

OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 102
EXHIBIT "B" TO THE MASTER DEED OF:

PINEBROOK ESTATES CONDOMINIUMS Georgetown Twp, Ottawa Co. MI.

DEVELOPER: PINEBROOK PARTNERS, 7789 CARDINAL, JENISON MI. 49428
ENGINEER: EXXEL ENGINEERING INC. 3959 CLAY AVE. S.W. GRAND RAPIDS MI. 49508

Description

That part of the SW 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence $N00^{\circ}26'23"E$ 808.98 feet along the East line of said SW 1/4 to the centerline of Port Sheldon Street; thence $N00^{\circ}26'23"E$ 800.0 feet along said East line; thence $N88^{\circ}15'37"W$ 155.01 feet parallel with the centerline of Port Sheldon Street to the PLACE OF BEGINNING of this description; thence $S00^{\circ}26'23"W$ 130.0 feet; thence $N88^{\circ}15'37"W$ 97.98 feet; thence $S00^{\circ}26'23"W$ 273.0 feet; thence $N88^{\circ}15'37"W$ 705.0 feet along a line which is parallel with and 397.0 feet Northerly of the centerline of Port Sheldon Street; thence $N00^{\circ}26'23"E$ 586.03 feet along the West line of the East 958 feet of said SW 1/4, Section 21; thence $S89^{\circ}33'37"E$ 55.64 feet; thence Easterly 331.36 feet along a 567.0 foot radius curve to the right, the chord of which bears $S72^{\circ}49'06"E$ 326.66 feet; thence Easterly 355.56 feet along a 633.0 foot radius curve to the left, the chord of which bears $S72^{\circ}10'06"E$ 350.91 feet; thence $S68^{\circ}15'37"E$ 99.49 feet to the place of beginning. This parcel contains 8.420 Acres.

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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 ON THIS SHEET
AND IN THE SURVEYORS CERTIFICATE ON SHEET 2.



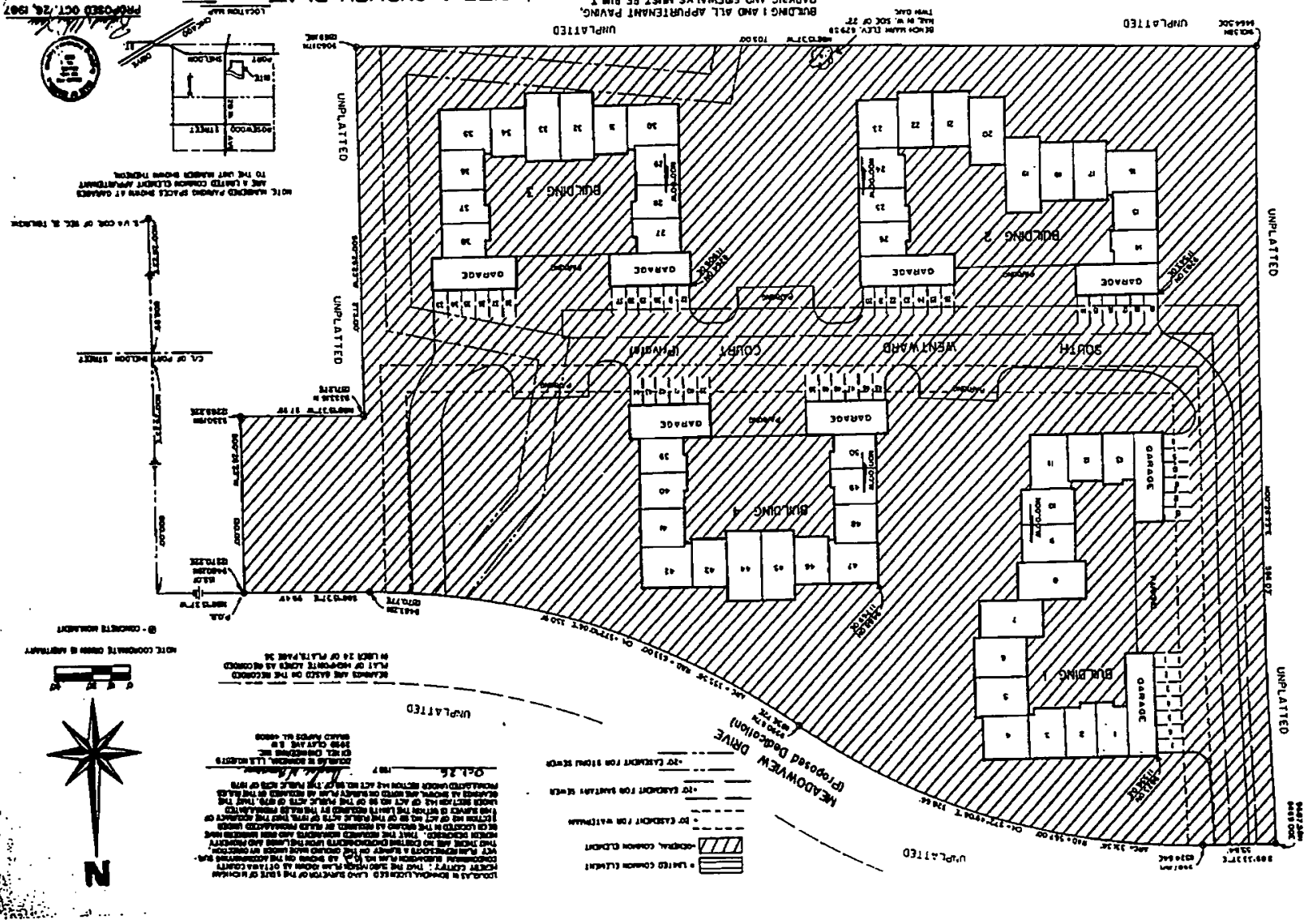
Richard M. Olson
PROPOSED OCT. 26, 1987

SITE & SURVEY PLAN

P.V. BROOK ESTATES CONDOMINIUM

BUILDING AND ALL APURTENANT PARKING AND SIDEWALKS MUST BE BUILT.
PARKING AND SIDEWALKS MUST BE BUILT.
BUILDING AND ALL APURTENANT PARKING AND SIDEWALKS MUST BE BUILT.

PROPOSED OCT. 24, 1987



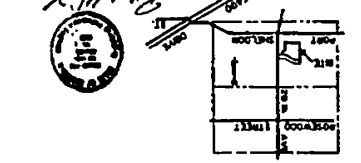
- (Hatched) --- LIMITED COMMON ELEMENT
- (Dotted) --- GENERAL COMMON ELEMENT
- - - - - FOR EASEMENT FOR WALKWAY
- - - - - FOR EASEMENT FOR SANITARY SEWER
- - - - - FOR EASEMENT FOR SIGNAL SEWER

NOTES TO BE OBSERVED: THIS PLAN SHOWS THE LAYOUT OF THE BUILDINGS AND GARAGES AS OF THE DATE OF RECORDATION. THE EXACT LOCATIONS OF THE BUILDINGS AND GARAGES SHALL BE DETERMINED BY THE SURVEYOR AT THE TIME OF RECORDATION. THE DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE FINALIZED BY THE SURVEYOR AT THE TIME OF RECORDATION.

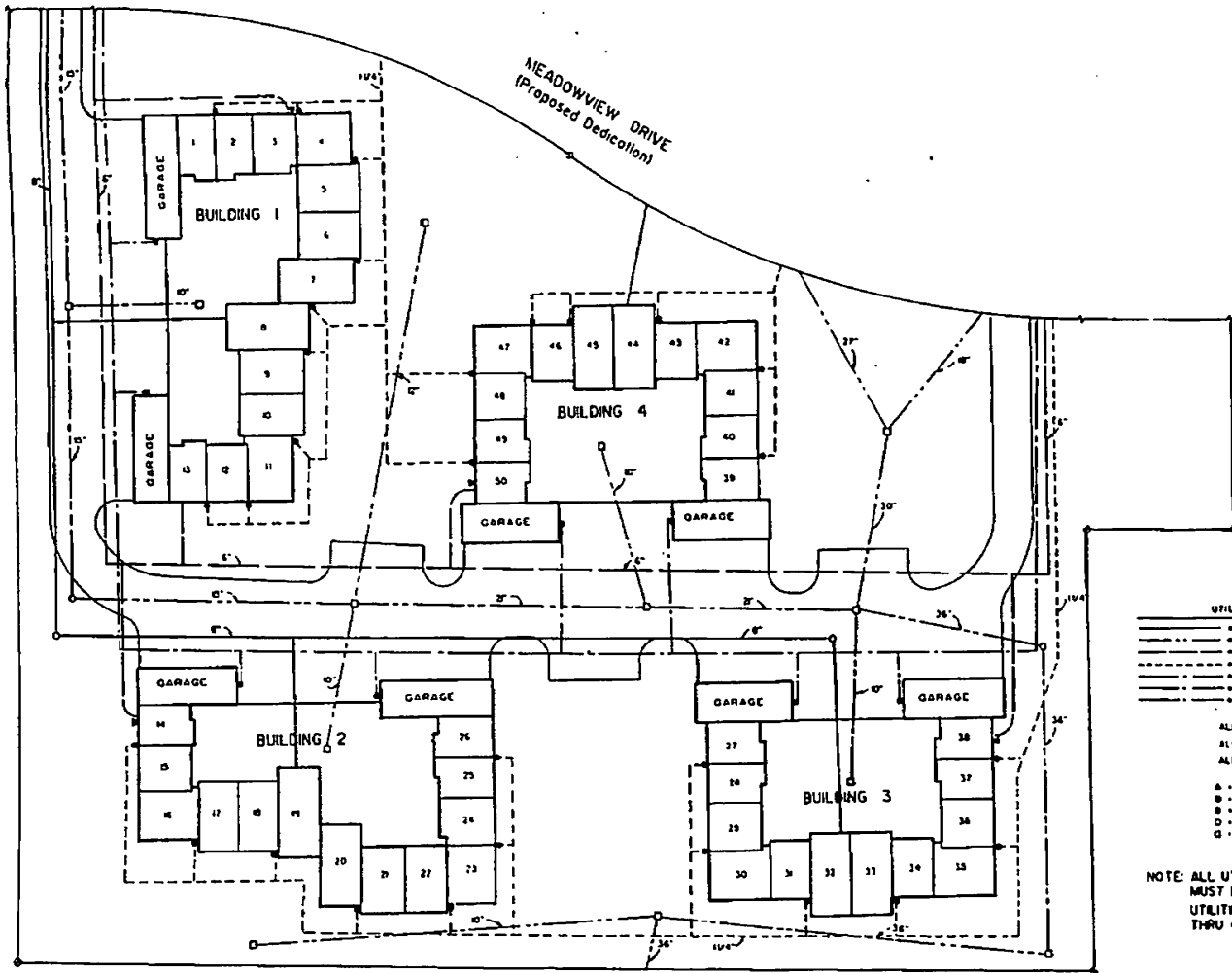


NOTE: CONCRETE CURBS IN APPURTENANT ARE SHOWN AT CORNER OF EACH LOT.

NOTE: HANDING PLANNED PLOTS SHOWN AT GARAGES ARE A LIMITED COMMON ELEMENT APURTENANT TO THE UNIT NUMBER SHOWN THEREON.



LOCATION MAP



NOTE: ELECTRIC LINE, TELEPHONE LINE AND CABLE TV LINES SHARE A COMMON TRENCH AND ARE THEREFORE SHOWN AS ONE LINE ON THIS DRAWING.

NOTE: UTILITY INFORMATION AS SHOWN HEREON IS PER AVAILABLE INFORMATION, AND SHOULD NOT BE UNDERTAKEN TO BE A GUARANTEE OF COMPLETION OR ACCURACY.

UTILITY	SOURCE OF INFORMATION
— SANITARY SEWER	ES&EL ENGINEERING INC.
— STORM SEWER	ES&EL ENGINEERING INC.
— WATER	ES&EL ENGINEERING INC.
— GAS	WICH, COIL, GAS CO.
— ELECTRIC	COMBINED POWER CO.
— TELEPHONE	WICH BELL TEL. CO.
— CABLE TV	U.S. CABLEVISION

ALL GAS SERVICES ARE 3/8"
ALL SANITARY LATERALS ARE 6"
ALL WATER SERVICES ARE 1"

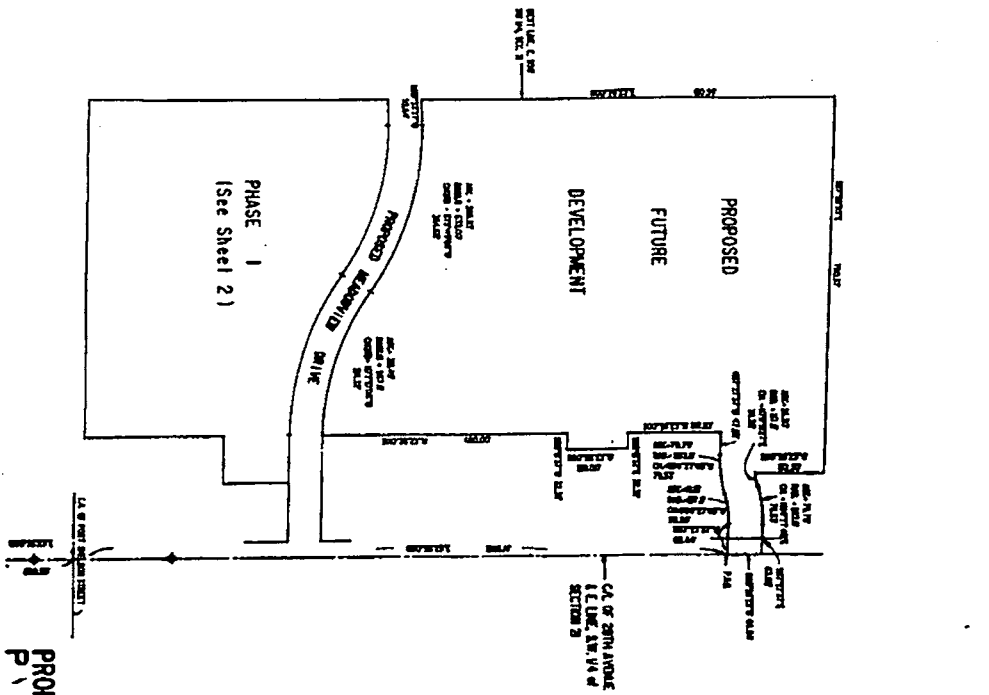
- WATER METER LOCATION
- ELECTRIC METER LOCATION
- GAS METER LOCATION
- MANHOLE
- CATCH BASIN

NOTE: ALL UTILITIES SERVING BUILDING 1 MUST BE BUILT.
UTILITIES SERVING BUILDINGS 2 THRU 4 NEED NOT BE BUILT.

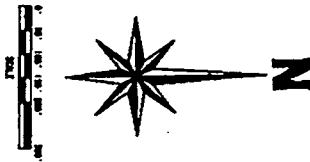


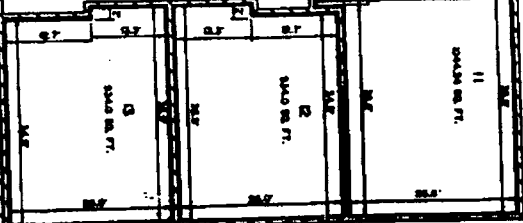
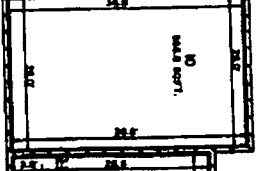
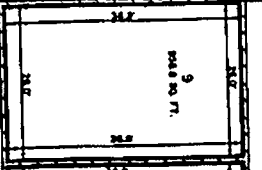
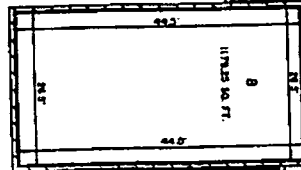
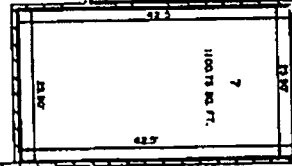
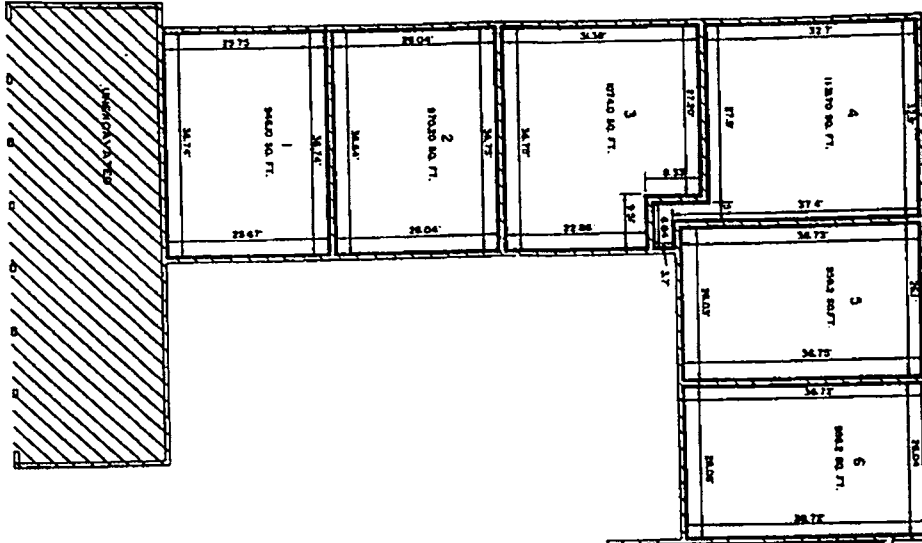
Robert A. Johnson
PROPOSED OCT. 28, 1987




UTILITY PLAN
PEBROOK ESTATES CONDOMINIUM



PROPOSED FUTURE DEVELOPMENT
 PLANNING STATISTICAL CONSULTANTS

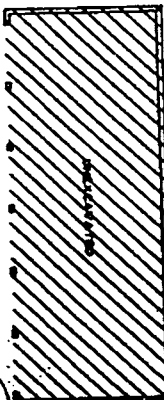


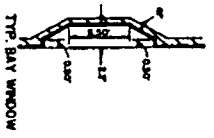
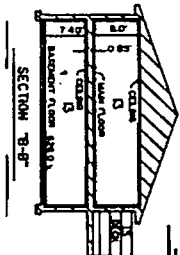
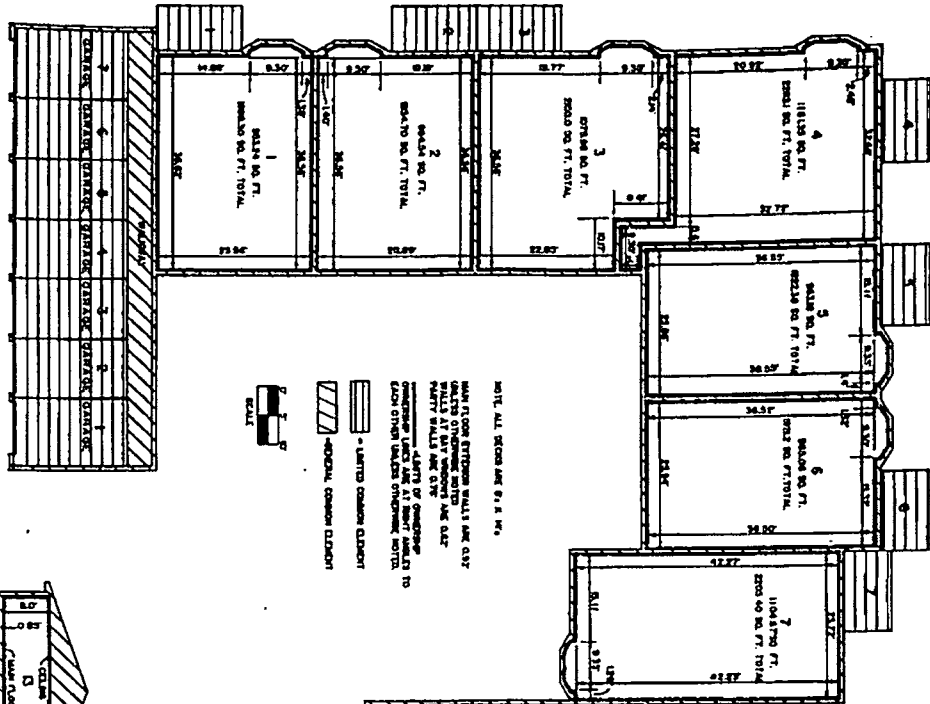


 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 LANDLORD WALLS AND GAS VALVES DIMENSIONS NOTED
 LANDLORD PARTY WALLS AND GAS
 DIMENSIONS NOTED
 CONDOMINIUM PARTY WALLS AND GAS
 DIMENSIONS NOTED
 UNIT OTHER THAN DIMENSIONS NOTED
 SCALE


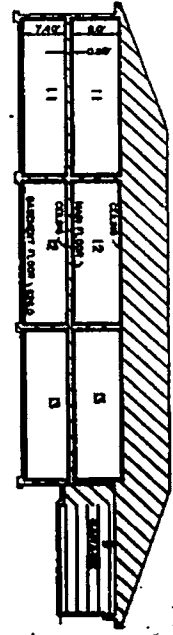
BUILDING 1 MUST BE BUILT

BUILDING 1 BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS
 PLAN 1
 0. 11' 0" x 11' 0"





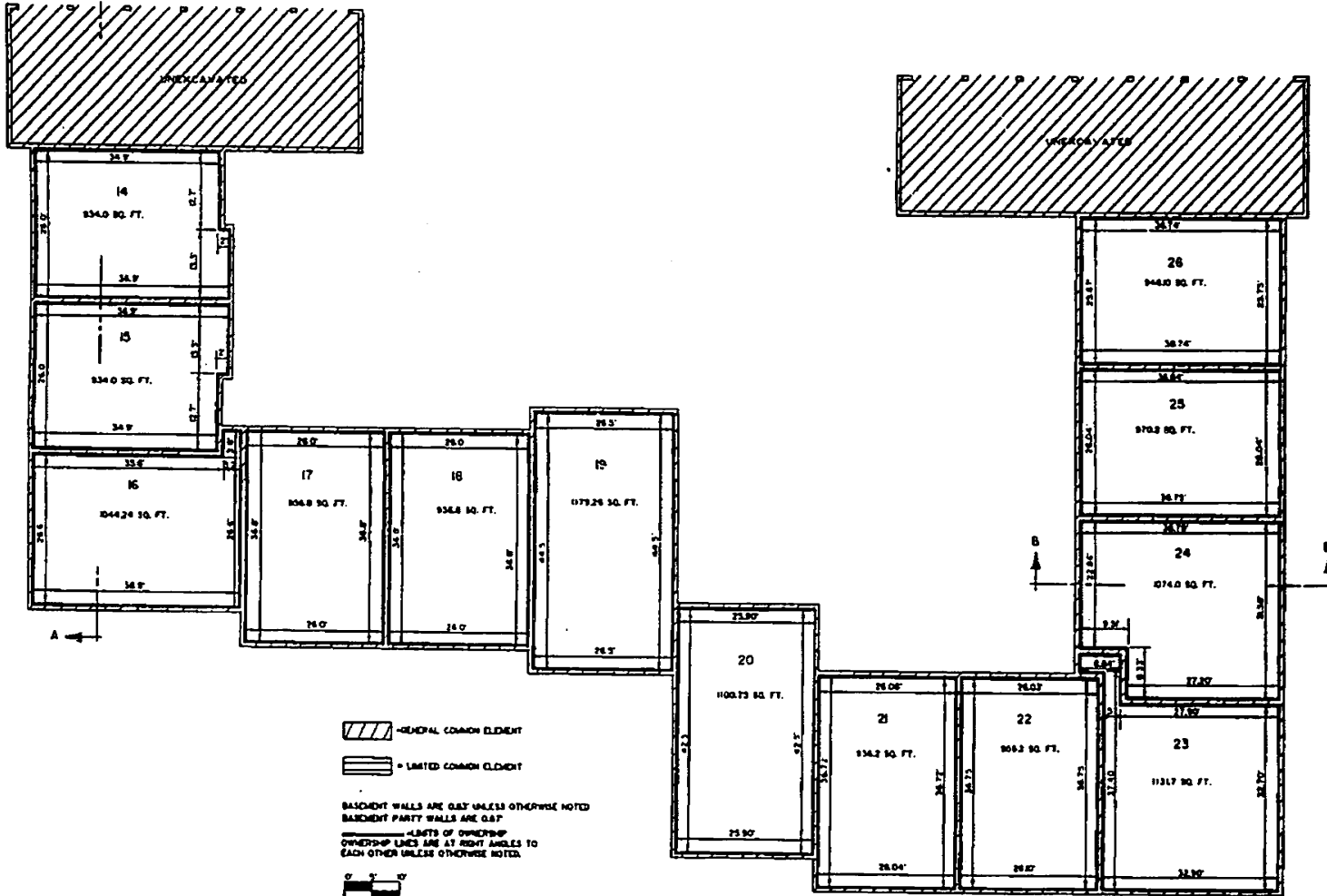
NOTE: BAY WINDOW
MUST BE BUILT



BUILDING I, MAIN FLOOR PLAN
PARK TIT CO.

PROPOSED OCT. 26, 1977

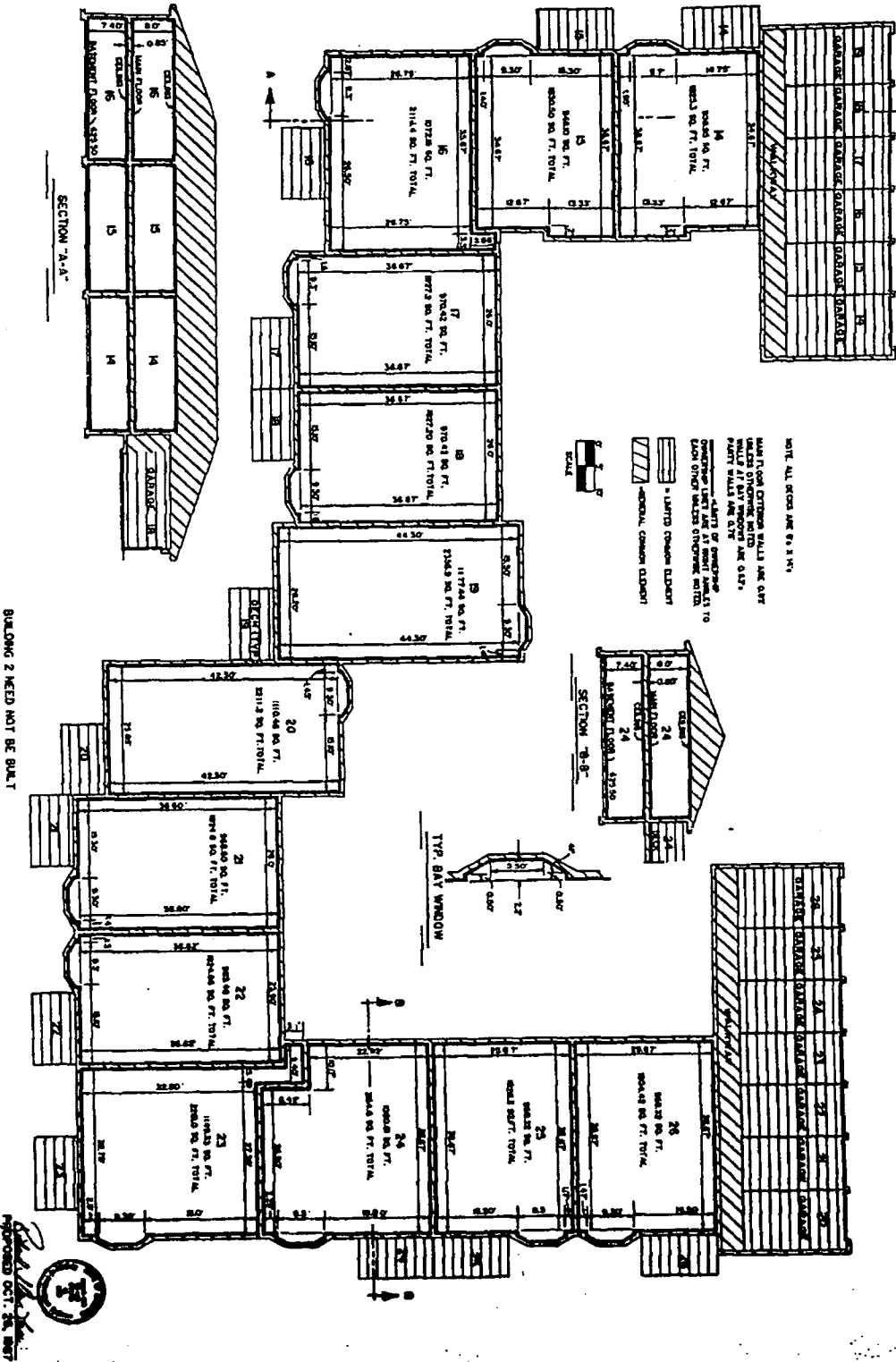




BUILDING 2 NEED NOT BE BUILT

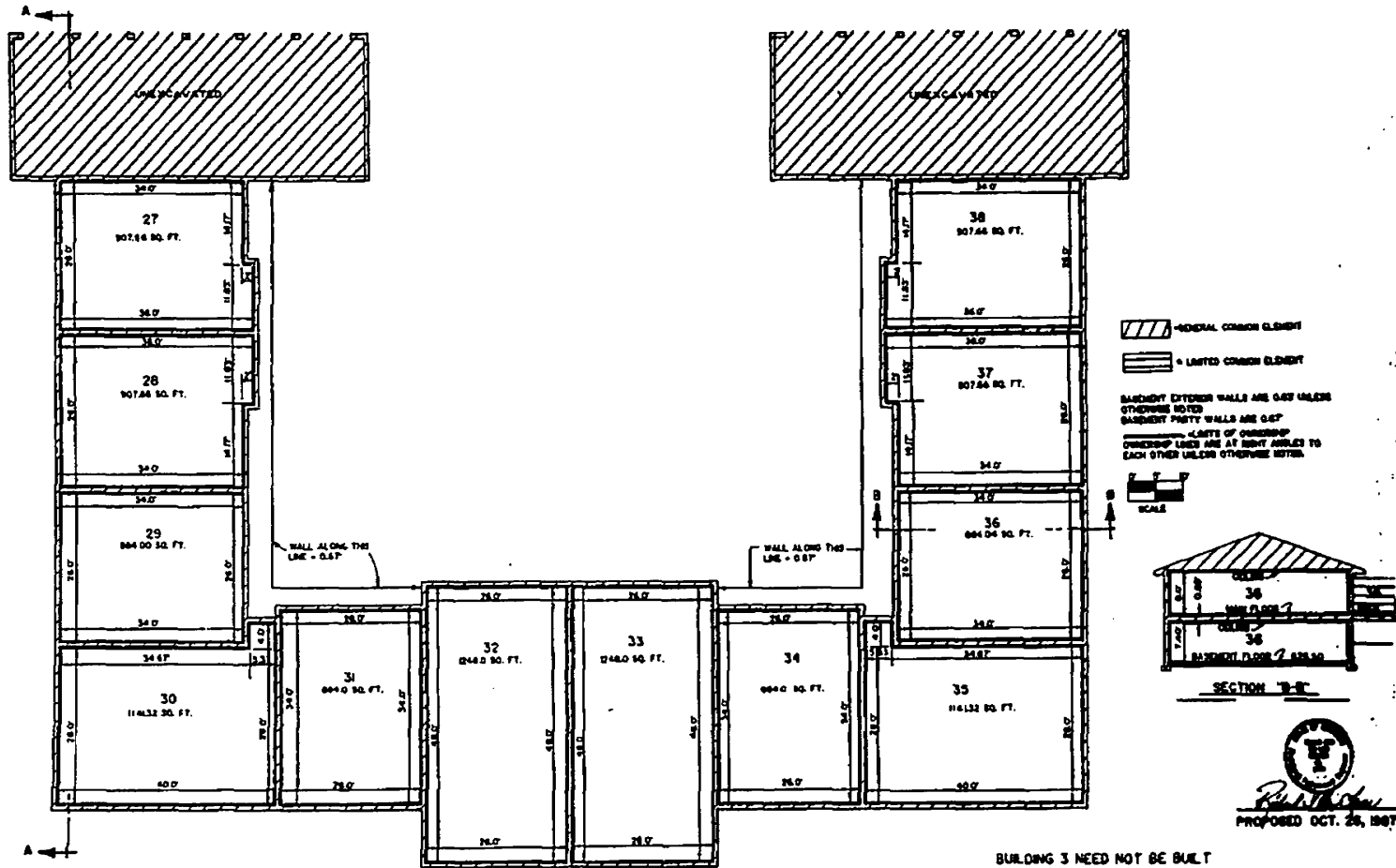
**BUILDING 2, BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS**


Richard A. Van...
 PROPOSED OCT/26, 1987



**BUILDING 2, MAIN FLOOR PLAN
 PINEBROOK ESTATES CONDOMINIUMS**

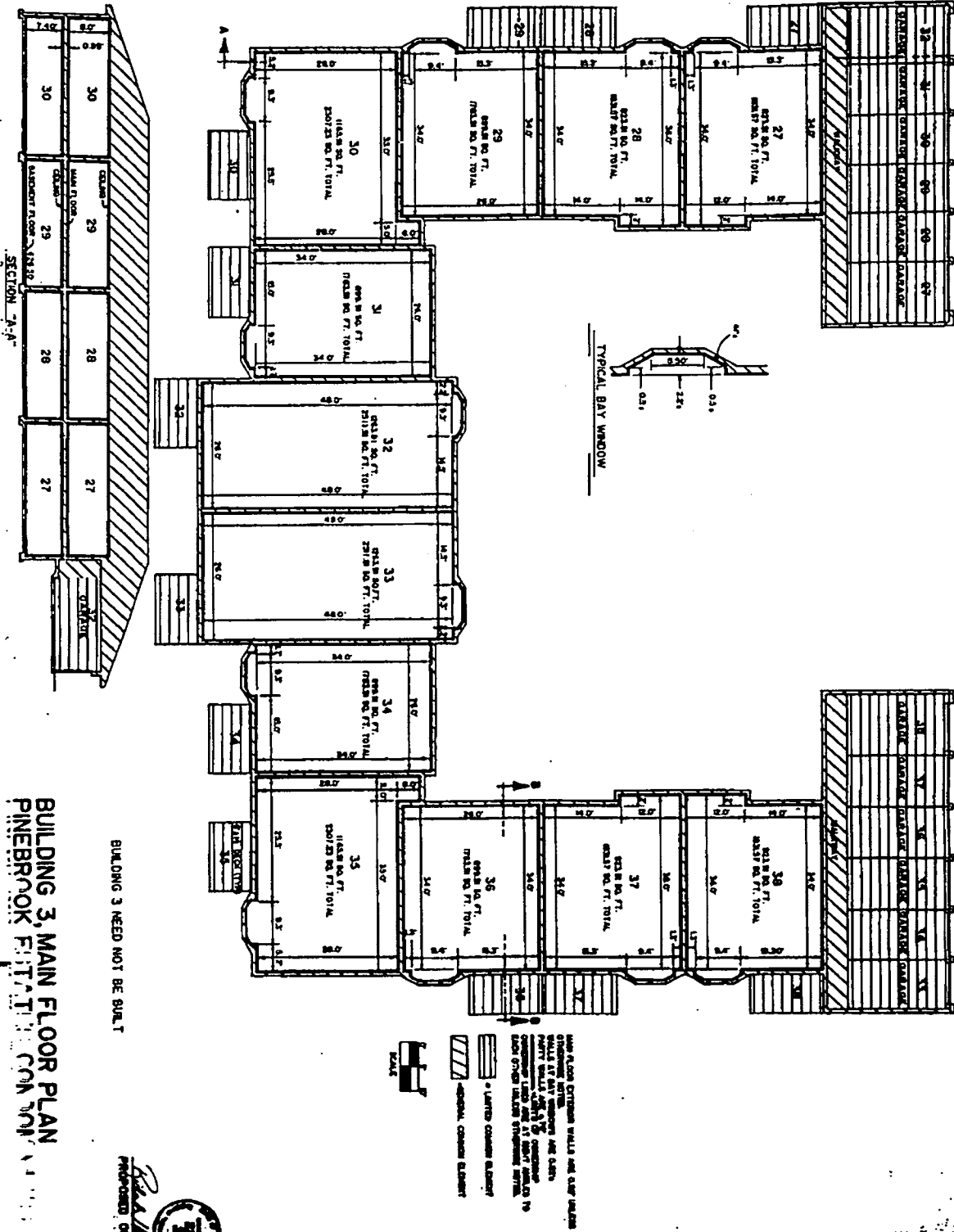
APPROVED OCT. 28, 1987



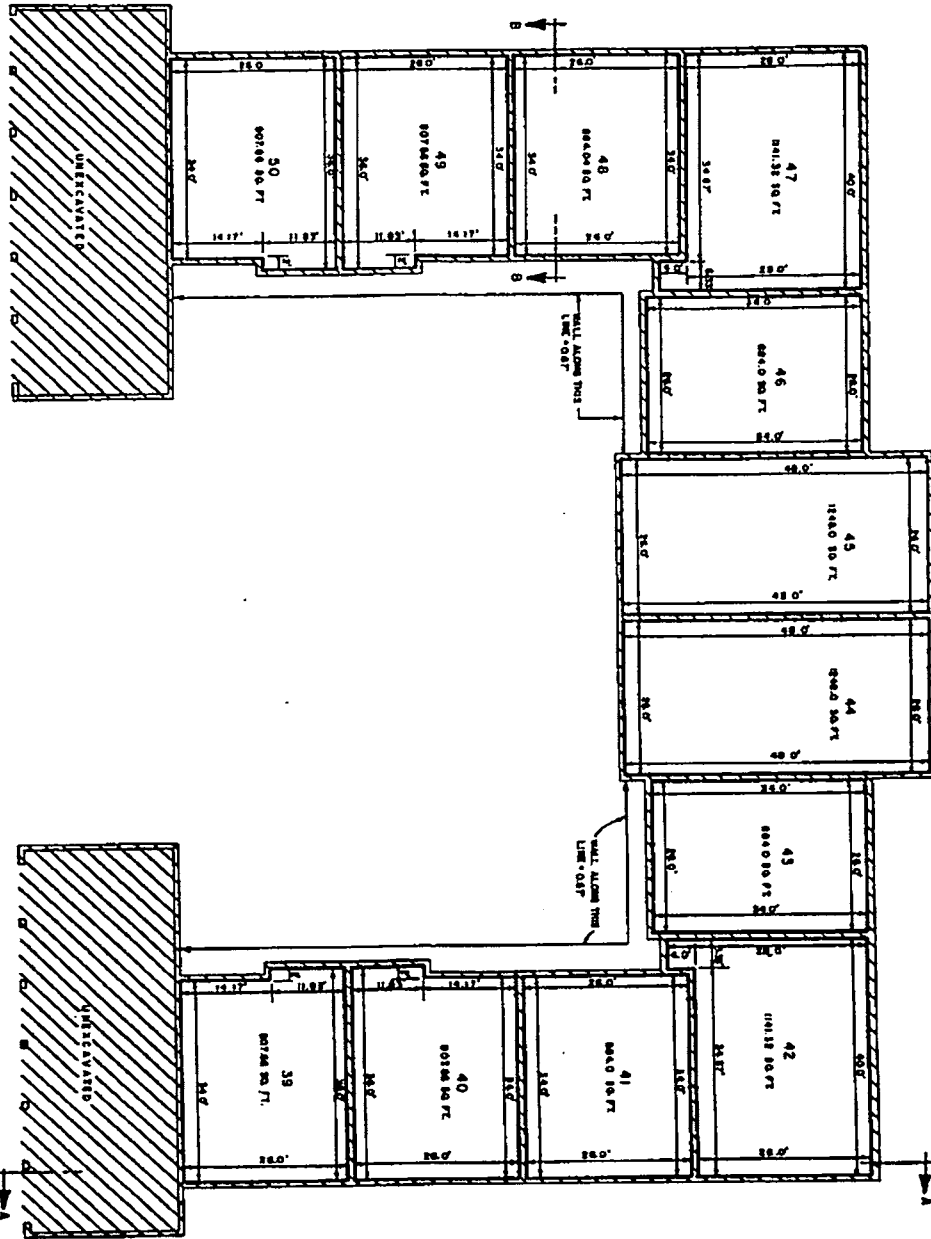
BUILDING 3 NEED NOT BE BUILT

**BUILDING 3, BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS**

Proposed
PROPOSED OCT. 26, 1987



Red & White
PROPOSED OCT. 29, 1957



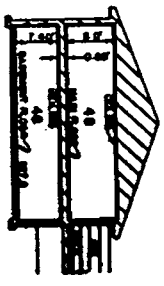
BUILDING 4 NEED NOT BE BUILT

**BUILDING 4, BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS SHEET II**

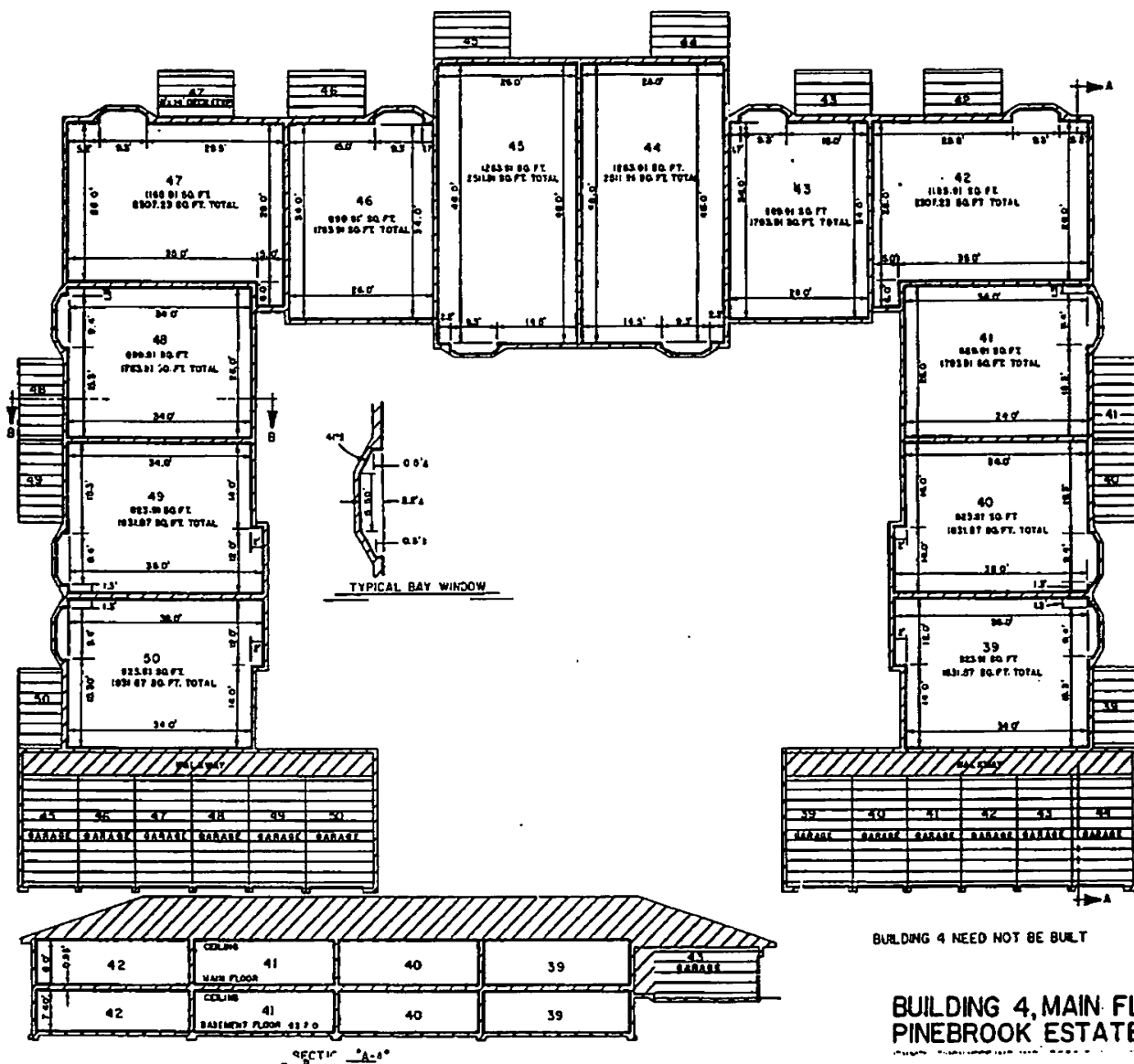
EXCEL ENGINEERING INC. 3939 CLAY AVE. S.W. GRAND RAPIDS, MI. 49508

- EXISTING CONCRETE FOUNDATION
- EXISTING CONCRETE SLAB
- LIMITS OF CONCRETE

INDICATE EXISTING WALLS AND CONCRETE FOUNDATION LIMITS OF CONCRETE. LIMITS OF CONCRETE TO BE INDICATED BY DASHED LINES AND BY DIMENSIONS TO EACH OTHER EXCEPT OTHERWISE NOTED.



PROPOSED OCT. 20, 1987
R. J. [Signature]



MAIN FLOOR EXTERIOR WALLS ARE 0.41' UNLESS OTHERWISE NOTED.
 WALLS AT BAY WINDOWS ARE 0.41'.
 PARTY WALLS ARE 0.30'.
 UNITS OF OWNERSHIP CHANGES LINE AND ST FRONT BOUNDARY TO EACH OTHER UNLESS OTHERWISE NOTED.

LIMITED COMMON ELEMENT
 GENERAL COMMON ELEMENT

SCALE

BUILDING 4 NEED NOT BE BUILT

**BUILDING 4, MAIN FLOOR PLAN
 PINEBROOK ESTATES CONDOMINIUMS**

PROPOSED OCT. 26, 1987

REPLAT NO. 1 OF:
 OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 102
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF
PINEBROOK ESTATES CONDOMINIUMS
 Georgetown Twp, Ottawa Co. MI.

DEVELOPER: PINEBROOK PARTNERS, 7789 CARDINAL, JENISON MI. 49428
 ENGINEER: EXXEL ENGINEERING INC. 3959 CLAY AVE. S.W. GRAND RAPIDS MI. 49508

Description

That part of the SW 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 808.59 feet along the East line of said SW 1/4 to the centerline of Port Sheldon Street; thence N00°26'23"E 808.0 feet along said East line; thence N88°15'37"W 155.01 feet parallel with the centerline of Port Sheldon Street to the PLACE OF BEGINNING of this description; thence S00°26'23"W 130.0 feet; thence N88°15'37"W 97.99 feet; thence S00°26'23"W 273.0 feet; thence N88°15'37"W 705.0 feet along a line which is parallel with and 397.0 feet Northerly of the centerline of Port Sheldon Street; thence N00°26'23"E 586.03 feet along the West line of the East 958 feet of said SW 1/4, Section 21; thence S88°33'37"E 55.64 feet; thence Easterly 337.35 feet along a 567.0 foot radius curve to the right, the chord of which bears S72°49'06"E 326.65 feet; thence Easterly 355.56 feet along a 633.0 foot radius curve to the left, the chord of which bears S72°10'06"E 350.91 feet; thence S88°15'37"E 99.49 feet to the place of beginning. This parcel contains 8.420 Acres.

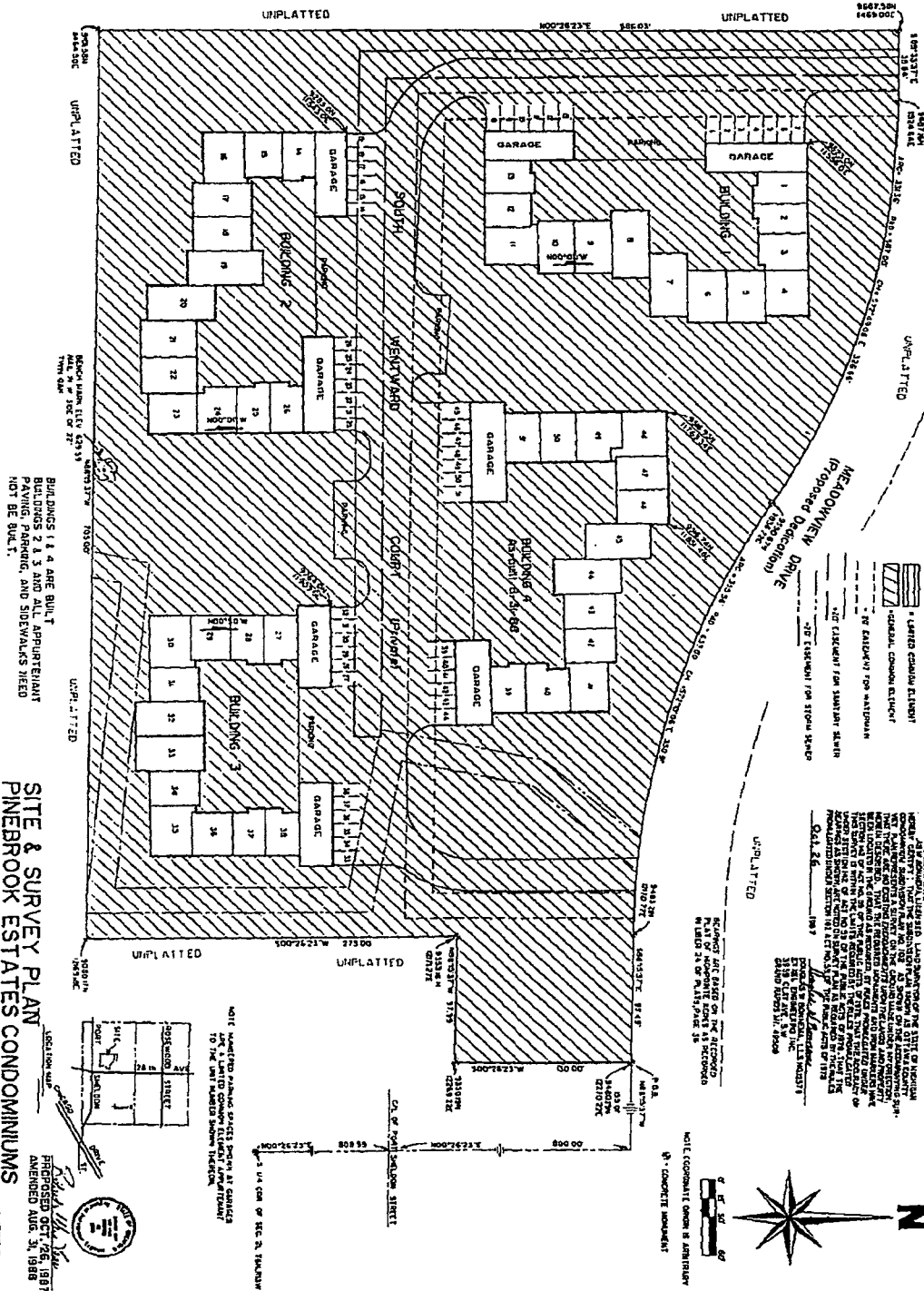
SHEET INDEX

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- #4 PROPOSED FUTURE DEVELOPMENT
- 5 BLDG. 1 BASEMENT PLAN
- 6 BLDG. 1 MAIN FLOOR PLAN
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- 8 BLDG. 2 MAIN FLOOR PLAN
- 9 BLDG. 3 BASEMENT PLAN
- 10 BLDG. 3 MAIN FLOOR PLAN
- *11 BLDG. 4 BASEMENT PLAN
- *12 BLDG. 4 MAIN FLOOR PLAN

NOTE: THIS IS A MULTI-PHASE CONDOMINIUM PROJECT
 THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS
 WHICH ARE DATED AUGUST 30, 1988. THESE SHEETS
 TOGETHER WITH THIS SUBMISSION ARE TO REPLACE OR BE
 SUPPLEMENTAL TO THOSE PREVIOUSLY ISSUED.



Richard W. Case
 PROPOSED OCT. 26, 1987
 AMENDED AUG. 31, 1988



BUILDINGS 1, 2, 3 AND 4 ARE BUILT
 BUILDINGS 2, 3 AND 4 ARE BUILT
 PLAYING, PARKING, AND SIDEWALKS NEED
 NOT BE BUILT.

SITE & SURVEY PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXPL. DRAWING NO. 3993 DAT. N.E. SW. GRAND RIVER IN 4338

Prepared Oct. 26, 1987
 Amended Aug. 31, 1988
 SHEET 2



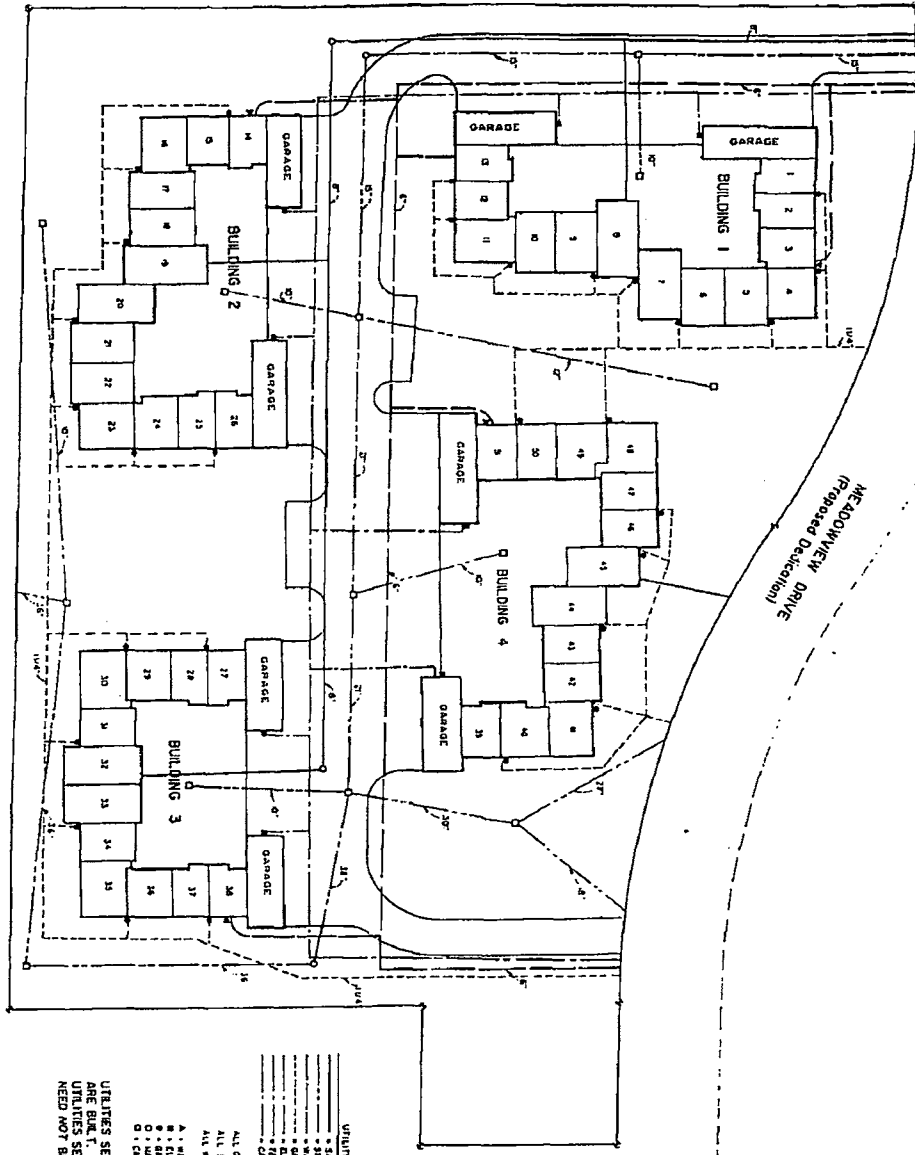
SECTION	NO.	DATE
SECTION 1	1	10/26/87
SECTION 2	2	8/31/88

NOTE: UNPLATTED AREAS SHOWN ARE NOT TO BE BUILT.

CL. OF ROAD CENTERLINE STREET

NOTES: 1. ALL DIMENSIONS ARE BASED ON THE DISTANCE FROM THE CENTERLINE OF THE DRIVE TO THE CENTERLINE OF THE DRIVE. 2. ALL DIMENSIONS ARE BASED ON THE DISTANCE FROM THE CENTERLINE OF THE DRIVE TO THE CENTERLINE OF THE DRIVE. 3. ALL DIMENSIONS ARE BASED ON THE DISTANCE FROM THE CENTERLINE OF THE DRIVE TO THE CENTERLINE OF THE DRIVE.





UTILITY PLAN
PINEBROOK ESTATES CONDOMINIUMS

SECT 3

PROPOSED OCT. 26, 1987



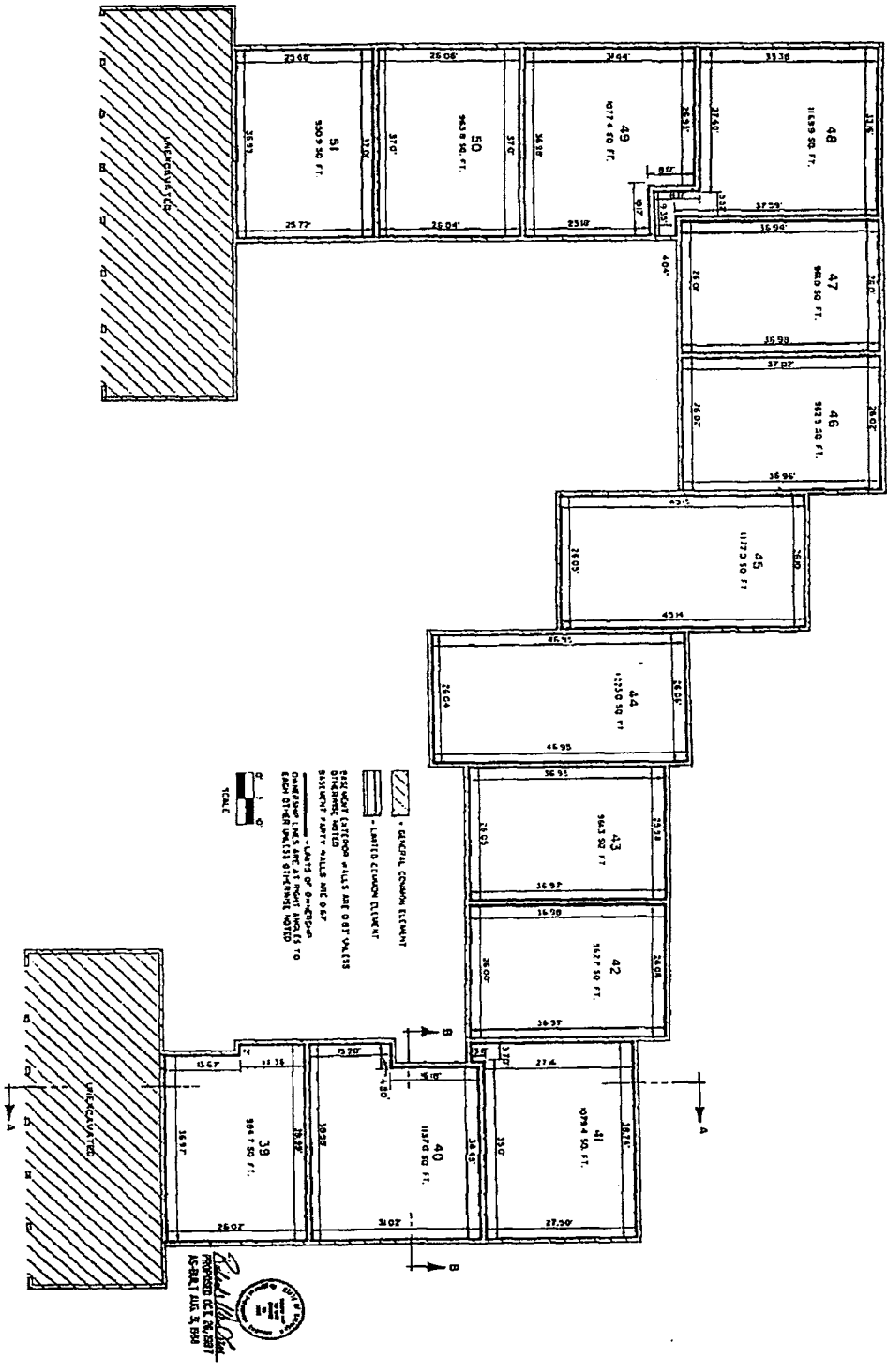
UTILITIES SERVING BUILDINGS 1, 2, 3, 4
ARE BUILT.
UTILITIES SERVING BUILDINGS 2, 3, 4
NEED NOT BE BUILT.

- A - WATER UTILIZATION
- B - ELECTRIC UTILIZATION
- C - GAS WITH LOCATION
- D - OTHER USES

UTILITY	SOURCE OF SUPPLY
SEWER	SEWER
WATER	WATER
ELECTRIC	ELECTRIC
GAS	GAS
TELEPHONE	TELEPHONE
TELEVISION	TELEVISION
COAXIAL CABLE	COAXIAL CABLE
OTHER	OTHER

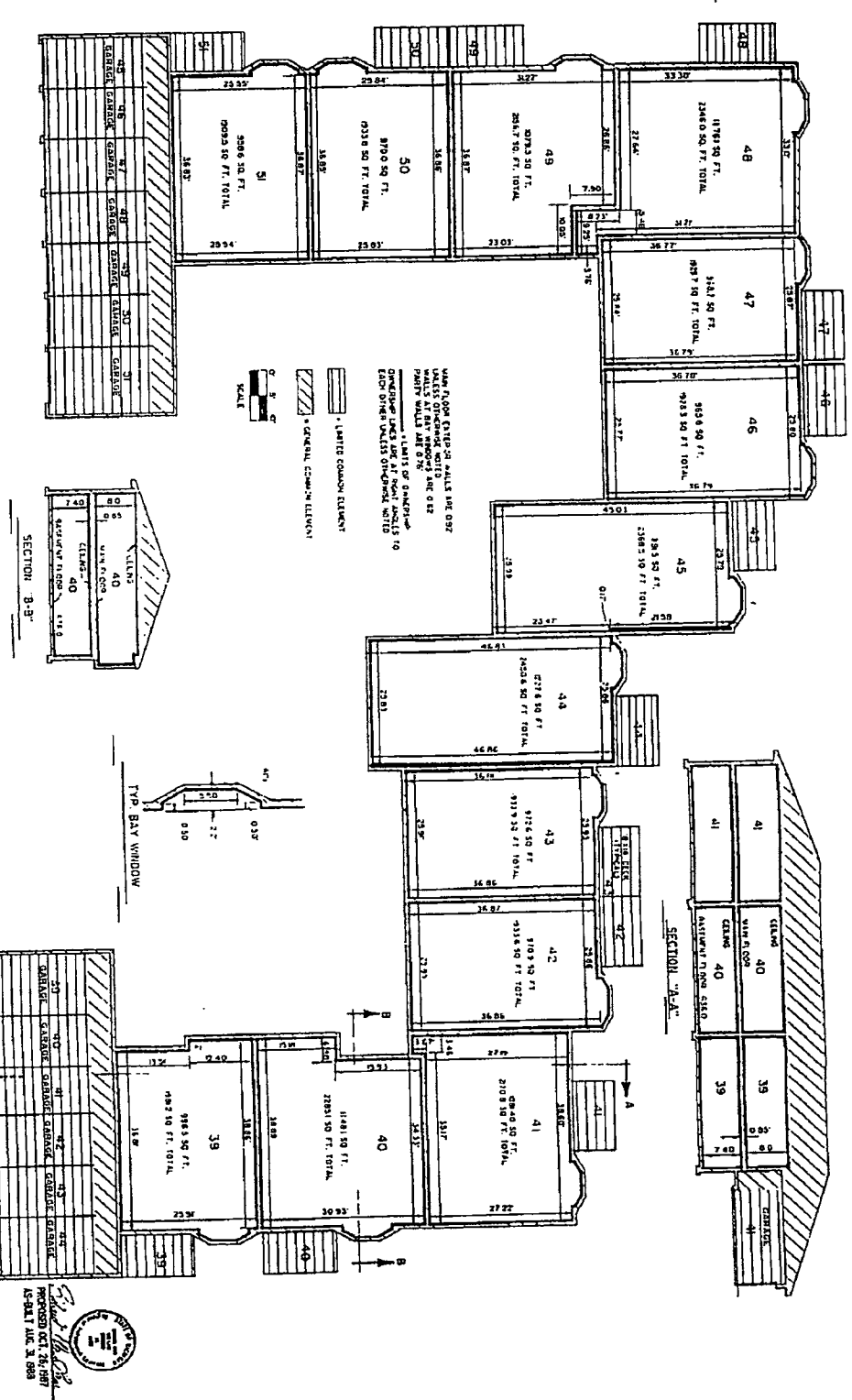
NOTE: EXISTING AND PROPOSED UTILITY LINES AND LOCATIONS ARE SHOWN AS DASHED LINES ON THIS DRAWING. THE LOCATION OF EXISTING LINES IS NOT GUARANTEED TO BE A COMPLETELY ACCURATE REPRESENTATION OF ACTUAL CONDITIONS ON THE GROUND.





BUILDING 4, BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 3959 CLAY AVE. S.W. GRAND RAPIDS MI, 49508

SHEET 11



BUILDING 4, MAIN FLOOR PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 1959 CLAY AVE. S.W. GRAND RAPIDS MI 49508

REPLAT NO.2 OF:

OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 102

EXHIBIT "B" TO THE AMENDED MASTER DEED OF

PINEBROOK ESTATES CONDOMINIUMS Georgetown Twp, Ottawa Co. MI.

DEVELOPER: PINEBROOK PARTNERS, 7313 PINE GROVE DRIVE, JENISON MI. 49428
ENGINEER: EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W.GRAND RAPIDS MI.49509

LIBER 1497 PAGE 728

Description

That part of the SW 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 808.99 feet along the East line of said SW 1/4 to the centerline of Port Sheldon Street; thence N00°26'23"E 800.0 feet along said East-line; thence N88°15'37"W 155.01 feet parallel with the centerline of Port Sheldon Street to the PLACE OF BEGINNING of this description; thence S00°26'23"W 130.0 feet; thence N88°15'37"W 97.99 feet; thence S00°26'23"W 273.0 feet; thence N88°15'37"W 705.0 feet along a line which is parallel with and 397.0 feet Northerly of the centerline of Port Sheldon Street; thence N00°26'23"E 586.03 feet along the West line of the East 958 feet of said SW 1/4, Section 21; thence S89°33'37"E 55.54 feet; thence Easterly 331.36 feet along a 567.0 foot radius curve to the right, the chord of which bears S72°49'06"E 326.66 feet; thence Easterly 355.56 feet along a 633.0 foot radius curve to the left, the chord of which bears S72°10'06"E 350.91 feet; thence S88°15'37"E 99.49 feet to the place of beginning. This parcel contains 8.420 Acres.

Also:

That part of the SW 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 1674.99 feet along the East line of said SW 1/4; thence N88°15'23"W 253.00 feet along the Northerly line of Meadowview Drive (66 feet wide) to the PLACE OF BEGINNING of this description; thence Northwesterly 318.49 feet along said Northerly line on a 567.0 foot radius curve to the right, the chord of which bears N72°10'06"W 314.32 feet; thence Northwesterly 173.61 feet along said Northerly line on a 633.0 foot radius curve to the left, the chord of which bears N63°56'00"W 173.06 feet; thence N00°00'00"E 520.66 feet; thence N90°00'00"E 460.00 feet; thence S00°26'23"W 93.00 feet; thence S88°15'37"E 32.32 feet; thence S00°26'23"W 120.00 feet; thence N88°15'37"W 32.32 feet; thence S00°26'23"W 480.00 feet to the place of beginning. Subject to easements of record. This parcel contains 5.646 Acres.

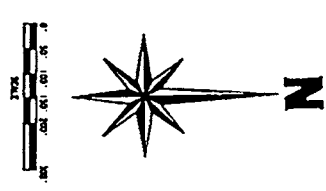
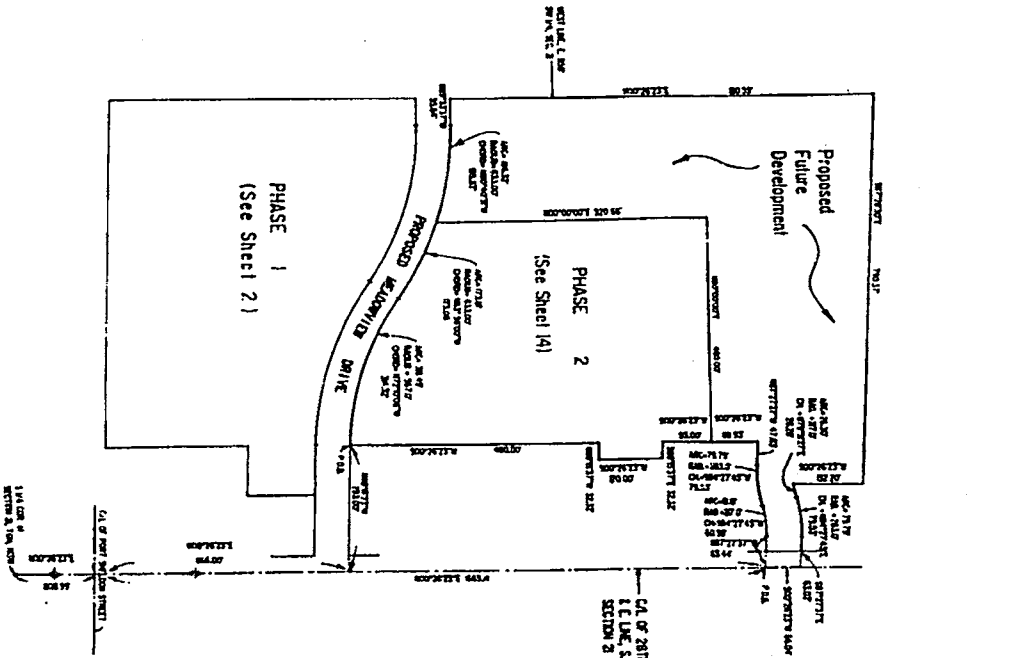
NOTE: THIS IS A MULTI-PHASE CONDOMINIUM PROJECT
THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS
WHICH ARE DATED JUNE 28, 1991 THESE SHEETS
TOGETHER WITH THIS SUBMISSION ARE TO REPLACE OR BE
SUPPLEMENTAL TO THOSE PREVIOUSLY ISSUED.

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- 10 BLDG. 3 MAIN FLOOR PLAN
- 11 BLDG. 4 BASEMENT PLAN
- 12 BLDG. 4 MAIN FLOOR PLAN
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- *14 SITE, & SURVEY PLAN
- *15 BLDG. 8, BASEMENT PLAN
- *16 BLDG. 8, MAIN FLOOR PLAN
- *17 BLDG. 9, BASEMENT PLAN
- *18 BLDG. 9, MAIN FLOOR PLAN
- *19 BLDG. 10, BASEMENT PLAN
- *20 BLDG. 10, MAIN FLOOR PLAN
- *21 BLDG. 11, BASEMENT PLAN
- *22 BLDG. 11, MAIN FLOOR PLAN



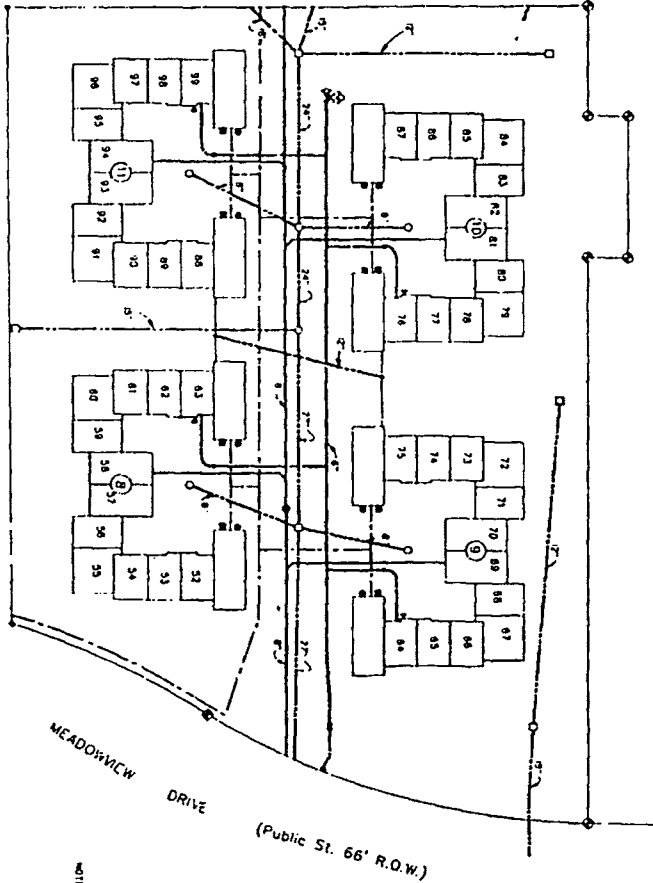
Richard Allen Case
PROPOSED OCT. 26, 1987
AMENDED AUG. 31, 1988
AMENDED JUNE 28, 1991



PROPOSED FUTURE DEVELOPMENT
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 3132 CLYDE PARK SW GRAND RAPIDS MI 49503

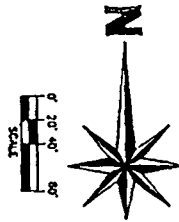
SHEET 4

Excel Engineering Inc.
 PROPOSED OCT. 26, 1987
 AMENDED JUNE 20, 1991



NOTE: INFORMATION ON GAS LINE LOCATION IS NOT AVAILABLE AT THIS TIME AND WILL BE PROVIDED ON AN ADDITIONAL SHEET.

B = ELECTRIC METERS
 A = WATER METERS
 G = GAS METERS



NOTE: UTILITIES ARE SHOWN AS LOCATED IN THE RECORD DRAWING FOR THE PROJECT. THE LOCATION OF UTILITIES IS SUBJECT TO FIELD SURVEY AND RECORD DRAWING. THE LOCATION OF UTILITIES IS SUBJECT TO FIELD SURVEY AND RECORD DRAWING. THE LOCATION OF UTILITIES IS SUBJECT TO FIELD SURVEY AND RECORD DRAWING.

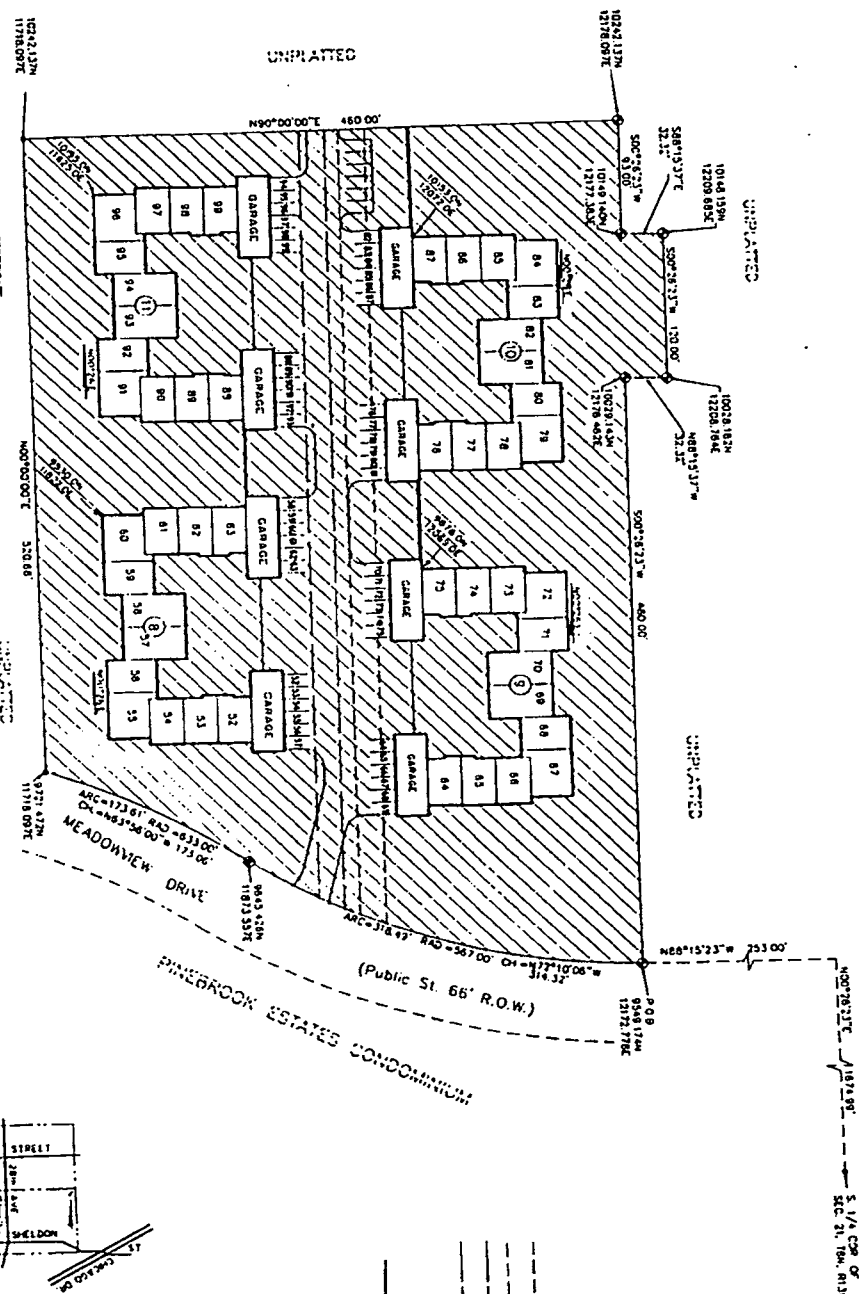
UTILITIES	SYMBOLS OF UTILITIES
Water	Water Main
Electric	Electric Main
Gas	Gas Main
Telephone	Telephone Main
Other	Other Main
Water	Water Meter
Electric	Electric Meter
Gas	Gas Meter
Telephone	Telephone Meter
Other	Other Meter

ALL UTILITIES NEED NOT BE BUILT

UTILITY PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK SW, GRAND RAPIDS MI, 49509 SHEET 13

PROPOSED JUNE 28, 1991





UNPLATTED

UNPLATTED

UNPLATTED

5 1/4 COR. OF SEC. 21, T8N, R13W

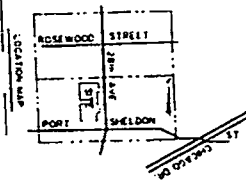
Public St. 66' R.O.W.

NOTE: BUILDINGS & THRU & ALL APURTENANCES NEED NOT BE BUILT.

SALE 11 1981

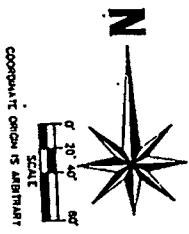
SURVEYORS CERTIFICATE: UNLICENCED SURVEYOR OF THE STATE OF WISCONSIN
 I, ROBERT D. PIERCE, at the SUBDIVISION PLAN HEREIN AS STATED, THE COUNTY OF DANE, WISCONSIN, SUBDIVISION PLAN NO. 02, HAVE, AS SURVEYOR, ACCORDING TO THE PUBLIC ACTS OF 1878, MADE AND CAUSED TO BE MADE AND RECORDED A CERTAIN SURVEY AND MADE THEREBY DIRECTIONAL BOUNDARIES AND DISTANCES AND BEING CONVINCED BY THE CONSIDERING THE CONSTRUCTION OF THIS SURVEY IS REQUIRED BY THE PUBLIC ACTS OF 1878, THAT THE BOUNDARIES AS SHOWN OR HEREON ARE CORRECT AND ACCURATE, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE PUBLIC ACTS OF 1878, THAT THE BOUNDARIES AS SHOWN OR HEREON ARE CORRECT AND ACCURATE, AND THAT THE SURVEY IS MADE AND CAUSED TO BE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAID SURVEY IS ACCORDING TO THE PUBLIC ACTS OF 1878, AND THE BOUNDARIES AS SHOWN OR HEREON ARE CORRECT AND ACCURATE.

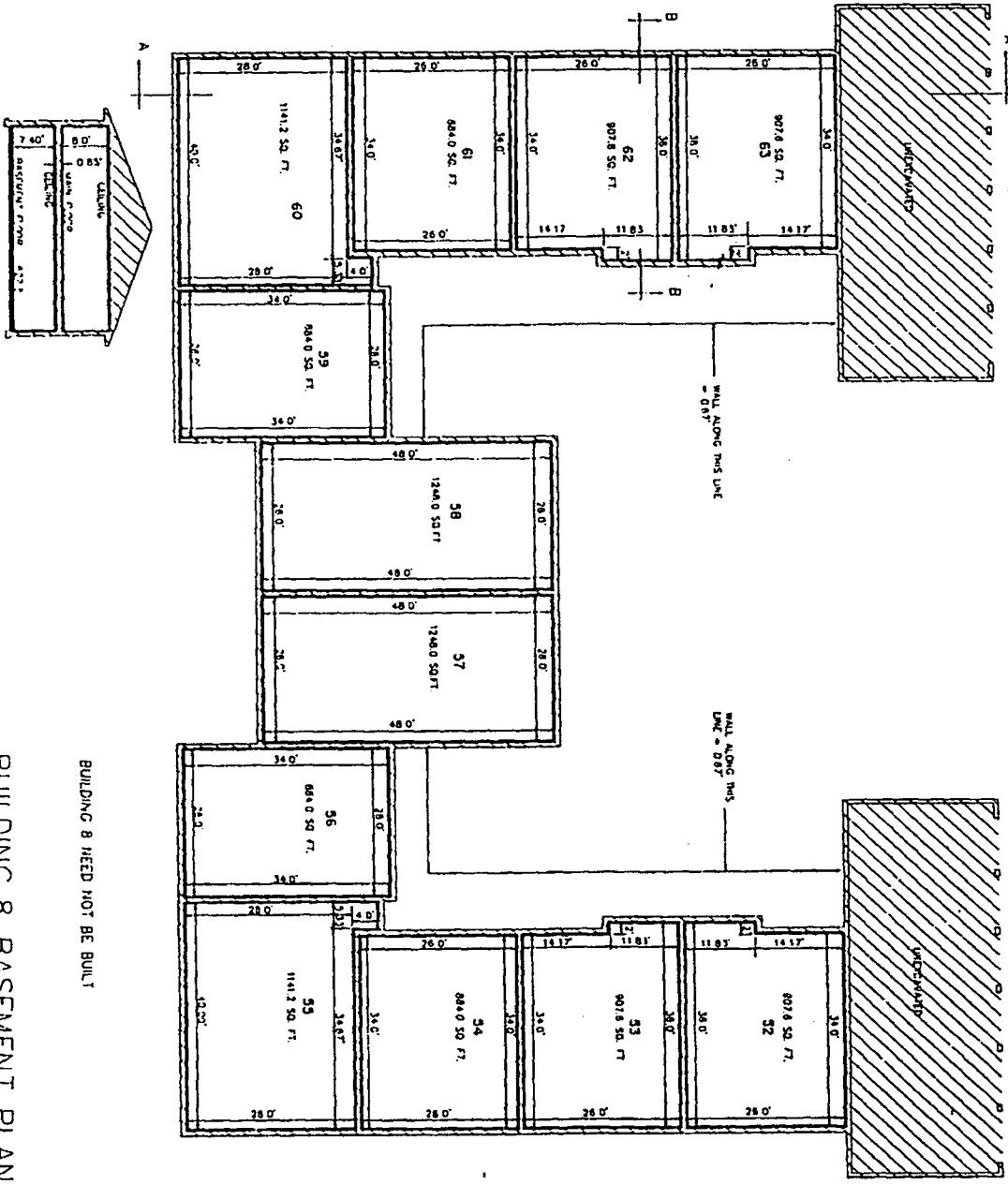
ROBERT D. PIERCE, U.S. 13887
 5132 CLUTE PARK, S.W.
 GRAND RAPIDS, WI. 54930



SITE AND SURVEY PLAN
PINEBROOK ESTATES CONDOMINIUMS
 PROPOSED JUNE 28, 1991
 SHEET 1A

- MEADOWVIEW DRIVE
- 20' EASEMENT FOR WATERMAIN
- 20' EASEMENT FOR SANITARY SEWER
- 20' EASEMENT FOR SANITARY SEWER
- MEADOW BOUNDARY
- GENERAL COMMON ELEMENT
- CONCRETE HOVARDI
- IRON STAKE





BUILDING 8 NEED NOT BE BUILT

BUILDING 8 BASEMENT PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

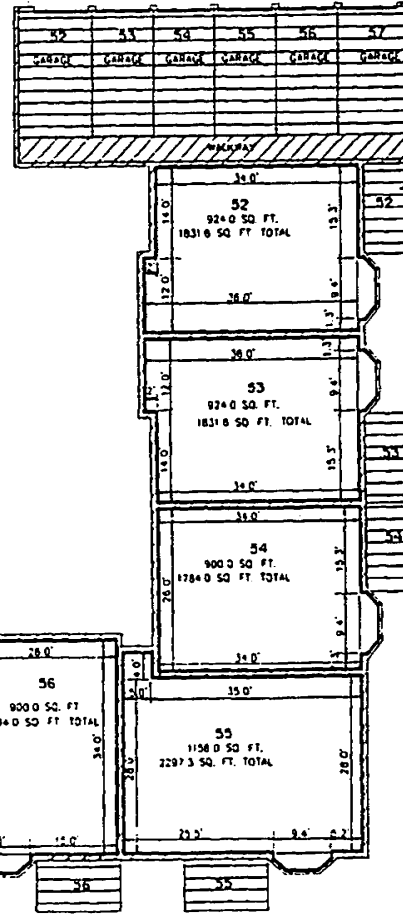
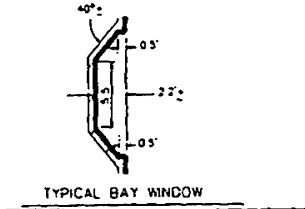
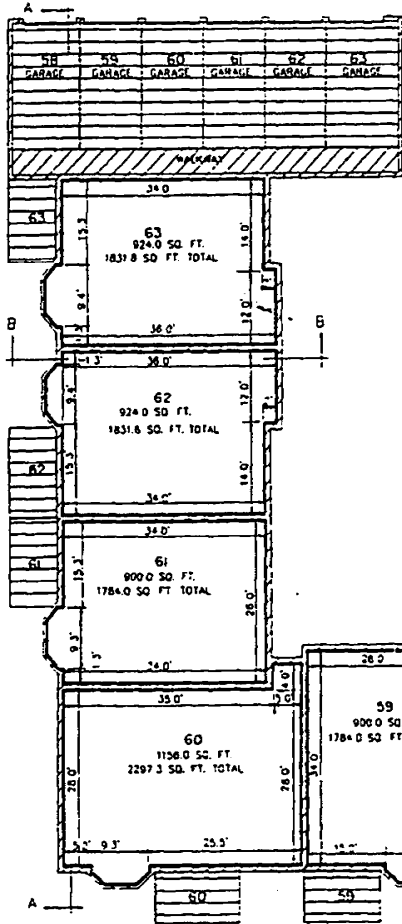
SHEET 15

PROPOSED JUNE 28, 1991



= GENERAL COMMON ELEMENT
 = UTILITY COMMON ELEMENT
 = UNIT
 = LINES OF OVERLAP
 OVERLAP LINES ARE 1/2" THICK AND TO
 EACH OTHER UNLESS OTHERWISE NOTED
 0' = 4" = 8"
 SCALE
 BASEMENT EXTERIOR WALLS ARE 0.87' UNLESS
 OTHERWISE NOTED
 BASEMENT PARTY WALLS ARE 0.87'

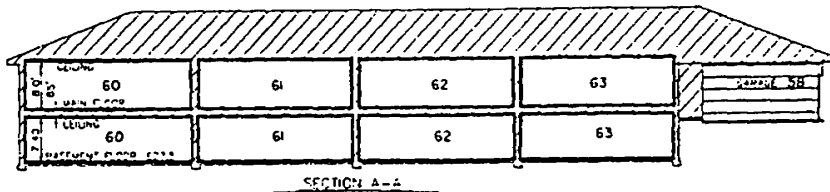
LIBER 1497 PAGE 733



8'31/4" DECK (TYP)

MAIN FLOOR EXTERIOR WALLS ARE 0'02"

- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED
- 0' 3" 6"
SCALE

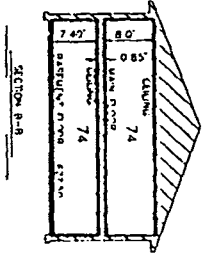
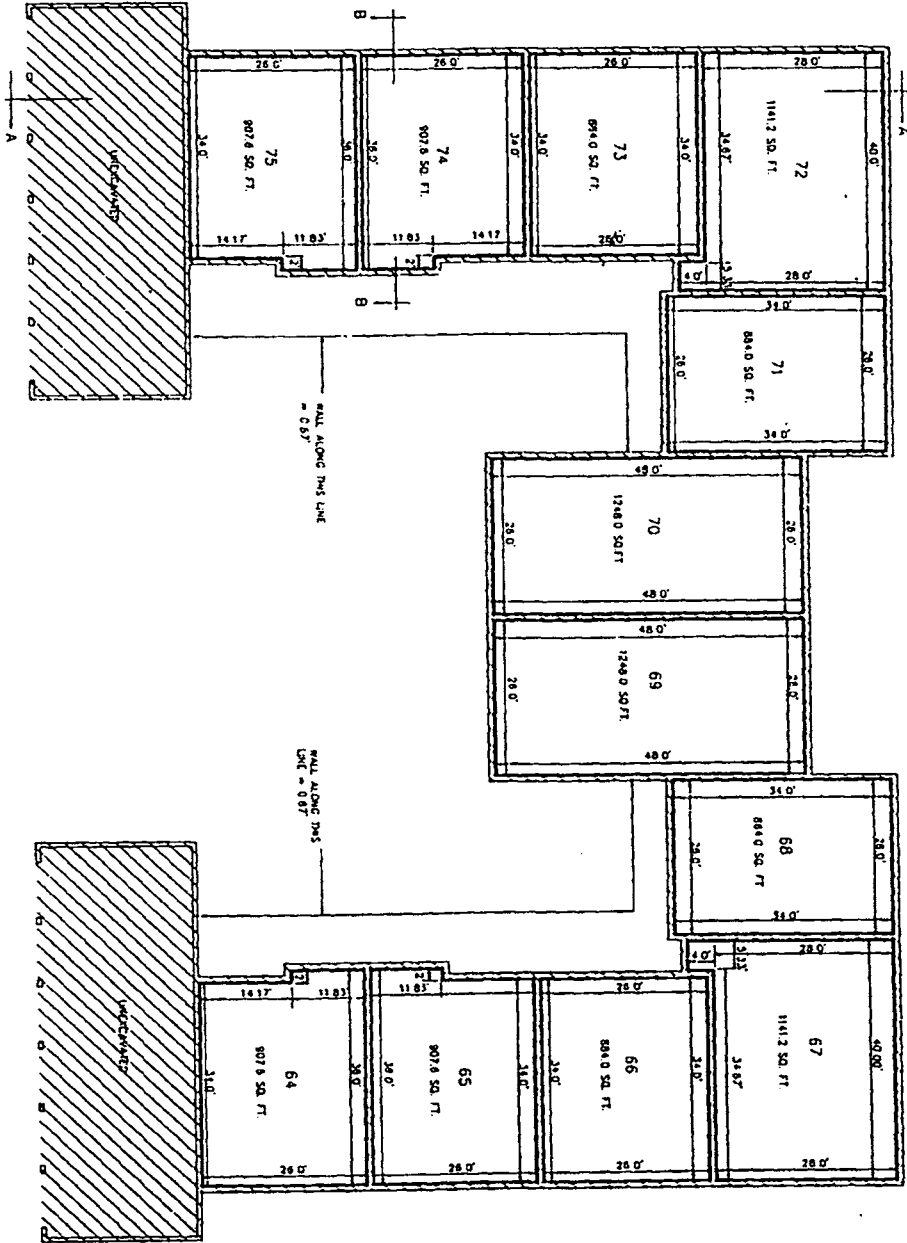


BUILDING 8 NEED NOT BE BUILT

PROPOSED JUNE 28, 1991

BUILDING 6 MAIN FLOOR PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 16

UNOFFICIAL COPY



BUILDING 9 NEED NOT BE BUILT

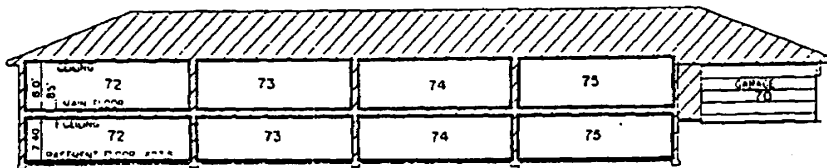
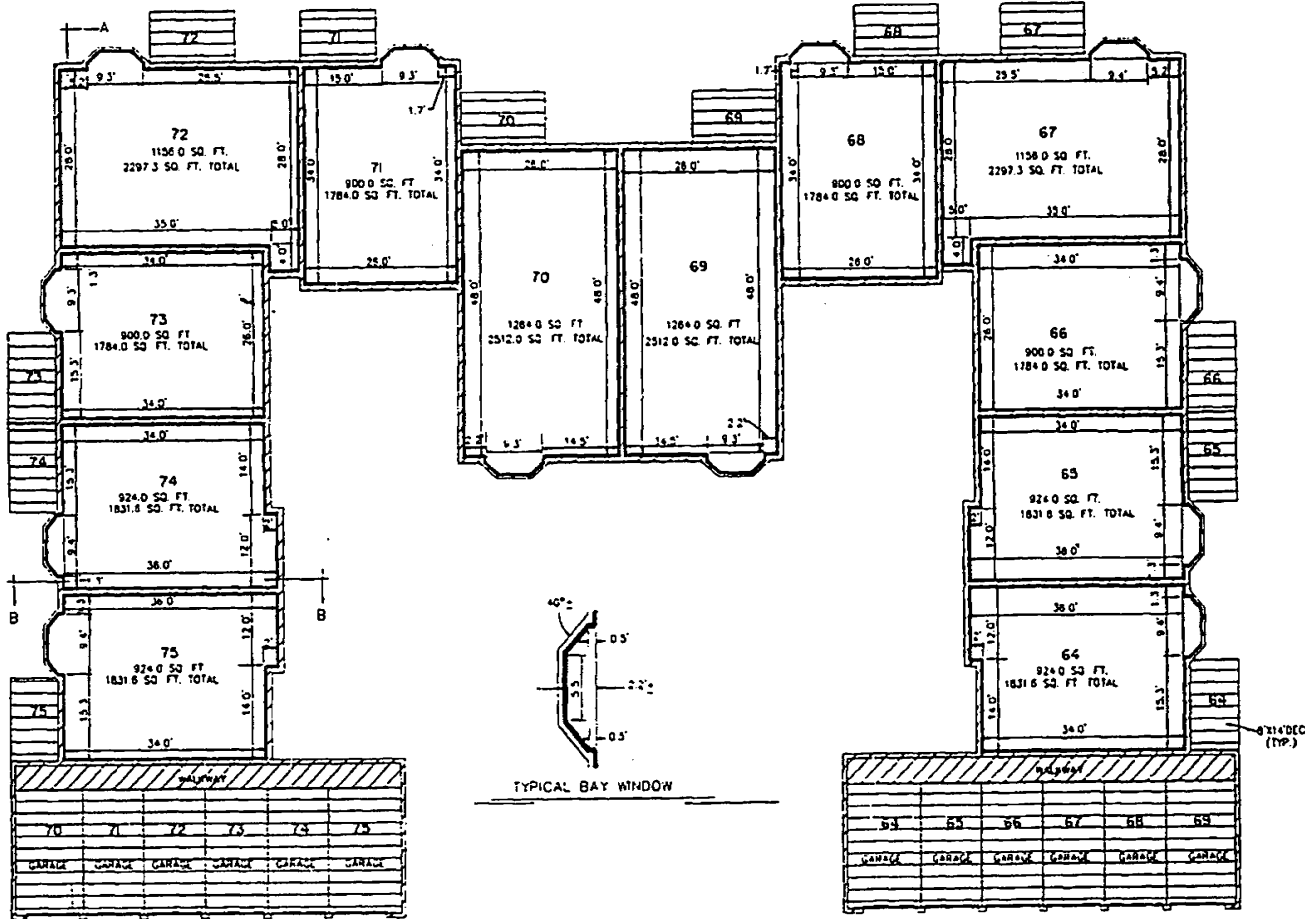
BUILDING 9, BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

SHEET 17

PROPOSED JUNE 28, 1991



- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNITS OF OWNERSHIP
- DIMENSIONS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED
- SCALE: 0' 4" = 8'
- BASEMENT EXTERIOR WALLS ARE 0.07' UNLESS OTHERWISE NOTED
- BASEMENT PARTY WALLS ARE 0.07'

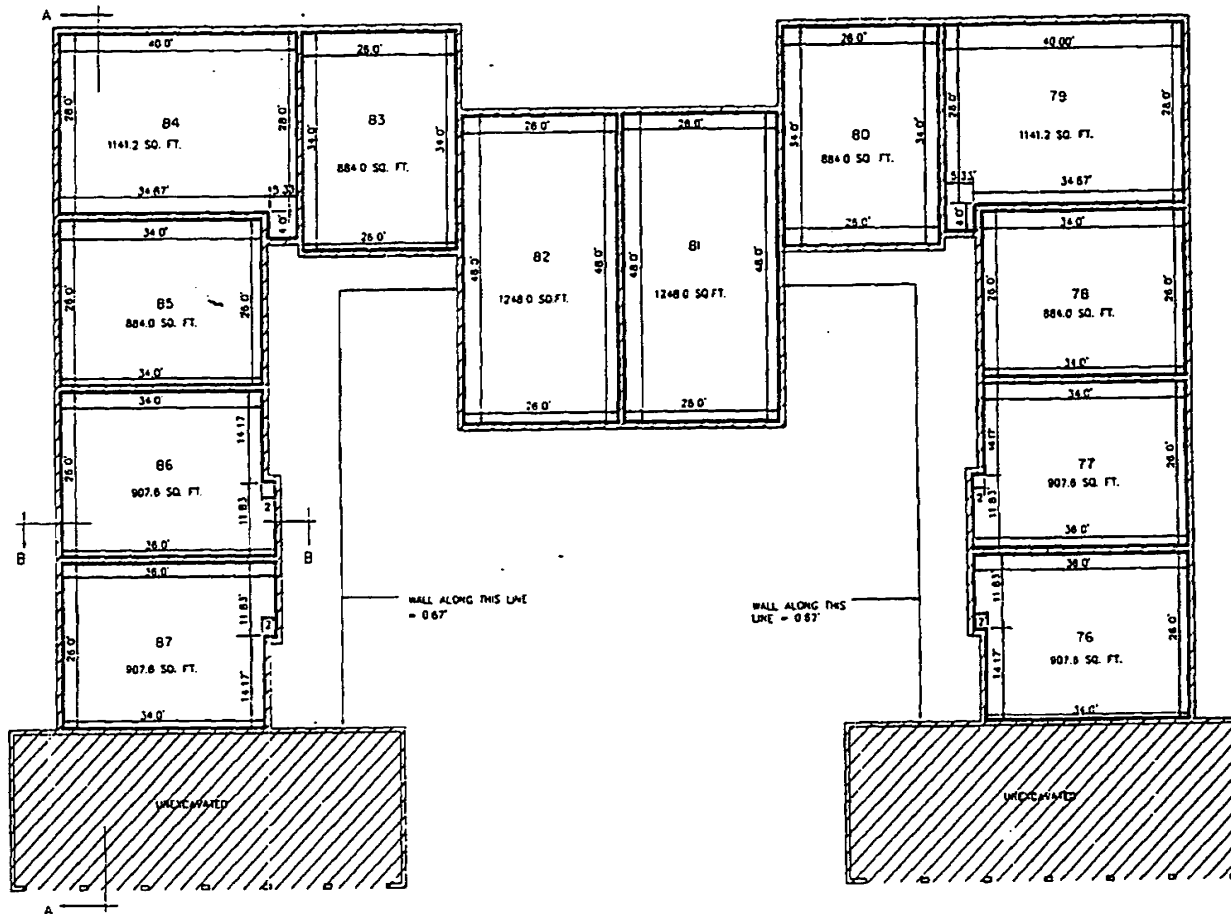





BUILDING 9 NEED NOT BE BUILT

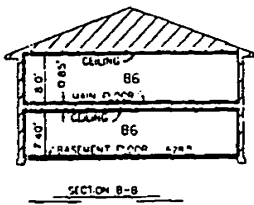
BUILDING 9, MAIN FLOOR PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509




William D. Howard
 PROPOSED JUNE 28, 1991



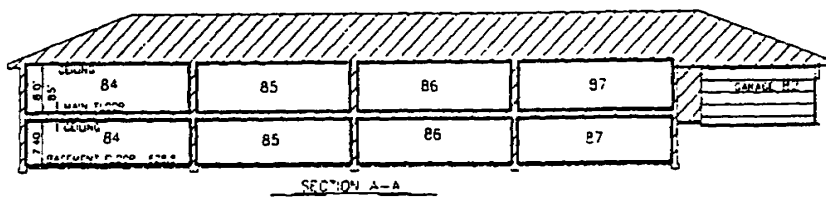
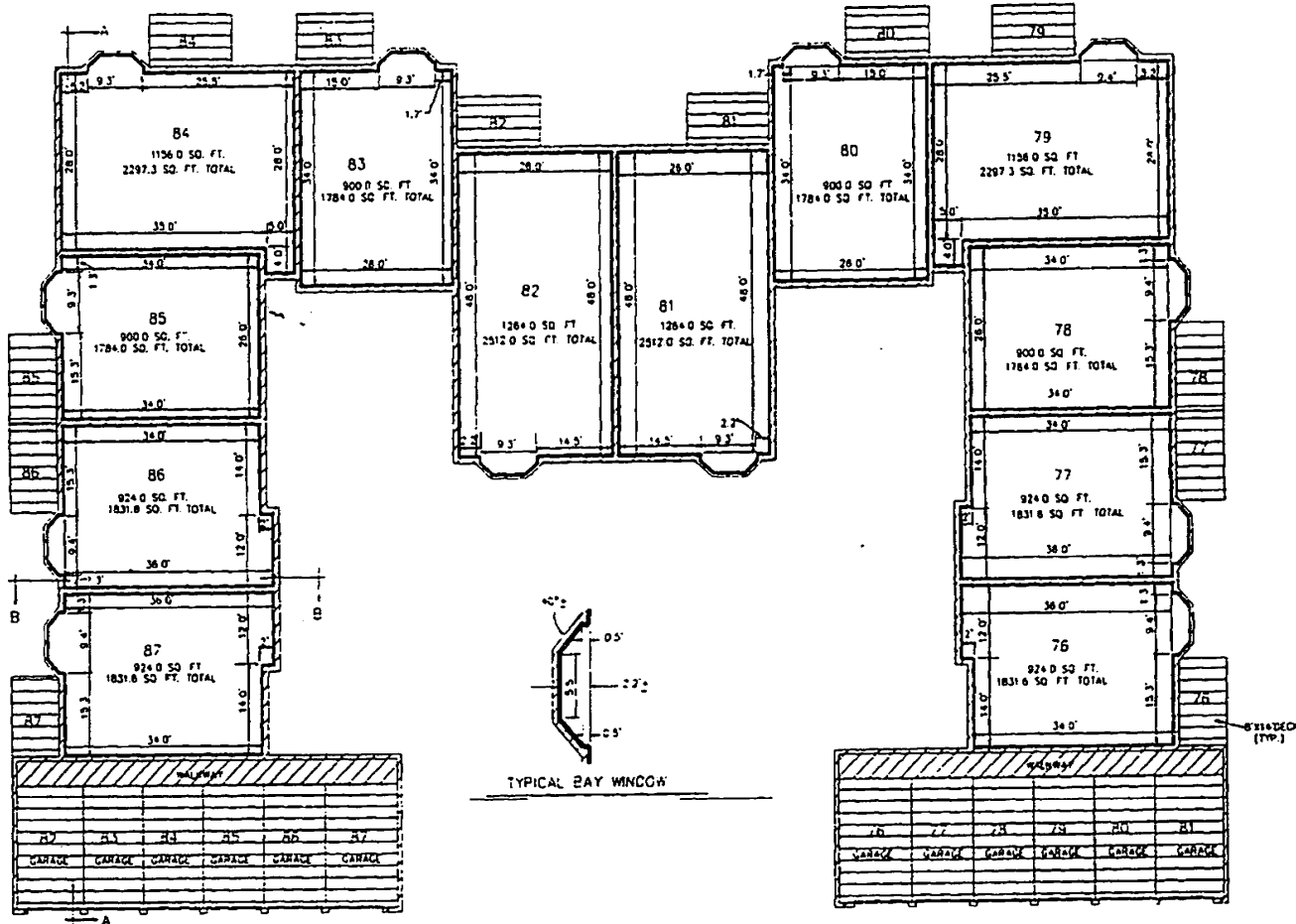
 = GENERAL COMMON ELEMENT
 = LIMITED COMMON ELEMENT
 ——— LIMITS OF OWNERSHIP
 OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED
 0' 4" 8"
 SCALE
 BASEMENT EXTERIOR WALLS ARE 0.87' UNLESS OTHERWISE NOTED
 BASEMENT PARTY WALLS ARE 0.67'



BUILDING 10 NEED NOT BE BUILT


Robert D. ...
 PROPOSED JUNE 28, 1991

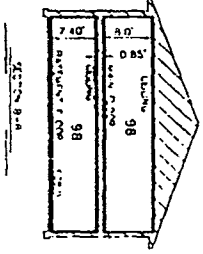
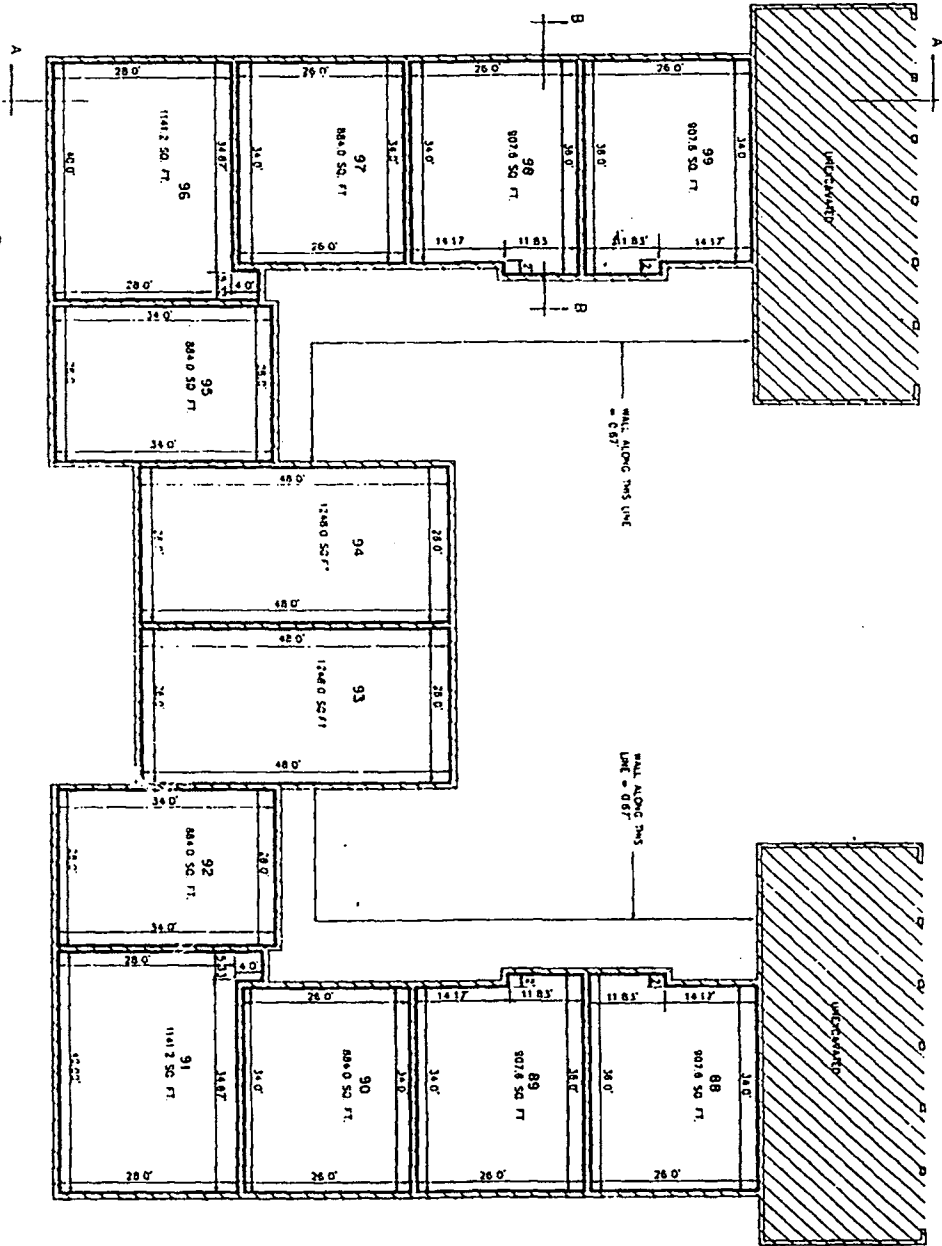
BUILDING 10, BASEMENT PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 19






BUILDING 10 NEED NOT BE BUILT

Proposed June 28, 1991

BUILDING 10, MAIN FLOOR PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 20



 = GENERAL COMMON ELEMENT
 = LIMITED COMMON ELEMENT
 = LIMITS OF OVERLAP
 OVERLAP UNITS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED
 EXTERIOR WALLS ARE 0.87' UNLESS OTHERWISE NOTED
 BASEMENT PARTY WALLS ARE 0.67'

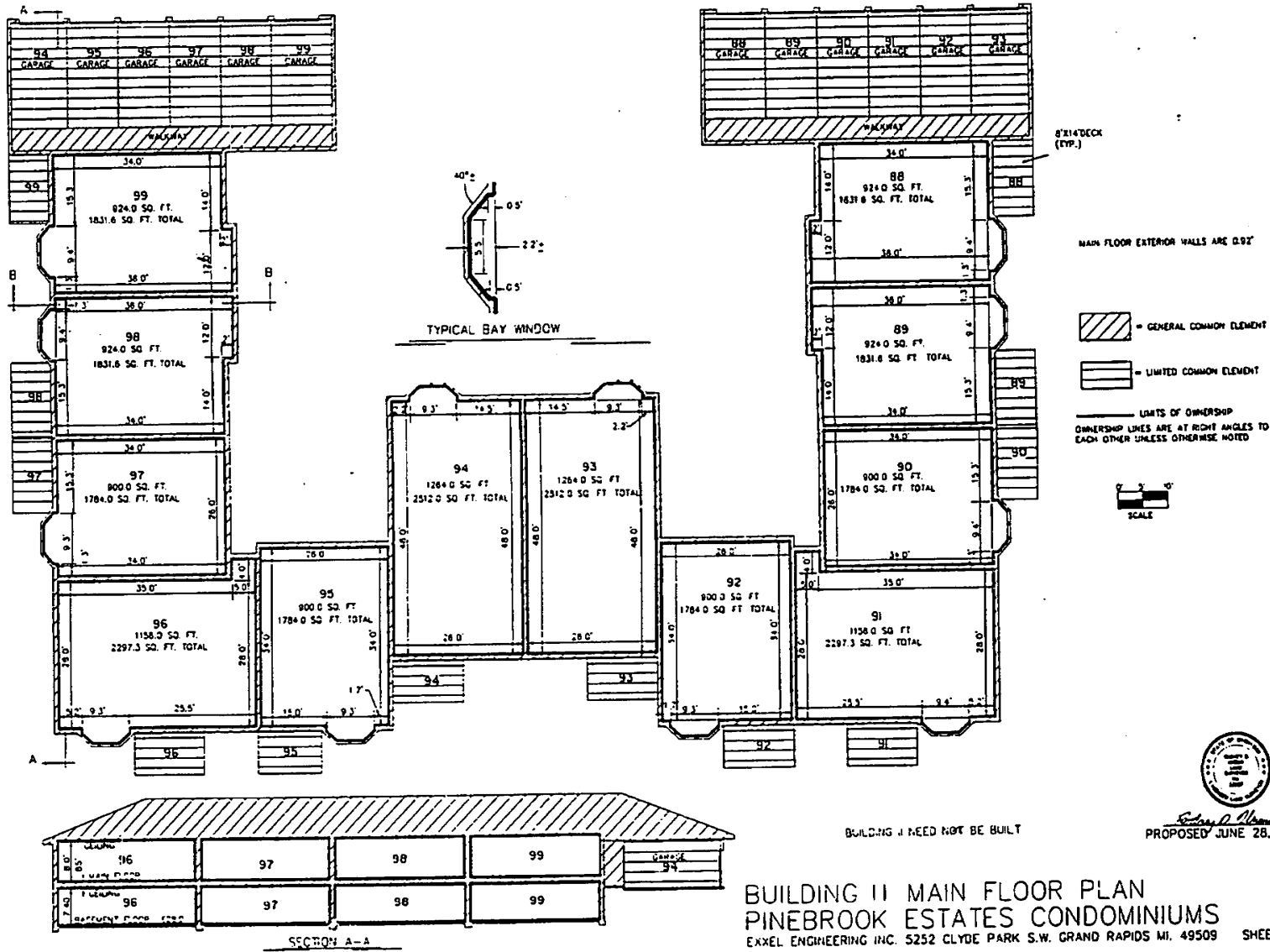
BUILDING I1 NEED NOT BE BUILT

BUILDING I1 BASEMENT PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLOYDE PARK S.W. GRAND RAPIDS MI. 49509

SHEET 21

PROPOSED JUNE 28, 1991





REPLAT NO.3 OF:

OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 102

EXHIBIT "B" TO THE AMENDED MASTER DEED OF

PINEBROOK ESTATES CONDOMINIUMS Georgetown Twp, Ottawa Co. MI.

DEVELOPER: PINEBROOK PARTNERS, 7313 PINE GROVE DRIVE, JENISON MI. 49428
ENGINEER: EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W.GRAND RAPIDS MI.49509

Description

That part of the SW 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 808.99 feet along the East line of said SW 1/4 to the centerline of Port Sheldon Street; thence N00°26'23"E 800.0 feet along said East line; thence N88°15'37"W 155.01 feet parallel with the centerline of Port Sheldon Street to the PLACE OF BEGINNING of this description; thence S00°26'23"W 130.0 feet; thence N88°15'37"W 97.99 feet; thence S00°26'23"W 273.0 feet; thence N88°15'37"W 705.0 feet along a line which is parallel with and 397.0 feet Northerly of the centerline of Port Sheldon Street; thence N00°26'23"E 586.03 feet along the West line of the East 958 feet of said SW 1/4, Section 21; thence S99°33'37"E 55.64 feet; thence Easterly 331.36 feet along a 567.0 foot radius curve to the right, the chord of which bears S72°49'06"E 326.66 feet; thence Easterly 355.56 feet along a 633.0 foot radius curve to the left, the chord of which bears S72°10'06"E 350.91 feet; thence S88°15'37"E 99.49 feet to the place of beginning. This parcel contains 8.420 Acres.

Also:

Description of Pinebrook Estates Condominiums, Lying Northerly of Meadowview Drive:

That part of the SW 1/4, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 1674.99 feet along the East line of said SW 1/4; thence N88°15'23"W 253.00 feet along the Northerly line of Meadowview Drive (66.00 feet wide) to the PLACE OF BEGINNING of this description; thence Northwestery 318.49 feet along said Northerly line on a 567.00 foot radius curve to the right, the chord of which bears N72°10'06"W 314.32 feet; thence Northwestery 369.93 feet along said Northerly line on a 633.00 foot radius curve to the left, the chord of which bears N72°49'06"W 364.68 feet; thence N89°33'37"W 55.64 feet; thence N00°26'23"E 598.57 feet along the West line of the East 958 feet SW 1/4, Section 21; thence N90°00'00"E 744.00 feet; thence S00°00'00"E 90.00 feet; thence N90°00'00"E 460.15 feet; thence S00°26'23"W 113.00 feet; thence S88°15'37"E 32.32 feet; thence S00°26'23"W 120.00 feet; thence N88°15'37"W 32.32 feet; thence S00°26'23"W 480.00 feet to the place of beginning. Subject to easements of record. This parcel contains 10.291 Acres.

LIBER 1817 PAGE 981

SHEET INDEX

- *1 FACE SHEET
- 2 SITE AND SURVEY PLAN
- 3 UTILITY PLAN
- *4 PROPOSED FUTURE DEVELOPMENT
- 5 BLDG. 1 BASEMENT PLAN
- 6 BLDG. 1 MAIN FLOOR PLAN
- 7 BLDG. 2 BASEMENT PLAN
- 8 BLDG. 2 MAIN FLOOR PLAN
- 9 BLDG. 3 BASEMENT PLAN
- 10 BLDG. 3 MAIN FLOOR PLAN
- 11 BLDG. 4 BASEMENT PLAN
- 12 BLDG. 4 MAIN FLOOR PLAN
- 13 UTILITY PLAN
- *14 SITE, & SURVEY PLAN
- 15 BLDG. 5, BASEMENT PLAN
- 16 BLDG. 5, MAIN FLOOR PLAN
- 17 BLDG. 6, BASEMENT PLAN
- 18 BLDG. 6, MAIN FLOOR PLAN
- 19 BLDG. 7, BASEMENT PLAN
- 20 BLDG. 7, MAIN FLOOR PLAN
- 21 BLDG. 8, BASEMENT PLAN
- 22 BLDG. 8, MAIN FLOOR PLAN
- *23 BLDG. 9, BASEMENT PLAN
- *24 BLDG. 9, MAIN FLOOR PLAN
- *25 BLDG. 10, BASEMENT PLAN
- *26 BLDG. 10, MAIN FLOOR PLAN

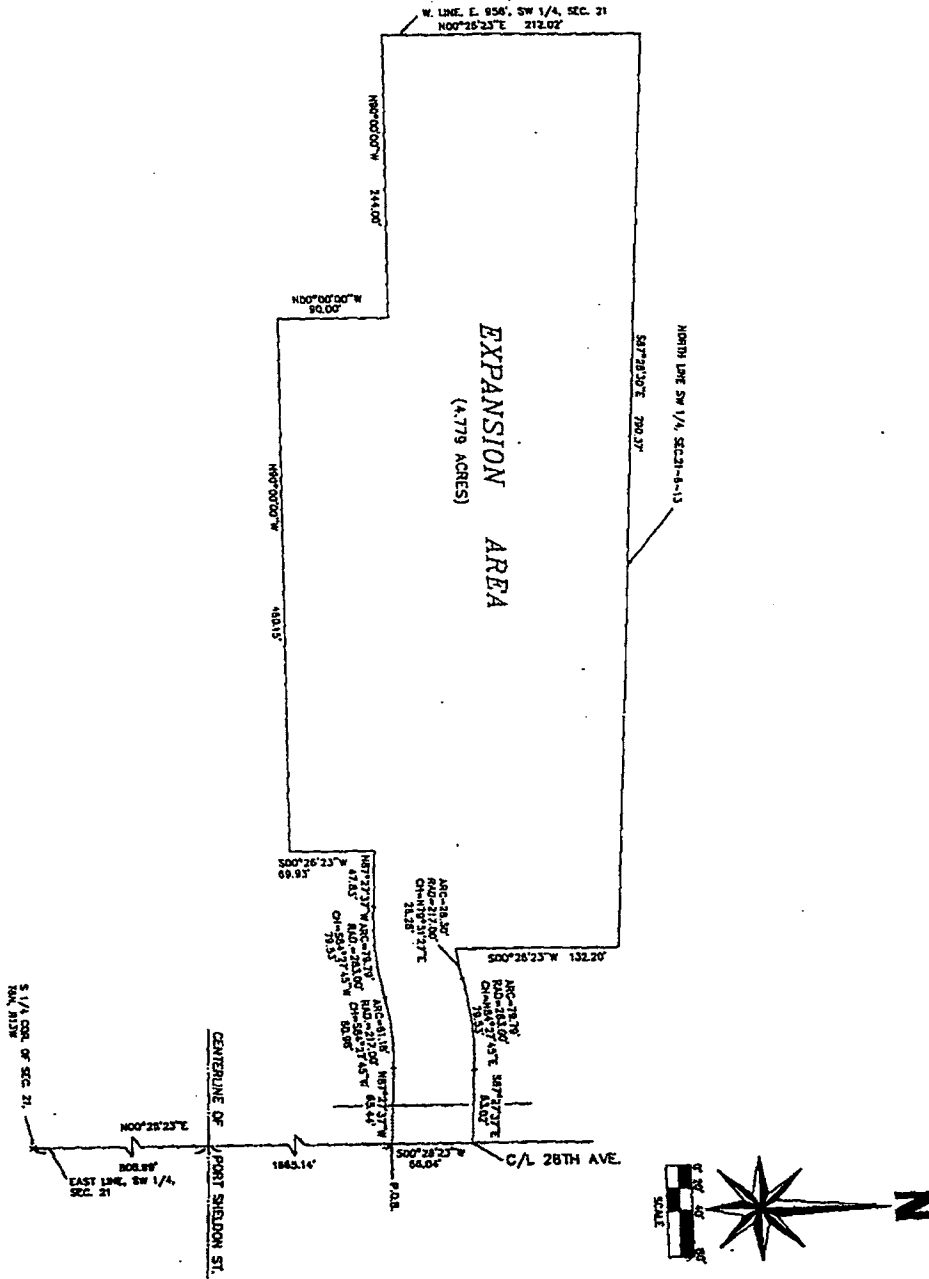
NOTE: THIS IS A MULTI-PHASE CONDOMINIUM PROJECT THE ASTERISK (*) INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE DATED Nov. 29, 1993. THESE SHEETS TOGETHER WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY ISSUED.



Richard Allen Goss
PROPOSED OCT. 26, 1987
AMENDED AUG. 31, 1988
AMENDED JUNE 28, 1991
AMENDED NOV. 29, 1993

SHEET 1

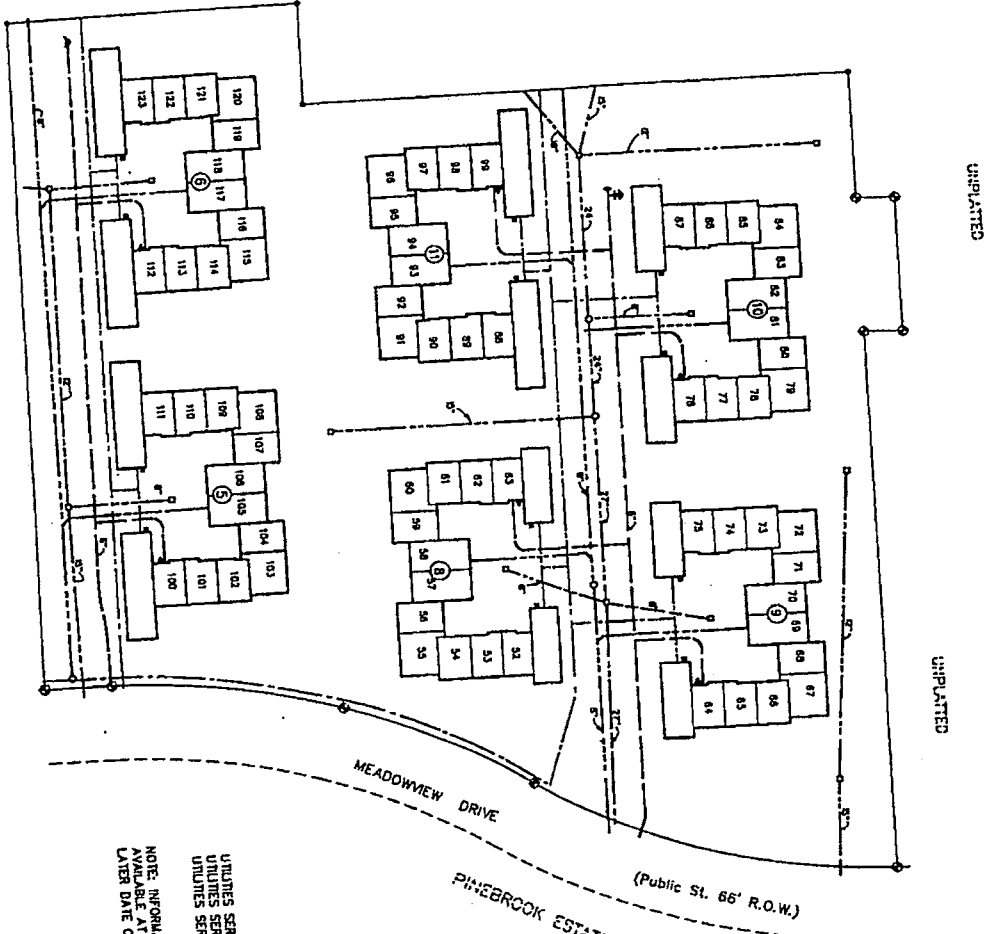
UNOFFICIAL COPY



PROPOSED NOV. 29, 1983

PROPOSED FUTURE DEVELOPMENT
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5952 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

SHEET 4



UTILITIES SERVING BUILDINGS 8, 9, 10, AND 11 ARE BUILT.
 UTILITIES SERVING BUILDING 9 MUST BE BUILT.
 UTILITIES SERVING BUILDING 8 NEED NOT BE BUILT.
 UTILITIES SERVING BUILDING 9 NEED NOT BE BUILT.

NOTE: INFORMATION ON GAS LINE LOCATION IS NOT AVAILABLE AT THIS TIME AND WILL BE SHOWN AT A LATER DATE ON AN AS-BUILT BASIS.

UTILITY	SOURCE OF INFORMATION
SEWER SERVICE	EXCEL ENGINEERING INC.
STORM SERVICE	EXCEL ENGINEERING INC.
WATERMAIN	EXCEL ENGINEERING INC.
GAS MAIN	WOL. CON. GAS CO.
ELECTRIC LINE	CONSOLIDATED POWER CO.
TELEPHONE LINE	WOL. TEL. CO.
CITY LINE	U.A. CARLSON

◆ - CONCRETE MONUMENT
 ○ - IRON STAKE
 ALL WATER SERVICES ARE 3"
 ALL SEWER SERVICES ARE 8"
 ALL SEWER SERVICE LATERALS ARE 8"
 ALL RITDAMT
 □ - CATCH BASIN
 ○ - SINKHOLE

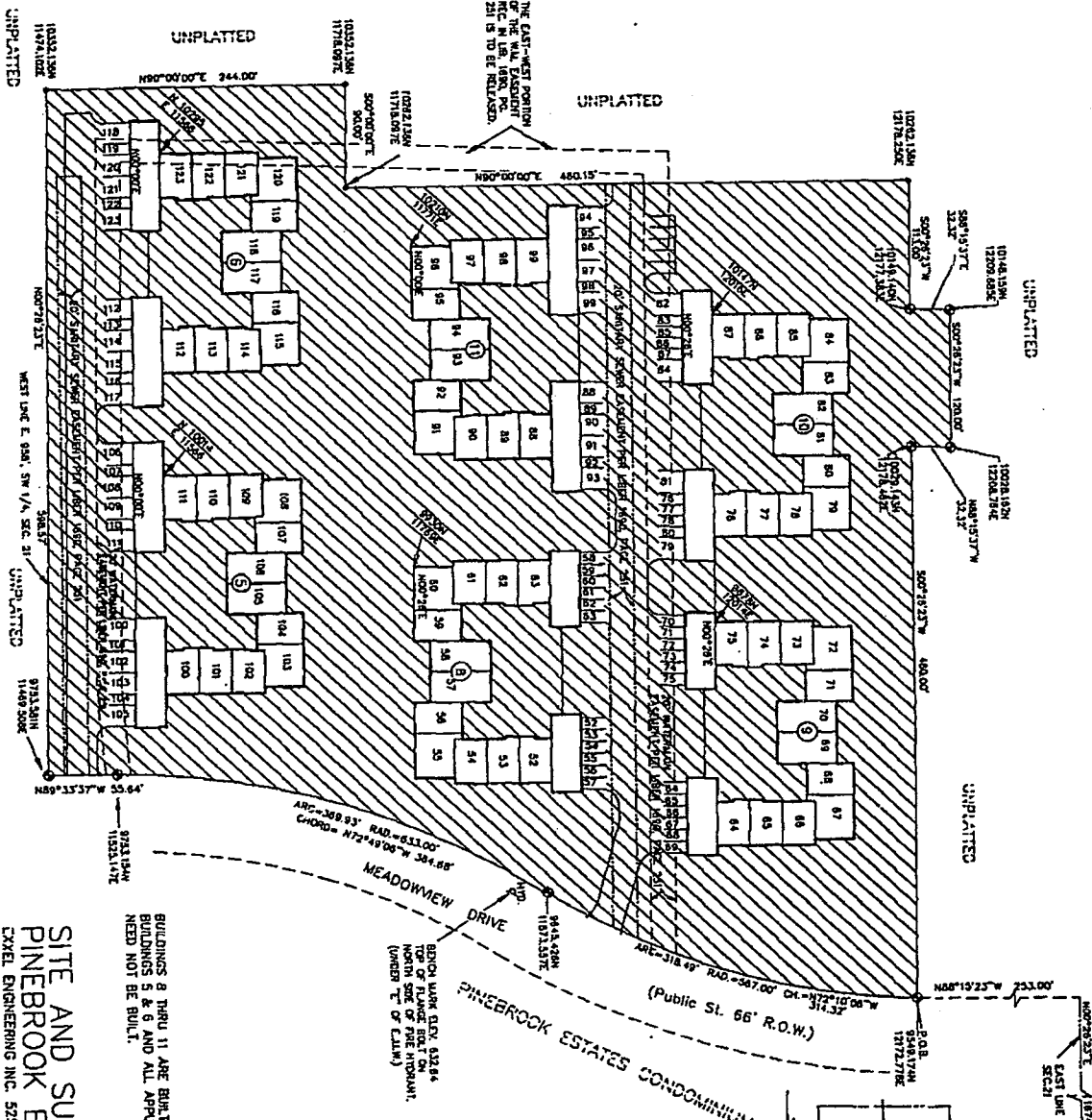
NOTE: UTILITY INFORMATION SHOWN HEREON IS FOR YOUR INFORMATION & REFERENCE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF EXCEL ENGINEERING INC. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF UTILITIES SHOWN IS SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE: ELECTRIC LINE, CABLE TELEVISION LINE AND TELEPHONE LINE SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF UTILITIES SHOWN IS SUBJECT TO CHANGE WITHOUT NOTICE.

EXCEL ENGINEERING INC.
 2000 W. 10th Street
 Lincoln, NE 68502

UTILITY PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLAYD PARK S.W. GRAND RAPIDS MI. 49508 SHEET 13

PROPOSED JUNE 20, 1991
 AMENDED NOV. 24, 1993



1/2" COR. OF
SECT. 21, T4N, R15W

EAST LINE S.W. 1/4



COORDINATE SYSTEM IS ARBITRARY
BEARINGS ARE BASED ON THE RECORDED
PLAN OF NEIGHBORING LOTS AS RECORDED
IN LIBER 24, PAGE 38.

○ = CONCRETE MONUMENT
● = NON STAKE

NOTE: THE SHADDED PARKING SPACES IN
FRONT OF THE GARAGES ARE A LIMITED
COMMON ELEMENT APPURTENANT TO THE
UNIT NUMBER SHOWN THEREON.

FOR EASEMENT FOR WATERWAY
FOR LIBER 1844, PAGE 251

FOR EASEMENT FOR WATERWAY
FOR LIBER 1844, PAGE 251

FOR EASEMENT FOR WATERWAY
FOR LIBER 1844, PAGE 251

STATEMENT OF CERTIFICATE
I, ROBERT D. CRYSTAL, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN,
HEREBY CERTIFY THAT THE SUBDIVISION PLAN NUMBER 143 DITTOED,
COUNTY COMMISSIONER SURVEYING RECORD NUMBER 1817, SHOWS THE
COUNTY COMMISSIONER SURVEYING RECORD NUMBER 1817, SHOWS THE
LAND LARGER BY DIMENSION, BUT THERE ARE NO EXISTING DEVELOPMENTS
UPON THE LAND AND PROPERTY HEREIN DESCRIBED THAT THE RECORDED
SUBDIVISION PLAN AS REQUIRED BY RULES PROMULGATED UNDER SECTION
1142 OF ACT NO. 39 OF THE PUBLIC ACTS OF 1976, THAT THE ACCURACY OF
THIS SURVEY IS WITHIN THE TOLERANCES PERMITTED BY THE RULES
PROMULGATED UNDER SECTION 1142 OF ACT NO. 39 OF THE PUBLIC ACTS
OF 1976. THE PLAN IS NOT TO BE CONSIDERED AS A BASIS FOR
DETERMINING THE ACCURACY OF THE SURVEY PLAN AS
REQUIRED BY THE RULES PROMULGATED UNDER SECTION 1142 OF ACT 39
OF THE PUBLIC ACTS OF 1976.

ROBERT D. CRYSTAL
PROFESSIONAL SURVEYOR 32897
3233 CLYDE PARK S.W.
GRAND RAPIDS MI 49509

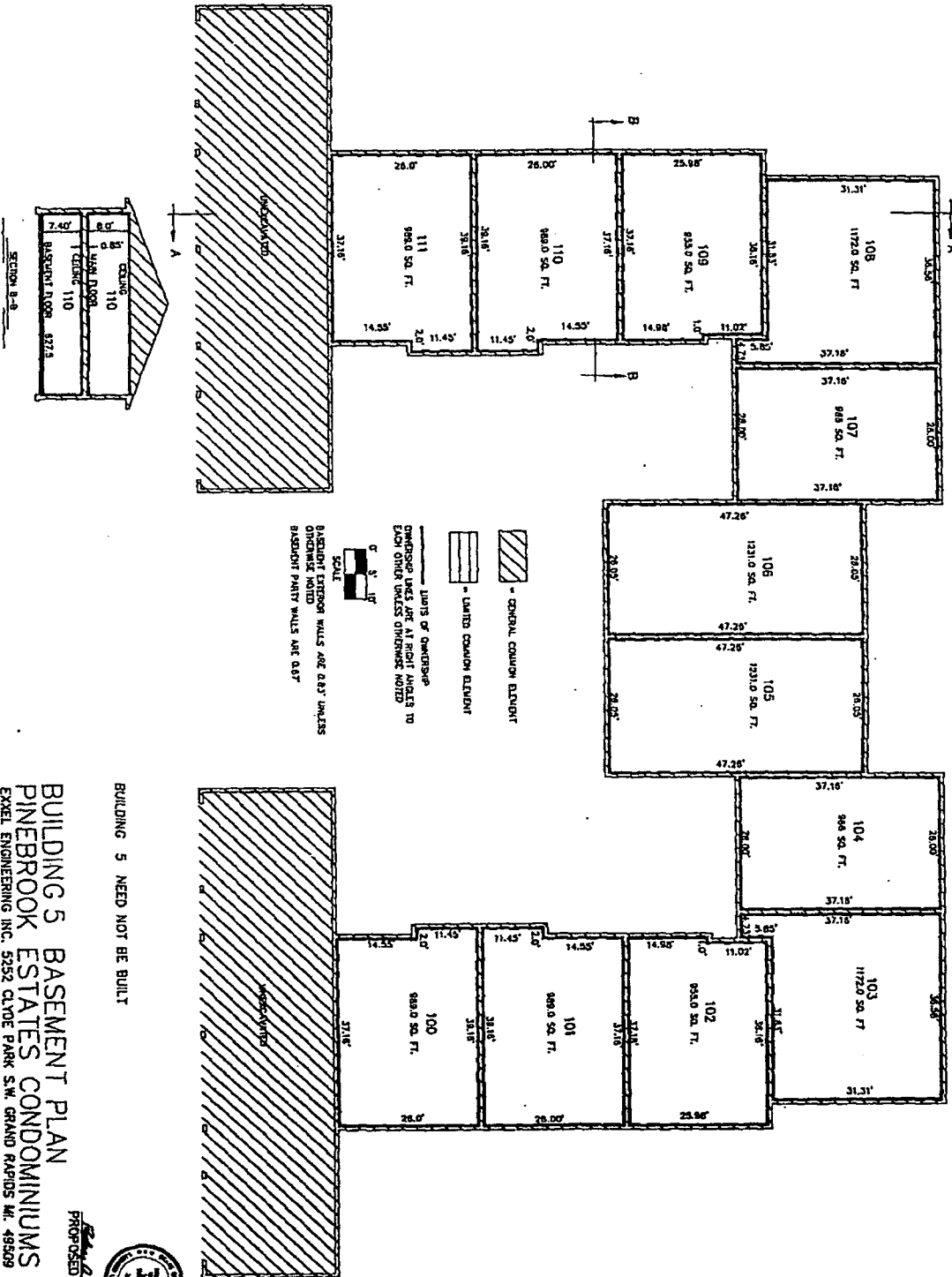
BUILDINGS 8 THRU 11 ARE BUILT
NEED NOT BE BUILT.

AND ALL APURTENANCES

PROPOSED JUNE 28, 1991
AMENDED NOV. 29, 1993



SITE AND SURVEY PLAN
PINEBROOK ESTATES CONDOMINIUMS
CXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 14



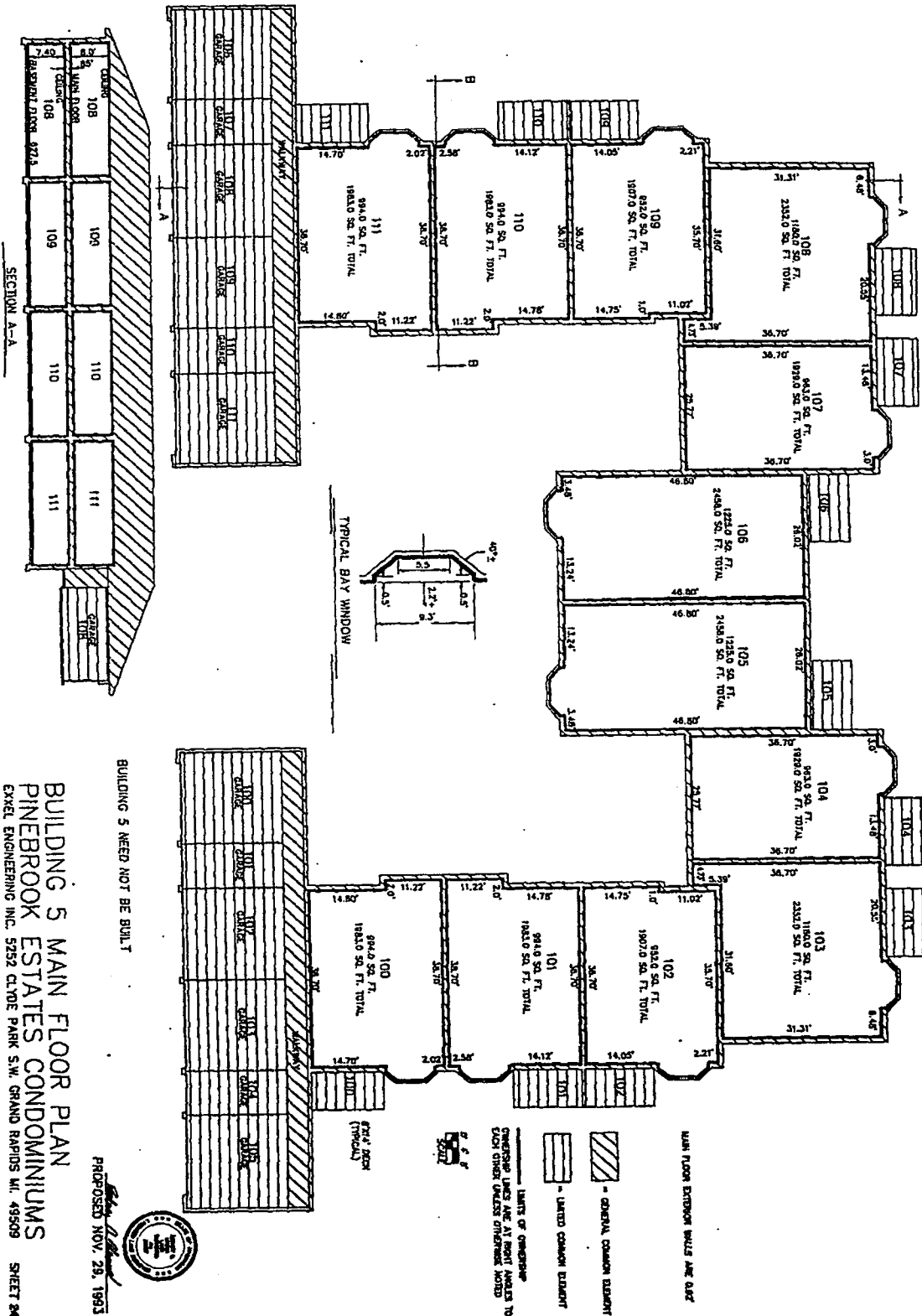
BUILDING 5 NEED NOT BE BUILT

BUILDING 5 BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

PROPOSED NOV. 23, 1983

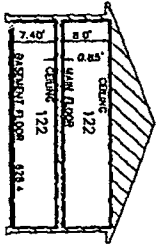
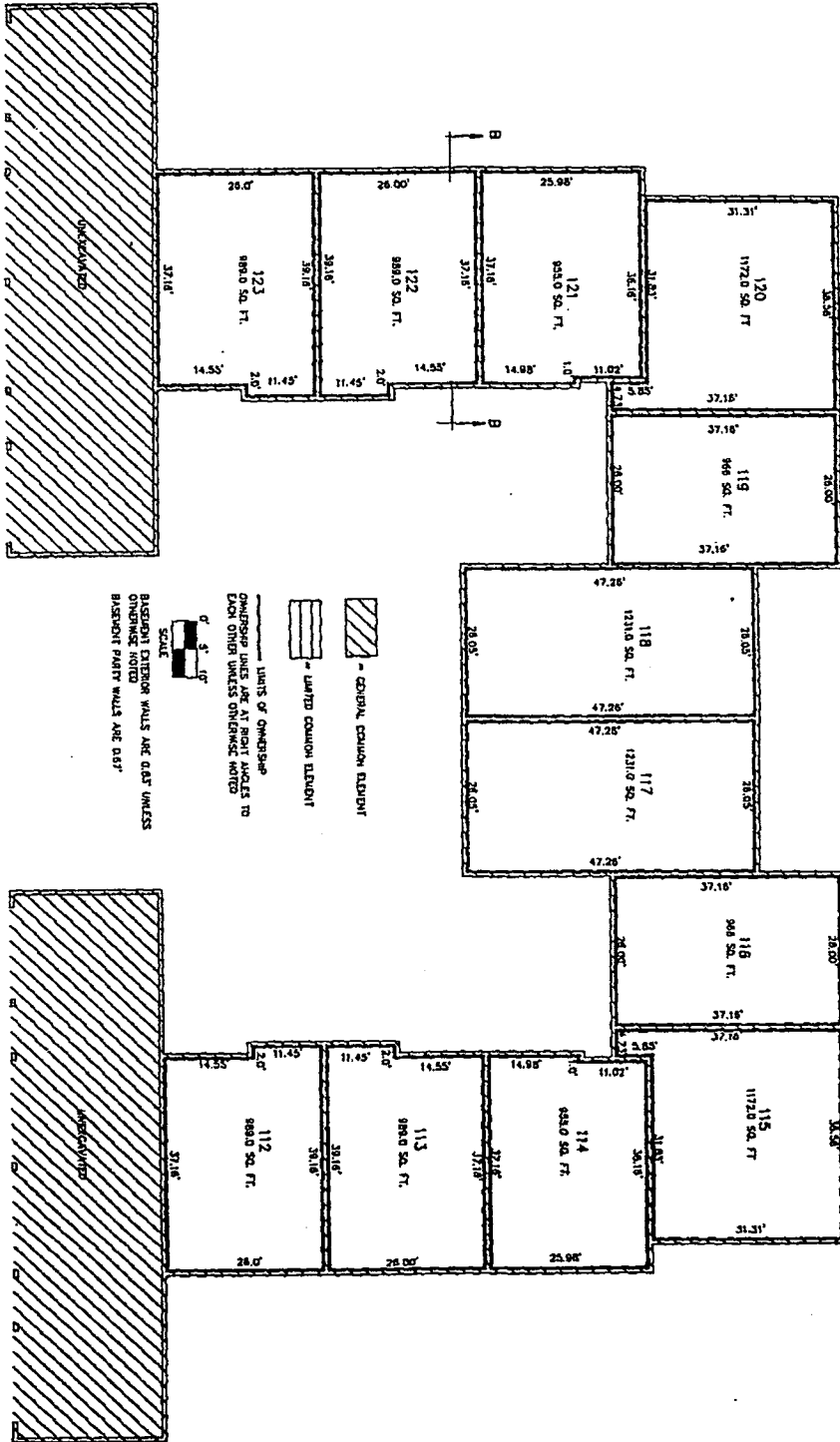


SHEET 23



BUILDING 5 MAIN FLOOR PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509
 SHEET 2M.

PROPOSED NOV. 29, 1993



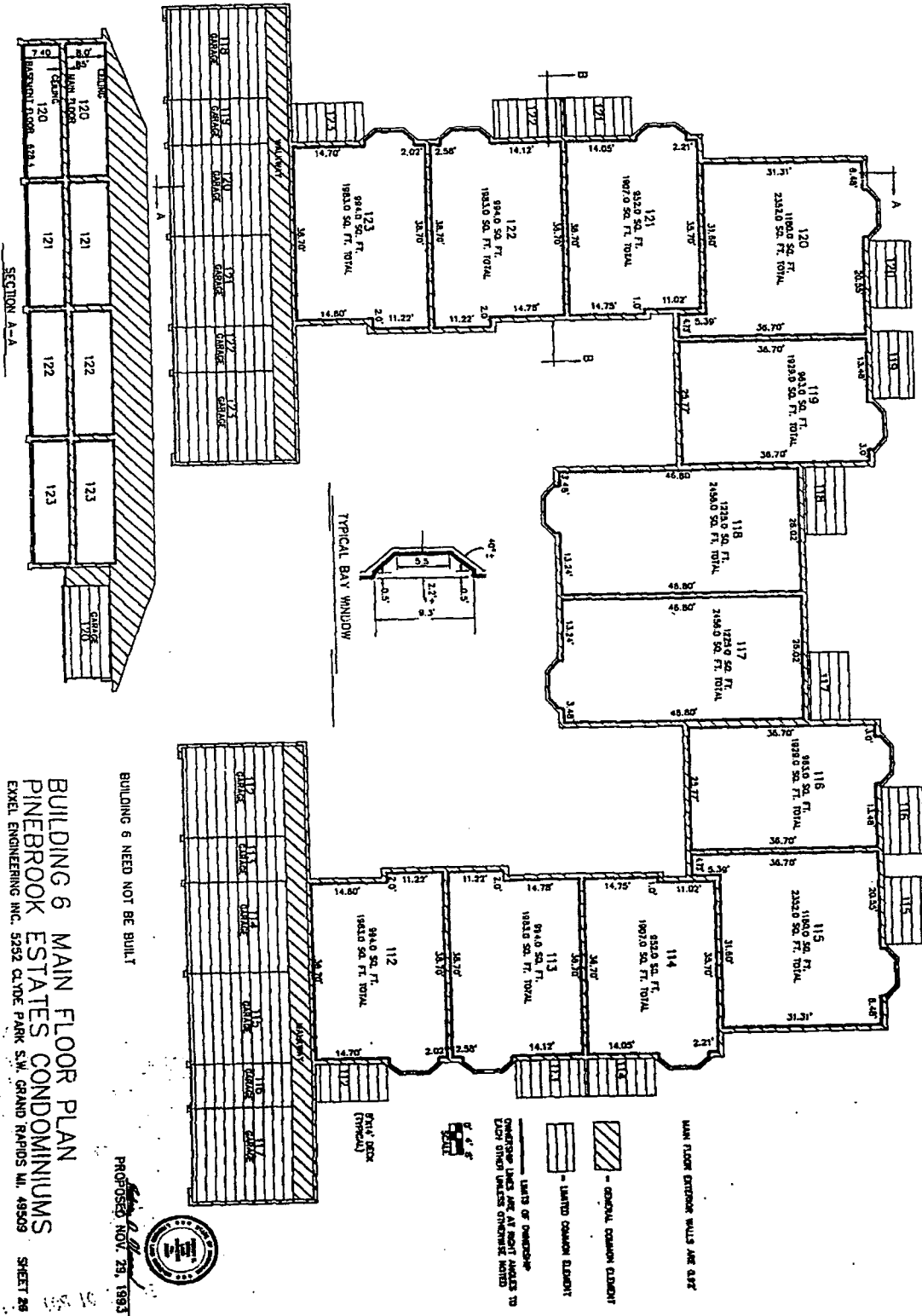
BUILDING 6 NEED NOT BE BUILT

BUILDING 6 BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

PROPOSED NOV. 29, 1993

SHEET 25





BUILDING 6 NEED NOT BE BUILT

PROPOSED NOV. 29, 1993

BUILDING 6 MAIN FLOOR PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5292 CLAYDE PARK S.W. GRAND RAPIDS MI 49509



SHEET 28

REPLAT NO.4 OF:
 OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 102
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF
PINEBROOK ESTATES CONDOMINIUMS

Georgetown Twp, Ottawa Co. MI.

DEVELOPER: PINEBROOK PARTNERS, 7313 PINE GROVE DRIVE, JENISON MI. 49428
 ENGINEER: EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

Description:
 That part of the SW 1/4, Section 21, T8N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 698.59 feet along the East line of said SW 1/4 to the centerline of Part Sheldon Street; thence N00°26'23"E 698.59 feet along said East line; thence N89°13'37"W 155.15 feet parallel with the centerline of Part Sheldon Street; thence N89°13'37"W 97.99 feet; thence S20°26'23"E 40.0 feet; thence N89°13'37"W 205.0 feet along a line which is parallel with and 387.0 feet westerly of the centerline of Part Sheldon Street; thence N00°26'23"E 998.03 feet along the West line of the East 998 feet of said SW 1/4, Section 21; thence S47°0'0" E 387.33 feet; thence East 211.35 feet along 387.33 feet radius curve to the right; the chord of which bears S72°21'09" E 325.46 feet; thence East 315.58 feet; thence S72°21'09" E 325.46 feet; the chord of which bears S12°21'09" E 350.51 feet; thence S89°13'37"E 99.49 feet to the place of beginning. This parcel contains 8.420 Acres.

Also:
 Description of Pinebrook Estates Condominiums, lying Northerly of Headenfer Drive:
 That part of the SW 1/4, Section 21, T8N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S 1/4 corner of Section 21; thence N00°26'23"E 1074.59 feet along the East line of said SW 1/4; thence N89°13'37"W 253.00 feet along the North line of Headenfer Drive (66.00 feet wide) to the PLACE OF BEGINNING of said description; thence Northeasterly 318.49 feet along said Northerly line on a 657.00 foot radius curve to the right; the chord of which bears N72°10'06" W 314.32 feet; thence Northeasterly 369.53 feet along said Northerly line on a 653.00 foot radius curve to the left; the chord of which bears N74°09'06" W 364.69 feet; thence N89°13'37" E 55.84 feet; thence S47°0'0" E 387.33 feet along the North line of said SW 1/4; thence S89°13'37"E 819.59 feet along the West line of said SW 1/4; thence S07°26'23"E 132.20 feet; the chord of which bears N75°51'27" E 212.0 feet radius curve to the left; the chord of which bears N75°51'27" E 212.0 feet; thence East 79.79 feet along the East line of said SW 1/4; thence N87°37'37" W 65.44 feet; thence Westerly 61.18 feet; thence S72°21'09" E 61.02 feet; thence S00°26'23"E 66.04 feet along the East line of said SW 1/4; thence N87°37'37" W 65.44 feet; thence Westerly 61.18 feet; thence S72°21'09" E 61.02 feet; thence S00°26'23"E 66.04 feet; thence S72°21'09" E 61.02 feet; thence S00°26'23"E 182.50 feet; thence S89°13'37" E 152.77 feet; the chord of which bears S94°27'45" W 79.53 feet; thence S89°13'37" E 152.77 feet; thence S00°26'23"E 120.00 feet; thence N89°13'37" E 152.77 feet; thence S00°26'23"E 180.00 feet to the place of beginning. Subject to easements of record. This parcel contains 15.070 Acres.

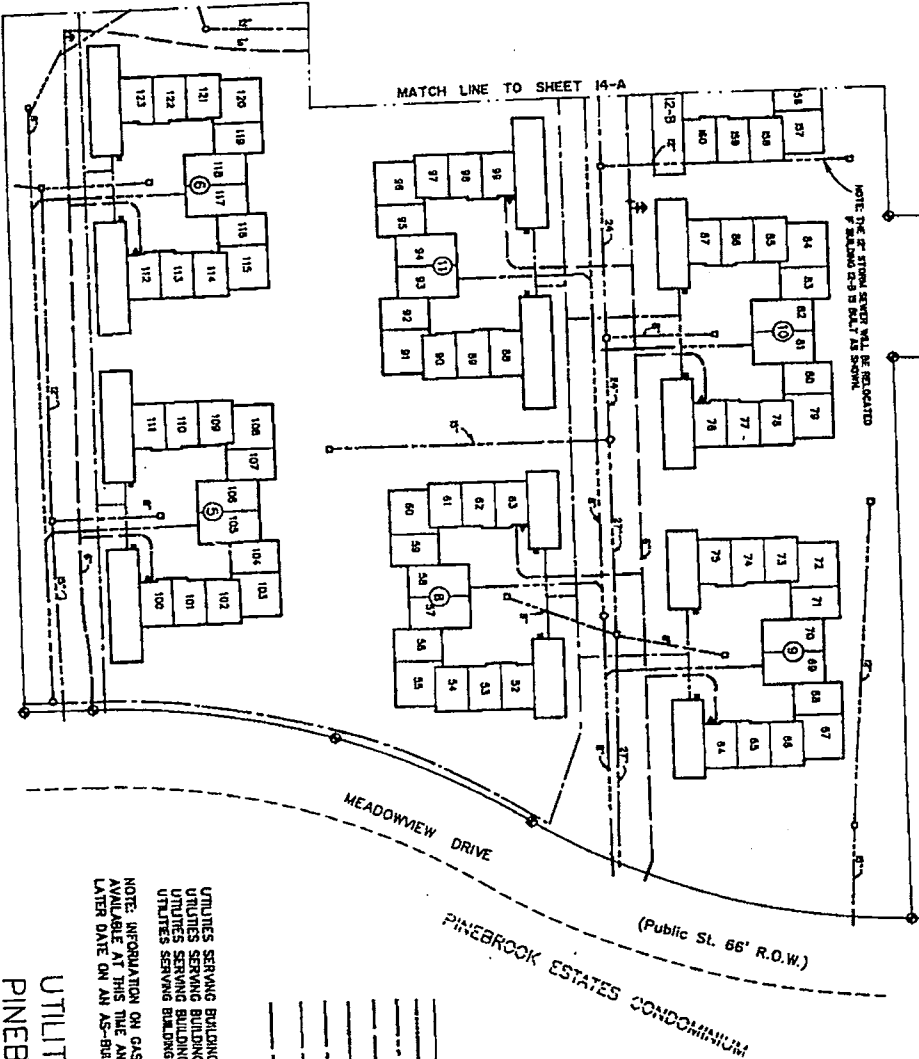
SHEET INDEX

- * 1. FACE SHEET
- 2. SITE AND SURVEY PLAN
- 3. UTILITY PLAN
- 4. BLOCK 1 BASEMENT PLAN
- 5. BLOCK 1 MAIN FLOOR PLAN
- 6. BLOCK 2 BASEMENT PLAN
- 7. BLOCK 2 MAIN FLOOR PLAN
- 8. BLOCK 3 BASEMENT PLAN
- 9. BLOCK 3 MAIN FLOOR PLAN
- 10. BLOCK 4 BASEMENT PLAN
- 11. BLOCK 4 MAIN FLOOR PLAN
- 12. UTILITY PLAN
- 13. UTILITY PLAN
- 14. SITE, SURVEY, AND UTILITY PLAN
- 15. BLOCK 8, BASEMENT PLAN
- 16. BLOCK 8, MAIN FLOOR PLAN
- 17. BLOCK 9, BASEMENT PLAN
- 18. BLOCK 9, MAIN FLOOR PLAN
- 19. BLOCK 10, BASEMENT PLAN
- 20. BLOCK 10, MAIN FLOOR PLAN
- 21. BLOCK 11, BASEMENT PLAN
- 22. BLOCK 11, MAIN FLOOR PLAN
- 23. BLOCK 5, BASEMENT PLAN
- 24. BLOCK 5, MAIN FLOOR PLAN
- 25. BLOCK 6, BASEMENT PLAN
- 26. BLOCK 6, MAIN FLOOR PLAN
- 27. BLOCK 7, BASEMENT PLAN
- 28. BLOCK 7, MAIN FLOOR PLAN
- 29. BLOCK 12-4, BASEMENT PLAN
- 30. BLOCK 12-4, MAIN FLOOR PLAN
- 31. BLOCK 13-9, BASEMENT PLAN
- 32. BLOCK 13-9, MAIN FLOOR PLAN
- 33. BLOCK 13, BASEMENT PLAN
- 34. BLOCK 13, MAIN FLOOR PLAN

NOTE: THIS IS A MULTI-PHASE CONDOMINIUM PROJECT.
 THE STIPES (S) INDICATES AMENDED OR ARE NEW SHEETS.
 THESE SHEETS ARE DATED OCT. 16, 1994.
 THESE SHEETS TOGETHER WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY ISSUED.

PROPOSED OCT. 26, 1987
 AMENDED AUG. 31, 1988
 AMENDED JUNE 28, 1991
 AMENDED NOV. 29, 1993
 AMENDED DEC. 16, 1994



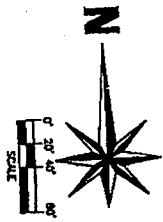


UNPLATTED

UNPLATTED

MEADOWVIEW DRIVE

PINEBROOK ESTATES CONDOMINIUM
(Public SL. 66' R.O.W.)



- ⊕ - CONCRETE MONUMENT
- ⊙ - IRON STAKE

ALL WATER SERVICES ARE 12"
ALL SANITARY SEWER LATERALS ARE 8"

- ⊠ - HORIZONTAL
- ⊡ - DITCH BASIN
- - MANHOLE

NOTE: UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORD AND SHOULD NOT BE CONSIDERED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.
NOTE: ELECTRIC, CABLE TELEVISION, AND TELEPHONE LINES SHOWN ARE COMMON TRONCH AND ARE THEREFORE SHOWN AS ONE LINE ON THIS DRAWING.

UTILITY	SOURCE OF REGULATION
SANITARY SEWER	EXCEL ENGINEERING INC.
STORM SEWER	EXCEL ENGINEERING INC.
WATERMAIN	EXCEL ENGINEERING INC.
GAS MAIN	WGL CO. GAS CO.
ELECTRIC LINE	CONSUMERS POWER CO.
TELEPHONE LINE	WGL TEL. TEL. CO.
CANY LINE	U.A. CALVERTSON

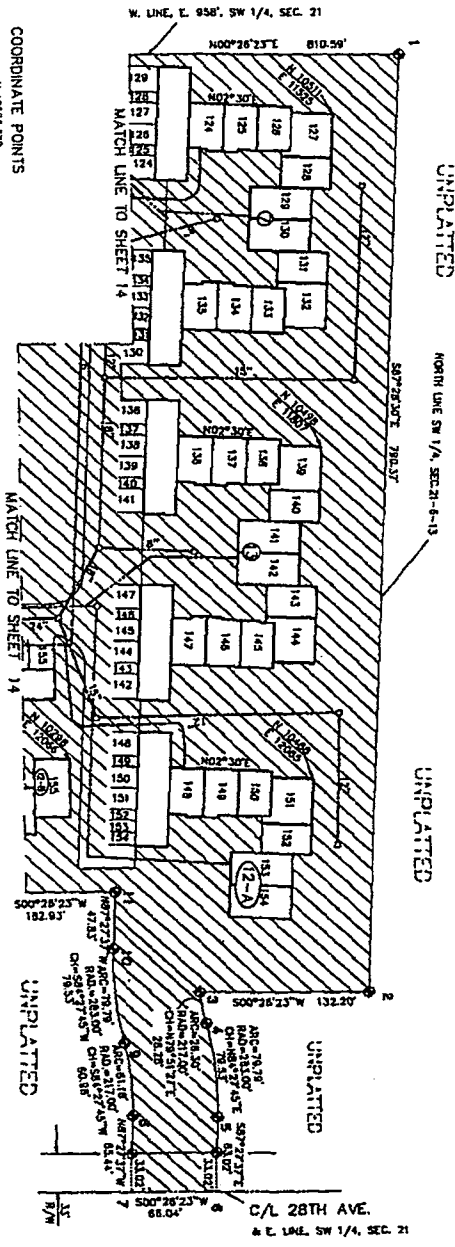
UTILITIES SERVING BUILDINGS 8, 9, 10, AND 11 ARE BUILT UTILITIES SERVING BUILDING 8 ARE BUILT UTILITIES SERVING BUILDING 9 ARE BUILT UTILITIES SERVING BUILDING 10 ARE BUILT UTILITIES SERVING BUILDING 11 ARE BUILT
NOTE: INFORMATION ON GAS LINE LOCATION IS NOT AVAILABLE AT THIS TIME AND WILL BE SHOWN AT A LATER DATE ON AN AS-BUILT BASIS.

UTILITY PLAN

PINEBROOK ESTATES CONDOMINIUMS
EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 13

PROPOSED JUNE 28, 1991
APPROVED NOV. 29, 1993
AMENDED DEC. 6, 1994





- COORDINATE POINTS**
- 1 N 1094.379
 - 2 N 1028.550
 - 3 E 1238.338
 - 4 N 1296.511
 - 5 E 1296.511
 - 6 N 1094.379
 - 7 E 1238.338
 - 8 N 1028.550
 - 9 E 1296.511
 - 10 N 1094.379
 - 11 E 1238.338
 - 12 N 1028.550

UTILITY	SOURCE OF INFORMATION
— SANITARY SEWER	EXCEL ENGINEERING INC.
— STORM SEWER	EXCEL ENGINEERING INC.
— WATERMAIN	EXCEL ENGINEERING INC.
— GAS MAIN	W.D. CON. GAS CO.
— ELECTRIC LINE	CONSOLIDATED POWER CO.
— TELEPHONE LINE	W.D. CON. TEL. CO.
— CANY LINE	I.A. CALDWELL

ALL SANITARY SEWER LATERALS ARE 6"
ALL STORM SEWERS ARE 2'
" - HYDRANT
□ - CATCH BASIN
○ - MANHOLE

NOTE: UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORDS AND SHOULD NOT BE RELIED UPON TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.

NOTE: THE PRIVATE UTILITY COMPANIES (GAS, ELEC. & TELEPHONE) HAVE NOT COMPLETED THEIR PRELIMINARY DESIGN FOR THIS PORTION OF THE PROJECT. THESE UTILITIES WILL BE SHOWN AT A LATER DATE ON AN AS-BUILT BASIS.

BUILDING 7 AND ALL APPURTENANCES MUST BE BUILT. BUILDINGS 12-A AND 13 AND ALL APPURTENANCES NEED NOT BE BUILT.

NOTE: THE NUMBERED SQUARES SUBJECT TO THE CHARGED LIMITED COMMON ELEMENT APPOINTMENT TO THE UNIT NUMBER SHOWN THEREON.

— GENERAL COMMON ELEMENT
● - CONCRETE MONUMENT

COORDINATE SYSTEM IS ARBITRARY BECAUSE ARE BASED ON THE RECORDED PLAN OF IMPROVEMENT LABEL AS RECORDED IN LIBER 34, PAGE 38



PROPOSED DEC. 16, 1994

SITE, SURVEY, AND UTILITY PLAN
PINEBROOK ESTATES CONDOMINIUMS
EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49508 SHEET 14-A

SITE AND SURVEY PLAN PINEBROOK ESTATES CONDOMINIUMS

PROPOSED JUNE 28, 1991
AMENDED NOV. 29, 1993
AMENDED DEC. 16, 1994

PROFESSIONAL SURVEYOR 33887
GRAND RAPIDS MI 49508

Jeffrey D. Johnson
ROBERT D. ULMER
PROFESSIONAL SURVEYOR 33887
GRAND RAPIDS MI 49508



Section 21, 1984

of the PUBLIC ACTS OF 1975.
REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 98
THAT THE BOUNDARIES AS SHOWN ARE NOTED ON THE SURVEY PLAN AS
UNDER SECTION 142 OF ACT NO. 98 OF THE PUBLIC ACTS OF 1975.
THIS SURVEY IS MADE IN ACCORDANCE WITH THE RULES PROMULGATED
SECTION 142 OF ACT NO. 98 OF THE PUBLIC ACTS OF 1975, THAT THE ACCURACY OF
SURVEYING PLAN AS REQUIRED BY RULES PROMULGATED UNDER SECTION
ONE YEAR OF THE RECORDING OF THE CONDOMINIUM CONVEYANCE
COUNTY COMMISSION SURVEYING PLAN NO. 102, AS SHOWN ON THE
ACCOMPANYING SURVEY PLAN REPRESENTS A SURVEY ON THE GROUND
HEREBY CERTIFY THAT THE SURVEYING PLAN AS OBTAIN
I, ROBERT D. ULMER, PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN,
SURVEYORS CONTRACTIVE.

BUILDINGS 5, 6, 8, 9, 10, & 11 ARE BUILT.
BUILDINGS 12-9 NEED NOT BE BUILT.

BUILDINGS 5, 6, 8, 9, 10, & 11 ARE BUILT.
BUILDINGS 12-9 NEED NOT BE BUILT.

20' EASTMONT FOR STAIRWAY STWEN
PER LIBR 1980, PAGE 201

20' EASTMONT FOR WATERMAN
PER LIBR 1980, PAGE 201

NOTE: THE MANAGED PARKING SPACES IN
FRONT OF THE GARAGES ARE A LIMITED
COMMON ELEMENT APPURTENANT TO THE
UNIT NUMBER SHOWN THEREON.

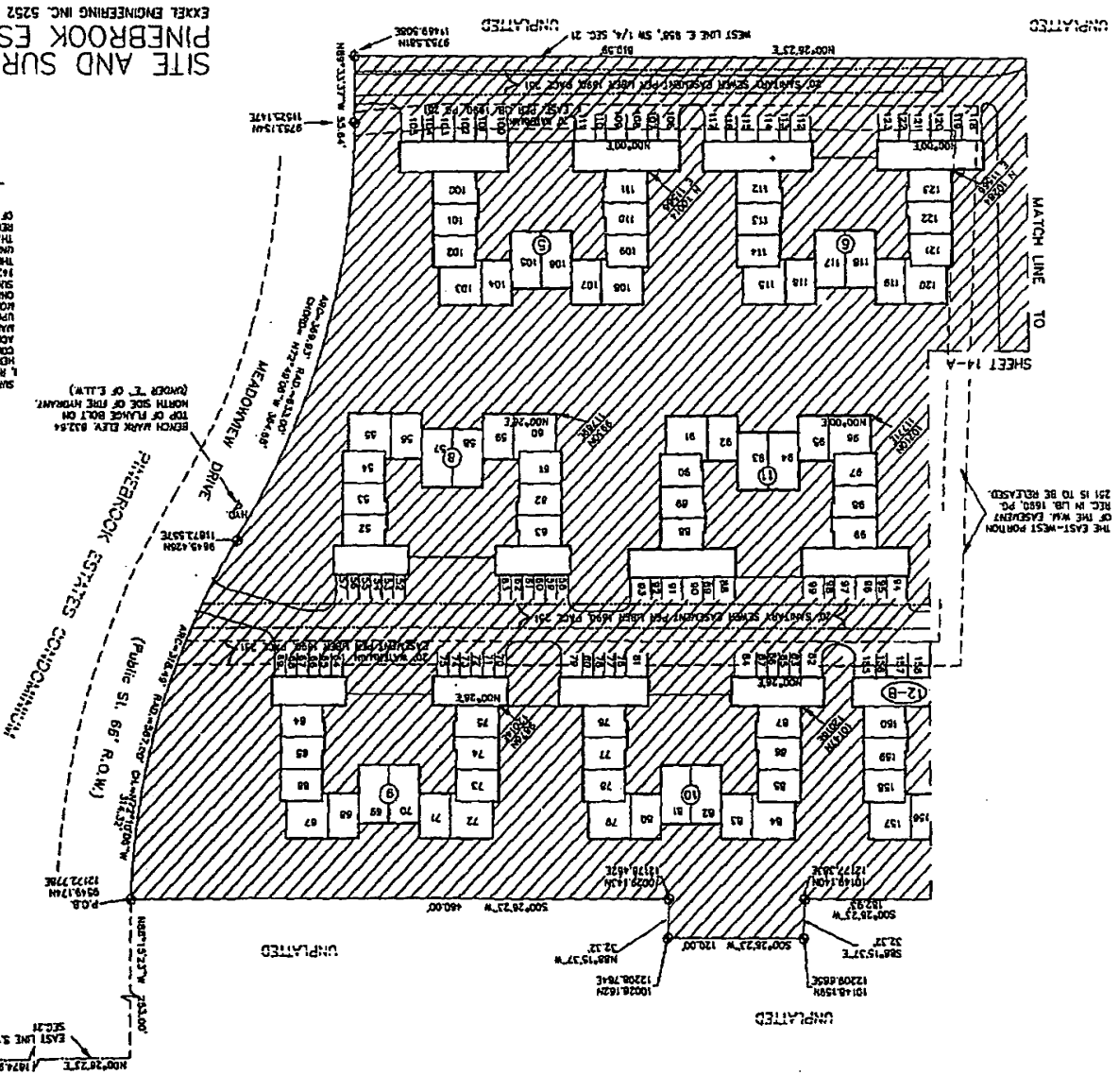
GENERAL COMMON ELEMENT

● = CONCRETE MONUMENT

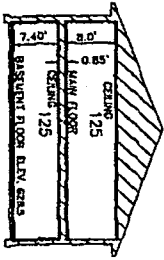
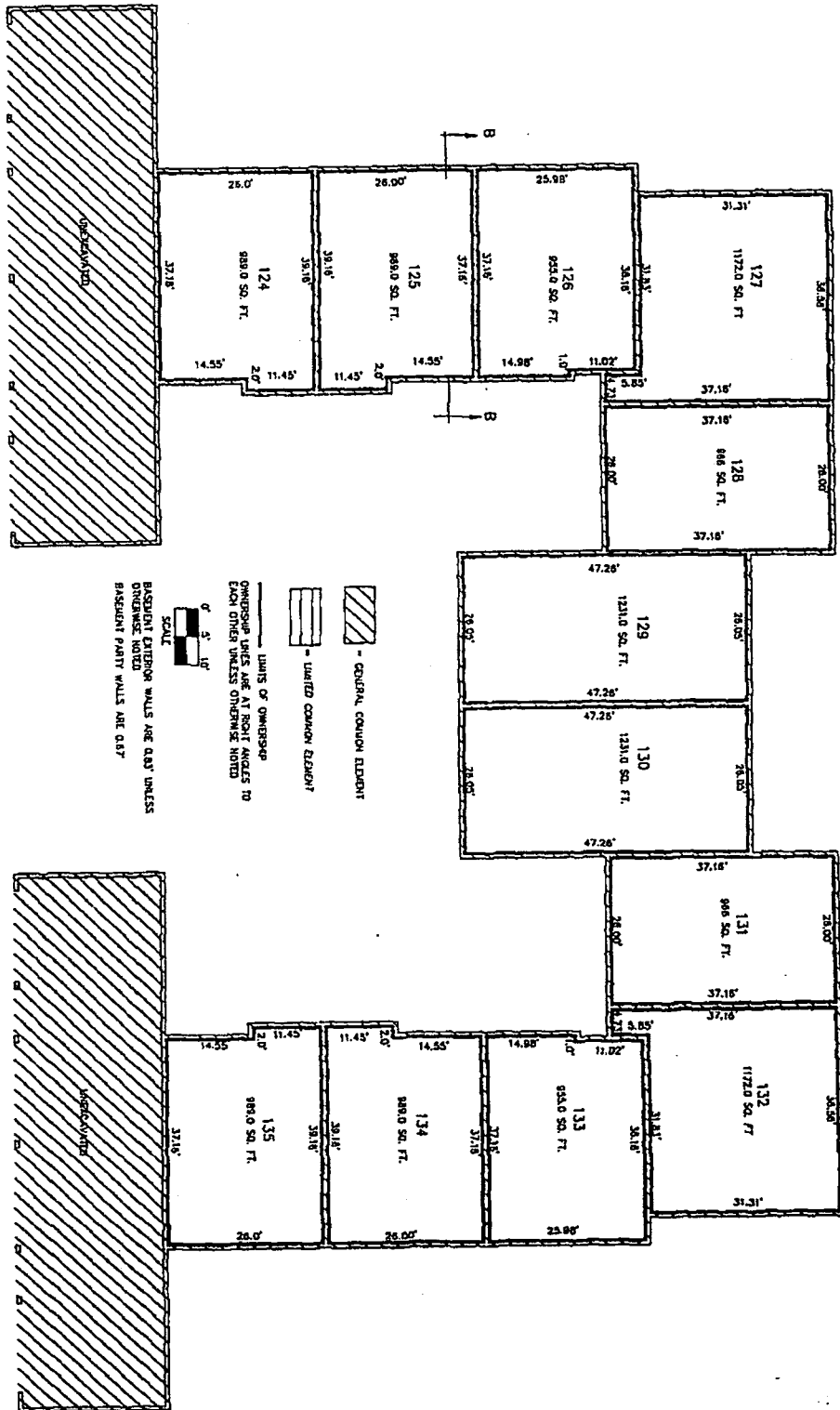
○ = IRON STAKE

REMARKS ARE BASED ON THE RECORDED
PLAN OF MONUMENT ADJACENT TO THE
IN LIBR 24, PAGE 20.

COORDINATE GROUND IS MINIMUM



THE EAST-WEST PORTION
OF THE WEA EASEMENT
IN LIBR 1620, PG.
251 IS TO BE RELEASED.



= COMMON CONDO ELEMENT
 = LIMITED COMMON ELEMENT
 LIMITS OF OWNERSHIP
 OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED
 SCALE
 1" = 5' - 0"
 BASEMENT EXTERIOR WALLS ARE 0.87' UNLESS OTHERWISE NOTED
 BASEMENT PARTY WALLS ARE 0.87'

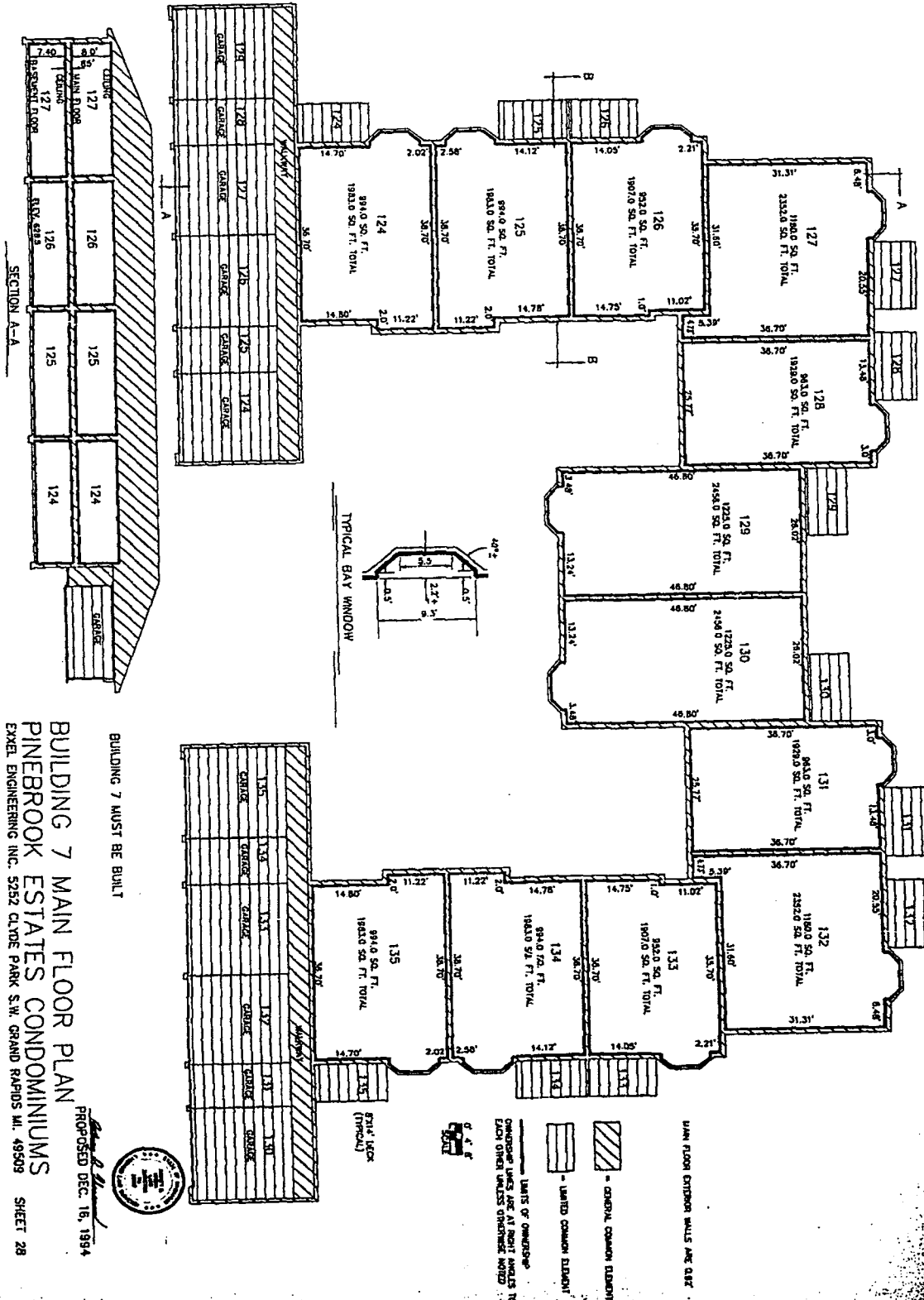
BUILDING 7 MUST BE BUILT

BUILDING 7 BASEMENT PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509



PROPOSED DEC. 16, 1994

SHEET 27



BUILDING 7 MUST BE BUILT

BUILDING 7 MAIN FLOOR PLAN
PINEBROOK ESTATES CONDOMINIUMS
EKXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

PROPOSED DEC. 18, 1994

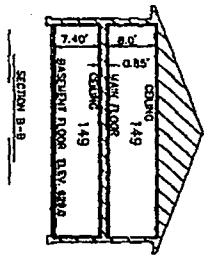
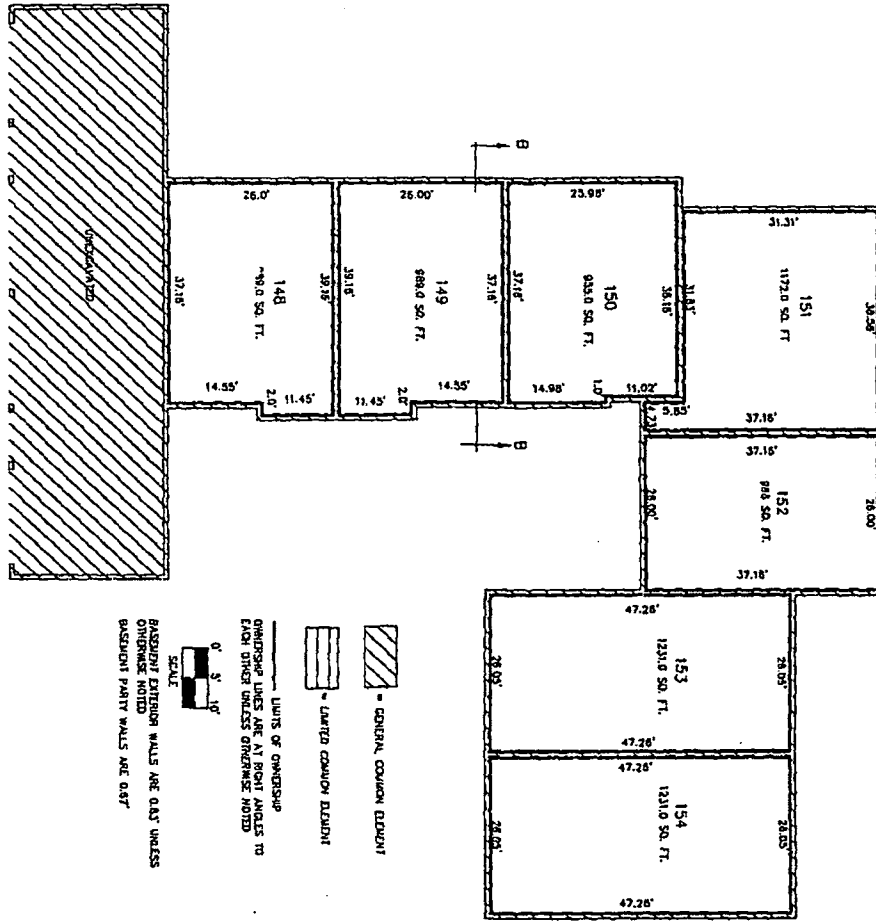
SHEET 28



OWNER'S LIMITS OF OWNERSHIP
OWNER'S LIMITS ARE AT RIGHT ANGLES TO
EACH OTHER UNLESS OTHERWISE NOTED

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

MAIN FLOOR EXTERIOR WALLS ARE CURB



BUILDING 12-A NEED NOT BE BUILT

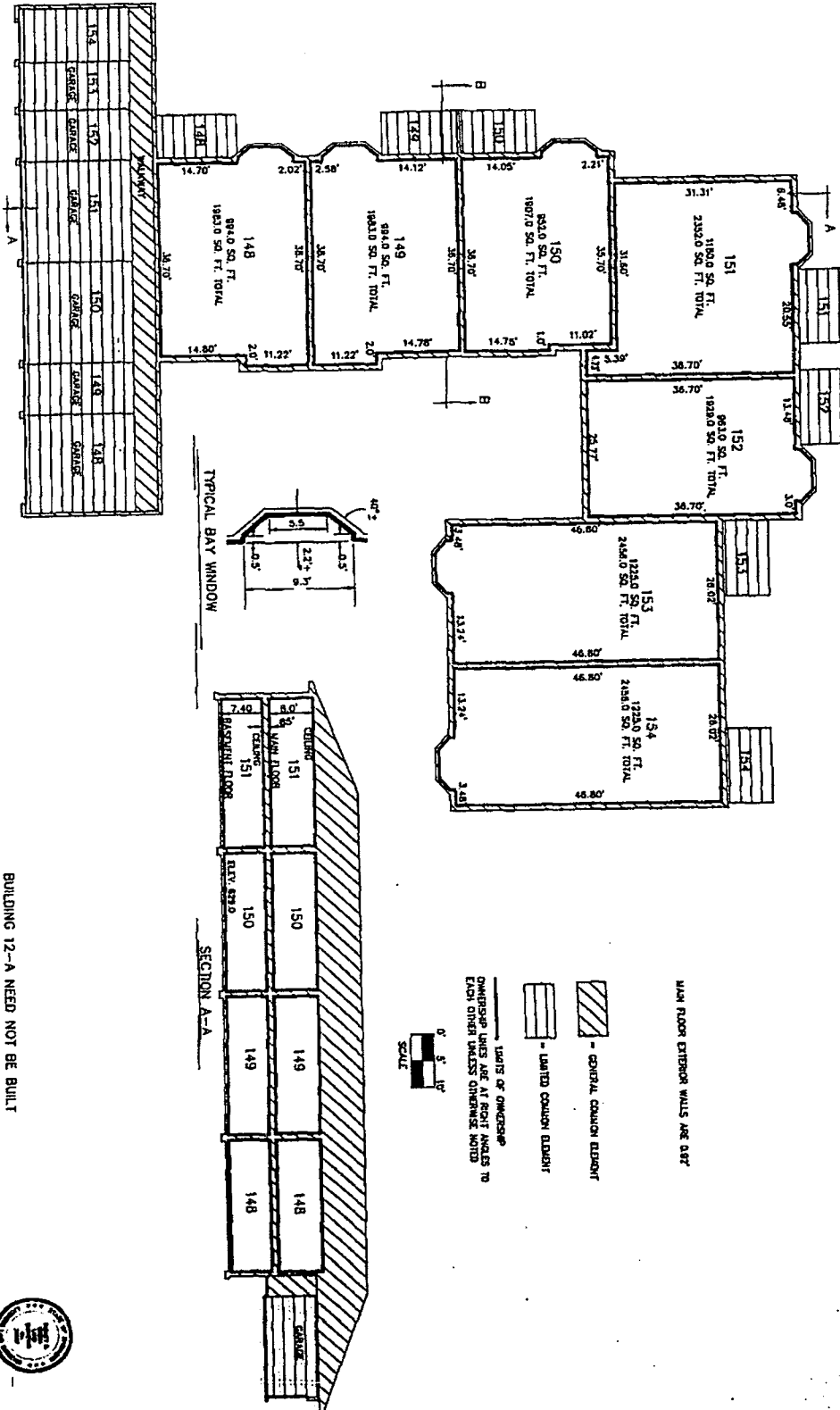
PROPOSED DEC. 16, 1994



BUILDING 12-A BASEMENT PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

SHEET 29

LIBER 1927 PG 684



MAIN FLOOR EXTERIOR WALLS ARE CURT

- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 CHANGING LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED

0' 5" = 1/8" SCALE

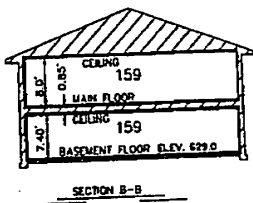
BUILDING 12-A NEED NOT BE BUILT

PROPOSED DEC. 16, 1994



BUILDING 12-A MAIN FLOOR PLAN
PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

LINER 1927 PD 685



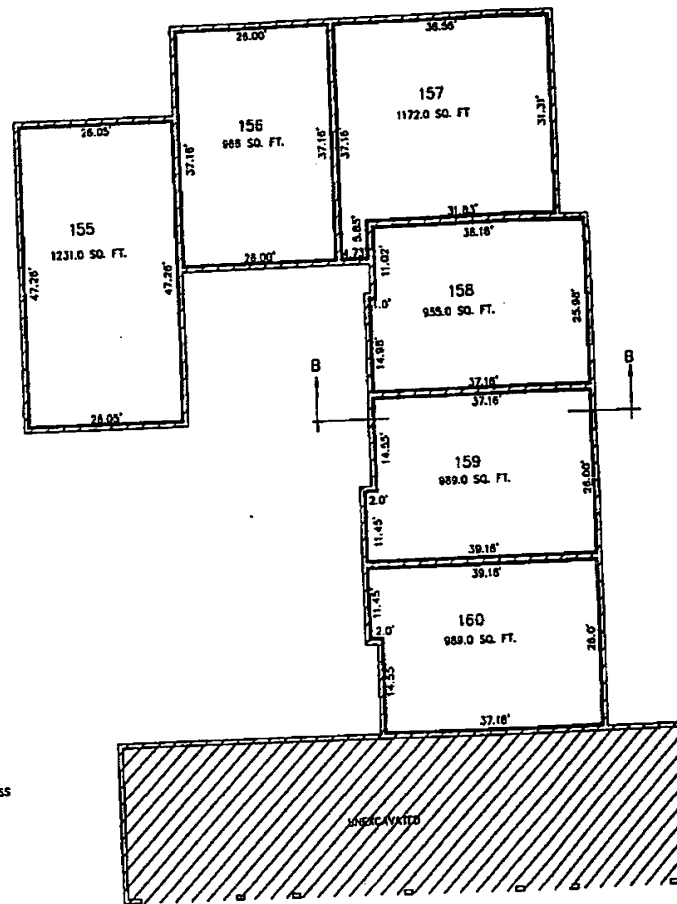
 - GENERAL COMMON ELEMENT

 - LIMITED COMMON ELEMENT

— LIMITS OF OWNERSHIP
OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED



SCALE
BASEMENT EXTERIOR WALLS ARE 0.8' UNLESS OTHERWISE NOTED
BASEMENT PARTY WALLS ARE 0.67



BUILDING 12-B NEED NOT BE BUILT



Robert D. Howard
PROPOSED DEC. 16, 1994

BUILDING 12-B, BASEMENT PLAN
PINEBROOK ESTATES CONDOMINIUMS
EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

LINER 1927 PD 686

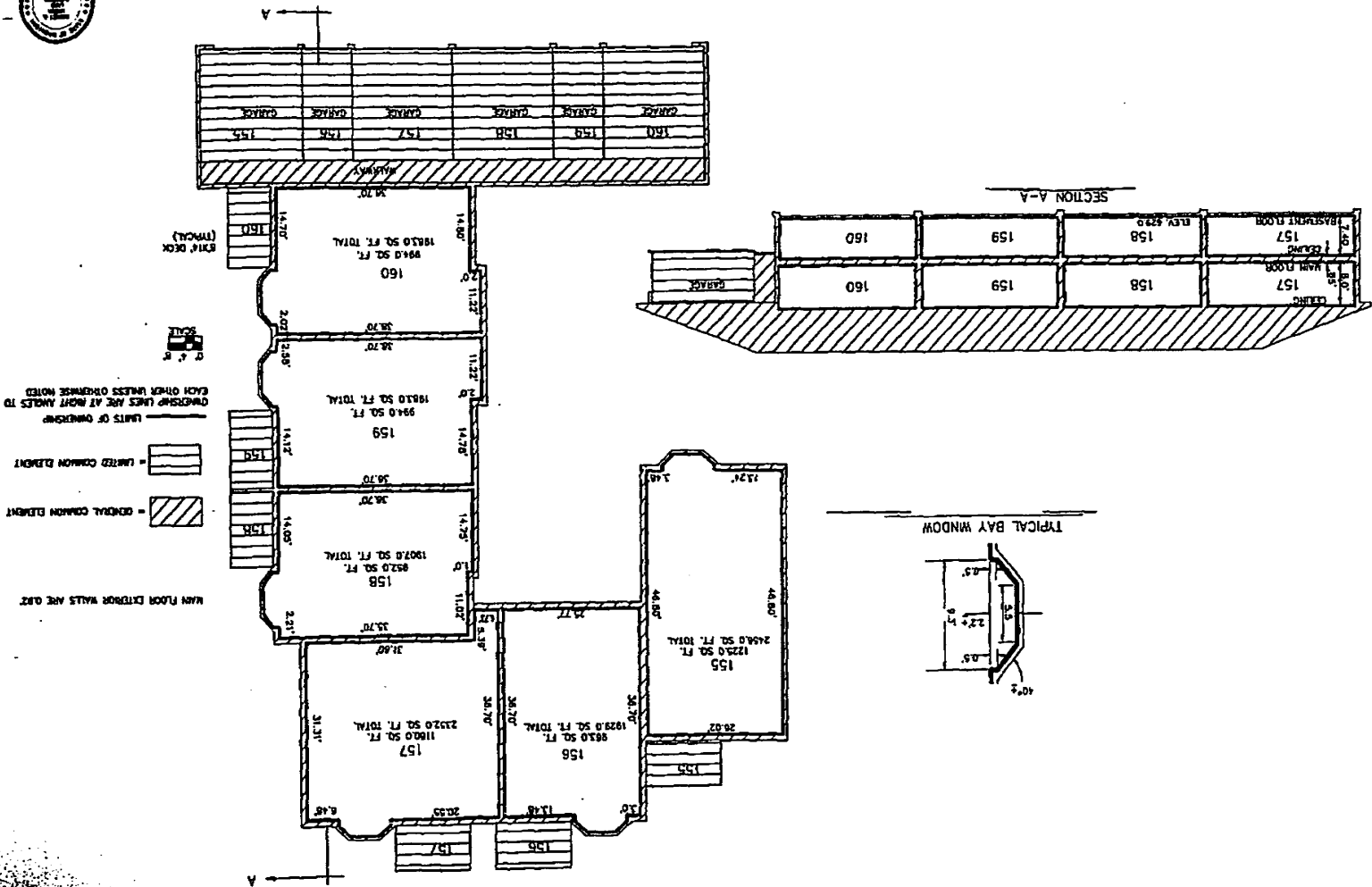
BUILDING 12-B MAIN FLOOR PLAN PINEBROOK ESTATES CONDOMINIUMS

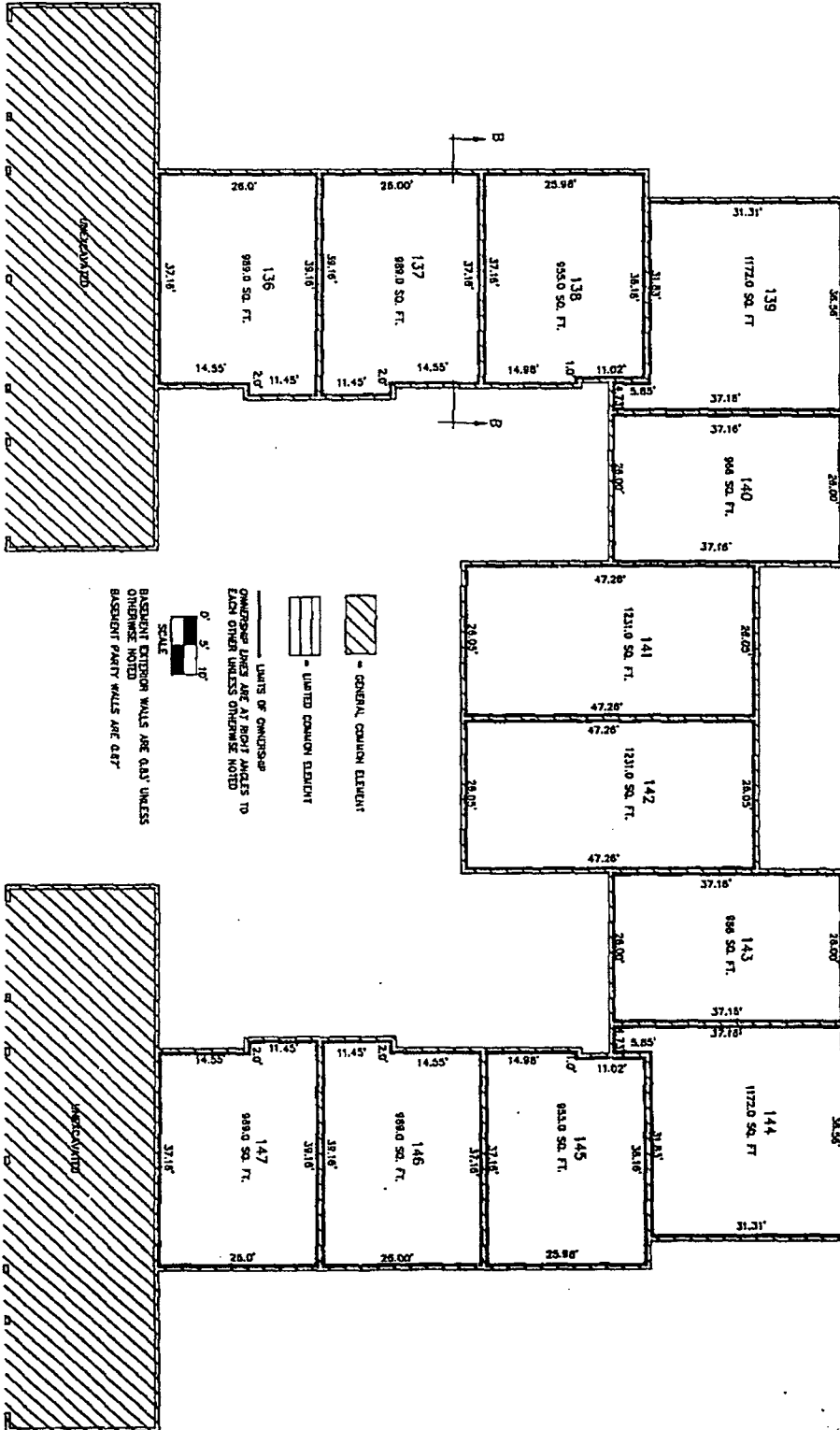
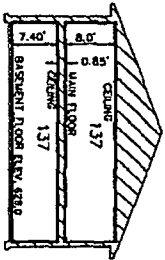
EXXEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509

PROPOSED DEC. 16, 1994



BUILDING 12-B NEED NOT BE BUILT





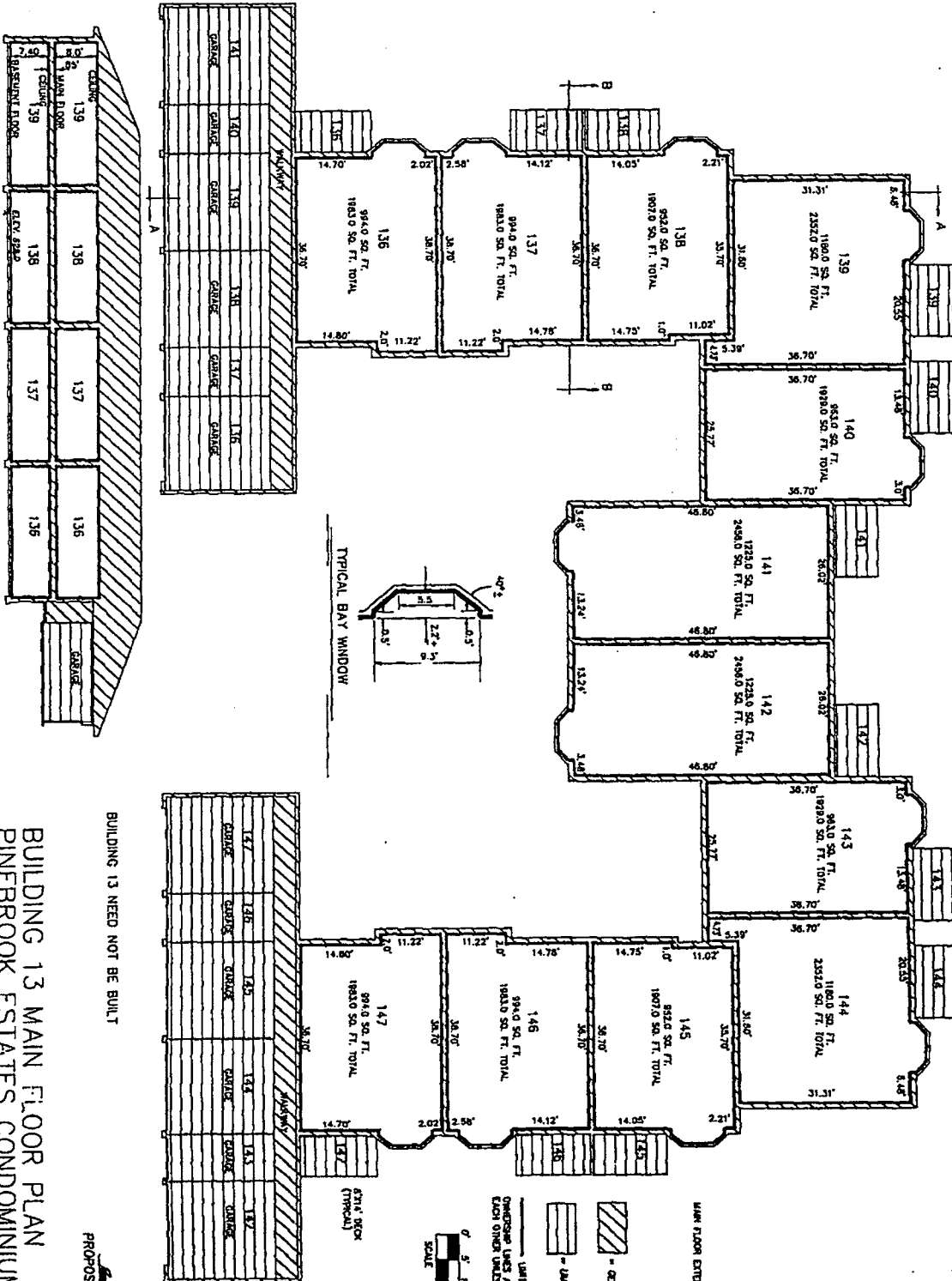
BUILDING 13 NEED NOT BE BUILT



BUILDING 13 BASEMENT PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49709

PROPOSED DEC. 16, 1994

SHEET 33



BUILDING 13 NEED NOT BE BUILT

PROPOSED DEC. 16, 1994



BUILDING 13 MAIN FLOOR PLAN
 PINEBROOK ESTATES CONDOMINIUMS
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI. 49509 SHEET 34

MAIN FLOOR EXTERIOR WALLS ARE DASH
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 UNITS OF OWNERSHIP
 DIMENSION LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED
 0' 5" 10"
 SCALE