

OAKLAND COUNTY CONDOMINIUM
 SUBDIVISION PLAN No. _____
 EXHIBIT "B" TO THE MASTER DEED OF:

**BALIAN ROAD STORAGE CONDOMINIUMS
 A COMMERCIAL CONDOMINIUM**

TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MICHIGAN

DEVELOPER

STORAGE CONDOS OF MICHIGAN, LLC
 1641 BALIAN ROAD
 WATERFORD, MICHIGAN 48327

SURVEYOR/ENGINEER

KEM-TEC & ASSOCIATES
 22556 GRATIOT AVENUE
 EASTPOINTE, MICHIGAN 48021

SHEET INDEX

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2. SURVEY PLAN
3. SITE PLAN
4. UTILITY PLAN
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PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF WATERFORD, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

TOWN 3 NORTH, RANGE 9 EAST, SECTION 16, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; BEGINNING AT A POINT DISTANT NORTH 88 DEGREES 07 MINUTES 00 SECONDS EAST 314.58 FEET AND NORTH 01 DEGREE 50 MINUTES 11 SECONDS WEST 299.99 FEET FROM THE SOUTH 1/4 CORNER; THENCE SOUTH 88 DEGREES 03 MINUTES 39 SECONDS WEST 207.46 FEET (206.84 FEET MEASURED); THENCE NORTH 02 DEGREES 17 MINUTES 28 SECONDS WEST (NORTH 02 DEGREES 19 MINUTES 30 SECONDS WEST MEASURED) 543.24 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 00 SECONDS EAST 321.64 FEET (321.34 FEET MEASURED); THENCE SOUTH 01 DEGREE 50 MINUTES 11 SECONDS EAST 543.04 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 9 EAST, TOWNSHIP OF WATERFORD, COUNTY OF OAKLAND, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 88 DEGREE 07 MINUTES 00 SECONDS EAST 314.58 FEET AND NORTH 01 DEGREE 50 MINUTES 11 SECONDS WEST 60.03 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 01 DEGREE 50 MINUTES 11 SECONDS WEST 700.00 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 00 SECONDS EAST 60.00 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 11 SECONDS EAST 700.00 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING.

ATTENTION: OAKLAND 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.

REVISION	DATE	BY	DESCRIPTION

CLIENT: STORAGE CONDOS OF MICHIGAN, LLC
 COVER SHEET
 BALIAN ROAD STORAGE CONDOMINIUMS
 TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MI

PROFESSIONAL ENGINEERS
 PROFESSIONAL SURVEYORS
 22556 GRATIOT AVENUE
 EASTPOINTE, MI 48021
 (586)772-2222 PHONE
 (586)772-4048 (FAX)

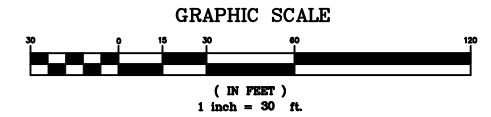
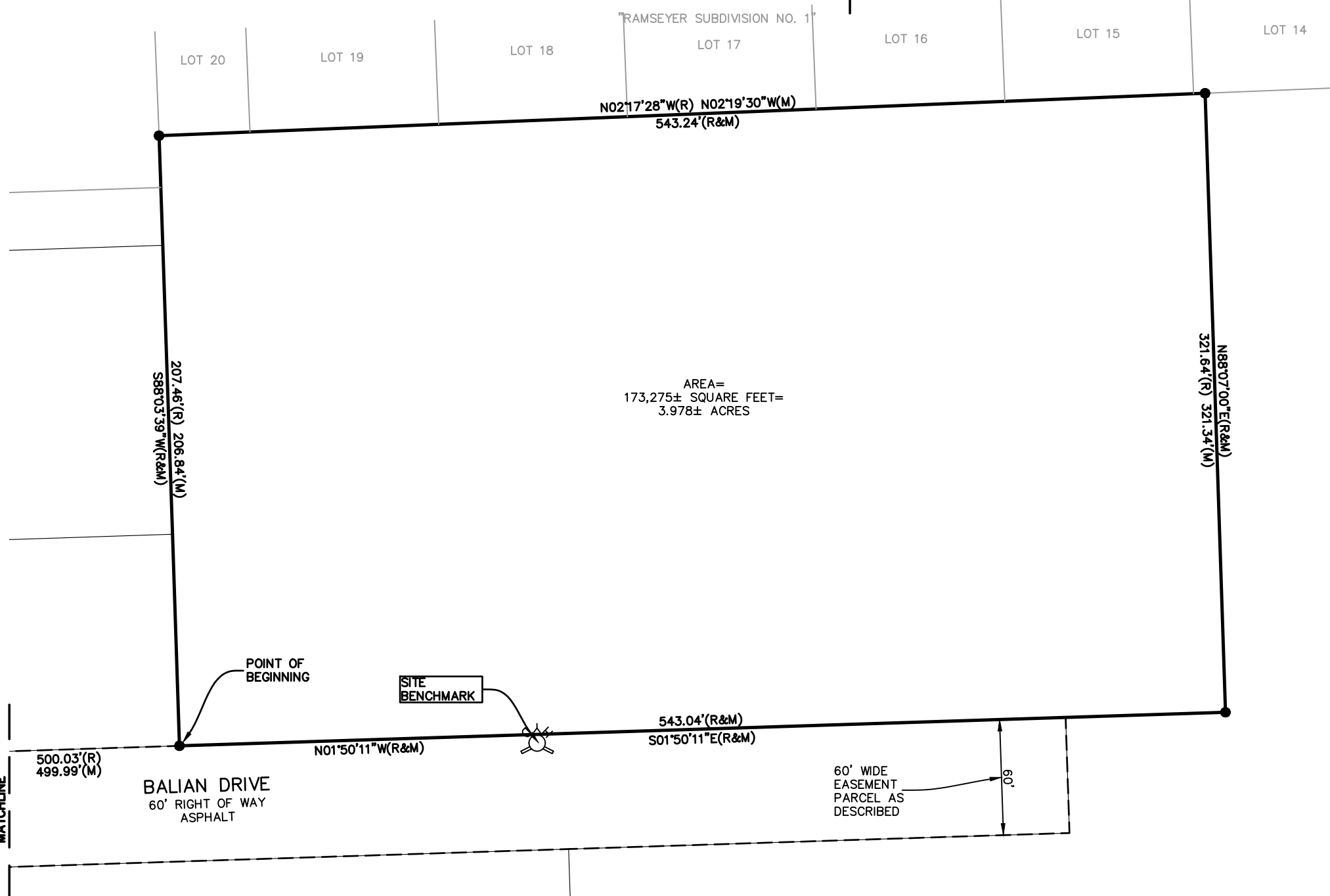
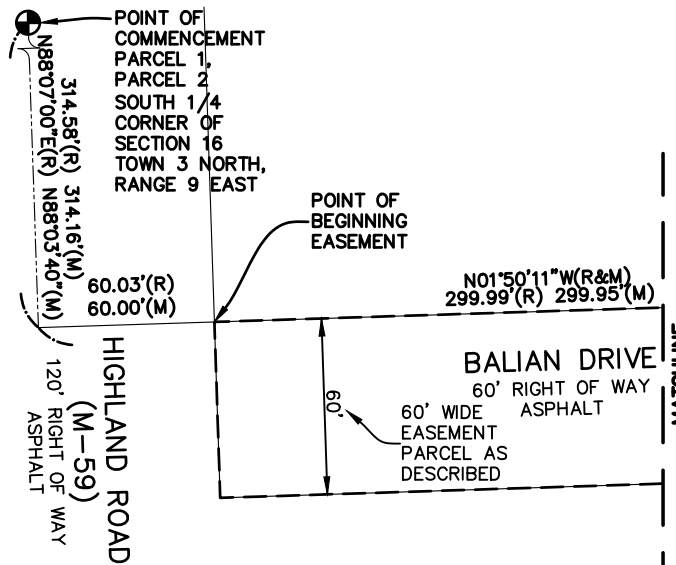
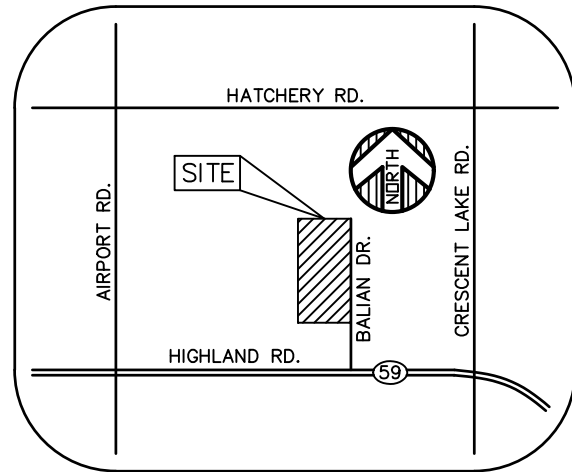


Anthony T. Sycko, Jr.

01/03/17
 PROPOSED DATED ANTHONY T. SYCKO, JR., P.S.
 PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 47976

DRAWN BY: JMW
 SCALE:
 CHECKED BY: ANS
 PROJECT NO.: 14-04687.00

SHEET NO:
1



SURVEYOR'S CERTIFICATE

I, ANTHONY T. SYCKO, JR., LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. ___ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY DESCRIBED AS SHOWN. 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, AS AMENDED. 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, AS AMENDED. 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, AS AMENDED.

BENCHMARK

SITE BENCHMARK:
ARROW ON HYDRANT AT NORTH END OF BALIAN DRIVE
ELEVATION = 972.79' (NAVD 88 DATUM)

NOTES

SUBJECT PARCEL LIES WITHIN:
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0342F, COMMUNITY - PANEL NUMBER 260284 0342 F, DATED SEPTEMBER 29, 2016, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SYMBOL "●" INDICATES A CONCRETE MONUMENT SET/FOUND (CONSISTING OF A 1/2" DIA. STEEL ROD, 36" LONG. ENCASED IN A 4" DIA. CONCRETE CYLINDER).



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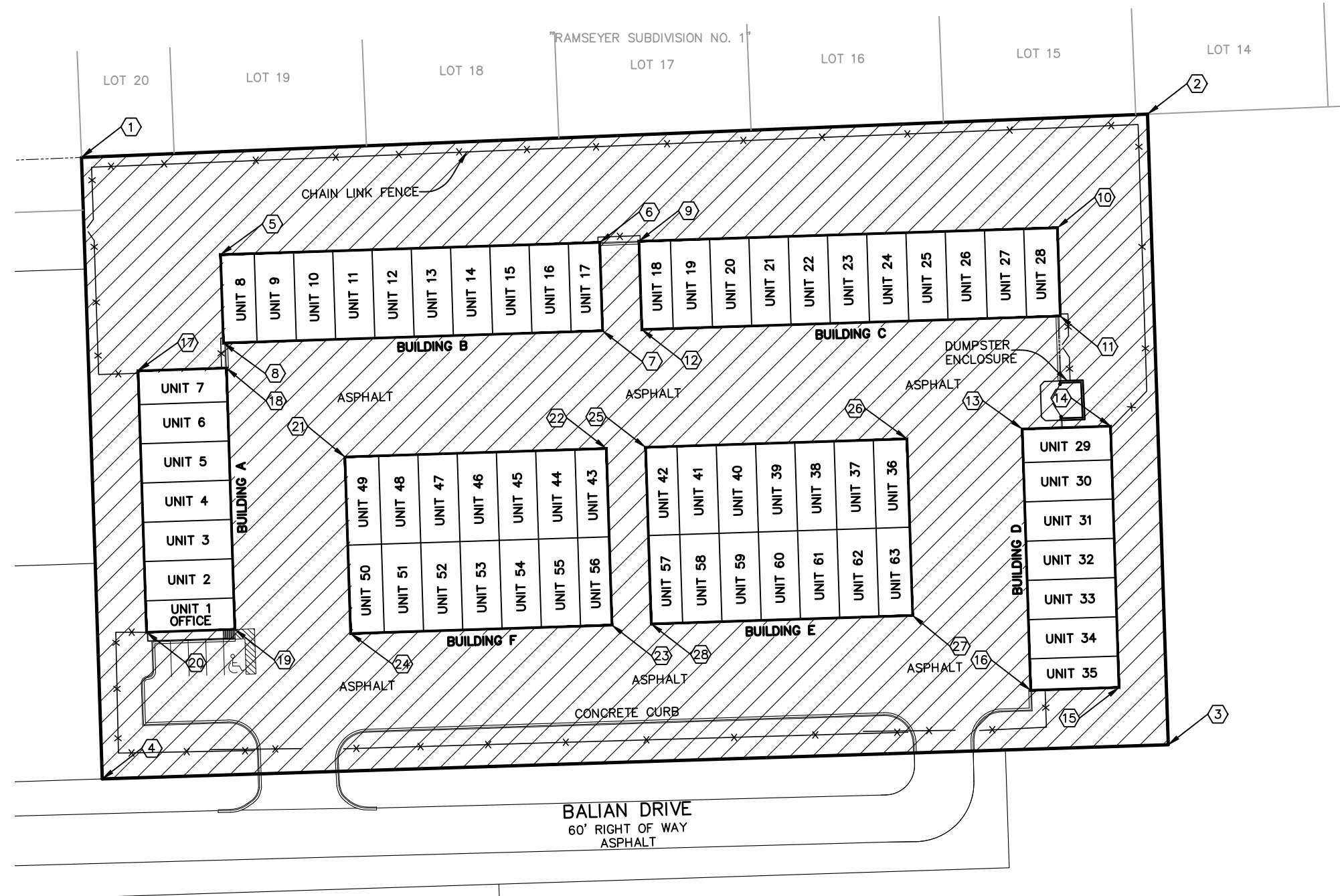
CLIENT: STORAGE CONDOS OF MICHIGAN, LLC	BY
SURVEY PLAN	DATE
BALIAN ROAD STORAGE CONDOMINIUMS	REVISION
TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MI	
PROFESSIONAL ENGINEERS	
PROFESSIONAL SURVEYORS	
22556 GRATIOT AVENUE	
EASTPOINT, MI 48021	
(586)772-2222 PHONE	
(586)772-4048 (FAX)	
KEM-TEC	
& ASSOCIATES	
DRAWN BY: 04/20/16	
SCALE: 1"=30'	
CHECKED BY: ANS 04/20/16	
PROJECT NO: 14-04687.00	
SHEET NO: 2	



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



COORDINATES	NORTHING	EASTING
1	4602.53	4398.95
2	5145.33	4376.91
3	5155.89	4698.08
4	4613.14	4715.49
5	4674.51	4448.42
6	4866.41	4442.26
7	4867.86	4487.24
8	4675.95	4493.39
9	4886.40	4441.62
10	5098.29	4434.83
11	5099.74	4479.80
12	4887.84	4486.60
13	5081.61	4538.42
14	5126.58	4536.97
15	5130.81	4668.91
16	5085.84	4670.35
17	4631.43	4508.83
18	4676.40	4507.39
19	4680.63	4639.32
20	4635.66	4640.76
21	4737.85	4551.44
22	4869.78	4547.21
23	4872.66	4637.16
24	4740.73	4641.39
25	4889.77	4546.57
26	5021.70	4542.34
27	5024.58	4632.29
28	4892.65	4636.52

LEGEND	
	GENERAL COMMON ELEMENT
	UNIT LINE
	LIMITED COMMON ELEMENT
	COORDINATE NUMBER

NOTE:
BUILDING A MUST BE BUILT. ALL OTHER BUILDINGS NEED NOT BE BUILT.



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CLIENT: STORAGE CONDOS OF MICHIGAN, LLC	DESCRIPTION
SITE PLAN	BY
BALIAN ROAD STORAGE CONDOMINIUMS	DATE
TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MI	REVISION
PROFESSIONAL ENGINEERS	
PROFESSIONAL SURVEYORS	
22556 GRATIOT AVENUE	
EASTPOINT, MI 48021	
(586)772-2222 PHONE	
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KEM-TEC	
& ASSOCIATES	
DRAWN BY: JDM	SCALE: 1"=30'
CHECKED BY: ANS	DATE: 04/20/16
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SHEET NO: 3	



GRAPHIC SCALE



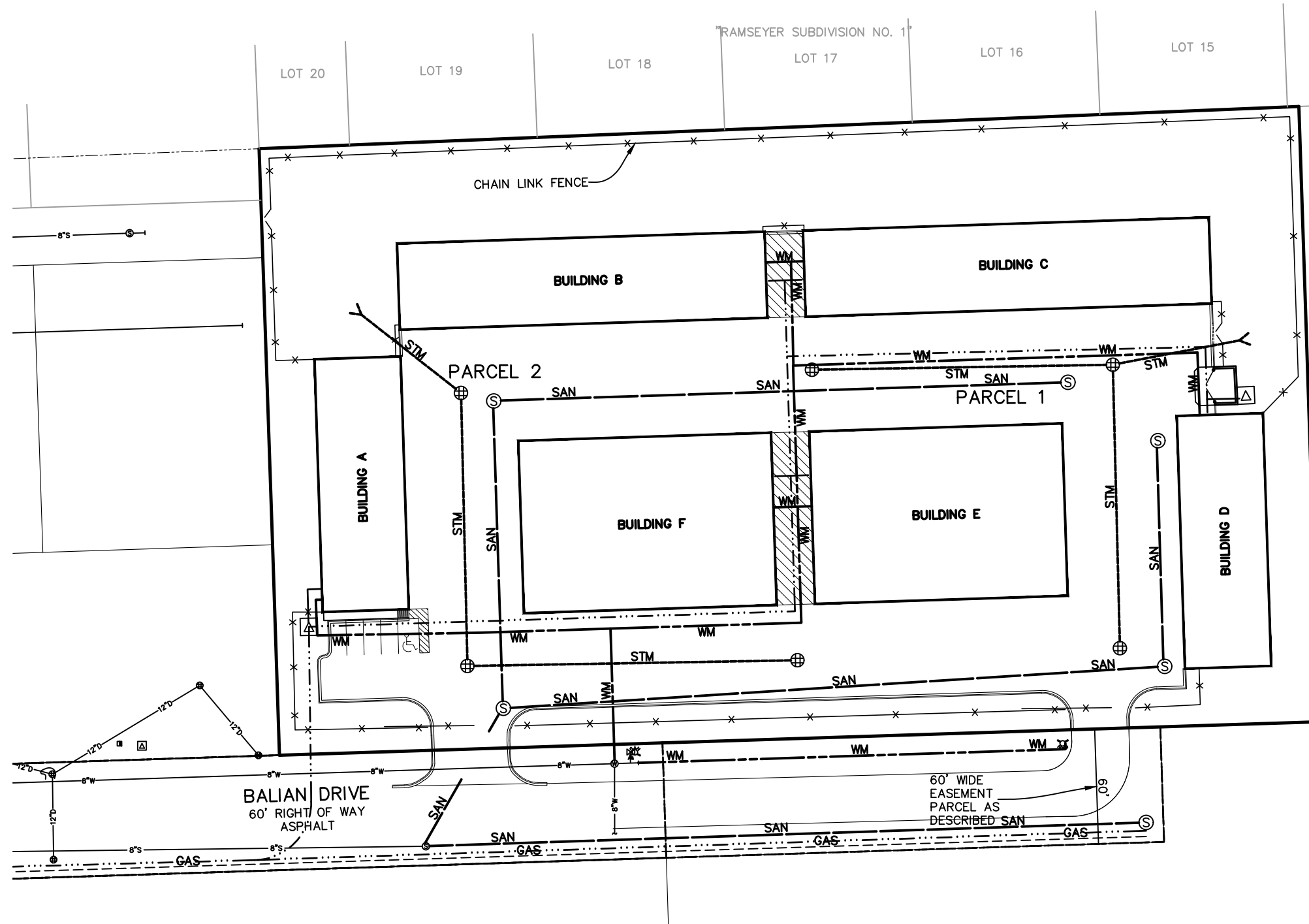
(IN FEET)
1 inch = 30 ft.

LEGEND

- WM** PROPOSED WATER MAIN LEAD
- SAN** PROPOSED SANITARY LEAD
- GAS** PROPOSED GAS LEAD
- PROPOSED TELEPHONE, CABLE & ELECTRIC
- STM** PROPOSED STORM SEWER
- W** EXISTING WATERMAIN
- S** EXISTING SANITARY SEWER
- G** EXISTING GAS
- ST** EXISTING STORM SEWER
- EXISTING OVERHEAD LINES
- ⊕ PROPOSED ROUND CATCH BASIN
- ⊙ PROPOSED SANITARY MANHOLE

NOTES:

1. ANY PORTION OF THE ELECTRIC, TELEPHONE, CABLE, GAS, WATER AND SANITARY SEWER LINES THAT MAY PASS THROUGH A UNIT TO SERVE ANOTHER UNIT SHALL BE GENERAL COMMON ELEMENTS.
2. ALL UNITS TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY THE TOWNSHIP OF WATERFORD.
3. ALL UNITS WILL BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY COMCAST, GAS BY DTE ENERGY, AND CABLE BY COMCAST. UTILITIES NOT LOCATED ON THIS PLAN WILL BE SHOWN ON "AS BUILT" PLANS.
4. UTILITIES AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO COMPLETENESS OR ACCURACY THEREOF.
5. UTILITY METER LOCATIONS WILL BE ON THE BUILDINGS.

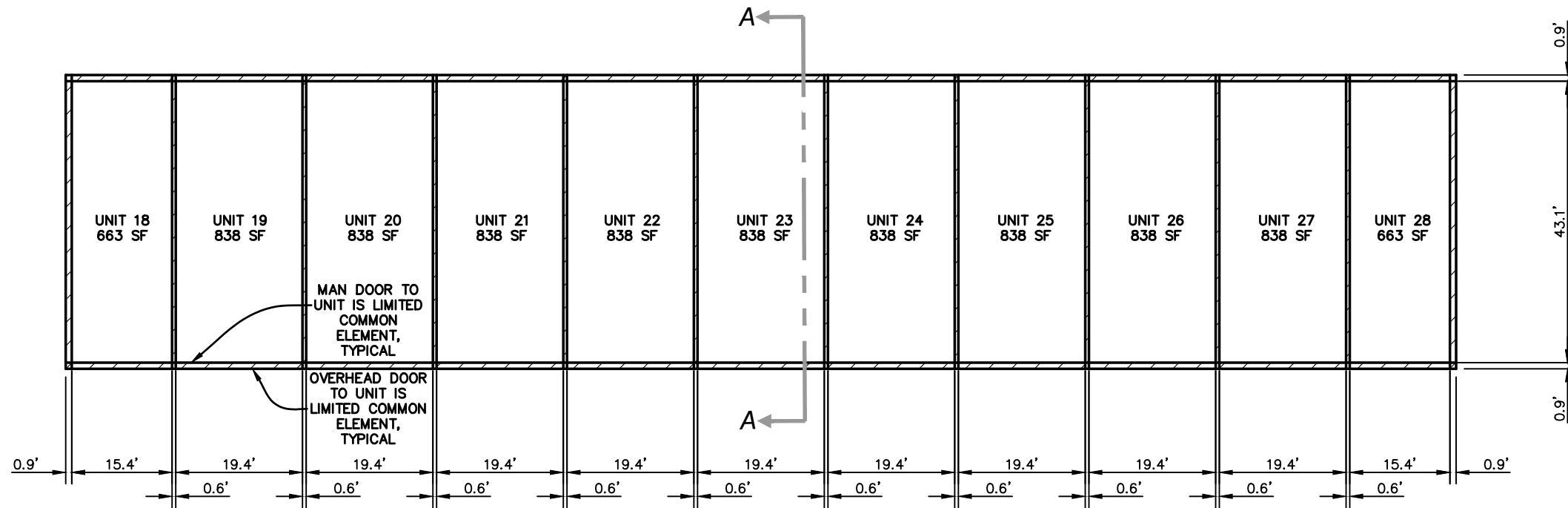


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UTILITY PLAN	
BALIAN ROAD STORAGE CONDOMINIUMS	
TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MI	
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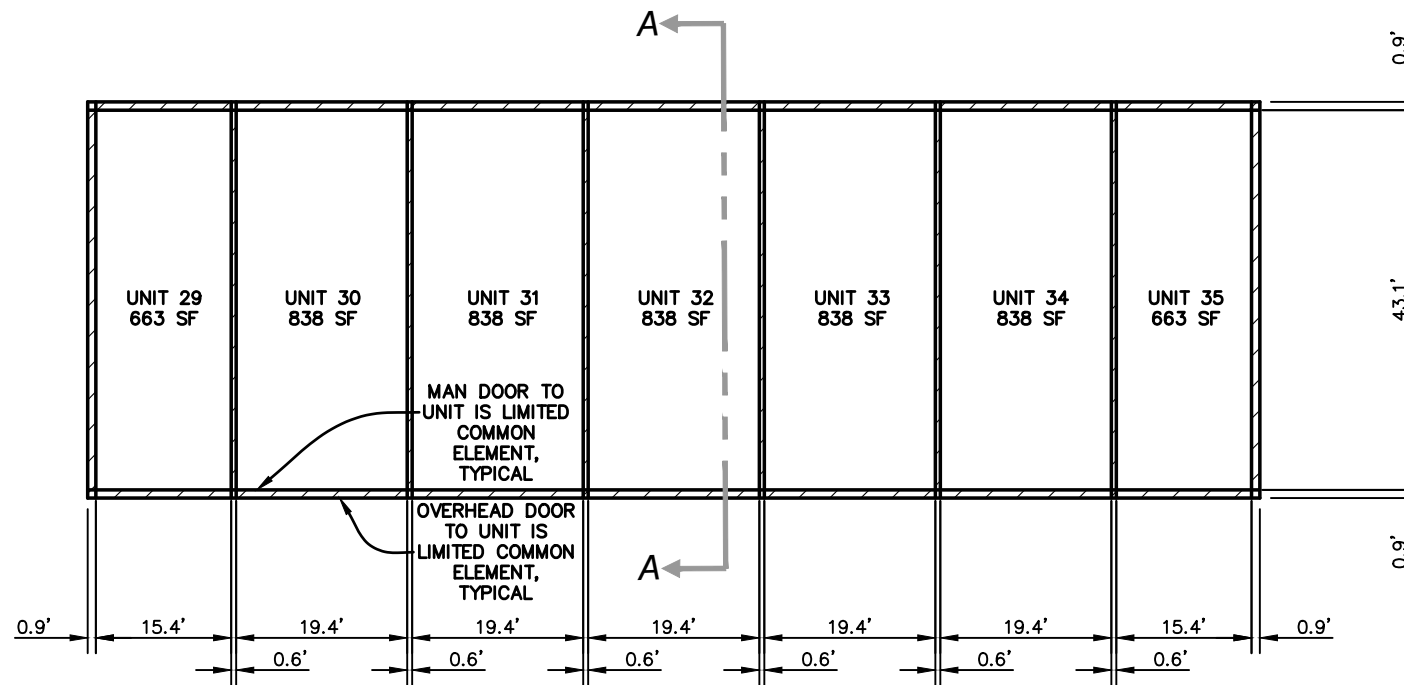
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FLOOR PLAN - BUILDING C
SCALE: 1"=10'

LEGEND	
	GENERAL COMMON ELEMENT
	UNIT LINE
	LIMITED COMMON ELEMENT



FLOOR PLAN - BUILDING D
SCALE: 1"=10'

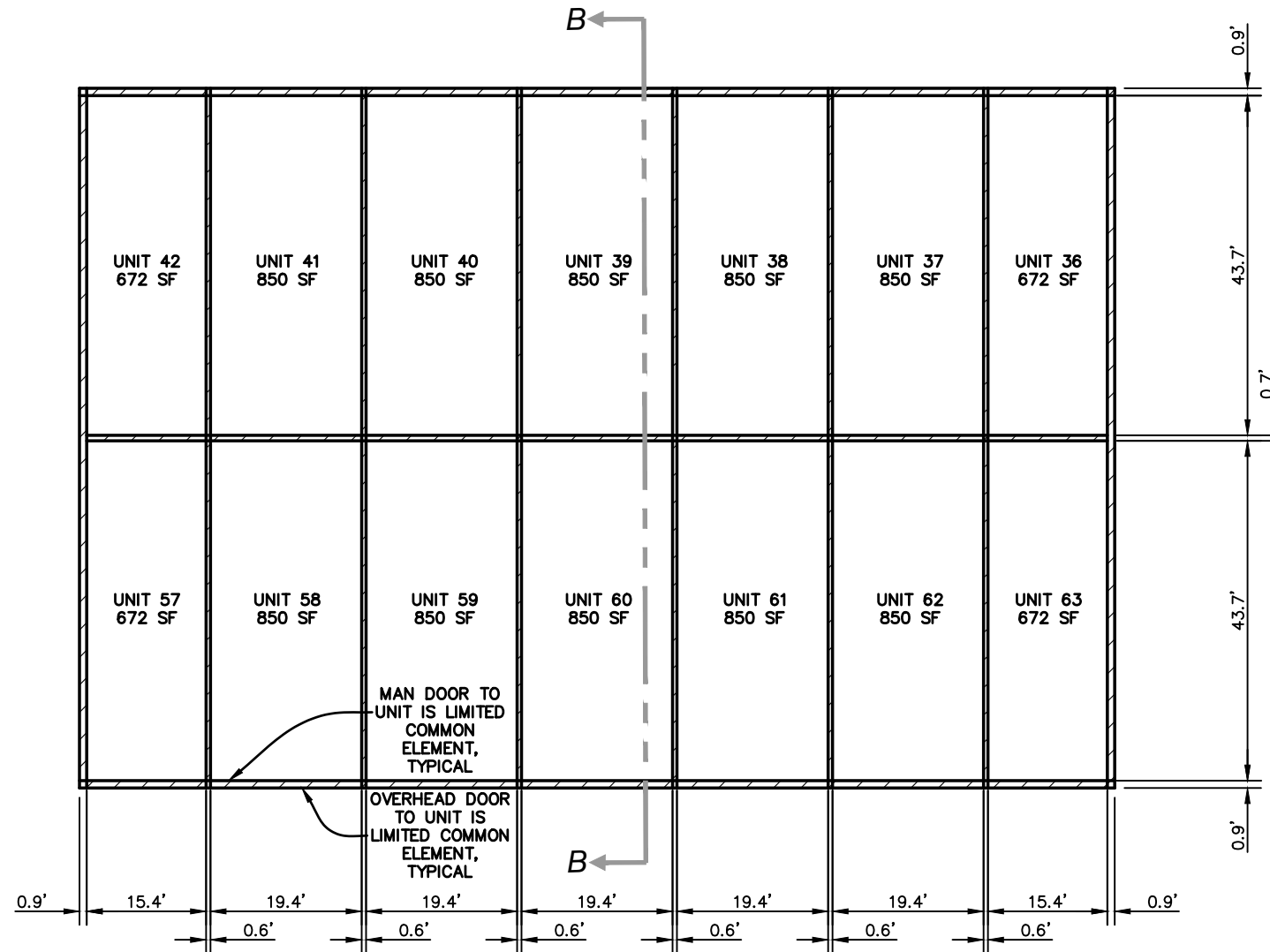


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LEGEND	
	GENERAL COMMON ELEMENT
	UNIT LINE
	LIMITED COMMON ELEMENT

NORTH
FLOOR PLAN - BUILDING E
 SCALE: 1"=10'

REVISION	DATE	BY	DESCRIPTION

CLIENT: STORAGE CONDOS OF MICHIGAN, LLC
FLOOR PLANS
 BALIAN ROAD STORAGE CONDOMINIUMS
 TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MI

PROFESSIONAL ENGINEERS
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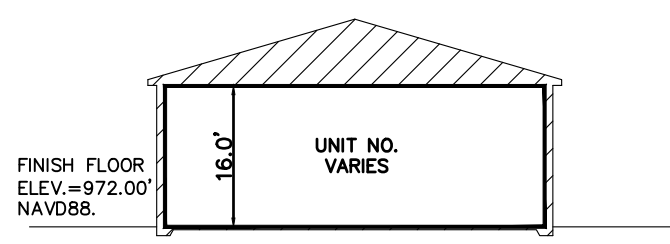
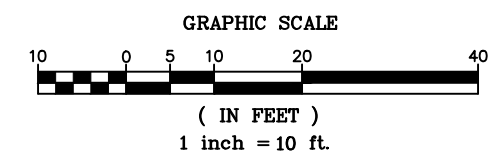
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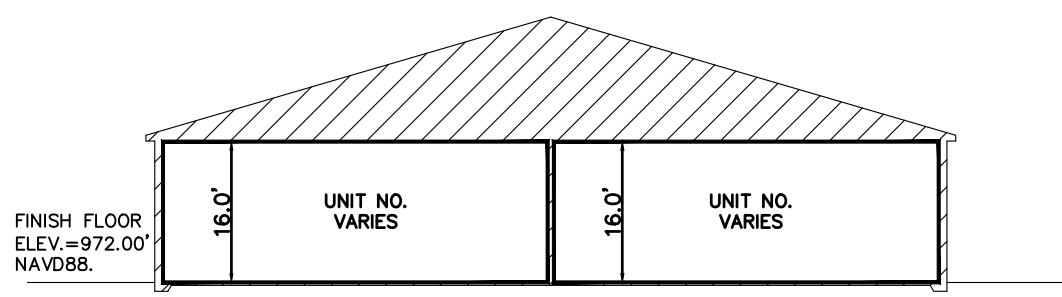
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CHECKED BY: ANS	DATE: 04/20/16
PROJECT NO: 14-04687.00	

SHEET NO: **7**



UNIT CROSS SECTION A-A
SCALE: 1"=10'

LEGEND	
	GENERAL COMMON ELEMENT
	UNIT LINE
	LIMITED COMMON ELEMENT



UNIT CROSS SECTION B-B
SCALE: 1"=10'



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CROSS SECTIONS
BALIAN ROAD STORAGE CONDOMINIUMS
TOWNSHIP OF WATERFORD, OAKLAND COUNTY, MI

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SHEET NO: 9