

Livingston County Michigan
Brandon Derby
Register of Deeds

This receipt acknowledges that

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The document was received on:

Jan 3 2022 3:06PM

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this Transaction Id

6359005

CHECK: 0653 35.00 COOPER & RIESTERER

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES are same as paid for five years previous to the date of this instrument or appear on the records in this office except as stated.

1-3-2022 Jennifer M. Nash, Treasurer

2021 Taxes not examined Certificate # 28604

2022R-000269
RECORDED ON
01/03/2022 03:06:21 PM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 15

13
CDE ✓

FIRST AMENDMENT TO MASTER DEED
OF
THE LINKS OF MARION OAKS CONDOMINIUM PROJECT

THIS FIRST AMENDMENT TO MASTER DEED OF THE LINKS OF MARION OAKS ("Amendment") is made and executed on this 28th day of December, 2021, by The Links of Marion Oaks, LLC ("Developer"), a Michigan limited liability company, whose address is 1295 Maxfield Drive, Brighton, Michigan 48114.

Recitals

A. The Links of Marion Oaks, Livingston County Condominium Subdivision Plan No. 446 ("Project"), was established as an attached condominium project under the provisions of Act 59 of the Michigan Public Acts of 1978, as amended ("Act"), by the recording of the Master Deed for the Project, on the 23rd day of August, 2021 in the Livingston County Register of Deeds, associated with Instrument No. 2021R-035060 ("Master Deed");

B. The Project was initially intended to be a 192 unit Project, however the initial Master Deed set forth only 73 of the units. The Property at issue is described on Exhibit A attached hereto.

C. The Developer reserved the right to expand the Project in Article XV of the Master Deed, and at this time, the Developer is prepared to move forward with the expansion as provided in that Article to 192 units.

Amendment

The Developer does hereby amend the Master Deed as follows:

1. **Expansion of Units.** The Project is hereby expanded to 192 Units pursuant to the amendment herein, and specifically as set forth in the amended Exhibit B drawings. All references in the Master Deed to number of Units in the Project shall be amended to be 192 Units.

2. **Removal of Article XV.** The Developer has utilized the rights granted in Article XV of the Master Deed and no further rights of expansion exist. Therefore, Article XV of the Master Deed shall be deemed void and of no further effect.

3. **Amendment of Legal Description.** Article II, Legal Description, of the Master Deed is hereby replaced in its entirety by the legal description attached hereto as Exhibit A.

29 DEC 21 PM 3:53
RCVD



4. **Amendment of Exhibit B.** Exhibit B to the Master Deed is hereby replaced in its entirety by the condominium plan drawings labeled Exhibit B attached hereto.

5. **Continuing Effect.** Except as amended and modified by this Amendment, all terms and conditions of the Master Deed shall remain in full force and effect.

The Developer has duly executed this First Amendment to Master Deed of The Links of Marion Oaks as of the day and year first written above.


THE LINKS OF MARION OAKS LLC

By: Marion Oaks Development, LLC,
its sole member


By: Jack Lansing, II
Its: Manager

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this 28th day of December, 2021, by Jack Lansing, II, Manager of Marion Oaks Development, LLC, the sole Member of The Links of Marion Oaks, LLC, a Michigan limited liability company, on behalf of said company.

 Jennifer Ruff
_____, Notary Public
State of Michigan, County of Livingston
My Commission Expires: 5/26/2027 VR
Acting in the County of Livingston

DRAFTED BY AND WHEN RECORDED RETURN TO:

✓ Catherine A. Riesterer
COOPER & RIESTERER, PLC
7900 Grand River Road
Brighton, MI 48114
(810) 227-3103

Exhibit A
Replacement of Article II of Master Deed

ARTICLE II
Legal Description

The land that comprises the Condominium Premises established by this Master Deed is located in Marion Township, Livingston County, Michigan, and is described as follows:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2N-R4E, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, T2N-R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12; THENCE ALONG THE CENTERLINE OF PINCKNEY ROAD (66 FOOT WIDE RIGHT OF WAY) AND THE WEST LINE OF SECTION 12, S 02°26'19" E, 1021.35 FEET; THENCE N 87°33'41" E, 196.06 FEET; THENCE N 86°36'52" E, 18.30 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING N 86°36'52" E, 621.99 FEET; THENCE EASTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 659.54 FEET, A RADIUS OF 1467.00 FEET, A CENTRAL ANGLE OF 25°45'34", AND A LONG CHORD WHICH BEARS S 80°30'21" E, 654.00 FEET; THENCE SOUTHEASTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 183.51 FEET, A RADIUS OF 106.50 FEET, A CENTRAL ANGLE OF 98°43'42", AND A LONG CHORD WHICH BEARS S 43°04'28" E, 161.64 FEET; THENCE S 02°26'19" E, 62.45 FEET; THENCE S 37°34'05" W, 80.67 FEET; THENCE S 54°13'54" E, 311.88 FEET; THENCE S 29°21'39" E, 304.66 FEET; THENCE S 63°34'46" E, 90.47 FEET; THENCE S 87°58'51" E, 339.80 FEET; THENCE S 47°44'25" E, 186.33 FEET; THENCE S 15°45'10" E, 112.74 FEET; THENCE S 03°01'27" E, 158.42 FEET; THENCE EASTERLY ALONG AN ARC RIGHT, HAVING A LENGTH OF 71.52 FEET, A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 14°54'05", AND A LONG CHORD WHICH BEARS S 72°42'09" E, 71.32 FEET; THENCE S 26°35'25" W, 104.19 FEET; THENCE SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 28.46 FEET, A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 08°54'43", AND A LONG CHORD WHICH BEARS S 22°08'03" W, 28.44 FEET; THENCE S 86°58'33" W, 584.13 FEET; THENCE N 86°19'47" W, 372.48 FEET; THENCE S 78°09'32" W, 423.09 FEET; THENCE N 76°51'08" W, 223.80 FEET; THENCE N 41°59'55" W, 236.51 FEET; THENCE N 10°40'26" W, 195.57 FEET; THENCE N 02°26'19" W, 234.41 FEET; THENCE S 86°58'33" W, 507.99 FEET; THENCE N 02°26'19" W, 388.21 FEET; THENCE N 03°22'00" W, 428.73 FEET, TO THE POINT OF BEGINNING, CONTAINING 49.95 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Tax ID#4710-12-300-009

Together with and subject to easements, restrictions, and governmental limitations of record, and the rights of the public or any governmental unit in any part of the subject property taken or used for road, street, or highway purpose. The obligations of the Developer under the foregoing instruments are or shall be assigned to, and thereafter performed by, the Links Association or the Project Association on behalf of the Co-Owners. Also subject to the easements and reservations established and reserved in Article VI and X below. This Master Deed is further subject to a certain Consent Judgment dated May 31, 2007, and recorded in the Livingston County Register of Deeds, Document No. 2007R-019945; and a Declaration of Restrictive Covenants dated 10/8/2018 and recorded at the Livingston County Register of Deeds, Document No. 2018R-027163.

THE LINKS OF MARION OAKS

THE LINKS OF MARION OAKS, L.L.C.
1295 MAYFIELD ROAD
BRIGHTON, MICHIGAN 48114

DESCRIPTION OF THE LINKS OF MARION OAKS

[illegible]

INGRESS AND EGRESS EASEMENT (GODWIN DRIVE)

PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2N-R4E, MARION TOWNSHIP LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12, THENCE ALONG THE CENTRAL LINE OF RUCKLEY ROAD (66 FOOT WIDE RIGHT OF WAY) AND THE WEST LINE OF SECTION 12, S. 02°26'19"E, 894.35 FEET, TO THE POINT OF BEGINNING; OF THE EASEMENT TO BE DESCRIBED HEREIN, N. 85°25'37"E, 153.00 FEET, EAST ALONG AN ARC HAVING A LENGTH OF 691.49 FEET, A RADIIUS OF 1533.00 FEET, A CENTRAL ANGLE OF 2°59'40"W, AND A LONG CHORD WHICH BEARS S. 80°27'44"E, 685.65 FEET, THENCE ALONG A 105.50 FOOT RADIOUS CURVE OL-SE-WC ON AN ARC RIGHT, HAVING A LENGTH OF 602.02 FEET, A RADIIUS OF 1050.50 FEET, A CENTRAL ANGLE OF 32°52'57"N, A LONG CHORD WHICH BEARS S. 24°21'04"W, 68.64 FEET, THENCE WESTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 658.54 FEET, A RADIIUS OF 1467.00 FEET, A CENTRAL ANGLE OF 25°53'47", AND A LONG CHORD WHICH BEARS N. 80°30'21"W, 654.00 FEET, THENCE S. 86°35'32"W, 640.29 FEET, THENCE S. 87°53'51"W, 158.06 FEET, THENCE ALONG THE CENTRAL LINE OF PUNDEN ROAD (66 FOOT WIDE RIGHT OF WAY) AND THE WEST LINE OF SECTION 12, S. 02°26'19"W, 77.00 FEET, TO THE POINT OF BEGINNING.

INGRESS AND EGRESS EASEMENT (GODWIN DRIVE)

PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2N-R4E, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, T2N-R4E, MARION TOWNSHIP LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 12, THENCE ALONG THE CENTRAL LINE OF BRIDGE ROAD (66 FOOT WIDE RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 12, S. 85°58'53"W, 33.00 FEET, THENCE N. 02°26'20"W, 30.00 FEET, THENCE NORTHWESTERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 1113.32 FT., 94.82 FEET, THENCE N. 26°53'25"E, 476.73 FEET, THENCE SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 66.64 FEET, A RADIIUS OF \$53.00 FEET, A CENTRAL ANGLE OF °07'05"SW, AND A LONG CHORD WHICH BEARS S. 67°52'53"E, 65.60 FEET, THENCE S. 26°53'25"W, 476.73 FEET, THENCE SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 61.32 FEET, A RADIIUS OF 117.00 FEET, A CENTRAL ANGLE OF 30°01'45", AND A LONG CHORD WHICH BEARS S. 11°34'32"W, 60.62 FEET, THENCE S. 02°56'20"W, 71.22 FEET, THENCE ALONG THE CENTRAL LINE OF WRIGHI ROAD (66 FOOT WIDE RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 12, S. 86°53'40"W, 33.0 FEET, TO THE POINT OF BEGINNING.

PROPOSED CENTRELINE EASEMENT "A"
A 30 FOOT WIDE PRIVATE EASEMENT FOR PUBLIC SANITARY SEWER, BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTRELINE.

PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2N-R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12; THENCE ALONG THE CENTRELINE OF WRIGHT ROAD, 166 FEET WIDE, RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 12, N 86°58'33" E, 745.00 FEET TO THE POINT OF BEGINNING OF THE CENTRELINE TO BE DESCRIBED; THENCE N 02°26'19" W, 338.98 FEET; THENCE N 56°31'32" E, 24.36 FEET, TO THE POINT OF TERMINUS.

PROPOSED CENTRELINE EASEMENT "B"
A 25 FOOT WIDE PRIVATE EASEMENT FOR PUBLIC WATERMAIN, BEING 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTRELINE.

PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2N-R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12; THENCE ALONG THE CENTRELINE OF WRIGHT ROAD, 166 FEET WIDE, RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 12, N 86°58'33" E, 1654.2 FEET; THENCE N 07°50'11" E, 1816 FEET, TO THE POINT OF BEGINNING OF THE CENTRELINE TO BE DESCRIBED; THENCE CONTINUING N 07°50'11" E, 463.2 FEET; THENCE N 52°50'11" E, 36.83 FEET; THENCE N 07°50'11" E, 76.02 FEET, TO THE POINT OF TERMINUS.

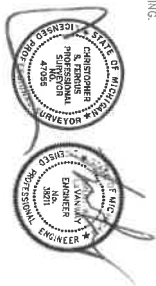
A 25 FOOT WIDE PRIVATE EASEMENT FOR PUBLIC WATERMAIN, BEING 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

[illegible]

DRAWING INDEX	
SHEET NO.	DESCRIPTION
*1	COVER SHEET
*2	SURVEY PLAN
*3	COMPOSITE PLAN
*4-5	SITE PLAN
*5A-5B	SITE PLAN
*6-7	UTILITY PLAN
*7A-7B	UTILITY PLAN
8	FLOOR PLAN

* INDICATES CHANGES MADE ON THE SHEET

PREPARED BY:



BEBOSS
Engineering
Engineers Surveyors Planners
Landscape Architects

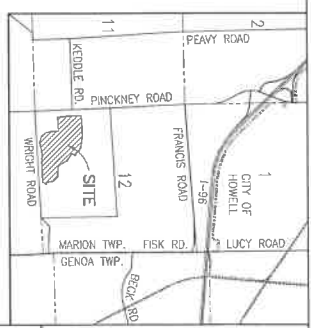
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

W 1/4 COR.
SEC. 12
T2N-R4E
(K-04)

BENCHMARK: (NGVD29 DATUM)
BM-X
ARROW ON HORNBUTT, 1770± FT. WEST OF THE E. OF PINCKNEY
ROAD & 35± FT. NORTH OF THE E. OF WRIGHT ROAD OF SECTION
12, T2N-R4E.
ELEV. = 943.16
"THE DELLS OF MARION OAKS"

SURVEY PLAN



- LEGEND:
- CONCRETE MONUMENT 4" DIA/ETER, 3/8" LONG ENCASED 1/2" IRON ROD
 - BM-X
 - (R) DENOTES RADIAL LOT LINES
 - (NR) DENOTES NON-RADIAL LOT LINES
 - COORDINATE POINT W/ DESIGNATION NUMBER

LIST OF COORDINATES	
NO.	NORTHING
1	1373.50
2	-1253.95
3	-1121.08
4	-969.97
5	362.90
6	309.63
7	291.76
8	173.69
9	111.29
10	47.36
11	-134.54
12	-400.47
13	-440.72
14	-452.69
15	-578.00

LIST OF COORDINATES	
NO.	EASTING
16	-886.50
17	-844.70
18	-855.80
19	-858.08
20	-985.42
21	-1016.23
22	-992.39
23	-1079.21
24	-1028.30
25	-852.54
26	-650.46
27	-425.15
28	-452.98
29	-65.00

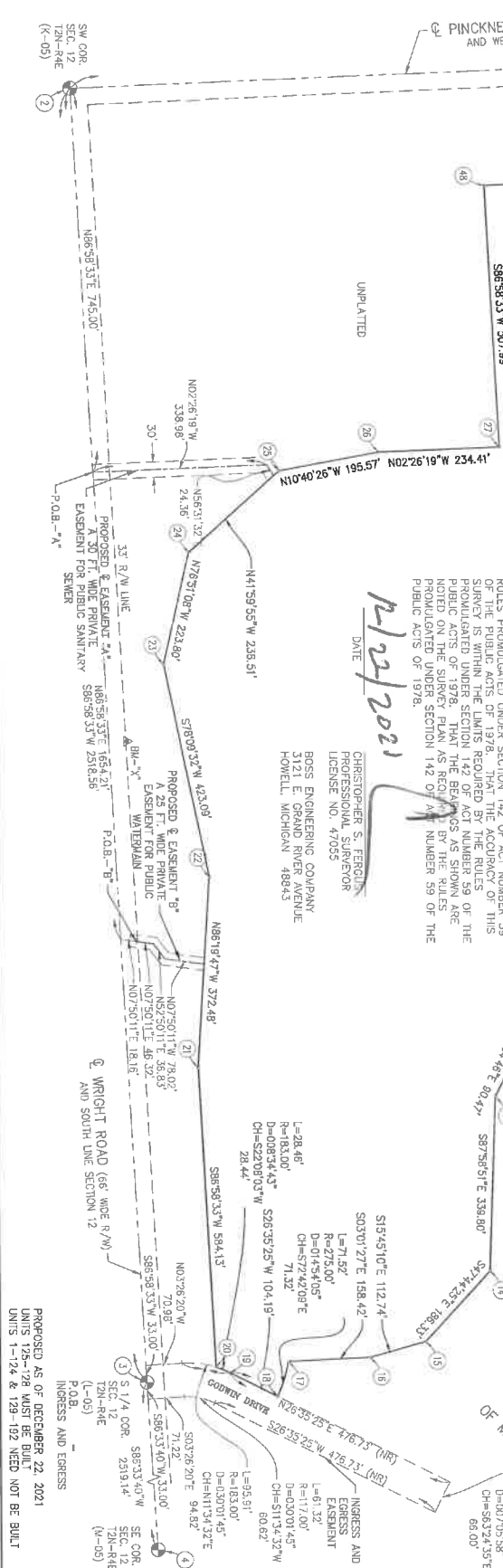
49.95± ACRES

UNPLATTED

DATE 12/22/2021

CHRISTOPHER S. FERROS, PROFESSIONAL SURVEYOR
LICENSE NO. 47055
BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER AVENUE
HOWELL, MICHIGAN 48843

I, CHRISTOPHER S. FERROS, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2445, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE CONDOMINIUM SUBDIVISION OF THIS SUBDIVISION, THAT THE ENCLAVEMENTS UPON THE LANDS AND PROPERTY HEREIN DISCLOSED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND WITHIN 1 YEAR FROM RECORDING DATE AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, THAT THE BEAUMS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.



PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 WEST BE BUILT
UNITS 1-124 & 129-132 NEED NOT BE BUILT

CLIENT	THE LINKS OF MARION OAKS, L.L.C.
PROJECT	THE LINKS OF MARION OAKS
DATE	
REVISION	

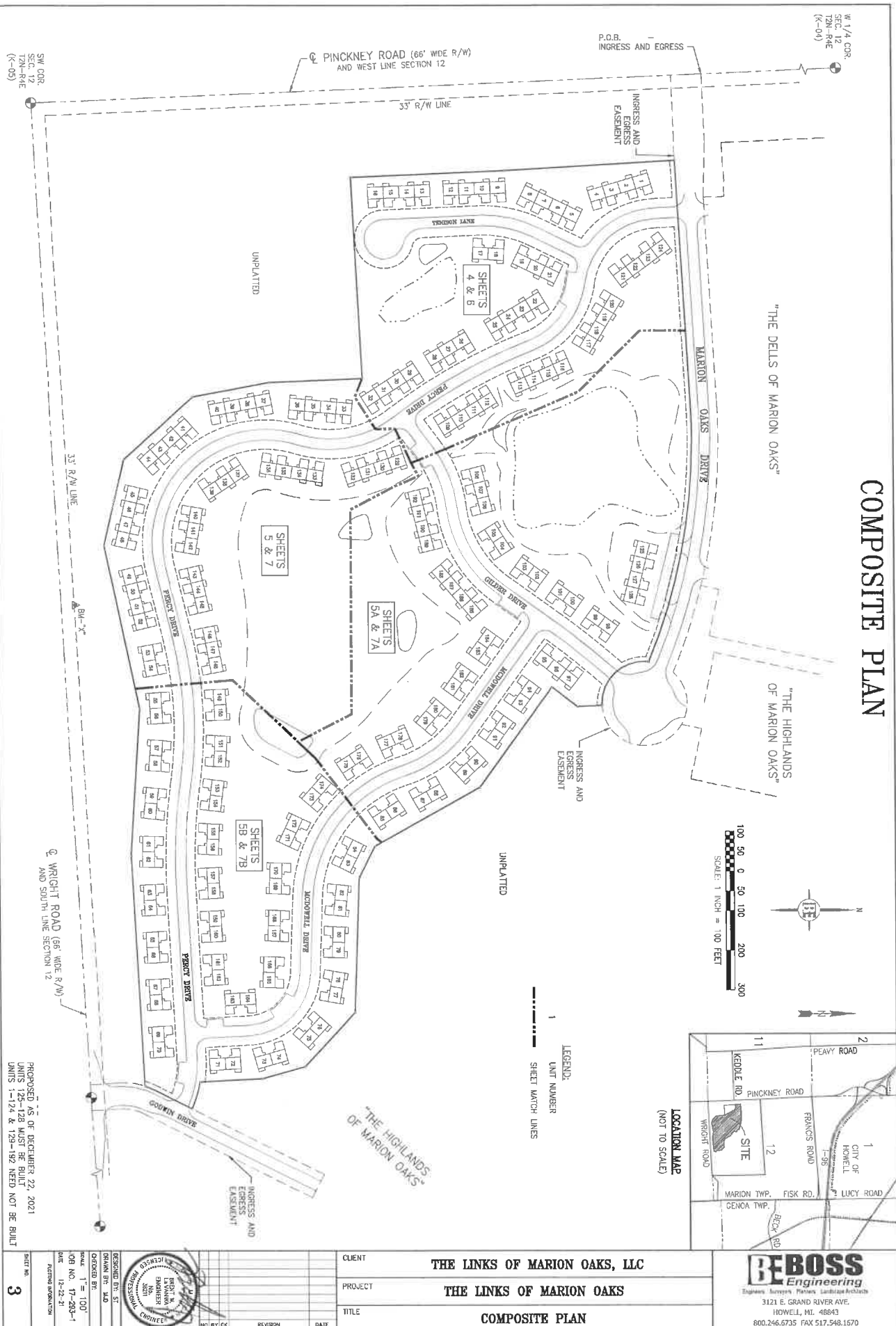
2

BOSS Engineering

Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVENUE
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670

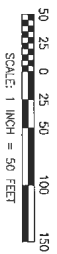
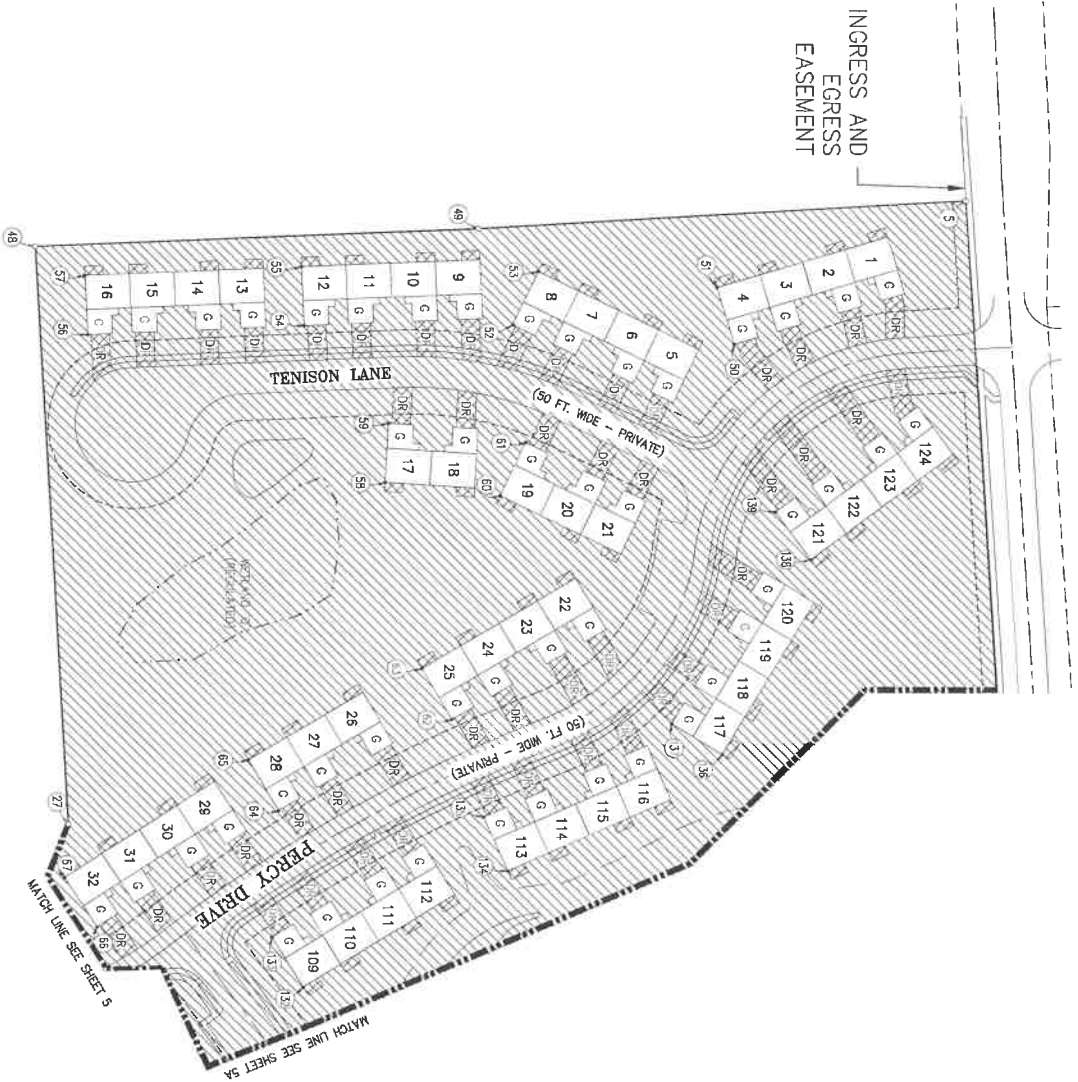
COMPOSITE PLAN



PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

SHEET NO. 3	DESIGNED BY: ST DRAWN BY: MJD CHECKED BY: 1007 DATE: 12-22-21 PROJECT: 125-128-1 ACTION: PROPOSED	CLIENT THE LINKS OF MARION OAKS, LLC PROJECT THE LINKS OF MARION OAKS TITLE COMPOSITE PLAN	BEBOSS Engineering Engineers, Surveyors, Planners, Landscapes Architects 3121 E. GRAND AVENUE, AVE. HOWELL, WI. 48843 800.246.6735 FAX 517.548.1670
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SITE PLAN



LIST OF COORDINATES	
N.O.	NORTHING EASTING
5	362.90 1375.61
27	-426.16 1924.58
48	-452.06 1417.30
49	-65.09 1401.78
50	158.78 1502.02
51	143.97 1452.17
52	-35.48 1484.97
53	-12.75 1438.21
54	-218.09 1486.37
55	-220.30 1434.42
56	-107.92 1494.45
57	-410.13 1442.50
58	-147.05 1623.38
59	-143.82 1571.48
60	-47.08 1635.00
61	-24.34 1598.24
62	-89.45 1631.71
63	-115.84 1786.90
64	-241.77 1912.46
65	-268.20 1867.68
66	-401.57 2015.24
67	-429.75 1971.53
132	-270.66 2068.08
133	-247.91 2023.79
134	-41.57 1965.09
135	-62.31 1917.50
136	147.24 1882.20
137	103.79 1835.32
138	225.20 1890.95
139	194.37 1649.07

LEGEND:

- CONCRETE MONUMENT 4" DIAMETER
- 36 LONG ENDSIDE 1/2 INCH ROD
- ② COORDINATE POINT W/ DESIGNATION NUMBER
- 1 UNIT NUMBER
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- DR DRIVEWAY (LIMITED COMMON ELEMENT)
- G GARAGE
- SHEET MATCH LINE

PROPOSED AS OF DECEMBER 22, 2021
 UNITS 1-12 & 123-192 NEED NOT BE BUILT

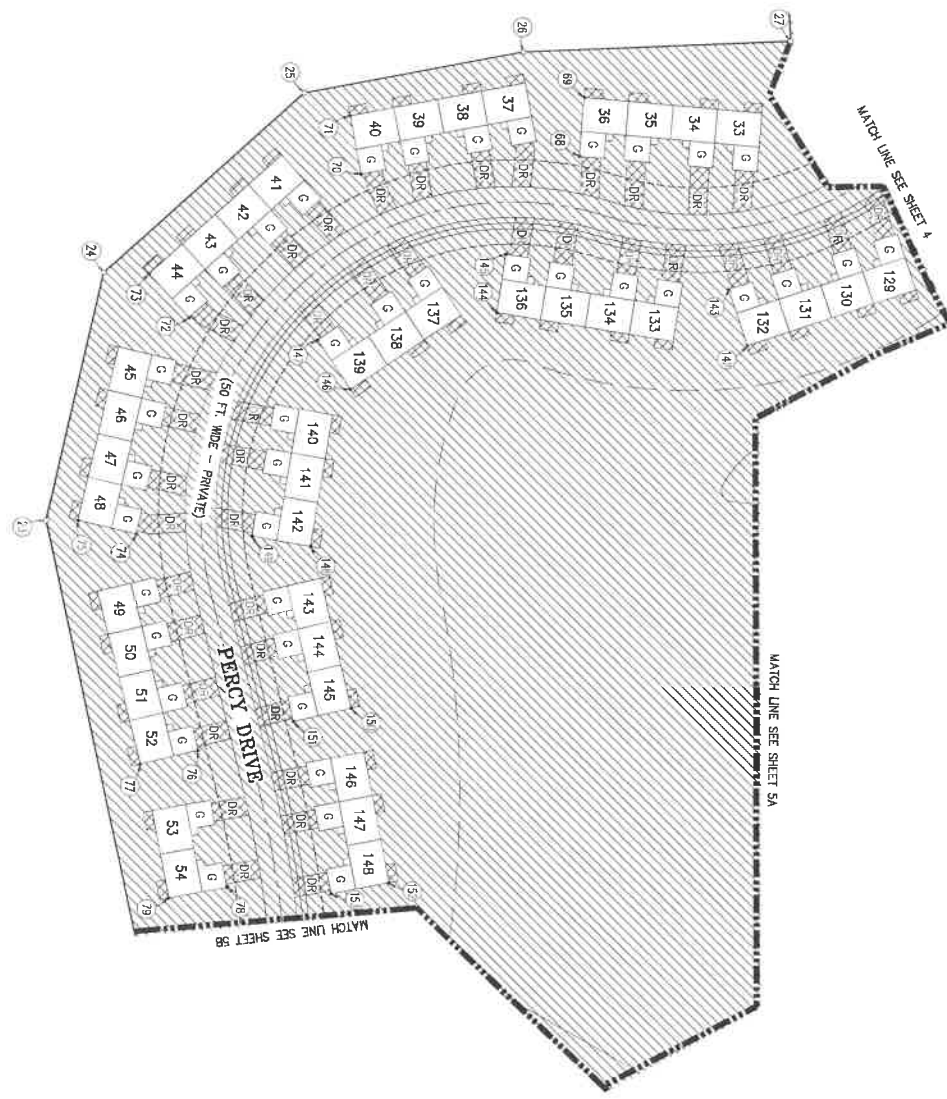
SHEET NO. 4

CLIENT	THE LINKS OF MARION OAKS, LLC
PROJECT	THE LINKS OF MARION OAKS
TITLE	SITE PLAN

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.5735 FAX 517.548.1670



DESIGNED BY: BT
 DRAWN BY: MJD
 CHECKED BY:
 SCALE: 1" = 50'
 JOB NO.: 17-283-1
 DATE: 12-22-21
 PLATTING INFORMATION



LEGEND

○ CONCRETE MONUMENT 4" DIAMETER
36" LONG ENCASED 1/2" IRON ROD

(31) COORDINATE POINT W/
DESIGNATION NUMBER

↑ UNIT NUMBER

GENERAL COMMON ELEMENT



UNITED COMMON ELEMENT

DR DRIVEWAY (UNITED COMMON ELEMENT)

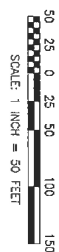
G GARAGE

— SHEET WATCH LINE

PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

SHEET NO. <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 5px;"> 5 </div>	DESIGNED BY: EIT DRAWN BY: MJD CHECKED BY: DATE: 12-29-21 PROJECT DESCRIPTION:		CLIENT PROJECT TITLE	THE LINKS OF MARION OAKS, LLC THE LINKS OF MARION OAKS SITE PLAN	 Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670
	NO. BY: CK REVISION DATE				

MARION - - - OAKS - - - DRIVE



NO.	LIST OF COORDINATES		NO.	LIST OF COORDINATES	
	NORTHING	EASTING		NORTHING	EASTING
6	399.63	1996.52	116	-96.41	2858.23
7	291.16	2841.56	117	-132.50	2827.83
8	735.89	2751.95	118	-12.51	2768.97
9	111.79	2754.61	119	-74.30	2738.58
10	47.36	2705.42	120	8.68	2835.99
11	-13.54	2938.48	121	35.03	2956.04
110	-390.22	3060.44	122	120.17	2947.41
111	-183.63	3015.86	123	150.57	2905.27
112	-290.40	3074.58	124	31.16	2482.76
113	-315.89	2969.64	125	61.55	2480.47
114	-177.34	2948.63	126	-55.79	2418.47
115	-213.05	2938.02	127	-227.20	2376.28

SHEET NO. 5A

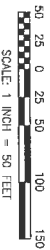
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670



SHEET NO. 5B

UTILITY PLAN



UTILITY NOTES:

1. ALL STORM SEWER SHALL BE ADS N-12 PIPE, 12" DIA., WITH WATERRIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SPOWER SHALL BE SDR-26 PVC PIPE, 8" DIA., UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE SDR-25.5 PVC PIPE, 8" DIA., UNLESS OTHERWISE NOTED.
3. ALL WATERMAIN SHALL BE CLASS 52 D.I.P., 8" DIA., UNLESS OTHERWISE NOTED. ALL WATER SERVICE LEADS SHALL BE PE SDR 9, 2" DIA., UNLESS OTHERWISE NOTED.
4. ALL UTILITY LOCATIONS SHOWN WERE TAKEN FROM BOSS ENGINEERING, MARION OAKS CONSTRUCTION PLANS, DATED NOVEMBER 2021.
5. GAS - CONSUMERS ENERGY COMPANY
ELECTRIC - DTE ENERGY COMPANY
TELEPHONE - AT&T
CABLE TV - CHARTER SPECTRUM
6. UTILITY METERS SHALL BE PLACED ON EACH BUILDING AS THEY ARE CONSTRUCTED.
7. UNLESS OTHERWISE NOTED: ALL STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION. ALL SANITARY SEWER SHALL BE MAINTAINED BY THE MARION OAKS CONDOMINIUM ASSOCIATION. ALL WATERMAIN, ST. PUBLIC AND SHALL BE MAINTAINED BY THE MARION, HOWELL, OCEOLA, GENOA (HHOG) WATER AUTHORITY.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

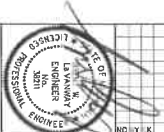
LEGEND:

- CONCRETE MONUMENT 4" DIAMETER
- 36" LONG BENDING 1/2" IRON ROD
- 54 UNIT NUMBER
- ST- STORM SEWER W/ MANHOLE, CATCH BASIN AND FLARED END SECTION
- SM- SANITARY SPOWER W/ MANHOLE
- WM- WATERMAIN W/ GATE VALVE & HYDRANT
- P.O.B. POINT OF BEGINNING
- SHEET MATCH LINE

PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

CLIENT
THE LINKS OF MARION OAKS, LLC
PROJECT
THE LINKS OF MARION OAKS
TITLE
UTILITY PLAN

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.546.1670



DESIGNED BY: ST
DRAWN BY: MBO
CHECKED BY: MBO
SCALE: 1" = 50'
JOB NO.: 17-283-1
DATE: 12-22-21
EXPIRATION DATE: 12-22-23

SHEET NO.
6

MATCH LINE SEE SHEET 6



- THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSLINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

- | | |
|--------|---|
| 0 | CONCRETE MONUMENT 4" DIAMETER
36" LONG ENCASED 1/2" IRON ROD |
| 1 | UNIT NUMBER |
| | STORM SEWER W/ MANHOLE, CATCH BASIN
AND FLARED END SECTION |
| | SANITARY SEWER W/ MANHOLE |
| | WATERMAIN W/ GATE VALVE & HYDRANT |
| | SHEET PILING LINE |
| P.O.B. | POINT OF BEGINNING |

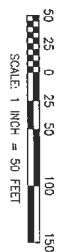
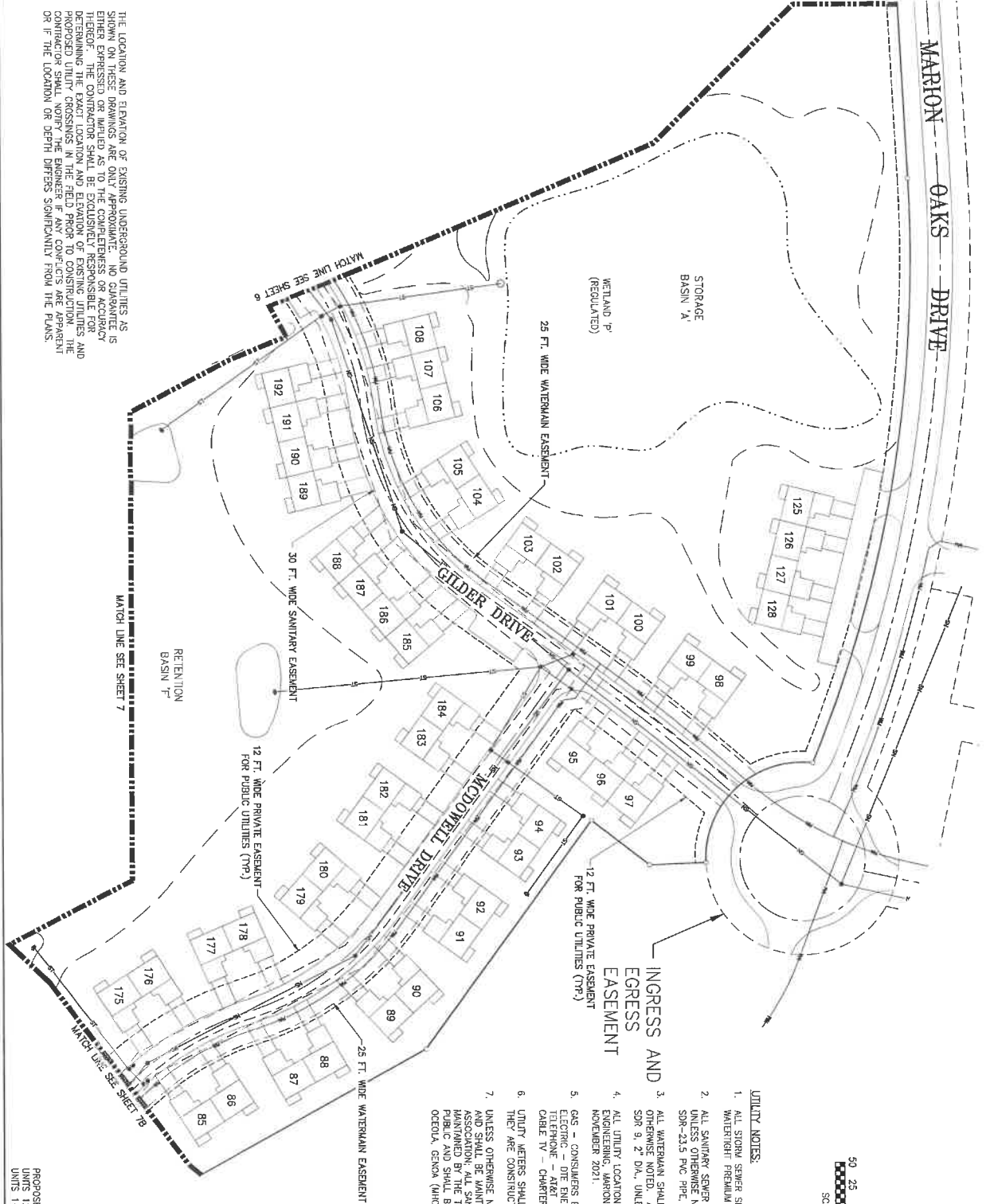


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HOWELL, MI. 48843
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THE LINKS OF MARION OAKS, LLC
THE LINKS OF MARION OAKS
UTILITY PLAN

[illegible]

UTILITY PLAN NORTH



UTILITY NOTES:

1. ALL STORM SEWER SHALL BE AOS N-12 PIPE, 12" DIA., WITH WATERRIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER SHALL BE SDR-26 PVC PIPE, 8" DIA., UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE SDR-26.1 PVC PIPE, 6" DIA., UNLESS OTHERWISE NOTED.
3. ALL WATERMAIN SHALL BE CLASS 52 D.I.P., 8" DIA., UNLESS OTHERWISE NOTED. ALL WATER SERVICE LEADS SHALL BE PE SDR 9, 2" DIA., UNLESS OTHERWISE NOTED.
4. ALL UTILITY LOCATIONS SHOWN WERE TAKEN FROM BOSS ENGINEERING, MARION OAKS CONSTRUCTION PLANS, DATED NOVEMBER 2021.
5. GAS - CONSUMERS ENERGY COMPANY
ELECTRIC - DTE ENERGY COMPANY
TELEPHONE - AMERITEL
CABLE TV - CHARTER SPECTRUM
6. UTILITY METERS SHALL BE PLACED ON EACH BUILDING AS THEY ARE CONSTRUCTED.
7. UNLESS OTHERWISE NOTED, ALL STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION. ALL SANITARY SEWER IS PUBLIC AND SHALL BE MAINTAINED BY THE TOWNSHIP OF MARION. ALL WATERMAIN IS PUBLIC AND SHALL BE MAINTAINED BY THE MARION, HOWELL, OCEOLA, GENOA (HMO) WATER AUTHORITY.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY HEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

CLIENT	THE LINKS OF MARION OAKS, L.L.C.
PROJECT	THE LINKS OF MARION OAKS
TITLE	UTILITY PLAN NORTH

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670



DESIGNED BY: D.A.H.	CHECKED BY: D.A.H.
SCALE: 1" = 50'	DATE: 12-22-21
LATEST REVISION	

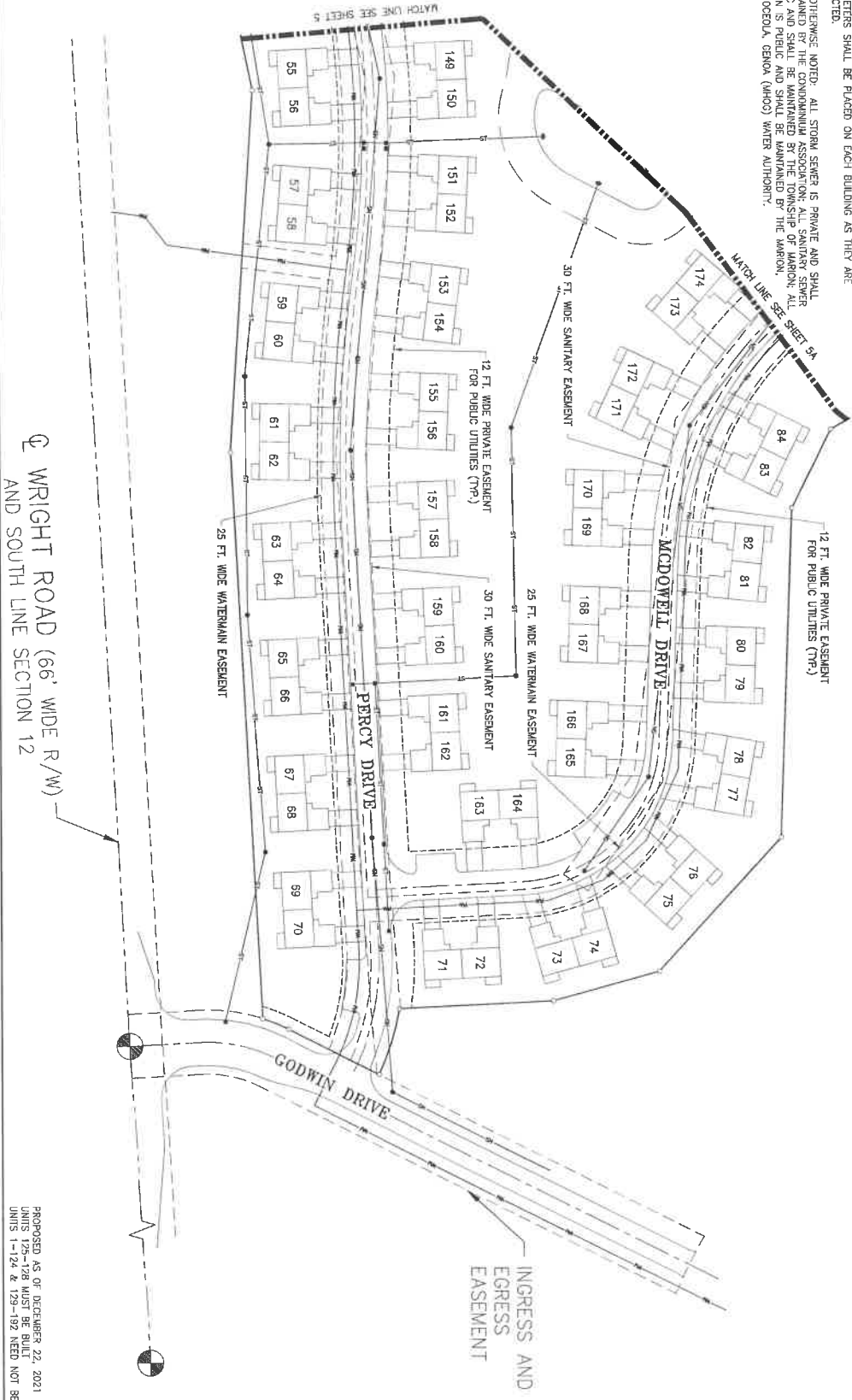
SHEET NO. **7A**

UTILITY PLAN SOUTH

UTILITY NOTES:

1. ALL STORM SEWER SHALL BE ADS N-12 PIPE, 12" DIA., WITH WATERTIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER SHALL BE SDR-35 PVC PIPE, 8" DIA., UNLESS OTHERWISE NOTED. ALL SANITARY LEADS SHALL BE SDR-25 PVC PIPE, 6" DIA., UNLESS OTHERWISE NOTED.
3. ALL WATERMAIN SHALL BE CLASS 52 D.I.P., 8" DIA., UNLESS OTHERWISE NOTED. ALL WATER SERVICE LEADS SHALL BE PE SDR 9, 2" DIA., UNLESS OTHERWISE NOTED.
4. ALL UTILITY LOCATIONS SHOWN WERE TAKEN FROM BOSS ENGINEERING, MARION DAMS CONSTRUCTION PLANS, DATED NOVEMBER 2021.
5. GAS - CONSUMERS ENERGY COMPANY
ELECTRIC - DTE ENERGY COMPANY
TELEPHONE - MA
CABLE TV - CHARTER SPECTRUM
6. UTILITY METERS SHALL BE PLACED ON EACH BUILDING AS THEY ARE CONSTRUCTED.
7. UNLESS OTHERWISE NOTED, ALL STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION. ALL SANITARY SEWER IS PUBLIC AND SHALL BE MAINTAINED BY THE TOWNSHIP OF MARION. ALL WATERMAIN IS PUBLIC AND SHALL BE MAINTAINED BY THE MARION, HOWELL, OCEOLA, GENOA (MHO) WATER AUTHORITY.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN OR WARRANTY MADE BY THE ENGINEER AS TO THE EXISTENCE OR LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.



WRIGHT ROAD (66' WIDE R/W)
AND SOUTH LINE SECTION 12

PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

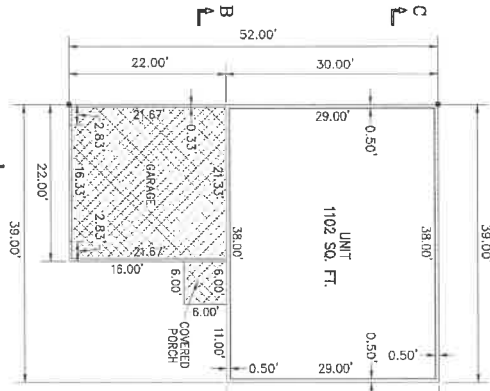
CLIENT	THE LINKS OF MARION OAKS, L.L.C.
PROJECT	THE LINKS OF MARION OAKS
TITLE	UTILITY PLAN SOUTH
DESIGNED BY: EIT	DATE
DRAWN BY: EIT	REVISION
CHECKED BY: EIT	NO. BY: K
IN CHARGE: EIT	DATE
SCALE: 1" = 50'	
DATE: 12-22-21	
PROJECT NO. 17-283-1	
7B	

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

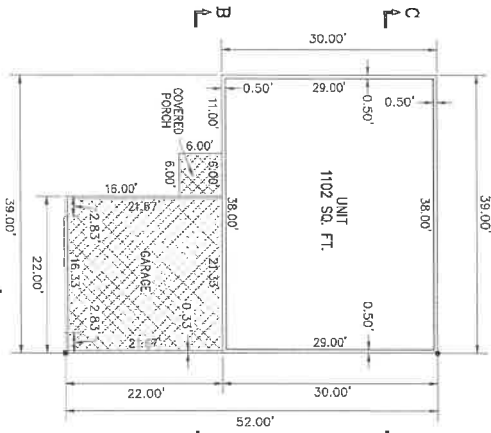
UNIT TYPE "A"
FPA

FLOOR PLAN

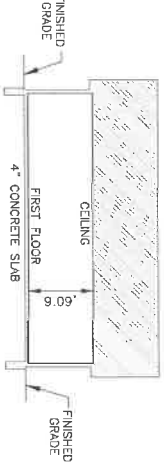
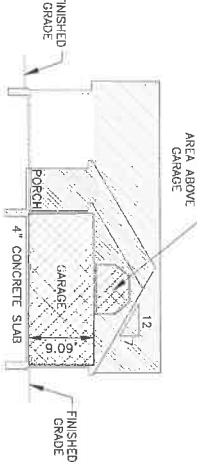
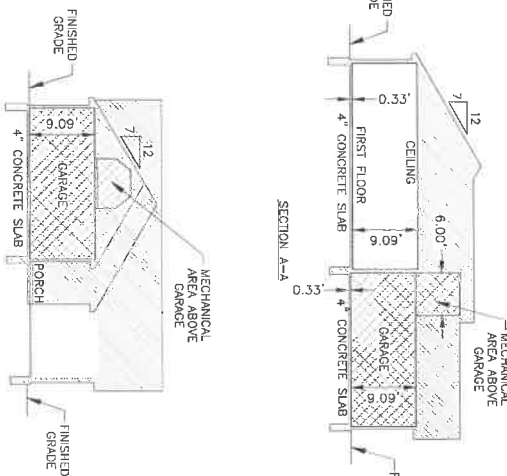
SCALE: 1 INCH = 8 FEET



UNIT TYPE "B"
FPA



FIRST FLOOR PLAN



UNIT NO.	UNIT TYPE	E.F. ELEVATION	UNIT NO.	UNIT TYPE	E.F. ELEVATION	UNIT NO.	UNIT TYPE	E.F. ELEVATION	UNIT NO.	UNIT TYPE	E.F. ELEVATION
1	B	951.69	51	A	952.48	101	A	948.59	151	A	946.86
2	B	951.69	52	A	952.48	102	B	949.34	152	B	946.86
3	A	951.69	53	B	952.73	103	A	949.34	153	A	946.94
4	A	951.69	54	A	952.73	104	B	950.51	154	A	946.94
5	B	952.50	55	B	949.13	105	A	950.51	155	B	950.53
6	B	952.50	56	A	949.13	106	B	949.81	156	A	950.53
7	A	952.50	57	B	949.11	107	A	948.81	157	B	950.66
8	A	952.50	58	A	950.33	108	A	948.81	158	A	950.66
9	B	949.86	59	B	950.33	109	B	948.30	159	B	946.74
10	B	949.86	60	A	950.33	110	A	948.30	160	B	946.74
11	A	949.86	61	B	950.54	111	A	948.30	161	A	946.50
12	A	949.86	62	A	950.54	112	A	948.30	162	A	946.50
13	B	949.86	63	B	950.54	113	B	948.44	163	A	953.01
14	B	949.86	64	A	950.54	114	B	948.44	164	B	953.01
15	A	949.86	65	B	949.50	115	A	950.27	165	A	955.00
16	A	949.86	66	A	949.50	116	A	950.27	166	B	955.00
17	B	950.56	67	B	950.72	117	B	951.76	167	A	953.92
18	A	950.56	68	A	950.72	118	B	951.76	168	B	953.92
19	B	951.86	69	B	950.66	119	A	951.76	169	A	952.75
20	A	951.86	70	A	950.66	120	A	951.76	170	B	952.75
21	A	951.86	71	B	952.59	121	B	952.40	171	A	951.83
22	B	950.56	72	A	952.59	122	B	952.40	172	B	951.83
23	B	950.56	73	B	953.63	123	A	952.40	173	A	950.86
24	A	950.56	74	A	953.63	124	A	952.40	174	B	950.86
25	A	950.56	75	B	954.47	125	B	949.76	175	A	950.92
26	B	949.17	76	A	954.47	126	B	949.76	176	B	950.92
27	A	949.17	77	B	954.92	127	A	949.76	177	A	952.10
28	A	949.17	78	A	954.92	128	A	949.76	178	B	952.10
29	B	950.56	79	B	954.92	129	A	950.80	179	A	952.17
30	B	950.56	80	A	954.34	130	A	950.80	180	B	952.17
31	A	950.56	81	B	953.27	131	B	950.87	181	A	950.87
32	A	950.56	82	A	953.27	132	B	950.87	182	B	950.87
33	B	950.47	83	B	951.83	133	A	950.16	183	A	946.73
34	B	950.47	84	A	951.83	134	A	950.16	184	B	946.73
35	A	950.47	85	B	950.97	135	B	950.16	185	A	950.31
36	A	949.40	86	A	950.97	136	B	950.16	186	A	950.31
37	B	949.40	87	B	952.17	137	A	949.99	187	B	950.31
38	A	949.40	88	A	952.17	138	A	949.99	188	B	950.31
39	A	949.40	89	B	952.46	139	B	949.89	189	A	950.08
40	A	949.40	90	A	952.46	140	A	952.22	190	A	950.08
41	B	951.18	91	B	951.38	141	A	952.22	191	B	950.08
42	B	951.18	92	A	950.24	142	B	952.22	192	B	950.08
43	A	951.18	93	B	950.24	143	A	951.88			
44	A	951.18	94	A	949.35	144	A	951.88			
45	B	952.38	95	B	949.35	145	B	949.87			
46	B	952.38	96	A	949.35	146	A	949.87			
47	A	952.38	97	A	949.77	147	A	949.87			
48	A	952.38	98	B	949.77	148	B	949.87			
49	B	952.48	99	A	949.77	149	A	949.06			
50	B	952.48	100	B	948.59	150	B	949.06			

LEGEND

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

BUILDING COORDINATE POINT

PROPOSED AS OF DECEMBER 22, 2021
UNITS 125-128 MUST BE BUILT
UNITS 1-124 & 129-192 NEED NOT BE BUILT

SHEET NO. 8 THE LINKS OF MARION OAKS, LLC THE LINKS OF MARION OAKS FLOOR PLAN	CLIENT PROJECT TITLE	BEBOSS Engineering Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670
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