

SAGINAW COUNTY  
CONDOMINIUM SUBDIVISION PLAN NO. 96  
EXHIBIT B TO THE MASTER DEED OF

# SHATTUCK ROAD CONDOMINIUMS

DEVELOPER  
KEMERER HOLDINGS LLC  
4 EDGEWOOD COURT  
ATHENS, OHIO 45701

ATTENTION:  
COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM 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 2.

## SHEET INDEX

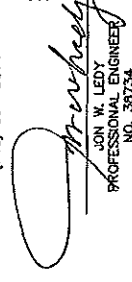
1. COVER SHEET
2. SURVEY PLAN
3. SITE PLAN
4. UTILITY PLAN
5. BUILDING PLANS
6. BUILDING SECTIONS

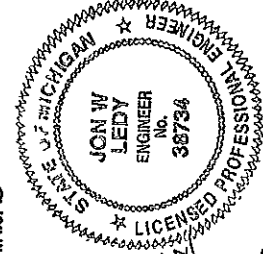
AS-BUILT DATE: 3.8.2013

## COVER SHEET OF SHATTUCK ROAD CONDOMINIUMS

LEGAL DESCRIPTION  
A PARCEL OF LAND IN THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 12  
NORTH, RANGE 4 EAST, SAGINAW TOWNSHIP, SAGINAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:  
COMMENCING ON THE SOUTH LINE OF SAID SECTION 10 AT A POINT 545.75 FEET N89°24'36"W OF THE SOUTH  
1/4 CORNER OF SECTION 10; THENCE N89°24'36"W ON SAID SOUTH SECTION LINE, 293.60 FEET TO A POINT  
WHICH IS 132.00 FEET S89°24'36"E OF THE SOUTHWEST CORNER OF SAID EAST 3/4 OF THE EAST 1/2 OF  
THE SOUTHWEST 1/4; THENCE N00°07'33"W, PARALLEL TO THE WEST LINE OF SAID EAST 3/4 OF THE EAST  
1/2 OF THE SOUTHWEST 1/4, 190.00 FEET; THENCE S89°24'36"E PARALLEL TO SAID SOUTH SECTION LINE,  
294.62 FEET; THENCE S00°10'59"W, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 10, 190.00  
FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 60 FEET DEEDED TO THE BOARD OF  
COUNTY ROAD COMMISSIONERS.  
PER WARRANTY DEED L-2357 P-1466 SAGINAW COUNTY RECORDS

DEVELOPER:  
KEMERER HOLDINGS LLC  
4 EDGEWOOD COURT  
ATHENS, OHIO 45701  
(740) 597-9074

  
JON W. LEDY  
PROFESSIONAL ENGINEER  
NO. 38734



**APEX**  
ENGINEERS P.L.L.C.  
920 SOUTH HURON ROAD (M-13)  
LIMWOOD, MICHIGAN 48834  
PHONE: (989) 697-2593  
FAX: (989) 697-2594

**NOTES:**

1. BASIS OF BEARING IS THE SOUTH SECTION LINE N 89°24'36" W PER WARRANTY DEED RECORDED IN L 2657 P 1466 SAGINAW COUNTY RECORDS
2. THE SYMBOL "♦" DENOTES PROPERTY CORNERS FOUND.

**SURVEYORS CERTIFICATE:**

I, KEVIN T. POMAVILLE, REGISTERED LAND SURVEYOR, WITHOUT PREJUDICE, IN THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS SHATTUCK ROAD CONDOMINIUMS, SAGINAW COUNTY CONDOMINIUM PLAN NO. AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION AND THAT THERE ARE NO OUSING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREBY DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

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

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

DATE: 3-8-2013

KEVIN T. POMAVILLE  
PROFESSIONAL SURVEYOR  
REGISTRATION NO. 43066




AS-BUILT DATE: 3-8-2013

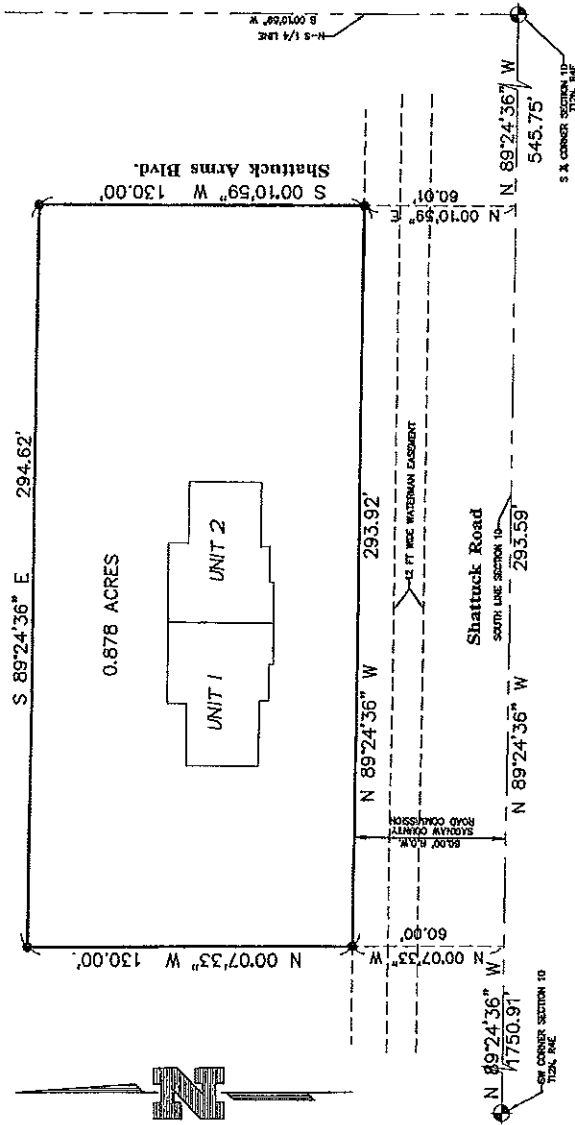
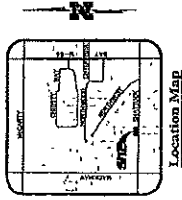
**SURVEY PLAN**  
OF

**SHATTUCK ROAD CONDOMINIUMS**

DEVELOPER: **KEWEEER HOLDINGS LLC**  
10000 WOOD CREST  
ATLANTA, GA 30328  
(770) 587-8074

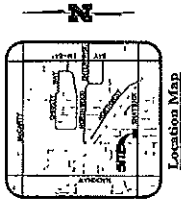
**APEX ENGINEERS P.L.C.**  
820 SOUTH HURON ROAD (M-13)  
LINWOOD, MICHIGAN 48634  
PHONE: (888)897-2583  
FAX: (989)897-2594

SHEET 2 OF 6

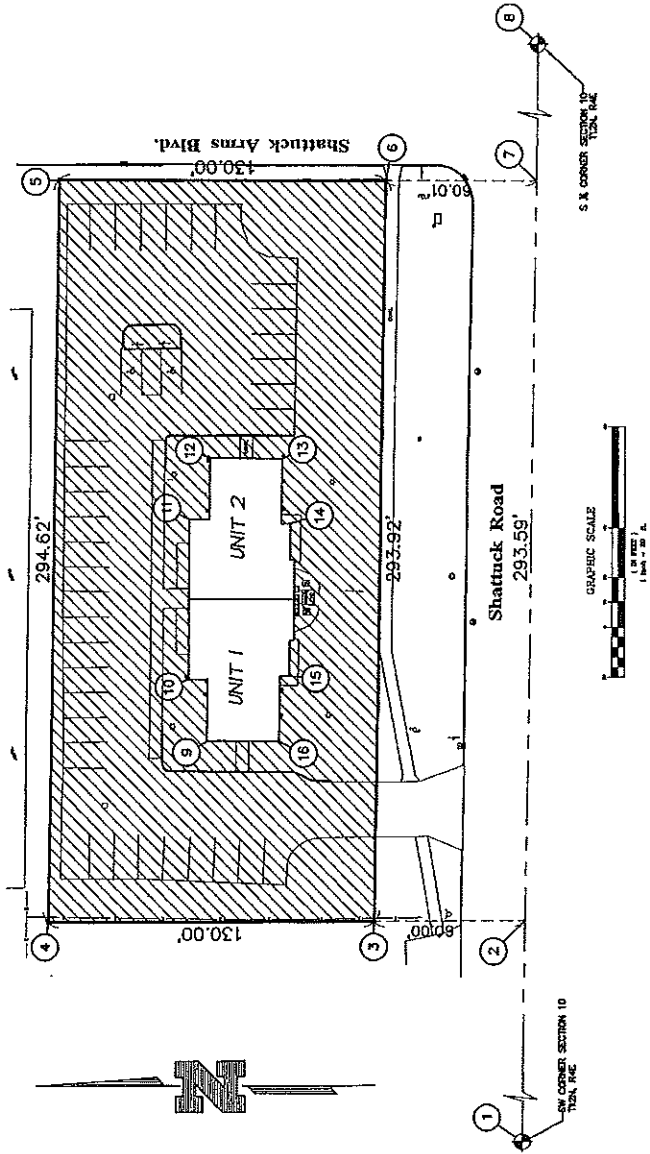


**COORDINATE SCHEDULE**

POINT	NORTHING	EASTING
1	19995.04	17451.87
2	19977.01	19212.68
3	20037.01	19212.65
4	20187.01	19212.27
5	20333.80	19208.86
6	19973.80	19208.25
7	19868.36	20052.45
8	20104.24	19203.73
9	20111.74	19308.20
10	20111.40	19372.34
11	20103.36	19306.51
12	20074.36	19306.26
13	20069.42	19356.21
14	20021.01	19245.89
15	20075.28	19283.60
16	20075.28	19283.60



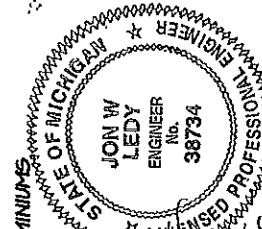
- LEGEND**
- LIMITS OF OWNERSHIP
  - LIMITED COMMON ELEMENT
  - GENERAL COMMON ELEMENT
  - SQUARE FEET
  - COORDINATE POINT



AS-BUILT DATE: 5.8.2013  
**SITE PLAN**  
 OF

**SHATTUCK ROAD CONDOMINIUMS**

DEVELOPER: **KEWEEER HOLDINGS LLC**  
 4 EDGEWOOD COURT  
 ANN ARBOR, MICH 48106  
 (734) 587-8074



*Jon W. Ledy*  
 JON W. LEDY  
 PROFESSIONAL ENGINEER  
 NO. 38734

**APEX ENGINEERS P.L.C.**  
 820 SOUTH HURON ROAD (N-13)  
 LINWOOD, MICHIGAN 48634  
 PHONE: (989)697-2593  
 FAX: (989)697-2594

**NOTES:**

**WATER & SANITARY:**

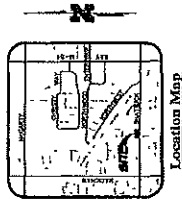
SAGINAW TOWNSHIP DEPARTMENT OF PUBLIC SERVICES  
 820 SHATTUCK ROAD  
 SAGINAW, MICHIGAN 48603  
 (989)791-9870

**ELECTRICITY & GAS:**

CONSUMERS ENERGY  
 2400 WEISS STREET  
 SAGINAW, MICHIGAN 48602  
 (889)477-5050

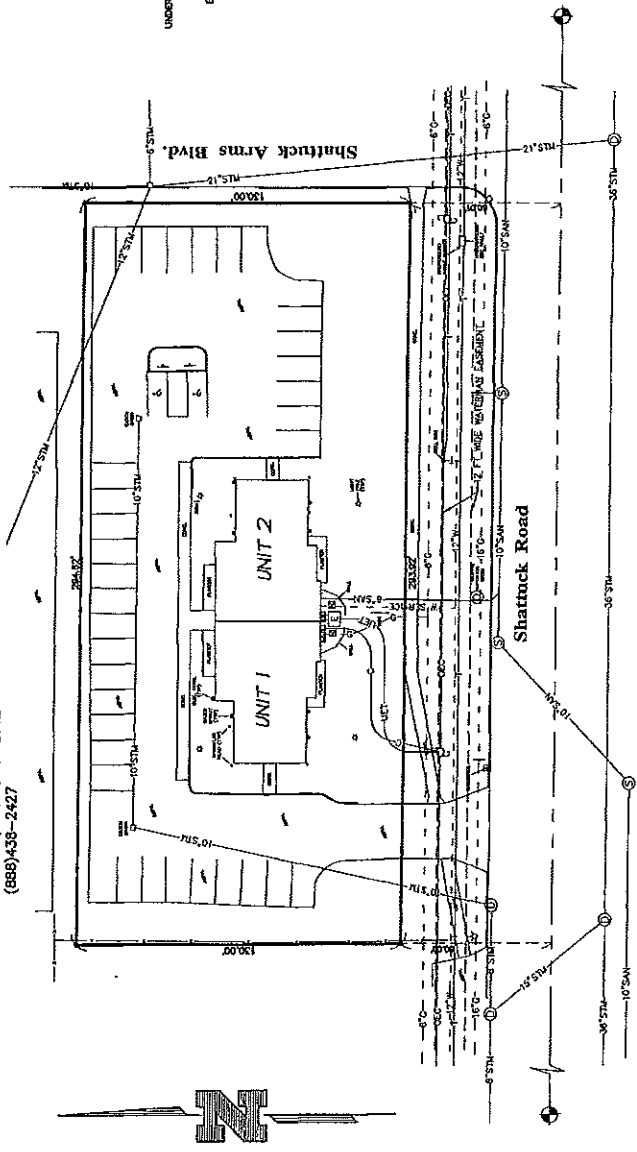
**CABLE:**

CHARTER COMMUNICATIONS  
 2825 LEVITT STREET  
 SAGINAW, MICHIGAN 48602  
 (888)438-2427



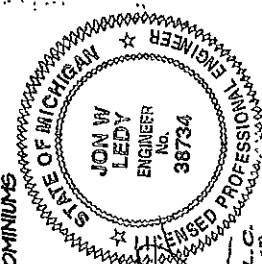
**LEGEND**

- 6" GAS MAIN
- 12" WATERMAIN
- TELEPHONE
- OVERHEAD ELECTRIC & CABLE
- 30" STORM DRAIN
- 10" SANITARY SEWER
- UNDERGROUND ELECTRIC & TELEPHONE
- STORM CATCH BASIN
- ELECTRIC TRANSFORMER OR METER
- AIR CONDITIONING UNIT
- GAS METER
- SANITARY MANHOLE
- UTILITY POLE
- STORM DRAIN STRUCTURE



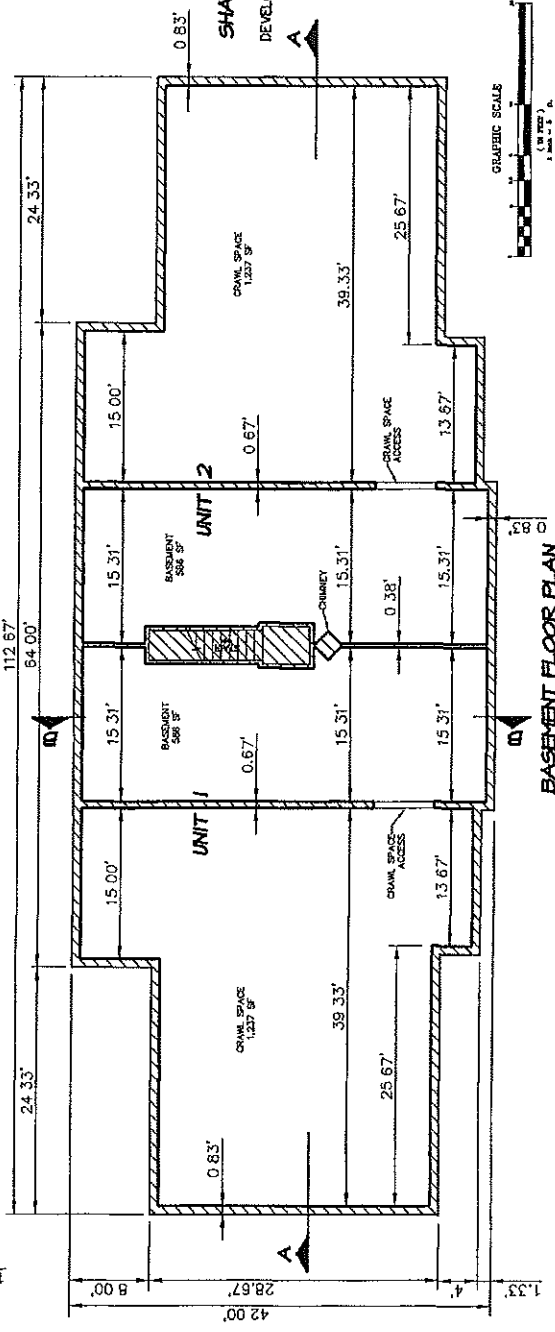
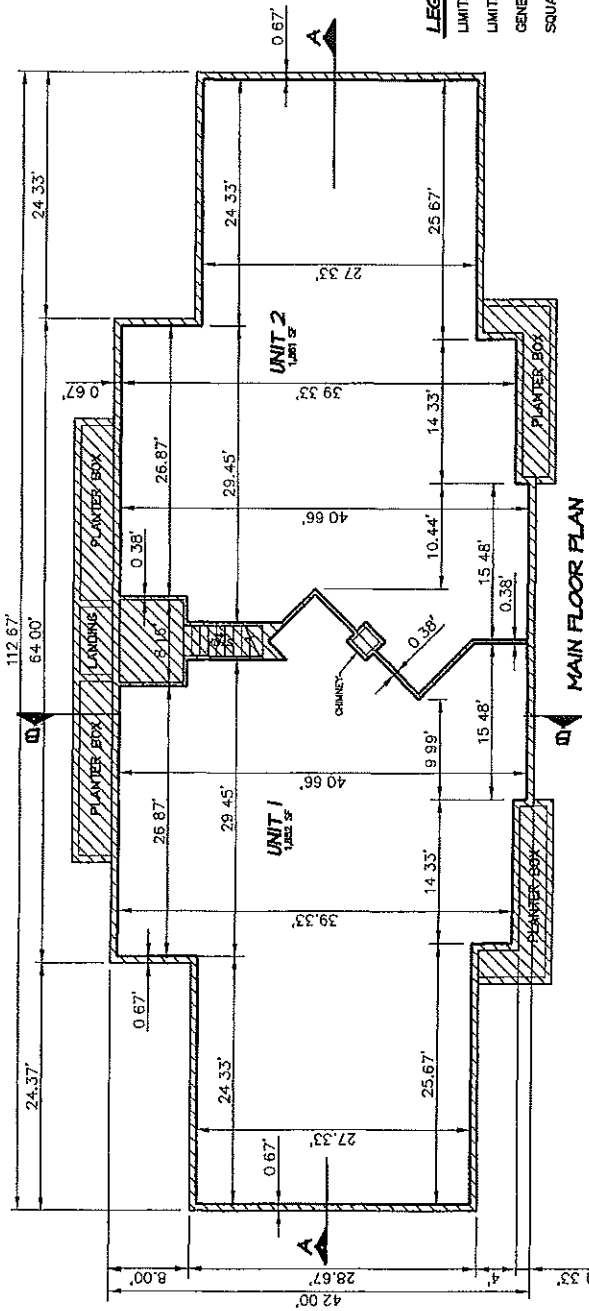
AS-BUILT DATE: 3-8-2013  
 UTILITY PLAN

DEVELOPER:  
 KEMERER HOLDINGS LLC  
 4 EDGEWOOD COURT  
 ATHENS, OHIO 45701  
 (740) 597-8074



JON W. LEDY  
 PROFESSIONAL ENGINEER  
 NO. 98734

**APEX ENGINEERS P.L.C.**  
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 LINWOOD, MICHIGAN 48634  
 PHONE: (989)897-2555  
 FAX: (989)897-2584



**LEGEND**  
 LIMITS OF OWNERSHIP  
 LIMITED COMMON ELEMENT  
 GENERAL COMMON ELEMENT  
 SQUARE FEET

AS BUILT DATE: 3.8.2013

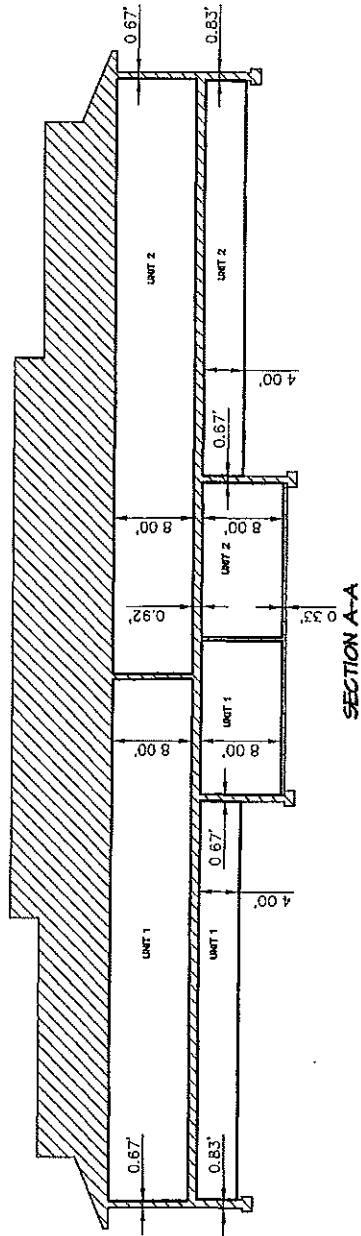
**FLOOR PLAN OF SHATTUCK ROAD CONDOMINIUMS**

DEVELOPER: KENNER HOLDINGS LLC  
 EDGEWOOD COURT  
 ALLEN, MICH 48701  
 (748) 987-9074

STATE OF MICHIGAN PROFESSIONAL ENGINEER  
 JON W. LEDY, S.E.  
 PROFESSIONAL ENGINEER  
 NO. 38734

**APEX ENGINEERS P.L.C.**  
 820 SOUTH HURON ROAD (M-13)  
 LINWOOD, MICHIGAN 48634  
 PHONE- (989)697-2593  
 FAX- (989)697-2594

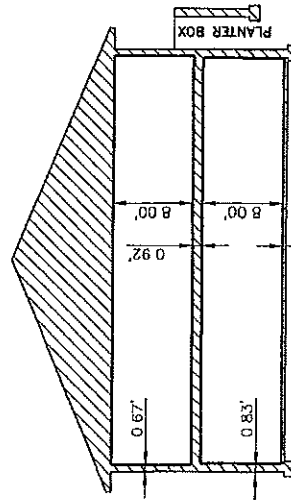
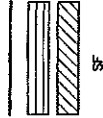




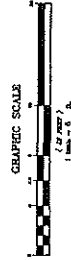
SECTION A-A

**LEGEND**

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



SECTION B-B



AS BUILT DATE: 3.8.2012

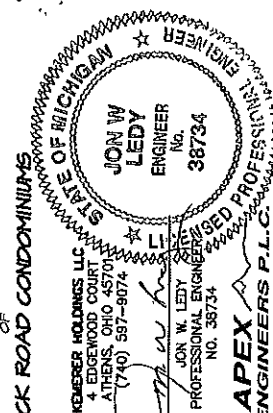
**BUILDING SECTIONS**

OF

**SHATTUCK ROAD CONDOMINIUMS**

DEVELOPER:

KEMERER HOLDINGS LLC  
4 EDGEWOOD COURT  
ATHENS, OHIO 45701  
(740) 587-9074



JON W. LEDY  
PROFESSIONAL ENGINEER  
No. 38734

**APEX ENGINEERS P.L.L.C.**  
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SHEET 6 OF 6