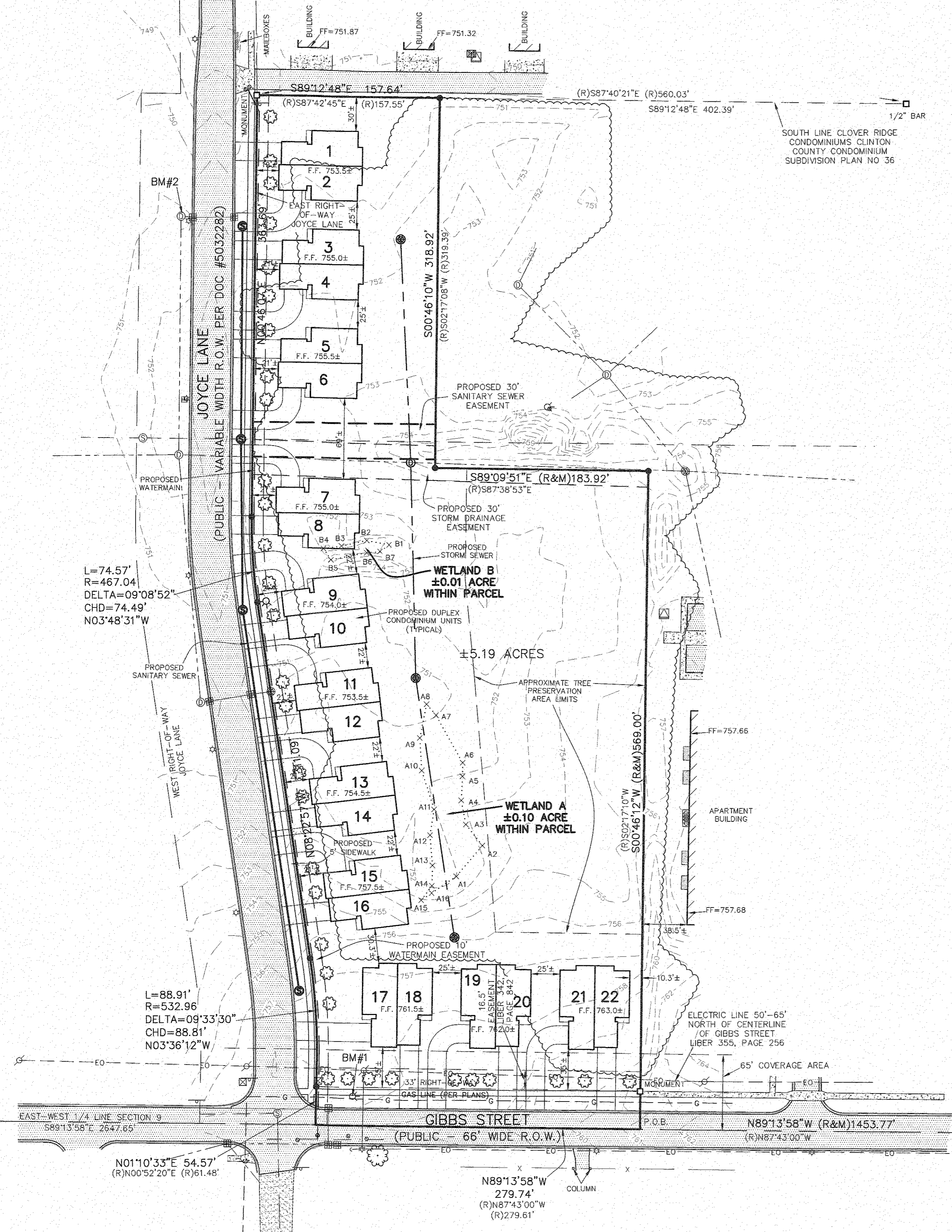
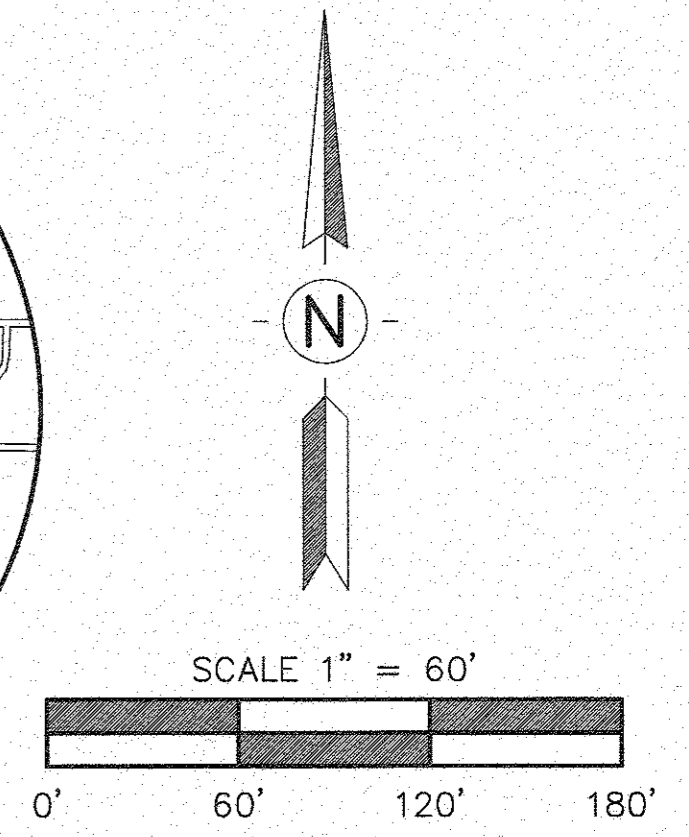
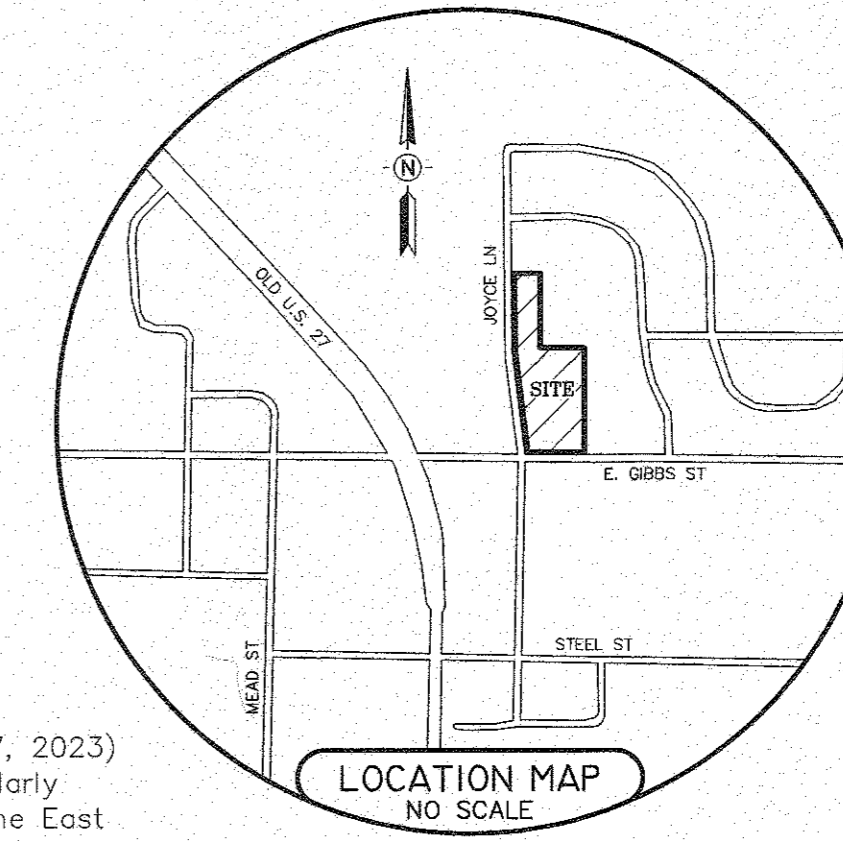


# PRELIMINARY CONDOMINIUM LAYOUT NORTHWOODS OF ST. JOHNS "709 E. GIBBS STREET, ST. JOHNS, MI 48879"

FOR: BLACK OAK LAND HOLDINGS, LLC



**LEGAL DESCRIPTION:**

(As provided by Old Republic National Title Insurance Company, File No. 19-22851941-OWO, dated January 17, 2023)  
Part of the Northeast 1/4 of Section 9, T7N, R2W, City of St. Johns, Clinton County, Michigan, more particularly described as follows: Beginning on the East and West 1/4 line North 87° 43' 00" West, 1453.77 feet from the East 1/4 corner; thence continuing along said East and West 1/4 line North 87° 43' 00" West, 279.61 feet; thence North 00° 52' 20" East, 61.48 feet; thence on a 2547.91-foot-radius curve to the left for an arc length of 269.41 feet, said curve having an internal angle of 6° 03' 30" and a long chord bearing North 05° 13' 06" West, 269.29 feet; thence on a 1595.10-foot radius curve to the right for arc length of 242.55 feet, said curve having an internal angle of 8° 42' 45" and a long chord bearing North 03° 41' 01" East, 242.32 feet; thence North 02° 17' 28" East, 319.17 feet; thence South 87° 42' 45" East, 157.55 feet; thence South 02° 17' 08" West, 319.39 feet; thence South 87° 38' 53" East, 183.92 feet; thence South 02° 17' 10" West, 5 69.00 feet to the point of beginning.

**AS SURVEYED:**

(The following legal description describes the same parcel of land as the provided description)  
A parcel of land in the Northeast 1/4 of Section 9, T7N, R2W, City of St. Johns, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 9; thence N89°13'58"W along the East-West 1/4 line of said Section 9 a distance of 1453.77 feet to the point of beginning of this description; thence N89°13'58"W continuing along said East-West 1/4 line 279.74 feet to the East right-of-way line of Joyce Lane as recorded in Document No. 5032282 of Clinton County, Michigan, records; thence along said East right-of-way line the following five courses: N01°10'33"E 54.57 feet; Northwestly 88.91 feet along a curve to the left with a radius of 532.96 feet, a delta angle of 09°33'30", and a chord of 88.81 feet bearing N03°36'12"W; N08°22'57"W 311.09 feet; Northwestly 74.57 feet along a curve to the right with a radius of 467.04 feet, a delta angle of 09°08'52", and a chord of 74.49 feet bearing N03°48'31"W; and N00°46'07"E 363.69 feet to the South line of Clover Ridge Condominiums as recorded in Condominium Subdivision Plan No. 36 of Clinton County, Michigan, records; thence S89°12'48"E (recorded as S87°40'21"E) along said South line 157.64 feet; thence S00°46'10"W 318.92 feet; thence S89°09'51"E 183.92 feet; thence S00°46'12"W perpendicular to said East-West 1/4 line 569.00 feet to the point of beginning; said parcel containing 5.19 acres, more or less, including 0.21 acre, more or less, presently in use as public right-of-way for Gibbs Street; said parcel subject to all easements and restrictions, if any.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

- (As provided by Old Republic National Title Insurance Company, File No. 19-22851941-OWO, dated January 17, 2023)
- Item 7: Easement for construction of sanitary sewer recorded in Instrument No. 5224299; does not cross parcel and is not shown hereon.
  - Item 8: Area as described in Instrument No. 5205071; crosses parcel, however is blanket in character and not shown hereon.
  - Item 9: Easement to Consumers Power Company recorded in Liber 355, Page 256; crosses parcel, is plottable and shown hereon.
  - Item 10: Easement recorded in Liber 353, Page 758 and Liber 353, Page 903; crosses parcel, however is blanket in character and not shown hereon.
  - Item 11: Right of Way to General Telephone Company recorded in Liber 342, Page 842; crosses parcel, is plottable and shown hereon.
  - Item 12: Right of Way to Consumers Power Company recorded in Liber 287, Page 253; does not cross parcel and is not shown hereon.
  - Item 13: Right of Way to Consumers Power Company recorded in Liber 201, Page 217; does not cross parcel and is not shown hereon.

**SURVEYOR'S NOTES:**

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in July 2023.
2. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
3. All dimensions shown are as-measured unless otherwise noted.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. All dimensions are in feet and decimals thereof.
6. No building tie dimensions are to be used for establishing the property lines.
7. All plottable easements which cross the subject property are shown per Old Republic National Title Insurance Company, Commitment No. 19-22851941-OWO, dated January 17, 2023.
8. By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of St. Johns, Clinton County, Michigan, Community Panel No. 260726 0075 D, dated May 3, 2011.
9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIC was not contacted to mark utilities on site.
10. Wetland delineation was completed by Marx Wetlands, LLC, on July 19, 2023, and flagging locations from said delineation were located and are shown hereon. Their professional opinion is that these are not likely regulated by EGLE.

**BENCHMARKS:**

- BENCHMARK #1 ELEV. = 759.08 (NAVD88)  
TOP NORTHWEST FLANGE BOLT OF HYDRANT ABOVE "S" IN "WATEROUS", IN NORTHEAST QUADRANT OF JOYCE & GIBBS  
±10' NORTH OF NORTH BACK OF CURB OF GIBBS, ±44' EAST OF EAST BACK OF CURB OF JOYCE LANE
- BENCHMARK #2 ELEV. = 751.23 (NAVD88)  
CHISELED "X" IN SOUTH SIDE OF MANHOLE RIM WEST SIDE OF JOYCE LANE  
±10' WEST OF WEST BACK OF CURB OF JOYCE LANE, ±115' SOUTH OF CENTERLINE OF ASPHALT DRIVE TO CONDOS  
±1080' NORTH OF GIBBS STREET

**ZONING:**

PROPERTY HAS BEEN REZONED PER CLIENT TO R-3: MULTI-FAMILY LOW DENSITY RESIDENTIAL  
SETBACKS:  
FRONT: 10'  
SIDE: 10'  
REAR: 35'

**NOTES:**

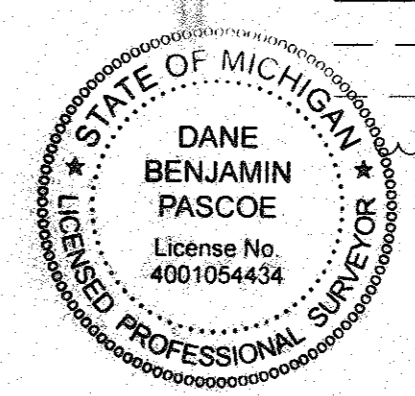
COMMON ELEMENT AREA BEHIND UNITS MAY BE USED AS A COMMUNITY GREENSPACE AND/OR AREAS FOR COMMUNITY TRAILS/ACTIVITIES.  
INDIVIDUAL WATER & SANITARY SEWER LEADS FOR UNITS WILL BE DETERMINED ON THE CONSTRUCTION PLANS

**BUILDING INFORMATION:**

BUILDINGS WILL HAVE A HEIGHT OF 21' TO THE PEAK  
GARAGES WILL BE 20'x22' AND WILL HAVE 2 COACH LIGHTS ON EITHER SIDE OF THE DOOR  
EACH PORCH WILL HAVE 1-2 RECESSED CAN LIGHTS FOR ILLUMINATING THE FRONT DOOR/PORCH AREA

**LEGEND**

(M)	= MEASURED DIMENSION	⊕	= SANITARY MANHOLE
(R)	= RECORDED DIMENSION	⊙	= DRAINAGE MANHOLE
•	= SET 1/2" BAR WITH CAP UNLESS NOTED	⊕	= FIRE HYDRANT
□	= FOUND IRON AS NOTED	⊕	= CATCH BASIN
—	= DEED LINE	⊕	= VALVE
—	= DISTANCE NOT TO SCALE	—	= SIGN
—	= FENCE	—	= POST
—	= ASPHALT	—	= UTILITY POLE
—	= CONCRETE	—	= LIGHT POLE
—	= GRAVEL	—	= GUY WIRE
—	= EXISTING CONTOUR ELEVATION	—	= UTILITY PEDESTAL
—	= WETLAND	—	= TRANSFORMER
—	= SANITARY SEWER	—	= HANDHOLE
—	= STORM SEWER	—	= DECK
—	= GAS LINE		
—	= OVERHEAD WIRES		
—	= EDGE OF WOODS		
—	= DECIDUOUS TREE		



DANE B. PASCOE  
PROFESSIONAL SURVEYOR  
DATE 1/8/24  
NO. 54434

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
10/03/2023	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX 517-338-8047 WWW.KEBS.COM	
12/06/2023	REVISIONS PER CITY COMMENTS	Marshall Office - Ph. 269-781-9800	
01/08/2024	ADDITIONAL REVISIONS PER CITY	DRAWN BY KDB	SECTION 9, T7N, R2W
		FIELD WORK BY JW/MR	JOB NUMBER:
		SHEET 1 OF 1	101494.CND