



Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: September 13, 2013

Re: 9/17/13 meeting notes

PPR 1709 Preliminary Platt Review, Bamber Office Park.

Last month we looked at the basic layout for the subdivision. We are required by our ordinance 2011-01 to hold public hearings for subdivisions. I have worked with the developer to add sidewalks on the county road frontages of Pickard and Bamber. The plan we looked at last month did not have the required easements for sidewalks on the plan, and they have been added. On the following pages I have shown the Non Motorized Plan features for Pickard and Bamber. It did not make sense to go north of Unit 1 on Bamber as there is intervening property north of Unit 1 that would leave a gap, the township has a lift station in the way, and a driveway at the north end of unit 1 will be built when the lot develops. It would be completed N of that drive to the north line of unit 1. All other sidewalks interior to the development would come in at site plan review, an assessment district would be needed to create a complete network inside the park.

Zoning Ordinance citation:

8.325 SIDEWALKS – All new construction or additions requiring Site Plan Review per Section 12 of this ordinance shall provide sidewalks in accordance with the Charter Township of Union Township Sidewalk Ordinance. Where a change of use of a structure or property occurs, or substantial remodeling meeting Level 3 of the Michigan Rehabilitation Code for Existing Buildings section 405 as amended, said changes shall require a site plan be approved by the planning commission showing sidewalks. The planning commission shall have the power to amend or waive the standards of the Union Township Sidewalk Ordinance.

I recommend that in addition to the stipulations from the last review, that we require the plans to show the sidewalks on Pickard and Bamber.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: September 17, 2013
Time: 7:00 p.m.
Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of minutes for the August 20, 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: Public Hearing, 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 August 20, 2013.

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

Roll Call

Fuller, Henley, Primeau, McGuirk, Squattrito, Wagner, Mielke, and Jankens were present. Shingles was excused.

Others Present

Woody Woodruff, Margie Henry

Approval of Minutes

August 6, 2013 – special meeting minutes

Mielke moved **Primeau** supported to approve the August 6, 2013 meeting minutes as amended. **Ayes: all. Motion carried.**

Correspondence

No correspondence was offered

Approval of Agenda

McGuirk moved **Jankens** supported to add under New Business items 3.) SPA 1719 Marantha Baptist Church Site Plan Amendment. 4.) Review Draft RFP Sign Ordinance. and approve the agenda as amended. **Ayes: all. Motion carried.**

Public Comment

No comments were offered

UNFINISHED BUSINESS

1.) Txt 1710: Text Amendment, present proposed ordinance for occupancy of up to five unrelated by Special Use Permit

A. Public Hearing

Opened at 7:24 p.m.

No comments were offered

Closed at 7:25 p.m.

B. Discussion

Woody presented the Text Amendment. The Commission wished to add language for trash screening and allow site sketch. **Mielke** moved **McGuirk** supported to approve the language and recommend publication to the Board of Trustees.

NEW BUSINESS

- 1.) SPR 1716: Mid Michigan Community College, 5850 E. Broadway Rd. Site Plan Review for Technical Center****Marty Rider** and **Stacie Tewari** presented the Site Plan Review to the board. **McGuirk** moved **Wagner** supported to approve SPR-1716: Mid Michigan Community College,

5850 E. Broadway Rd. Site Plan Review for Technical Center with conditions to comply with Fire Department and Drain Commission review. **Ayes: all. Motion carried.**

2.) SPR 1717: Site Plan Review for Airplane Hanger at Mt. Pleasant Airport, 1105 S Isabella Rd. for Pat Garmin.

Pat Jarmen and **Richard Beltinck** presented the Site Plan Review to the board. **McGuirk** moved **Wagner** supported to approve SPR 1717: Site Plan Review for Airplane Hanger at Mt. Pleasant Airport, 1105 S Isabella Rd. for Pat Garmin. With conditions comply with Fire Department review, waive sidewalk requirements, and comply with Road Commission review **Ayes: all. Motion carried.**

3.) SPA 1719: Marantha Baptist Church Site Plan Amendment

Contractor **Duke Manitou**, Pastor **Jerry Sill** presented the Site plan Amendment to the board. **Jankens** moved **Mielke** supported to approve SPA 1719: Marantha Baptist Church Site Plan review with conditions to provide screened dumpster enclosure per requirements, waive sidewalk requirement due to rural nature of surrounding properties, comply with Drain Commission and Fire Department review. **Ayes: all. Motion carried.**

4.) Draft RFP Sign Ordinance

Woody presented the draft RFP to the board. The board decided to take a week to look over the RFP and email **Woodruff** any comments.

OTHER BUSINESS

- 1.) **Mielke** informed the board that **Sheryl Hunter** had been appointed to the Sign Committee by the EDA Board.

Extended Public Comment

No comments were offered

Adjournment

The Chair adjourned the meeting at 8:35 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Peter Gallinat)

**SUBDIVISION / SITE CONDO CHECKLIST
CHARTER TOWNSHIP OF UNION**

Authority: Ordinance 1994-06, Subdivision of Land
Zoning Ordinance 1991-05

File # 1709, Subdivision Name Bamber Office Park Site Condominium

Engineering / Surveying Firm Central MT Surveying &, Phone # 989-775-0756
 Contact Name Timothy E Bebee Dev Co Inc
 Address 1985 Parkland Drive Suite B MT Pleasant, MT 48858
 Email tbebee@cms-d.com FAX 989 775 5012

Property owner / developer H+M Investment Properties, LLC, Phone # 989 773-4572
 Address P.O. Box 976 MT Pleasant MT 48858
 Email archconinc@gmail.com FAX _____

Zoning District D6, MINIMUMS: Lot Width 90, Lot Area 15,000
 Side Yard 20, Front Yard 30(F), Rear Yard 50

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)
Site Condo

Preliminary Review	\$ 200.00	Receipt #
Final Review	\$ 200.00	Receipt #

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

√	Section	Description	Comment
	201.003	Preliminary Plat	
✓	3.01	File Preliminary plan with Clerk	Submit to Zoning Administrator who will give plan to Clerk
✓	3.01.A	Scale < 200' / Inch	
✓	3.01.B	Show platted / Dedicated streets in area	
✓	3.01.C	North Arrow and Date, Revisions	
✓	3.01.D	Dimension Lots, Out lots and parks	
✓	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	
✓	3.01.F	Lot Numbers- Sequential, no gaps or duplicates	
✓	3.01.G	No Block numbers or letters	
✓	3.01.H	Road Plan (see also Private Road Ordinance)	
✓	3.01.I	Written statement of Intent for installation of Roads and Utilities	
✓	3.01.J	Show any future phases	

√	Section	Description	Comment
	201.302	Preliminary approval by Planning Commission and Board	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	201.303	Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk	Note: Submission to clerk made through the township Zoning Administrator
	3.03.A	Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate.	Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission.
	3.03.B&C	Financial assurance for Water and Sewer	Cash Deposit, Letter of Credit, Bond or other such assurance
	3.03.D	Plat Restrictions, if any.	Note: Township does not enforce these
	201.004	Final Plat Approval	
	4.01.A	Final Platt has been submitted	
	4.01.B	Engineer has checked and approved plans	
	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	4.03	Action by Township Board	
	4.03.A	Disapproval	
		a. Note all reasons to Planning Commission and Developer in writing	
		b. Resubmit\with changes addressing disapprovals to Planning Commission.	
	4.03.B	Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk	

The following applies only to Site Condominiums
See Union Township Zoning Ordinance 1991-05

√	Section #	Description	Comments
	8.33.A.1	Site plan per Sect 66 of Condo Act	
	8.33.A.3	Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)	
	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of recorded master deed to Twp Clerk, review for:	
		• Township not responsible for maintenance	
		• Snow removal provided for	
		• Access and turn around for Emergency vehicles	
		• Storm water maintenance	
		• Drain easements & Maintenance	
		• Lawn maintenance	
		• General maintenance of common areas	
	8.33.E	Provide township clerk with (2) "as-build's drawings	
		Township Engineer to review for compliance prior to issuance of any Building Permit	
	12.1.F	Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.	Only items not addressed above are included here in
	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
		• Drives	
		• Signs, location and elevation plan	
		• Exterior Lighting	
		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	
	12.2.H	If Dumpsters provided, screened	
	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	
	12.2.M	Location height and type of fences and walls	
	12.2..M	Location and description of landscaping	

**UNION TOWNSHIP PUBLIC HEARING NOTICE
BAMBER OFFICE PARK SITE CONDOMINIUM**

NOTICE is hereby given that a Public Hearing will be held on Tuesday, September 17, 2013, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Site Condominium, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by H&M Properties, a Preliminary Approval for a Site Condominium.

Legal Description of property: 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 SOUTHEAST 1/4 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.

This property is located at the North West corner of Pickard and Bamber Roads.

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

William Woodruff,
Zoning Administrator

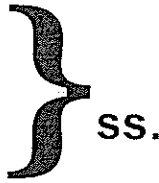
Affidavit of Publication

STATE OF MICHIGAN

County of Isabella

County of Gratiot

County of Clare



Rick Mills

being duly sworn, deposes and says that he is Online Editor of the MORNING SUN, a public newspaper printed and published by Morning Star Publishing Company, in the Cities of Mt. Pleasant (Isabella County), Clare (Clare County) and Alma (Gratiot County) in said counties and circulated in said cities and counties, that the annexed printed notice was duly printed and published in said newspaper at least 1 in each week for 1 successive week(s), and that the first publication of said notice in said newspapers was on the 1st day of September, 2013 and that last publication of said notice in said newspapers was on the 1st day of September, 2013.

Rick Mills

Subscribed and sworn to before me the 3 day of September 2013.

Joyce Baker

Notary Public

Joyce Baker
Notary Public of Michigan
Isabella County
Expires 6/15/2019

My commission expires _____

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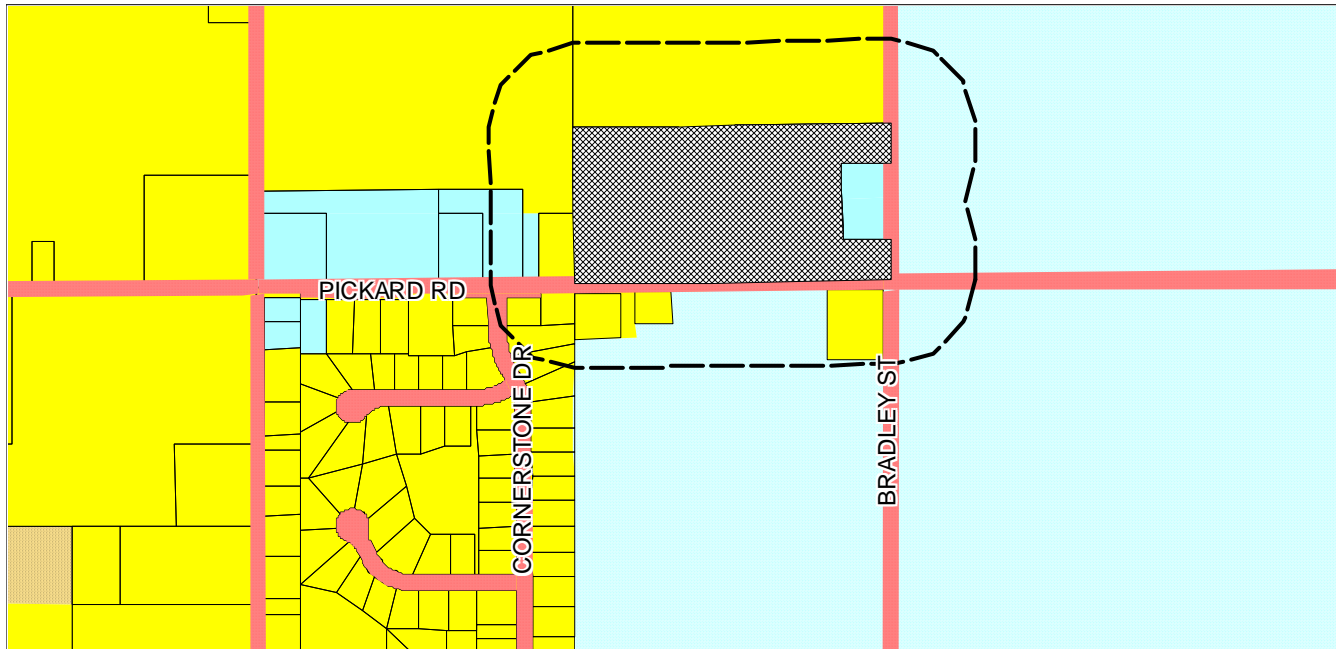
PID	PropertyAddress	Owner	ZoningCode	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-009-30-011-01	1990 S BAMBER RD	MCCRACKEN WILLIAM J & LOUISE MARY	OS	1990 S BAMBER RD	MOUNT PLEASANT	MI	48858
14-009-30-009-02	1691 S LINCOLN RD	MCDONALD GARY J	R2A	1691 S LINCOLN RD	MOUNT PLEASANT	MI	48858
14-009-30-007-00	2261 E PICKARD RD	MCDONALD ROBERT E & GAIL A	OS	930 S WHITEVILLE RD	MOUNT PLEASANT	MI	48858
14-016-10-003-00	2210 E PICKARD RD	BAILEY ROBERT E & KATHLEEN R	R2A	2210 E PICKARD RD	MOUNT PLEASANT	MI	48858
14-042-00-001-00	2218 E PICKARD RD	STRAIGHT JOHN & MARY	R2A	2218 E PICKARD RD	MOUNT PLEASANT	MI	48804-0217
14-042-00-003-00	2278 E PICKARD RD	RODGERS TONYA L & SUGGATE SHARON L	R2A	1308 E GAYLORD ST #18	MOUNT PLEASANT	MI	48858
14-054-00-001-00	2021 CORNERSTONE DR	BIRCHMEIER GREGORY & KRISTIE	R2A	2021 CORNERSTONE DR	MOUNT PLEASANT	MI	48858
14-054-00-002-00	2041 CORNERSTONE DR	ZAMARRON DAVID & CAROLYN	R2A	2041 CORNERSTONE DR	MOUNT PLEASANT	MI	48858
14-054-00-003-00	2069 CORNERSTONE DR	ALANIZ JUDY	R2A	2069 CORNERSTONE DR	MOUNT PLEASANT	MI	48858
14-054-00-004-00	2087 CORNERSTONE DR	FOX DAVID K & CONSTANZA I	R2A	2087 CORNERSTONE DR	MOUNT PLEASANT	MI	48858
14-009-30-008-04	2185 E PICKARD RD	MING & JING PROPERTIES LLC	OS	2185 E PICKARD RD	MOUNT PLEASANT	MI	48858
14-009-30-010-02	1970 ASHLAND DR	PLEASANT EQUITIES LLC	OS	1970 ASHLAND DR	MOUNT PLEASANT	MI	48858
14-009-30-010-04	1985 ASHLAND DR	DDD INVESTMENTS LLC	OS	1985 ASHLAND DR SUITE A	MOUNT PLEASANT	MI	48858
14-042-00-010-00	2490 E PICKARD RD	FEDERAL NATIONAL MORTG ASSOC	R2A	5151 CORPORATE DR	TROY	MI	48098
14-009-30-010-05	2305 HAWTHORN	CENTRAL DEVELOPMENT GROUP LLC	OS	5000 E AIRPORT RD	MT PLEASANT	MI	48858-0000
14-009-30-010-06	2325 HAWTHORN	CURRAGHVIEW INVESTMENTS, LLC	OS	2325 HAWTHORN	MOUNT PLEASANT	MI	48858
14-009-30-010-07	HAWTHORN	CENTRAL DEVELOPMENT GROUP LLC	OS	PO BOX 976	MOUNT PLEASANT	MI	48804-0976
14-009-30-010-09	1919 PARKLAND	PARKLAND DHS, LLC	OS	PO BOX 976	MOUNT PLEASANT	MI	48804-0976
14-009-30-010-08	1919 PARKLAND	CENTRAL DEVELOPMENT GROUP LLC	MULTIPL	5000 E AIRPORT RD	MT PLEASANT	MI	48858-0000
14-009-30-004-02	1985 PARKLAND	CENTRAL DEVELOPMENT	OS	PO BOX 976	MOUNT PLEASANT	MI	48804-0976

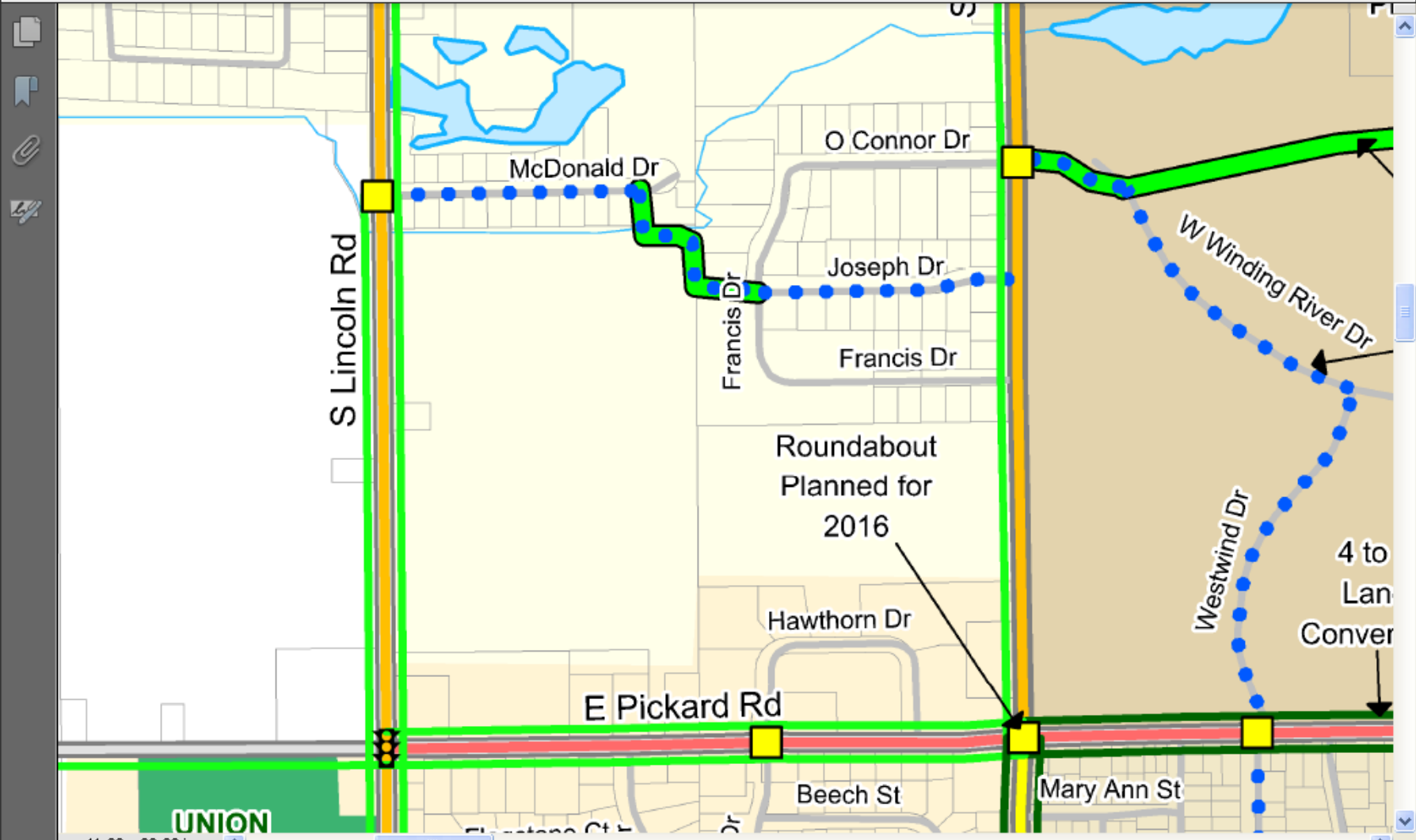
I certify the above property owners were mailed a Notice of Public Hearing, Bamber Woods Office Park Site Condominium, on 8/27/2013

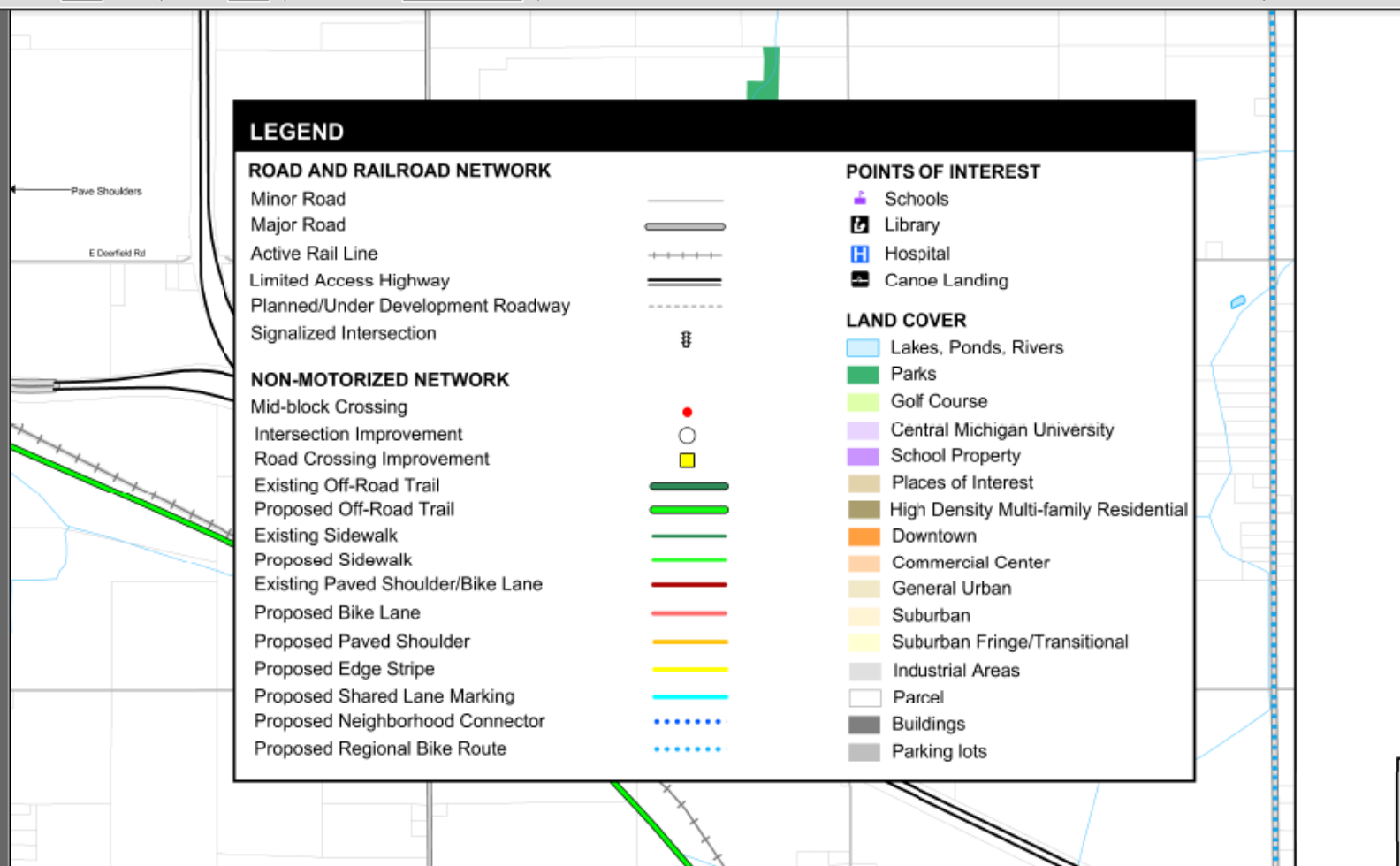
TaxID	Street_Address
17-000-01501-00	914 ASHLAND Street
17-000-01512-00	1870 BEECH Street
17-000-01513-00	1860 BEECH Street
17-000-01514-00	1850 BEECH Street
17-000-01515-00	1840 BEECH Street
17-000-01504-00	1861 W Pickard Street
17-000-01505-00	1851 W Pickard Street
17-000-01506-00	1841 W Pickard Street
17-000-01507-00	1831 W Pickard Street
17-000-01508-00	1821 W Pickard Street
17-000-01509-00	1811 W Pickard Street
17-000-01516-00	1830 BEECH Street
17-000-01517-00	1820 BEECH Street
17-000-01518-00	1810 BEECH Street
17-000-01528-00	841 BEECH Street
17-000-01519-00	907 N BRADLEY Street
17-000-17801-00	1014 N BRADLEY Street
17-000-17802-00	1707 W Pickard Street
17-000-17805-00	1703 W Pickard Street
17-000-17815-00	1704 MARY ANN Street
17-000-17816-00	1708 MARY ANN Street
17-000-17817-00	1712 MARY ANN Street
17-000-17819-00	1006 N BRADLEY Street
17-000-15001-00	1400 W Pickard Street
17-000-17803-00	1711 W Pickard Street

«PID»
«Owner»
«OwnerAddr01»
«OwnerCity», «OwnerState» «OwnerZip»

PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)







LEGEND

ROAD AND RAILROAD NETWORK	
Minor Road	
Major Road	
Active Rail Line	
Limited Access Highway	
Planned/Under Development Roadway	
Signalized Intersection	
NON-MOTORIZED NETWORK	
Mid-block Crossing	
Intersection Improvement	
Road Crossing Improvement	
Existing Off-Road Trail	
Proposed Off-Road Trail	
Existing Sidewalk	
Proposed Sidewalk	
Existing Paved Shoulder/Bike Lane	
Proposed Bike Lane	
Proposed Paved Shoulder	
Proposed Edge Stripe	
Proposed Shared Lane Marking	
Proposed Neighborhood Connector	
Proposed Regional Bike Route	
POINTS OF INTEREST	
Schools	
Library	
Hospital	
Canoe Landing	
LAND COVER	
Lakes, Ponds, Rivers	
Parks	
Golf Course	
Central Michigan University	
School Property	
Places of Interest	
High Density Multi-family Residential	
Downtown	
Commercial Center	
General Urban	
Suburban	
Suburban Fringe/Transitional	
Industrial Areas	
Parcel	
Buildings	
Parking lots	



This map displays routes are on or off road trails south and to



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 16.

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		
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 2 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

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 N01°-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 N01°-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 N01°-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			
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

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

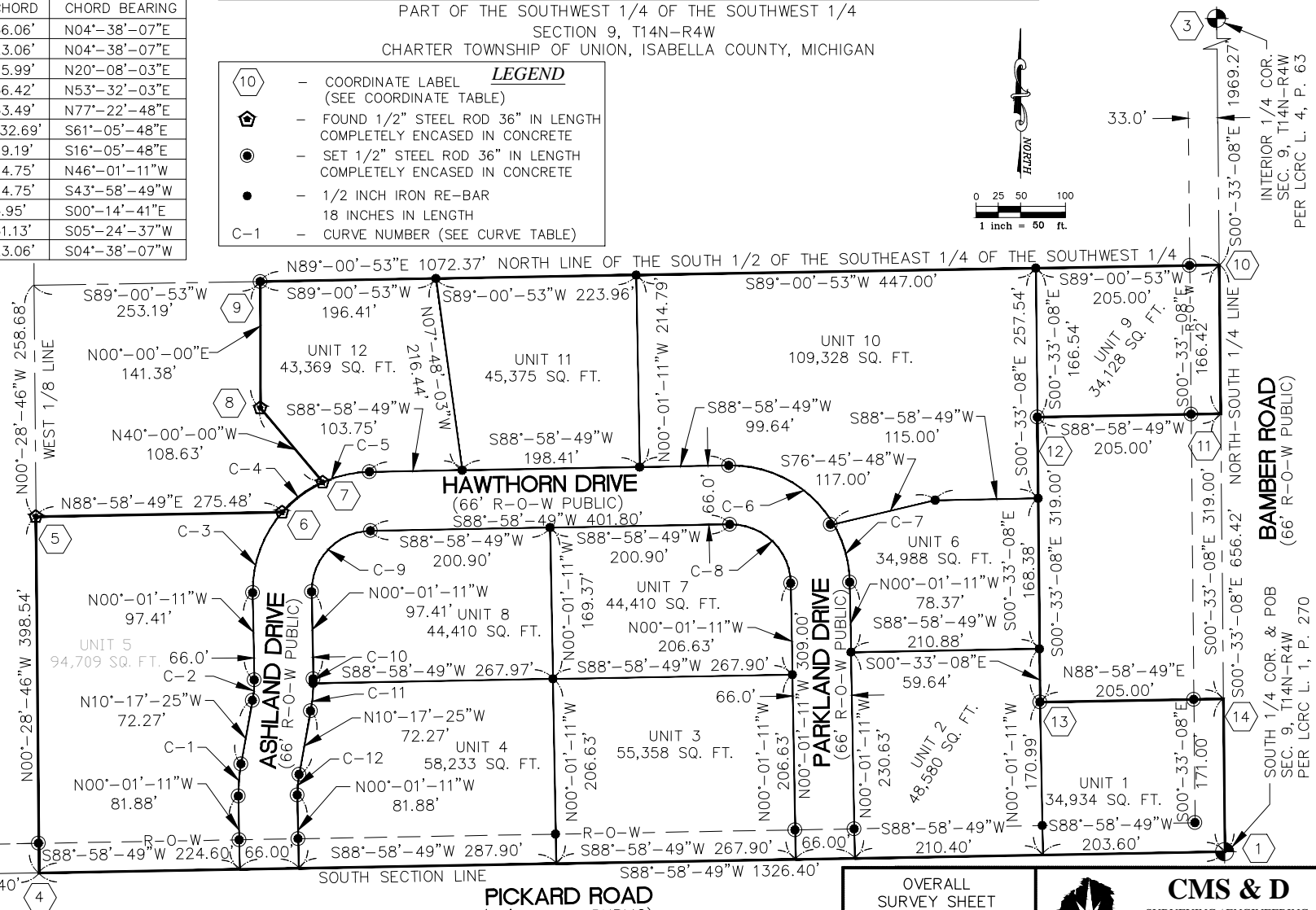
BAMBER OFFICE PARK SITE CONDOMINIUM

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

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

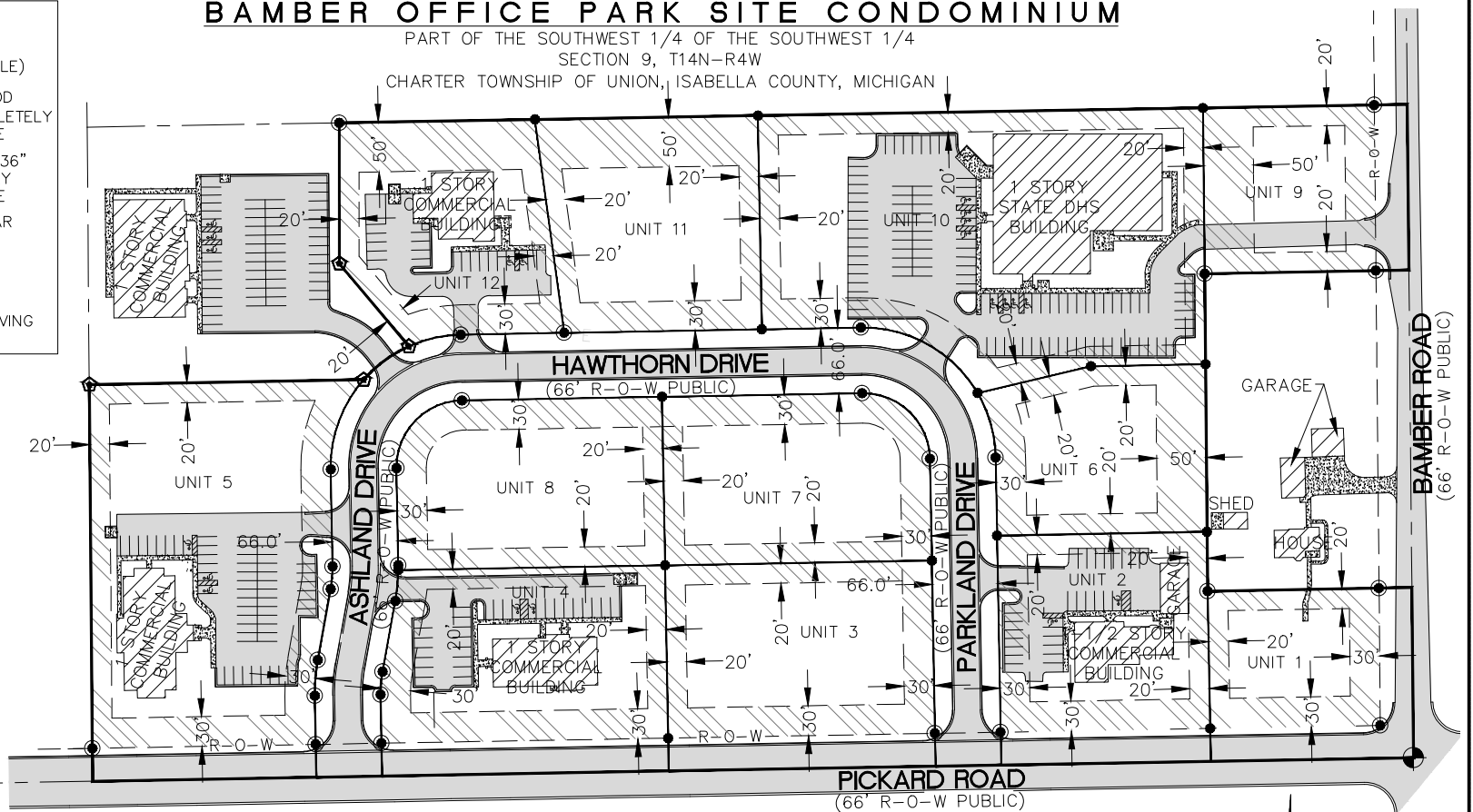
OVERALL SURVEY SHEET			CMS & D	
BAMBER OFFICE PARK SITE CONDOMINIUM			SURVEYING / ENGINEERING	
8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com				
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0901-001	SHEET NUMBER: 6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

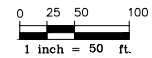


SURVEYOR'S CERTIFICATE

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

DATE _____



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

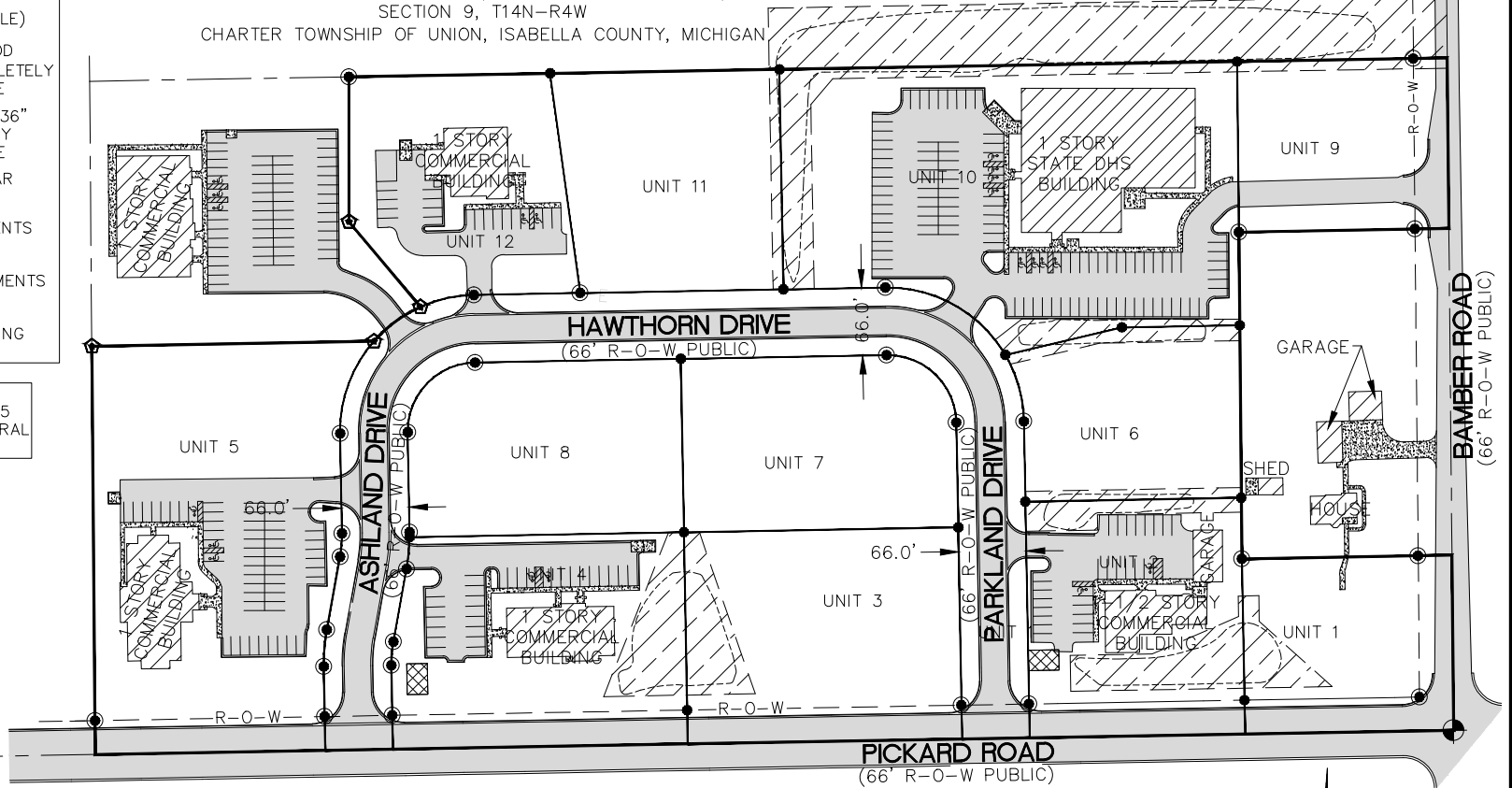
LEGEND

-  - 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

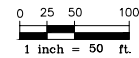
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 9, T14N-R4W
CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN




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



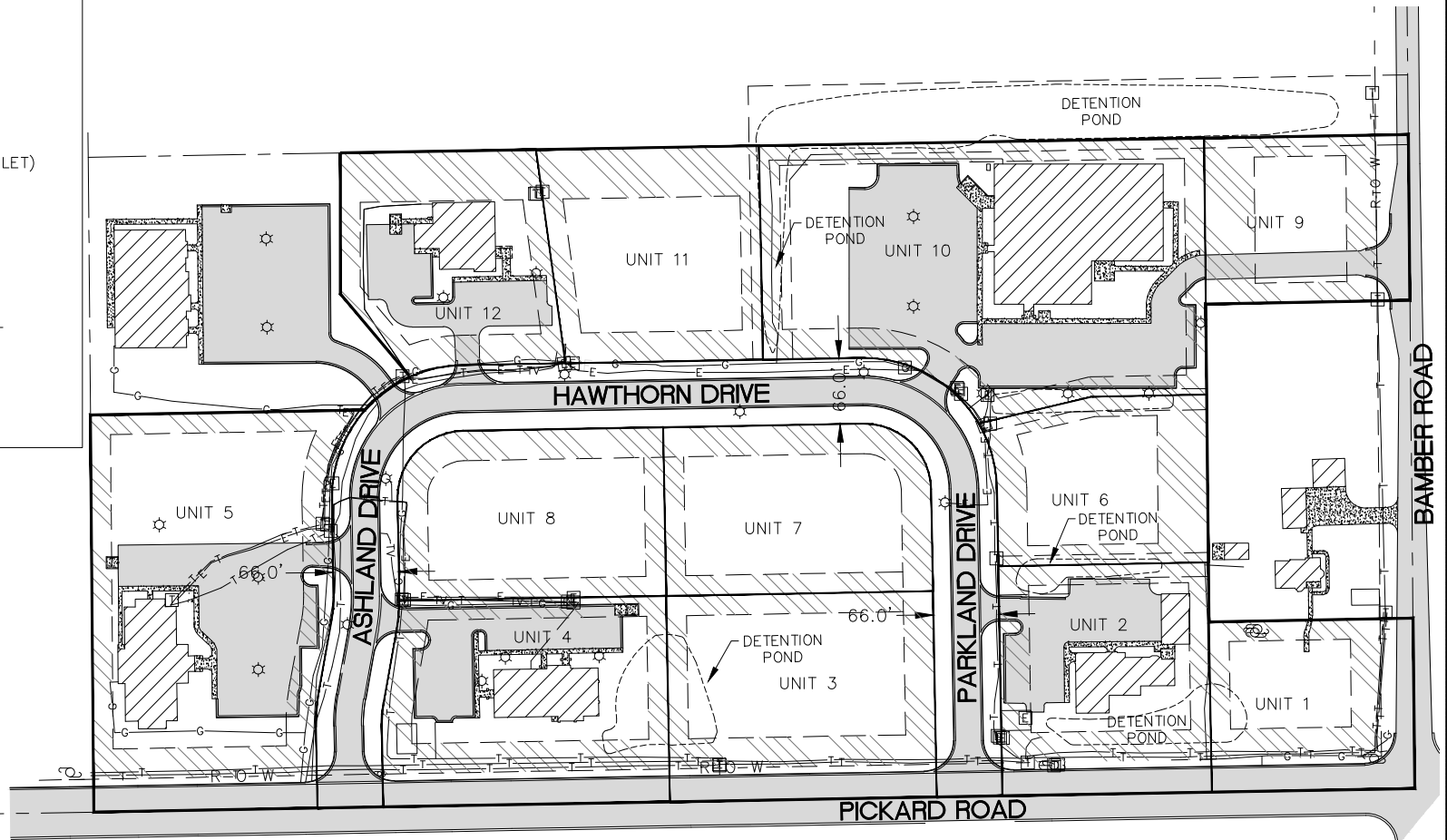
SITE PLAN SHEET			CMS & D		
BAMBER OFFICE PARK SITE CONDOMINIUM			SURVEYING / ENGINEERING		
8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cma-d.com	SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER: 8 of 16

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.

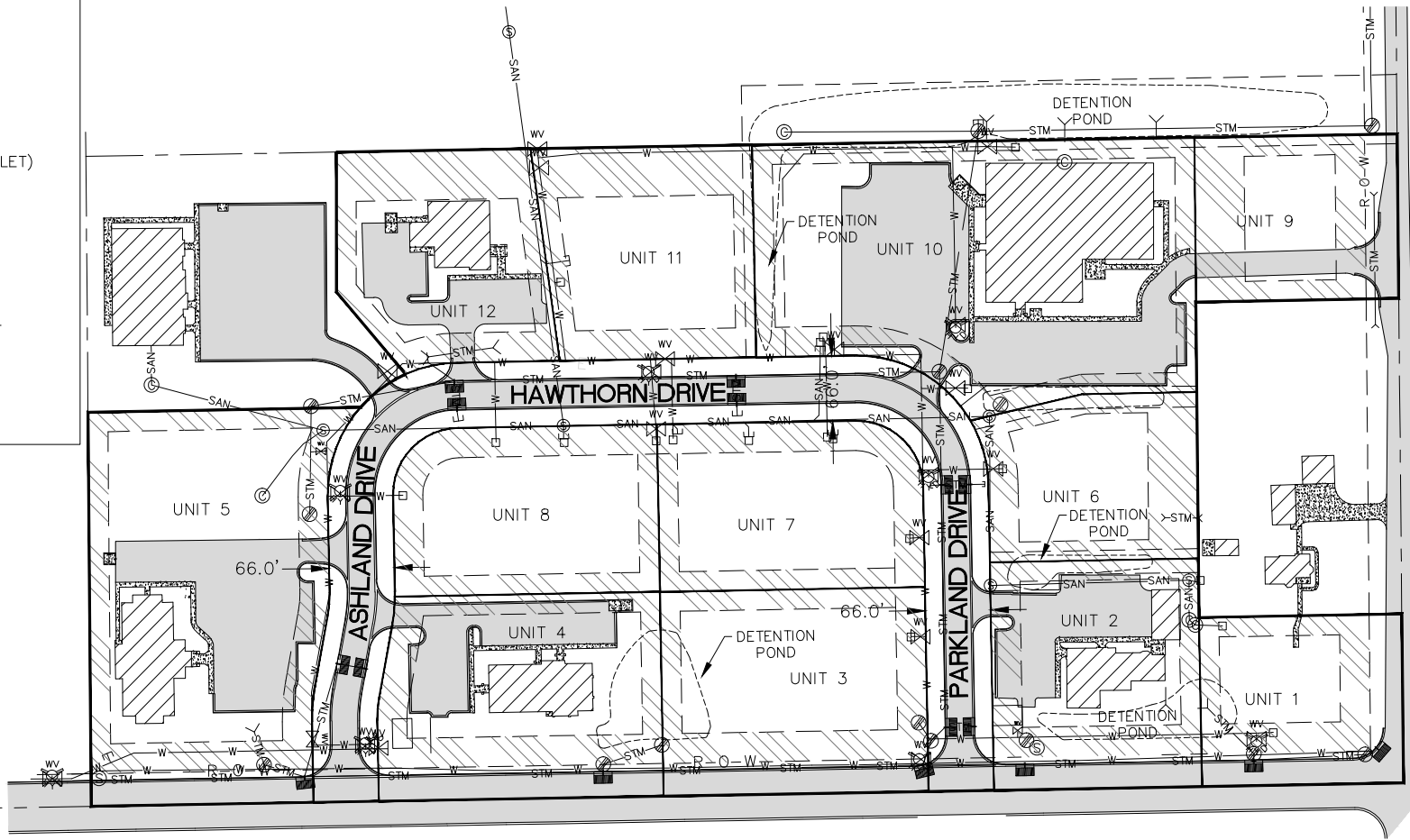
UTILITY SHEET 1 GAS, ELECTRIC & TELEPHONE			CMS & D SURVEYING / ENGINEERING	
BAMBER OFFICE PARK SITE CONDOMINIUM			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0901-001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

S89°-02'-57"W 942.93'

SOUTH 1/8 LINE

S00°-33'-10"E
177.56'
20' SANITARY
SEWER EASEMENT

S07°-48'-03"E
765.74'

N00°-59'-07"E 35.00'
P.O.B. WATER MAIN
EASEMENT (EASEMENT ?)
AND REFERENCE POINT A

20' WATERMAIN
EASEMENT

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

R-O-W

N07°-48'-03"W
216.44'
UNIT 12

UNIT 11

UNIT 10

UNIT 9

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

N43°-58'-49"E
110.01'
20' SANITARY
SEWER EASEMENT
PER LIBER 1328, P. 0009

N88°-58'-49"E
89.53'
REFERENCE
POINT D

20' WATERMAIN
EASEMENT

S23°-49'-07"E 62.00'

165.01'
N88°-58'-49"E

N88°-58'-49"E 269.48'

S01°-01'-11"E 33.00'

N88°-58'-49"E 45.00'

S01°-01'-11"E 85.00'

REFERENCE
POINT C
66' PUBLIC R-O-W PER LIBER 1292, PAGES 0135-0136

HAWTHORN DRIVE

REFERENCE
POINT E

N01°-01'-11"W
55.21'
REFERENCE
POINT B

N01°-01'-11"W
97.41'

UNIT 5

20' WATERMAIN
EASEMENT

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

N67°-30'-00"E
46.60'

SOUTHWEST COR.
SEC. 9, T14N-R4W

R-O-W

S88°-58'-49"W 1326.40'

P.O.B. WATERMAIN
EASEMENT (EASEMENT 11)

N01°-01'-11"W
63.04'

N88°-58'-49"E
180.90'

REFERENCE
POINT A
N00°-28'-46"W
35.94'

ASHLAND DRIVE
66' PUBLIC R-O-W PER LIBER
1292, PAGES 0135-0136

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

20' SANITARY SEWER
EASEMENT

S02°-41'-52"E
69.21'

UNIT 4

N88°-58'-49"E
86.00'

S05°-36'-32"E
175.91'

SOUTH SECTION LINE

20' WATERMAIN
EASEMENT

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

33'

S88°-58'-49"W 1326.40'

PARKLAND DRIVE
66' PUBLIC R-O-W PER
LIBER 1292, PAGES 0135-0136

S01°-01'-11"E
86.00'

20' SANITARY
SEWER EASEMENT
PER LIBER 1328, P. 0009

UNIT 7

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

20' WATERMAIN
EASEMENT

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

UNIT 3

20' WATERMAIN
EASEMENT

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

S01°-01'-11"E 271.00'

N88°-58'-49"E
91.00'

UNIT 6

S01°-01'-11"E
169.37'

10' PRIVATE/PUBLIC
SIDEWALK EASEMENT

20' SANITARY
SEWER EASEMENT
PER LIBER 1328,
P. 0009

UNIT 2

N88°-58'-49"E 331.43'

R-O-W

S00°-33'-08"E
25.00'

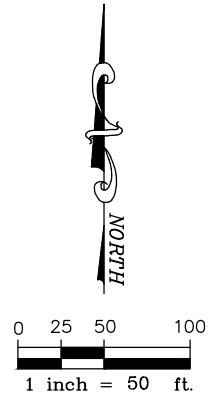
20' WATERMAIN
EASEMENT

NORTH-SOUTH 1/4 LINE
N00°-33'-08"W 1312.85'

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

33'

SOUTH 1/4 COR.
SEC. 9, T14N-R4W



EASEMENT SHEET

**BAMBER OFFICE PARK
SITE CONDOMINIUM**

SUBMITTAL:
7-30-13

DRAWN BY:
WRE



SCALE:
NTS

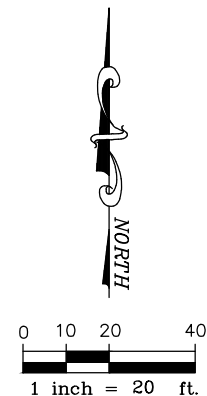
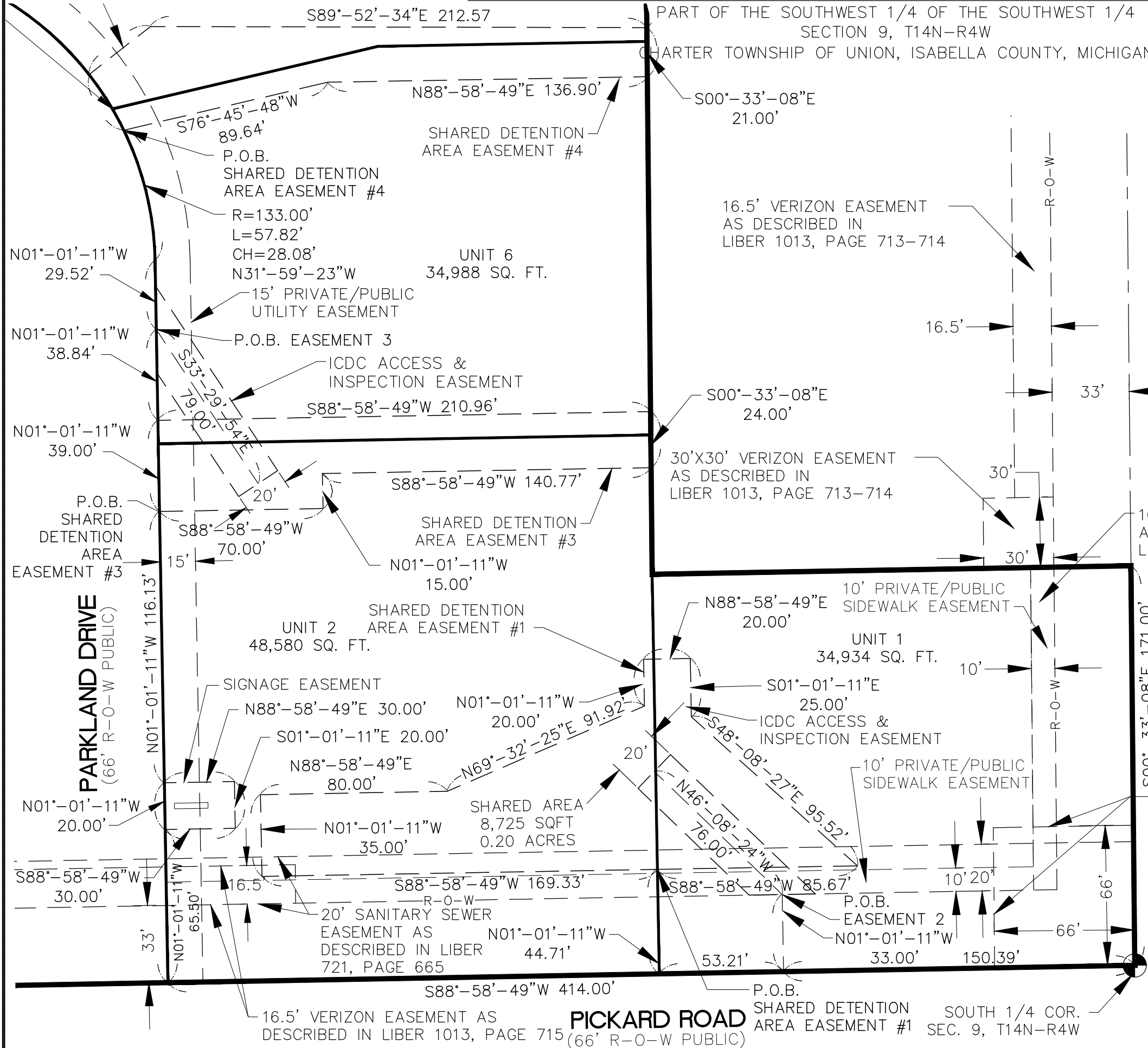
CMS & D
SURVEYING / ENGINEERING
8114 EAST PICKARD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

JOB NUMBER:
0901-001


SHEET NUMBER:
11 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



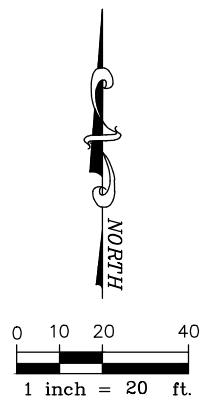
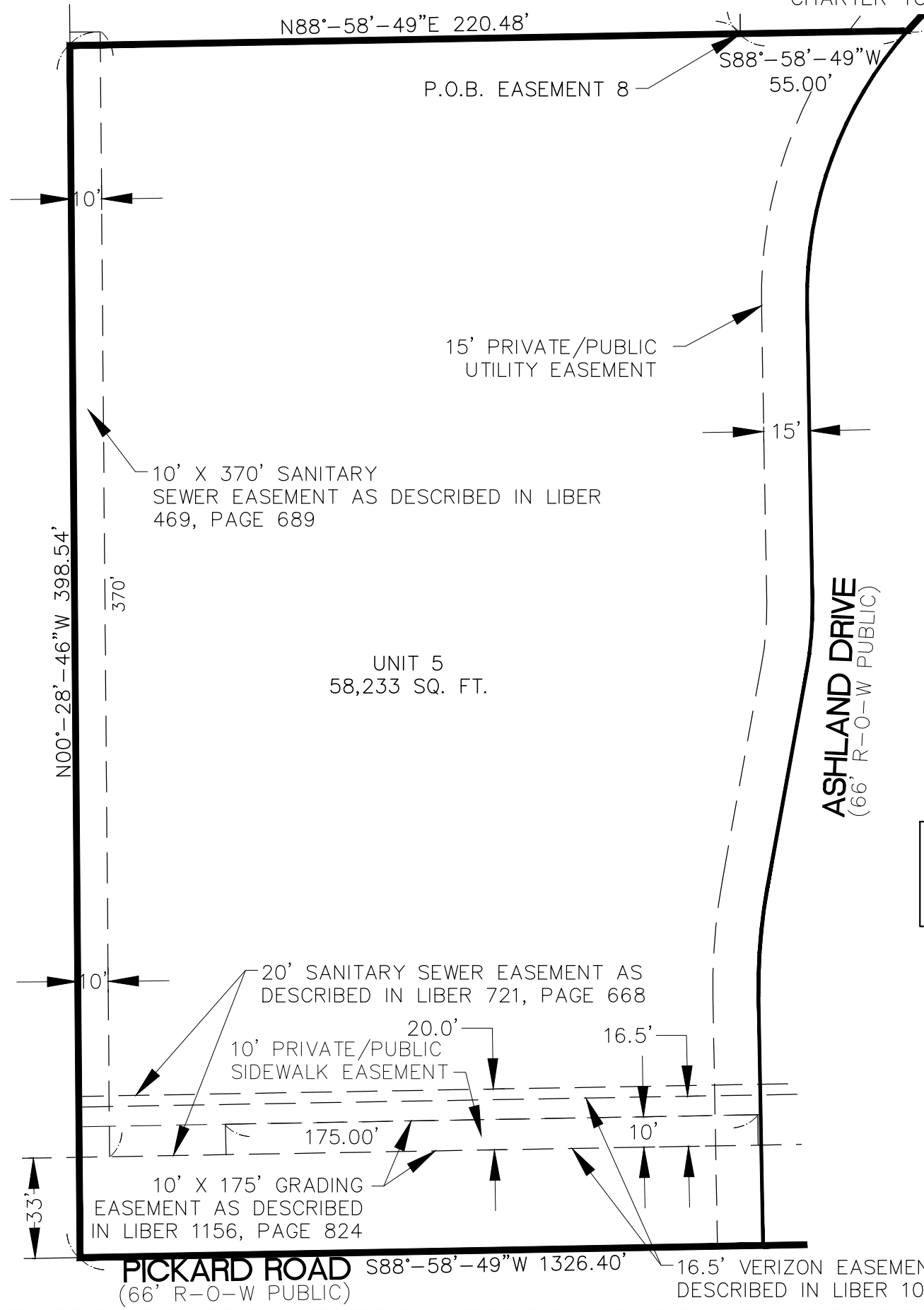
NOTE:
ACCESS FOR UNITS 1 AND 2 SHALL NOT BE ALLOWED FROM PICKARD ROAD ACCESS WILL ONLY BE ALLOWED FROM PARKLAND DRIVE FOR UNIT 2 AND FROM BAMBER ROAD FOR UNIT 1. ADDITIONALLY THE ACCESS POINT FOR UNIT 1 WILL BE IN THE NORTHEAST CORNER OF UNIT 1 AS FAR FROM THE INTERSECTION OF BAMBER ROAD AND PICKARD ROAD AS POSSIBLE.

EASEMENT DETAIL SHEET 1 UNITS 1, 2, 9 & 10		 <p>CMS & D SURVEYING / ENGINEERING</p> <p>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: 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

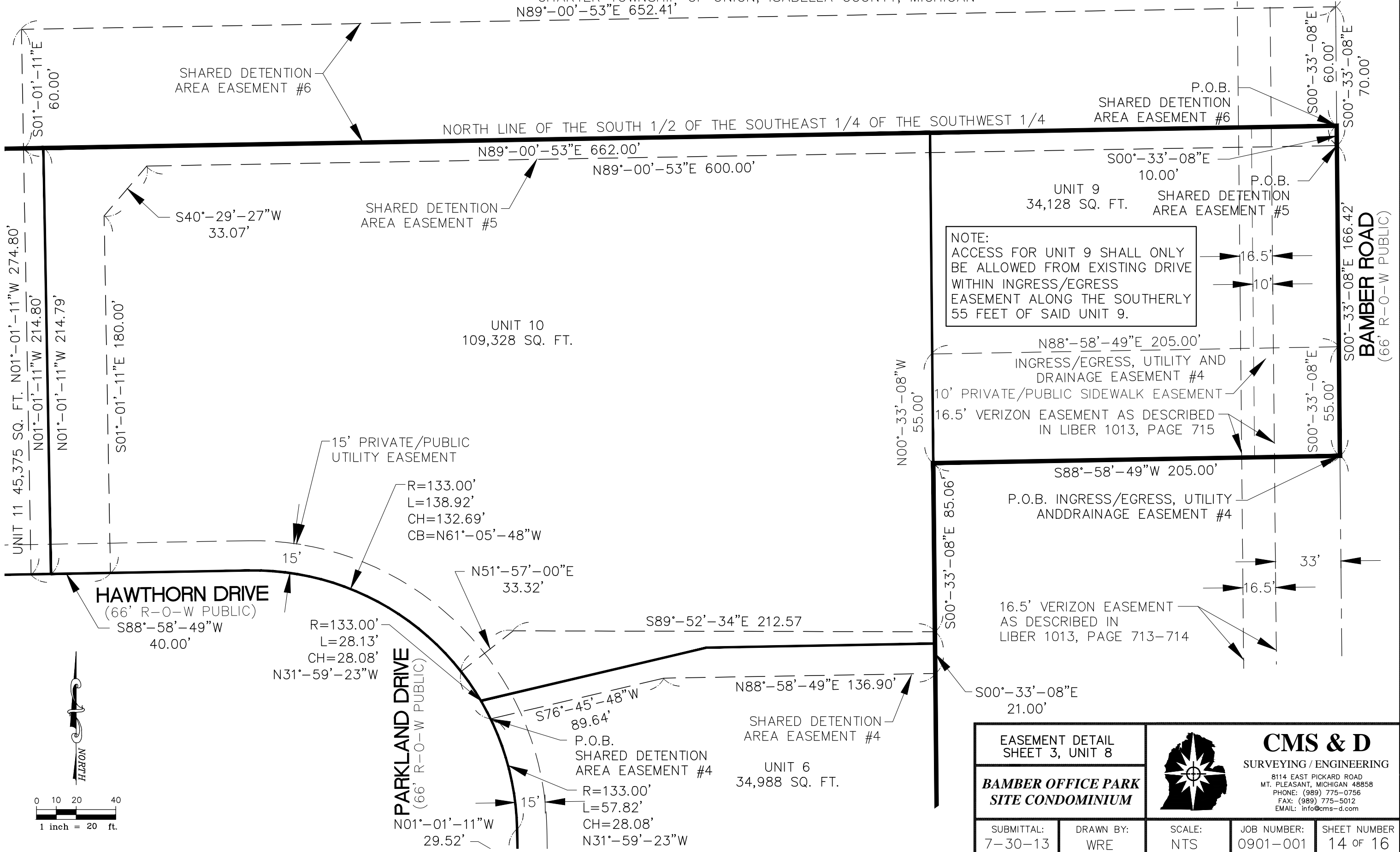


NOTE:
ACCESS FOR UNIT 6 SHALL NOT BE ALLOWED
FROM PICKARD ROAD ACCESS WILL ONLY BE
ALLOWED FROM ASHLAND DRIVE.

EASEMENT DETAIL SHEET 2 UNITS 4 & 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: 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'



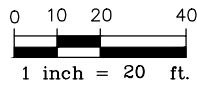
NOTE:
ACCESS FOR UNIT 9 SHALL ONLY
BE ALLOWED FROM EXISTING DRIVE
WITHIN INGRESS/EGRESS
EASEMENT ALONG THE SOUTHERLY
55 FEET OF SAID UNIT 9.

EASEMENT DETAIL
SHEET 3, UNIT 8
**BAMBER OFFICE PARK
SITE CONDOMINIUM**



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

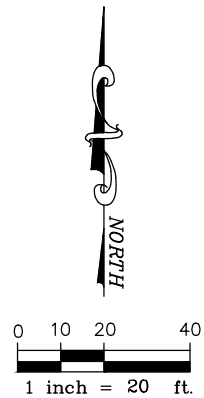
SUBMITTAL: 7-30-13	DRAWN BY: WRE	SCALE: NTS	JOB NUMBER: 0901-001	SHEET NUMBER: 14 OF 16
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BAMBER OFFICE PARK SITE CONDOMINIUM

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

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 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

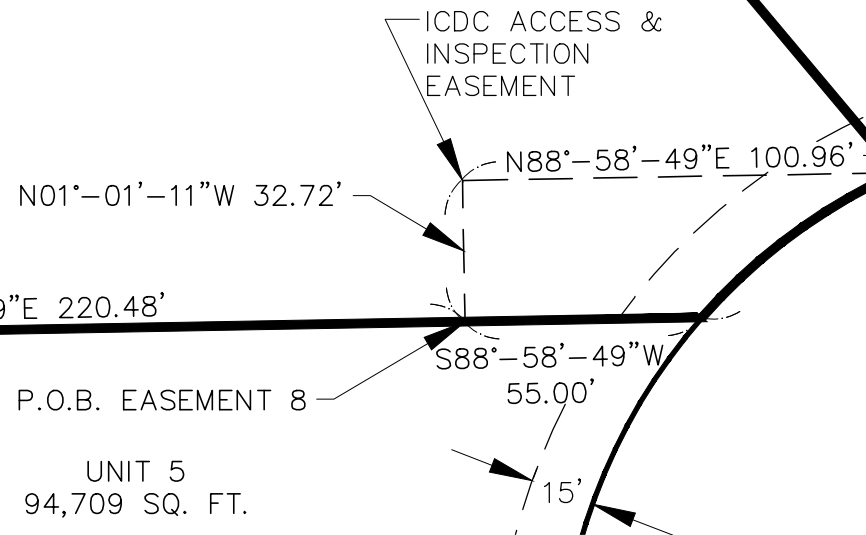
UNIT 12
43,369 SQ. FT.

UNIT 11
45,375 SQ. FT.

UNIT 10
109,328 SQ. FT.

15' PRIVATE/PUBLIC
UTILITY EASEMENT

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



UNIT 5
94,709 SQ. FT.

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

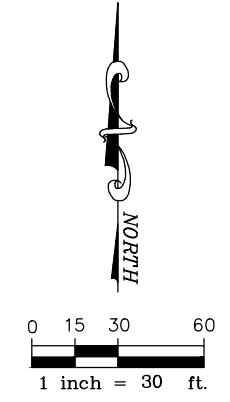
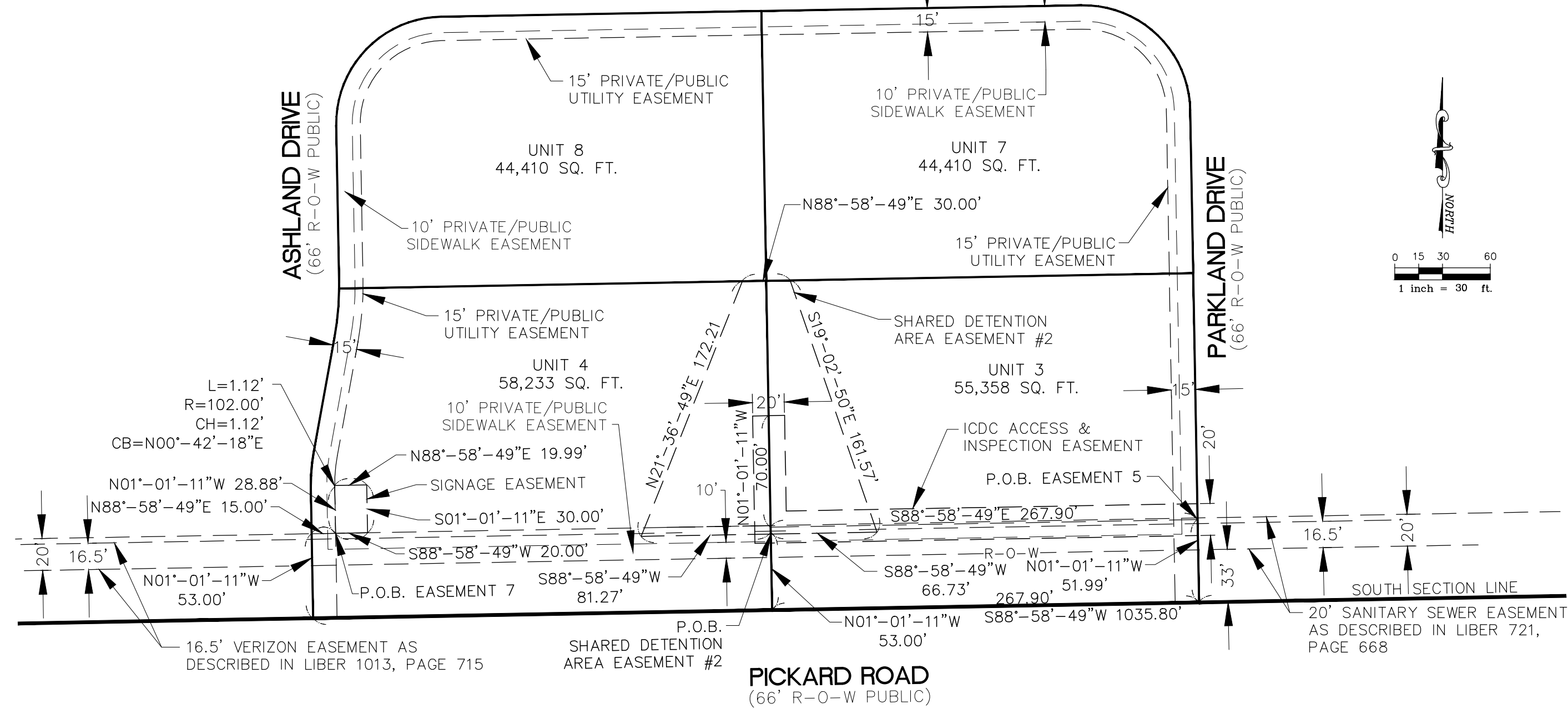
BAMBER OFFICE PARK SITE CONDOMINIUM

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

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

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

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



NOTE:
ACCESS FOR UNITS 3 AND 4 SHALL NOT
BE ALLOWED FROM PICKARD ROAD ACCESS
WILL ONLY BE ALLOWED FROM PARKLAND
DRIVE FOR UNIT 3 AND FROM ASHLAND
DRIVE FOR UNIT 4

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