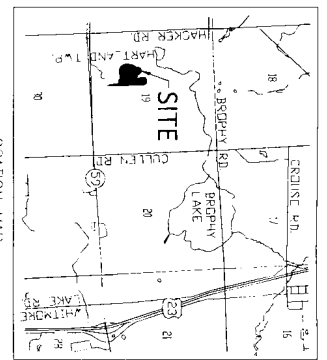
DRAFTED BY AND WHEN RECORDED RETURN TO:
✓ Catherine A. Riesterer
COOPER & RIESTERER, PLC
7900 Grand River Road
Brighton, MI 48114
(810) 227-3103



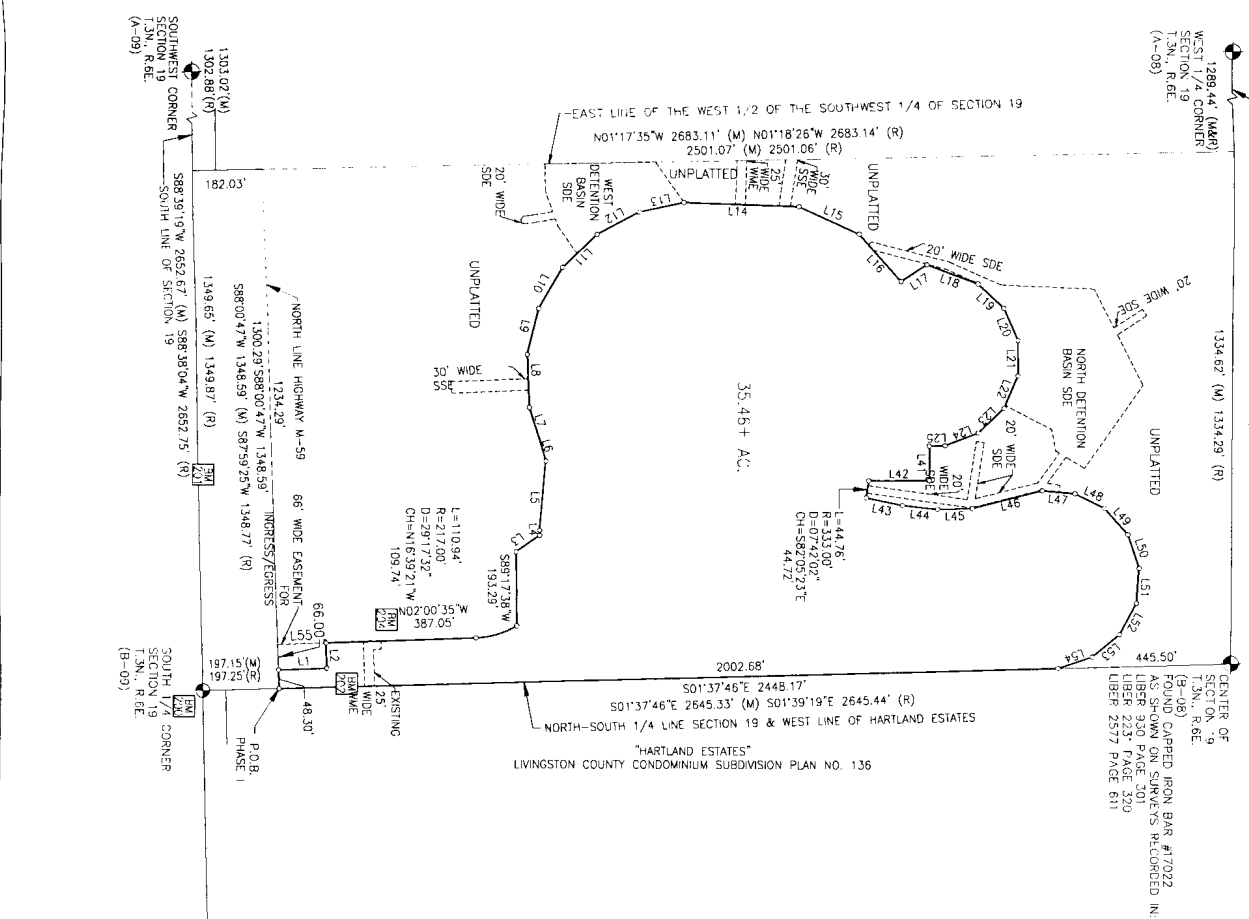
2021 OCT 12 10:19 AM
RDVD

SURVEY PLAN

1" = 75' 1.50"
 1" = 150' 1.11"



LINE	BEARING	DISTANCE
L1	N02°00'35"W	125.08'
L2	S87°59'25"W	66.00'
L3	S48°51'03"W	73.45'
L4	N01°48'15"E	102.15'
L5	N05°09'17"W	80.25'
L6	S73°40'03"W	65.24'
L7	S72°22'04"W	80.55'
L8	S07°55'15"W	131.70'
L9	N06°23'45"W	121.18'
L10	N60°27'44"W	121.18'
L11	N48°21'43"W	121.18'
L12	N28°20'42"W	121.18'
L13	N01°48'15"E	102.15'
L14	N01°48'15"E	102.15'
L15	N28°20'42"W	121.18'
L16	N48°21'43"W	121.18'
L17	N53°33'40"W	79.04'
L18	N20°30'44"E	140.79'
L19	N43°32'57"E	91.85'
L20	N66°53'01"E	91.85'
L21	N89°37'09"E	91.85'
L22	S07°20'42"E	91.85'
L23	S07°16'25"E	91.85'
L24	S01°22'15"E	40.49'
L25	S01°22'15"E	40.49'
L26	N09°58'15"E	90.00'
L27	S00°21'45"E	155.99'
L28	N11°45'38"E	94.92'
L29	N06°23'09"E	90.89'
L30	N01°58'19"W	90.00'
L31	N14°38'25"W	184.72'
L32	N01°18'21"E	64.43'
L33	N01°18'21"E	64.43'
L34	N48°25'00"E	91.85'
L35	N71°27'08"E	91.85'
L36	S67°28'56"E	91.85'
L37	S67°28'56"E	91.85'
L38	S39°28'28"E	91.85'
L39	S19°07'29"E	92.82'
L40	N02°00'35"W	125.08'



LEGEND:

- PRIVATE EXEMPTION FOR STORM DRAINAGE
- PRIVATE EXEMPTION FOR PUBLIC WATER MAIN
- PRIVATE EXEMPTION FOR PUBLIC SEWER
- PRIVATE EXEMPTION FOR PUBLIC UTILITIES
- PRIVATE EXEMPTION FOR PUBLIC UTILITIES

NOTES:

- BERNARDS WERE ESTABLISHED FROM MUDOT RIGHT OF WAY MAP FILE NO. 47-42-2, PROJECT/08 # 47-26-345188, SHEET NO. 28, WITH USER REVISION DATE OF 6-10-2015.
- COMPLETED IN THE SPRING OF 2015.

DATE: 10/14/2021

CHRISTOPHER S. FERRELL, PROFESSIONAL SURVEYOR
 SUPERVISOR LICENSE NO. 47055
 BOSS ENGINEERING CO
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843

DEEDS
 4" DIAMETER X 35" LONG ENDURING
 1/2" IRON ROD
 BENCHMARK LOCATION

PROCESSED, DATED OCTOBER 4, 2021
 UNITS 1-23 MUST BE BUILT
 UNITS 24-65 NEED NOT BE BUILT

BENCHMARKS (NAD83/1929 DATUM)

- BM #200: CHISELED "X" TOP NORTH SIDE OF CONCRETE FOUNDATION OF HIGH TENSION OVERHEAD POWER LINE TOWER SOUTH SIDE OF M-59 @ SOUTH CORNER SECTION 19, HARTLAND, ELEV. 1038.92
- BM #201: TOP OF CONCRETE CULVERT ON NORTH SIDE OF M-59 WEST OF S CORNER SEC 19, HARTLAND, ELEV. 1024.76
- BM #202: ED SPKEL ON WEST SIDE OF 24IN WALNUT TREE @ WEST END OF MARA COURT OF "HARTLAND ESTATES CONDOMINIUMS" NEAR EAST SIDE OF PROPERTY LINE, ELEV. 1030.32
- BM #204: CENTER LINE ON TOP OF CURB, EAST ISLAND IN THE VENTURE CHURCH'S EAST PARKING LOT, ELEV. 1028.28

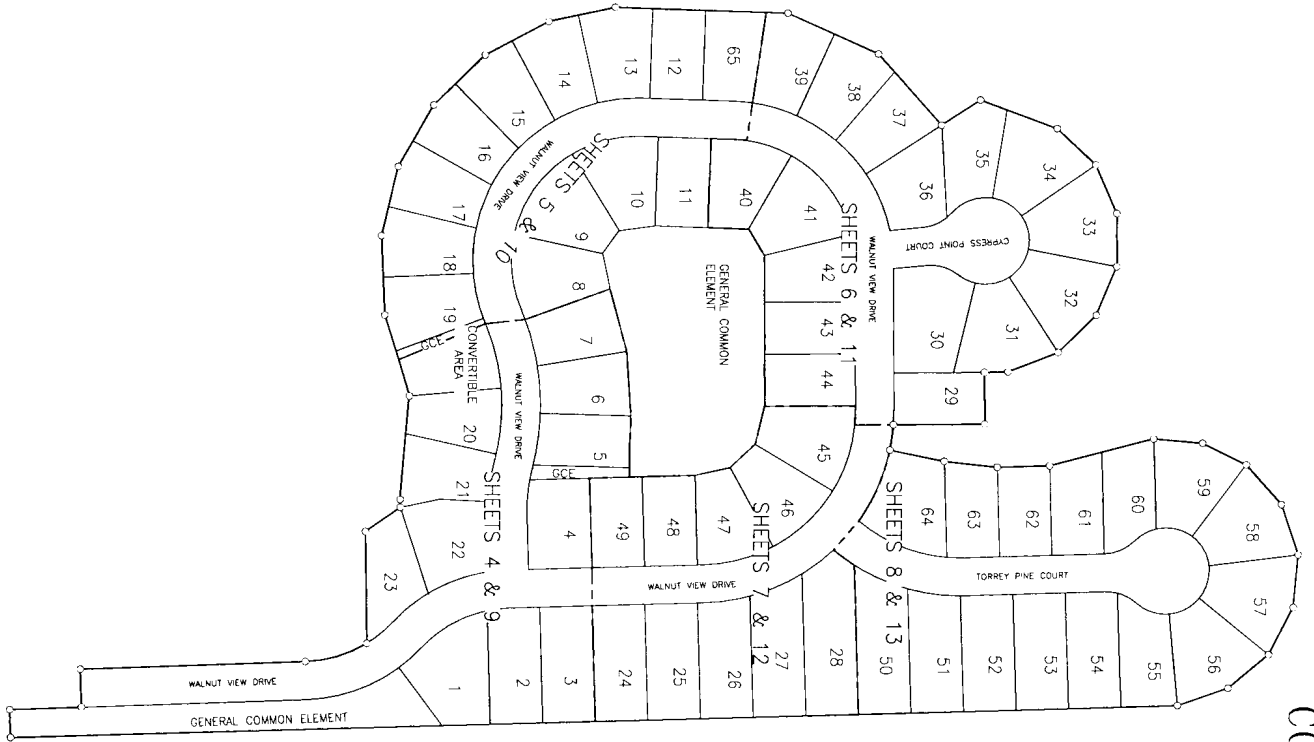
1. CHRISTOPHER S. FERRELL, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 412 AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO ENCROACHMENTS UPON THE LOTS AND PROBERT HEREIN DESCRIBED WHICH WOULD AFFECT THE ACCURACY OF THE SURVEY. THIS SURVEY WILL BE LOCATED IN THE GROUND WITHIN 1 YEAR FROM THE RECORDED DATE AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

2. 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 OF 1978.

3. THAT THE BENCHMARKS 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.

	CLIENT: WALNUT RIDGE ESTATES, LLC. PROJECT: WALNUT RIDGE ESTATES TITLE: SURVEY PLAN	
SHEET NO. 2		

COMPOSITE PLAN



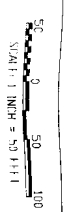
80-40-2-50-100-200
SCALE: 1" = 100' FEET



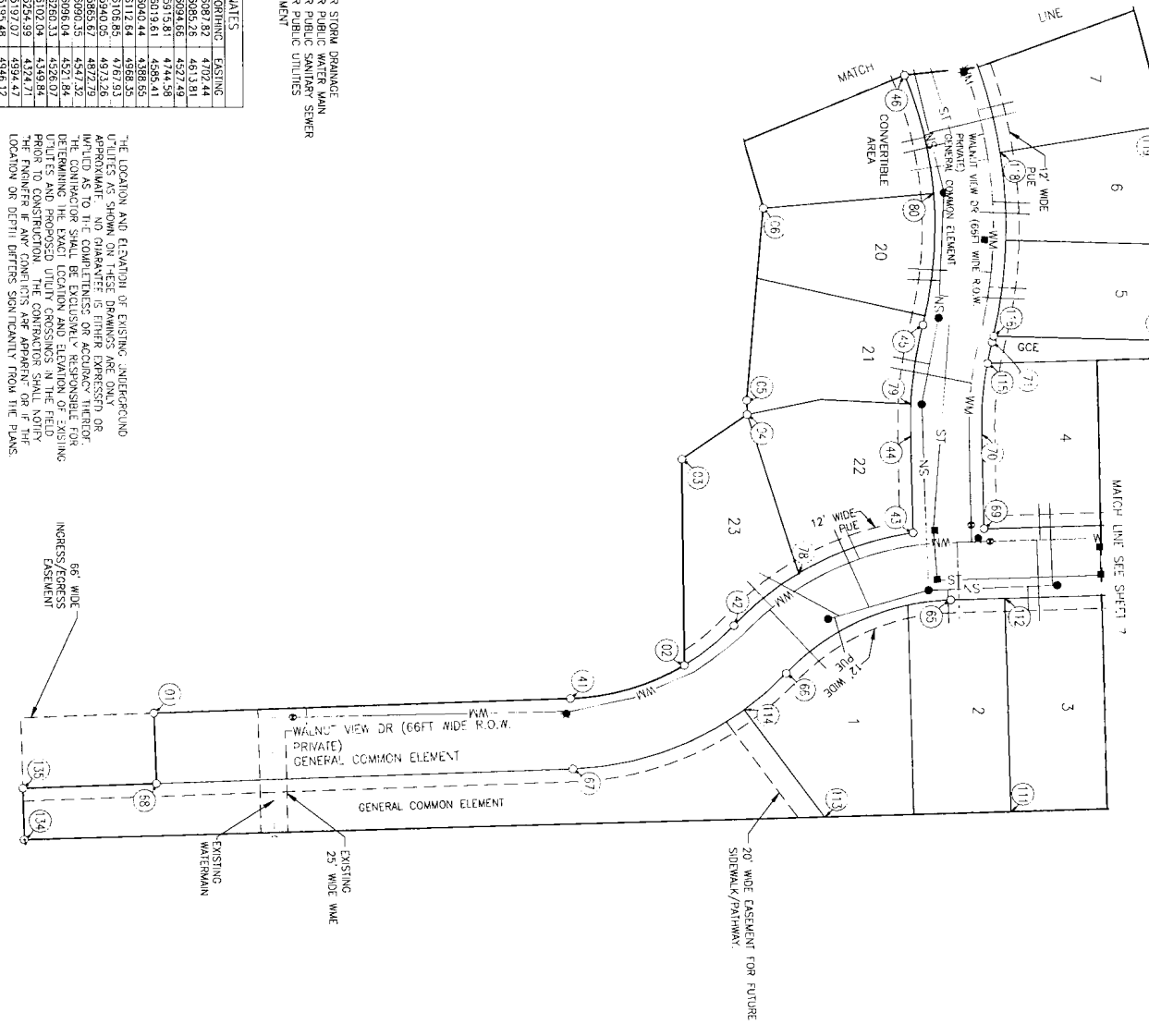
LEGEND
 --- SHEET MATCH LINE
 9 UNIT NUMBER

PROPOSED, DATED OCTOBER 4, 2021
 PLANS 1-23 MUST BE BUILT
 PLANS 24-65 NOT TO BE BUILT

	CLIENT	WALNUT RIDGE ESTATES, LLC.	<p>Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670</p>
	PROJECT	WALNUT RIDGE ESTATES	
	TITLE	COMPOSITE PLAN	
DESIGNED BY: TE	DRAWN BY: TE	CHECKED BY: TE	SHEET NO. 3
SCALE: 1" = 100'	JOB NO.: 5-078	DATE: 10/7/21	
TYPING INFORMATION			



SITE & UTILITY PLAN



LEGEND

- SPR - PRIVATE EASEMENT FOR STORM DRAINAGE
- WME - PRIVATE EASEMENT FOR PUBLIC WATER MAIN
- SSE - PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER
- PUE - PRIVATE EASEMENT FOR PUBLIC UTILITIES
- GCE - GENERAL COMMON ELEMENT

LIST OF COORDINATES

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	5317.99	4895.78	69	6087.82	4702.44
2	5810.03	4830.75	70	6085.26	4613.81
3	5817.05	4837.47	71	6094.66	4527.49
4	5827.52	4833.91	72	6113.81	4485.46
5	5887.57	4833.91	73	6133.81	4485.46
6	5892.79	4482.25	80	6040.44	4388.55
7	5704.90	4482.20	111	6112.84	4388.55
8	5886.01	4793.31	112	6106.85	4767.53
9	6021.90	4706.29	113	5940.05	4913.26
10	6020.68	4619.72	114	5985.67	4827.29
11	6020.68	4533.41	115	6090.35	4557.82
12	6013.12	4277.54	116	6260.31	4526.07
13	6096.74	4769.38	117	6260.31	4349.84
14	5904.29	4838.32	118	6102.04	4349.84
15	5707.21	4928.16	119	6294.99	4374.71
16	5520.40	4947.13	120	5197.07	4594.47
17	5520.40	4947.13	121	5195.48	4594.47

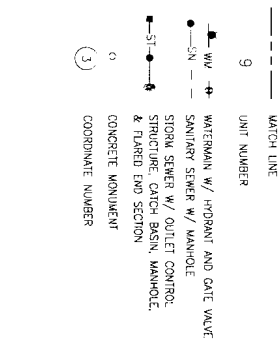
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THESE PLANS FOR YOUR INFORMATION ONLY. APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

EXISTING WATERMAIN
 25' WIDE WME
 20' WIDE EASEMENT FOR FUTURE SIDEWALK/PATHWAY
 66' WIDE INGRESS/EGRESS EASEMENT

- UTILITY NOTES:
- ALL PROPOSED SANITARY IS 8" SDR-26 PVC PIPE UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE 6" SDR-23.5 PVC PIPE UNLESS OTHERWISE NOTED.
 - ALL STORM SEWER WILL BE MINIMUM 12" C-78 CLASS IV REINFORCED CONCRETE PIPE WITH WATERTIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
 - ALL WATER MAIN SHALL BE 8" CLASS 52 D.I.P. OR 12" D.I.P. AS SHOWN BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15. ALL WATER SERVICE LEADS SHALL BE 1" PIPE UNLESS OTHERWISE NOTED.
 - ALL UTILITY LOCATIONS WERE TAKEN FROM BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15.
 - GAS - CONSULTERS ENERGY COMPANY
ELECTRIC - DETROIT Edison COMPANY
TELEPHONE - AT&T
CABLE - COMCAST
 - THE BUILDING AND UTILITY INFORMATION CONTAINED IN THESE DOCUMENTS ARE NOT DESIGN PLANS. TO OBTAIN A COPY OF THE ACTUAL DESIGN PLANS CONTACT THE APPROPRIATE LOCAL, COUNTY, OR STATE OFFICIALS.

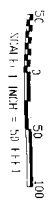
NOTES:

- ALL INTERIOR ROADWAYS AND STORM SEWER ARE PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

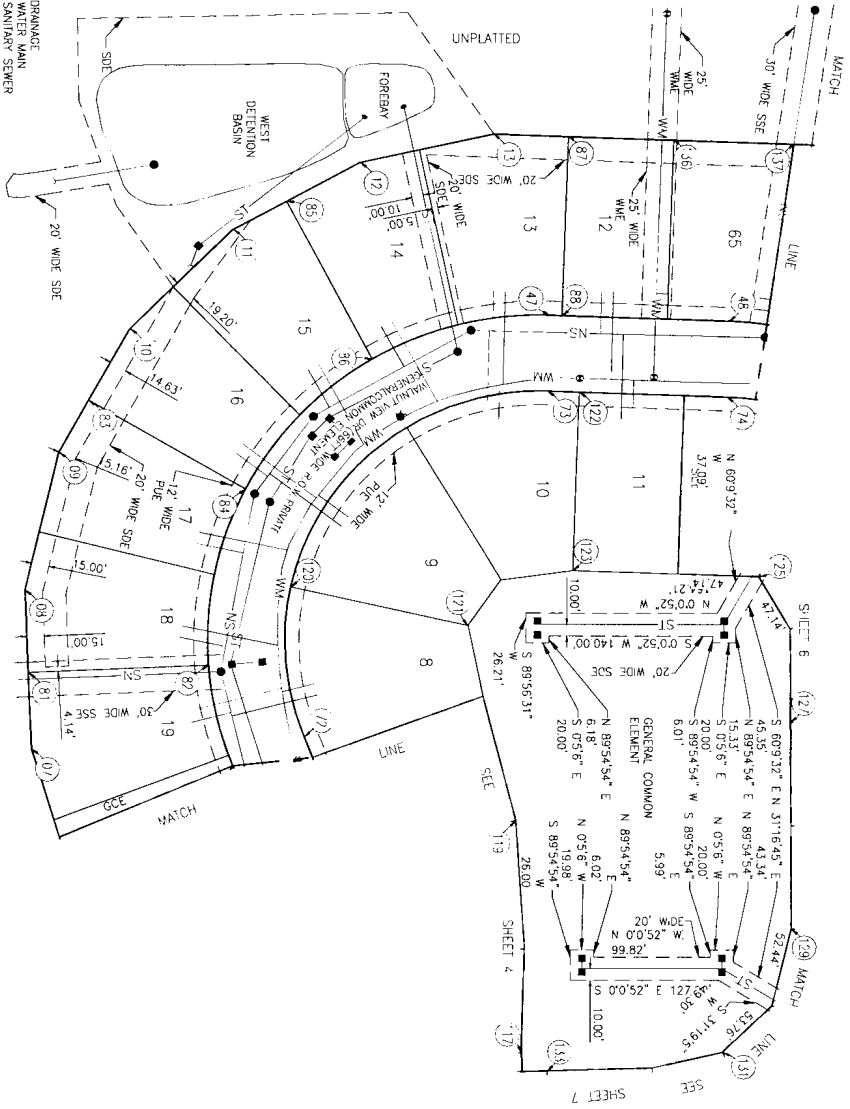


PROPOSED, DATED OCTOBER 4, 2021
 UNITS 24-25 MUST BE BUILT
 UNITS 24-65 NEED NOT BE BUILT

CLIENT: WALNUT RIDGE ESTATES, LLC.
 PROJECT: WALNUT RIDGE ESTATES
 TITLE: SITE & UTILITY PLAN



SITE & UTILITY PLAN



- LEGEND:**
- PRIVATE EASEMENT FOR STORM DRAINAGE
 - PRIVATE EASEMENT FOR PUBLIC WATER MAIN
 - PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER
 - PRIVATE EASEMENT FOR PUBLIC UTILITIES
 - GENERAL COMMON ELEMENT

LIST OF COORDINATES

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	5840.04	4262.96	85	6057.60	3787.93
2	5843.25	4125.38	86	6131.19	3924.34
3	5847.43	4005.69	87	6296.71	3737.16
4	5852.19	3924.42	88	6520.33	3658.07
5	6012.18	3812.42	89	6280.33	3658.07
6	6120.62	3753.93	119	6254.99	4324.71
7	6234.62	3729.01	120	6062.28	4122.18
8	6383.26	3685.65	121	6039.47	3952.48
9	6503.12	4277.54	122	6213.70	4155.27
10	6624.09	2690.54	123	6395.53	4107.40
11	6624.09	2690.54	124	6462.08	4326.02
12	6281.19	3651.61	125	6482.08	4326.02
13	6434.65	3658.51	126	6480.15	4238.94
14	5837.26	4196.92	131	6432.21	4525.66
15	5899.12	4190.40	133	6282.08	4541.78
16	5899.12	3969.86	135	6398.66	3733.93
17	5824.41	4037.41	137	6482.05	3737.22

THE LOCATION AND ELEVATION OF EXISTING INTERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACIES OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL HOLD THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

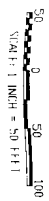
- LEGEND:**
- MATCH LINE
 - 9 UNIT NUMBER
 - WATER MAIN W/ HYDRANT AND GATE VALVE
 - SANITARY SEWER W/ MANHOLE
 - STORM SEWER W/ OUTLET CONTROL
 - SYNCHRONOUS MOTOR BASIN MANHOLE
 - TORXED END SECTION
 - CONCRETE MONUMENT
 - COORDINATE NUMBER
- PROPOSED DATE OCTOBER 4, 2021
 UNITS 1-25 W/SLI ER SHALL
 UNITS 24-65 N/CD NOT BE DUL-

- NOTES:**
- ALL PROPOSED SANITARY IS 8" SDR-26 PVC PIPE UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE 8" SDR-21.5 PVC PIPE, UNLESS OTHERWISE NOTED.
 - ALL STORM SEWER WILL BE MINIMUM 10" 8-76 CLASS IV REINFORCED CONCRETE PIPE WITH WATER-TIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
 - ALL WATER MAIN SHALL BE 8" CLASS 52 D.I.P. OR 12" D.I.P., AS SHOWN BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15. ALL WATER SERVICE LEADS SHALL BE 1" TYPE "K", UNLESS OTHERWISE NOTED.
 - ALL UTILITY LOCATIONS WERE TAKEN FROM BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15.
 - GAS - CONSUMERS ENERGY COMPANY, ELECTRIC - DETROIT EDISON COMPANY, TELEPHONE - AT&T, CABLE - COMCAST
 - THE BUILDING AND UTILITY INFORMATION CONTAINED IN THESE DOCUMENTS ARE NOT DESIGN PLANS. TO OBTAIN A COPY OF THE ACTUAL DESIGN PLANS CONTACT THE APPROPRIATE LOCAL, COUNTY, OR STATE OFFICIALS.

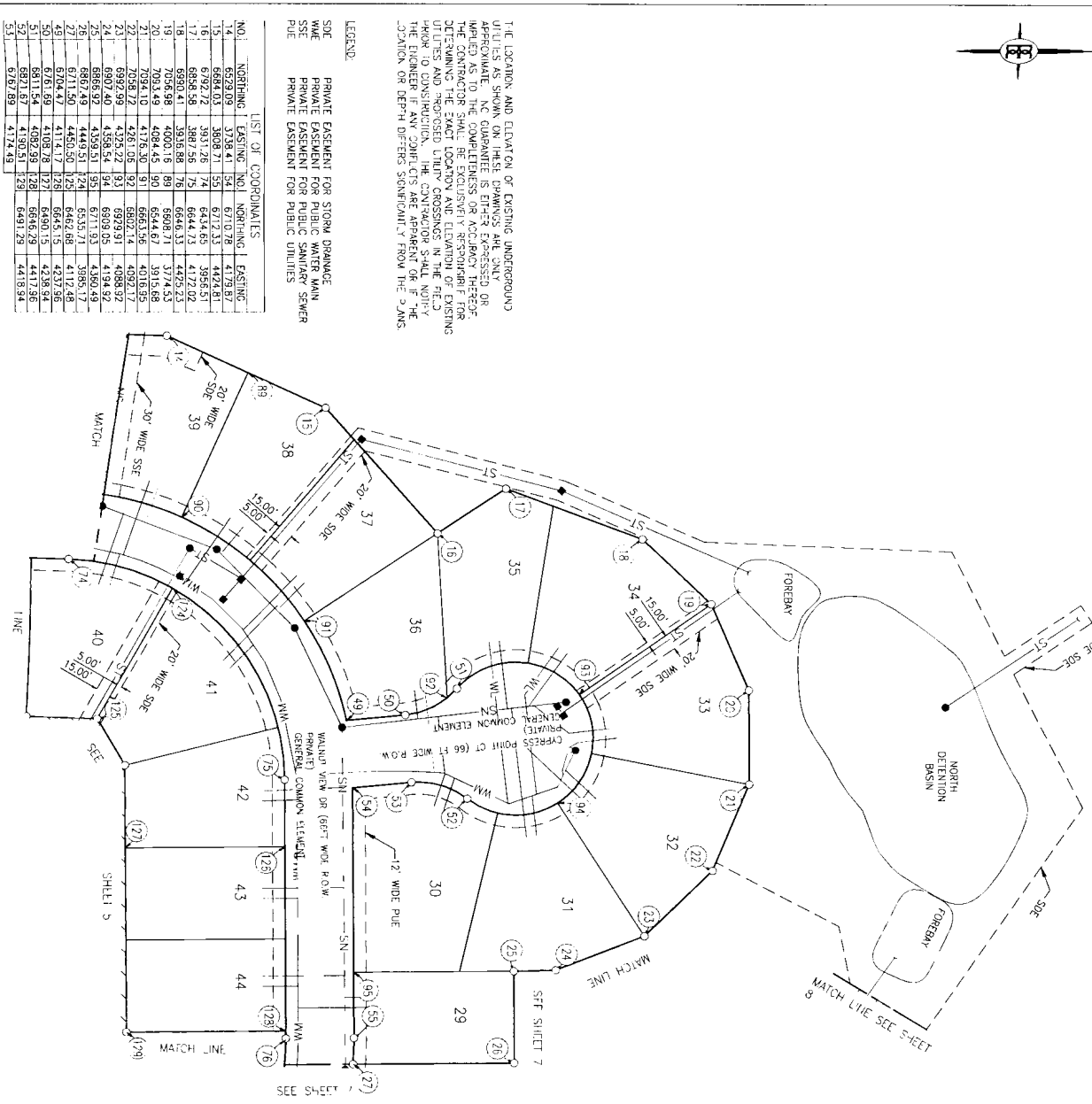
CLIENT
WALNUT RIDGE ESTATES, LLC.
 PROJECT
WALNUT RIDGE ESTATES
 TITLE
SITE & UTILITY PLAN

BEBOSS
Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

DATE: 10/1/21
 SHEET NO: 5



SITE & UTILITY PLAN



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS. THE ENGINEER'S AND DESIGNER'S LIABILITY IS LIMITED TO THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

LEGEND:
 SUE PRIVATE EASEMENT FOR STORM DRAINAGE
 WME PRIVATE EASEMENT FOR PUBLIC WATER MAIN
 SSE PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER
 PUE PRIVATE EASEMENT FOR PUBLIC UTILITIES

LIST OF COORDINATES:

NO.	NORTHING	EASTING	NORTHING	EASTING
14	6629.09	3738.41	54	6710.28
15	6684.03	3808.71	55	6712.33
16	6792.72	3931.28	74	6434.65
17	6858.58	3981.58	75	6644.73
18	6990.41	3935.88	76	6686.33
19	7034.49	4094.45	81	6908.31
20	7094.10	4176.36	91	6663.56
21	7094.10	4261.08	92	6692.14
22	6992.99	4324.22	93	6929.91
23	6907.40	4358.54	94	6939.05
24	6868.92	4393.51	95	6711.93
25	6868.92	4428.51	96	6711.93
26	6711.50	4450.50	97	6711.50
27	6704.47	4114.17	98	6644.15
28	6704.47	4108.78	99	6644.15
29	6811.54	4082.98	78	6646.29
30	6827.67	4190.51	79	6691.29
31	6707.59	4174.48		

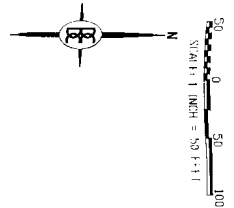
- NOTES:**
- ALL PROPOSED SANITARY IS 8" SDR-26 PVC PIPE UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE 6" SDR-23.5 PVC PIPE, UNLESS OTHERWISE NOTED.
 - ALL STORM SEWER WILL BE MINIMUM 12" C-76 CLASS IV REINFORCED CONCRETE PIPE WITH WATER-TIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
 - ALL WATER MAIN SHALL BE 8" CLASS 52 D.I.P. OR 12" D.I.P., AS SHOWN. BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15. ALL WATER SERVICE LEADS SHALL BE 1" TYPE K, UNLESS OTHERWISE NOTED.
 - ALL UTILITY LOCATIONS WERE TAKEN FROM BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15.
 - ONS - CONSUMERS ENERGY COMPANY. ELECTRIC - DETROIT EDISON COMPANY. TELEPHONE - DETROIT EDISON COMPANY. CABLE - COMCAST.
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- LEGEND:**
- 9 UNIT NUMBER
 - WV WATERMAIN W/ HYDRANT AND GATE VALVE
 - SW SANITARY SEWER W/ MANHOLE
 - STORM SEWER W/ OUTLET CONTROL STRUCTURE, CATCH BASIN, MANHOLE, & FLARED END SECTION
 - CONCRETE MONUMENT
 - COORDINATE NUMBER

PROPOSED, DATED OCTOBER 4, 2021
 UNITS 1-23 MUST BE SPLIT
 UNITS 24-25 NEED NOT BE SPLIT

CLIENT: WALNUT RIDGE ESTATES, LLC.
 PROJECT: WALNUT RIDGE ESTATES
 TITLE: SITE & UTILITY PLAN

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 800.246.6735 FAX 517.548.1670

SITE & UTILITY PLAN

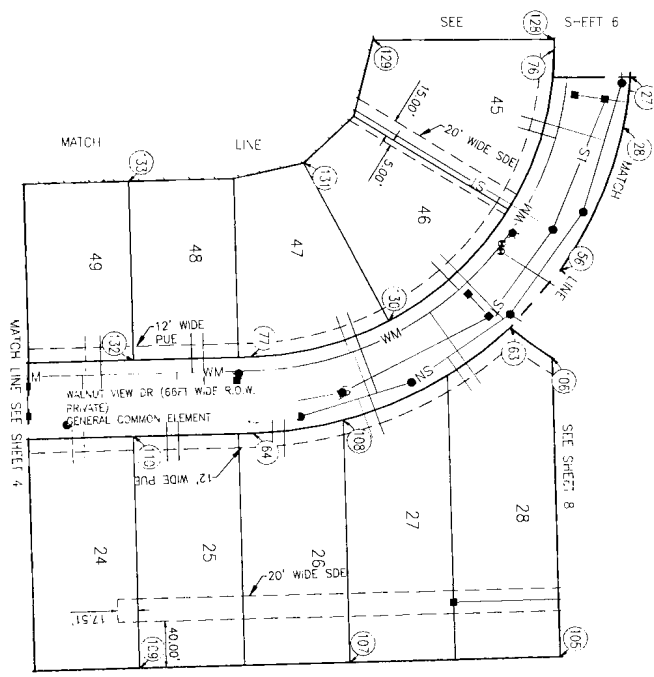


THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BY FIELD SURVEY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

LEGEND:
 SIE PRIVATE EASEMENT FOR STORM DRAINAGE
 WME PRIVATE EASEMENT FOR PUBLIC WATER MAIN
 SSE PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER
 PUE PRIVATE EASEMENT FOR PUBLIC UTILITIES

LIST OF COORDINATES

NO.	NORTHING	EASTING
27	6711.50	4494.50
28	6705.35	4494.79
29	6652.31	4617.65
30	6609.33	4667.74
31	6562.90	4680.93
32	6519.49	4680.93
33	6482.05	4681.81
34	6442.50	4682.23
35	6402.50	4682.23
36	6362.50	4682.23
37	6322.50	4682.23
38	6282.50	4682.23
39	6242.50	4682.23
40	6202.50	4682.23
41	6162.50	4682.23
42	6122.50	4682.23
43	6082.50	4682.23
44	6042.50	4682.23
45	6002.50	4682.23
46	5962.50	4682.23
47	5922.50	4682.23
48	5882.50	4682.23
49	5842.50	4682.23
50	5802.50	4682.23
51	5762.50	4682.23
52	5722.50	4682.23
53	5682.50	4682.23
54	5642.50	4682.23
55	5602.50	4682.23
56	5562.50	4682.23
57	5522.50	4682.23
58	5482.50	4682.23
59	5442.50	4682.23
60	5402.50	4682.23
61	5362.50	4682.23
62	5322.50	4682.23
63	5282.50	4682.23
64	5242.50	4682.23
65	5202.50	4682.23
66	5162.50	4682.23
67	5122.50	4682.23
68	5082.50	4682.23
69	5042.50	4682.23
70	5002.50	4682.23
71	4962.50	4682.23
72	4922.50	4682.23
73	4882.50	4682.23
74	4842.50	4682.23
75	4802.50	4682.23
76	4762.50	4682.23
77	4722.50	4682.23
78	4682.50	4682.23
79	4642.50	4682.23
80	4602.50	4682.23
81	4562.50	4682.23
82	4522.50	4682.23
83	4482.50	4682.23
84	4442.50	4682.23
85	4402.50	4682.23
86	4362.50	4682.23
87	4322.50	4682.23
88	4282.50	4682.23
89	4242.50	4682.23
90	4202.50	4682.23
91	4162.50	4682.23
92	4122.50	4682.23
93	4082.50	4682.23
94	4042.50	4682.23
95	4002.50	4682.23
96	3962.50	4682.23
97	3922.50	4682.23
98	3882.50	4682.23
99	3842.50	4682.23
100	3802.50	4682.23



- UTILITY NOTES:
1. ALL PROPOSED SANITARY IS 8" SDR-26 PVC PIPE UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE 6" SDR-23.5 PVC PIPE UNLESS OTHERWISE NOTED.
 2. ALL STORM SEWER WILL BE MINIMUM 12" C-76 CLASS IV RINGFORD CONCRETE PIPE WITH WATER-TIGHT PREMIUM JOINTS UNLESS OTHERWISE NOTED.
 3. ALL WATER MAIN SHALL BE 8" CLASS 52 D.I.P. OR 12" D.I.P. AS SHOWN. BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15. ALL WATER SERVICE LEADS SHALL BE 1" TYPE "K" UNLESS OTHERWISE NOTED.
 4. ALL UTILITY LOCATIONS WERE TAKEN FROM BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15.
 5. GAS - CONSUMERS ENERGY COMPANY. ELECTRIC - DETROIT EDISON COMPANY. TELEPHONE - AT&T. CABLE - COMCAST.
 6. THE BUILDING AND UTILITY INFORMATION CONTAINED IN THESE DOCUMENTS ARE NOT DESIGN PLANS. TO OBTAIN A COPY OF THE ACTUAL DESIGN PLANS CONTACT THE APPROPRIATE LOCAL, COUNTY, OR STATE OFFICIALS.

NOTES:
 1. ALL INTERIOR ROOMS AND STORM SEWER ARE PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

LEGEND:

---	MATCH LINE
9	UNIT NUMBER
W-M	WATERMAIN W/ HUB/PAINT AND GATE VALVE
S-N	SANITARY SEWER W/ MANHOLE
S-O	STORM SEWER W/ OUTLET CONTROL STRUCTURE/ CATCH BASIN, MANHOLE & FLARED END SECTION
○	CONCRETE MONUMENT
③	COORDINATE NUMBER

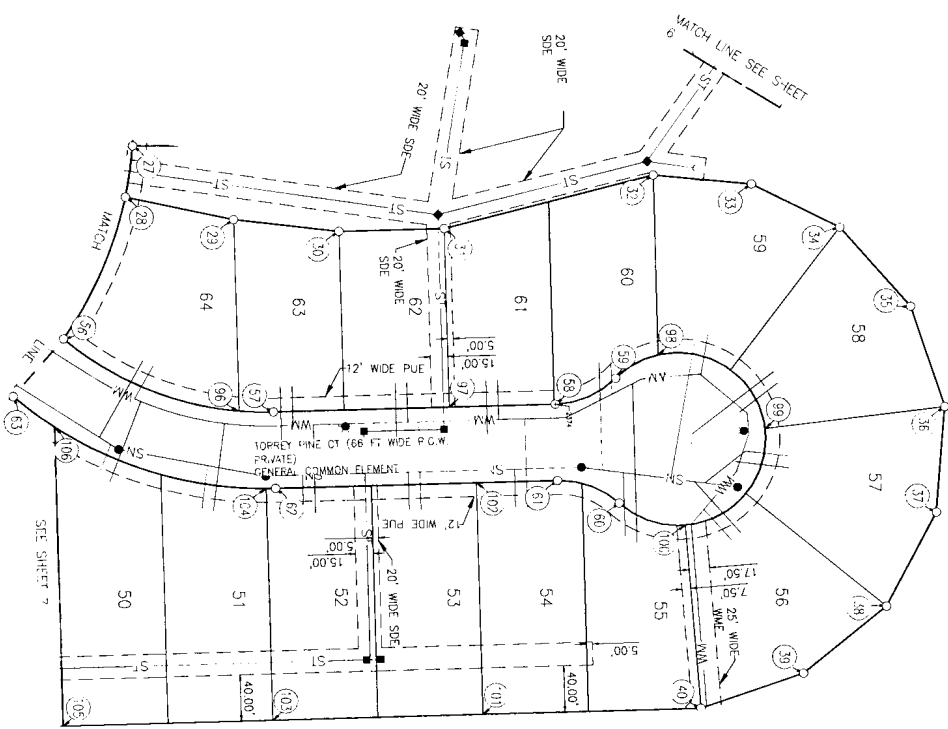
PROPOSED, DATED OCTOBER 4, 2021
 UNITS 1-23 WEST BE SHALL
 UNITS 24-25 NEED NOT BE BUILT

CLIENT	WALNUT RIDGE ESTATES, LLC.
PROJECT	WALNUT RIDGE ESTATES
TITLE	SITE & UTILITY PLAN





SITE & UTILITY PLAN



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.


LEGEND

SDE PRIVATE EASEMENT FOR STORM DRAINAGE
 WME PRIVATE EASEMENT FOR PUBLIC WATER MAIN
 SSE PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER
 PUE PRIVATE EASEMENT FOR PUBLIC UTILITIES

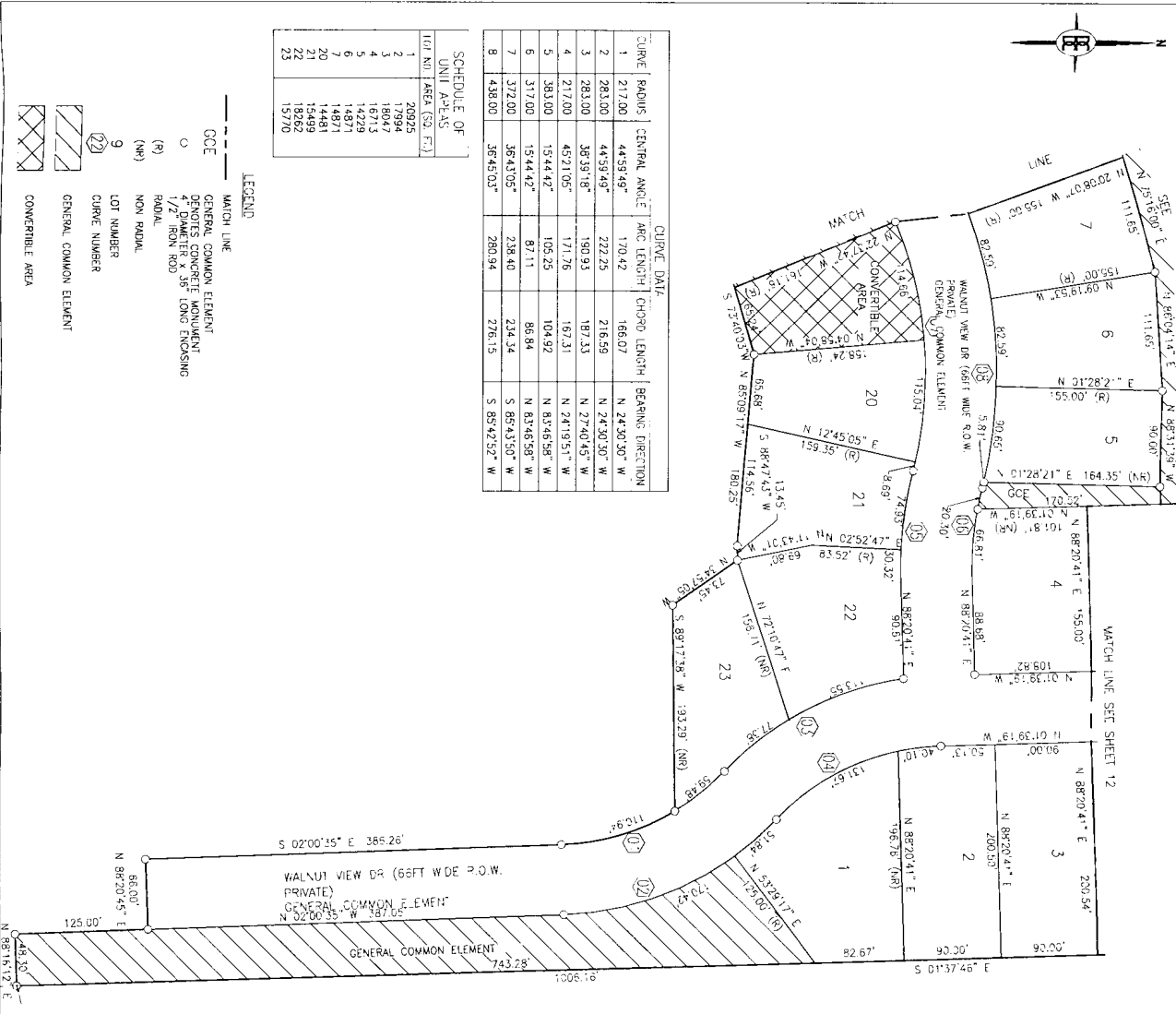
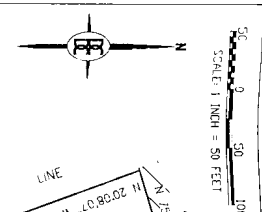
LIST OF COORDINATES

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
28	6705.35	4494.79	52	6834.56	4748.90
29	6798.29	4514.14	53	6609.33	4667.74
30	6888.61	4524.25	56	6803.08	4680.14
31	6978.57	4524.25	57	6983.05	4676.59
32	7171.30	4474.96	58	7151.80	4652.93
33	7171.30	4483.27	59	7232.48	4698.63
34	7317.08	4483.27	60	7317.08	4698.63
35	7378.02	4588.71	101	7072.28	4942.75
36	7407.24	4675.79	102	7008.47	4941.93
37	7400.05	4675.16	103	6832.55	4947.83
38	7357.60	4848.81	104	6876.55	4947.83
39	7288.67	4802.16	105	6852.42	4952.99
40	7171.30	4802.16	106	6844.94	4894.13
41	6852.74	4817.65			
42	6852.74	4860.93			
43	7073.96	4873.93			
44	7128.50	4851.46			
45	7128.50	4759.42			
46	7073.96	4739.93			

- UTILITY NOTES:**
1. ALL PROPOSED SANITARY IS 8" SDR-26 PVC PIPE UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE 6" SDR-23.5 PVC PIPE, UNLESS OTHERWISE NOTED.
 2. ALL STORM SEWER WILL BE MINIMUM 12" C-76, CLASS IV RINGFORD CONCRETE PIPE WITH WATERIGHT-PROTECTOR JOINTS, UNLESS OTHERWISE NOTED.
 3. ALL WATER MAIN SHALL BE 8" CLASS 52 D.I.P. OR 12" D.I.P., AS SHOWN. CROSS ENGINEERING CONSTRUCTION PLANS 11-6-15. ALL WATER SERVICE LEADS SHALL BE 1" TYPE K, UNLESS OTHERWISE NOTED.
 4. ALL UTILITY LOCATIONS WERE TAKEN FROM BOSS ENGINEERING CONSTRUCTION PLANS 11-6-15.
 5. GAS - CONSUMERS ENERGY COMPANY. ELECTRIC - DETROIT EDISON COMPANY. TELEPHONE - AT&T. CABLE - COMCAST.
 6. THE BUILDING AND UTILITY INFORMATION CONTAINED IN THESE DOCUMENTS ARE NOT DESIGN PLANS. TO OBTAIN A COPY OF THE ACTUAL DESIGN PLANS CONTACT THE APPROPRIATE LOCAL, COUNTY, OR STATE OFFICIALS.
- NOTES:**
1. ALL INTERIOR ROADS AND STORM SEWER ARE PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- LEGEND**
- MATCH LINE
 - 9 UNIT NUMBER
 - MW --- WATERMAIN W/ PROPAGANT AND GATE VALVE
 - S --- SANITARY SEWER W/ MANHOLE
 - ST --- STORM SEWER W/ OUTLET CONTROL STRUCTURE, CATCH BASIN, MANHOLE, & FLARED END SECTION
 - CONCRETE MONUMENT
 - COORDINATE NUMBER
- PROPOSED, DATED OCTOBER 4, 2021
 UNITS 24-25 MUST BE BUILT
 UNITS 24-65 NEED NOT BE BUILT

CLIENT WALNUT RIDGE ESTATES, LLC.	PROJECT WALNUT RIDGE ESTATES SITE & UTILITY PLAN	 BEBOSS Engineering <small>Engineers Surveyors Planners Landscape Architects</small> 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670
DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 12/7/21 REVISION INFORMATION:	8	

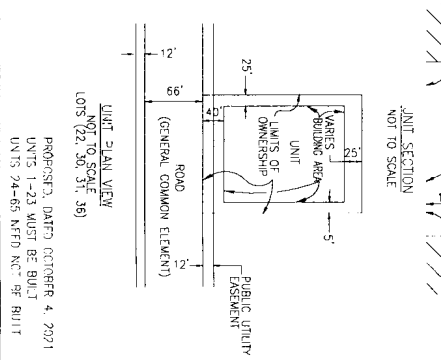
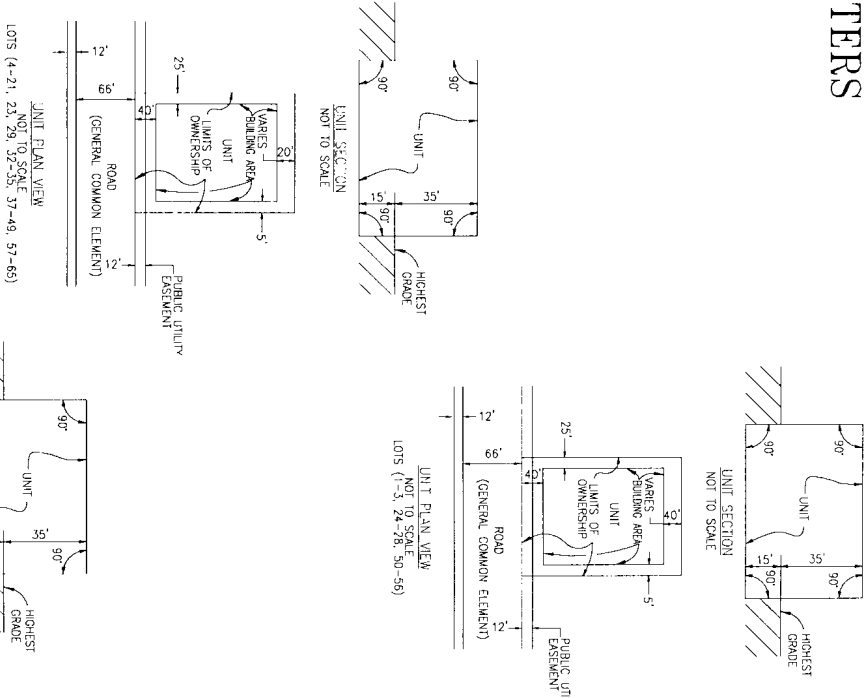
UNIT AREAS & PERIMETERS



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	BEARING DIRECTION
1	217.00	44°59'49"	170.42	166.07	N 24°30'50" W
2	283.00	44°59'49"	222.25	216.59	N 24°30'50" W
3	283.00	36°59'18"	190.93	187.33	N 27°40'45" W
4	217.00	45°21'05"	171.76	167.31	N 24°19'51" W
5	383.00	15°44'42"	105.25	104.92	N 83°46'58" W
6	317.00	15°44'42"	87.11	86.84	N 83°46'58" W
7	372.00	36°43'05"	238.40	234.34	S 85°43'50" W
8	438.00	36°43'05"	280.94	276.15	S 85°42'52" W

SCHEDULE OF UNIT AREAS	
LOT NO.	AREAS (SQ. FT.)
1	20826
2	17094
3	18047
4	16713
5	14229
6	14871
7	11499
20	14871
21	15489
22	18262
23	15770

- LEGEND**
- WATCH LINE
 - GENERAL COMMON ELEMENT
 - DENOTES CONCRETE MONUMENT
 - 4" DIAMETER x 36" LONG ENCASED
 - 1/2" IRON ROD
 - ROAD
 - (NR) NON RADIAL
 - ⑨ LOT NUMBER
 - ⑨ CURVE NUMBER
 - ⑨ GENERAL COMMON ELEMENT
 - ⑨ CONVERTIBLE AREA



	<p style="text-align: center;">CLIENT WALNUT RIDGE ESTATES, LLC.</p> <p style="text-align: center;">PROJECT WALNUT RIDGE ESTATES</p> <p style="text-align: center;">TITLE UNIT AREAS & PERIMETERS PLAN</p>	<p style="font-size: small;">3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670</p>
9	<p>DATE: 10/27/2021</p> <p>SCALE: 1/8" = 1'-0"</p> <p>JOB NO.: 15-008</p> <p>DATE: 10/27/2021</p> <p>PROJECT: DATA OCTOBER 4, 2021</p> <p>UNITS 1-23 MUST BE BUILT</p> <p>UNITS 24-65 MUST BE BUILT</p>	



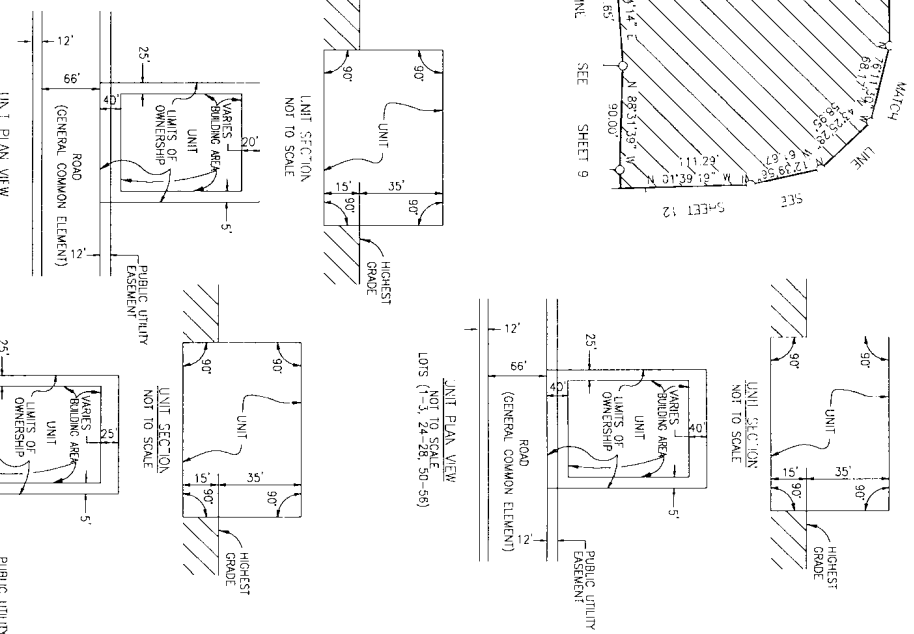
UNIT AREAS & PERIMETERS

SCHEDULE OF UNIT AREAS	
CU NO.	AREA (SQ. FT.)
8	16931
9	17289
10	13980
11	13989
12	17089
13	17089
14	15774
15	15774
16	15774
17	15774
18	15774
19	18735

CURVE DATA			
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH
8	438.00	36°45'03"	290.94
9	283.00	114°31'50"	565.70
10	217.00	114°29'16"	433.61
11	283.00	78°05'38"	373.85
12	217.00	84°48'35"	332.57

LEGEND

- MATCH LINE
- GENERAL COMMON ELEMENT
- DENOTES CONCRETE MONUMENT
- 1/2" DIAMETER x 36" LONG ENCASED IRON ROD
- RADIAL
- NON RADIAL
- LOT NUMBER
- CURVE NUMBER
- GENERAL COMMON ELEMENT
- CONVERTIBLE AREA



PROPOSED, DATE OCTOBER 4, 2021
 UNITS 1-23 WERE BE BUILT
 UNITS 24-65 WERE NOT BE BUILT

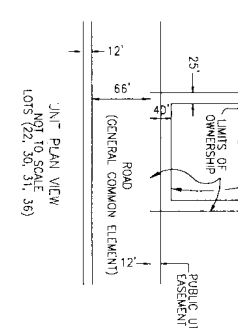
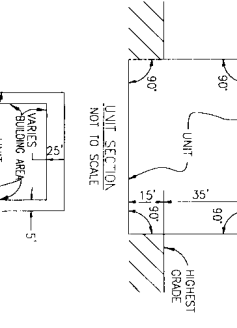
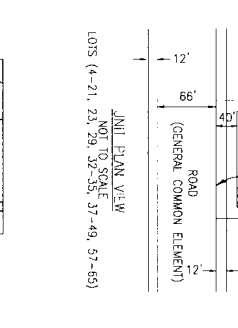
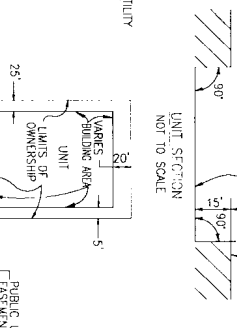
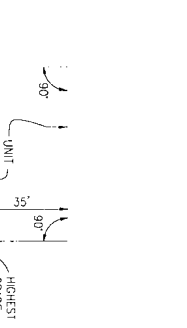
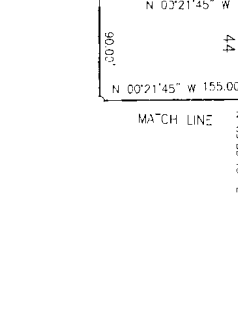
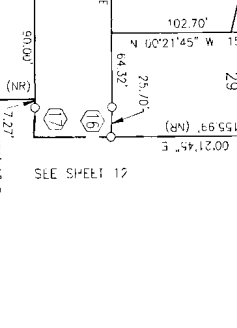
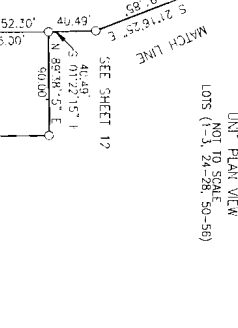
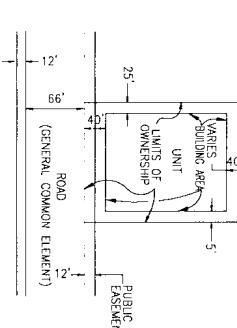
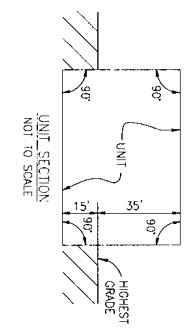
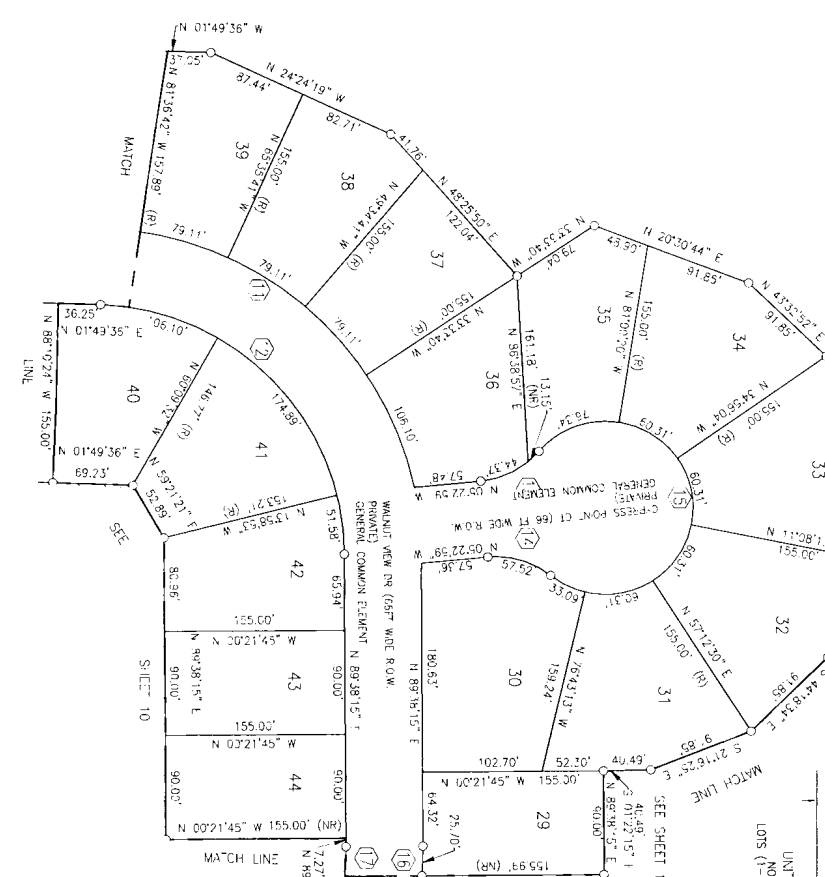
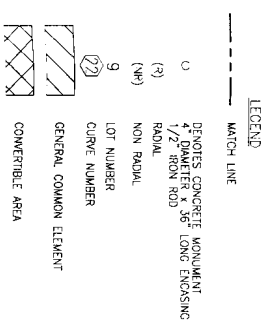
 BEBOSS Engineering Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670	CLIENT WALNUT RIDGE ESTATES, LLC.
	PROJECT WALNUT RIDGE ESTATES
	TITLE UNIT AREAS & PERIMETERS PLAN



UNIT AREAS & PERIMETERS

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	BEARING DIRECTION
11	283.00	76°05'38"	375.85	348.83	N 39°52'25" E
12	217.00	87°48'39"	332.57	300.97	N 45°43'55" E
13	75.00	43°56'44"	57.52	56.12	N 27°21'21" W
14	75.00	43°56'44"	57.52	56.12	N 16°35'23" E
15	75.00	26°53'28"	50.67	108.00	N 84°37'01" E
16	333.00	35°18'15"	205.19	201.96	N 72°42'35" W
17	287.00	88°42'28"	413.38	373.31	N 46°00'32" W

SCHEDULE OF UNIT AREAS		SCHEDULE OF UNIT AREAS	
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
29	23858	40	16108
30	18848	41	11280
31	18848	42	11280
32	18848	43	13950
33	18848	44	13950
34	18438		
35	18438		
36	15195		
37	15195		
38	15975		
39	16089		

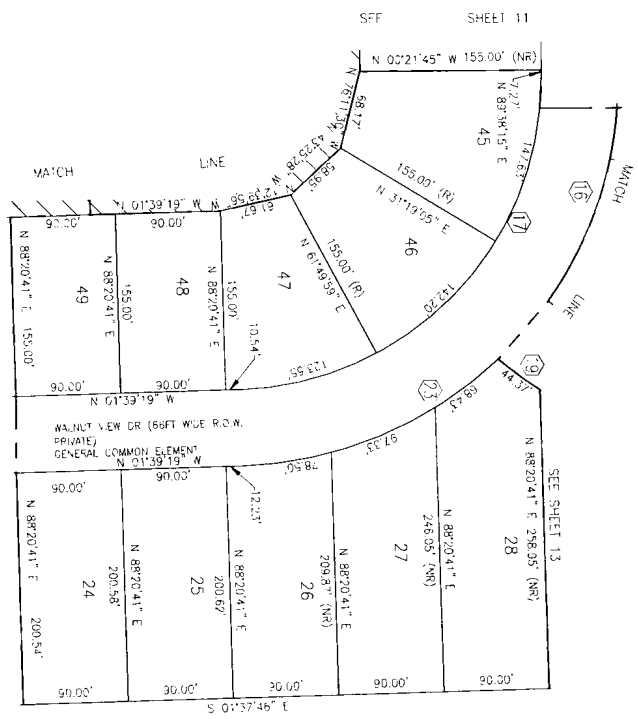


PROGRESS, DATED OCTOBER 4, 2021
 UNITS 1-23 MUST BE BUILT
 UNITS 24-65 NEED NOT BE BUILT

CLIENT	WALNUT RIDGE ESTATES, LLC.
PROJECT	WALNUT RIDGE ESTATES
TITLE	UNIT AREAS & PERIMETERS PLAN
DATE	11



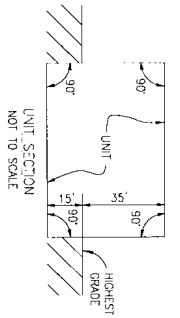
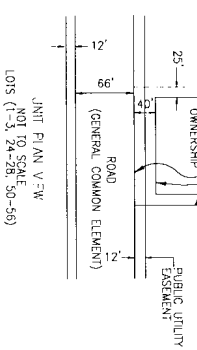
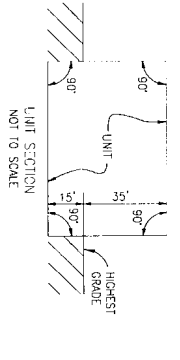
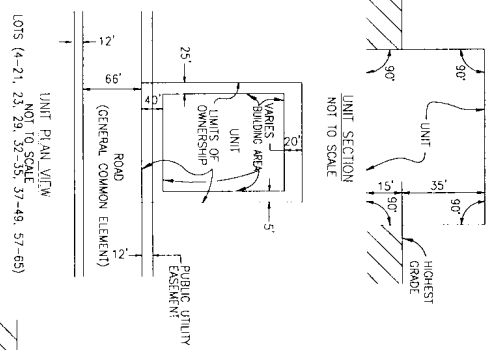
UNIT AREAS & PERIMETERS



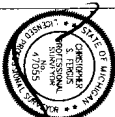
LOT NO.	AREA (SQ. FT.)
24	18690
26	18925
27	20287
28	24081
45	17763
46	15799
47	13289
48	13950
49	13950

- LEGEND**
- DENOTES CONCRETE MONUMENT
 - 4" DIAMETER x 36" LONG ENCASED
 - RADIAL
 - (NR) NON RADIAL
 - 9 LOT NUMBER
 - ⑨ CURVE NUMBER
 - ▨ GENERAL COMMON ELEMENT
 - ▨ CONVERTIBLE AREA

CURVE	ARC LENGTH	CENTRAL ANGLE	CHORD LENGTH	BEARING DIRECTION
16	333.00	351°18'15"	201.96	N 72°42'35" W
17	267.00	88°42'26"	413.38	N 46°00'32" W
19	333.00	42°01'36"	244.26	N 19°21'30" E
23	333.00	42°01'36"	244.26	N 22°40'07" W

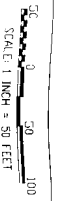


PROPOSED, DATED OCTOBER 4, 2021
 UNITS 1-23 MUST BE BUILT
 UNITS 24-65 NEED NOT BE BUILT

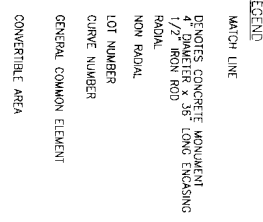
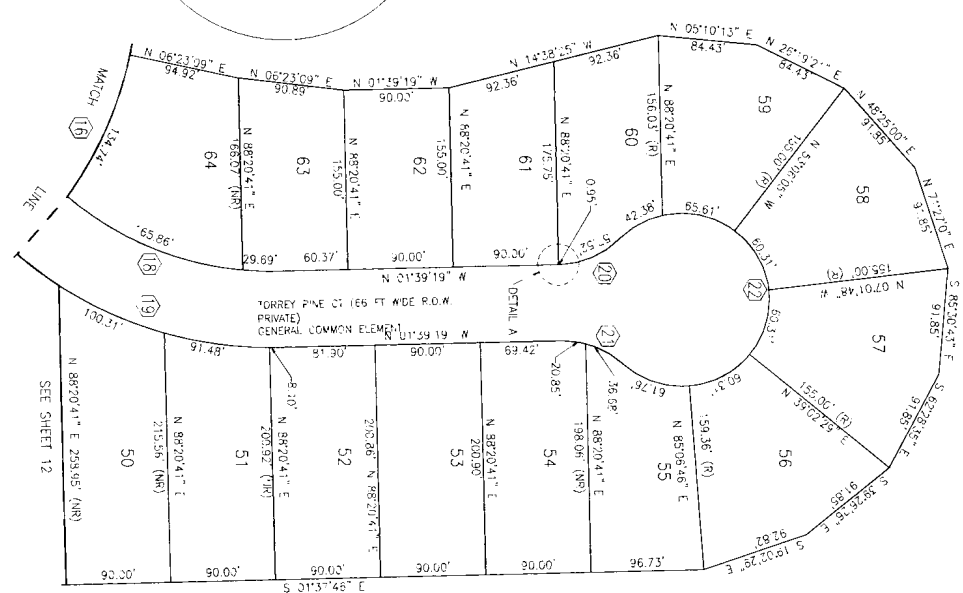


CLIENT	WALNUT RIDGE ESTATES, LLC.
PROJECT	WALNUT RIDGE ESTATES
TITLE	UNIT AREAS & PERIMETERS PLAN

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

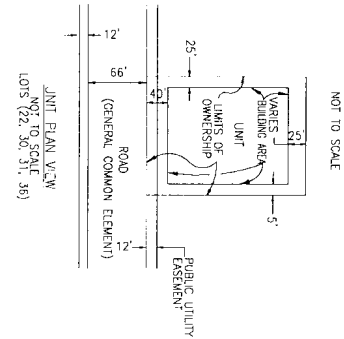
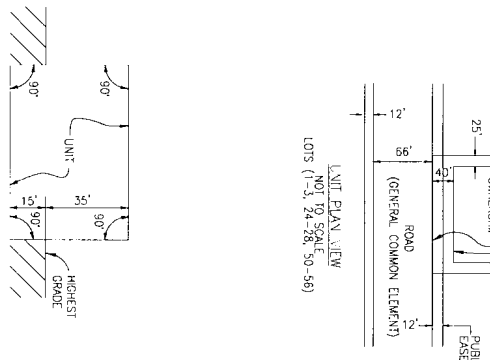
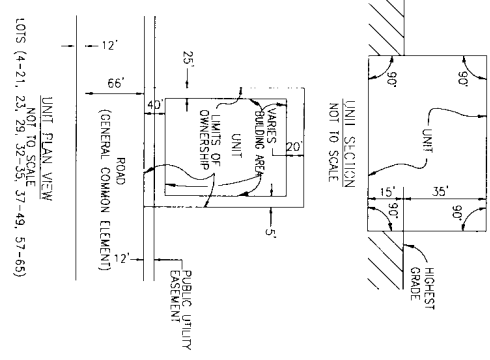


SCHEDULE OF UNIT AREAS	
LOT NO.	AREA (SQ. FT.)
50	211.02
51	188.51
52	180.76
53	180.79
54	186.63
55	186.35
56	184.38
57	184.38
58	184.38
59	178.02
60	151.90
61	138.50
62	148.06
63	148.06
64	193.75



CURVE DATA				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
16	333.00	35°18'15"	205.19	201.86
18	267.00	41°57'47"	185.55	191.21
19	333.00	42°01'37"	244.26	238.82
20	75.00	43°58'44"	57.52	56.12
21	75.00	43°58'44"	57.52	56.12
22	75.00	267°53'28"	350.67	108.00

UNIT AREAS & PERIMETERS



PROPOSED DATE: OCTOBER 4, 2021
 UNITS 1-23 MUST BE BUILT
 UNITS 24-65 MUST BE BUILT

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

JOB NO.: 15-018

DATE: 10/1/21

PLACING INFORMATION

STATE OF CONNECTICUT

REGISTERED PROFESSIONAL ENGINEER

NO. 47058

13

CLIENT: WALNUT RIDGE ESTATES, LLC.

PROJECT: WALNUT RIDGE ESTATES

TITLE: UNIT AREAS & PERIMETERS PLAN

BEBOSS
Engineering

Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
 HOWELL, MT. 49843
 800.246.6735 FAX 517.548.1670