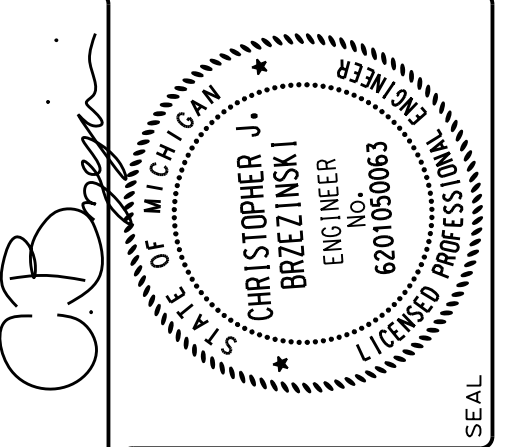


GENESEE COUNTY CONDOMINIUM SUBDIVISION PLAN NO.
EXHIBIT B TO MASTER DEED OF

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 IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 2.



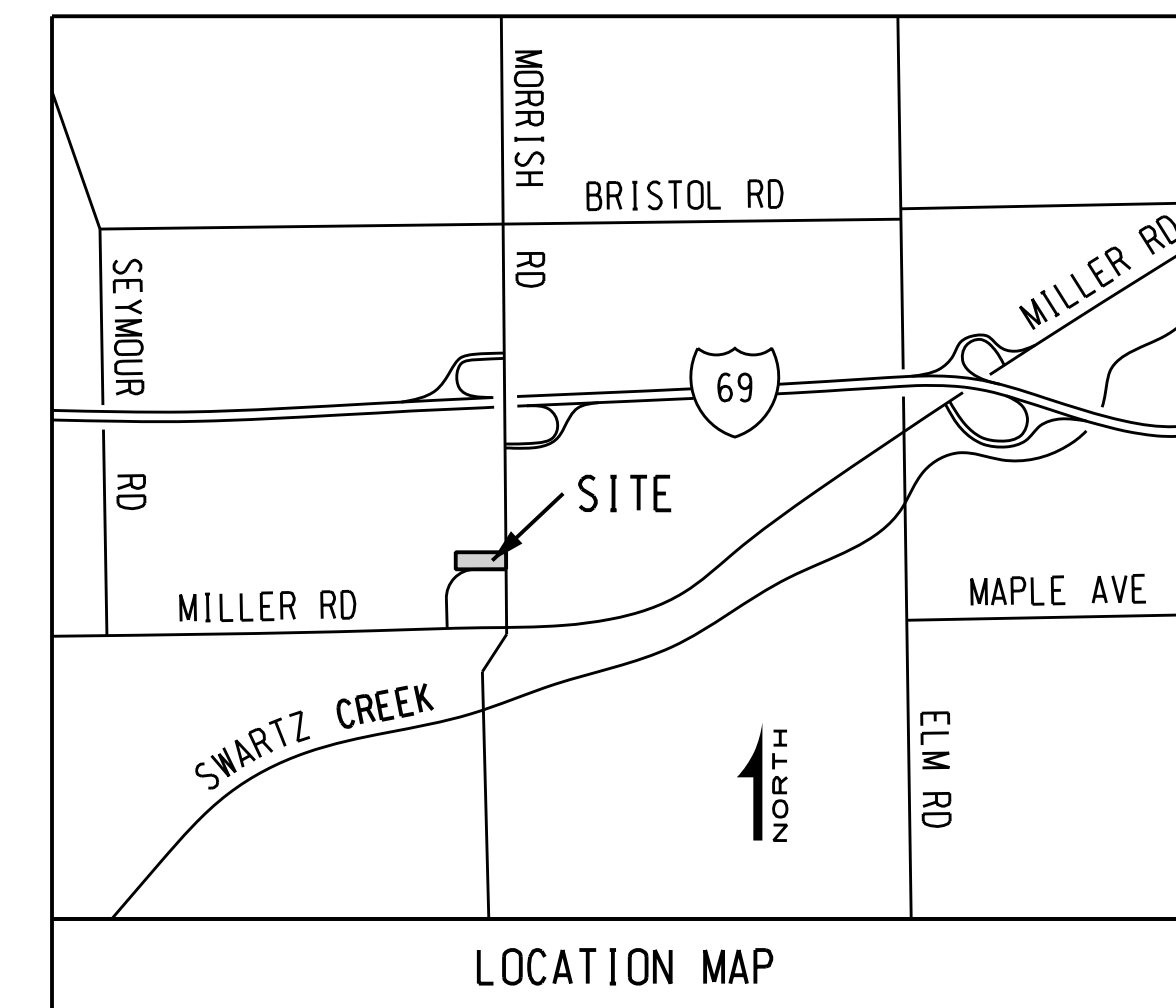
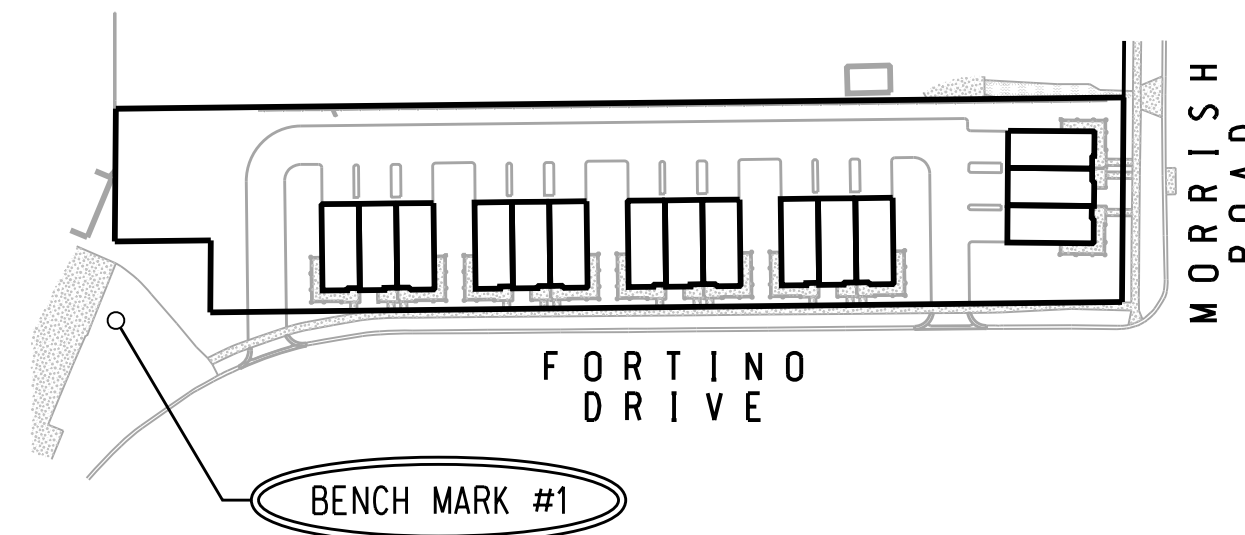
BREWER TOWN HOMES

PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 7 NORTH, RANGE 5 EAST,
CITY OF SWARTZ CREEK, GENESEE COUNTY, MICHIGAN

DEVELOPER: BRETT JORY
RBF HOLDINGS LLC
4140 MORRISH ROAD
SWARTZ CREEK, MI 48473
PH: 810.516.4405
EM: RBF.JORY@GMAIL.COM

SURVEYOR: CHRIS BRZEZINSKI, PS
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439
PH: (810) 695-0154
WWW.GQINCORP.COM

STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER		
SANITARY SEWER		
WATER		
GAS, ELECTRIC CABLE, TELEPHONE		
MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
WATER VALVE		
POWER POLE		
CURB & GUTTER		
EASEMENT		
LIMITED COMMON ELEMENT		
GENERAL COMMON ELEMENT		



SHEET INDEX:

- 1 - COVER SHEET
- 2 - SURVEY PLAN
- 3 - SITE PLAN
- 4 - UTILITY PLAN
- 5 - FIRST FLOOR PLAN
- 6 - SECOND FLOOR PLAN
- 7 - UNIT CROSS SECTIONS

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWN 7-NORTH, RANGE 5-EAST, CITY OF SWARTZ CREEK, COUNTY OF GENESEE, STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS: LOT 2 AND LOT 3 OF "SUPERVISOR'S PLAT OF SWARTZ CREEK" AS RECORDED IN GENESEE COUNTY RECORDS EXCEPT THE SOUTH 45 FEET OF THE WEST 60 FEET OF SAID LOT 2.

ALSO DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 35, T-7N, R-5E, MICHIGAN; THENCE S89°34'41"W, 50.00 FEET TO THE WEST LINE OF MORRISH ROAD (50' WIDE); THENCE ALONG SAID WEST LINE S00°25'19"E, 1700.5 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID WEST LINE S00°25'19"E, 128.00 FEET TO THE NORTH LINE OF FORTINO DRIVE; THENCE ALONG SAID NORTH LINE S88°28'12"W, 570.00 FEET; THENCE N00°25'19"W, 45.00 FEET; THENCE S88°28'12"W, 60.00 FEET; THENCE N00°25'19"W, 83.00 FEET; THENCE N88°28'12"E, 630.00 FEET TO SAID POINT OF BEGINNING.

BENCHMARK (NAVD88):

BENCHMARK NO. 1

CHISELED 'X' IN THE NORTHEAST RIM OF TELEPHONE MANHOLE IN ASPHALT PARKING LOT LOCATED APPROXIMATELY 65' NORTHWEST OF FORTINO DRIVE CURBLINE, 35.9' SOUTHWEST OF STORM CATCH BASIN AND 58' SOUTHWEST OF FACE OF FIREHOUSE BUILDING.

ELEVATION = 805.16

Brewer Town Homes
CITY OF SWARTZ CREEK
GENESEE CO., MICHIGAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM



JOB NO.: 201001
PHASE: CONDO

01 OF 07

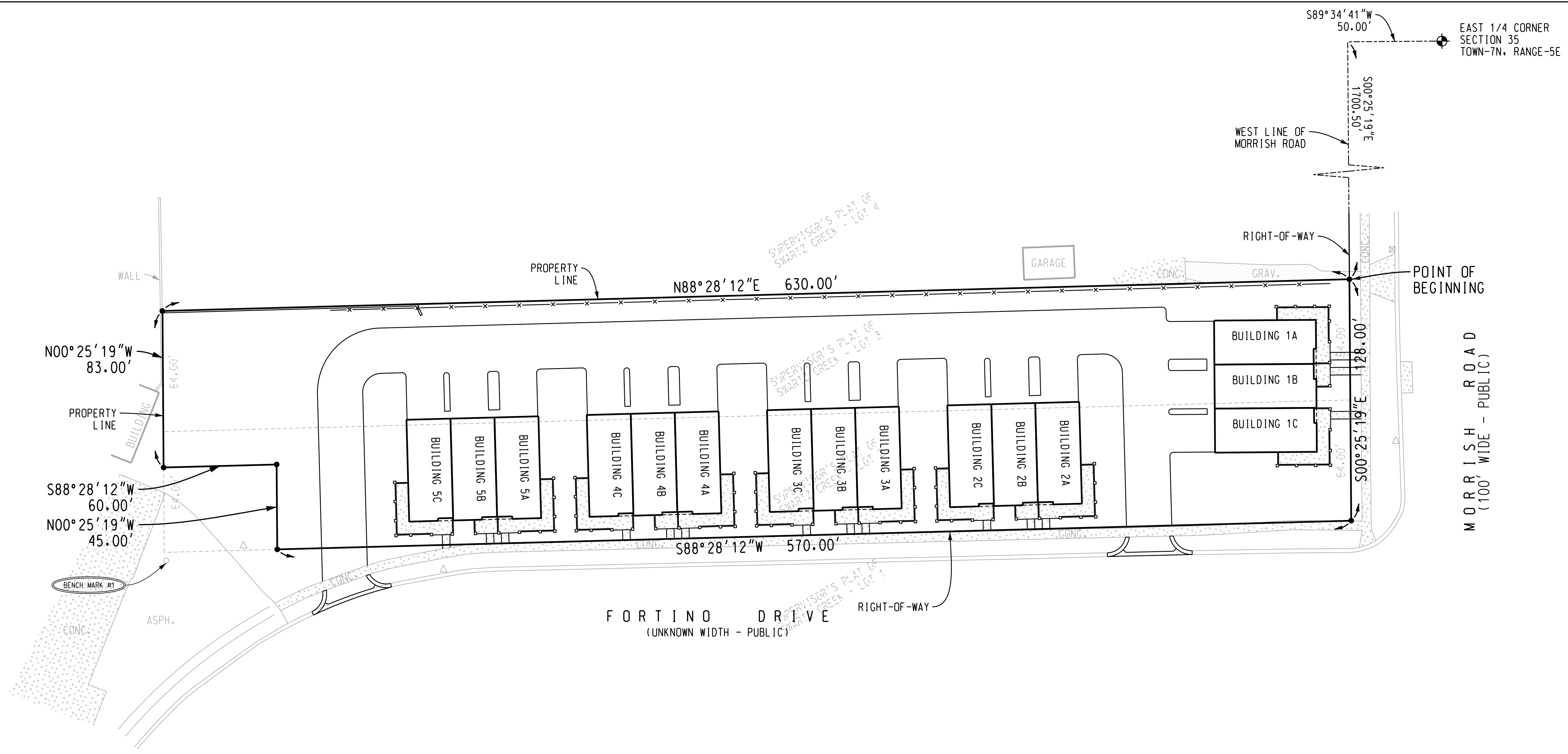
DATE: 03/10/2021 TIME: 10:28:40 AM

COVER SHEET

NO.	DATE	REVISION OR ISSUE
03-30-21		TO CITY FOR REVIEW
10-15-20		OWNER REVIEW

DRAWN	DESIGNED	CHECKED	FIELD CREW
	QUADERER	BRZEZINSKI	

SEAL



SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER BRZEZINSKI, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT:

THAT THE SUBDIVISION PLAN KNOWN AS "BREWER TOWN HOMES", GENESEE COUNTY 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 NO. 59 OF THE PUBLIC ACTS OF 1978.

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

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

GENERAL NOTES:

CONCRETE MONUMENTS HAVE BEEN SET AT ALL EXTERIOR POINTS AS INDICATED BY "•"

DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED

BEARINGS SHOWN ARE BASED ON THE BEARING OF S00°25'19"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, T-7N, R-5E

PARCEL BOUNDARY ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS PER "CONDOMINIUM ACT" (PA 59 OF 1978)

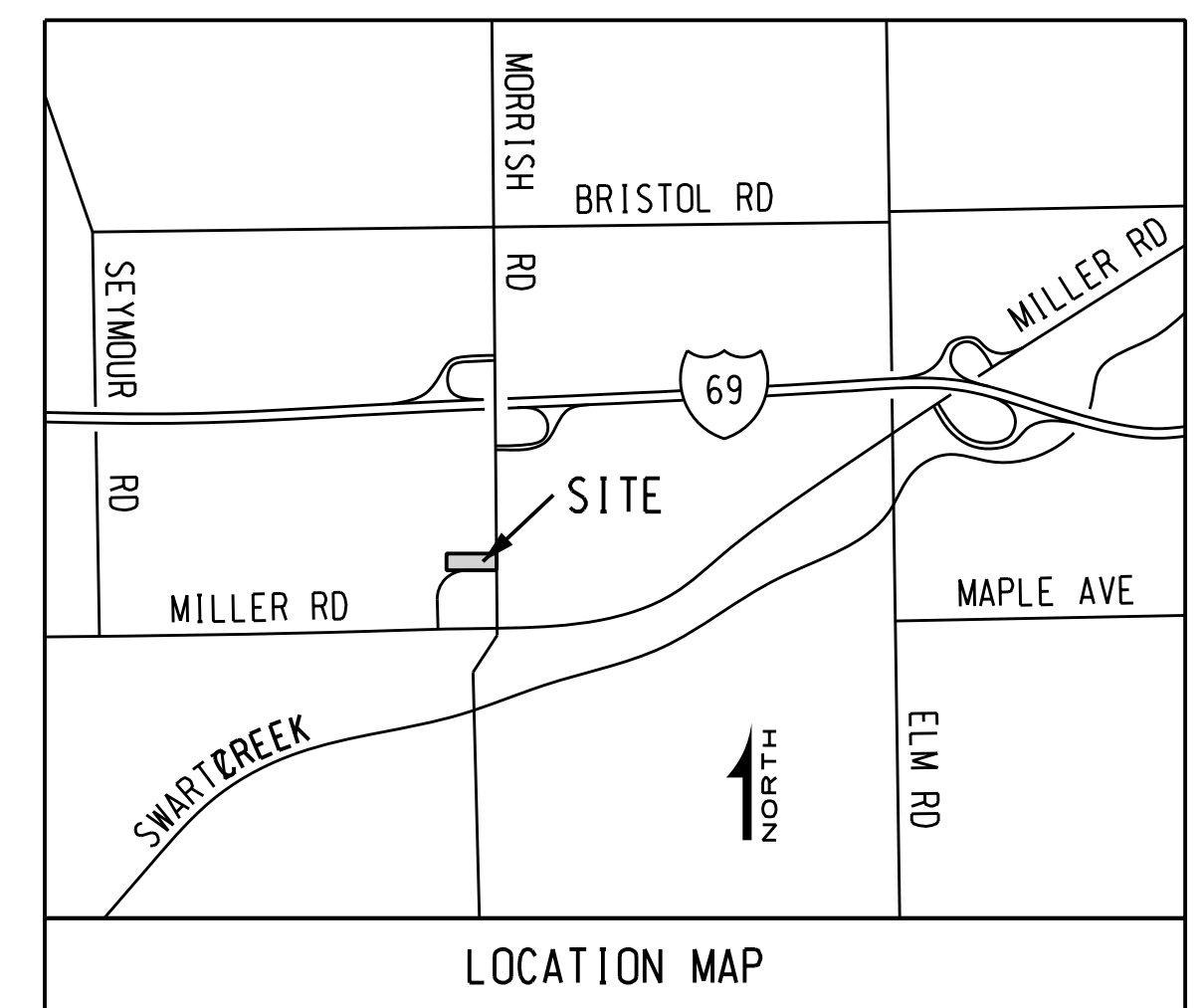
PROPOSED DATED: 03-30-2021

BENCHMARK (NAVD88):

BENCHMARK NO. 1

CHISELED 'X' IN THE NORTHEAST RIM OF TELEPHONE MANHOLE IN ASPHALT PARKING LOT LOCATED APPROXIMATELY 65' NORTHWEST OF FORTINO DRIVE CURBLINE, 35.9' SOUTHWEST OF STORM CATCH BASIN AND 58' SOUTHWEST OF FACE OF FIREHOUSE BUILDING.

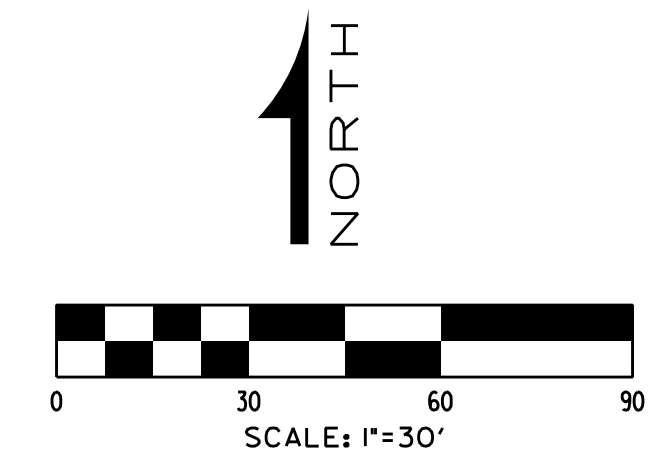
ELEVATION = 805.16



MARCH 30TH, 2021
(DATE)



C. Brzezinski
CHRISTOPHER BRZEZINSKI, PS
REGISTERED SURVEYOR
REGISTRATION NO. 56925
STATE OF MICHIGAN
GRIGGS QUADERER, INC.
8308 OFFICE PARK DR.
GRAND BLANC, MI 48439

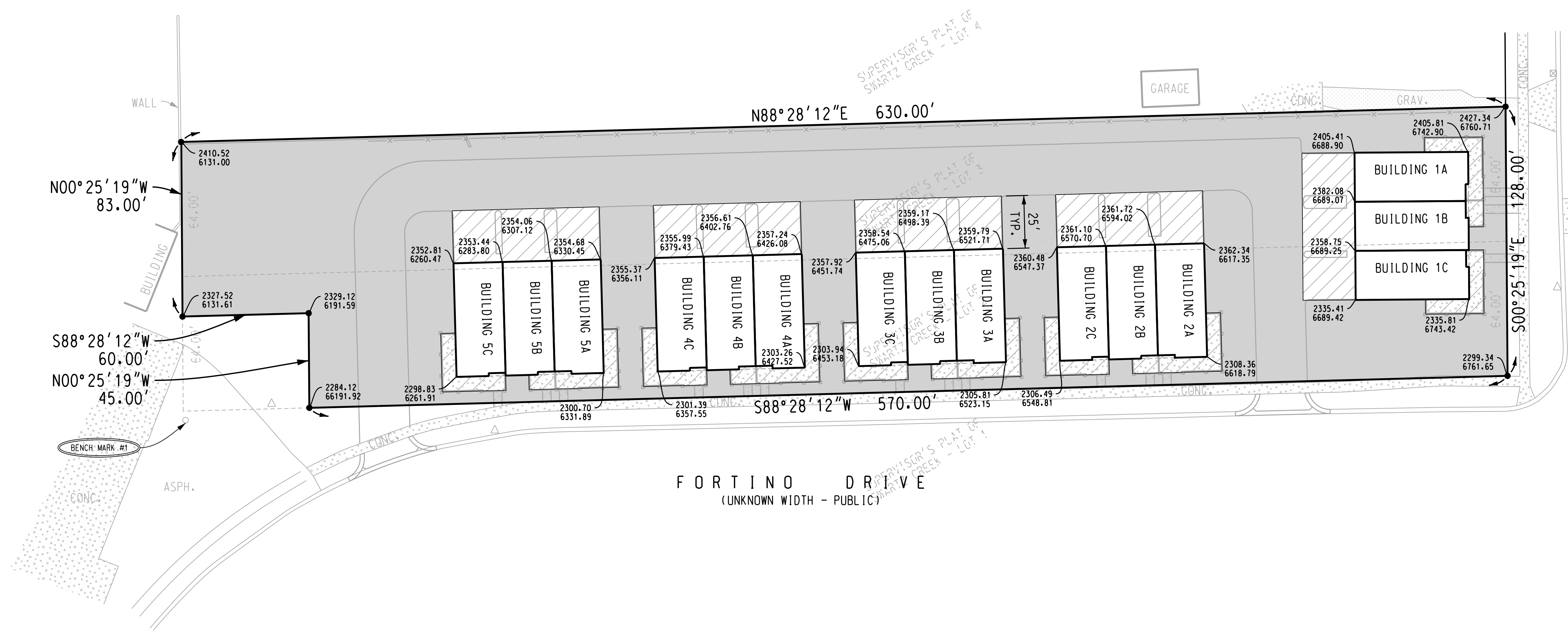


Brewer Town Homes		SOUTH EAST 1/4 SEC. 35 TOWN 7N, RANGE 5E	SURVEY PLAN
DRAWN	DESIGNED	CHECKED	FIELD CREW
QUADERER	BRZEZINSKI	BRZEZINSKI	GRIGGS QUADERER, INC.
		TO CITY FOR REVIEW	OWNER REVIEW
		03-30-21	10-15-20
		DATE	REVISION OR ISSUE
		NO.	SUBJECT
		201001	02 OF 07

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158

CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING

15th ANNIVERSARY 2004-2019



M O R R I S H R O A D
(100' WIDE - PUBLIC)

F O R T I N O D R I V E
(UNKNOWN WIDTH - PUBLIC)

GENERAL NOTES:

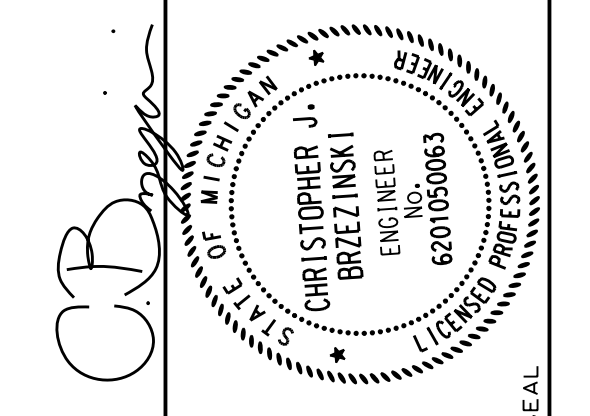
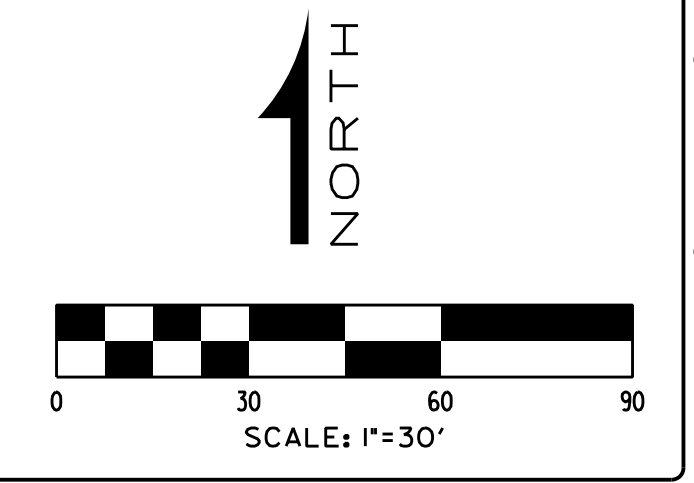
1. CONCRETE MONUMENTS HAVE BEEN SET AT ALL POINTS INDICATED BY " "
2. DIMENSION ALONG CURVES ARE ARC DISTANCES
3. BEARINGS SHOWN ARE BASED ON THE BEARING OF S00°25'19"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, T-7N, R-5E
4. UNIT OWNERSHIP IS BASED ON ARCHITECTURAL BUILDING. REFER TO ARCHITECT PLAN SHEET 5 & 6
5. REFER TO SHEET 2 FOR EASEMENTS
6. REFER TO SHEET 1 FOR STANDARD LEGEND
7. ALL IMPROVEMENTS MUST BE BUILT
8. PROPOSED DATED: 03-30-2021

LEGEND:

UNIT OWNERSHIP		18.740 FT ²
LIMITED COMMON ELEMENT		0 FT ²
GENERAL COMMON ELEMENT		61.876 FT ²

PROPERTY CORNER LEGEND:

- 36" x 4" CONCRETE MON. (SET)
- 18" x 1/2" IRON REBAR (SET)



NO.	DATE	REVISION OR ISSUE
03-30-21	TO CITY FOR REVIEW	
10-15-20	OWNER REVIEW	

DRAWN	QUADERER
DESIGNED	QUADERER
CHECKED	BRZEZINSKI
FIELD CREW	

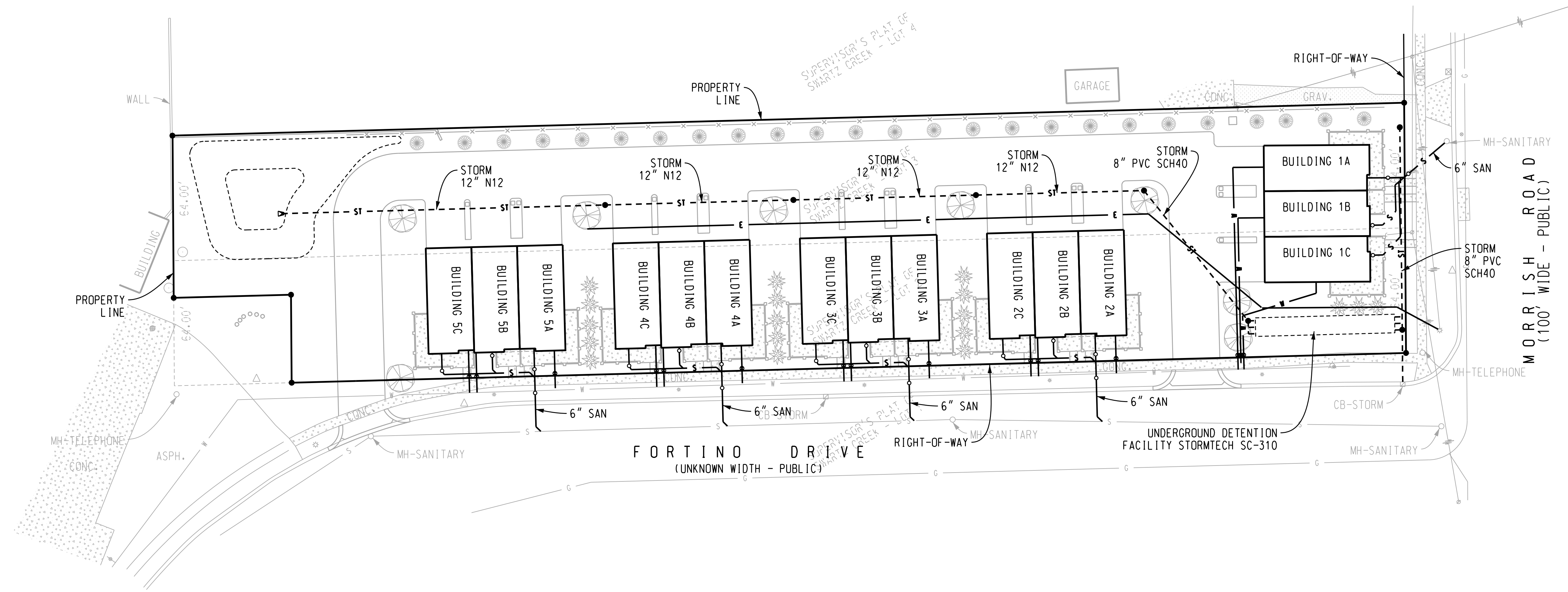
Brewer Town Homes
 CITY OF SWARTZ CREEK
 GENESSEE CO., MICHIGAN
 SOUTHEAST 1/4 SEC. 35
 TOWN 7N, RANGE 5E

Griggs Quaderer, Inc.
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 CIVIL ENGINEERING · LAND SURVEYING
 SITE PLANNING

PHASE: CONDO
 JOB NO.: 201001
 03 OF 07

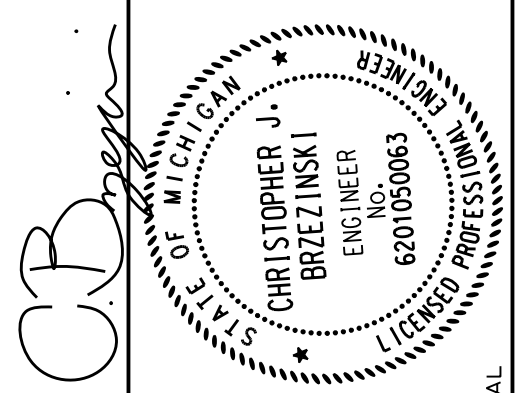
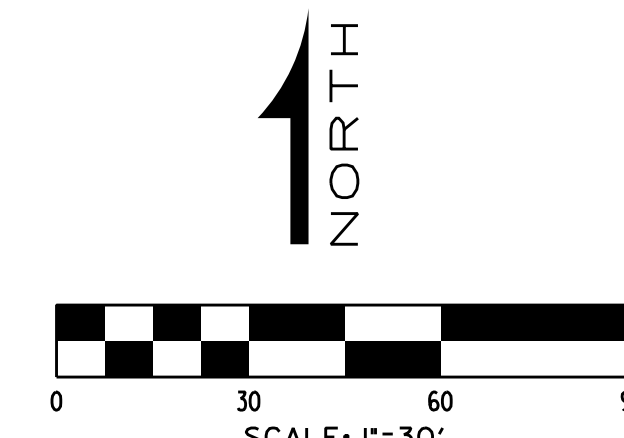
DATE: 3/10/2021 TIME: 10:26:51 AM

SITE PLAN



GENERAL NOTES:

1. SANITARY SEWER, STORM SEWER, & WATERMAIN LOCATIONS DESIGNED BY RBF HOLDINGS LLC.
2. TELEPHONE, ELECTRIC, & GAS LINE LOCATIONS ESTIMATED PER UTILITY COMPANY. ACTUAL LOCATIONS MAY BE SLIGHTLY DIFFERENT DEPENDING ON FIELD CONDITIONS BUT MUST SERVICE EACH UNIT SHOWN ON THIS PHASE.
3. ALL UTILITIES SHOWN MUST BE BUILT.
4. UTILITY METERS WILL BE LOCATED BY THE INDIVIDUAL UNIT OWNERS AFTER CONSTRUCTION OF A DWELLING UPON THE UNIT.
5. REFER TO SHEET 3 FOR EASEMENTS
6. REFER TO SHEET 1 FOR STANDARD LEGEND
7. PROPOSED DATED: 03-30-2021
8. UTILITY LEAD INFORMATION:
 -SANITARY LEADS ARE 4" PVC
 -WATER LEADS ARE 1" TYPE 'K' COPPER
9. UTILITY MAIN INFORMATION (UNLESS OTHERWISE NOTED):
 - SANITARY MAIN IS 6" PVC
 - STORM SEWER IS 12" N12 PLASTIC



NO.	DATE	SUBJECT

DRAWN	DESIGNED	QUADERER
CHECKED	BRZEZINSKI	FIELD CREW

Brewer Town Homes
 CITY OF SWARTZ CREEK
 SOUTHEAST 1/4 SEC. 35
 TOWNSHIP 7N, RANGE 5E
 GENESSEE CO., MICHIGAN

DATE: 03/30/2021

UTILITY PLAN

Griggs Quaderer, Inc.
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 GRAND BLANC, MI 48439
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 SITE PLANNING

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 2004 - 2019

PHASE: CONDO
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 04 OF 07