

WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 374

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

EXHIBIT B TO THE MASTER DEED OF



BELLE POINTE ESTATES CONDOMINIUM

VAN BUREN TWP. WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE S.W. 1/4
OF SECTION 31, T.38. N. R. 23. E., VAN BUREN TWP.,
WAYNE CO., MICHIGAN, BEING FURTHER
DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID
SECTION 31 DISTANT N00°27'37"E 345.00
FEET ALONG THE WEST LINE OF SAID SECTION
31 SAID LINE ALSO BEING THE CENTERLINE OF
SELLEVILLE RD. 150' W.D. TO THE TRUE
POINT OF BEGINNING; THENCE N00°37'37"E,
A DISTANCE OF 75.00 FEET; THENCE
S89°23'23"E, A DISTANCE OF 48.00 FEET;
THENCE N00°37'37"E, A DISTANCE OF 57.00
FEET ALONG THE EAST R/W LINE OF SAID
SELLEVILLE RD.; THENCE S89°23'23"E, A
DISTANCE OF 51.00 FEET; THENCE
N00°37'37"E, A DISTANCE OF 51.00 FEET;
THENCE N89°48'58"W, A DISTANCE OF
51.00 FEET; THENCE N00°37'37"E, A
DISTANCE OF 50.00 FEET ALONG SAID R/W
SELLEVILLE RD.; THENCE S89°48'58"W, A
DISTANCE OF 1.500.00 FEET; THENCE
S00°23'30"W, A DISTANCE OF 1.491.27
FEET ALONG THE WEST LINE OF SEYMOUR
AND TROESTER'S MOTOR CITY ACRES SUB AS
RECORDED IN LIBER 86 PAGE 71 WAYNE CO.
PLATS; THENCE N89°28'18"W, A DISTANCE
OF 1.017.70 FEET ALONG THE SOUTH LINE
OF SAID SECTION 31 THENCE N00°37'37"E,
A DISTANCE OF 152.00 FEET; THENCE
N89°28'18"W, A DISTANCE OF 58.00 FEET;
THENCE N00°37'37"E, A DISTANCE OF 178.00
FEET; THENCE N89°28'18"W, A DISTANCE OF
58.00 FEET TO THE TRUE POINT OF
BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS
37.922 ACRES MORE OR LESS.

John E. Blanchard

JOHN E. BLANCHARD
LICENSED PROFESSIONAL SURVEYOR
NO. 27486
C. P. KUBISKE & ASSOCIATES
1430 E. MICHIGAN AVE.
YPSILANTI, MICHIGAN 48198

SHEET INDEX

1. COVER SHEET
2. SURVEY PLAN
3. SITE PLAN
4. UTILITY PLAN
5. EASEMENT PLAN

EXAMINED AND APPROVED
DATE AUG. 26-94
BY J.P.O. A/LK
DANIEL P. LANE
PLAT ENGINEER

DEVELOPER
COAST TO COAST DEVELOPMENT CORP.
26400 SOUTHFIELD RD. SUITE B
LATHRUP VILLAGE, MI. 48076
(313) 559-4541

SURVEYOR
E.P.KUBISKE & ASSOCIATES, INC
1430 E. MICHIGAN AVE.
YPSILANTI, MICHIGAN 48198-5906

PROPOSED DATED AUG 8 94

SHEET 1 OF 5 SHEETS

REVISIONS		DATE BY	REVISIONS
NO.	DATE		

BELLE POINTE ESTATES CONDOMINIUM

COVER SHEET

E.P. Kubiske & Associates, Inc.

1430 E. MICHIGAN AVE.
YPSILANTI, MI 48198-5906
CIVIL ENGINEERING & LAND SURVEYING
(313) 551-1000

SCALE
1" = 7'-0"

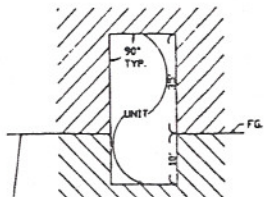
DATE
8/27/94

SHEET NO.
1 OF 5

L127582PA698

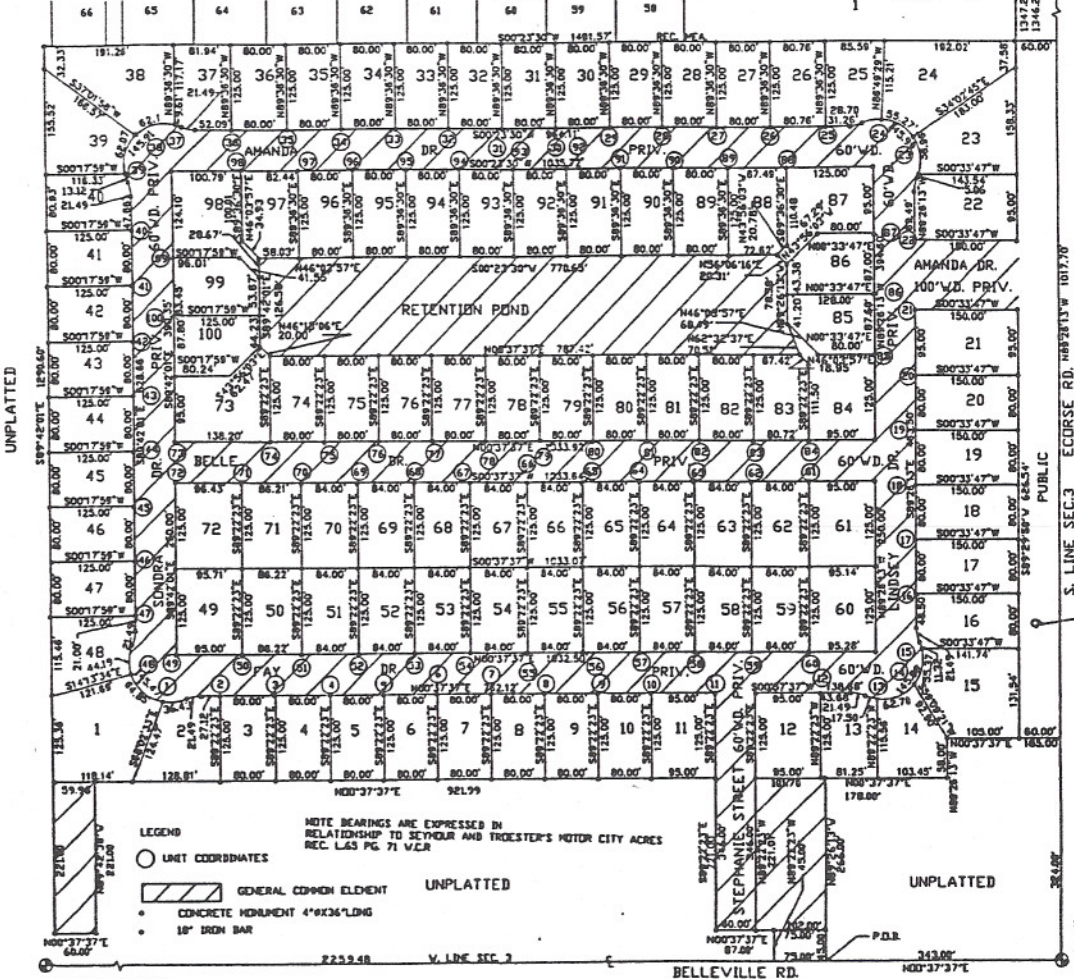
DEVELOPER
COAST TO COAST DEVELOPMENT CORP.
26400 SOUTHFIELD RD. SUITE B
LATHRUP VILLAGE, MI. 48076
(313) 559-4541

ELEVATION
BASIS FOR VERTICAL LIMITS
OF OWNERSHIP U.S.C. & G.S.
TYPICAL UNIT SECTION



JOHN S. BLANCHARD
LICENSED PROFESSIONAL SURVEYOR
NO. 27446
C. P. KUBISKE & ASSOCIATES
1430 E. MICHIGAN AVE.
TROY, MI 48068-48198

SEYMOUR AND TROESTER'S MOTOR CITY ACRES
LAS PG 71



LEGEND
○ UNIT COORDINATES
● CONCRETE MONUMENT 4"X36" LONG
● 18" IRON BAR

NOTE BEARINGS ARE EXPRESSED IN
RELATIONSHIP TO SEYMOUR AND TROESTER'S MOTOR CITY ACRES
REC. LAS PG 71 V.C.R.

WEST 1/4 COR. SEC. 2

2259.48 V. LINE SEC. 2

BELLEVILLE RD.

UNPLATTED

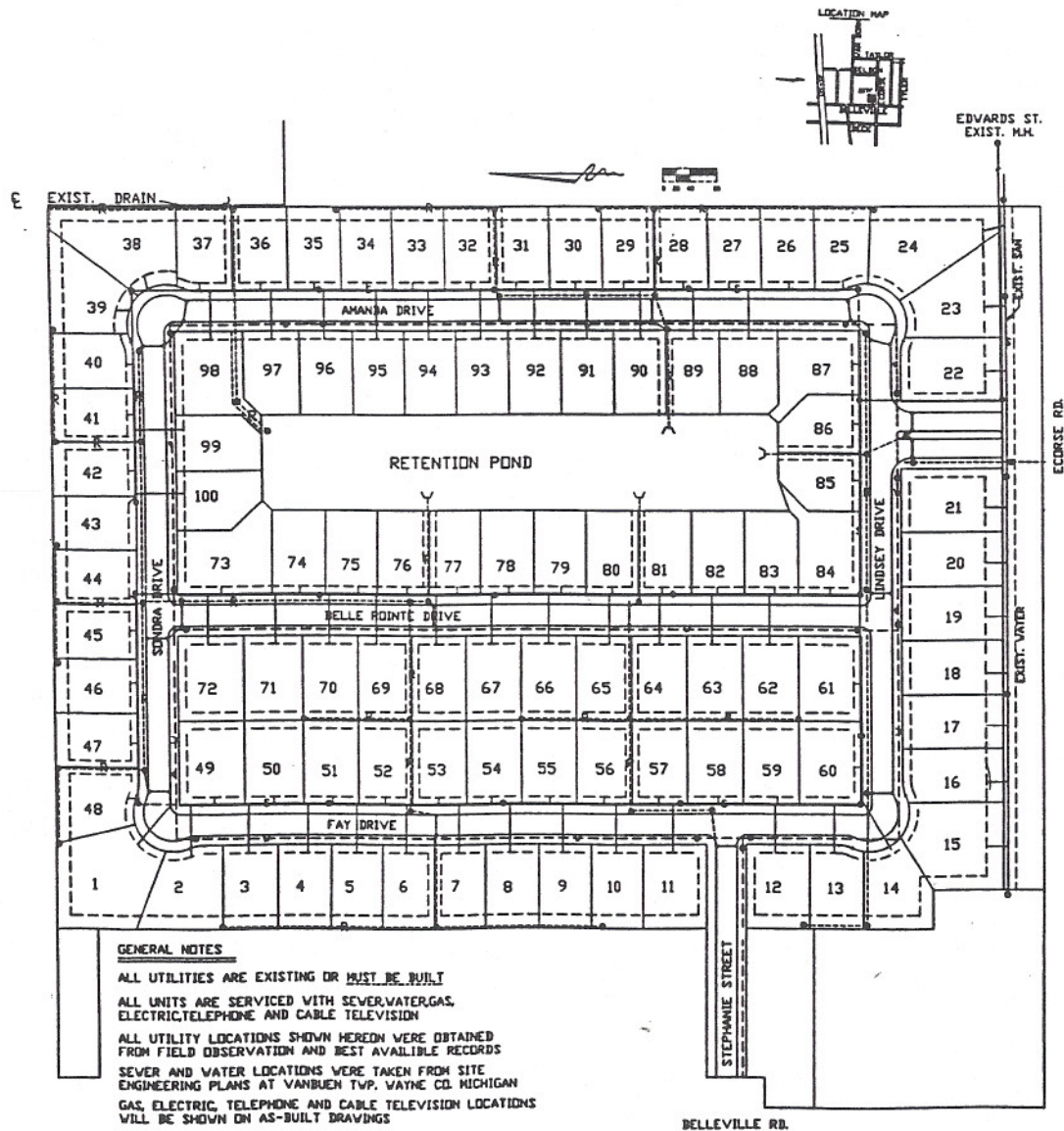
COOR. PT. #	ELEV.	ELEV. AREA SQ. FT.	NORTH COORDINATE	EAST COORDINATE
1.	897.0	10,000 S.F.	6316.42399	3371.79323
2.	897.5	11,738 S.F.	6743.99847	3381.49013
3.	898.0	10,000 S.F.	6122.96192	3382.16293
4.	898.5	10,000 S.F.	6082.96337	3382.71375
5.	899.0	10,000 S.F.	6082.96337	3383.26355
6.	899.5	10,000 S.F.	5922.96484	3383.81435
7.	899.5	10,000 S.F.	5922.96484	3384.36414
8.	899.5	10,000 S.F.	5762.97774	3385.16894
9.	899.5	10,000 S.F.	5762.97774	3385.71874
10.	899.5	10,000 S.F.	5602.97745	3386.37254
11.	700.0	11,875 S.F.	5507.98034	3387.13034
12.	701.0	11,875 S.F.	5352.98479	3388.29754
13.	701.5	10,000 S.F.	5371.66663	3379.24008
14.	701.5	11,314 S.F.	5216.94931	3381.2923
15.	701.5	17,718 S.F.	5209.73095	3382.62791
16.	701.5	11,899 S.F.	5216.69735	3383.79350
17.	700.5	11,000 S.F.	5219.39952	3382.74922
18.	700.5	11,000 S.F.	5216.10135	3382.74514
19.	899.5	11,000 S.F.	5216.69235	3372.74296
20.	899.5	11,000 S.F.	5212.73998	3382.73998
21.	899.5	16,238 S.F.	5216.32898	3384.74823
22.	897.5	16,192 S.F.	5219.21648	3385.73264
23.	898.5	16,352 S.F.	5221.24441	3386.13386
24.	898.5	10,000 S.F.	5169.69789	3382.58292
25.	898.5	10,000 S.F.	5182.77723	3383.49839
26.	898.5	10,000 S.F.	5426.63920	3381.74924
27.	898.5	10,000 S.F.	5308.64475	3381.89133
28.	898.5	10,000 S.F.	5308.63921	3382.88023
29.	898.5	10,000 S.F.	5308.63921	3383.87013
30.	898.5	10,000 S.F.	5308.63921	3384.86003
31.	898.5	10,000 S.F.	5308.63921	3385.85093
32.	898.5	10,000 S.F.	5308.63921	3386.84083
33.	898.5	10,000 S.F.	5308.63921	3387.83073
34.	898.5	10,000 S.F.	5308.63921	3388.82063
35.	898.5	10,000 S.F.	5308.63921	3389.81053
36.	898.5	10,000 S.F.	5308.63921	3390.80043
37.	898.5	10,000 S.F.	5308.63921	3391.79033
38.	898.5	10,000 S.F.	5308.63921	3392.78023
39.	898.5	10,000 S.F.	5308.63921	3393.77013
40.	898.5	10,000 S.F.	5308.63921	3394.76003
41.	898.5	10,000 S.F.	5308.63921	3395.75093
42.	898.5	10,000 S.F.	5308.63921	3396.74083
43.	898.5	10,000 S.F.	5308.63921	3397.73073
44.	898.5	10,000 S.F.	5308.63921	3398.72063
45.	898.5	10,000 S.F.	5308.63921	3399.71053
46.	898.5	10,000 S.F.	5308.63921	3400.70043
47.	898.5	10,000 S.F.	5308.63921	3401.69033
48.	898.5	10,000 S.F.	5308.63921	3402.68023
49.	898.5	10,000 S.F.	5308.63921	3403.67013
50.	898.5	10,000 S.F.	5308.63921	3404.66003
51.	898.5	10,000 S.F.	5308.63921	3405.65093
52.	898.5	10,000 S.F.	5308.63921	3406.64083
53.	898.5	10,000 S.F.	5308.63921	3407.63073
54.	898.5	10,000 S.F.	5308.63921	3408.62063
55.	898.5	10,000 S.F.	5308.63921	3409.61053
56.	898.5	10,000 S.F.	5308.63921	3410.60043
57.	898.5	10,000 S.F.	5308.63921	3411.59033
58.	898.5	10,000 S.F.	5308.63921	3412.58023
59.	898.5	10,000 S.F.	5308.63921	3413.57013
60.	898.5	10,000 S.F.	5308.63921	3414.56003
61.	898.5	10,000 S.F.	5308.63921	3415.55093
62.	898.5	10,000 S.F.	5308.63921	3416.54083
63.	898.5	10,000 S.F.	5308.63921	3417.53073
64.	898.5	10,000 S.F.	5308.63921	3418.52063
65.	898.5	10,000 S.F.	5308.63921	3419.51053
66.	898.5	10,000 S.F.	5308.63921	3420.50043
67.	898.5	10,000 S.F.	5308.63921	3421.49033
68.	898.5	10,000 S.F.	5308.63921	3422.48023
69.	898.5	10,000 S.F.	5308.63921	3423.47013
70.	898.5	10,000 S.F.	5308.63921	3424.46003
71.	898.5	10,000 S.F.	5308.63921	3425.45093
72.	898.5	10,000 S.F.	5308.63921	3426.44083
73.	898.5	10,000 S.F.	5308.63921	3427.43073
74.	898.5	10,000 S.F.	5308.63921	3428.42063
75.	898.5	10,000 S.F.	5308.63921	3429.41053
76.	898.5	10,000 S.F.	5308.63921	3430.40043
77.	898.5	10,000 S.F.	5308.63921	3431.39033
78.	898.5	10,000 S.F.	5308.63921	3432.38023
79.	898.5	10,000 S.F.	5308.63921	3433.37013
80.	898.5	10,000 S.F.	5308.63921	3434.36003
81.	898.5	10,000 S.F.	5308.63921	3435.35093
82.	898.5	10,000 S.F.	5308.63921	3436.34083
83.	898.5	10,000 S.F.	5308.63921	3437.33073
84.	898.5	10,000 S.F.	5308.63921	3438.32063
85.	898.5	10,000 S.F.	5308.63921	3439.31053
86.	898.5	10,000 S.F.	5308.63921	3440.30043
87.	898.5	10,000 S.F.	5308.63921	3441.29033
88.	898.5	10,000 S.F.	5308.63921	3442.28023
89.	898.5	10,000 S.F.	5308.63921	3443.27013
90.	898.5	10,000 S.F.	5308.63921	3444.26003
91.	898.5	10,000 S.F.	5308.63921	3445.25093
92.	898.5	10,000 S.F.	5308.63921	3446.24083
93.	898.5	10,000 S.F.	5308.63921	3447.23073
94.	898.5	10,000 S.F.	5308.63921	3448.22063
95.	898.5	10,000 S.F.	5308.63921	3449.21053
96.	898.5	10,000 S.F.	5308.63921	3450.20043
97.	898.5	10,000 S.F.	5308.63921	3451.19033
98.	898.5	10,000 S.F.	5308.63921	3452.18023
99.	898.5	10,000 S.F.	5308.63921	3453.17013
100.	898.5	10,000 S.F.	5308.63921	3454.16003

81.	898.0	10,000 S.F.	6061.23144	3443.62314
82.	898.0	10,000 S.F.	5991.21290	3443.68916
83.	898.0	10,000 S.F.	5873.21634	3444.32611
84.	898.0	10,000 S.F.	5749.21922	3444.92323
85.	898.0	10,000 S.F.	5703.22199	3445.41109
86.	898.0	10,000 S.F.	5651.22576	3445.83333
87.	898.0	10,000 S.F.	5597.23023	3446.29177
88.	700.0	10,000 S.F.	5537.23523	3446.69737
89.	700.0	10,000 S.F.	5483.24089	3447.04111
90.	700.0	11,001 S.F.	5389.24715	3448.18825
91.	899.0	11,004 S.F.	5376.14932	3449.29921
92.	899.0	10,000 S.F.	5376.14932	3450.17751
93.	899.0	10,000 S.F.	5425.24268	3451.23687
94.	899.0	10,000 S.F.	5539.14932	3452.09003
95.	899.0	10,000 S.F.	5629.24979	3452.24729
96.	899.0	10,000 S.F.	5707.13619	3452.68376
97.	899.0	10,000 S.F.	5791.13397	3453.64632
98.	899.0	10,000 S.F.	5876.13166	3454.31888
99.	897.0	10,000 S.F.	5959.12990	3454.87344
100.	896.0	10,000 S.F.	6042.12763	3455.29200
101.	897.0	10,777 S.F.	6127.12527	3455.29200
102.	897.0	10,000 S.F.	6213.22611	3456.71613
103.	897.0	10,000 S.F.	6301.30323	3458.05313
104.	898.0	10,000 S.F.	6382.26738	3459.04173
105.	898.0	10,000 S.F.	6465.26370	3459.61433
106.	898.0	10,000 S.F.	6552.27395	3460.28233
107.	897.0	10,000 S.F.	6642.27429	3461.00013
108.	896.0	10,000 S.F.	6734.27674	3461.86233
109.	896.0	10,000 S.F.	6828.28143	3462.76894
110.	896.0	10,000 S.F.	6924.28738	3463.71034
111.	896.0	10,000 S.F.	7022.29453	3464.68614
112.	896.0	10,000 S.F.	7122.30284	3465.69574
113.	896.0	10,000 S.F.	7224.31324	3466.73674
114.	896.0	10,000 S.F.	7328.32474	3467.80834
115.	896.0	10,000 S.F.	7434.33734	3468.91074
116.	896.0	10,000 S.F.	7542.35104	3469.04434
117.	896.0	10,000 S.F.	7652.36584	3469.20834
118.	896.0	10,000 S.F.	7764.38174	3469.40274
119.	896.0	10,000 S.F.	7878.39874	3469.62754
120.	896.0	10,000 S.F.	7994.41684	3469.88274
121.	896.0	10,000 S.F.	8112.43604	3470.16834
122.	896.0	10,000 S.F.	8232.45634	3470.48434
123.	896.0	10,000 S.F.	8354.47774	3470.83074
124.	896.0	10,000 S.F.	8478.50024	3471.20754
125.	896.0	10,000 S.F.	8604.52384	3471.61474
126.	896.0	10,000 S.F.	8732.54854	3472.05234
127.	896.0	10,000 S.F.	8862.57434	3472.52034
128.	896.0	10,000 S.F.	8994.60124	3473.01874
129.	896.0	10,000 S.F.	9128.62924	3473.54754
130.	896.0	10,000 S.F.	9264.65834	3474.10674
131.	896.0	10,000 S.F.	9402.68854	3474.69634
132.	896.0	10,000 S.F.	9542.71984	3475.31634
133.	896.0	10,000 S.F.	9684.75224	3475.96674
134.	896.0	10,000 S.F.	9828.78574	3476.64774
135.	896.0	10,000 S.F.	9974.82034	3477.35934
136.	896.0	10,000 S.F.	10122.85604	3478.10154
137.	896.0	10,000 S.F.	10272.89284	3478.87434
138.	896.0	10,000 S.F.	10424.93074	3479.67774
139.	896.0	10,000 S.F.	10578.96974	3480.51174
140.	896.0	10,000 S.F.	10734.99984	3481.37634
141.	896.0	10,000 S.F.	10892.99104	3482.27154
142.	896.0	10,000 S.F.	11052.93324	3483.19734
143.	896.0	10,000 S.F.	11214.92644	3484.15374
144.	896.0	10,000 S.F.	11378.97064	3485.14074
145.	896.0	10,000 S.F.	11544.96584	3486.15834
146.	896.0	10,000 S.F.	11712.91204	3487.20654
147.	896.0	10,000 S.F.	11882.80924	3488.28534
148.	896.0	10,000 S.F.	12054.65744	3489.39474
149.	896.0	10,000 S.F.	12228.45664	3490.53474
150.	896.0	10,000 S.F.	12404.20684	3491.70534

PROPOSED DATED AUG 8 94
SHEET 3 OF 5 SHEETS



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GENERAL NOTES

ALL UTILITIES ARE EXISTING OR MUST BE BUILT
 ALL UNITS ARE SERVICED WITH SEWER, WATER, GAS,
 ELECTRIC, TELEPHONE AND CABLE TELEVISION
 ALL UTILITY LOCATIONS SHOWN HEREON WERE OBTAINED
 FROM FIELD OBSERVATION AND BEST AVAILABLE RECORDS
 SEWER AND WATER LOCATIONS WERE TAKEN FROM SITE
 ENGINEERING PLANS AT VANBUREN TWP., WAYNE CO. MICHIGAN
 GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION LOCATIONS
 WILL BE SHOWN ON AS-BUILT DRAWINGS
 NO GUARANTEE IS MADE EITHER AS TO COMPLETENESS
 OR ACCURACY OF THE UTILITY INFORMATION SHOWN

BELLEVILLE RD.



EDWARDS ST.
EXIST. M.H.

ECOURSE RD.

LEGEND

- R--- STORM SEWER
- S--- SANITARY SEWER
- W--- WATER
- H--- HYDRANT
- G--- GAS
- E--- ELECTRIC
- T--- TELEPHONE
- C--- CABLE TELEVISION

DEVELOPER
 COAST TO COAST DEVELOPMENT CORP.
 26400 SOUTHFIELD RD. SUITE B
 LATHRUP VILLAGE, MI. 48076
 (313) 559-4541

John S. Blanchard

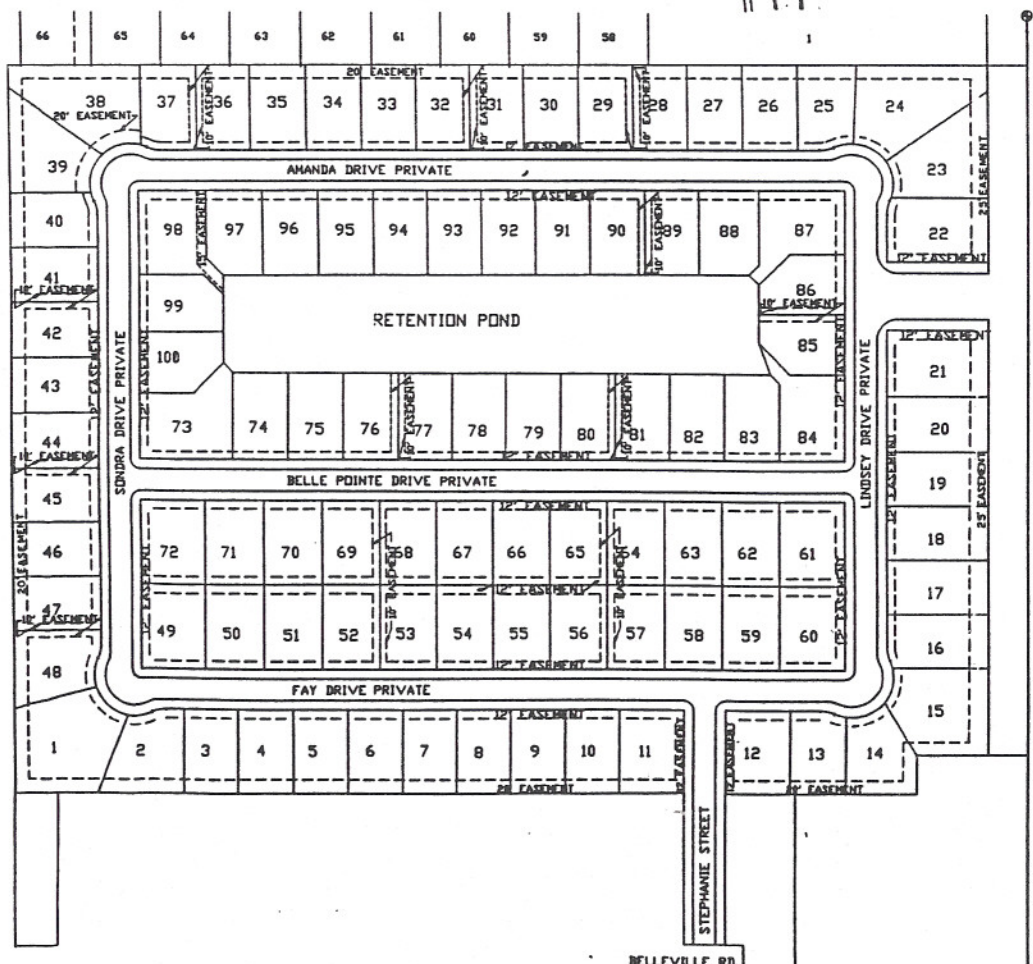
JOHN S. BLANCHARD
 LICENSED PROFESSIONAL SURVEYOR
 NO. 27446
 E. P. LOBESKE & ASSOCIATES
 1438 E. MICHIGAN AVE.
 WELLSVILLE, MICHIGAN 48098

PROPOSED DATED AUG 8 1994

SHEET 4 OF 5 SHEETS

	REVISIONS		BELLE POINTE ESTATES CONDOMINIUM UTILITY PLAN <i>E.P. Lobeske & Associates, Inc.</i> 1438 E. MICHIGAN AVE. WELLSVILLE, MI 48098-0808 CIVIL ENGINEER & LAND SURVEYOR 2474 02-1100	DATE	BY	SCALE
	ITEM	DATE		BY	SCALE	
Drawn by: <i>[Signature]</i> Checked by: <i>[Signature]</i> Date: 8/8/94			SHEET NO. 94-127 TOTAL SHEETS 4 OF 5			

172/082P/301



DEVELOPER
 COAST TO COAST DEVELOPMENT CORP.
 26400 SOUTHFIELD RD. SUITE B
 LATHRUP VILLAGE, MI. 48076
 (313) 559-4541

J. Bland
 JOHN B. BLAND
 LICENSED PROFESSIONAL SURVEYOR
 NO. 87446
 E. P. KADISH & ASSOCIATES
 1430 E. HICKORY AVE.
 TROSPER, MICHIGAN 48068

PROPOSED DATED AUG. 8 1994 SHEET 5 OF 5 SHEETS

E.V. CORNER
 SEC. 9 T.35.R.8A.
 VAN BUREN TWP
 WAYNE CO. MICHIGAN

	REVISIONS	BELLE POINTE ESTATES CONDOMINIUM	
	ITEM	DATE	EASEMENT PLAN
			Scale 1" = 7'-0" N.E.L.S. 11/87 127

L127582PA902