

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

**WOODS EDGE**

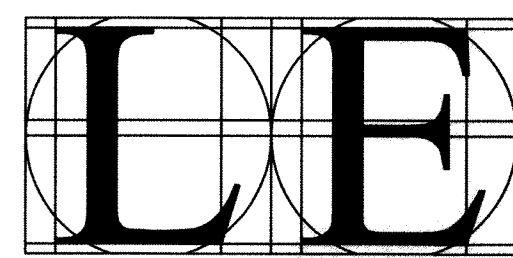
**A SITE CONDOMINIUM**

HARTLAND TOWNSHIP, SECTION 27, T3N-R6E  
LIVINGSTON COUNTY, MICHIGAN

**DEVELOPER:**

SBTT PROPERTIES, LLC.  
7344 PINE VISTA DRIVE  
BRIGHTON, MI 48116

**PREPARED BY:**



**LIVINGSTON  
ENGINEERING**

3300 S. OLD U.S.,  
BRIGHTON, MI 48114  
PHONE: (810) 225-7100  
FAX: (810) 225-7699  
<http://www.livingstoneng.com>

LEGAL DESCRIPTION:

**PARCEL A**

All of Lots 18 thru 119 including Grove Ave. (width varies), Plainfield Ave. (width varies), Division St. (width varies) and South Line Rd. (33 feet wide) all lying south of the south Right-of-Way line of Maxfield Lake Road (66 feet wide, recorded as "Lake Drive RD." per the plat of "Maxfield Park Sub.") and being a part of "Maxfield Park Sub.", part of the West 1/2 of the Southeast 1/4 of Section 27, T3N-R6E, Hartland Township, Livingston County Michigan as recorded in Liber 2 of Plats, Page 98 L.C.R. being more particularly described as follows:

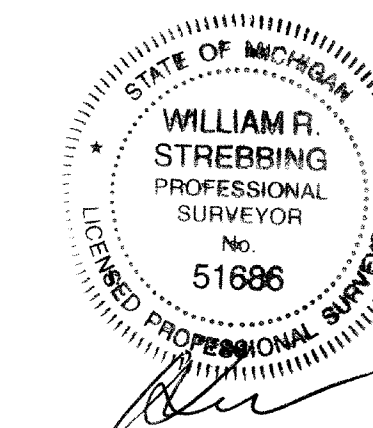
BEGINNING at the South 1/4 corner of said Section 27, said 1/4 corner being marked by a 4" concrete monument; thence along the west line of said "Maxfield Park Sub." as monumented, N 00°45'00" E, 944.52 feet to a point on the south line of Maxfield Lake Rd. (66 ft wide, recorded as "Lake Drive RD." per the plat of "Maxfield Park Sub."); thence along the south line of said Maxfield Lake Road, as monumented N 72°15'35" E (recorded as N 72°17' E), 868.68 feet to a point on the east line of said "Maxfield Park Sub.", as monumented; thence S 00°44'47" W (recorded as S 00°45' W), 1252.65 feet along said east line of "Maxfield Park Sub." to a point on the south line of Section 27, said point being north 3.16 feet of a found concrete monument; thence N 86°58'57" W, 824.56 feet (recorded as N 86°42' W, 824.86 feet) along the south line of said Section 27; to the South 1/4 Corner of said Section 27 and the POINT OF BEGINNING. Containing 20.80 acres and subject to any easements and restrictions of record.

DRAWING INDEX

<u>NO.</u>	<u>TITLE</u>
1.	COVER SHEET
2.	SURVEY PLAN
3.	SITE & UTILITY PLAN
4.	UNIT AREA & PERIMETER PLAN

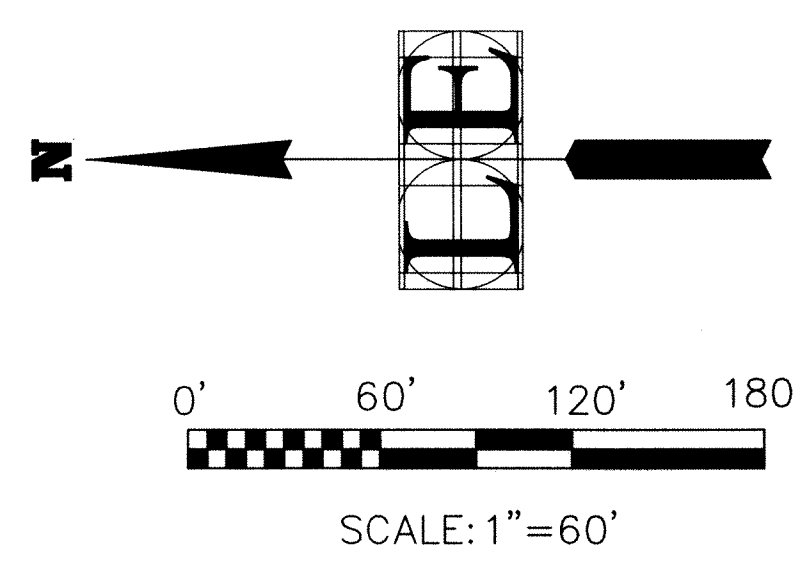
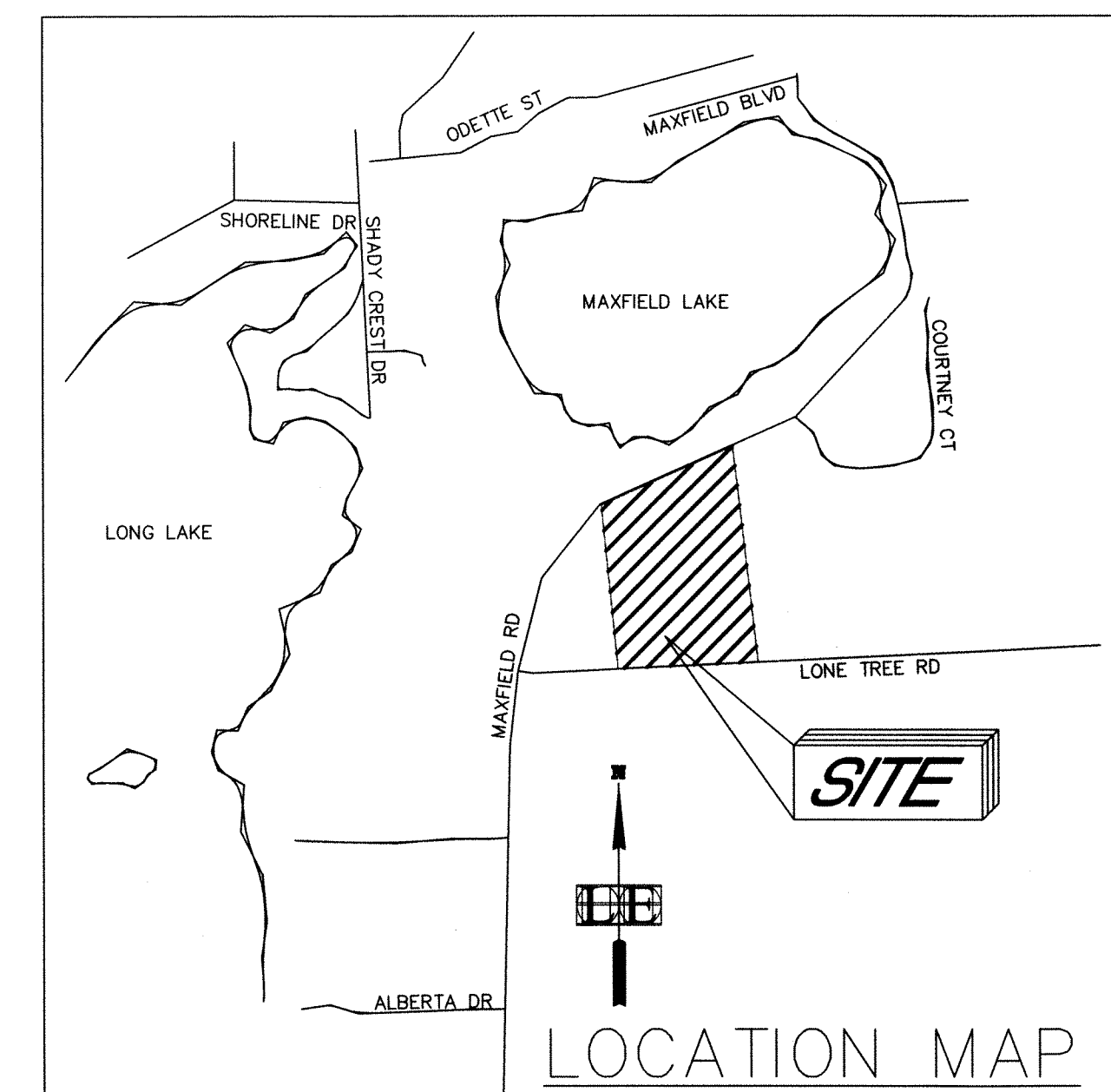
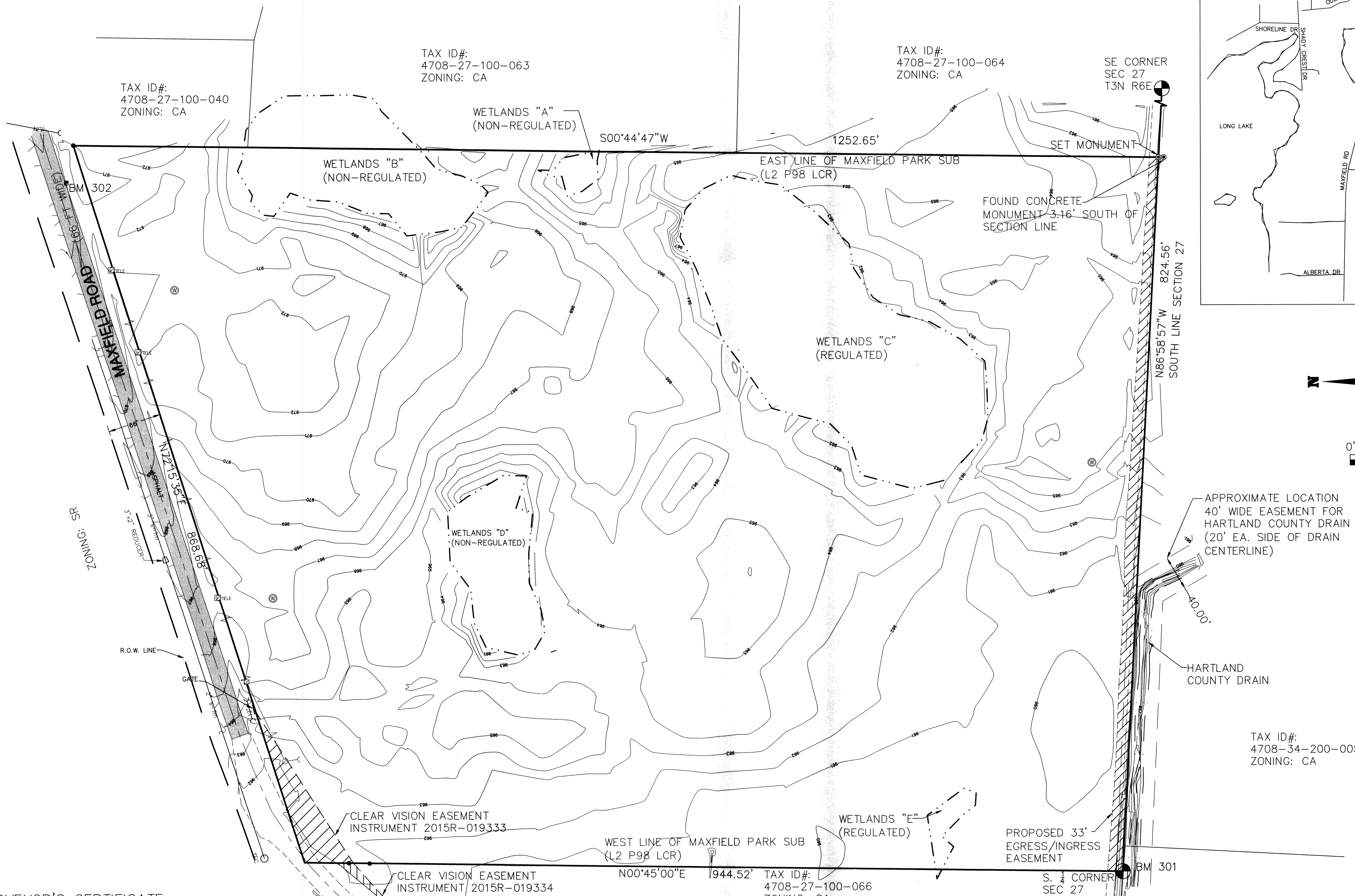
ATTENTION: COUNTY REGISTER OF DEEDS

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 SURVEYORS CERTIFICATE ON SHEET 2.



PROPOSED AS OF 9/1/15

# SURVEY PLAN



**LE**  
**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING,  
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Project Title  
**WOODS EDGE**

Sheet Title  
**SURVEY PLAN**

Client  
**SBTT PROPERTIES, LLC.**

REVISIONS	DATE

Scale  
 Vertical: \_\_\_\_\_  
 Horizontal: **1"=60'**

Drawn: **ERG**  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Date: **8/19/15**

Job no.  
**14237**

Sheet no.  
**2**

## SURVEYOR'S CERTIFICATE

I, WILLIAM R. STREBBING, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. \_\_\_\_\_ 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 HAVE NOT BEEN LOCATED IN THE GROUND, BUT WILL BE PLACED WITHIN 1 YEAR OF THE RECORDING DATE AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 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 NUMBER 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 NUMBER 59 OF THE PUBLIC ACTS OF 1978.

WILLIAM R. STREBBING, REGISTRATION NO. \_\_\_\_\_  
 LIVINGSTON ENGINEERING  
 2094 PLESS DR.  
 BRIGHTON, MICHIGAN 48114

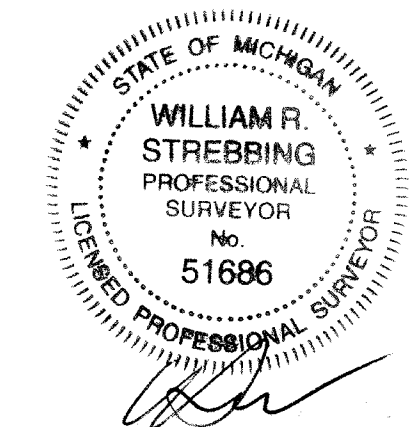
**BENCHMARKS**

#301	TOP OF MONUMENT 1/2" IRON IN CONCRETE ELEV. = 961.18 (NAVD 1988)
#302	TOP OF 1/2" IRON ELEV. 972.06 (NAVD 1988)

**LEGEND**

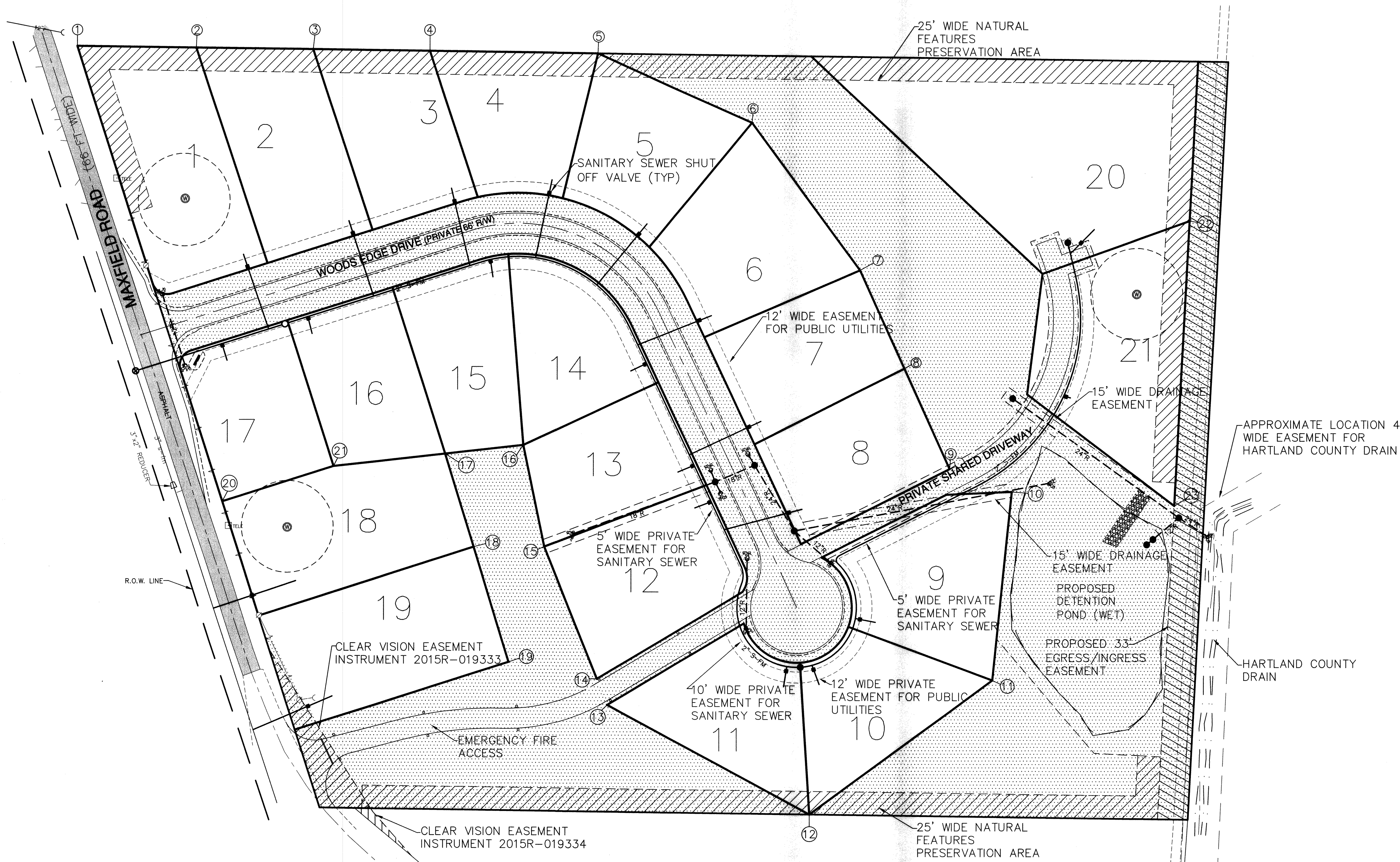
APPROX. WETLAND BOUNDARY	-----
FOUND IRON	•
FOUND MONUMENT	⊙

- NOTES:**
1. A BLANKET EASEMENT IS GRANTED OVER ALL GENERAL COMMON ELEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SANITARY SEWER AND PUBLIC UTILITIES.
  2. THE ROADS WITHIN WOODS EDGE ARE PRIVATE ROADS WHICH WILL BE MAINTAINED BY AT WOODS EDGE ASSOCIATION.



PROPOSED AS OF 9/1/15

# SITE & UTILITY PLAN



LIST OF COORDINATES		
NO.	NORTHING	EASTING
1	6209.1267	5839.7377
2	6079.4834	5838.0485
3	5952.2156	5836.3903
4	5825.2634	5834.7362
5	5642.2210	5832.3512
6	5474.5730	5757.4051
7	5356.9764	5597.6001
8	5308.6087	5490.0858
9	5259.3224	5380.5297
10	5191.6615	5355.7248
11	5212.6881	5151.4245
12	5411.6495	5005.3895
13	5631.4441	5124.7049
14	5642.7702	5152.8757
15	5700.1441	5295.5794
16	5723.0761	5406.3613
17	5808.1153	5396.8028
18	5777.0020	5295.2301
19	5738.9252	5170.9241
20	6050.7486	5344.6747
21	5929.6493	5383.1423
22	4998.7080	5651.1896
23	5015.0980	5340.2763

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Project Title  
**WOODS EDGE**

Sheet Title  
**SITE & UTILITY  
 PLAN**

Client  
**SBTT  
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**3**

- NOTES:
- ALL SANITARY SEWER MAIN SHALL BE 2" SDR 11
  - ALL STORM SEWER SHALL BE C76 CLASS III OR C76 CLASS IV CONCRETE PIPE AS INDICATED ON CONSTRUCTION PLANS.
  - ALL STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED BY WOODS EDGE HOMEOWNER'S ASSOCIATION.
  - TELEPHONE: AMERITECH  
 GAS: CONSUMERS ENEGY  
 ELECTRIC: DTE ENERGY  
 CABLE: COMCAST
  - UNITS 1-21 MUST BE BUILT
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION TO THE HARTLAND TOWNSHIP SANITARY SEWER SYSTEM.
  - WATER SUPPLY WILL BE PROVIDED BY INDIVIDUAL WELLS.

**LEGEND**

SANITARY SEWER — S —

STORM SEWER — R —

UNIT NO. 24

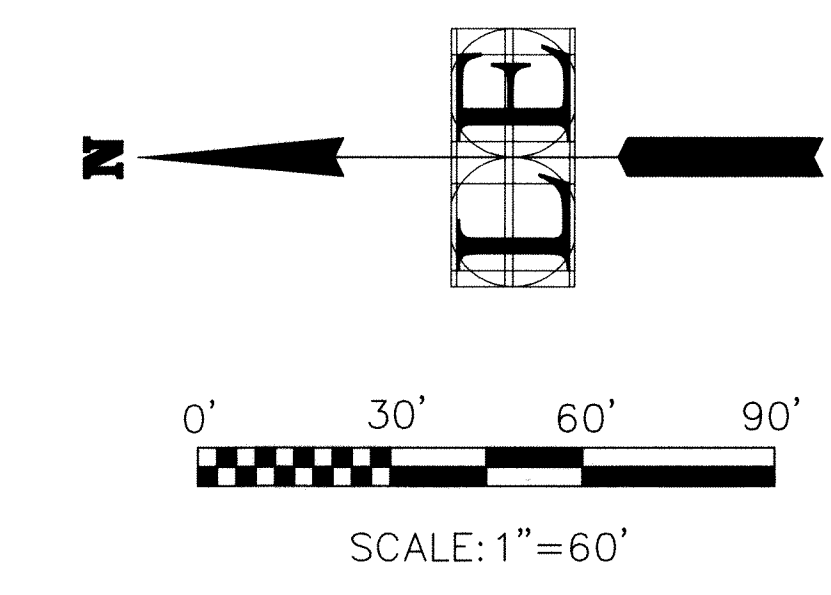
GENERAL COMMON ELEMENT [Pattern]

SIDEWALK (GENERAL COMMON ELEMENT) [Pattern]

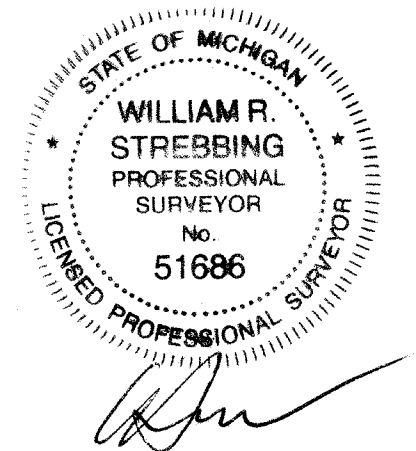
COORDINATE POINT LABEL 3

NATURAL FEATURES PRESERVATION AREA [Pattern]

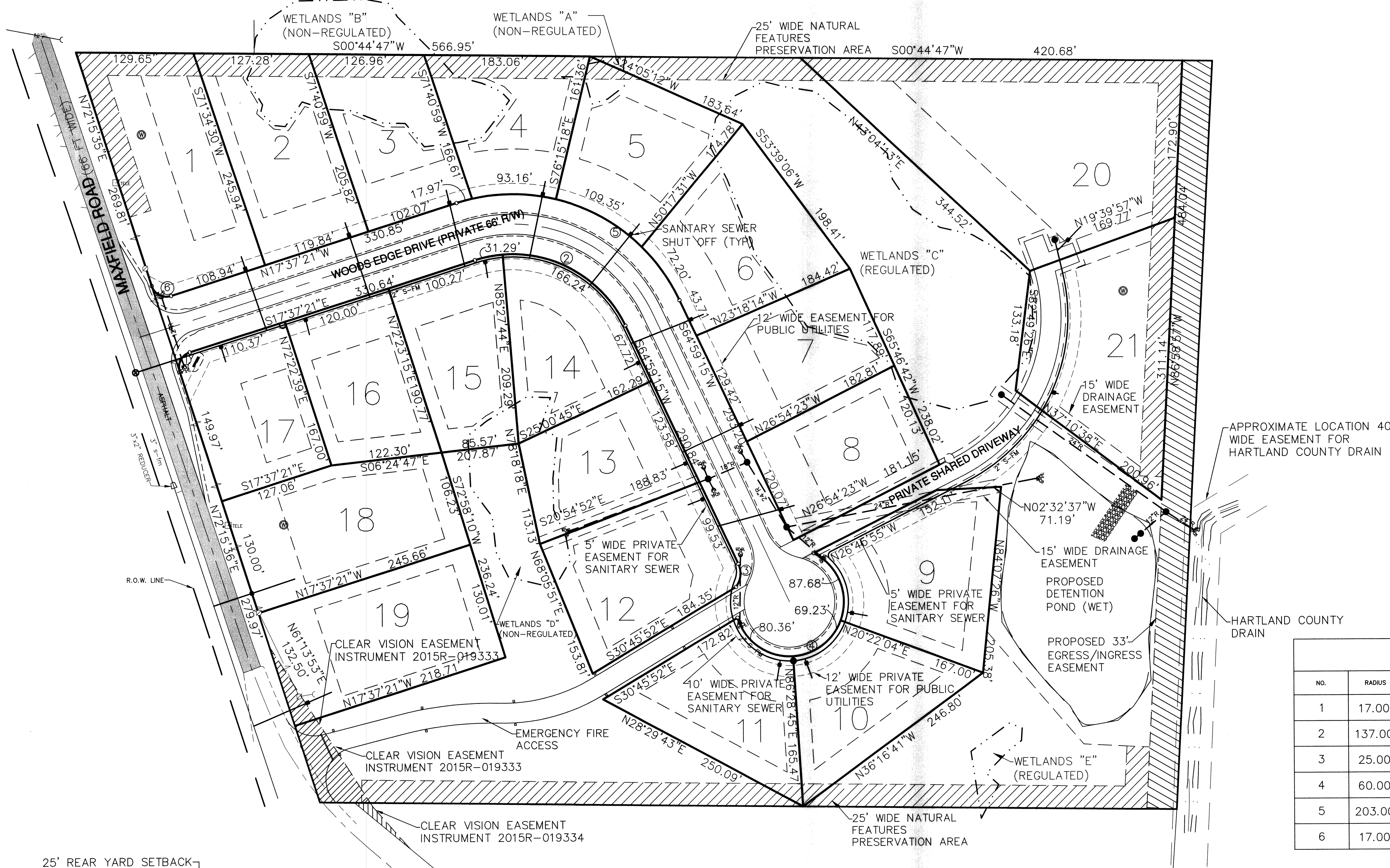
EXISTING WELL (W)



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# UNIT AREA & PERIMETER PLAN



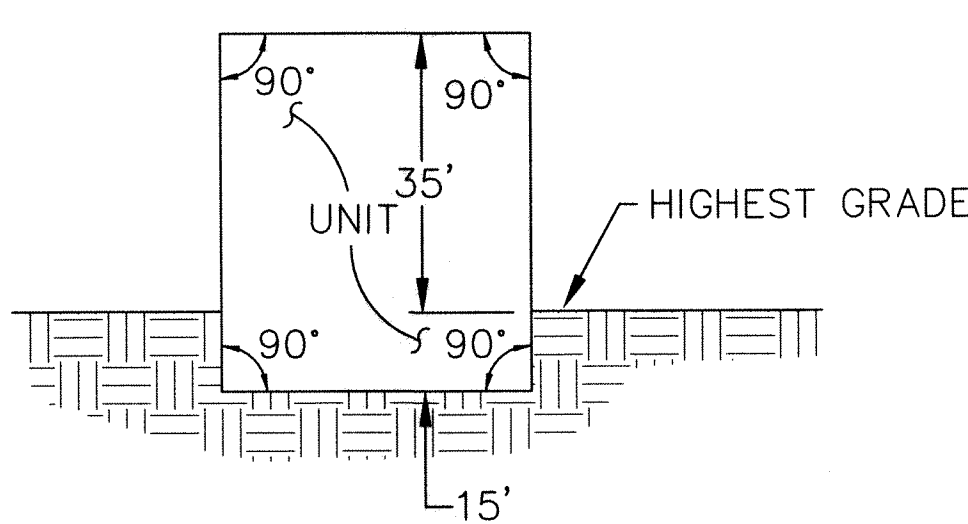
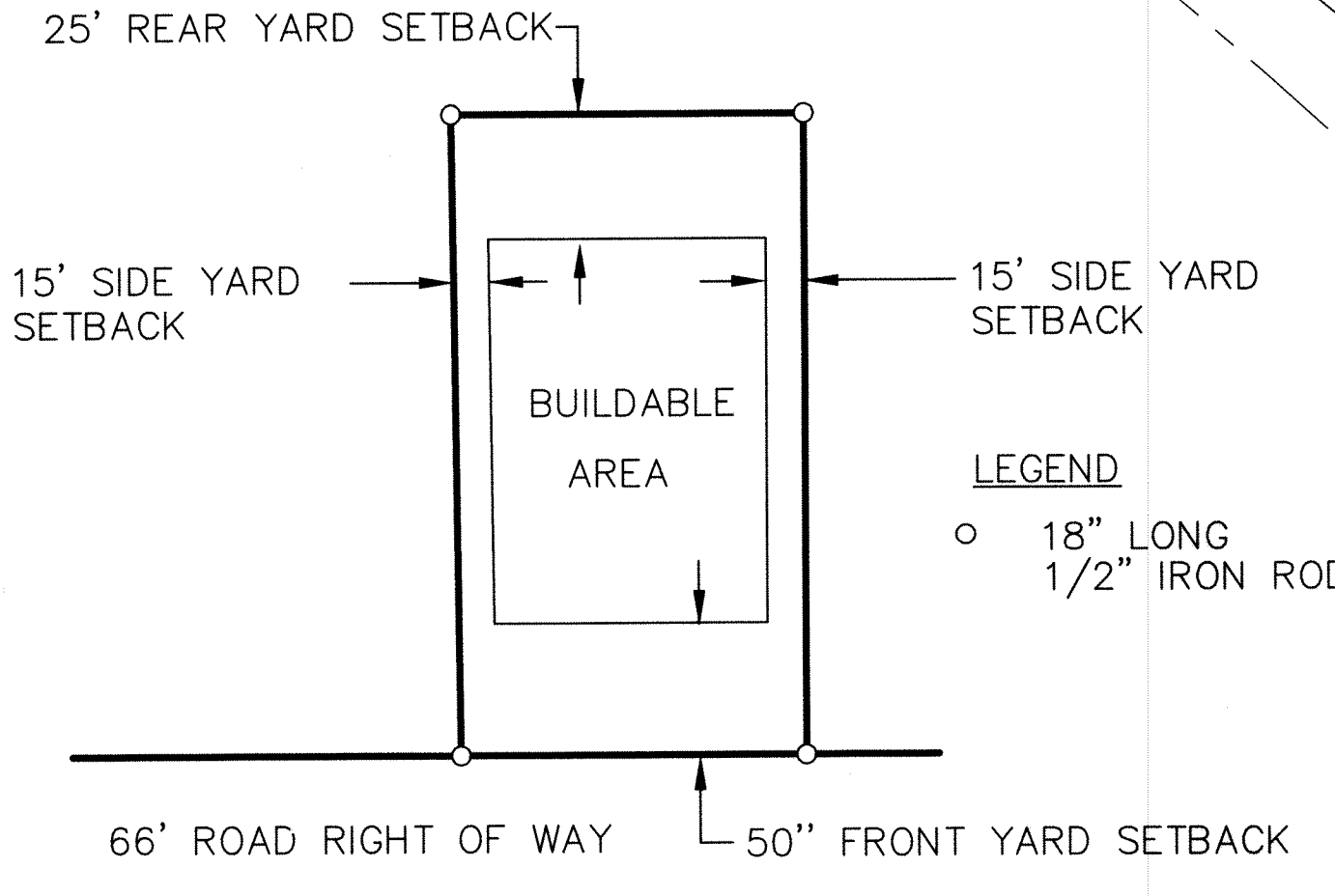
SCHEDULE OF LOT AREAS	
LOT NO.	LOT AREA (S.F.)
1	33,051
2	27,116
3	22,303
4	21,340
5	23,328
6	26,907
7	22,693
8	21,838
9	26,745
10	21,331
11	22,757
12	26,272
13	20,571
14	21,521
15	21,670
16	21,464
17	21,186
18	30,612
19	31,784
20	62,334
21	35,957

-CURVE DATA-					
NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	17.00'	26.74'	90°07'02"	24.07'	S62°40'52"E
2	137.00'	197.53'	82°36'36"	180.86'	S23°40'57"W
3	25.00'	27.06'	62°00'22"	25.75'	N84°00'34"W
4	60.00'	237.28'	226°34'58"	110.22'	S40°04'26"E
5	203.00'	292.69'	82°36'36"	267.99'	N23°40'57"E
6	17.00'	26.67'	89°52'57"	24.02'	N27°19'07"E

### LEGEND

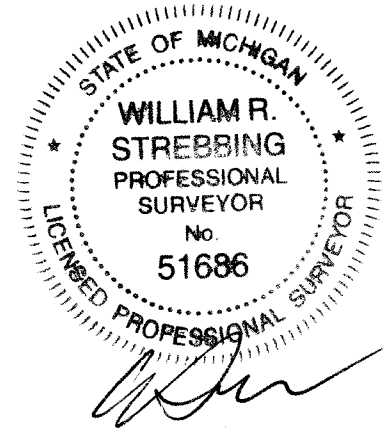
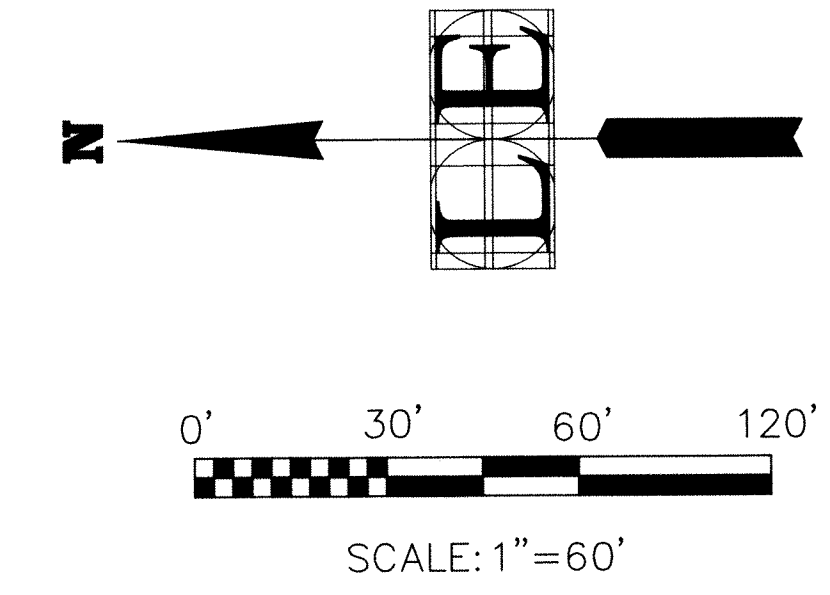
- UNIT NO. 24
- CURVE NUMBER TAG 11
- NATURAL FEATURES PRESERVATION AREA

NOTES:  
1. ALL ROADS ARE PRIVATE AND GENERAL COMMON ELEMENT.



TYPICAL UNIT PLAN VIEW  
NOT TO SCALE

TYPICAL UNIT SECTION  
NOT TO SCALE



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