

225008
LIBER 48800 PAGE 440
\$88.00 MISC RECORDING
\$4.00 REHONUMENTATION
11/16/2015 02:20:49 P.M. RECEIPT# 136711
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

FIRST AMENDMENT TO CONSOLIDATING MASTER DEED RIVER PINES OF FARMINGTON

(Act 59, Public Acts of 1978; as amended)

This First Amendment to Consolidating Master Deed made and executed on this 11th day of November, 2015, by River Pines of Farmington Condominium Association, a Michigan nonprofit corporation, whose address is c/o McShane & Associates, Inc., 6230 Orchard Lake Rd., Ste. 200, West Bloomfield, MI 48322 (the "Association") in accordance with the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (the "Act"),

WITNESSETH:

WHEREAS, a Consolidating Master Deed (the "Master Deed") for the River Pines of Farmington Condominium (the "Condominium"), dated December 10, 2010, was recorded on December 20, 2010, in Liber 42658, Pages 457 through 586, Oakland County Records, said Condominium also being known as Oakland County Condominium Subdivision Plan No. 508; and,

23-32-226-000ent

WHEREAS, the Floor Plans for certain Unit types contained in the "Exhibit B" drawings attached to the Master Deed omitted the graphical depictions of Limited Common Element porches that had been shown on earlier recorded versions of said drawings;

WHEREAS, the Site Plans contained in the "Exhibit B" drawings did not graphically depict all of the Limited Common Element areas adjacent to Units that are defined in the Master Deed;

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REGISTER OF DEEDS

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WHEREAS, the Association desires by recording this First Amendment to Consolidating Master Deed to revise and replace certain Sheets of the "Exhibit B" drawings to include the porches on the Floor Plans and to depict the Limited Common Element areas on the Site Plans as they are defined in the Master Deed;

WHEREAS, the Master Deed, Article VII, Section 7.01 authorizes the Association to amend the Master Deed without the consent of the Co-owners or mortgagees if the amendment does not materially alter or change the rights of a Co-owner or mortgagee;

WHEREAS, the amendments to the "Exhibit B" drawings referenced herein and depicted on the attached Sheets are intended for the purpose of correcting the aforesaid omissions in the drawings and therefore do not constitute a material change or alteration of the rights of the Co-owners or mortgagees;

NOW, THEREFORE, upon the recording of this First Amendment to Consolidating Master Deed with the Oakland County Register of Deeds, the Master Deed and "Exhibit B" drawings attached thereto shall be amended as follows:

1. Amended Sheets No. 1, 1A, 3, 3A through 3D, 6, 8, 11, 17, 22, 24, 27, 29, 30, 33, 35, 38, 42, 44, 46, 53 and 55 of the Condominium Subdivision Plan of the River Pines of Farmington Condominium as attached hereto shall replace and supersede Sheets No. 1, 1A, 3, 3A through 3D, 6, 8, 11, 17, 22, 24, 27, 29, 30, 33, 35, 38, 42, 44, 46, 53 and 55 of the Condominium Subdivision Plan of the River Pines of Farmington Condominium as were originally recorded with the Master Deed, and the original Sheets No. 1, 1A, 3, 3A through 3D, 6, 8, 11, 17, 22, 24, 27, 29, 30, 33, 35, 38, 42, 44, 46, 53 and 55 shall be of no further force or effect.

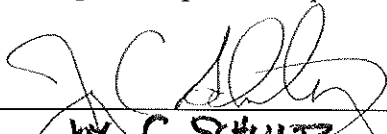
In all respects, other than as hereinabove indicated, the Master Deed of the River Pines of Farmington Condominium, including the Bylaws and Condominium Subdivision Plan, is hereby ratified, confirmed and re-declared.

RIVER PINES OF FARMINGTON
CONDOMINIUM ASSOCIATION,
a Michigan nonprofit corporation

By: Bruce Tobis
BRUCE TOBIS, President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing First Amendment to Consolidating Master Deed was acknowledged before me on this 11th day of November, 2015, by BRUCE TOBIS, President of River Pines of Farmington Condominium Association, a Michigan nonprofit corporation, on behalf of the Association.



Joy C. SCHULTZ
Notary Public, Wayne County, Michigan
My Commission Expires: 11/25/15
Acting in Wayne County

Drafted by and when recorded
Return to:
Gregory J. Fioritto (P61893)
Zelmanski, Danner & Fioritto, PLLC
44670 Ann Arbor Rd., Ste. 170
Plymouth, MI 48170
734-459-0062

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 508

EXHIBIT "B" TO THE CONSOLIDATED MASTER DEED FOR:

RIVER PINES OF FARMINGTON CONDOMINIUM

CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

NOTE:
THE ASTERISK (*) AS SHOWN IN THE DRAWING INDEX INDICATES NEW OR AMENDED DRAWINGS WHICH ARE REVISED, DATED 9-1-15. THESE DRAWINGS ALONG WITH THIS SUBMISSION ARE TO REPLACE OR TO BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

INDEX OF DRAWINGS:

DWG. No.	DWG. TITLE
* 1	TITLE PAGE
* 1A	SHEET INDEX (CONT.)
2	SURVEY & COMPOSITE PLAN
* 3	SITE PLAN
* 3A	SITE PLAN
* 3B	SITE PLAN
* 3C	SITE PLAN
* 3D	SITE PLAN
3E	UTILITY PLAN
3F	UTILITY PLAN
3G	UTILITY PLAN
3H	UTILITY PLAN
3I	UTILITY PLAN
3J	INTENTIONALLY DELETED
3K	INTENTIONALLY DELETED
3L	INTENTIONALLY DELETED
3M	INTENTIONALLY DELETED
4	FLOOD PLAIN PLAN
5	TYPICAL BASEMENT PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 91)
* 6	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A" (UNIT 1, 5, 6, 9, 13, 17, 24, 28, 29, 33, 37, 41, 45, 47, 48, 51, 52, 53, 55, 59, 60, 64, 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 91)
7	TYPICAL BASEMENT PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
* 8	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
9	TYPICAL SECOND FLOOR PLAN FOR UNIT TYPE "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
10	TYPICAL BASEMENT PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 75, 76, 79, 80, 83, 84, 89, 90, 92, 93, 146)
* 11	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C" (UNIT 2, 3, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42, 43, 50, 57, 58, 61, 62, 65, 66, 69, 71, 72, 75, 76, 79, 80, 83, 84, 89, 90, 92, 93, 146)
12	TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92, AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59, 146)
13	TYPICAL CROSS SECTIONS FOR UNIT TYPES "B" (UNIT 4, 8, 12, 16, 20, 32, 40, 44, 46, 49, 54, 56, 63, 67, 96, 110, 175)
14	TYPICAL CROSS SECTIONS FOR UNIT TYPES "A" (UNIT 60, 61, 62, 64, 65, 66, 69 THRU 86, 88 THRU 92) AND "C" (UNIT 1, 2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 22, 23, 24, 26 THRU 31, 33, 34, 37, 38, 39, 41, 42, 43, 45, 47, 48, 50, 51, 52, 53, 55, 57, 58, 59, 146)
15	PERIMETER PLAN FOR BUILDINGS (4, 6, 12, 17, 21, 69, 67, 87, 91, 92)
16	TYPICAL BASEMENT PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
* 17	TYPICAL FIRST AND SECOND FLOOR PLAN FOR UNIT TYPE "D" (UNIT 21, 25, 36, 68, 196)
18	TYPICAL CROSS SECTION FOR TYPE "D" (UNIT 21, 26, 36, 68, 196)
19	PERIMETER PLAN FOR BUILDINGS 70, 85, 93
20	PERIMETER PLAN FOR BUILDINGS 96, 97, 100, 101, 102
21	TYPICAL BASEMENT PLAN FOR UNIT TYPE "A-2" & "A-4" (UNITS 94, 97, 100, 101, 102, 105, 106, 109, 111, 114, 115, 118, 121, 125, 130, 137, 138, 141, 147, 151, 180, 187, 193, 195, 200, 203, 204, 207, 208, 216, 220, 221, 224, 229, 235, 238, 239, 242, 243, 246, 247, 250, 251, 254-257, 264, 273, 278, 281, 284, 287, 290, 291, 294, 295, 298, 299, 302, 306, 309, 317, 320, 326, 329, 330, 334, 337, 341, 342, 345, 346, 348, 351, 352, 355)
* 22	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A-2 & "A-4" (UNITS SAME AS SHEET 21)
23	TYPICAL BASEMENT PLAN FOR UNIT TYPE "C-2" (UNIT 95, 123, 124)
* 24	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2" (UNIT 95, 123, 120, 124)
25	TYPICAL CROSS SECTION FOR UNIT TYPES "A-2", "A-4", "C-2" & "C2-1" (UNITS 94, 95, 97 THRU 106, 109, 111 THRU 118, 120, 121, 123, 124, 125, 130, 135, 136, 137, 138, 141, 147, 151, 180, 187, 193, 195, 216, 229, 235, 238, 239, 242, 243, 246, 247, 250, 251, 254 THRU 257, 264, 273, 278, 281, 284, 287, 290, 291, 294, 295, 298, 299, 302, 306, 309, 317, 320, 326, 329, 330, 334, 337, 338, 341, 342, 345, 348, 351, 352, 355)

LEGAL DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 33 AND ALSO PART OF THE NORTHEAST 1/4 OF SECTION 32, T. 1 N., R. 9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT A POINT DISTANT S. 00°09'24" E. MEASURED (S. 00°10'04" E. RECORD) 60.00 FEET ALONG THE WEST LINE OF SAID SECTION 33 AND EAST LINE OF SAID SECTION 32 FROM THE NORTHWEST CORNER OF SAID SECTION 33; THENCE FROM SAID POINT OF BEGINNING N. 89°53'50" E. 362.67 FEET ALONG THE SOUTH 60 FOOT RIGHT-OF-WAY LINE OF NINE MILE ROAD; THENCE S. 00°10'04" E. 540.00 FEET; THENCE N. 89°53'50" E. 197.85 FEET; THENCE N. 00°10'04" W. 540.00 FEET; THENCE CONTINUING ALONG SAID SOUTH 60 FOOT RIGHT-OF-WAY LINE N. 89°53'50" E. 701.44 FEET; THENCE S. 00°03'30" E. 1260.37 FEET; THENCE N. 89°51'11" E. 923.62 FEET; THENCE S. 00°06'05" E. 576.32 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINE OF "FENDT'S HILLDALE SUBDIVISION" AS RECORDED IN LIBER 62, PAGE 42, OAKLAND COUNTY RECORDS S. 74°58'54" W. 45.15 FEET AND N. 70°05'26" W. 250.00 FEET AND S. 19°55'41" W. 271.11 FEET AND S. 89°56'14" W. 1811.31 FEET MEASURED (1810.90 FEET RECORD); THENCE ALONG SAID COMMON LINES OF SECTIONS 32 AND 33 AND, IN PART THE FOLLOWING TWO (2) COURSES ALONG THE EAST AND NORTH LINES OF "GREEN HILL COMMONS NO. 3" AS RECORDED IN LIBER 157, PAGES 27 AND 28, OAKLAND COUNTY RECORDS N. 00°09'24" W. MEASURED, (N. 00°10'04" W. RECORD) 747.88 FEET AND N. 89°48'53" W. 874.28 FEET MEASURED (874.54 FEET RECORD); THENCE ALONG THE EAST LINE OF "GREEN HILL PINES", OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1230 N. 00°10'01" W. 1002.79 FEET; THENCE S. 89°49'38" E. 205.00 FEET; THENCE N. 50°22'47" E. 254.49 FEET; THENCE N. 00°10'00" W. 100.75 FEET MEASURED (100.87 FEET RECORD); THENCE S. 89°56'55" E. 473.01 FEET ALONG SAID SOUTH 60-FOOT RIGHT-OF-WAY LINE OF NINE MILE ROAD TO THE POINT OF BEGINNING CONTAINING 93.69 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, TOGETHER WITH A PERMANENT RIGHT-OF-WAY EASEMENT RESERVED IN ON INSTRUMENT RECORDED IN LIBER 9123, PAGE 519, OAKLAND COUNTY RECORDS.

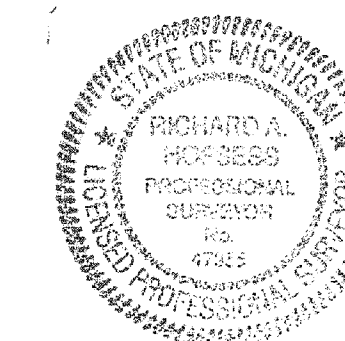
SURVEYOR & PREPARER:

ZEIMET/WOZNAK & ASSOCIATES, INC.
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165

DEVELOPER:

**RIVER PINES OF FARMINGTON
CONDOMINIUM ASSOCIATION**
6230 ORCHARD LAKE ROAD, SUITE 200
WEST BLOOMFIELD, MI 48322

"AS-BUILT" 9-1-2015



Richard Hofsess
RICHARD HOFSESS
PROFESSIONAL SURVEYOR
LICENSE NUMBER 47955

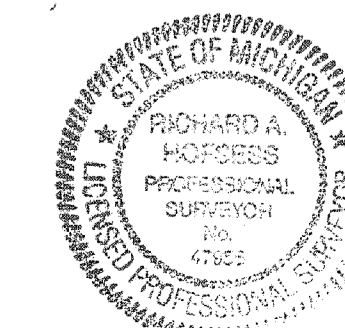
RIVER PINES OF FARMINGTON CONDOMINIUM FARMINGTON HILLS		MICHIGAN	
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ZEIMET WOZNAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 - 248.437.5222 fax		CHECKED BY	JOB NO.
		DATE	07115
			SHEET NO. 1

INDEX OF DRAWINGS:

DWG. No.	DWG. TITLE
26	INTENTIONALLY DELETED
* 27	TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C2-1" (UNITS 98, 99, 103, 104, 112, 113, 116, 117, 135, 136)
28	PERIMETER PLAN FOR BUILDINGS 103, 106, 154, 157 (UNITS 97 THRU 100, 102 THRU 105, 111 THRU 114, 115 THRU 118)
* 29	TYPICAL BASEMENT PLAN FOR UNIT TYPE "E" (UNITS 87, 119, 128, 129, 133, 150, 155, 156, 159, 160, 166, 169, 173, 185, 189, 192, 199, 217, 225, 230, 233, 261, 267, 268, 271, 304, 310, 313, 314, 325, 333)
* 30	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
31	TYPICAL CROSS SECTION FOR UNIT TYPE "E" (UNITS SAME AS SHEET 29)
32	PERIMETER PLAN FOR BUILDING 155 (UNITS 134, 135, 136, 137)
* 33	TYPICAL BASEMENT & FIRST FLOOR FIRST FLOOR PLAN FOR UNIT TYPE "D-2" (UNITS 122, 126, 134, 154, 161, 165, 170, 177, 211, 212, 214, 228)
34	TYPICAL SECOND FLOOR PLAN & CROSS SECTION FOR UNIT TYPE "D-2" (UNITS SAME AS SHEET 33)
* 35	TYPICAL BASEMENT & FIRST FLOOR FIRST FLOOR PLAN FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
36	TYPICAL SECOND FLOOR & CROSS SECTION FOR UNIT TYPE "D-3" (UNIT 142 ONLY)
37	PERIMETER PLAN FOR BUILDING 68 (UNITS 151, 152, 153, 154)
* 38	TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "E-2" (UNIT 127 AND 157)
39	TYPICAL CROSS SECTION FOR UNIT TYPE "E-2" (UNIT 157)
40	PERIMETER PLAN FOR BUILDING 130 (UNITS 147, 148, 149, 150)
41	PERIMETER PLAN FOR BUILDING 156 (UNITS 106, 107, 108, 109)
* 42	TYPICAL BASEMENT & FIRST FLOOR FIRST FLOOR PLAN FOR UNIT TYPE "C-3" (UNITS 107, 108, 131, 139, 143, 144, 145, 148, 149, 152, 153, 158, 162, 163, 167, 171, 179, 181, 182, 190, 194, 197, 202, 206, 210, 215, 218, 222, 227, 232, 234, 236, 237, 240, 244, 248, 253, 258, 262, 263, 265, 269, 272, 274, 276, 277, 279, 282, 285, 286, 288, 292, 296, 300, 303, 307, 311, 315, 318, 319, 321, 322, 323, 324, 328, 332, 336, 340, 344, 347, 350, 354)
43	TYPICAL CROSS SECTION FOR UNIT TYPE "C-3" (UNITS SAME AS SHEET 42)
* 44	TYPICAL BASEMENT & FIRST FLOOR FIRST FLOOR PLAN FOR UNIT TYPE "C-4" (UNITS 132, 140, 168, 172, 186, 198, 201, 205, 209, 219, 223, 226, 231, 241, 245, 249, 252, 266, 270, 280, 289, 293, 297, 301, 308, 312, 316, 327, 331, 335, 339, 343, 349, 353)
45	TYPICAL CROSS SECTION FOR UNIT TYPE "C-4" (UNITS SAME AS SHEET 44)
* 46	TYPICAL BASEMENT & FIRST FLOOR FIRST FLOOR PLAN FOR UNIT TYPE "G" (UNITS 164, 176, 178, 183, 184, 188, 191, 260, 275, 283, 305)
47	TYPICAL CROSS SECTION FOR UNIT TYPE "G" (UNITS 164, 176, 178, 183, 184, 188, 191, 260, 275, 283, 305)
48	PERIMETER PLAN FOR BUILDINGS 64, 133 (UNITS 130-133, 264-267)
49	INTENTIONALLY DELETED
50	PERIMETER PLAN FOR BUILDING 66 (UNITS 170, 171, 172, 173)
51	PERIMETER PLAN FOR BUILDING 143 (UNITS 193, 194, 195)
52	PERIMETER PLAN FOR BUILDING 134 (UNITS 185, 186, 187)
* 53	TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "H" (UNITS 174, 259)
54	TYPICAL CROSS SECTION FOR UNIT TYPE "H" (UNITS 174, 259)
* 55	TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-5" (UNIT 213)
56	TYPICAL CROSS SECTION FOR UNIT TYPE "C-5" (UNIT 213)
57	PERIMETER PLAN FOR BUILDING 113 (UNITS 196, 197, 198, 199)
58	PERIMETER PLAN FOR BUILDINGS 5, 25, 26, 28, 29, 34, 35, 36, 37, 39, 52, 53, 59, 114, 115, 150, 152, 158, 159, 160 (UNITS 138 THRU 141, 200 THRU 207, 221 THRU 224, 239 THRU 254, 278 THRU 281, 287 THRU 302, 306 THRU 309, 326 THRU 329, 334 THRU 345, 348-355)
59	PERIMETER PLAN FOR BUILDING 116 (UNITS 208, 209, 210, 211)
60	INTENTIONALLY DELETED
61	PERIMETER PLAN FOR BUILDING 153 (UNITS 225, 226, 227, 228)
62	PERIMETER PLAN FOR BUILDINGS 27, 63, 65, 145 (UNITS 166 THRU 169, 230 THRU 233, 268 THRU 271, 310 THRU 313)
63	PERIMETER PLAN FOR BUILDING 117 (UNITS 212, 213, 214)
64	PERIMETER PLAN FOR BUILDINGS 38, 40, 151 (UNITS 217 THRU 220, 314 THRU 317, 330 THRU 333)
65	PERIMETER PLAN FOR BUILDINGS 32, 33 (UNITS 346, 347)
66	CALCULATION PLAN
67	CALCULATION PLAN

"AS-BUILT" 9-1-2015

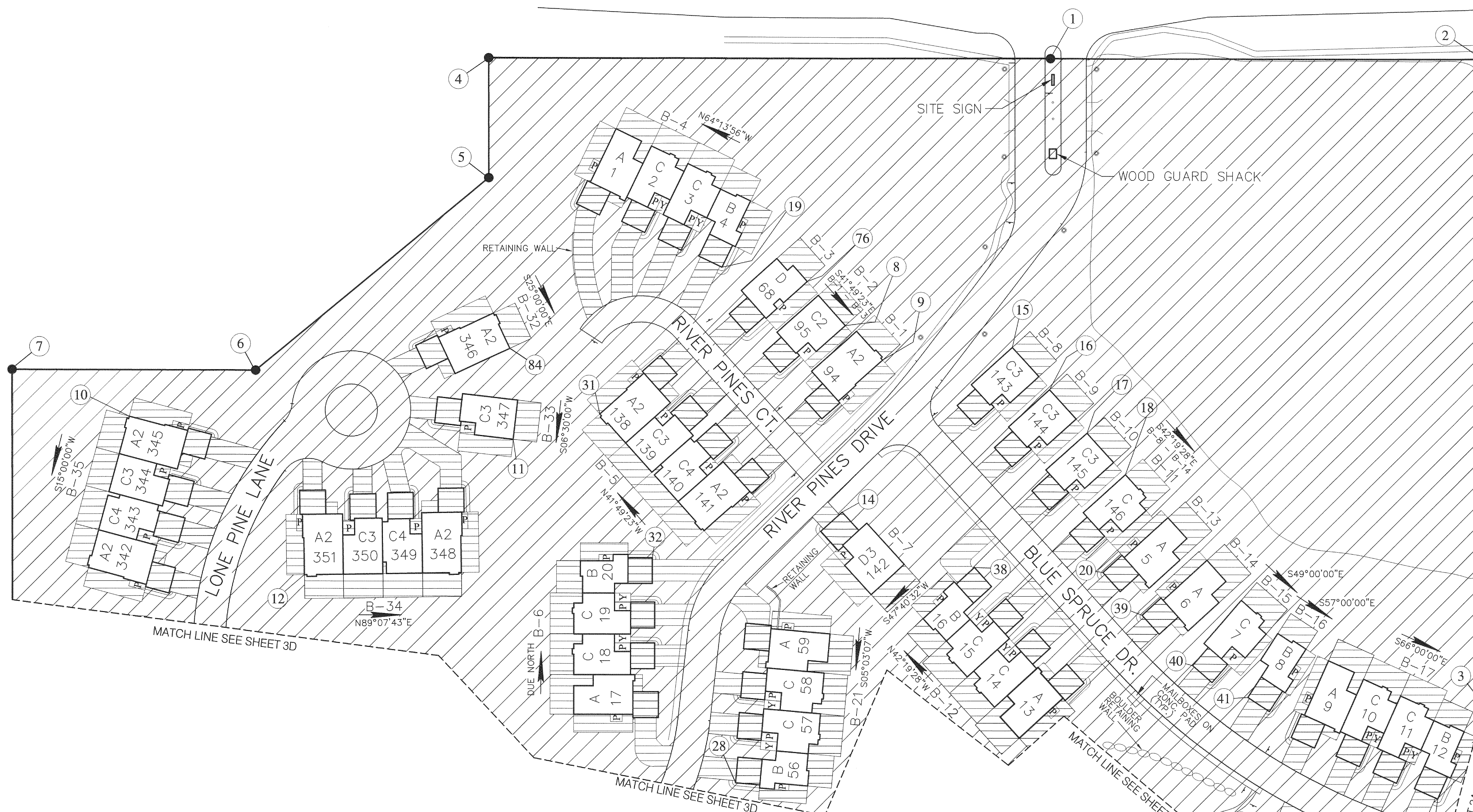
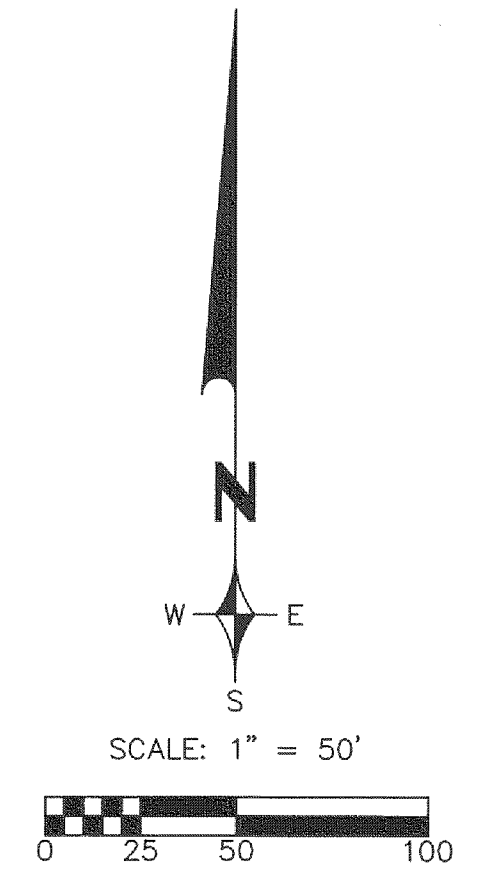
RIVER PINES OF FARMINGTON CONDOMINIUM	
MICHIGAN	
SHEET INDEX	
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JOB NO.	SHEET NO.
	1A



Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR
 LICENSE NUMBER 47955

ZEMET WOZNAK
 & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 - 248.437.5222 fax

CENTERLINE OF NINE MILE ROAD (PUBLIC)



- LEGEND:**
- A2 DENOTES UNIT TYPE
 - 3 DENOTES UNIT NUMBER
 - B-1 DENOTES BUILDING NUMBER
 - DENOTES CONCRETE MONUMENT
 - ⊙ DENOTES BOUNDARY AND BUILDING COORDINATES
 - P DENOTES PORCH
 - Y DENOTES COURTYARD
 - N 00°00'00" W DENOTES BUILDING BEARING
 - [Hatched Box] GENERAL COMMON ELEMENT
 - [Striped Box] LIMITED COMMON ELEMENT
 - ⊛ LAMP POST

- NOTES:**
1. LIMITED COMMON ELEMENT AREAS ARE AS FOLLOWS:
 A) FRONT; AS SHOWN.
 B) REAR; 20 FEET OFF REAR OF EACH UNIT ACROSS FULL UNIT WIDTH, UNLESS OTHERWISE NOTED.
 C) SIDE; 15 FEET OFF SIDE OF UNIT FROM FRONT TO REAR WHERE SHOWN, UNLESS OTHERWISE NOTED.
 D) PORCHES (SHOWN SCHEMATICALLY ONLY).
 E) DRIVEWAYS, GARAGES.
 2. REFER TO SHEET 4 FOR LOCATION OF 5' WIDE SIDEWALK THROUGHOUT SITE.
 3. LETTERS A, B, C, D, E, G, & H WITHIN UNITS DENOTES UNIT TYPE.
 4. ALL INTERIOR ROADS ARE PRIVATE.

COORDINATE VALUES

POINT	NORTH	EAST
1	4940	5000
2	4840	5363
3	4400	5364
4	4940	4527
5	4839	4527
6	4677	4331
7	4678	4126
8	4716	4827
9	4784	4856
10	4636	4230
11	4821	4553
12	4503	4369
14	4556	4824
15	4693	4969
16	4659	5001
17	4622	5035
18	4590	5064
19	4765	4727
20	4514	5049
28	4333	4730
31	4637	4623
32	4516	4688
38	4511	4939
39	4478	5082
40	4435	5123
41	4398	5165
42	4317	5322
76	4751	4794
82	4294	5187
83	4268	5250
84	4696	4545

UNITS WITH REDUCED LIMITED COMMON ELEMENT AT SIDE ENTRANCE

UNIT#	LIMITED COMMON ELEMENT SHOWN
5	8'
6	10'
7	7'
8	10'
9	10'
25	10'
28	9'
40	12'
41	12'
45	9'
46	8'
47	8'
49	13'
50	3'
51	9'
53	10'
54	13'
55	12'
64	12'
68	13'
69	10'
73	8'
86	8'
87	9'
88	9'
92	9'
93	11'
95	8'
101	8'
102	10'
105	14'
106	14'
111	14'
119	8'

UNITS WITH REDUCED LIMITED COMMON ELEMENT AT SIDE ENTRANCE

UNIT#	LIMITED COMMON ELEMENT SHOWN
120	8'
122	7'
133	15'
157	14'
158	10'
159	10'
161	9'
166	10'
170	12'
173	10'
175	11'
176	11'
177	6'
187	11'
196	6'
199	10'
200	10'
203	10'
225	12'
267	10'
268	10'
271	11'
276	6'
277	9'
278	9'
285	8'
298	12'
299	12'
302	10'
303	10'
304	5'
305	8'
309	11'
310	11'

UNIT WITH REDUCED LIMITED COMMON ELEMENT AT REAR

UNIT#	LIMITED COMMON ELEMENT SHOWN
123	9'
204	13'



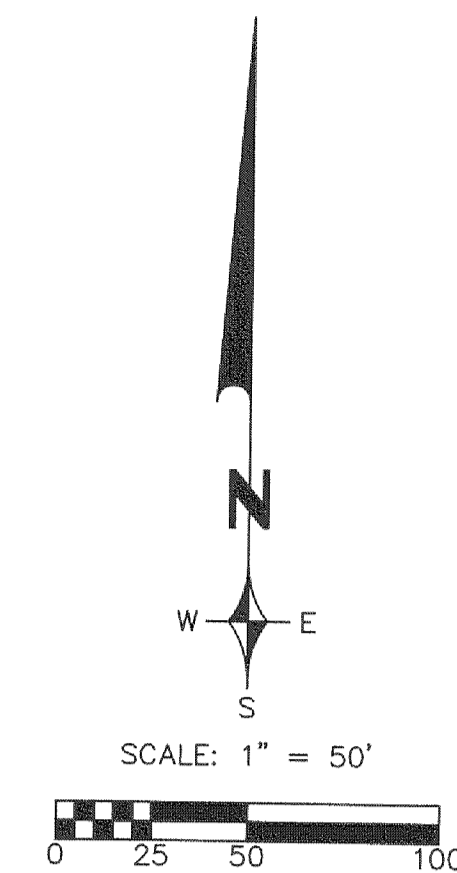
Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR
 LICENSE NUMBER 47955

"AS-BUILT" 9-1-2015

RIVER PINES OF FARMINGTON CONDOMINIUM
 FARMINGTON HILLS

Z EIMET W OZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 - 248.437.5222 fax

SHEET NO. 3

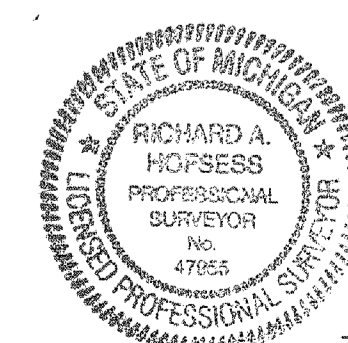
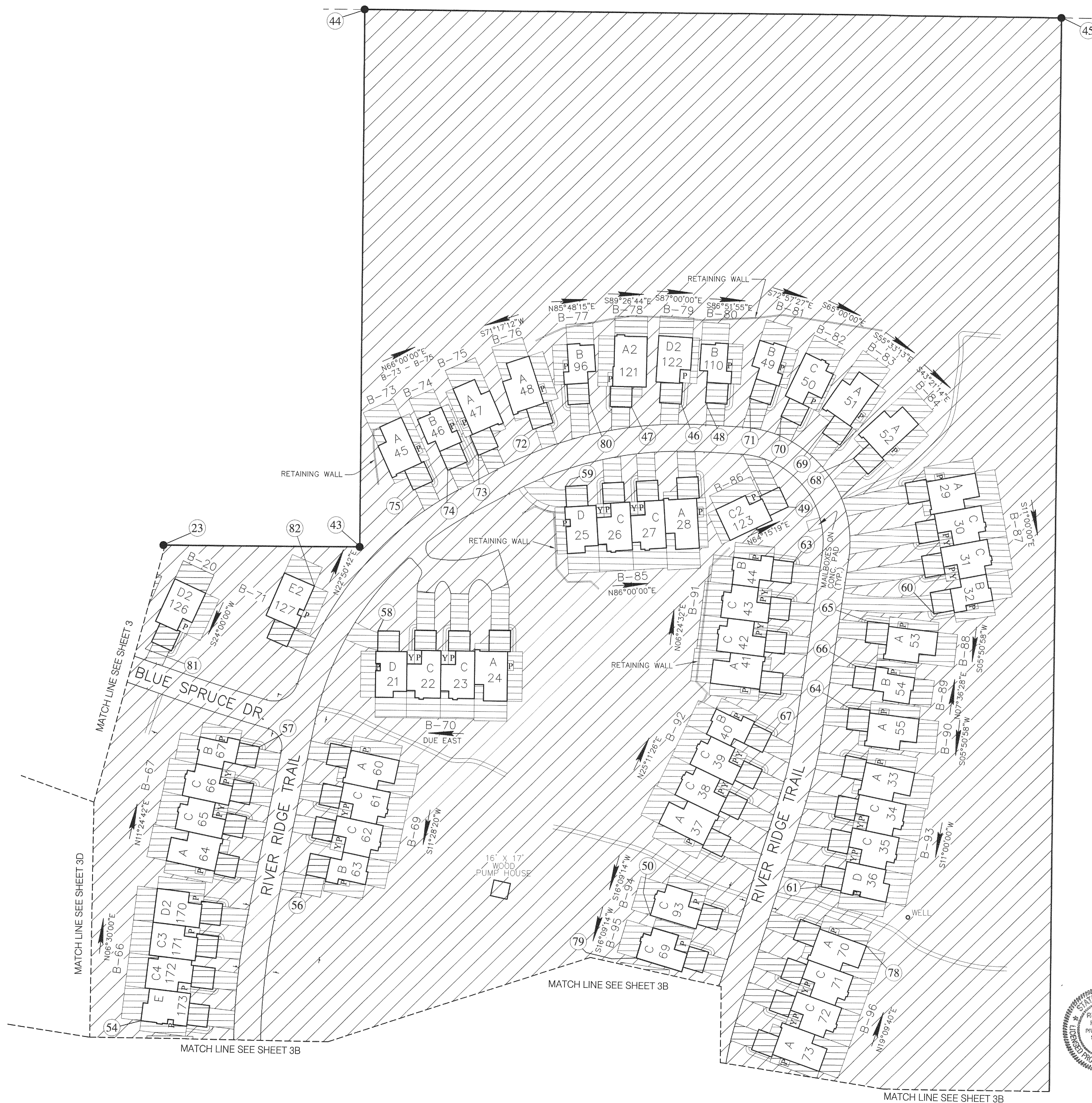


NOTE:

1. SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND.

COORDINATE VALUES

POINT	NORTH	EAST
23	4401	5364
43	4401	5562
44	4941	5561
45	4942	6262
46	4548	5885
47	4544	5835
48	4550	5909
49	4446	5994
50	4030	5860
54	3924	5350
56	4075	5516
57	4196	5462
58	4319	5580
59	4464	5768
60	4343	6138
61	4467	6030
63	7382	6000
64	4211	5984
65	4335	6075
66	4278	6061
67	4249	6058
68	4496	6059
69	4521	6027
70	4538	5985
71	4553	5957
72	4513	5722
73	4495	5679
74	4478	5650
75	4459	5615
78	4008	6079
79	3988	5846
80	4548	5792
81	4302	5356
82	4362	5517



Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR
 LICENSE NUMBER 47955

"AS-BUILT" 9-1-2015

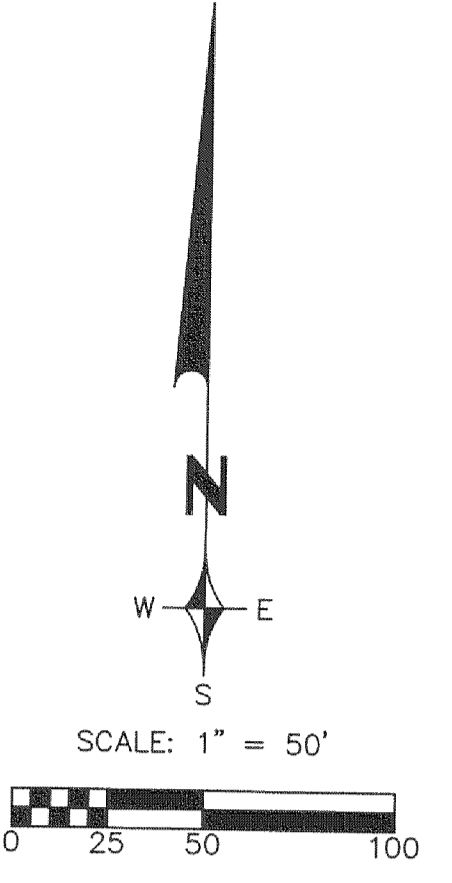
RIVER PINES OF FARMINGTON CONDOMINIUM
 FARMINGTON HILLS MICHIGAN

SITE PLAN		SCALE HOR: 1" = 100' VER: 1" = 10'
DRAWN BY		CHECKED BY
DATE		JOB NO.
SHEET NO.		3A

ZEIMET WOZNAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 • 248.437.5222 fax

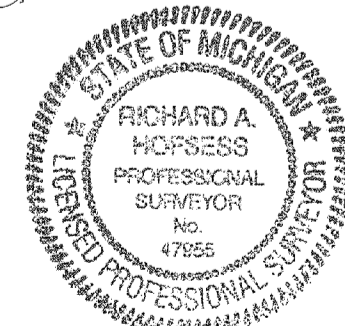
NOTE:

1. SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND.



COORDINATE VALUES

POINT	NORTH	EAST	POINT	NORTH	EAST
1	2925	5006	35	3491	5856
2	3672	5004	36	3801	5712
3	3067	5431	37	5825	5803
4	3288	5429	38	3859	6022
5	3334	5379	39	3787	6023
6	3644	5361	40	3764	6028
7	3768	5347	41	3605	6029
8	3853	5577	42	3561	6032
9	3552	5580	43	3381	6091
10	3488	5696	44	3361	6107
11	2994	5288	45	3330	6139
12	2969	5204	46	3260	5178
13	3009	5109	47	3222	6202
14	6085	5063	48	3203	6210
15	3150	5066	49	3145	6281
16	3205	6059	50	2976	6157
17	3261	5062	51	3018	6099
18	3317	5066	52	3091	6105
19	3373	5067	53	3003	5941
20	3430	5058	54	5875	2977
21	3486	5057	55	2969	5811
22	3541	5055	56	3014	5742
23	3596	5052	57	2972	5690
24	3652	5058	58	2965	5636
28	3893	5050	59	2972	5564
29	3824	5183	60	3003	5494
30	3597	5206	61	3173	5614
31	3425	5272	62	3173	5668
32	3244	5269	63	3170	5799
33	3595	5774	64	3239	5921
34	3659	5820	65	3298	6000
			66	3279	5883
			67	3281	5619
			68	3077	5459



Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR
 LICENSE NUMBER 47955

"AS-BUILT" 9-1-2015

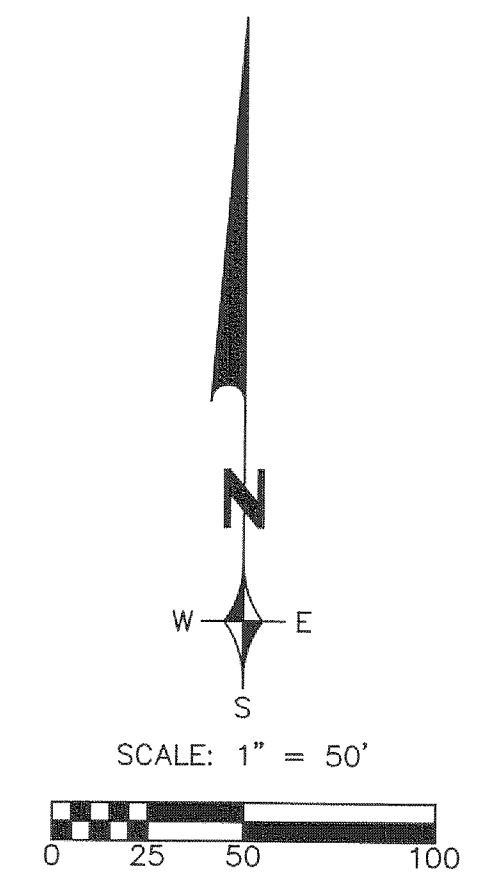
RIVER PINES OF FARMINGTON CONDOMINIUM
 FARMINGTON HILLS

SITE PLAN

ZEMET WOZNAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 - 248.437.5222 fax

SCALE	HOR: 1" = 40'
VER: 1" = 10'	
DRAWN BY	
CHECKED BY	
DATE	
JOB NO.	
SHEET NO.	3B



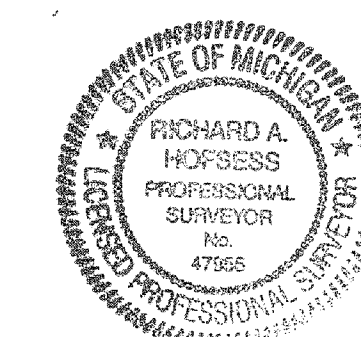
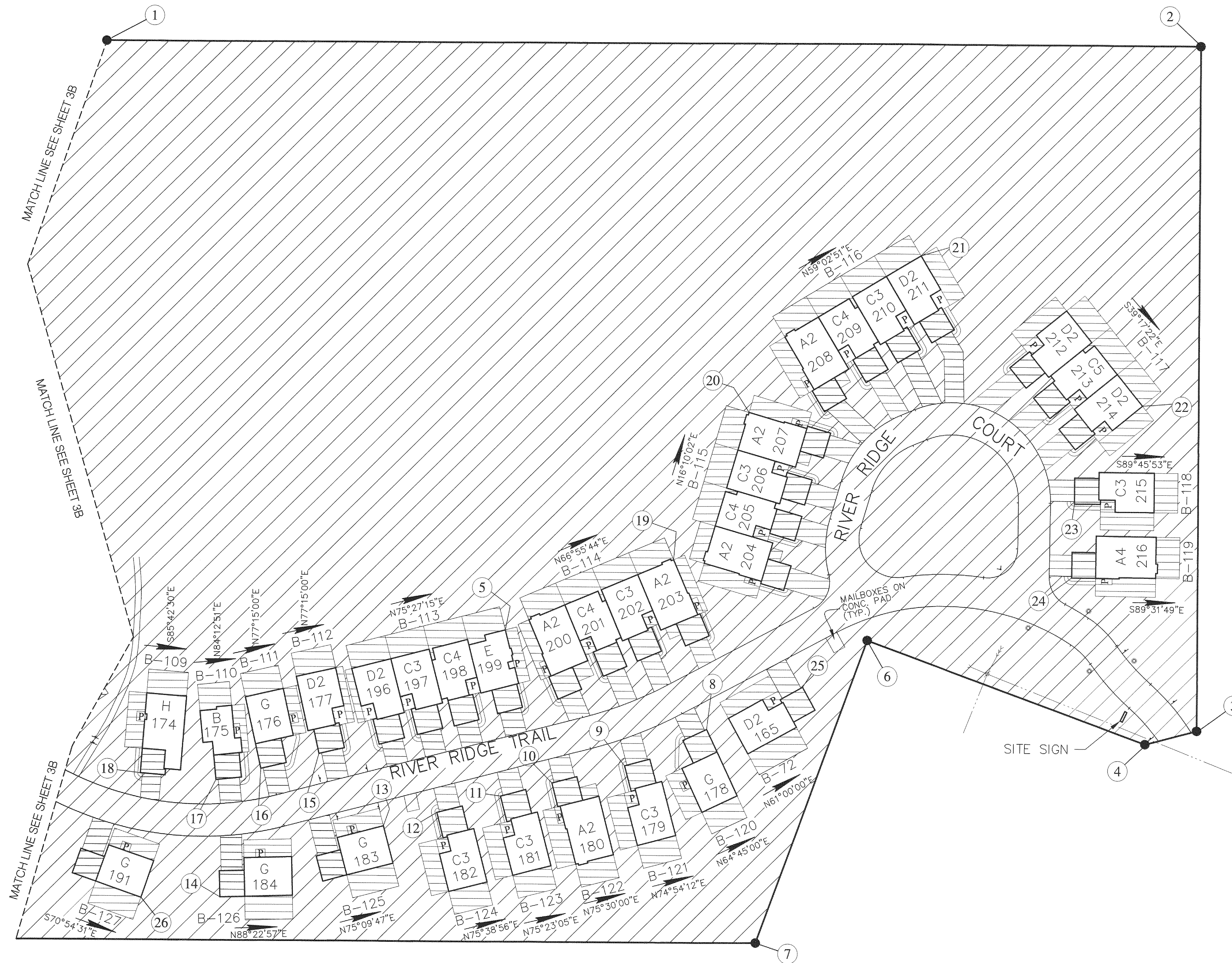


NOTE:

1. SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND.

COORDINATE VALUES

POINT	NORTH	EAST
1	3682	6263
2	3684	7187
3	3108	7188
4	3096	7144
5	3196	6609
6	3181	6909
7	2927	6817
8	3106	6774
9	3075	6706
10	3060	6644
11	3049	6601
12	3035	6547
13	3023	6502
14	2962	6365
15	3084	6451
16	3071	6402
17	3065	6366
18	3072	6294
19	3250	6750
20	3371	6803
21	3496	6953
22	3439	7139
23	3298	7083
24	3236	7081
25	3142	6855
26	2961	6298



Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR
 LICENSE NUMBER 47955

"AS-BUILT" 9-1-2015

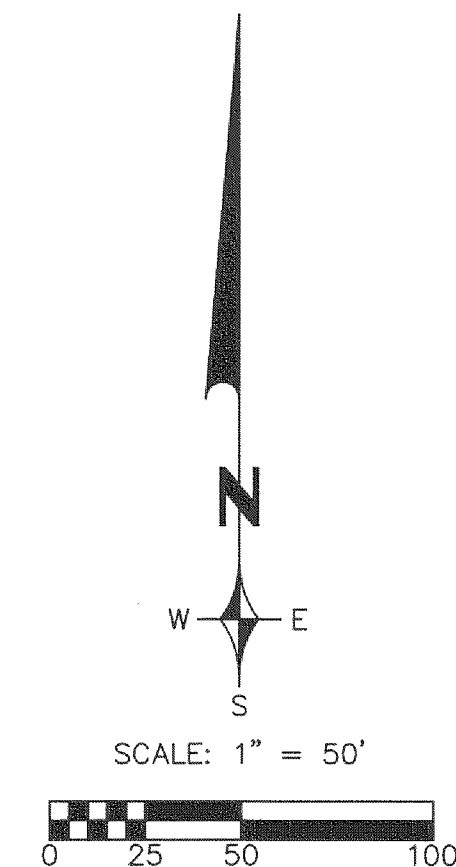
RIVER PINES OF FARMINGTON CONDOMINIUM
 FARMINGTON HILLS MICHIGAN

SITE PLAN

Z EIMET W OZ NIAK
 & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 - 248.437.5222 fax

SCALE	HOR: 1" = 50'
VER: 1" = 50'	
DRAWN BY	
CHECKED BY	
DATE	
JOB NO.	
SHEET NO.	3C

BUILDING BEARING
 B-22 S22°15'00" W
 B-23 S 20°00'00" W
 B-24 S 20°40'34" W
 B-54 S 02°00'00" W
 B-55 S 29°00'00" W
 B-56 S 52°47'07" W

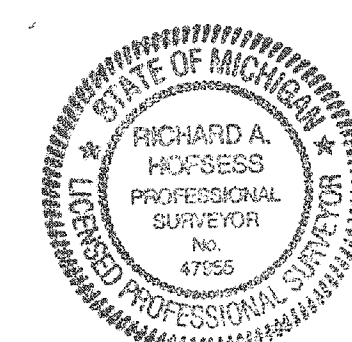


COORDINATE VALUES

POINT	NORTH	EAST
1	3675	4129
2	3886	4226
3	4075	4166
4	4163	4178
5	4330	4180
6	3887	5013
7	3952	5018
8	3995	5015
9	4124	5009
10	4228	5064
11	4308	5035
12	4341	4879
13	4280	4830
14	4213	4823
15	4044	4416
16	3875	4808
17	3850	4735
18	3987	4699
19	4137	4697
20	4254	4715
21	4252	4733
22	4016	4513
23	3984	4520
24	3932	4489
25	3775	4356
26	3742	4415
27	3710	4489
28	3713	4560
29	3718	4612
30	3717	4670
31	3716	4727
32	3712	4781
33	4349	4520
34	3708	4828
35	3708	4883
36	3709	4975

NOTE:

1. SEE SHEET NO. 3 FOR ADDITIONAL NOTES AND LEGEND.



Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR
 LICENSE NUMBER 47955

"AS-BUILT" 9-1-2015

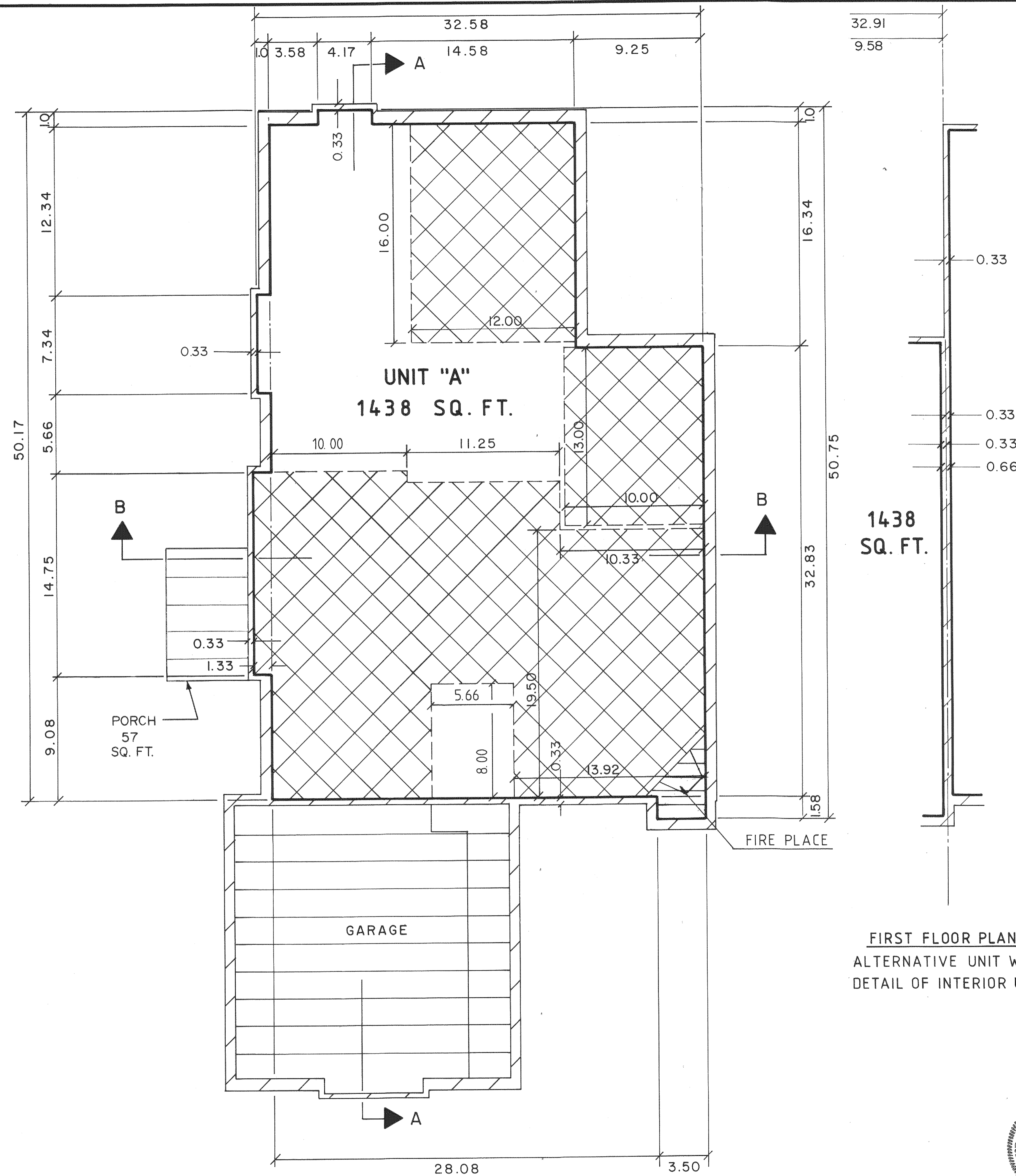
RIVER PINES OF FARMINGTON CONDOMINIUM
 FARMINGTON HILLS MICHIGAN

SITE PLAN

Z EIMET W OZNAK
 & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 - 248.437.5222 fax

SCALE HOR: 1" = VER: 1" =
DRAWN BY
CHECKED BY
DATE
JOB NO.
SHEET NO. 3D





UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
101	88
101	91
98	86



UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
83	51	4	1
84	52	13	5
88	53	14	6
90	55	17	9
21	59	12	13
69	60	6	17
67	64	70	24
96	70	85	28
96	73	87	29
100	74	93	33
100	77	92	37
102	78	91	41
102	81	73	45
97	82	75	47
97	85	76	48

1438 SQ. FT.

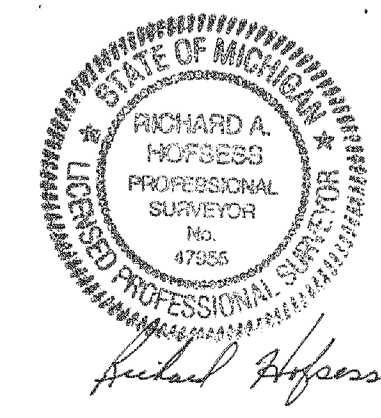
GARAGES MAY VARY FROM FRONT TO SIDE ENTRY.

-  SLOPED CEILING
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15

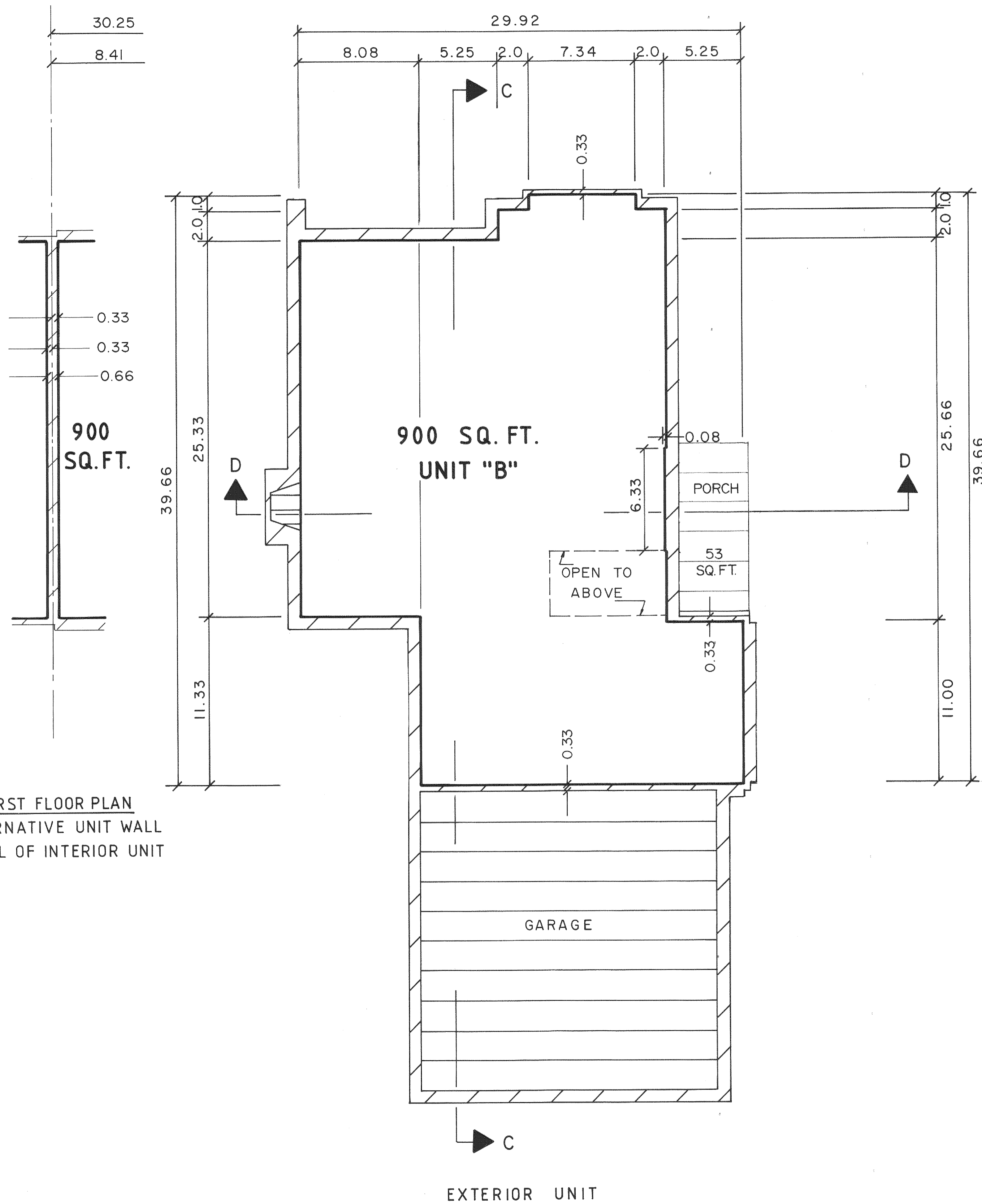
FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT



"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	SCALE HOR 1" = VER 1" = FIELD BOOK NO.
ITEM	DATE	BY		
			TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "A"	JOB NO.
				SHEET NO.
<p>ZEIMET WZNIAK A ASSOCIATES Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 - 248.437.5222 fax</p>				6

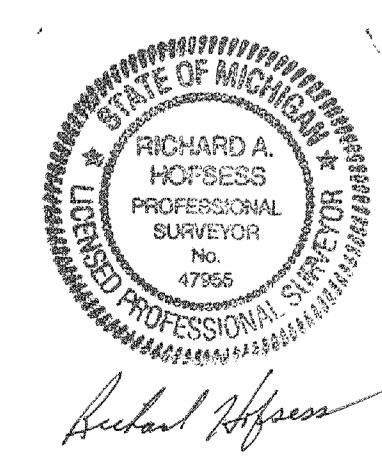
FIRST FLOOR PLAN
 ALTERNATIVE UNIT WALL
 DETAIL OF INTERIOR UNIT



UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
4	4
16	8
17	12
12	16
6	20
21	56
69	63
87	32
67	67
92	40
91	44
74	46
81	49
89	54
77	96
80	110
110	175

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
 GARAGE ARE LIMITED COMMON ELEMENT
 SCALE : 1/4 INCH = 1.0 FOOT

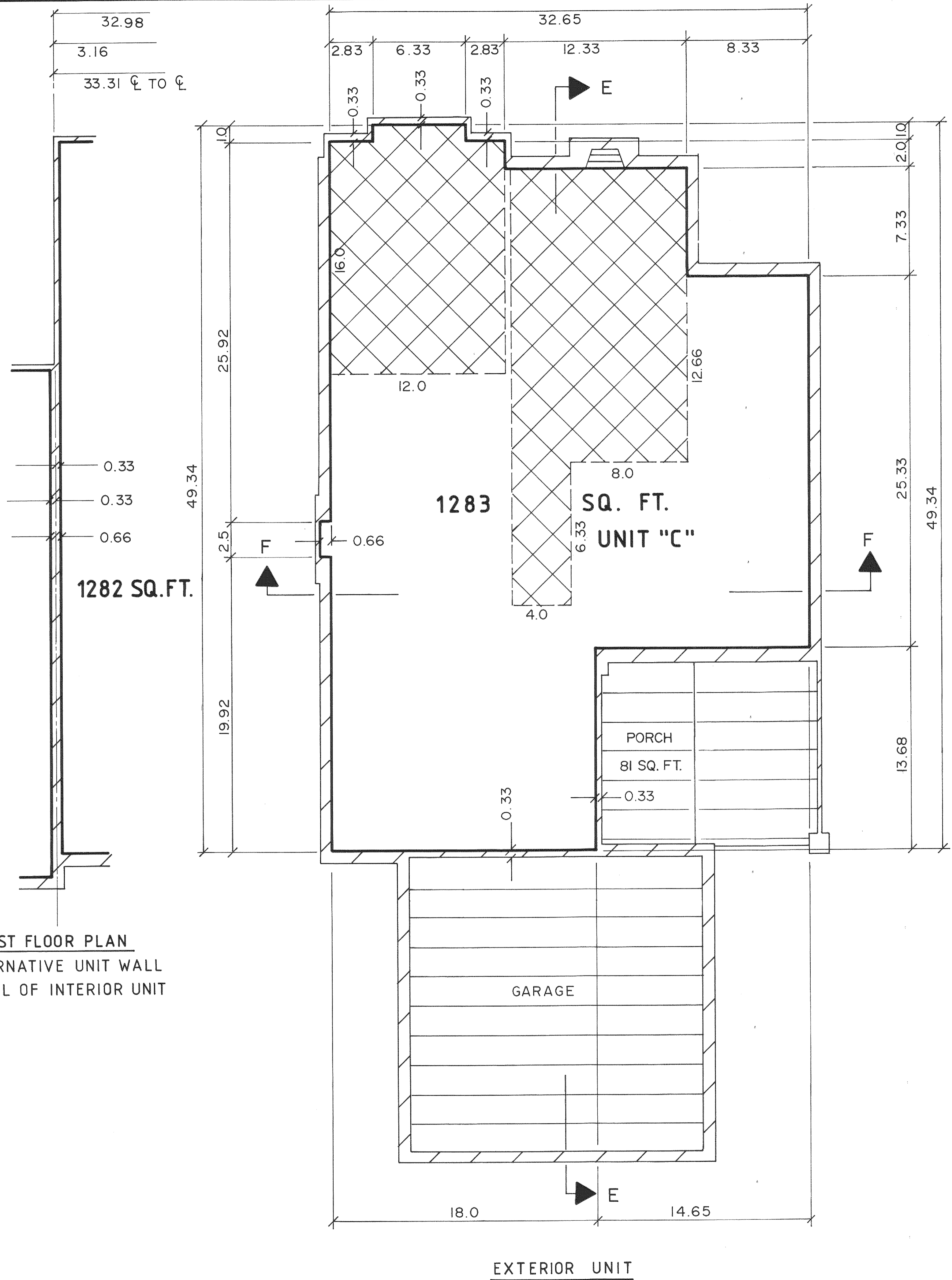


"AS-BUILT" 9-1-2015

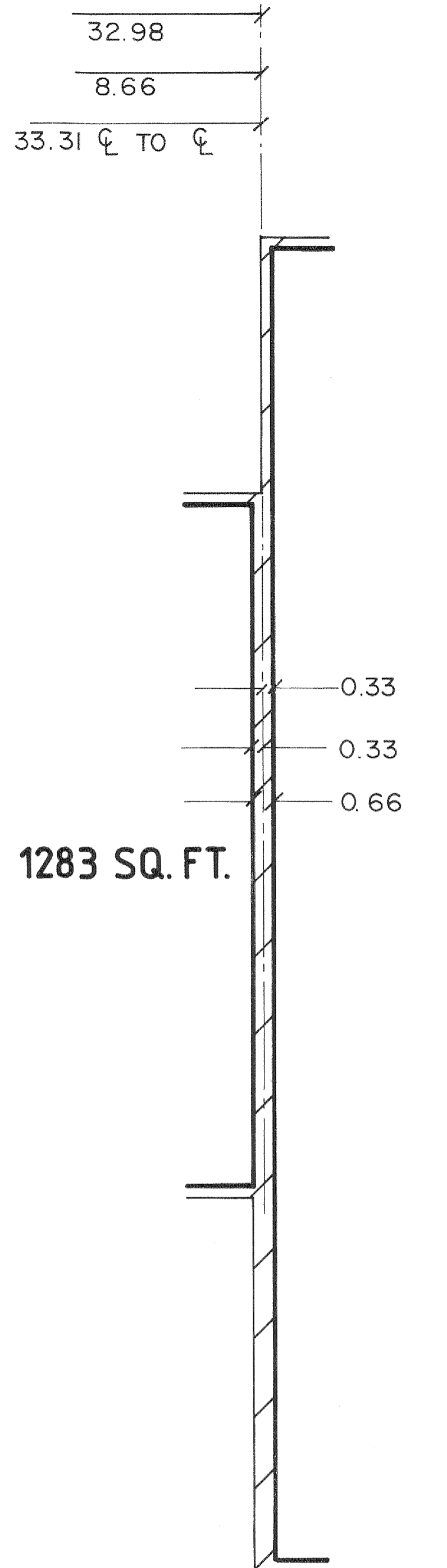
REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "B"	SCALE
ITEM	DATE	BY		HOR. FT. VER. FT. FIELD BOOK NO.

ZEIMET W. ZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 • 248.437.5222 fax

JOB NO. _____
 SHEET NO. **8**



FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT



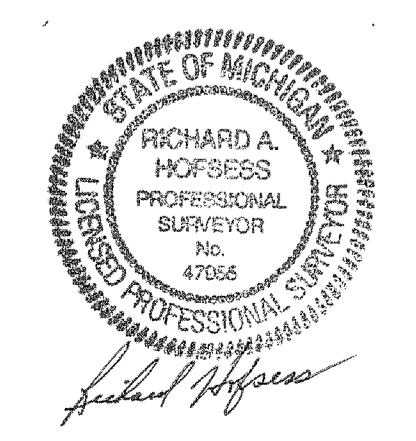
FIRST FLOOR PLAN
ALTERNATIVE UNIT WALL
DETAIL OF INTERIOR UNIT

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
94	93	4	2,3
104	92	15	7
11	146	17	10,11
		12	14,15
		6	18,19
		70	22,23
		85	26,27
		87	30,31
		93	34,35
		92	38,39
		91	42,43
		82	50
		21	57,58
		69	61,62
		67	65,66
		95	69
		96	71,72
		100	75,76
		102	79,80
		97	83,84
		101	89,90

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED
GARAGE ARE LIMITED COMMON ELEMENT

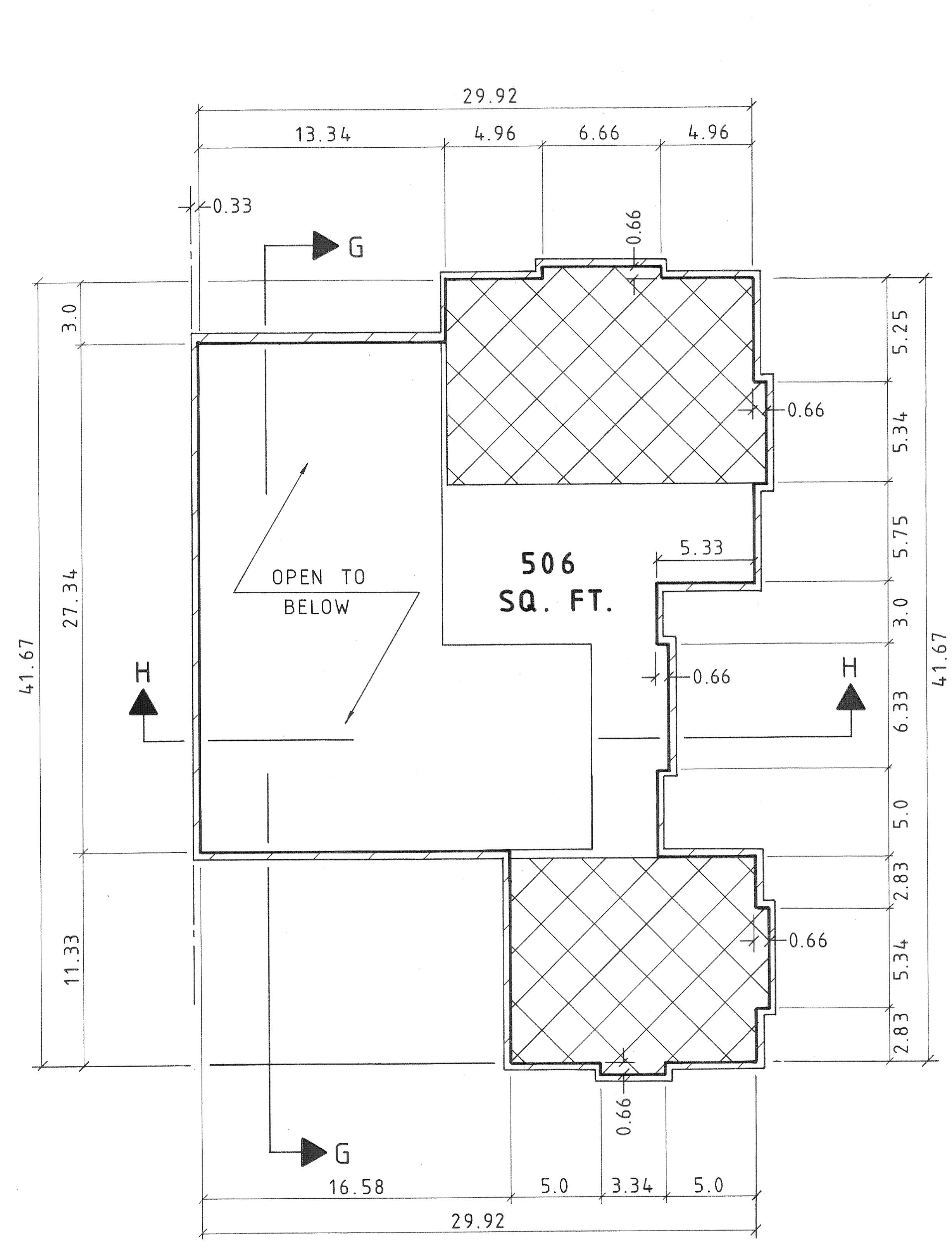
SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15



"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY		
			TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C"	
			Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 • 248.437.5222 fax	
			SCALE	
			VER. #	
			FIELD BOOK NO.	
			JOB NO.	
			SHEET NO.	11

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
70	21
85	25
93	36
3	68
113	196



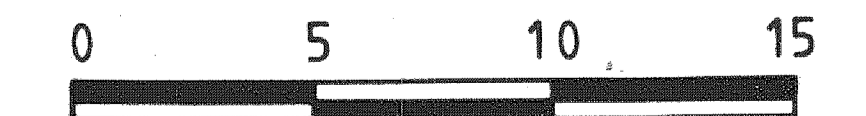
SECOND FLOOR PLAN

ALL WALLS ARE 0.33 UNLESS OTHERWISE NOTED

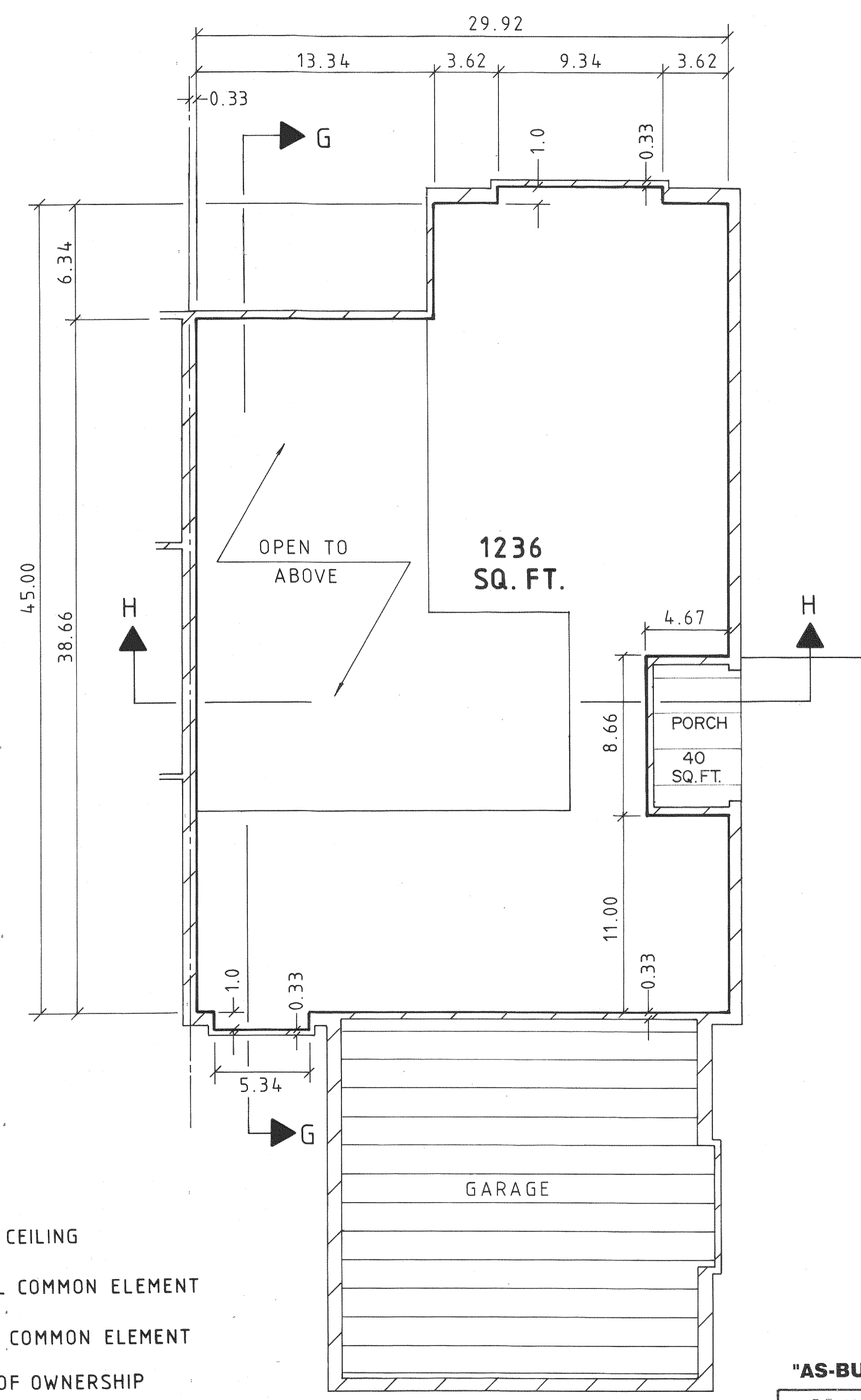
- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

SCALE : 1/4 INCH = 1.0 FOOT

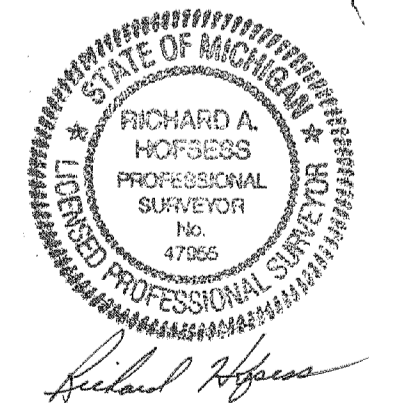


— CENTERLINE



FIRST FLOOR PLAN

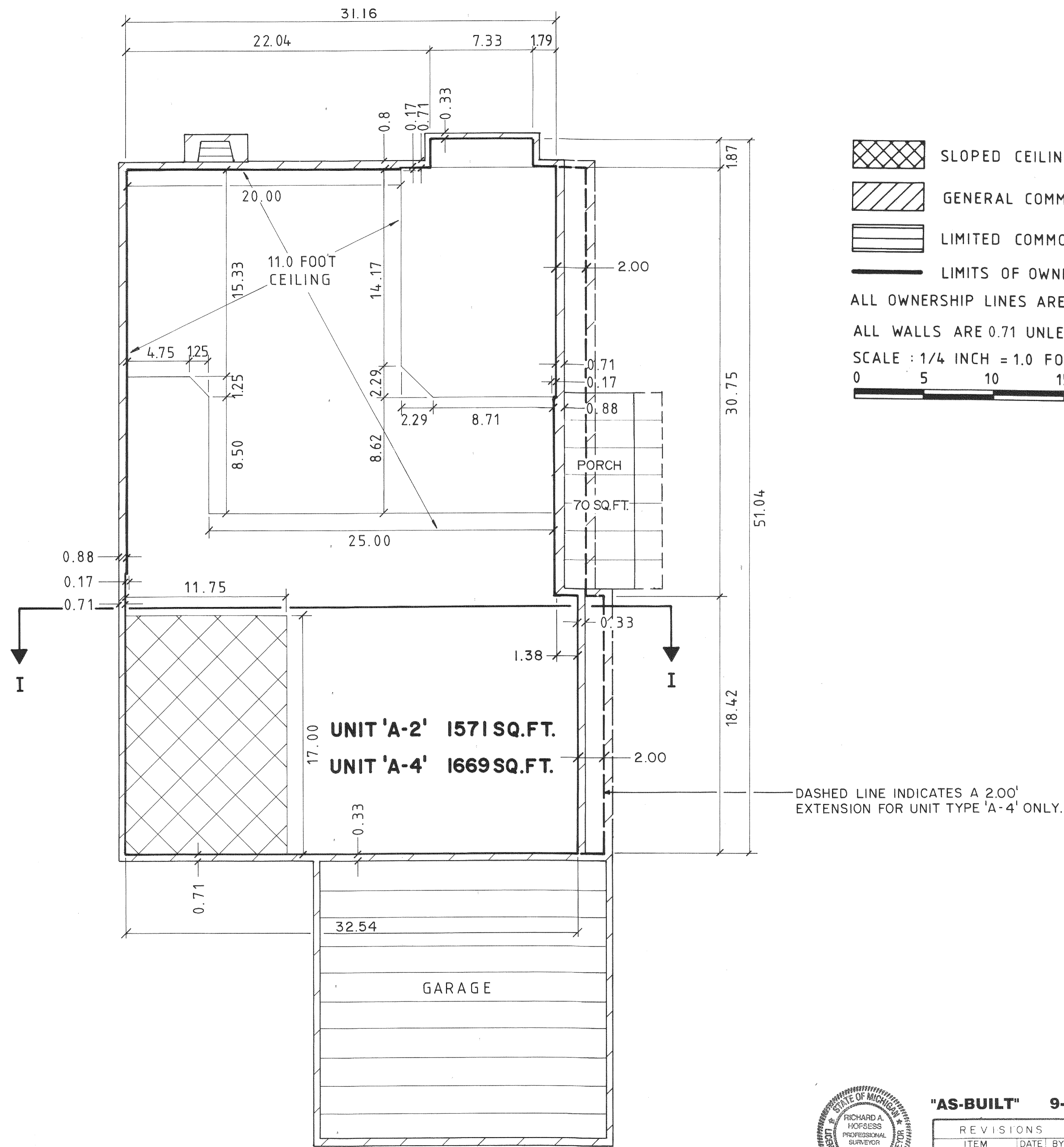
ALL WALLS ARE 0.75 UNLESS OTHERWISE NOTED



"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	SCALE HOR. 1" = 1'-0" VER. 1/4" = 1'-0" FIELD BOOK NO.
ITEM	DATE	BY		
			TYPICAL FIRST & SECOND FLOOR PLAN FOR UNIT TYPE "D"	JOB NO.
DRAWN BY: DESIGNED BY: DATE:			ZEMET W. ZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48145-9318 248.437.5099 • 248.437.5222 fax	

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
1	94	59	278, 281
103	97,100	56	284
105	101	53	287, 290
19	125	52	291, 294
106	102,105	26	295, 298
156	106,109	25	299, 302
		28	306, 309
154	111,114	32	346
157	115,118	43	320
78	121	40	317
133	130	39	326, 329
155	137	38	330
5	138	37	334, 337
130	147	36	338, 341
68	151	35	342, 345
122	180	34	348, 351
134	187	29	352, 355
143	193,195		
119	216		
114	200		
114	203		
115	204		
115	207		
116	208		
151	220		
152	221		
152	224		
144	229		
147	235		
176	238		
150	239, 242		
160	243, 246		
159	247, 250		
158	251, 254		
161	255		
162	256		
163	257		
64	264		
50	273		
5	141		



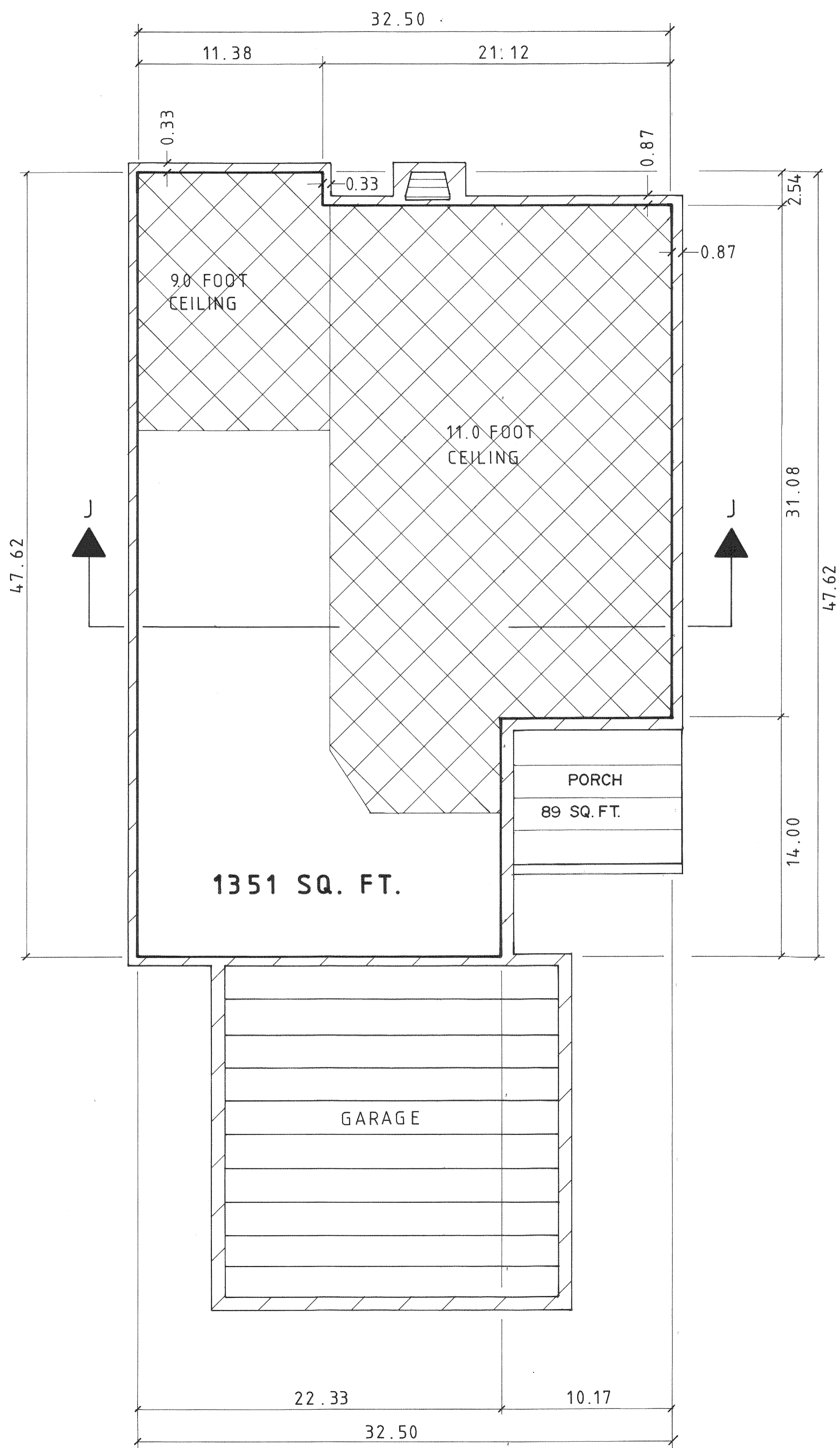
"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY	TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE 'A-2' & 'A-4'	

Z EIMET W OZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 • 248.437.5222 fax

SCALE: HOR: 1" = 10' VER: 1" = 4' FIELD BOOK NO. JOB NO. SHEET NO. **22**

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
2	95
18	124
86	123
132	120

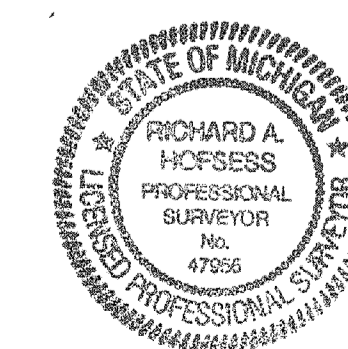


- RAISED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

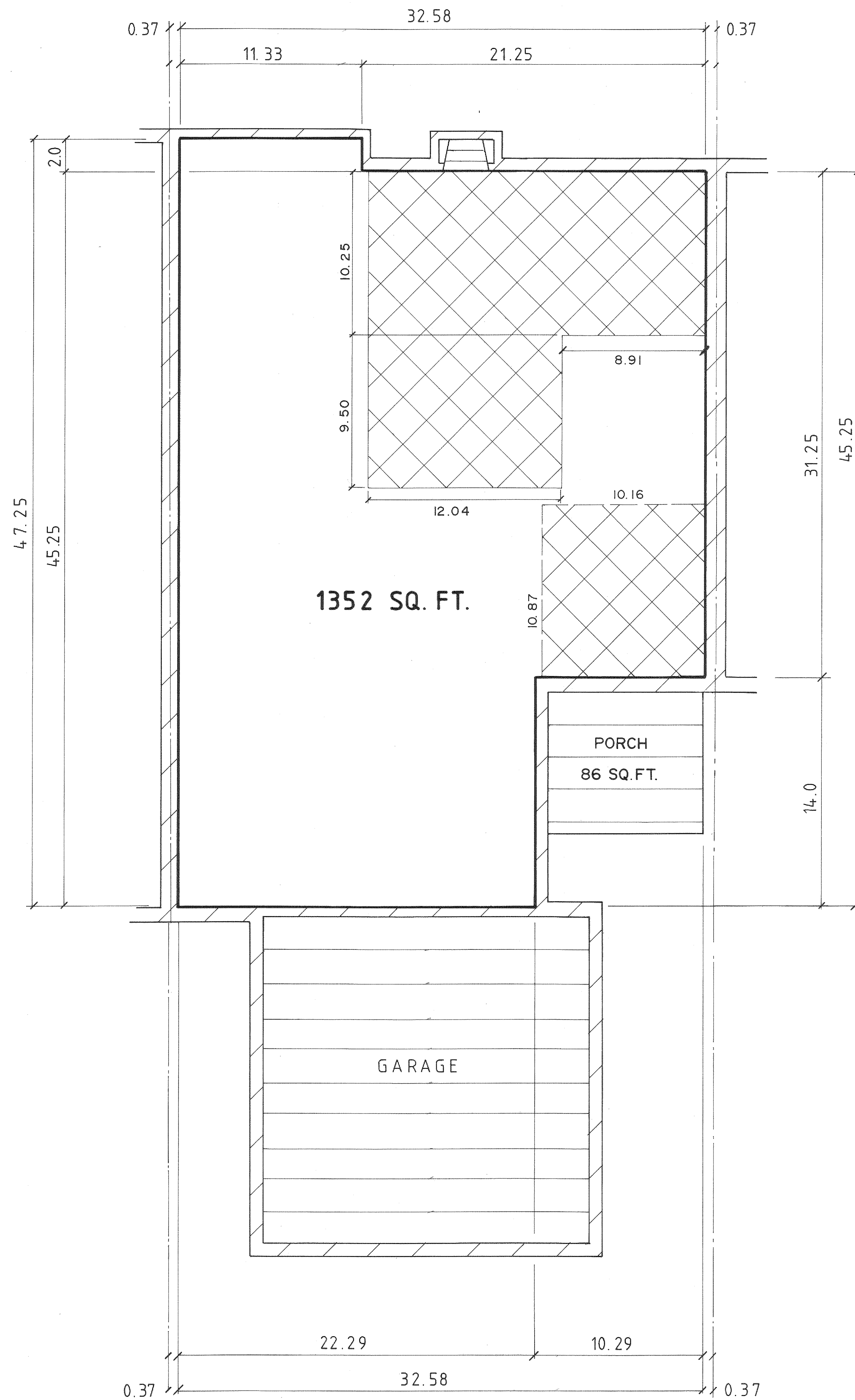
SCALE : 1/4 INCH = 1.0 FOOT



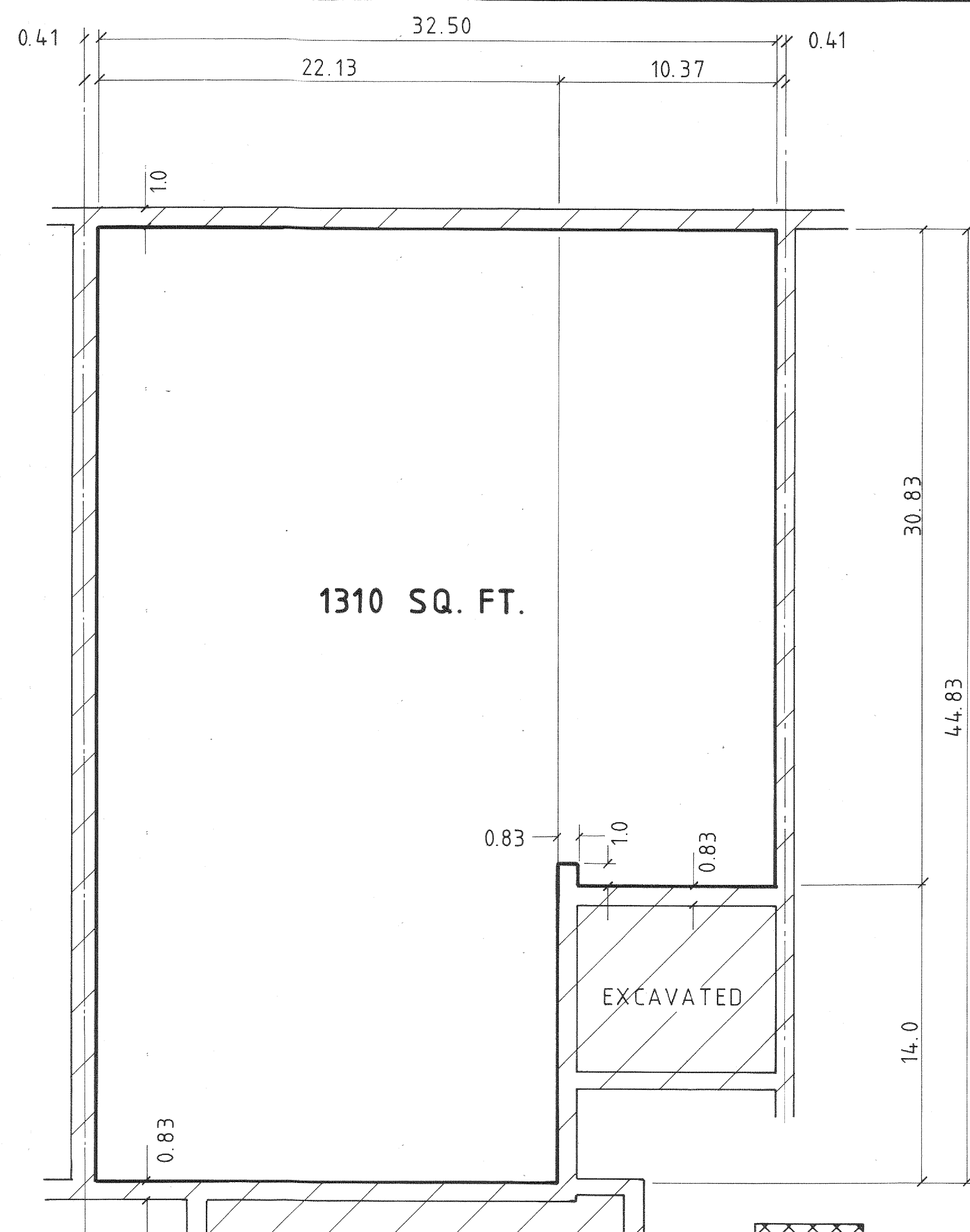
Richard Hofess

"AS-BUILT" 9-1-2015



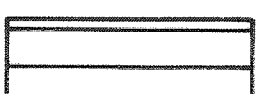

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	SCALE
ITEM	DATE	BY		HOR: 1" =
			TYPICAL FIRST FLOOR PLAN FOR UNIT TYPE "C-2"	VER: 1" =
			Z EIMET W OZNIAK <small>ASSOCIATES</small> Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 • 248.437.5222 fax	FIELD BOOK NO.
				JOB NO.
				SHEET N°
DRAWN BY:	DESIGNED BY:	DATE:		24



FIRST FLOOR PLAN



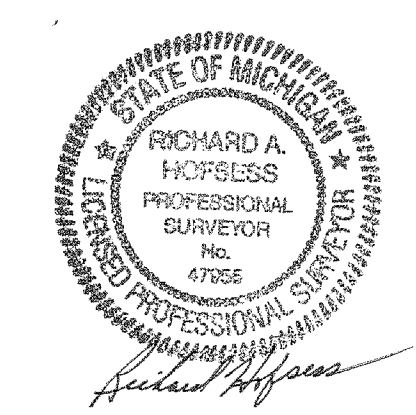
BASEMENT PLAN

-  SLOPED CEILING
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
103	98 , 99
106	103 , 104
154	113 , 112
157	116 , 117
155	135 , 136



"AS-BUILT" 9-1-2015

REVISIONS		
ITEM	DATE	BY

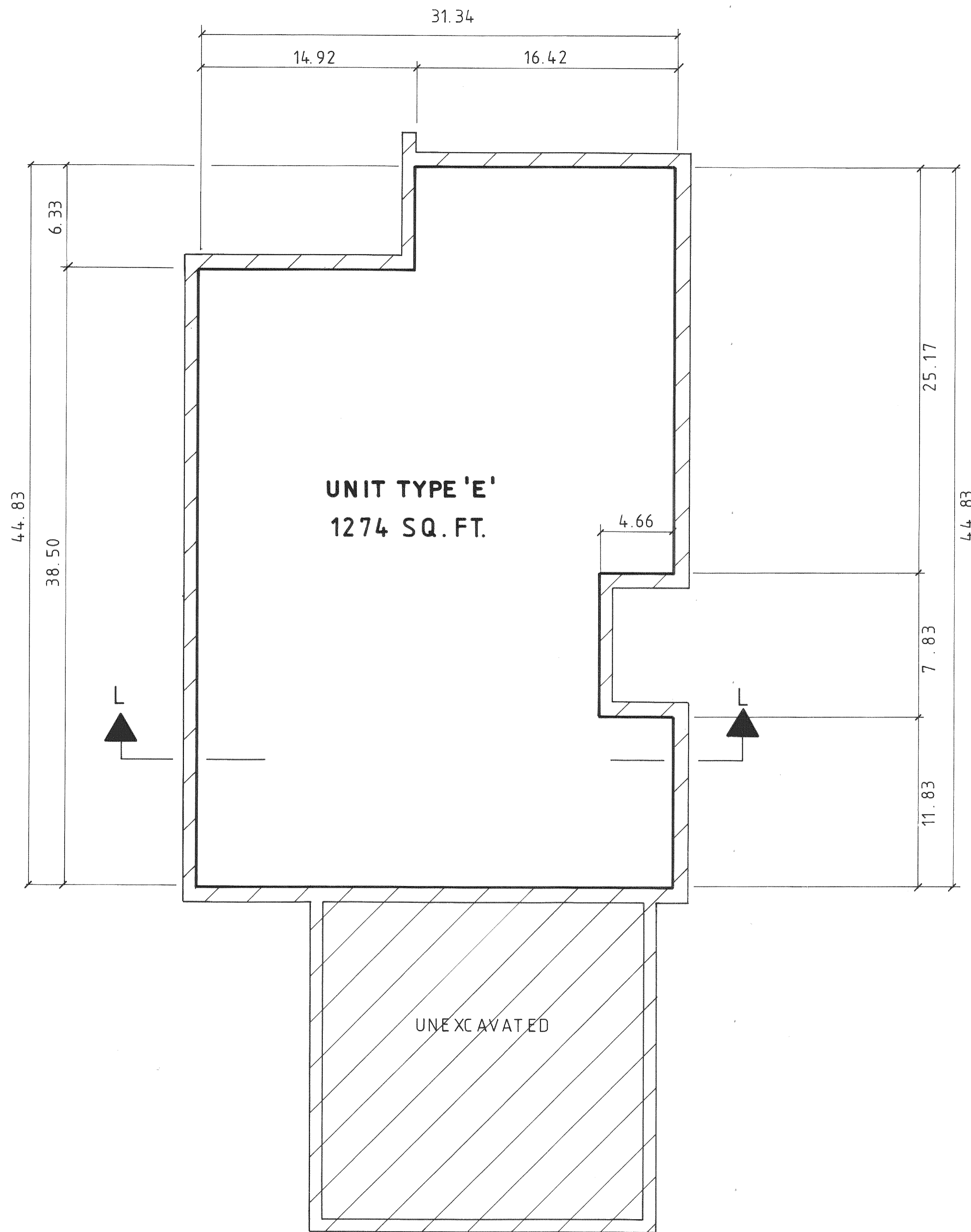
RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C2-1"

ZEMET W&Z
ZEMET W&Z ASSOCIATES
Civil Engineers & Land Surveyors
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 • 248.437.5222 fax

SCALE FOR FIELD BOOK NO. 1"=10'
JOB NO. _____
SHEET NO. **27**

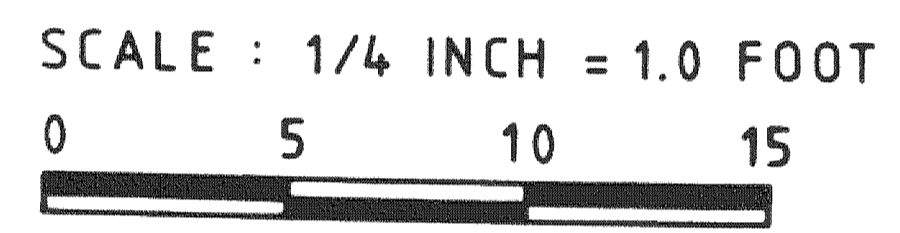
DRAWN BY: _____ DESIGNED BY: _____ DATE: _____



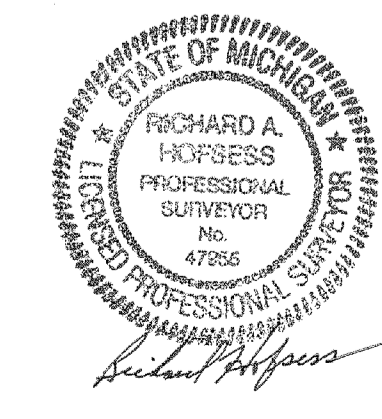
UNIT SCHEDULE	
BLDG.	UNIT NO.
131	119
99	87
129	128
135	155
137	156
172	159
173	160
128	129
151	217
130	150
133	133
65	169
66	173

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 ALL WALLS ARE 0.83 UNLESS OTHERWISE NOTED

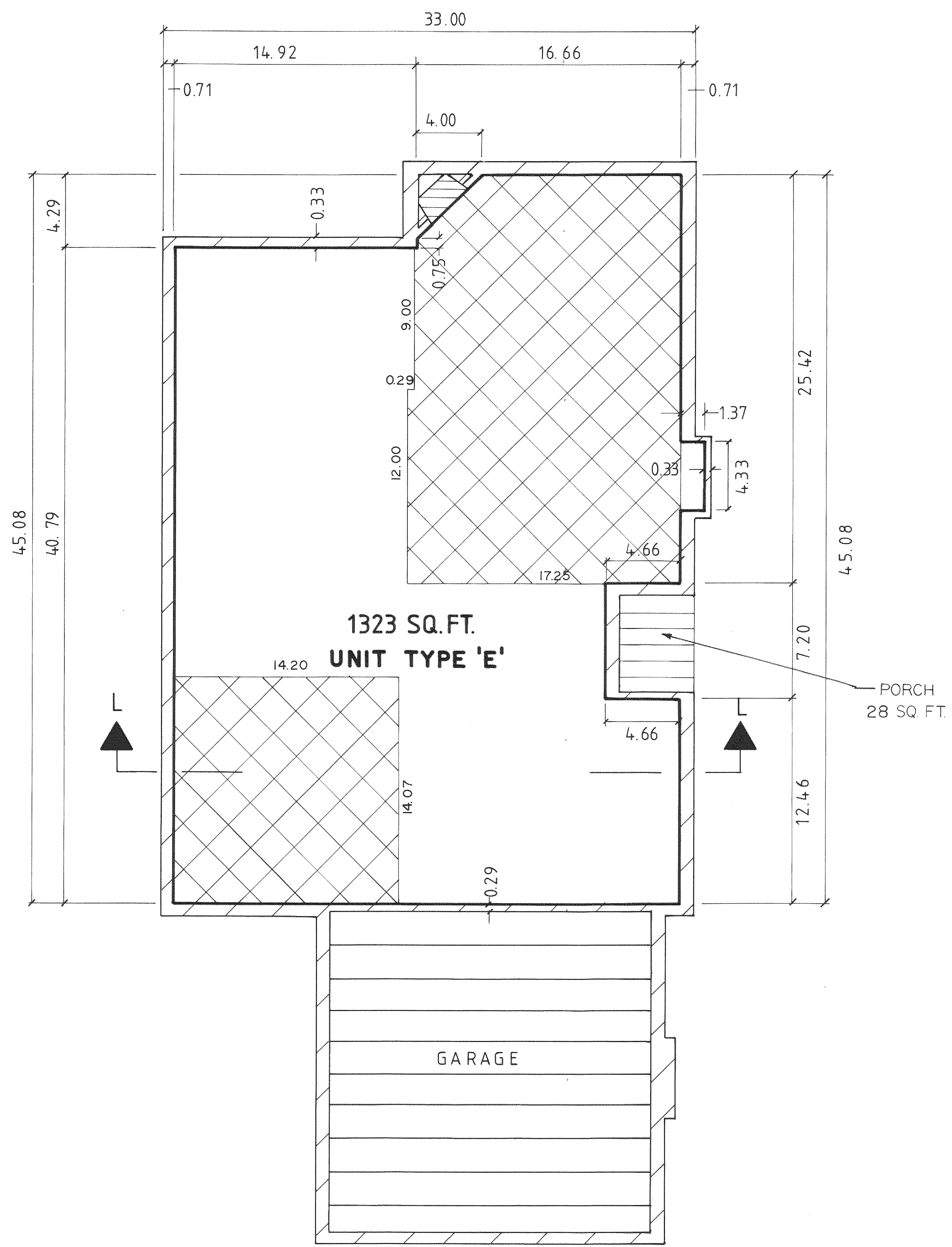


113	199
153	225
134	185
140	189
142	192
65	166
145	230, 233
167	261
64	267
63	268, 271
48	325
23	304
27	310, 313
40	314
38	333



"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	SCALE HOR: 1" = VER: 1" = FIELD BOOK NO.
ITEM	DATE	BY		
			TYPICAL BASEMENT PLAN FOR UNIT TYPE "E"	Z EIMET W OZ NIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 • 248.437.5222 fax
DRAWN BY:	DESIGNED BY:	DATE:	JOB NO.	SHEET NO.
				29



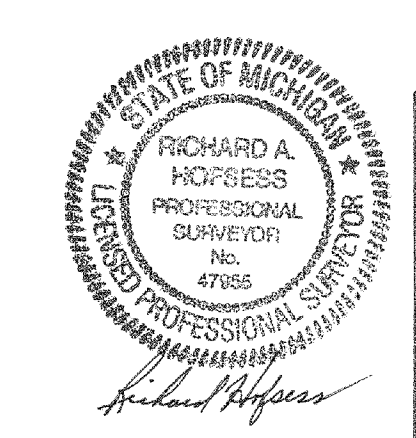
- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
ALL WALLS ARE 0.71 UNLESS OTHERWISE NOTED

SCALE : 1/4 INCH = 1.0 FOOT
0 5 10 15

UNIT SCHEDULE	
BLDG.	UNIT NO.
131	119
99	87
129	128
135	155
137	156
172	159
173	160
128	129
130	150
133	133
65	169
66	173
151	217

113	199
153	225
134	185
140	189
142	192
65	166
145	230 , 233
167	261
64	267
63	268 , 271
48	325
23	304
27	310 , 313
40	314
38	333



"AS-BUILT" 9-1-2015

REVISIONS		
ITEM	DATE	BY

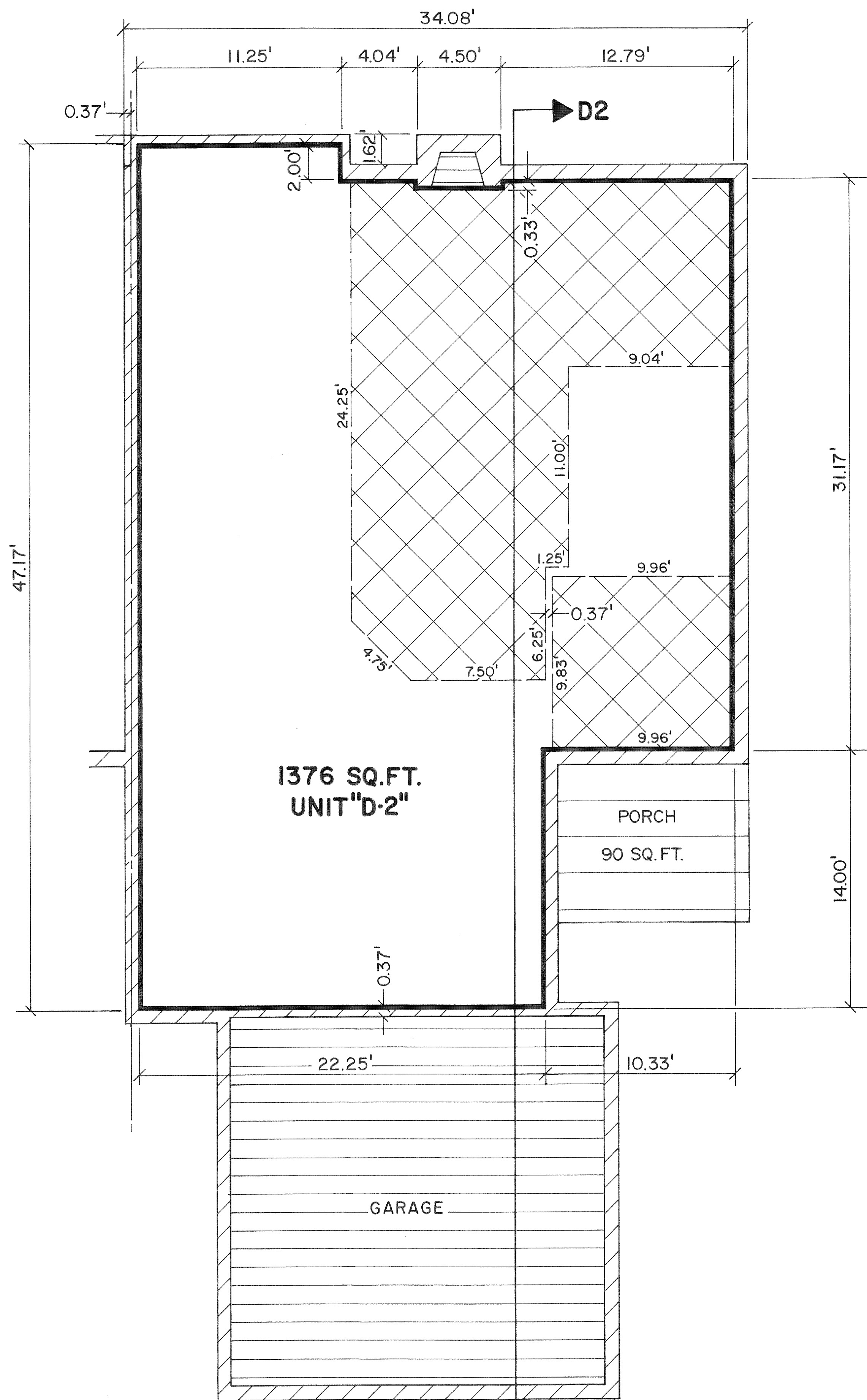
RIVER PINES OF FARMINGTON
CONDOMINIUM

TYPICAL FIRST FLOOR
PLAN FOR UNIT TYPE 'E'

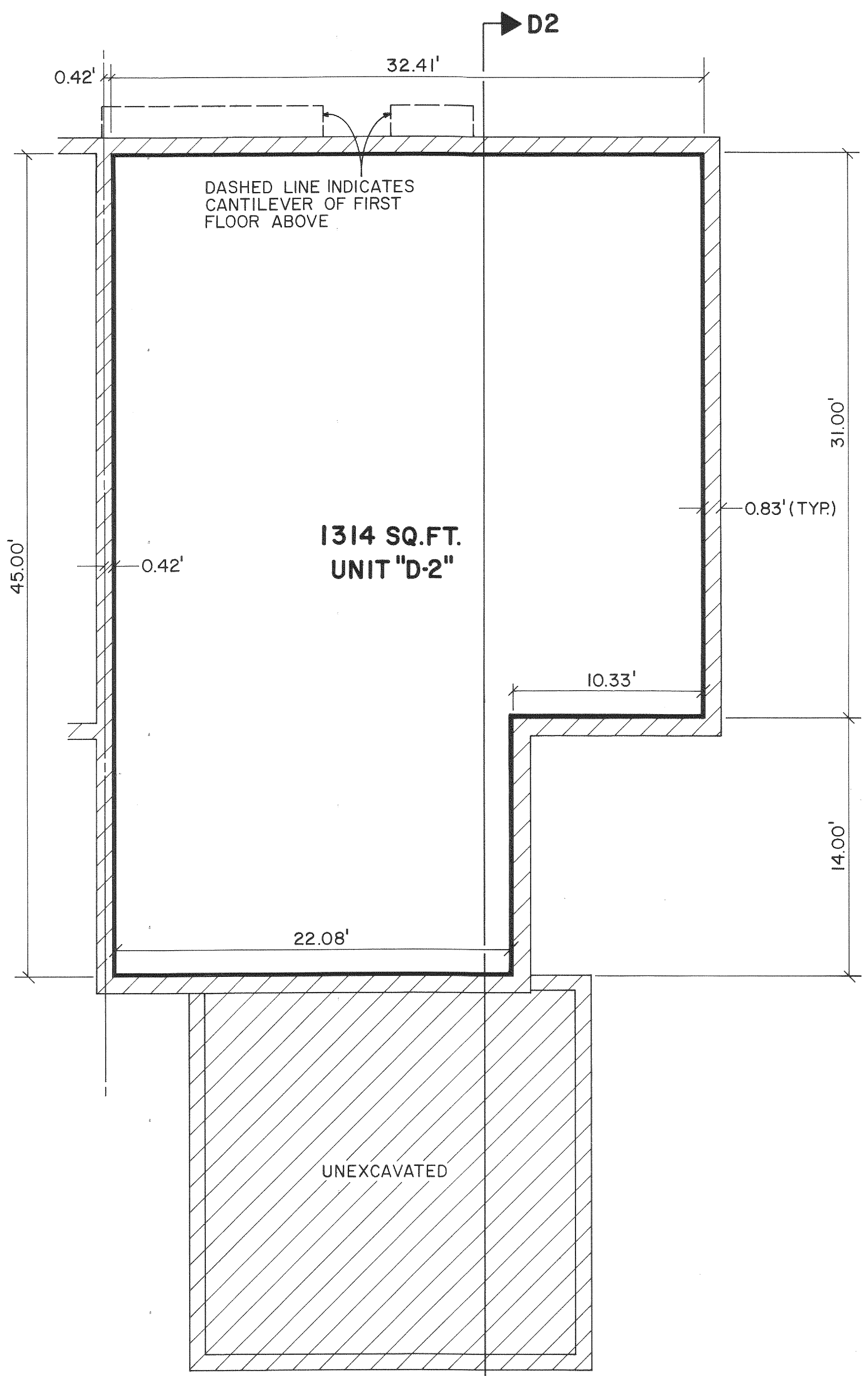
ZEIMET WAZNIAK
ASSOCIATES
Civil Engineers & Land Surveyors
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 • 248.437.5222 fax

SCALE	HOR 1" =
VER 1" =	FIELD BOOK NO.
JOB NO.	
SHEET NO.	30

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
20	126
79	122
155	134
72	165
68	154
174	161
66	170
112	177
116	211
117	212
117	214
153	228



FIRST FLOOR PLAN

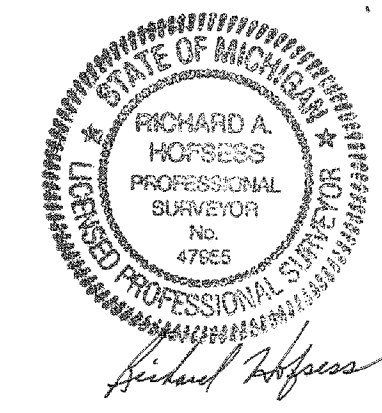


BASEMENT PLAN

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT
 0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED
 ALL WALLS (ON F.F. PLAN) ARE 0.75' UNLESS OTHERWISE NOTED



"AS-BUILT" 9-1-2015

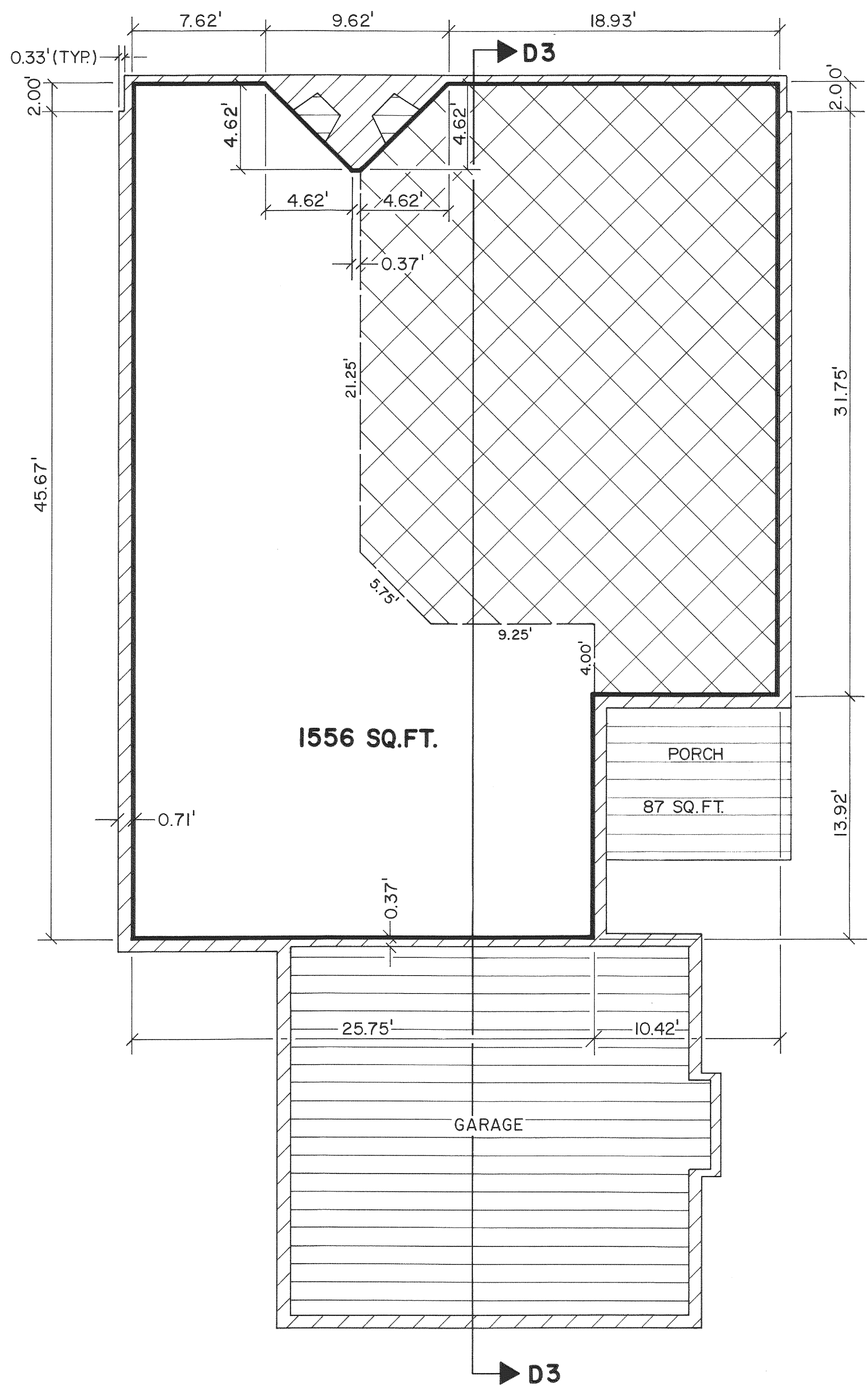
REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY	TYPICAL BASEMENT & FIRST FLOOR PLANS FOR UNIT TYPE "D-2"	

ZEMET WAZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 • 248.437.5222 fax

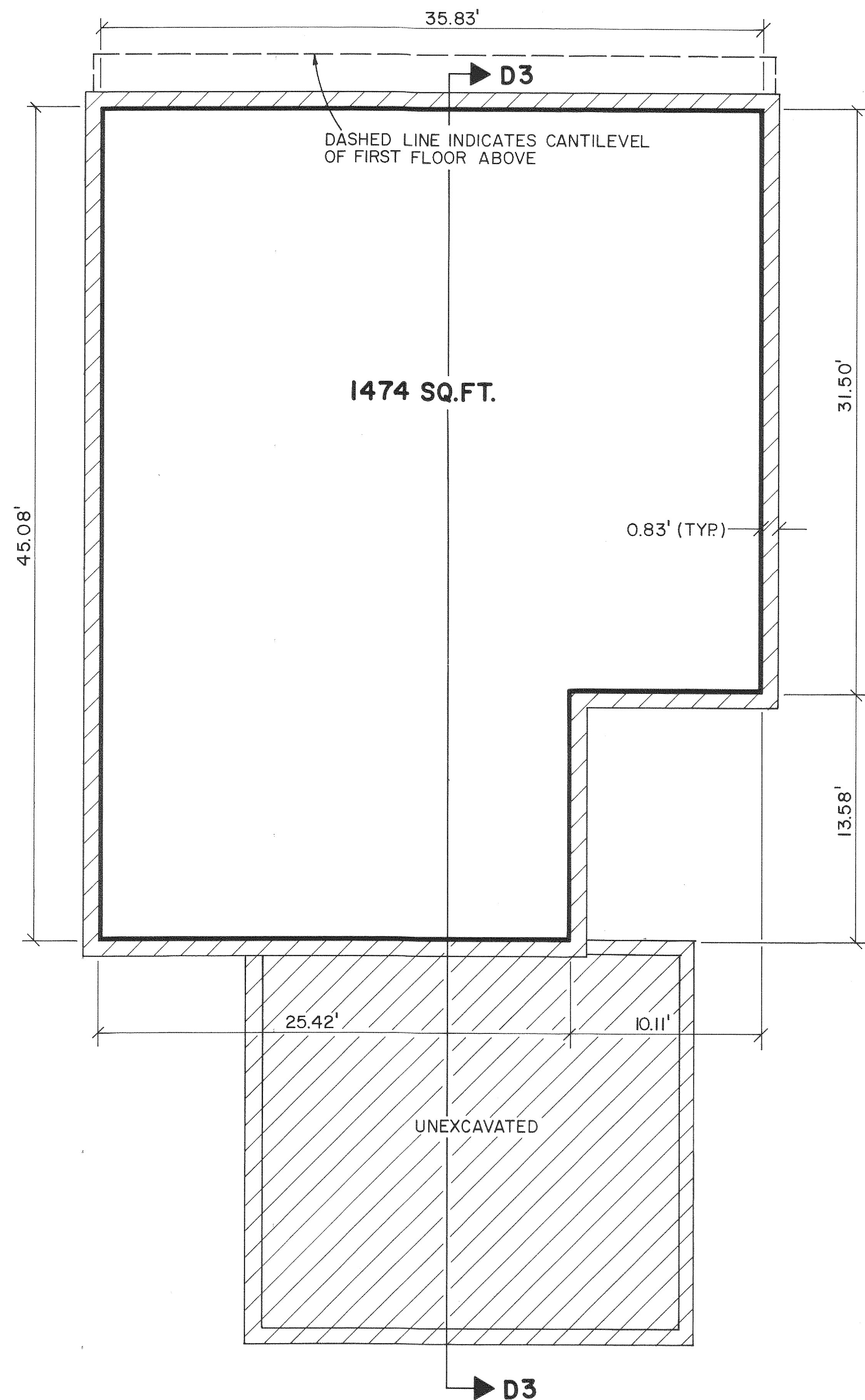
SCALE HOR: 1/2" VER: 1/2" FIELD BOOK NO. JOB NO. SHEET NO. **33**

DRAWN BY: DESIGNED BY: DATE:

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
7	142



FIRST FLOOR PLAN



BASEMENT PLAN

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

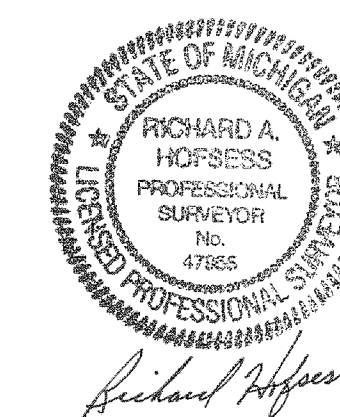
SCALE : 1/4 INCH = 1.0 FOOT



ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED

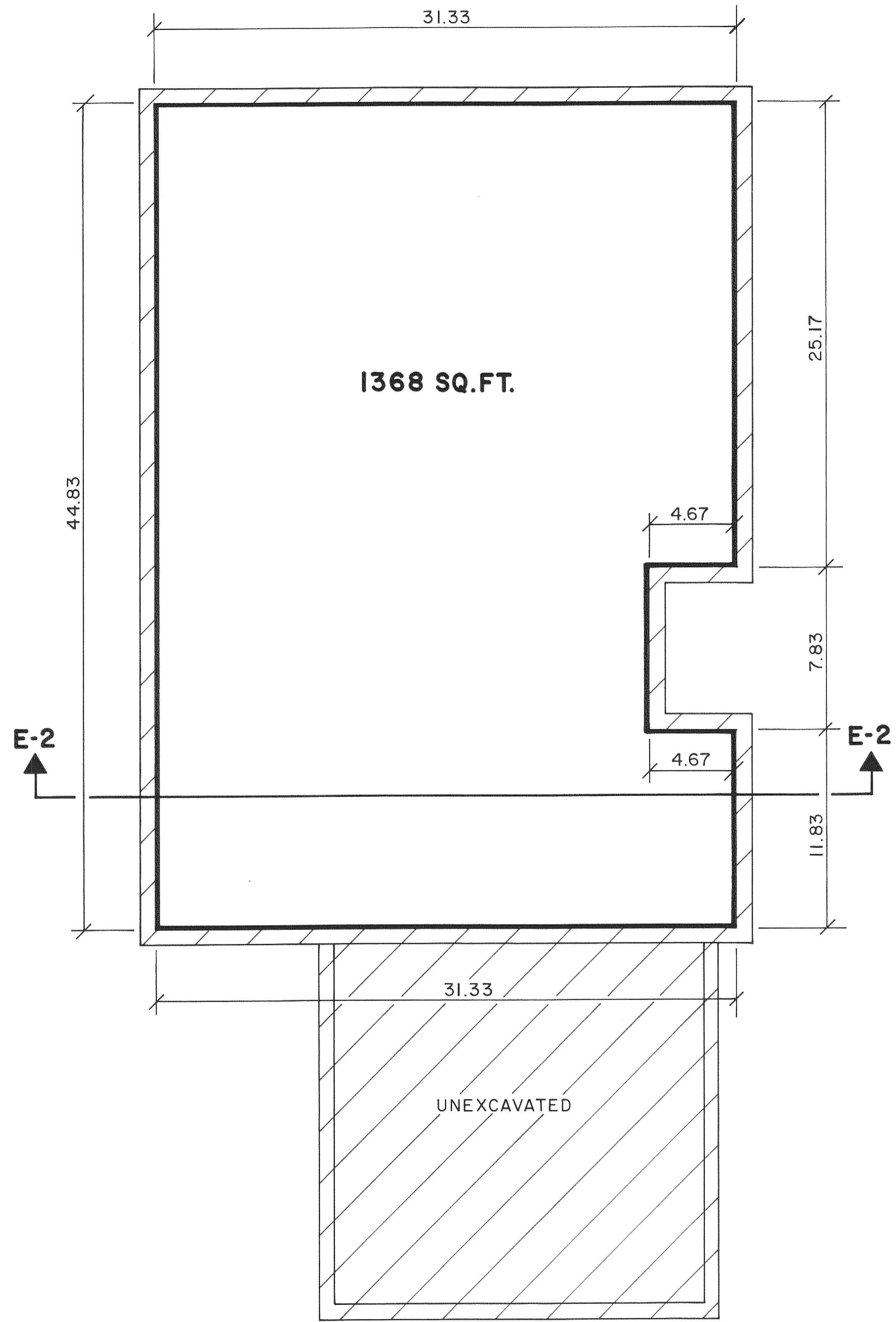
ALL WALLS (ON F.F. PLAN) ARE 0.71' UNLESS OTHERWISE NOTED



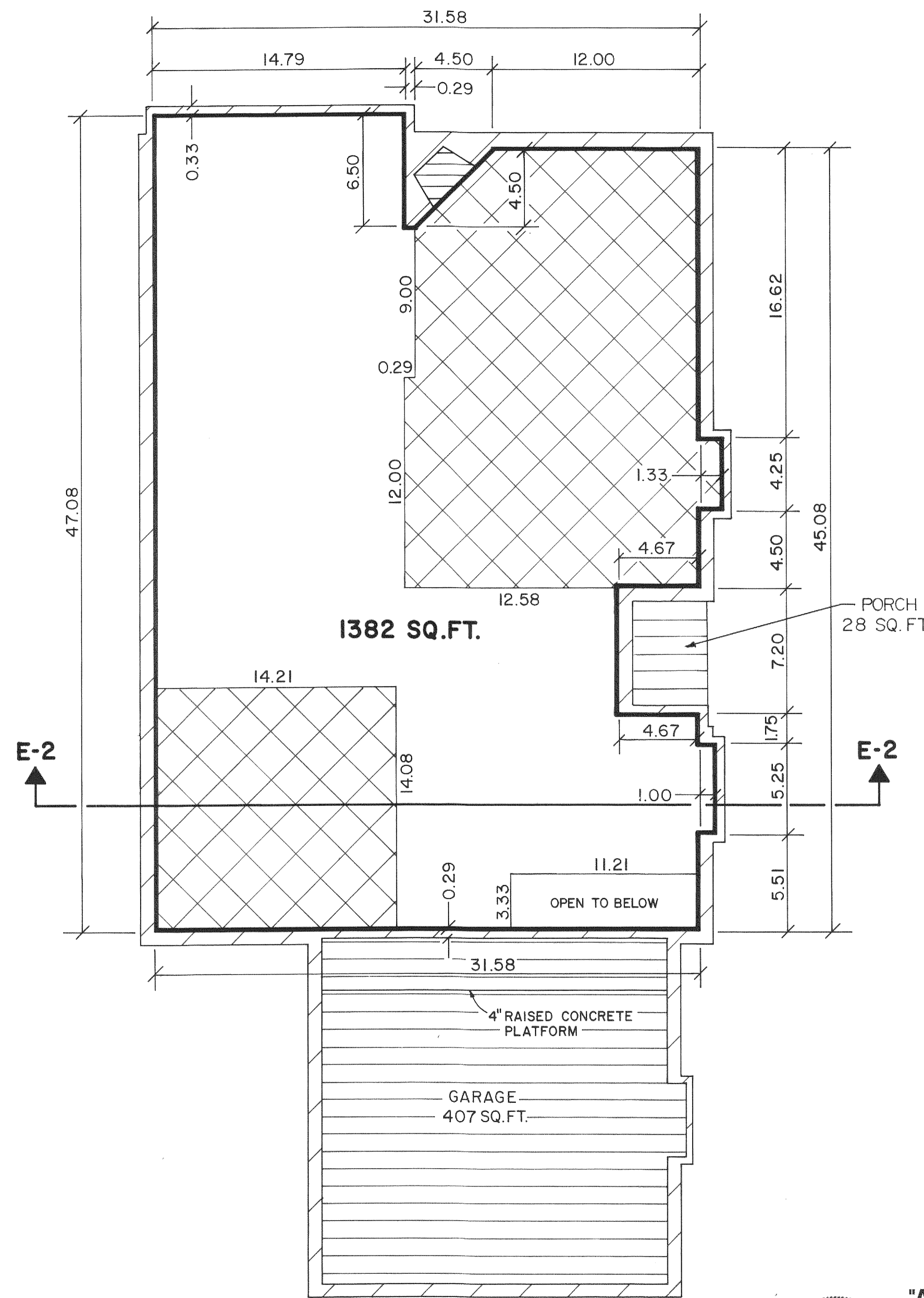
"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY		
			TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "D-3" (UNIT 142 ONLY)	
			 Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 • 248.437.5222 fax	SCALE HOR: 1"= VER: 1"= FIELD BOOK NO.
DRAWN BY: DESIGNED BY: DATE:			JOB NO.	SHEET NO.
				35

UNIT		SCHEDULE	
BLDG.		UNIT NO.	
170		157	
71		127	



BASEMENT FLOOR



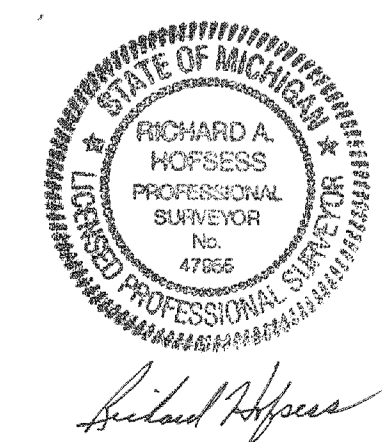
FIRST FLOOR

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED
 ALL WALLS (ON F.F. PLAN) ARE 0.71' UNLESS OTHERWISE NOTED



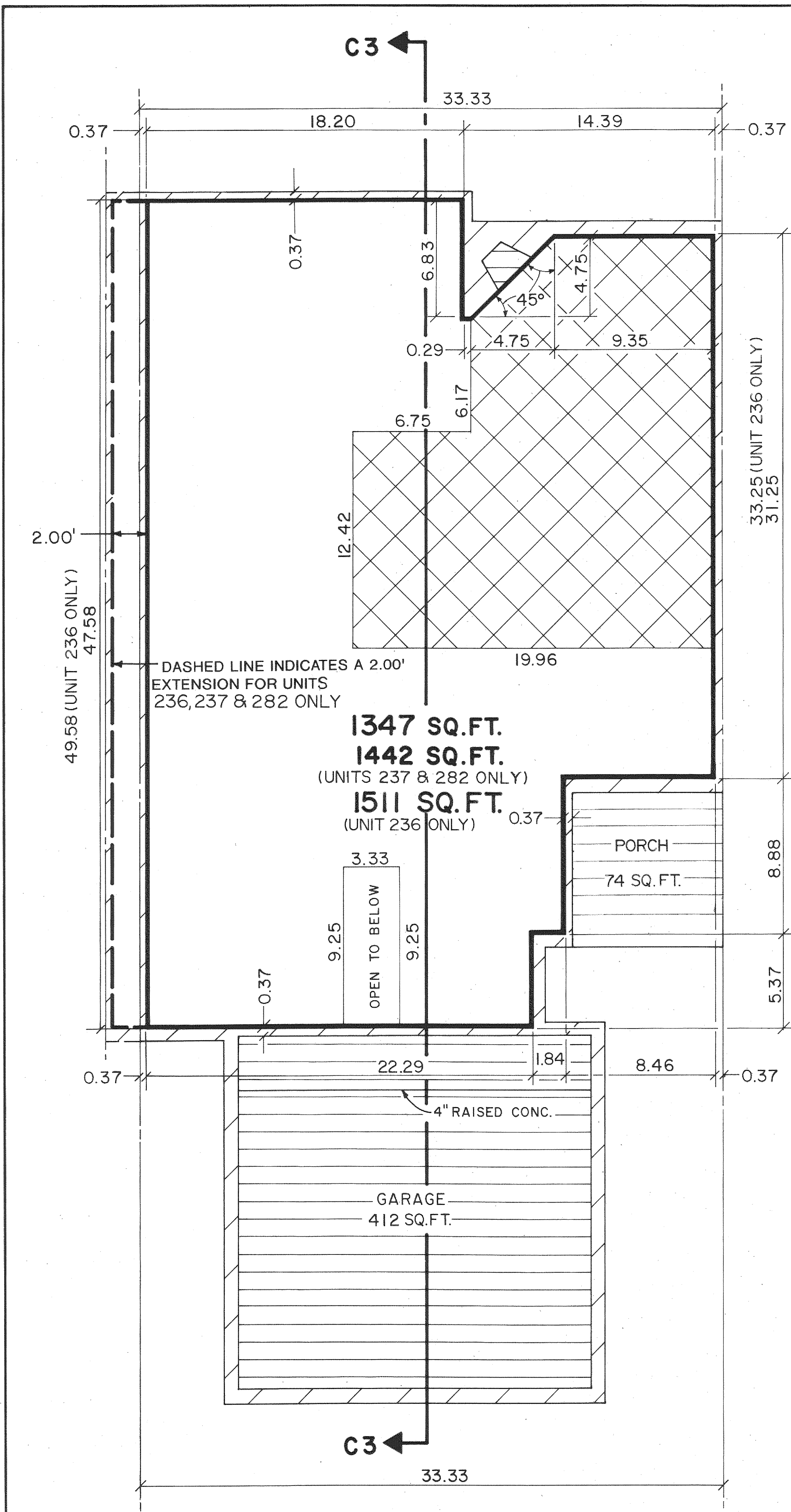
"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY	TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "E-2"	
DRAWN BY: DESIGNED BY: DATE:			 ZIMET W. ZNIAK ASSOCIATES Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 - 248.437.5222 fax	

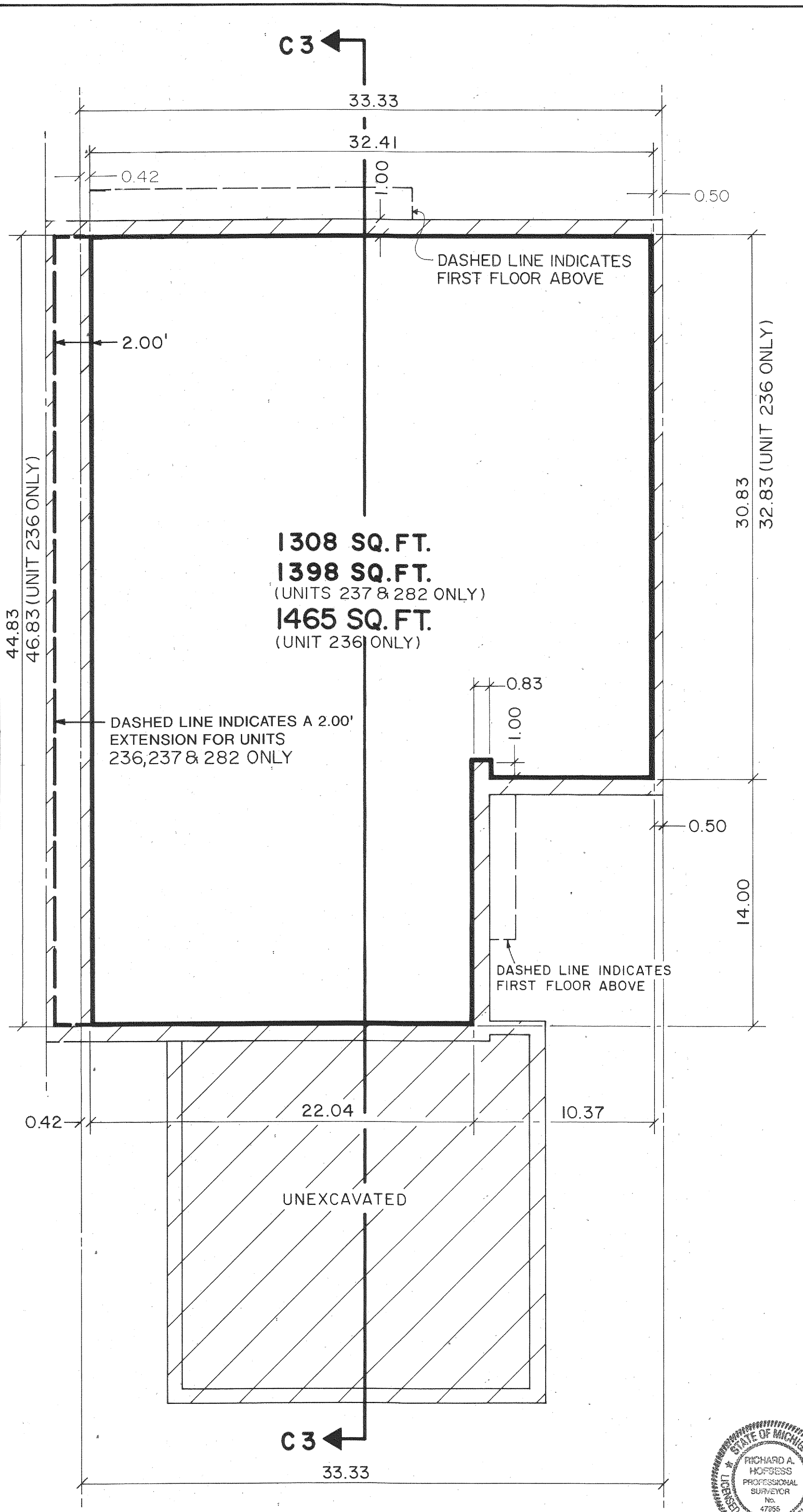
SCALE
HOR: 1"=2'
VER: 1"=2'
FIELD BOOK NO.

JOB NO.

SHEET NO.
38



UNIT SCHEDULE	
BLDG.NO.	UNIT NO.
61	276
60	277
59	279
58	282
55	285
54	286
53	288
52	292
47	324
46	323
26	296
25	300
24	303
28	307
27	311
45	322
42	319
41	318
40	315
39	328
38	332
37	336
36	340
35	344
34	350
33	347
29	354



UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
171	158	175	162
68	152	68	153
156	107	156	108
133	131	5	139
130	148	130	149
136	163	9	144
10	145	65	167
66	171	123	181
8	143		
141	190	143	194
121	179	124	182
		44	321

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

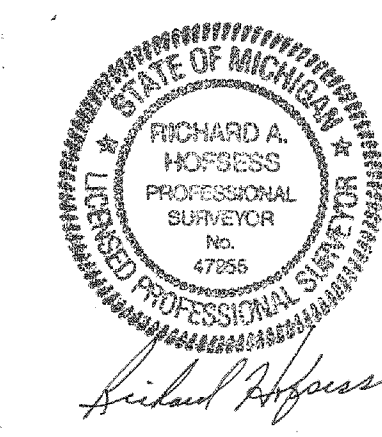
SCALE: 1/4 INCH = 1.0 FOOT

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG.NO.	UNIT NO.	BLDG.NO.	UNIT NO.
113	197	114	202
115	206	116	210
118	215	151	218
152	222	153	227
145	232	146	234
148	236	149	237
150	240	160	244
159	248	158	253
164	258	168	262
169	263	64	265
63	269	51	272
		49	274



"AS-BUILT" 9-1-2015

REVISIONS	ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-3"

SCALE: HOR: 1/2" = 1'-0", VER: 1/2" = 1'-0", FIELD BOOK NO.:

JOB NO.:

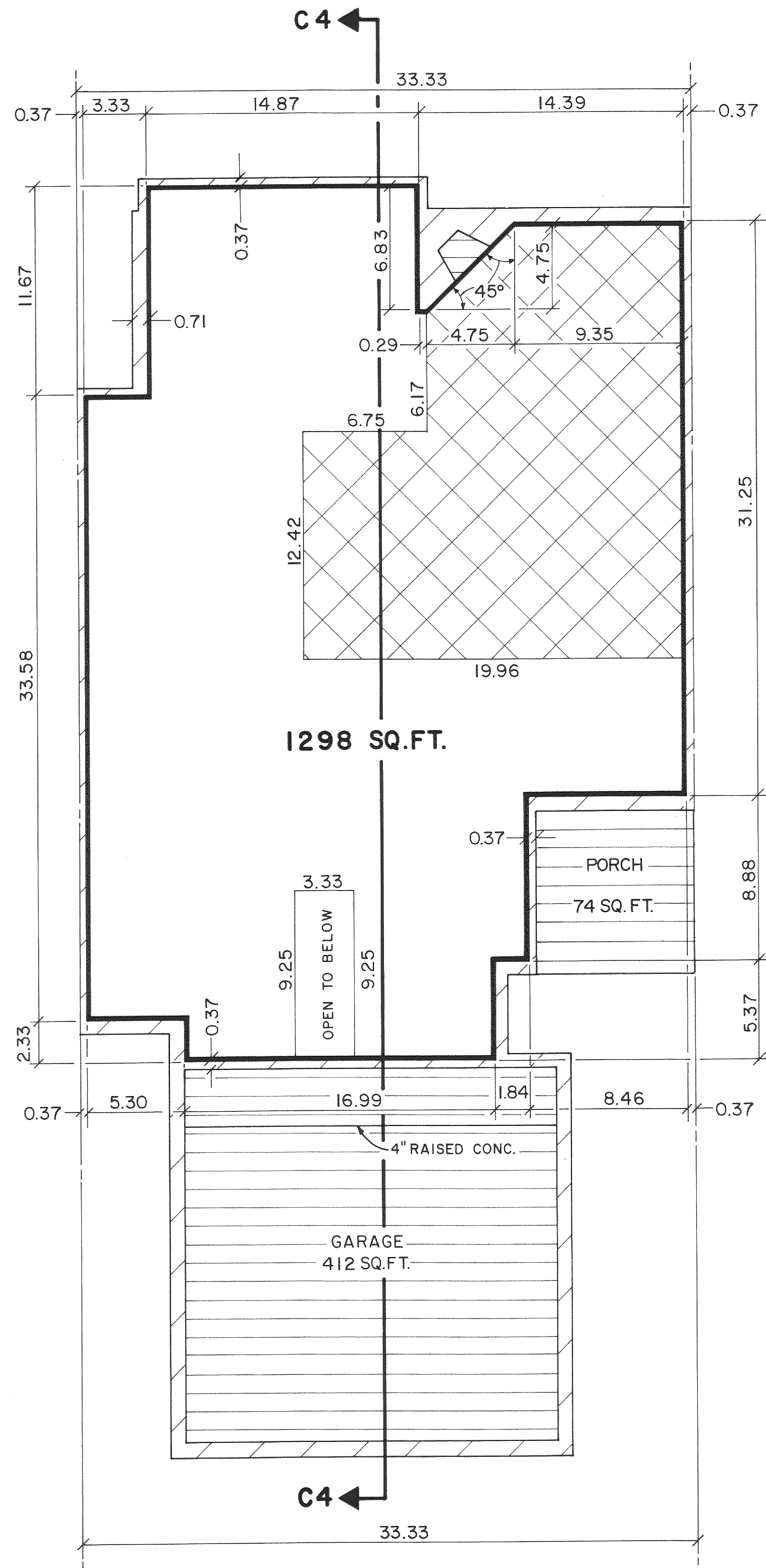
SHEET NO. 42

ZELMET W. ZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 • 248.437.5222 fax

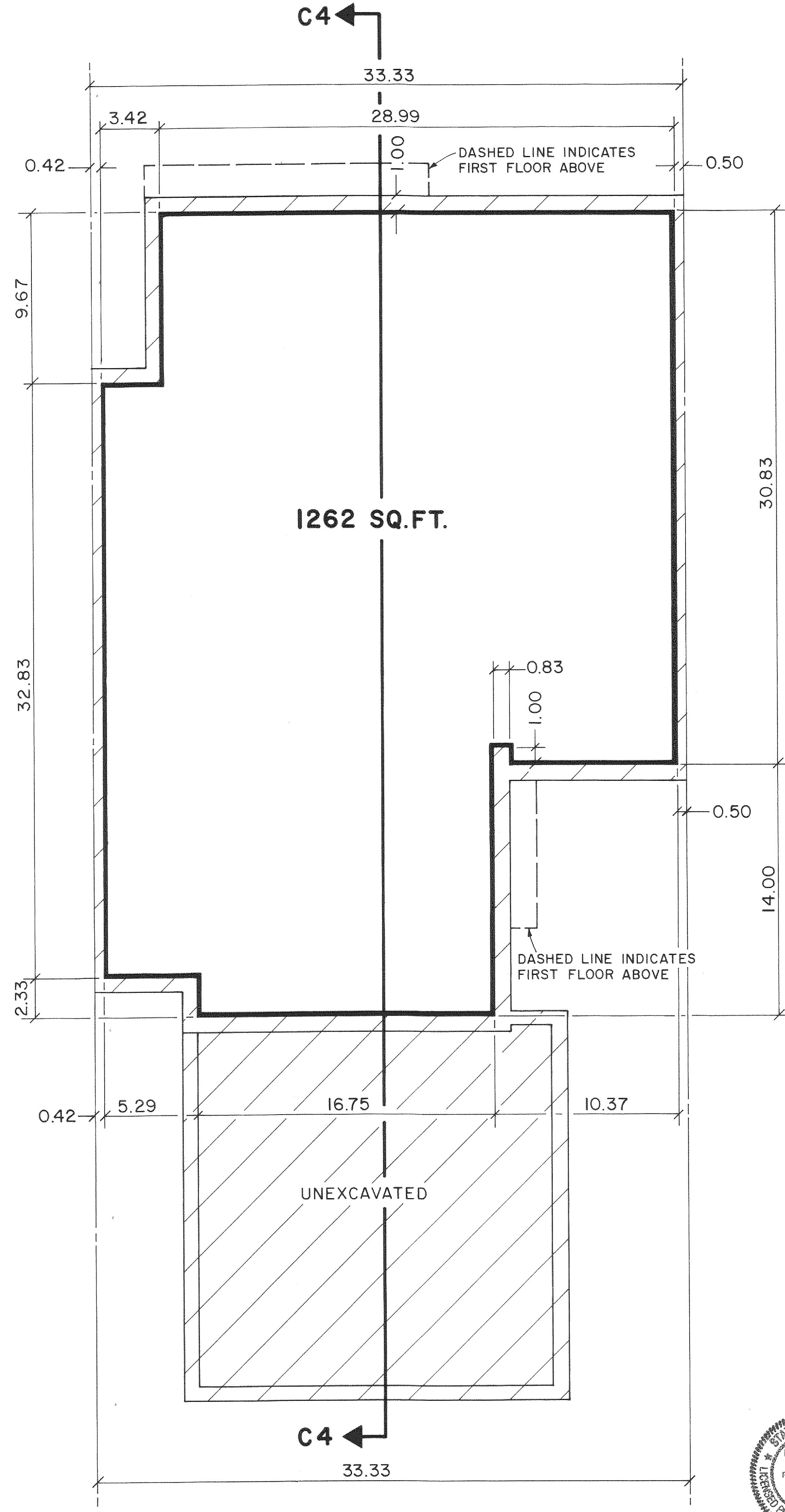
DRAWN BY: DESIGNED BY: DATE:

FIRST FLOOR

BASEMENT PLAN



FIRST FLOOR



BASEMENT PLAN

UNIT SCHEDULE		UNIT SCHEDULE	
BLDG. NO.	UNIT NO.	BLDG. NO.	UNIT NO.
59	280	65	168
53	289	66	172
52	293	133	132
26	297	134	186
25	301	5	140
28	308	113	198
27	312	114	201
40	316	115	205
		116	209
		151	219
		152	223
		153	226

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

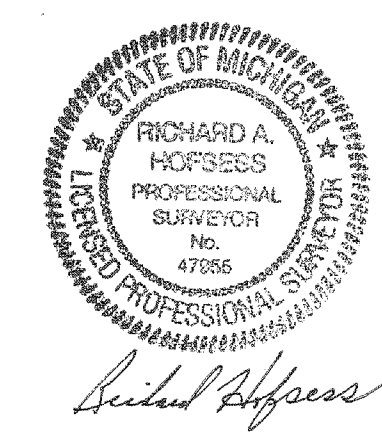
SCALE : 1/4 INCH = 1.0 FOOT

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83 UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71 UNLESS OTHERWISE NOTED

39	327
145	231
150	241
160	245
159	249
158	252
64	266
63	270
38	331
37	335
36	339
35	343
34	349
29	353



"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY		

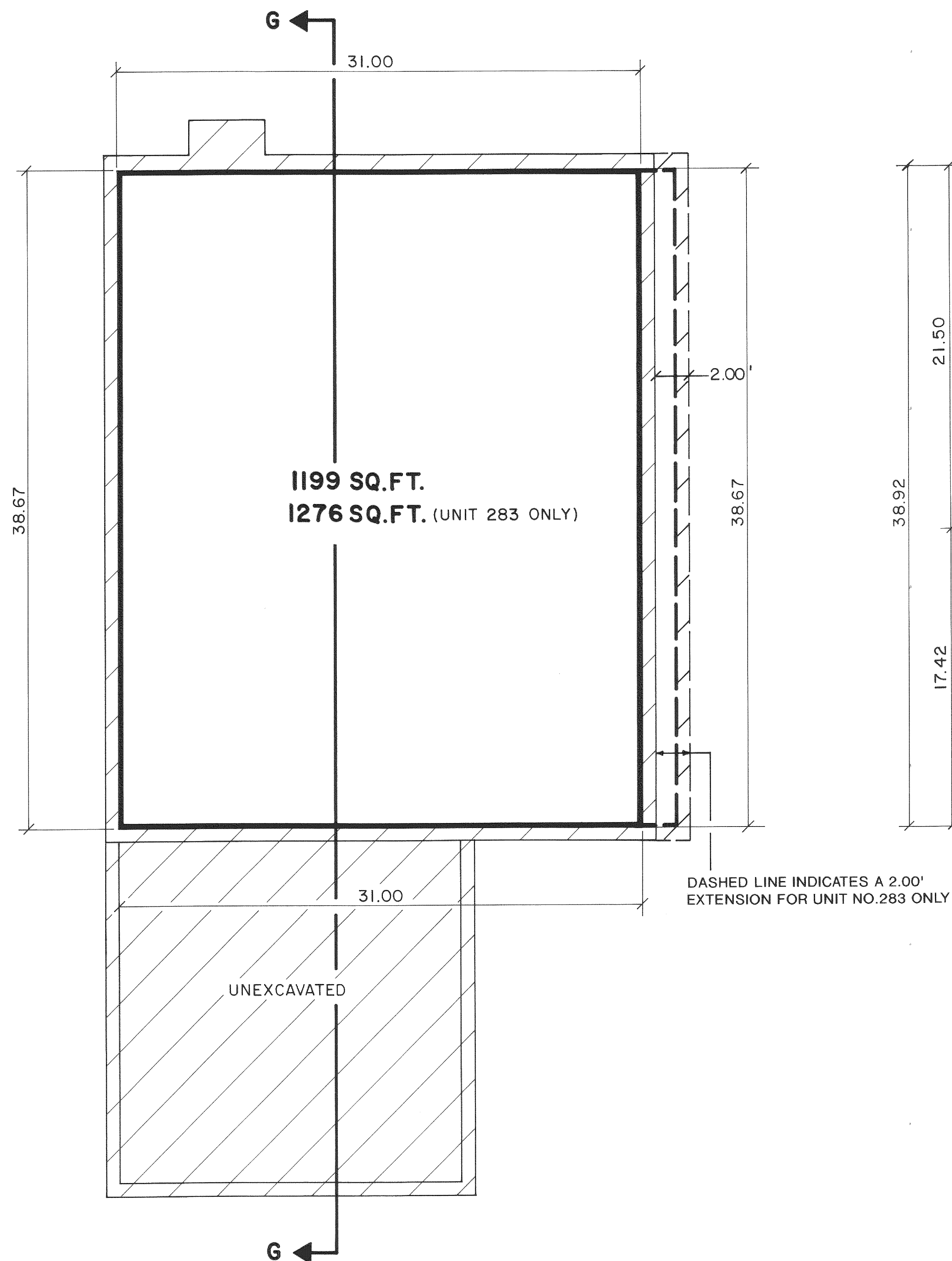
TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-4"

ZEIMET W. ZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 • 248.437.5222 fax

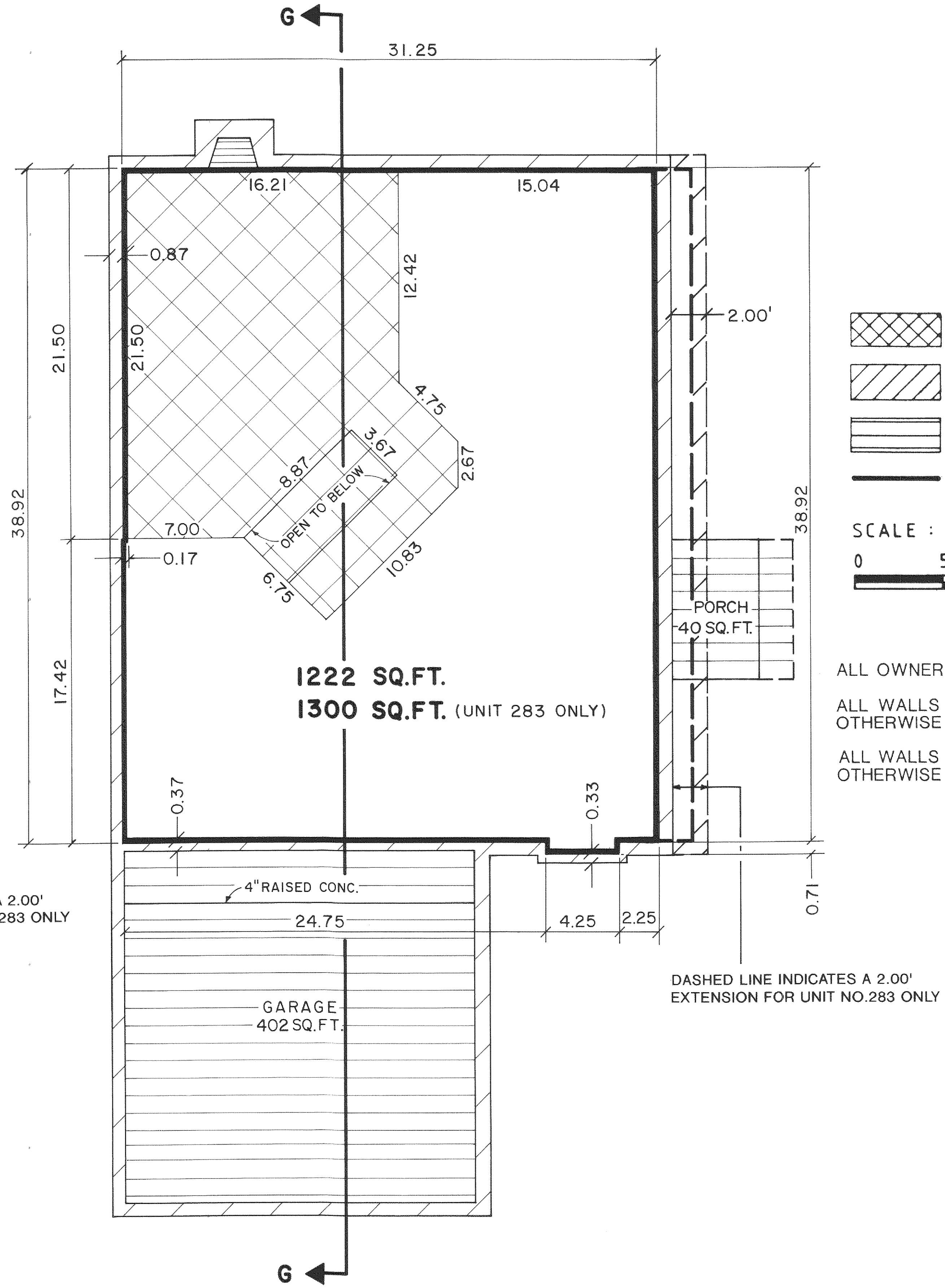
DRAWN BY: _____ DESIGNED BY: _____ DATE: _____

SCALE: HOR: 1"=12' VER: 1"=4' FIELD BOOK NO. _____

JOB NO. _____ SHEET NO. **44**



BASEMENT FLOOR



FIRST FLOOR

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
138	164
120	178
166	260
125	183
139	188
127	191
111	176
126	184

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT

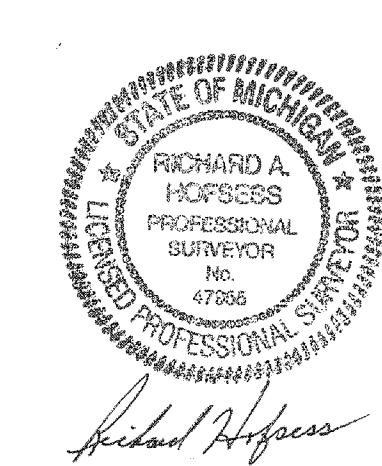


ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED

ALL WALLS (ON F.F. PLAN) ARE 0.71' UNLESS OTHERWISE NOTED

BLDG. NO.	UNIT NO.
62	275
57	283
22	305

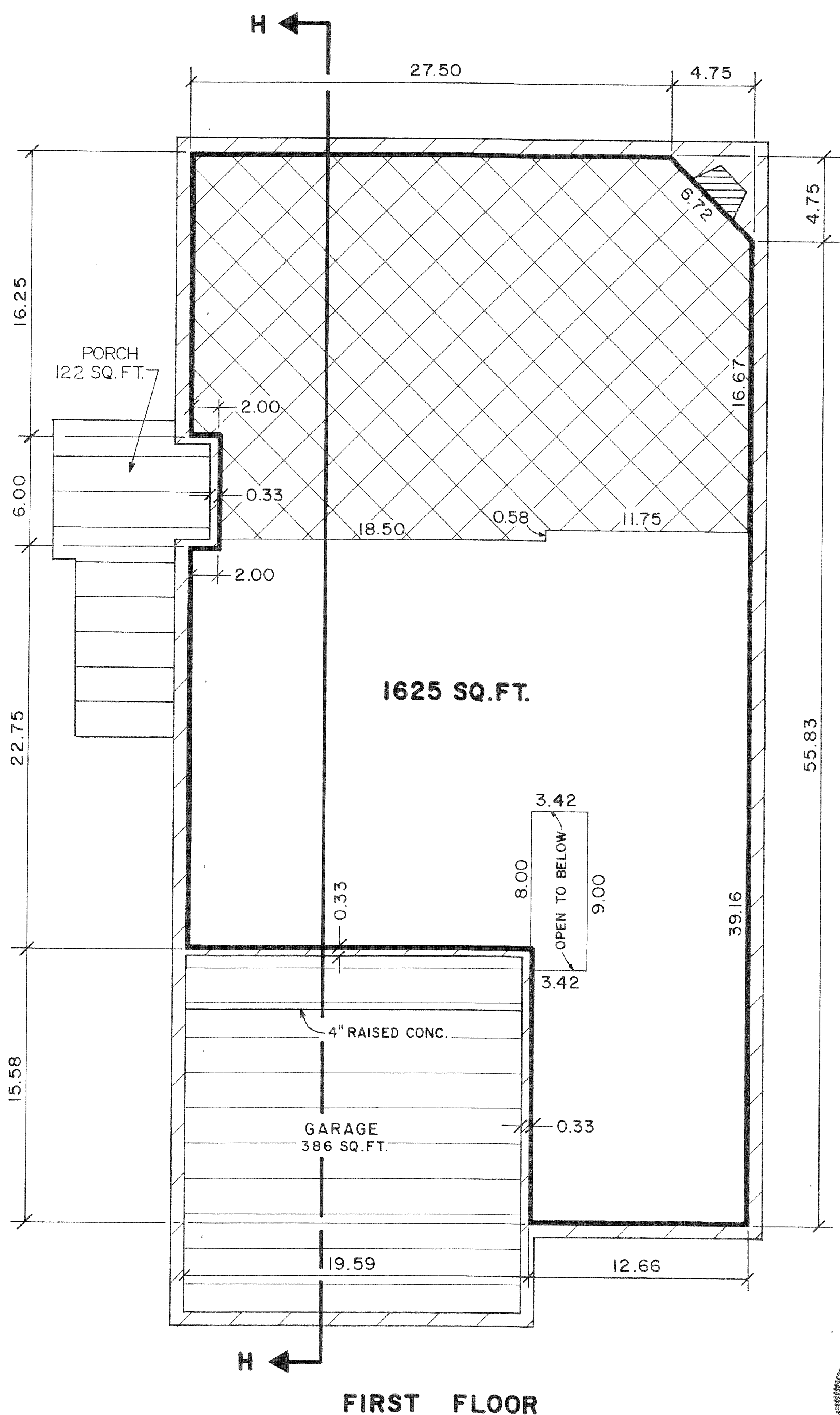
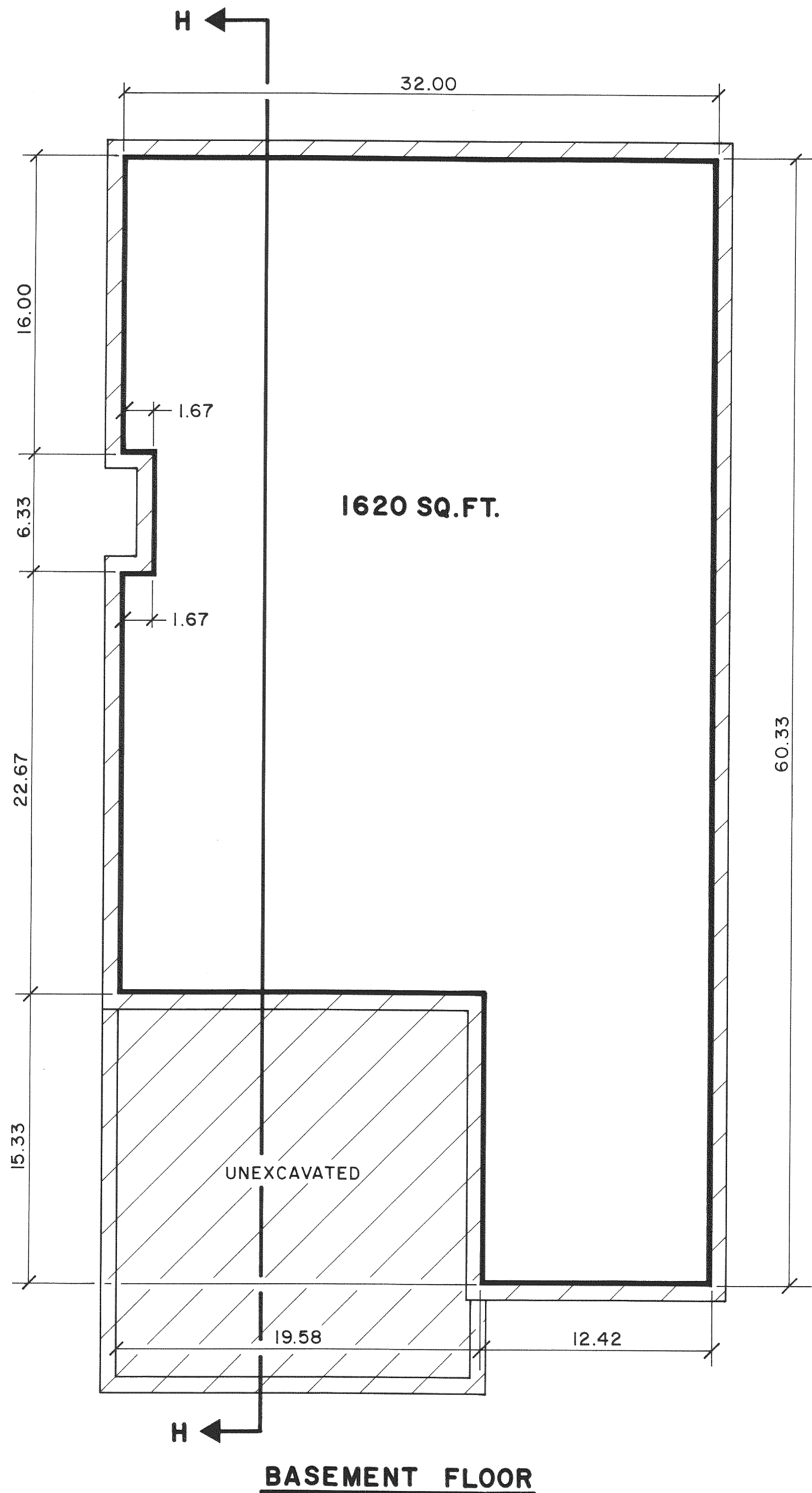


"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY		
			TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "G"	
DRAWN BY: DESIGNED BY: DATE:			 Civil Engineers & Land Surveyors 55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 248.437.5222 fax	

SCALE
HOR: 1/4" = 1'-0"
VER: 1/8" = 1'-0"
FIELD BOOK NO.
JOB NO.
SHEET NO.
46

UNIT SCHEDULE	
BLDG. NO.	UNIT NO.
109	174
165	259

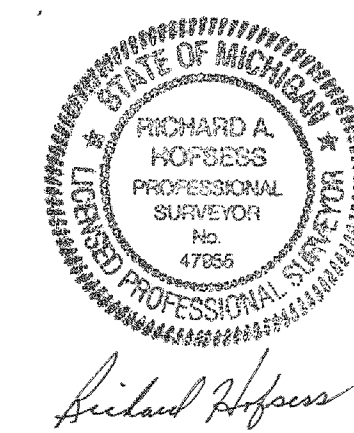


- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT



ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED
 ALL WALLS (ON F.F. PLAN) ARE 0.71' UNLESS OTHERWISE NOTED



"AS-BUILT" 9-1-2015

REVISIONS		
ITEM	DATE	BY

RIVER PINES OF FARMINGTON CONDOMINIUM

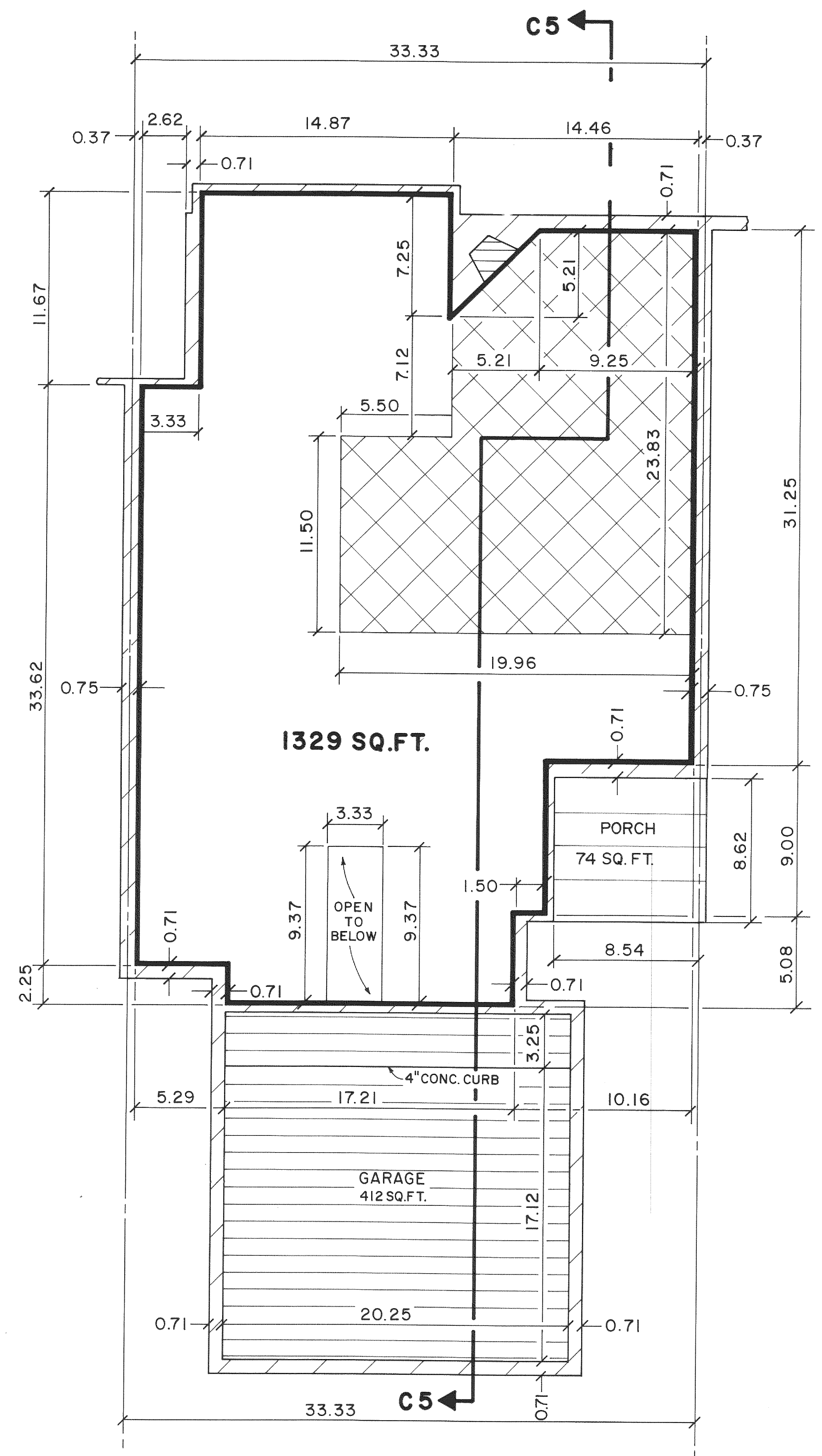
TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "H"

SCALE: HOR: 1/2" = 1'-0" VER: 1/2" = 1'-0" FIELD BOOK NO.
 JOB NO.
 SHEET NO. 53

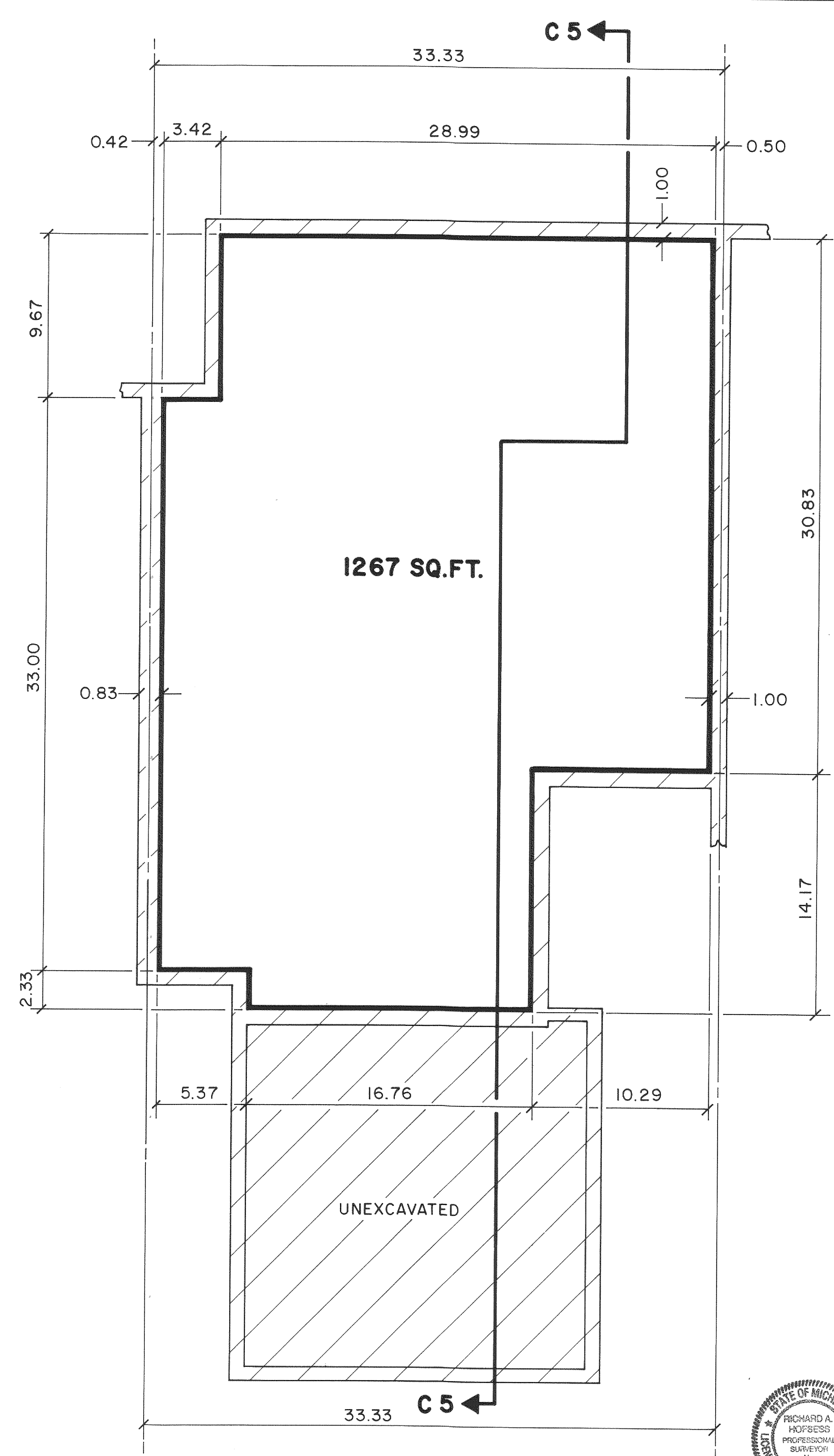
ZIMET W. ZNIAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 Grand River Avenue, Suite 100
 New Hudson, Michigan 48165-9318
 248.437.5099 • 248.437.5222 fax

DRAWN BY: DESIGNED BY: DATE:

UNIT	SCHEDULE
UNIT NO.	BLDG NO.
213	117



FIRST FLOOR

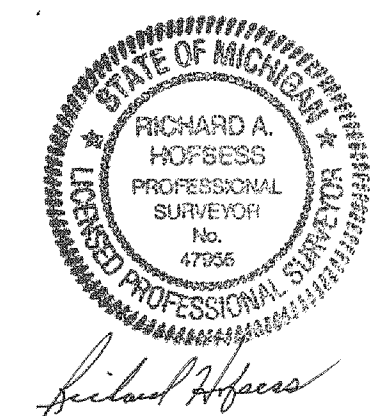


BASEMENT FLOOR

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

SCALE : 1/4 INCH = 1.0 FOOT
 0 5 10 15

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 ALL WALLS (ON BSMT. PLAN) ARE 0.83' UNLESS OTHERWISE NOTED
 ALL WALLS (ON F.F. PLAN) ARE 0.33' UNLESS OTHERWISE NOTED



"AS-BUILT" 9-1-2015

REVISIONS			RIVER PINES OF FARMINGTON CONDOMINIUM	
ITEM	DATE	BY		
			TYPICAL BASEMENT & FIRST FLOOR PLAN FOR UNIT TYPE "C-5"	
DRAWN BY: DESIGNED BY: DATE:			ZEIMET W&Z NIAK & ASSOCIATES Civil Engineers & Land Surveyors 55900 Grand River Avenue, Suite 100 New Hudson, Michigan, 48165-9318 248.437.5099 · 248.437.5222 fax	
			SCALE HOR: 1"=	
			VER: 1"=	
			FIELD BOOK NO.	
			JOB NO.	
			SHEET NO.	55