



Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 8/6/13

Re: Revised Comments

Planners,

Upon further review of the preliminary plans, I found the following items that need attention prior to submitting the final plan:

- Setbacks per 5.03.E, plan sheet 7 of 16. The following problems have been noted with the developers engineer-
 - Unit 6, east side should be 50' (rear yard)
 - Unit 9, west line should be 50' (rear yard), note that the driveway does not require a setback like a roadway, but must be separated from parking areas by a 10' greenbelt. Additionally, there is a 55' easement across the south end of Unit 9 which may not be built over.
 - Unit 10, The DHS site plan was approved on what is now proposed to be 2 lots (9 & 10). At that time, as a single lot, the north line was a side yard, with front yards on Bamber, Hawthorn and Parkland. Adding unit 9 puts the DHS in a new condition. If we consider unit 10 as having two front yards, Hawthorn and Parkland, that leaves the other lines as side yards and should be allowed to retain the 20' setback. If you do not believe this is justified, then the Planning Commission can grant a variance, after a public hearing, which can be conducted at our September regular meeting, and if the developer is prepared, conduct the final plat review in September as well.
 - Unit 11 north line should be 50' (rear yard)
 - Unit 12 north line should be 50' (rear yard). The lot has already been constructed to this requirement and is conforming.
- A side walk easement of 10' is required to be shown per section 501.B. ICRC indicates that sidewalks maybe built within the road right of way. This easement would be

concurrent with utility easements of 15'. Our utility department asks that we seek an opinion about sidewalk easements on top of utility easements so that we are not liable for repairs to sidewalks if utility work causes them to be replaced.

- Unit 1 restrict access on Pickard, allowing driveway on Bamber only per 5.03.F
- Seek opinion from our attorney regarding Sidewalk easement over utility easements
- Easement for Storm Water pond and Storm Drain north of units 9, 10 and part of 11 is outside of Condominium Boundary. Liber and Page of this easement needs to be included on sheet 14.

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting Agenda

Date: August 6, 2013
Time: 7:00 p.m.
Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of minutes for the July 16, 2013 regular meeting

Correspondence

Approval of Agenda

Public Comment: restricted to three (3) minutes regarding issues not on this agenda

NEW BUSINESS

- 1.) PPR - 1709: Preliminary review of Bamber Office Park Site Condominium. Owner:
H&M Investment Properties LLC

OTHER BUSINESS

None

Extended Public Comment

Adjournment

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on July 16, 2013.

Meeting was called to order at 7:00 p.m.

Roll Call

Squattrito, Henley, Shingles, Wagner, Fuller, Mielke, Jankens present. **Shingles, McGuirk** excused absent. **Primeau** absent.

Others Present

Woody Woodruff

Approval of Minutes

Jankens moved and **Mielke** supported to approve the June 18, 2013 meeting minutes. **Ayes: All. Motion carried.**

Correspondence

A letter was received from Isabella County regarding Coe Township's Master Plan.

Approval of Agenda

Henley moved and **Fuller** supported to approve the agenda. **Ayes: All. Motion carried.**

Public Comment

No Public Comment was offered.

NEW BUSINESS

- 1.) **COM - 1556: Review RFQ responses for Sign Ordinances and set Committee meeting.**

Four agencies sent in their RFQ responses to Charter Township of Union for review. The Planning Commission decided all were qualified for the next step and will move forward with the bidding process.

Public Comment

No Public Comment was offered.

Jankens moved and **Fuller** supported to accept the qualifications on the four agencies proposals and to move forward to the bidding process.

It was suggested to have a representative from the EDA to bring the business point of view to the Sign Committee's meetings. **Mielke** will email all potential EDA candidates.

Ayes: All. Motion carried.

- 2.) **TXT – 1695: Review draft for rental occupancy by Special Use.**

Woodruff issued the draft definition of a rooming dwelling for review to the Planning Commission. The amended copy will be issued to the Attorney's office for review.

Public Comment

No Public Comment was offered.

Other Business

Mielke mentioned the Zoning Ordinance will need to be redone and it was suggested to bring the budget for this amendment to the next Board Meeting.

Extended Public Comment

No Extended Public Comment was offered.

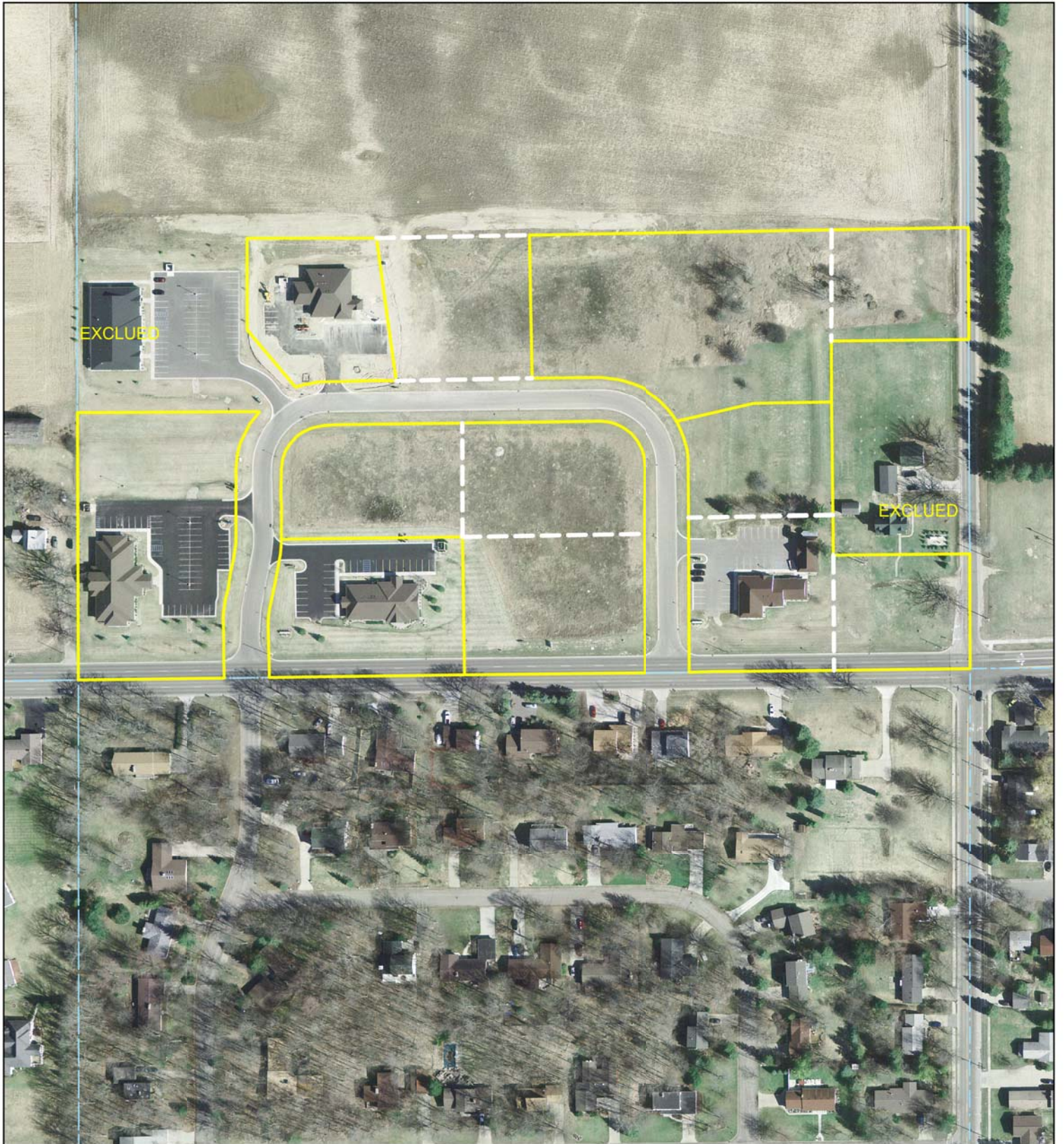
Adjournment

The Chair adjourned the meeting at 8:24 p.m.

APPROVED BY:

(Recorded by Kathy Lee)

Alex Fuller - Secretary



EXISTING LOTS (YELLOW) AT BAMBER OFFICE PARK SITE CONDO
ADDITIONAL LOTS SHOWN AS DASHED WHITE LINES

ISABELLA COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. _____
 EXHIBIT "B" TO MASTER DEED OF
BAMBER OFFICE PARK
SITE CONDOMINIUM
 CHARTER TOWNSHIP OF UNION
 ISABELLA COUNTY, MICHIGAN

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 THE
 TITLE SHEET 1, AND IN THE SURVEYORS CERTIFICATE,
 ON SHEET 7 OF 15.

SHEET INDEX:


- 1.....COVER SHEET
- 2.....DESCRIPTION SHEET 1
- 3.....DESCRIPTION SHEET 2
- 4.....DESCRIPTION SHEET 3
- 5.....DESCRIPTION SHEET 4
- 6.....OVERALL SURVEY SHEET
- 7.....TOWNSHIP SETBACK REQUIREMENT SHEET
- 8.....SITEPLAN SHEET
- 9.....UTILITY SHEET 1
- 10.....UTILITY SHEET 2
- 11.....EASEMENT SHEET 1
- 12.....EASEMENT DETAIL SHEET 1
- 13.....EASEMENT DETAIL SHEET 2
- 14.....EASEMENT DETAIL SHEET 3
- 15.....EASEMENT DETAIL SHEET 4
- 16.....EASEMENT DETAIL SHEET 5

SURVEYOR:

TIMOTHY E BEBEE, P.S. #39074
 CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
 1985 PARKLAND DRIVE, SUITE B
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756

DEVELOPER:

H & M INVESTMENT PROPERTIES, L.L.C.
 DARRELL HERBRUCK AND/OR TOM MYERS
 5000 AIRPORT ROAD
 MT. PLEASANT, MI 48858
 PHONE: (989) 773-4512
 PHONE: (989) 772-5755

COVER SHEET			CMS & D		
BAMBER OFFICE PARK SITE CONDOMINIUM			SURVEYING / ENGINEERING 1985 PARLAND DRIVE, SUITE B MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER 1 of 16	

BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

CONDOMINIUM DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1326.40 FEET; THENCE N.00°-28'-46"W., ON AND ALONG THE WEST 1/8 LINE OF SAID SECTION, 398.54 FEET; THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 275.48 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHLAND DRIVE AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 133.00 FEET; THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE, 56.85 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.53°-32'-03"E., 56.42 FEET TO SAID POINT; THENCE N.40°-00'-00"W., 108.63 FEET; THENCE N.00°-00'-00"E., 141.38 FEET; THENCE N.89°-00'-53"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 1072.37 FEET; THENCE S.00°-33'-08"E., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 166.42 FEET; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 205.00 FEET; THENCE S.00°-33'-08"E., PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE, 319.00 FEET; THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 205.00 FEET; THENCE S.00°-33'-08"E., ON AND ALONG SAID NORTH AND SOUTH SECTION LINE, 171.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 16.89 ACRES OF LAND, EXCEPTING THEREFROM THE RIGHTS OF WAY OF PARKLAND DRIVE, HAWTHORN DRIVE AND ASHLAND DRIVE AS DESCRIBED AS A CENTERLINE IN THE QUIT CLAIM DEED RECORDED IN LIBER 1292, PAGES 0135 AND 0136.

SHARED DETENTION AREA EASEMENT DESCRIPTIONS:

EASEMENT 1


AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 203.60 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 44.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 169.33 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 35.00 FEET; THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 80.00 FEET; THENCE N.66°-36'-00"E., 91.92 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 20.00 FEET; THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 20.00 FEET; THENCE S.01°-01'-11"E., PERPENDICULAR TO SAID SOUTH SECTION LINE, 25.00 FEET; THENCE S.48°-06'-27"E., 95.52 FEET; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 85.67 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 2

AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 747.90 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 47.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 81.27 FEET; THENCE N.21°-36'-49"E., 172.21 FEET; THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 30.00 FEET; THENCE S.19°-02'-50"E., 167.15 FEET; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 66.73 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 3

AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 414.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARKLAND DRIVE; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE AND ALONG SAID EAST RIGHT OF WAY LINE, 201.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.01°-01'-11"W., ON AND ALONG SAID EAST RIGHT OF WAY LINE, 39.00 FEET; THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 210.96 FEET; THENCE S.00°-33'-08"E., PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 24.00 FEET; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 140.77 FEET; THENCE S.01°-01'-11"E., PERPENDICULAR TO SAID SOUTH SECTION LINE, 15.00 FEET; THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 70.00 FEET BACK TO THE POINT OF BEGINNING.

DESCRIPTION SHEET 1			CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com			
BAMBER OFFICE PARK SITE CONDOMINIUM			SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001

BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

SHARED DETENTION AREA EASEMENT DESCRIPTIONS CONTINUED:

EASEMENT 4

AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 414.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARKLAND DRIVE; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE AND ALONG SAID EAST RIGHT OF WAY LINE, 309.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 57.82 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.13°-28'-29"W., 57.37 FEET TO SAID POINT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID 133.00 FOOT RADIUS CURVE TO THE LEFT, 28.13 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.31°-59'-23"W., 28.08 FEET TO SAID POINT; THENCE N.51°-57'-00"E., 33.32 FEET; THENCE S.89°-52'-34"E., 212.57 FEET; THENCE S.00°-33'-08"E., PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 21.00 FEET; THENCE S.89°-00'-24"W., 137.02 FEET; THENCE S.76°-45'-48"W., 89.64 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 5


AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N.00°-33'-08"W., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 646.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-00'-53"W., PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 600.00 FEET; THENCE S.40°-58'-49"W., 33.07 FEET; THENCE S.01°-01'-11"E., PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 180.00 FEET; S.88°-58'-49"W., PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 30.00 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 274.79 FEET; THENCE N.89°-00'-53"E., ON AND ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 662.00 FEET; THENCE S.00°-33'-04"E., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 10.00 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 6

AN EASEMENT IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N.00°-33'-08"W., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 656.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-00'-53"W., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 662.00 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 60.00 FEET; THENCE N.89°-00'-53"E., PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 662.49 FEET; THENCE S.00°-33'-04"E., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 60.00 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 5 & 6 COMBINED

AN EASEMENT IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N.00°-33'-08"W., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 646.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-00'-53"W., PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 600.00 FEET; THENCE S.40°-58'-49"W., 33.07 FEET; THENCE S.01°-01'-11"E., PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 180.00 FEET; S.88°-58'-49"W., PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 40.00 FEET; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 274.80 FEET; THENCE N.89°-00'-53"E., PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 662.49 FEET; THENCE S.00°-33'-04"E., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 70.00 FEET BACK TO THE POINT OF BEGINNING.

DESCRIPTION SHEET 2			CMS & D SURVEYING / ENGINEERING		
BAMBER OFFICE PARK SITE CONDOMINIUM			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER: 3 of 16	

BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

EASEMENT DESCRIPTIONS CONTINUED:

WATERMAIN EASEMENT DESCRIPTION


A STRIP OF LAND OVER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, SAID EASEMENT BEING FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND REPAIRING PUBLIC WATER, SAID STRIP BEING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°-58'-49"W, ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1326.40 FEET; THENCE N00°-28'-46"W, ON AND ALONG THE WEST 1/8 LINE OF SAID SECTION, 35.94 FEET; THENCE ON AND ALONG AN EXISTING WATERMAIN EASEMENT FOR THE NEXT 8 COURSES, N67°-30'-00"E, 46.60 FEET; THENCE N88°-58'-49"E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 180.90 FEET; THENCE N01°-01'-11"W, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 63.04 FEET; THENCE N10°-13'-49"E, 102.52 FEET; THENCE N01°-01'-11"W, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 152.62 FEET; THENCE N43°-58'-49"E, 110.01 FEET; THENCE N88°-58'-49"E, PARALLEL WITH AND 5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH RIGHT OF WAY LINE OF HAWTHORN DRIVE, 165.01 FEET; THENCE N07°-48'-03"W, 211.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND A POINT HEREINAFTER KNOWN AS REFERENCE POINT A; THENCE N89°-00'-53"E, PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 400.63 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT B; THENCE S00°-59'-07"E., PERPENDICULAR TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 139.15 FEET; THENCE S23°-49'-07"E, 62.00 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

AND ALSO

COMMENCING AT THE PREVIOUSLY DESCRIBED REFERENCE POINT A; THENCE N00°-59'-07"W., PERPENDICULAR TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 35.00 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

AND ALSO

COMMENCING AT THE PREVIOUSLY DESCRIBED REFERENCE POINT B; THENCE N89°-00'-53"E, PARALLEL WITH AND 5.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 84.00 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

DESCRIPTION SHEET 3			CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com			
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BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

EASEMENT DESCRIPTIONS:

CENTERLINE SANITARY SEWER EASEMENT (EASEMENT 9)

A STRIP OF LAND OVER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, SAID STRIP BEING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°-33'-08"W, ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1312.85 FEET; THENCE S89°-02'-57"W, ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 942.93 FEET, THENCE THENCE S00°-33'-10"E, 177.56 FEET; THENCE S07°-48'-03"E, 765.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S05°-36'-32"E, 175.91 FEET; THENCE S02°-41'-52"E, 69.21 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

CENTERLINE SANITARY SEWER EASEMENT (EASEMENT 10)


A STRIP OF LAND OVER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, SAID STRIP BEING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°-33'-08"W, ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1312.85 FEET; THENCE S89°-02'-57"W, ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 942.93 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°-33'-10"E, 177.56 FEET; THENCE S07°-48'-03"E, 765.74 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT A; THENCE N88°-58'-49"E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 429.24 FEET, THENCE S01°-01'-11"E, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 169.37 FEET; THENCE N88°-58'-49"E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 210.69 FEET, TO THE POINT OF ENDING SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

AND ALSO

COMMENCING AT THE PREVIOUSLY DESCRIBED REFERENCE POINT A; THENCE S88°-58'-49"W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 261.00 FEET; TO THE POINT OF ENDING SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

CENTERLINE STORM SEWER EASEMENT (EASEMENT 12)

A STRIP OF LAND OVER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, SAID STRIP BEING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°-33'-08"W, ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 656.42 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE S89°-00'-53"W, PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 442.62 FEET; THENCE S09°-26'-46"W, 246.76 FEET TO THE POINT OF ENDING OF THIS CENTERLINE DESCRIPTION, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

DESCRIPTION SHEET 4			CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com			
BAMBER OFFICE PARK SITE CONDOMINIUM			SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001

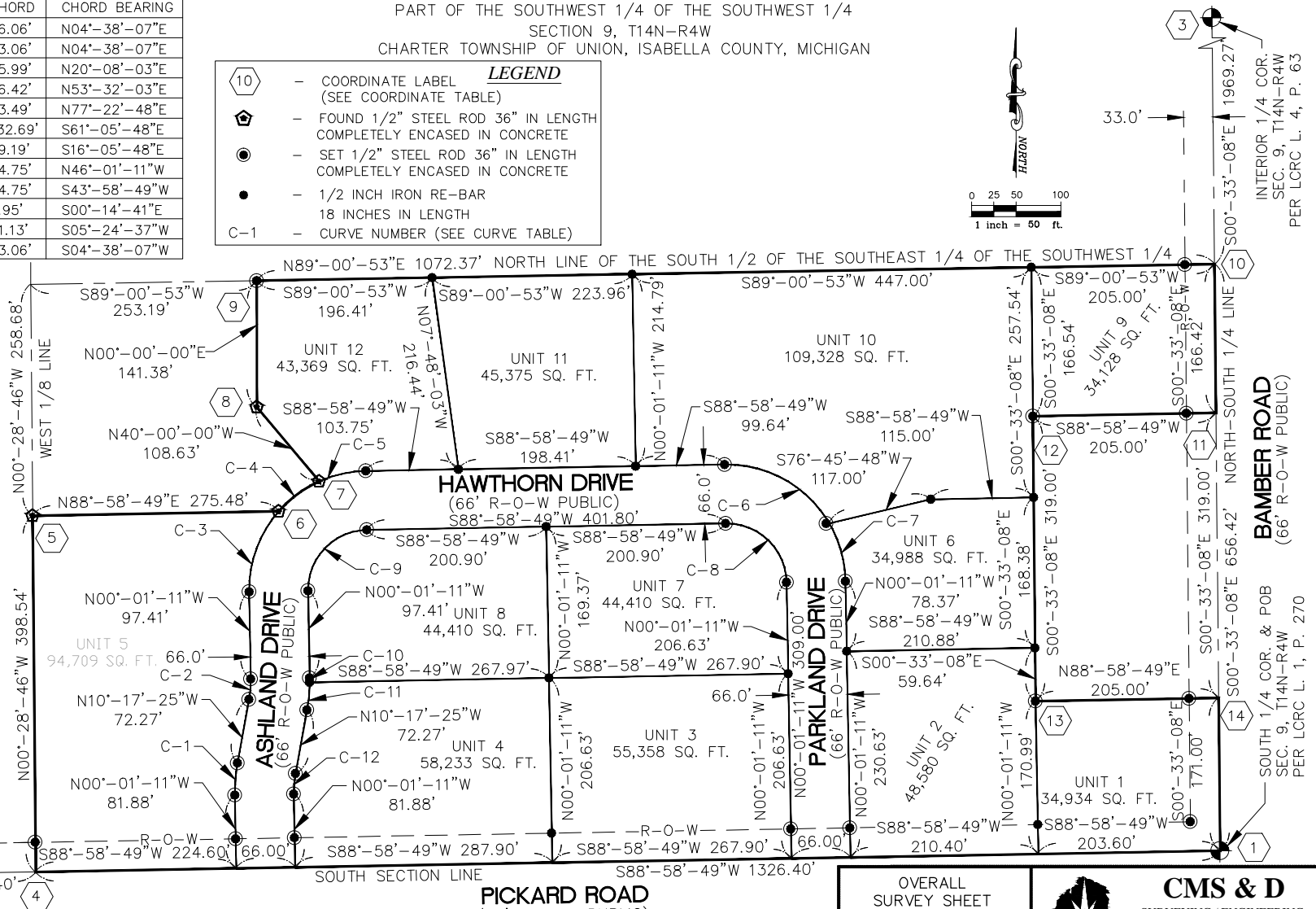
BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

CURVE TABLE				
CURVE #	LENTH	RADIUS	CHORD	CHORD BEARING
C-1	36.12'	183.00'	36.06'	N04°-38'-07"E
C-2	23.10'	117.00'	23.06'	N04°-38'-07"E
C-3	98.21'	133.00'	95.99'	N20°-08'-03"E
C-4	56.85'	133.00'	56.42'	N53°-32'-03"E
C-5	53.85'	133.00'	53.49'	N77°-22'-48"E
C-6	138.92'	133.00'	132.69'	S61°-05'-48"E
C-7	70.00'	133.00'	69.19'	S16°-05'-48"E
C-8	105.24'	67.00'	94.75'	N46°-01'-11"W
C-9	105.24'	67.00'	94.75'	S43°-58'-49"W
C-10	4.95'	183.00'	4.95'	S00°-14'-41"E
C-11	31.17'	183.00'	31.13'	S05°-24'-37"W
C-12	23.10'	117.00'	23.06'	S04°-38'-07"W

LEGEND	
	COORDINATE LABEL (SEE COORDINATE TABLE)
	FOUND 1/2" STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	SET 1/2" STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	1/2 INCH IRON RE-BAR 18 INCHES IN LENGTH
C-1	CURVE NUMBER (SEE CURVE TABLE)

COORDINATE TABLE		
POINT #	NORTHING	EASTING
1	16885.9746	15045.5269
2	16838.7611	12393.1450
3	19511.5491	15020.2260
4	16862.3679	13719.3350
5	17260.8963	13715.9992
6	17265.7992	13991.4377
7	17299.3320	14036.8112
8	17382.5459	13966.9865
9	17523.9258	13966.9865
10	17542.3656	15039.2017
11	17375.9519	15040.8053
12	17372.3033	14835.8378
13	17053.3182	14838.9116
14	17056.9667	15043.8792



SOUTHWEST COR.
SEC. 9, T14N-R4W
PER LCRC L. 2, P. 305







INTERIOR 1/4 COR.
SEC. 9, T14N-R4W
PER LCRC L. 4, P. 63

BAMBER ROAD
(66' R-O-W PUBLIC)

SOUTH 1/4 COR. & POB
SEC. 9, T14N-R4W
PER LCRC L. 1, P. 270

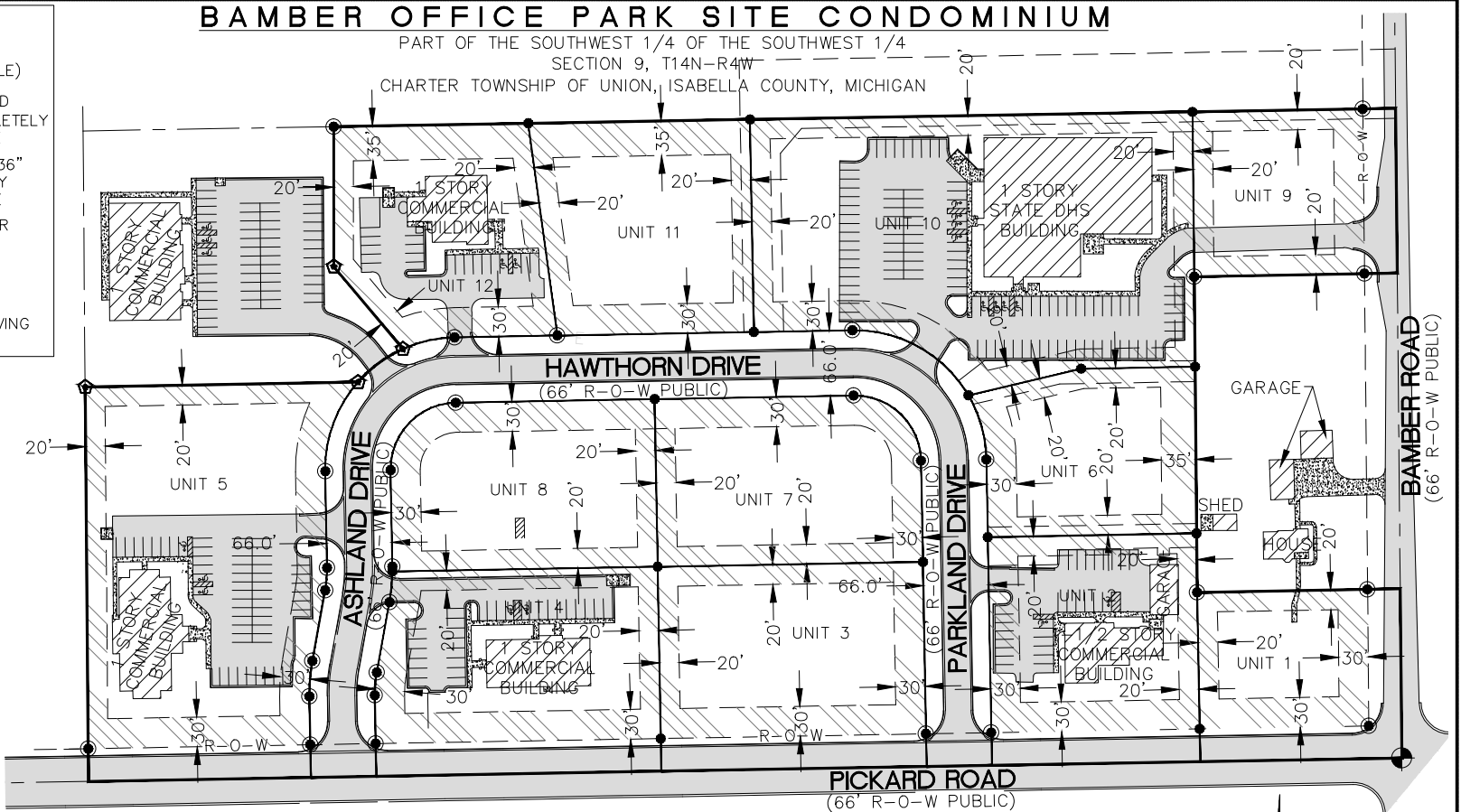
OVERALL SURVEY SHEET			CMS & D	
BAMBER OFFICE PARK SITE CONDOMINIUM			SURVEYING / ENGINEERING	
8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com				
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0901-001	SHEET NUMBER: 6 OF 16

LEGEND

-  - COORDINATE LABEL (SEE COORDINATE TABLE)
-  - FOUND 1/2" STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
-  - SET 1/2" STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
-  - 1/2 INCH IRON RE-BAR 18 INCHES IN LENGTH
-  - TOWNSHIP SETBACK REQUIREMENTS
-  - EXISTING ASPHALT PAVING

BAMBER OFFICE PARK SITE CONDOMINIUM

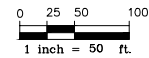
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN



SURVEYOR'S CERTIFICATE

I, TIMOTHY E BEBEE, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS BAMBER OFFICE PARK SITE CONDOMINIUM 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 BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

TIMOTHY E BEBEE _____ DATE _____
REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
1985 PARKLAND DRIVE, SUITE B MT. PLEASANT, MICHIGAN 48858



TOWNSHIP SETBACK
REQUIREMENT SHEET

**BAMBER OFFICE PARK
SITE CONDOMINIUM**

SUBMITTAL:
7-30-13

DRAWN BY:
WRE

SCALE:
NTS

JOB NUMBER:
0901-001








SHEET NUMBER
7 of 16



CMS & D
SURVEYING / ENGINEERING

8114 EAST PICKARD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

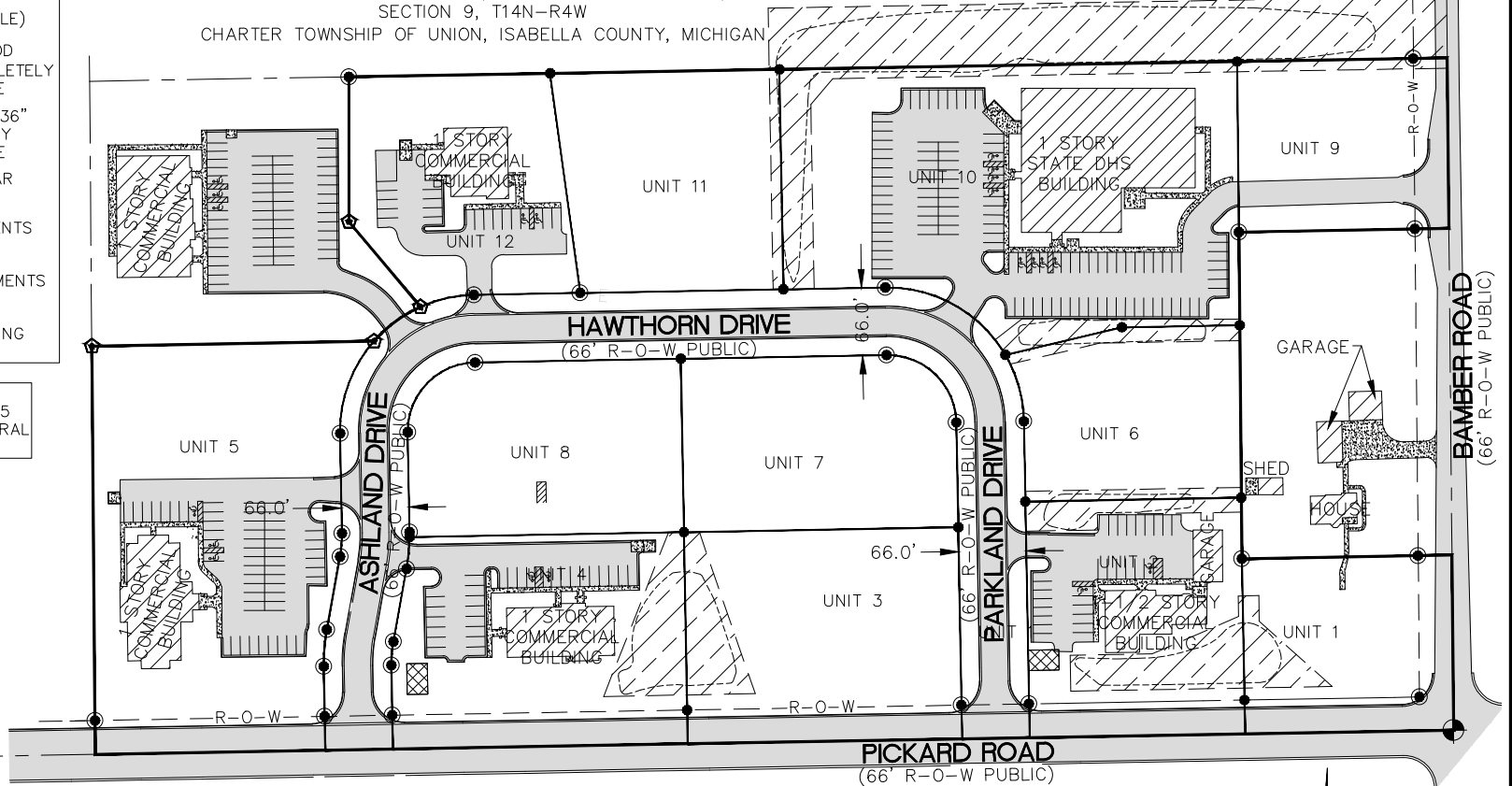
LEGEND

-  - COORDINATE LABEL (SEE COORDINATE TABLE)
-  - FOUND 1/2" STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
-  - SET 1/2" STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
-  - 1/2 INCH IRON RE-BAR 18 INCHES IN LENGTH
-  - LIMITED COMMON ELEMENTS
-  - GENERAL COMMON ELEMENTS
-  - EXISTING ASPHALT PAVING

NOTE:
SEE EASEMENT DETAIL SHEETS 1-5
FOR ENLARGED LIMITED AND GENERAL
COMMON AREA DETAILS.

BAMBER OFFICE PARK SITE CONDOMINIUM

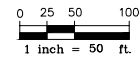
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN




SURVEYOR'S CERTIFICATE

I, TIMOTHY E BEBEE, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS BAMBER OFFICE PARK SITE CONDOMINIUM 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 BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

TIMOTHY E BEBEE _____ DATE _____
REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
1985 PARKLAND DRIVE, SUITE B MT. PLEASANT, MICHIGAN 48858



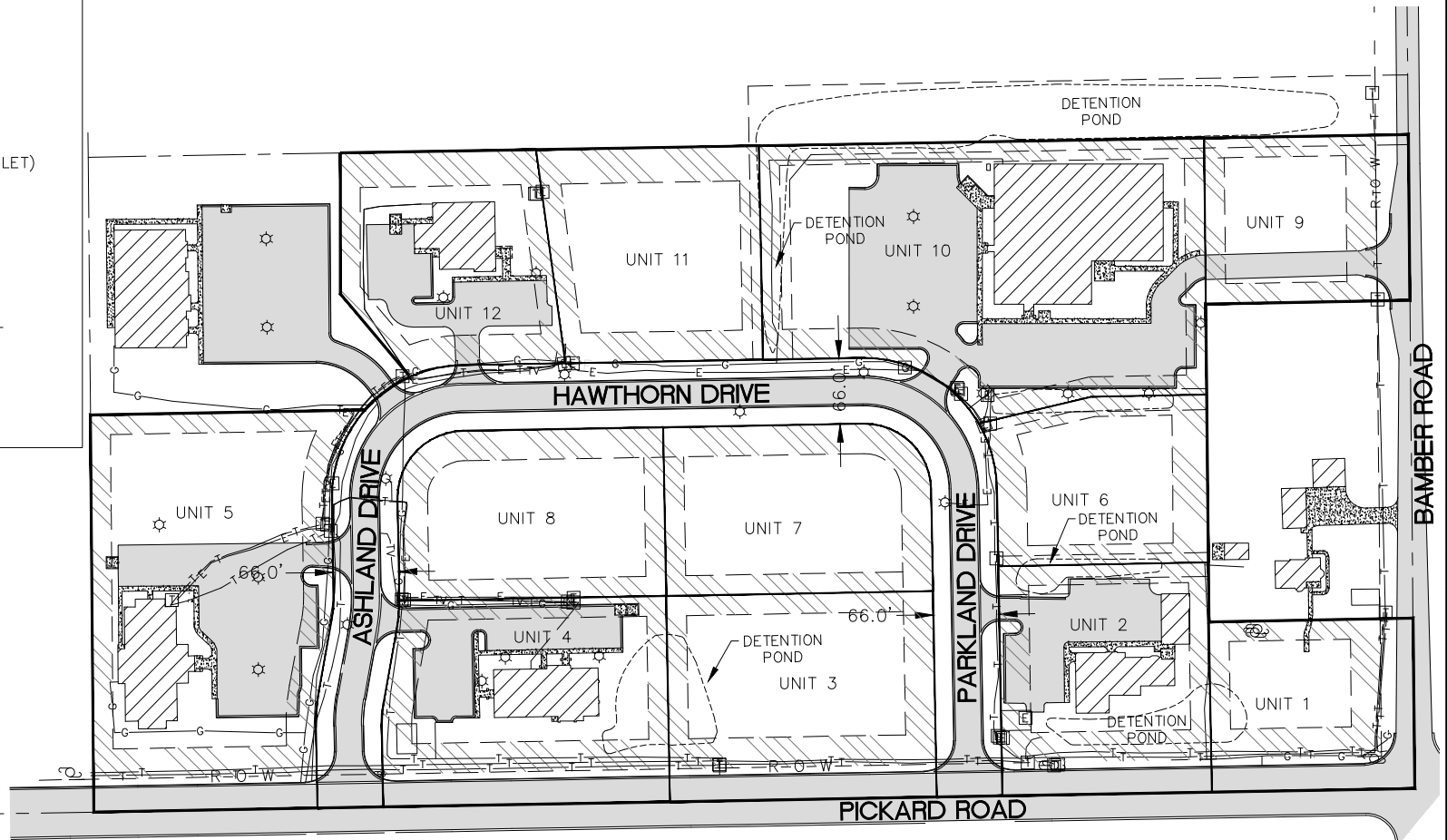
SITE PLAN SHEET			CMS & D		
BAMBER OFFICE PARK SITE CONDOMINIUM			SURVEYING / ENGINEERING		
8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com					
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER 8 of 16	

BAMBER OFFICE PARK SITE CONDOMINIUM


PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

LEGEND

- T— UNDERGROUND TELEPHONE LINE
- G— UNDERGROUND GAS LINE
- OHE- OVERHEAD ELECTRIC LINE
- TV- UNDERGROUND CABLE TV
- SAN- SANITARY SEWER LINE
- STM- STORM SEWER LINE
- ☀ LIGHT POLE
- ⊕ UTILITY POLE
- ⊙ CLEAN OUT
- ⊙ SANITARY MAN HOLE
- ⊙ CATCH BASIN (CURB INLET)
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE RISER
- ⊙ ELECTRICAL BOX
- ⊙ CABLE TV RISER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ WATER SERVICE VALVE
- ⊙ WATER GATE VALVE
- 4x4 POST



NOTE:
GAS LINE, ELECTRIC LINE AND TELEPHONE
LINE LOCATIONS ARE PER MISS DIG FLAGGED
LOCATIONS. ACTUAL LOCATIONS MAY DIFFER
FROM AS SHOWN ON THIS DRAWING.

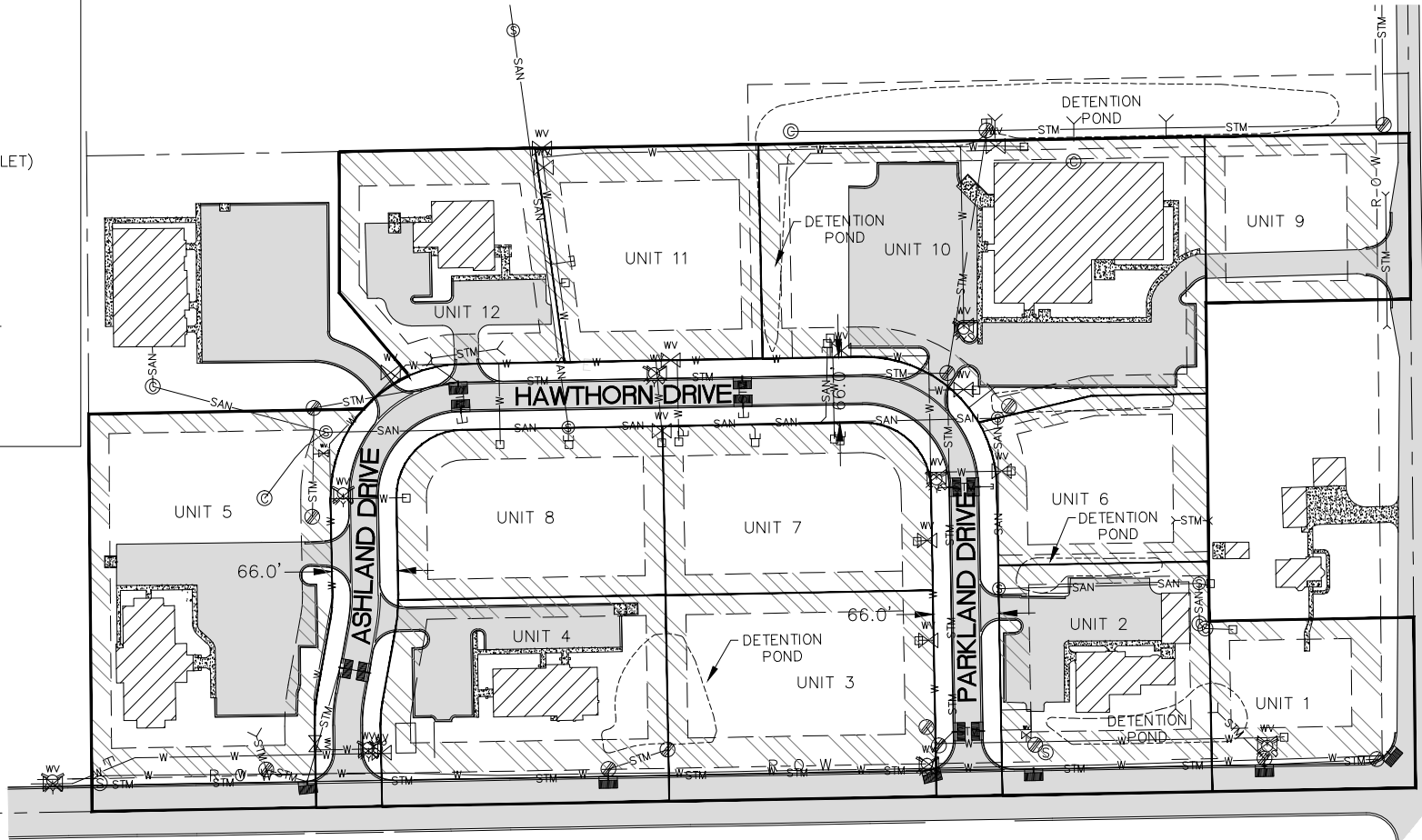
UTILITY SHEET 1 GAS, ELECTRIC & TELEPHONE			CMS & D SURVEYING / ENGINEERING	
BAMBER OFFICE PARK SITE CONDOMINIUM			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0901-001	SHEET NUMBER: 9 OF 16


LEGEND

- T— UNDERGROUND TELEPHONE LINE
- G— UNDERGROUND GAS LINE
- OHE— OVERHEAD ELECTRIC LINE
- TV— UNDERGROUND CABLE TV
- SAN— SANITARY SEWER LINE
- STM— STORM SEWER LINE
- ☀ LIGHT POLE
- ⊕ UTILITY POLE
- ⊙ CLEAN OUT
- ⊙ SANITARY MAN HOLE
- ⊕ CATCH BASIN (CURB INLET)
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE RISER
- ⊕ ELECTRICAL BOX
- ⊕ CABLE TV RISER
- ☀ EXISTING FIRE HYDRANT
- ⊕ WATER SERVICE VALVE
- ⊕ WATER GATE VALVE
- 4x4 WOLMANZED POST

BAMBER OFFICE PARK SITE CONDOMINIUM

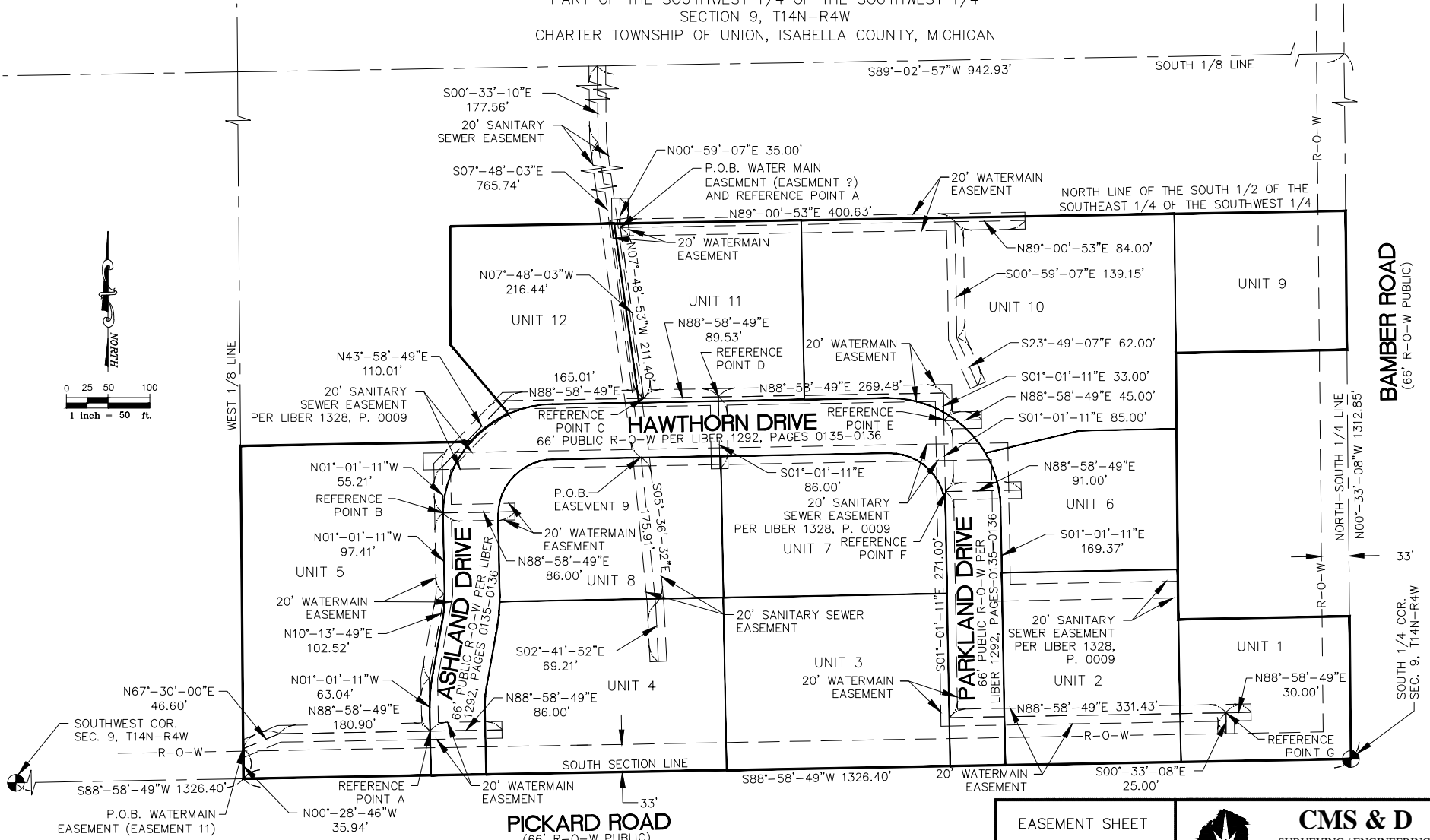
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN




UTILITY SHEET 2 WATER, SANITARY & STORM SEWER			CMS & D SURVEYING / ENGINEERING	
BAMBER OFFICE PARK SITE CONDOMINIUM			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0901-001	SHEET NUMBER: 10 of 16

BAMBER OFFICE PARK SITE CONDOMINIUM

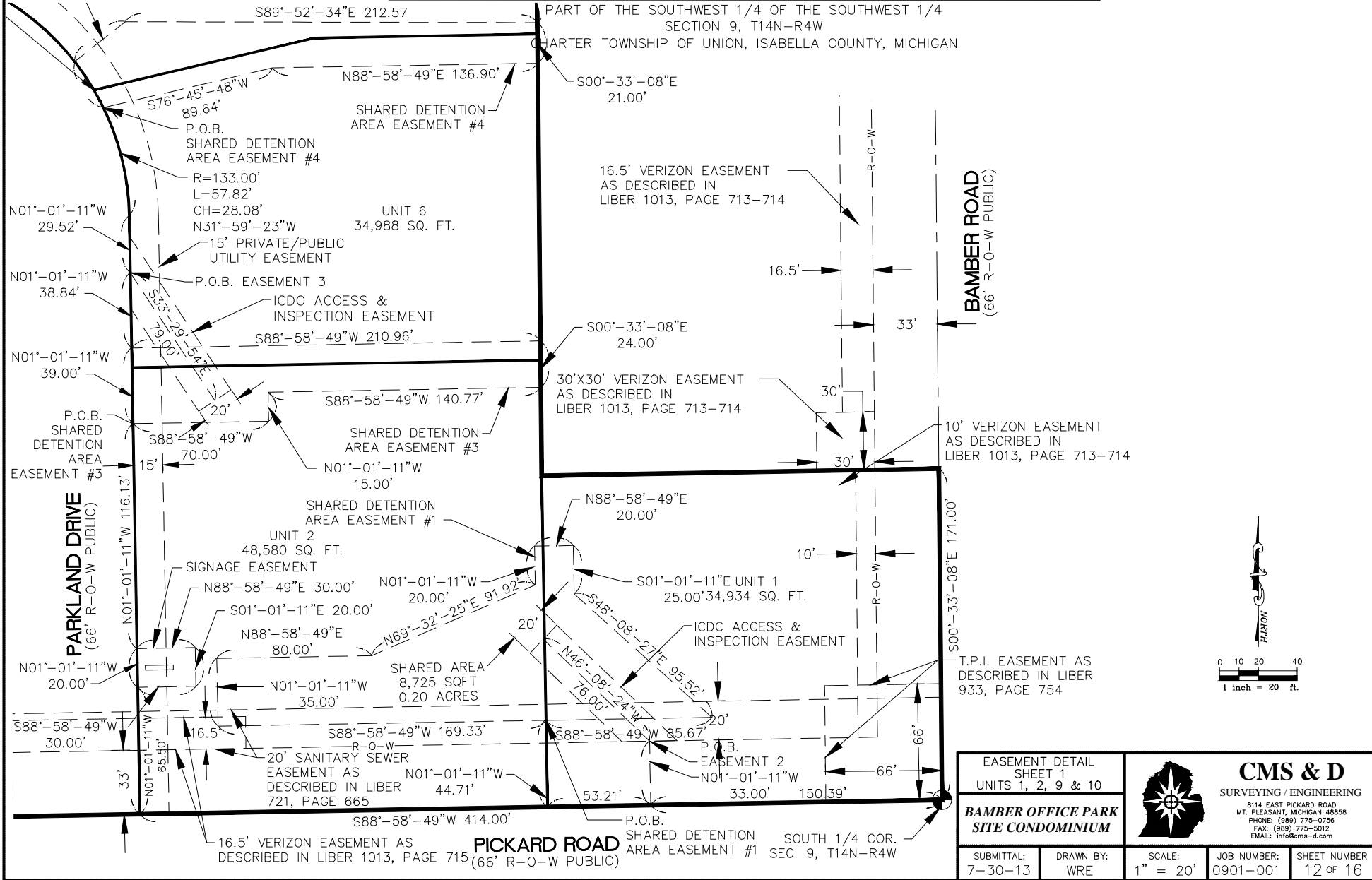
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN




EASEMENT SHEET			CMS & D		
BAMBER OFFICE PARK SITE CONDOMINIUM			SURVEYING / ENGINEERING		
SUBMITTAL: 7-30-13		DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER: 11 of 16

8114 EAST PICKARD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

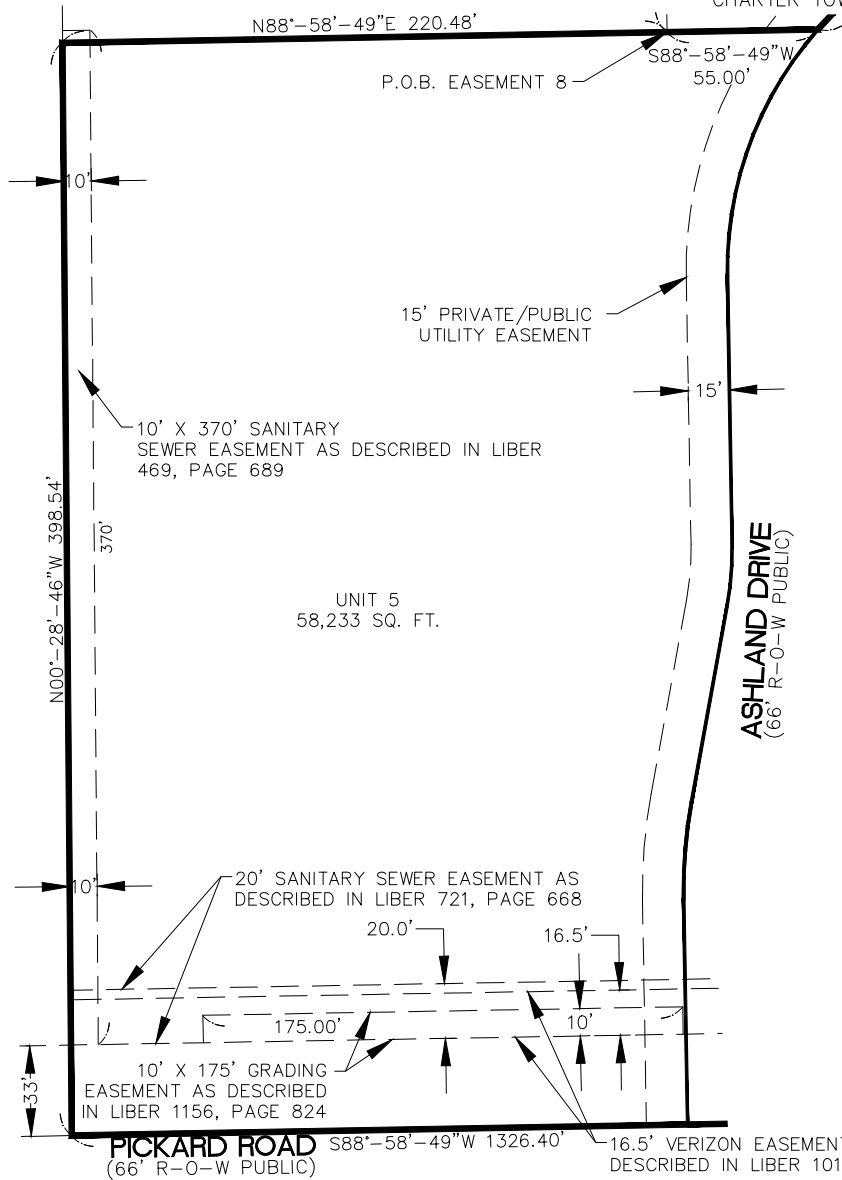
BAMBER OFFICE PARK SITE CONDOMINIUM




EASEMENT DETAIL SHEET 1 UNITS 1, 2, 9 & 10		 CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
BAMBER OFFICE PARK SITE CONDOMINIUM				
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 20'	JOB NUMBER: 0901-001	SHEET NUMBER: 12 OF 16

BAMBER OFFICE PARK SITE CONDOMINIUM

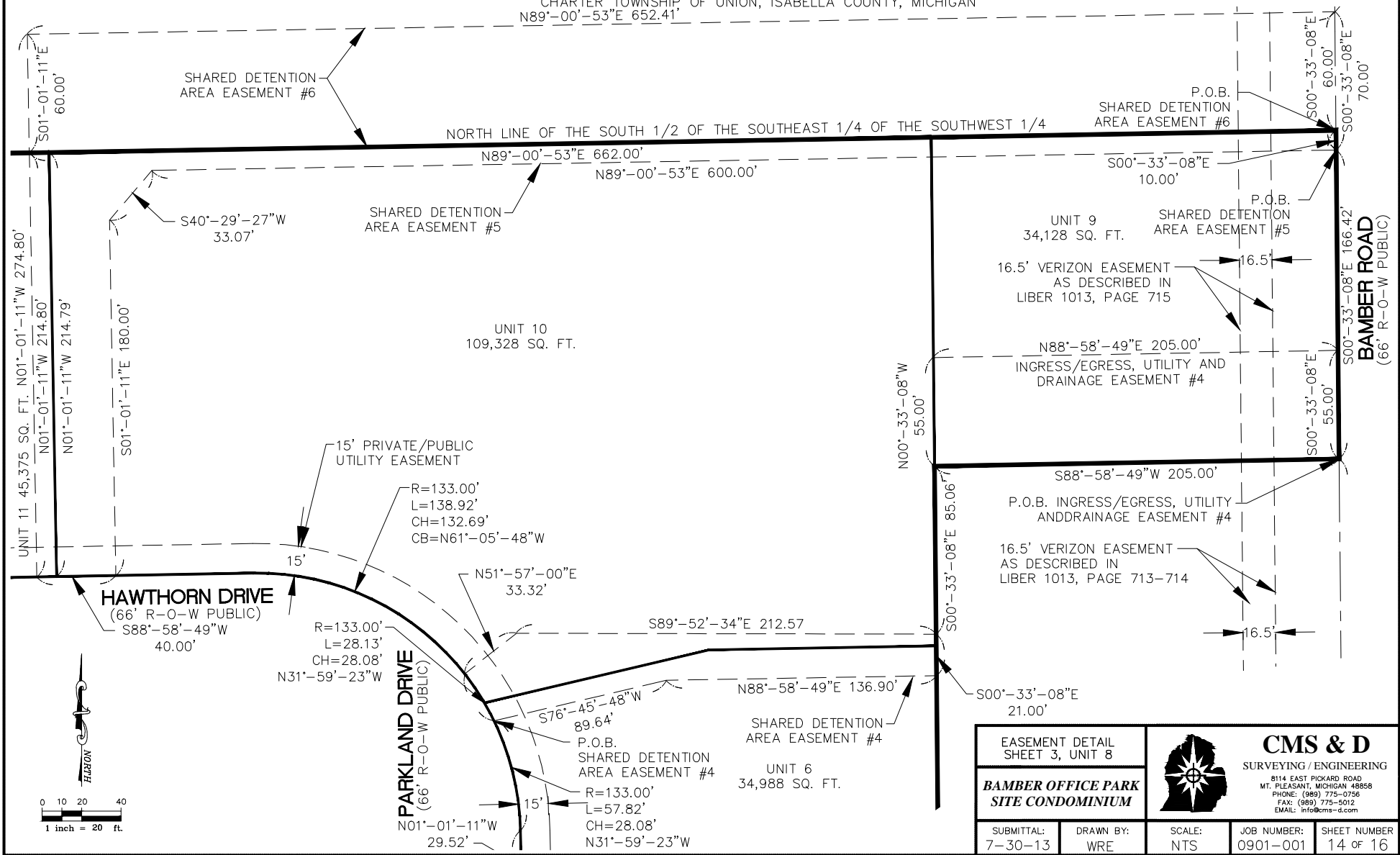
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN




EASEMENT DETAIL SHEET 2 UNITS 4 & 10		 <p>CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com</p>		
BAMBER OFFICE PARK SITE CONDOMINIUM				
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER: 13 of 16

BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN
N89°-00'-53"E 652.41'



EASEMENT DETAIL SHEET 3, UNIT 8		 CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
BAMBER OFFICE PARK SITE CONDOMINIUM				
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER: 14 of 16

BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4



2305 HAWTHORN DRIVE CONDOMINIUM
AS RECORDED IN LIBER 1439, PAGES 0262-0293
ISABELLA COUNTY RECORDS
NOT INCLUDED
1.60 ACRES

UNIT 12
43,369 SQ. FT.

UNIT 11
45,375 SQ. FT.

UNIT 10
109,328 SQ. FT.

15' PRIVATE/PUBLIC
UTILITY EASEMENT

HAWTHORN DRIVE
(66' R-O-W PUBLIC)

N88°-58'-49"E 220.48'

P.O.B. EASEMENT 8
UNIT 5
94,709 SQ. FT.

N01°-01'-11"W 32.72'

ICDC ACCESS &
INSPECTION
EASEMENT

N88°-58'-49"E 100.96'

S88°-58'-49"W
55.00'

S01°-01'-11"E
60.00'

N01°-01'-11"W 274.80'

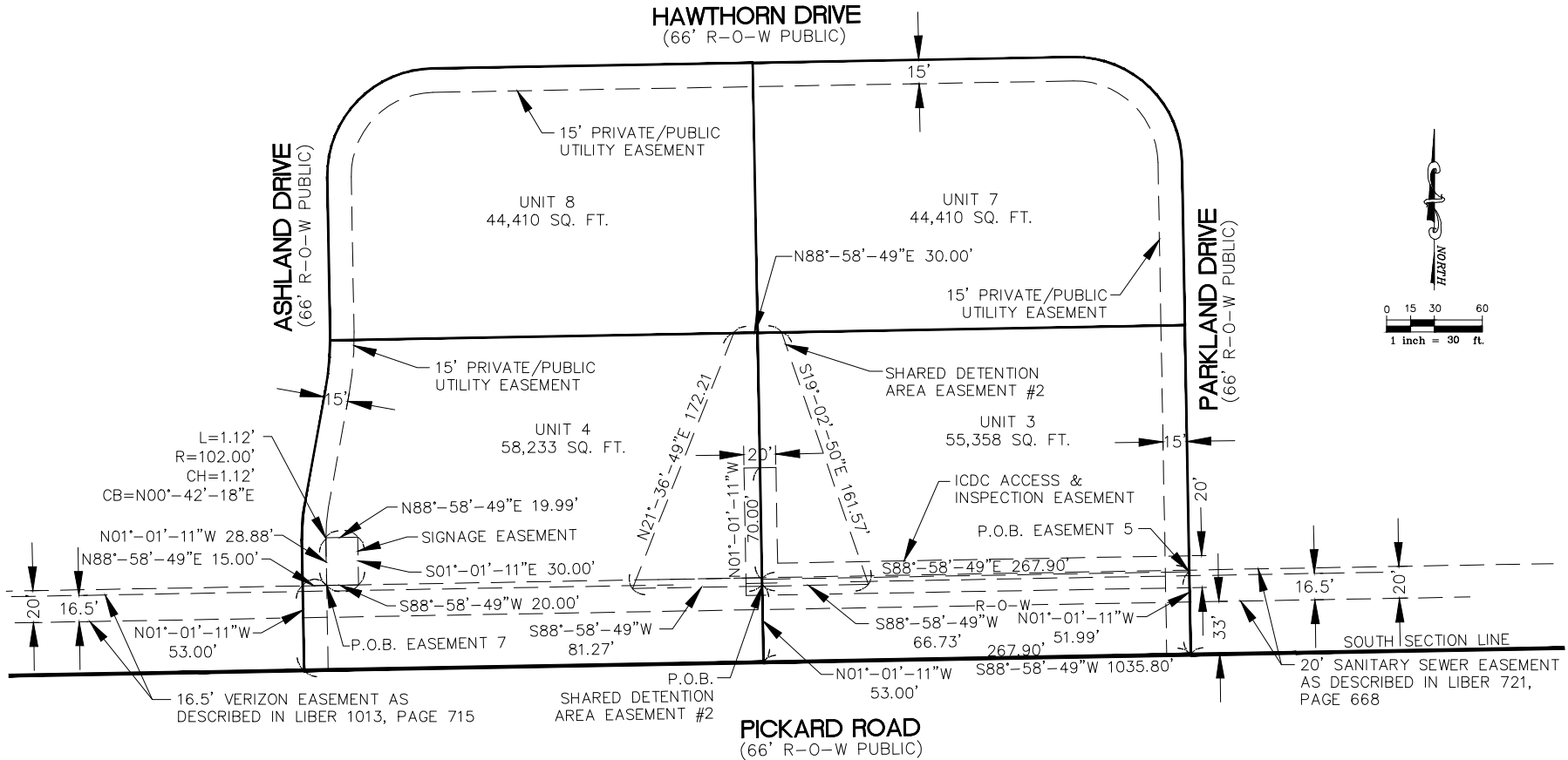
N01°-01'-11"W 214.80'


N01°-01'-11"W 214.79'

EASEMENT DETAIL SHEET 4 UNITS 6 & 7			CMS & D SURVEYING / ENGINEERING		
BAMBER OFFICE PARK SITE CONDOMINIUM			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 20'	JOB NUMBER: 0901-001	SHEET NUMBER 15 OF 16	

BAMBER OFFICE PARK SITE CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN



EASEMENT DETAIL SHEET 5 UNITS 6 & 7			CMS & D SURVEYING / ENGINEERING		
BAMBER OFFICE PARK SITE CONDOMINIUM			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 30'	JOB NUMBER: 0901-001	SHEET NUMBER: 16 OF 16	