

**ANTRIM COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. _____
EXHIBIT B TO MASTER DEED OF**

ORCHARD VIEW CONDOMINIUM

**ELK RAPIDS TOWNSHIP
ANTRIM COUNTY, MICHIGAN**

DEVELOPER:
C FARM, LLC
10225 ELK LAKE TRAIL
WILLIAMSBURG, MI 49690

PROPERTY DESCRIPTION:

Part of Government Lot 1 of Section 33, Town 29 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan, more fully described as follows:

BEGINNING at the North 1/4 corner of said Section 33; thence N 89°57'33" E, 1050.21 feet along the North line of said Section; thence S 05°33'59" E, 1190.71 feet; thence N 89°45'01" W, 877.36 feet; thence S 02°03'11" E, 152.77 feet; thence S 89°48'41" W, 317.82 feet to a point on the North – South 1/4 line of said Section; thence N 01°01'48" E, 1334.45 feet along said North – South 1/4 line to the POINT OF BEGINNING.

Containing 31.46 acres, more or less.

Subject to and together with a 66 foot wide easement over the Southerly portion thereof as occupied by Orchard View Drive.

Subject to a clear vision easement (A) located in part of Government Lot 1 of Section 33, Town 29 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan, more fully described as follows:

Commencing at the North 1/4 corner of said Section 33; thence S 01°01'48" W, 1268.44 feet along the North – South 1/4 line of said Section; thence N 89°48'41" E, 248.23 feet; thence N 02°03'11" W, 153.29 feet; thence S 89°45'00" E, 551.29 feet to the POINT OF BEGINNING of said easement; thence N 89°45'00" W, 25.00 feet; thence N 42°20'30" E, 33.52 feet; thence S 05°33'59" E, 25.00 feet to the POINT OF BEGINNING.

Subject to a clear vision easement (B) located in part of Government Lot 1 of Section 33, Town 29 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan, more fully described as follows:

Commencing at the North 1/4 corner of said Section 33; thence S 01°01'48" W, 1268.44 feet along the North – South 1/4 line of said Section; thence N 89°48'41" E, 248.23 feet; thence N 02°03'11" W, 153.29 feet; thence S 89°45'00" E, 617.63 feet to the POINT OF BEGINNING of said easement; thence N 05°33'59" W, 25.00 feet; thence S 47°39'30" E, 37.10 feet; thence N 89°45'00" W, 25.00 feet to the POINT OF BEGINNING.

Subject to and together with agreements, covenants, easements, and restrictions of record.

A 66' wide easement for ingress and egress and installation of public and private utilities, located in part of Government Lot 1 of Section 33, Town 29 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan, more fully described as follows:

Commencing at the North 1/4 corner of said Section 33; thence S 01°01'48" W, 1334.46 feet; thence N 89°48'41" E, 317.82 feet; thence N 02°03'11" W, 152.77 feet; thence S 89°45'01" E, 485.87 feet; thence N 02°35'57" W, 66.08 feet to the Point of Beginning; thence N 05°33'59" W, 885.31 feet; thence along a 60.00 foot radius curve to the left for a distance of 41.04 feet (central angle =39°11'42", chord bearing =N 25°09'50" W, chord distance = 40.25 feet); thence along a 60.00 foot radius curve to the right for a distance of 270.59 feet (central angle =258°23'24", chord bearing =N 84°26'01" E, chord distance = 93.00 feet); thence along a 60.00 foot radius curve to the left for a distance of 41.04 feet (central angle =39°11'42", chord bearing =S 14°01'52" W, chord distance = 40.25 feet); thence S 05°33'59" E, 892.03 feet; thence N 89°45'00" W, 66.34 feet to the Point of Beginning.

Unit Descriptions:

Unit 1 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 5.06 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 2 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 4.81 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 3 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 4.92 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 4 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 4.71 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 5 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 2.23 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 6 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 2.23 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 7 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 1.51 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 8 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 1.51 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

Unit 9 of Orchard View Condominium, located in part of Government Lot 1 of Section 33, Towns 28 North, Range 9 West, Elk Rapids Township, Antrim County, Michigan. Containing 1.51 acres. Subject to and together with all agreements, covenants, easements, and restrictions of record.

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 ON THIS COVER SHEET AND THE SURVEYOR'S CERTIFICATE ON SHEET 2.

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

SHEET INDEX

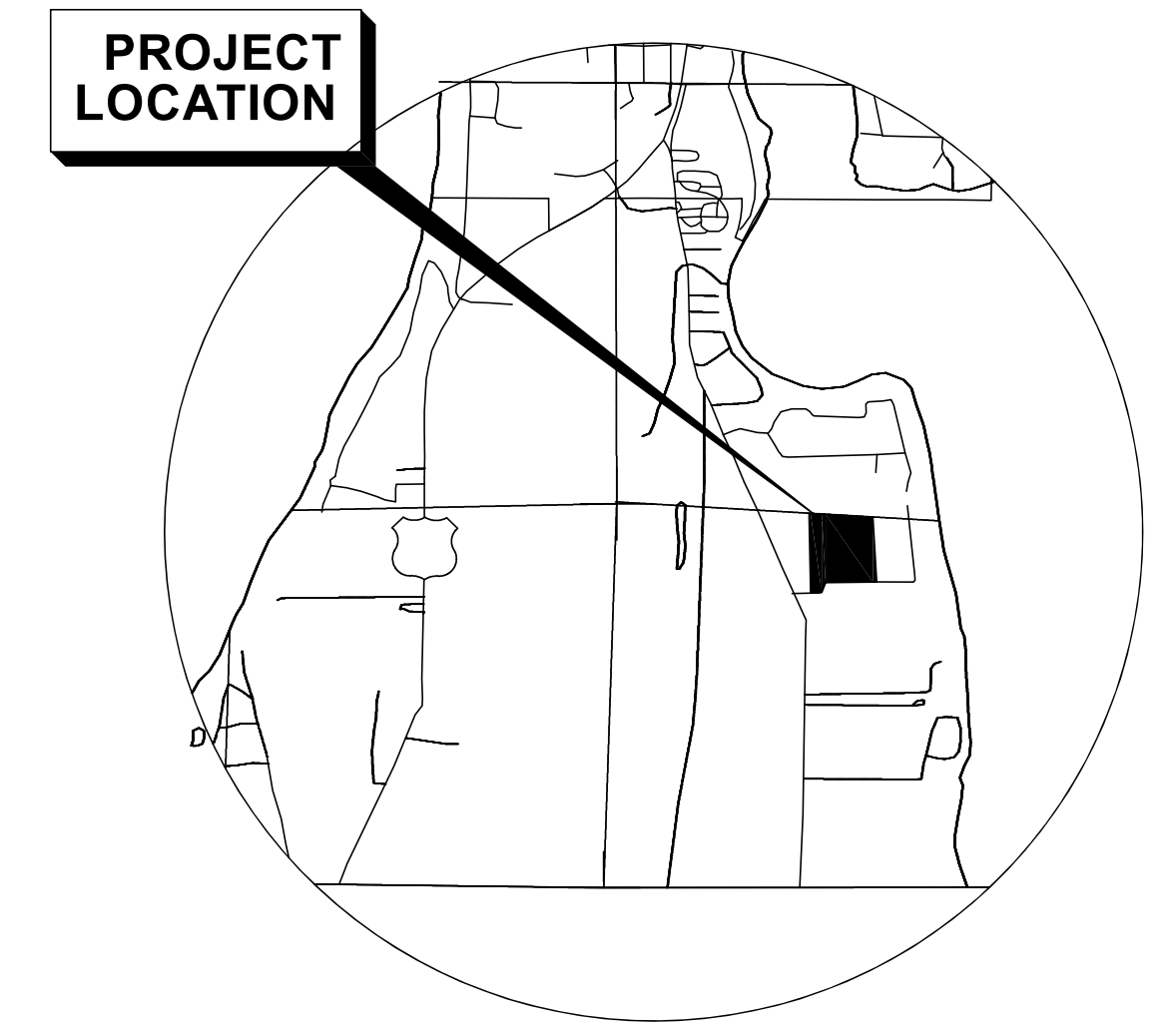
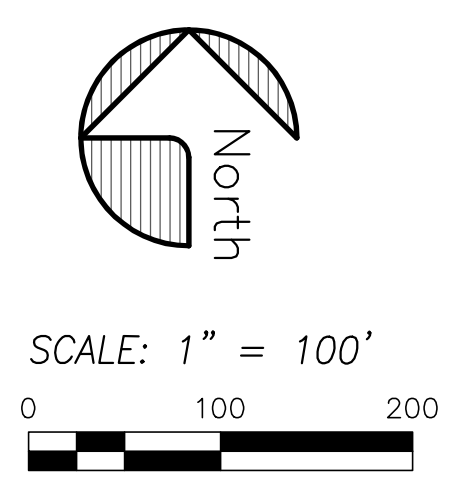
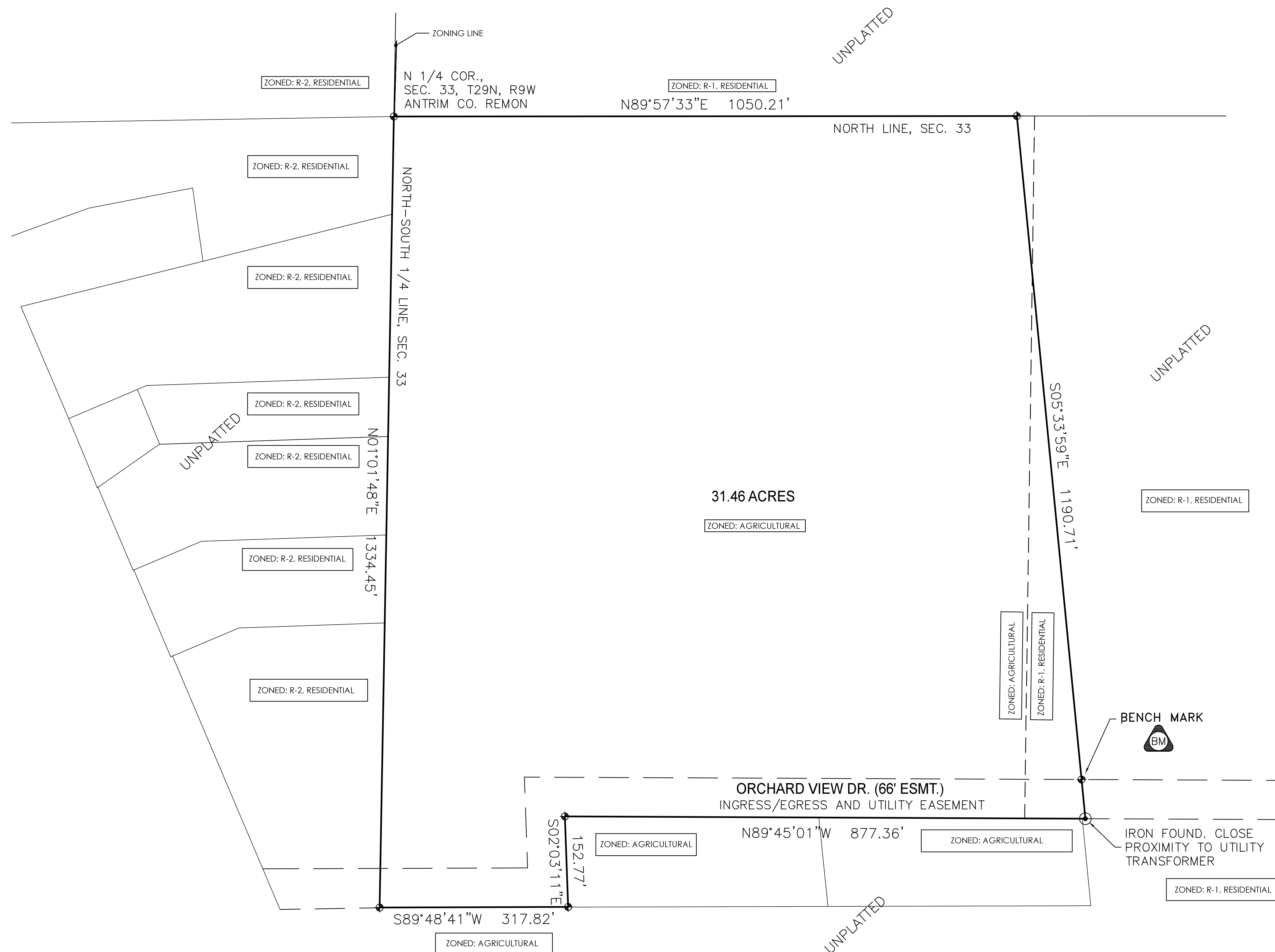
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SURVEY PLAN
3	SURVEY PLAN – UNITS 1–9
4	SITE / UTILITY PLAN – UNITS 1–9

**SURVEYOR
Preliminary**



STEVEN P. BYE
PROFESSIONAL SURVEYOR NO. 35991
STEVEN P. BYE LAND SURVEYOR, PLC
3863 SANDIA PLACE
TRAVERSE CITY, MICHIGAN 49684

STEVEN P. BYE LAND SURVEYOR, PLC 3863 SANDIA PLACE TRAVERSE CITY, MI 49684 (231) 645-6655	PROPOSED 9/3/2020
	FILE: 2019-126
SHEET 1	



LOCATION MAP
NO SCALE

LEGEND

- = MAJOR BOUNDARY MONUMENT
4" X 36" CONC. MON. & CAP #35991
- = UNIT BOUNDARY MONUMENT
1/2" X 18" REROD & CAP #35991
- ⊙ = BOUNDARY CONTROLLING MONUMENT FOUND
- (R) = RECORDED
- (M) = MEASURED
- P.O.B. = POINT OF BEGINNING

BENCH MARK = TOP OF CONCRETE MONUMENT
ELEV. = 638.71 (NAVD 88 DATUM)
N:3942.54
E:6065.75

BEARING BASIS: EAGLE LAND SURVEYING, INC
SURVEY, FILE NO. 2019-051, 5/6/2019

I, STEVEN P. BYE, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS ANTRIM COUNTY CONDOMINIUM SUBDIVISION
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 IRONS MARKERS WILL BE PLACED
IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59
OF THE PUBLIC ACTS OF 1978 NO LATER THAN ONE YEAR FROM THE DATE OF THIS CERTIFICATION;
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 THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF
ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

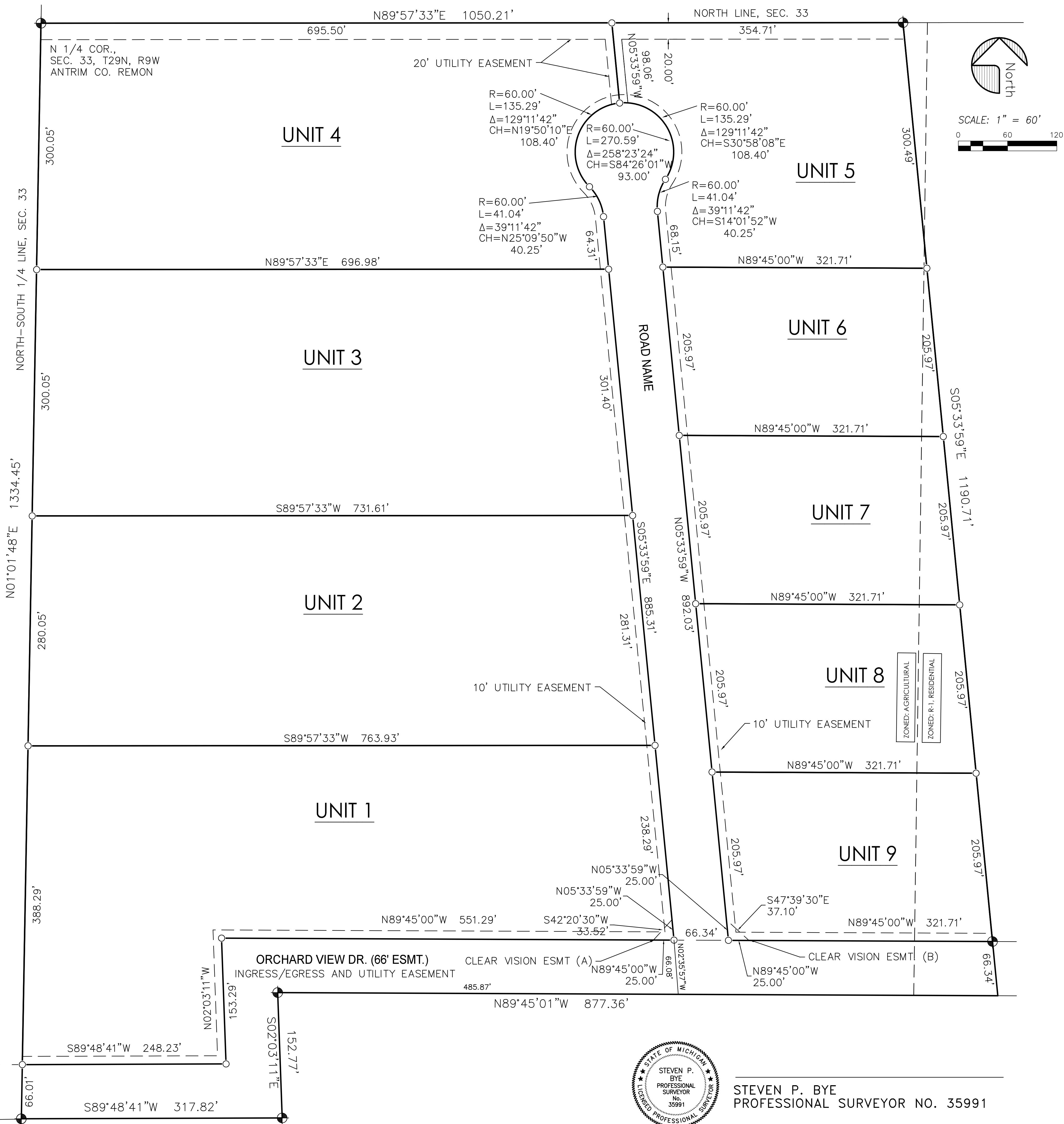
DATE



STEVEN P. BYE
PROFESSIONAL SURVEYOR NO. 35991
STEVEN P. BYE LAND SURVEYOR, PLC
3863 SANDIA PLACE
TRAVERSE CITY, MICHIGAN 49684

**ORCHARD VIEW CONDOMINIUM
SURVEY PLAN**

STEVEN P. BYE LAND SURVEYOR, PLC 3863 SANDIA PLACE TRAVERSE CITY, MI 49684 (231) 645-6655	PROPOSED 9/3/2020
	FILE: 2019-126
SHEET 2	



LEGEND	
●	MAJOR BOUNDARY MONUMENT 4" X 36" CONC. MON. & CAP #35991
○	UNIT BOUNDARY MONUMENT 1/2" X 18" REROD & CAP #35991
⊙	BOUNDARY CONTROLLING MONUMENT FOUND
(R)	RECORDED
(M)	MEASURED
P.O.B.	POINT OF BEGINNING

ORCHARD VIEW CONDOMINIUM SURVEY PLAN - UNITS 1-9

STEVEN P. BYE LAND SURVEYOR, PLC 3863 SANDIA PLACE TRAVERSE CITY, MI 49684 (231) 645-6655	PROPOSED 9/3/2020
	FILE: 2019-126
SHEET 3	

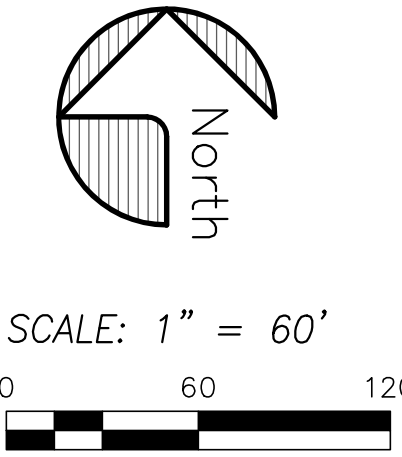


STEVEN P. BYE
PROFESSIONAL SURVEYOR NO. 35991

N 1/4 COR.,
SEC. 33, T29N, R9W

N: 5060.87
E: 4906.48

N: 5061.61
E: 5956.69



UNIT 4
4.71 ACRES

UNIT 5
2.23 ACRES

N: 4760.86
E: 4901.09

N: 4762.54
E: 5985.84

NORTH-SOUTH 1/4 LINE, SEC. 33

APPROX. LIMITS
OF POND

UNIT 3
4.92 ACRES

UNIT 6
2.23 ACRES

ROAD NAME

N: 4460.86
E: 4895.69

N: 4557.54
E: 6005.82

UNIT 7
1.51 ACRES

35' SIDE SETBACK (TYP)

35' SIDE SETBACK (TYP)

UNIT 2
4.81 ACRES

UNIT 8
1.51 ACRES

35' REAR SETBACK (TYP)

35' SIDE SETBACK (TYP)

50' FRONT SETBACK (TYP)

35' REAR SETBACK (TYP)

N: 4180.85
E: 4890.66

N: 4352.54
E: 6025.80

35' SIDE SETBACK (TYP)

35' SIDE SETBACK

50' FRONT SETBACK

UNIT 1
5.06 ACRES

UNIT 9
1.51 ACRES

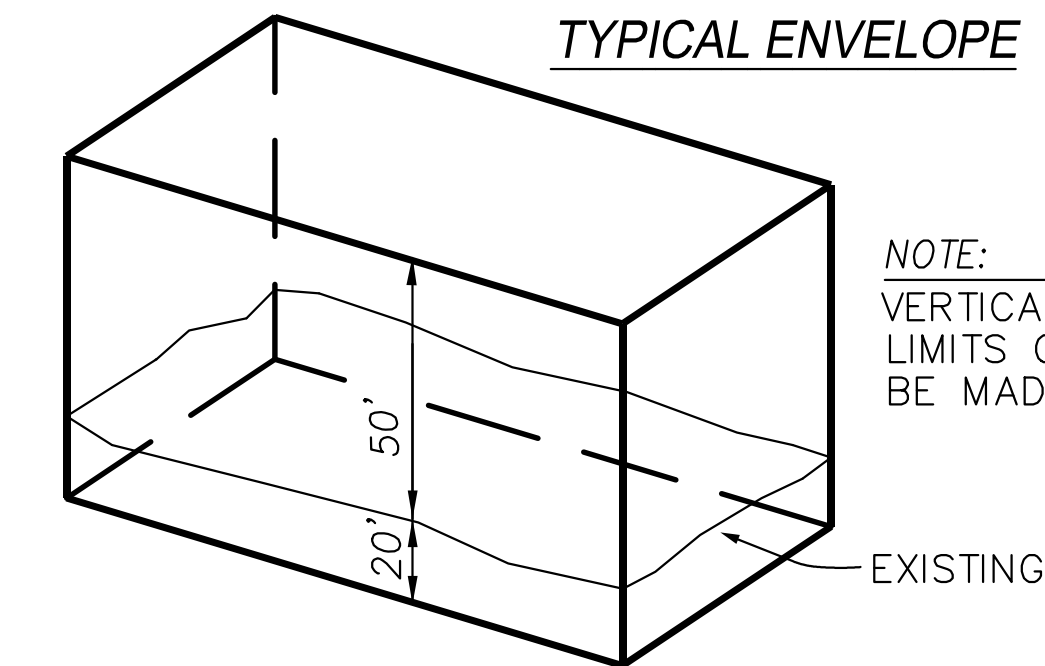
50' FRONT SETBACK

50' FRONT SETBACK

50' FRONT SETBACK

N: 4147.54
E: 6045.78

ALL IMPROVEMENTS SHOWN NEED NOT BE BUILT.
ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTIBLE.
EXISTING UTILITIES ARE SHOWN FROM FIELD MEASUREMENTS.



TYPICAL ENVELOPE

NOTE:
VERTICAL MEASUREMENTS TO
LIMITS OF OWNERSHIP TO
BE MADE FROM EXISTING GRADE

EXISTING GRADE

ORCHARD VIEW DR. (66' ESMT.) ASPHALT

ORCHARD VIEW CONDOMINIUM
SITE / UTILITY PLAN - UNITS 1-9

N: 3792.63
E: 4883.68

N: 3880.34
E: 5194.84

N: 3876.52
E: 6072.19

N: 3726.63
E: 4882.49

N: 3727.67
E: 5200.31



STEVEN P. BYE
PROFESSIONAL SURVEYOR NO. 35991

STEVEN P. BYE LAND SURVEYOR, PLC

3863 SANDIA PLACE
TRAVERSE CITY, MI 49684
(231) 645-6655

PROPOSED
9/3/2020
FILE: 2019-126

SHEET **4**