

REPLAT NUMBER 1 TO
MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 57
EXHIBIT "B" TO THE MASTER DEED OF:

FENNER GLEN

A SITE CONDOMINIUM DEVELOPMENT
LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN

DEVELOPER:
FENNER GLEN, INC.
C/O PARMENTER 'O'TOOLE
175 WEST APPLE AVENUE
MUSKEGON, MICHIGAN 49443-0786

ENGINEER & SURVEYOR:
DRIESENGA & ASSOCIATES, INC.
710 LIBERTY STREET
SPRING LAKE, MICHIGAN 49456

ATTENTION COUNTY REGISTRAR 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 SHEET AND IN THE SURVEYORS CERTIFICATE
ON SHEET 3.



REVISIONS

NO.	DESCRIPTION

DESCRIPTION OF FENNER GLEN

THAT PART OF SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS EAST, ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 11, 1430.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 34 MINUTES 35 SECONDS EAST 1349.23 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 53 SECONDS EAST, (RECORDED AS SOUTH 00 DEGREES 03 MINUTES 53 SECONDS WEST), ALONG THE WEST LINE OF NORTHLAND PARK SUBDIVISION NO. 1, AS RECORDED IN LIBER 16 OF PLATS, PAGE 31 AND NORTHLAND PARK SUBDIVISION NO. 2, AS RECORDED IN LIBER 19 OF PLATS, PAGE 11 AND 12, 1077.25 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 14 SECONDS WEST 675.34 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS WEST 1098.64 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 11; THENCE NORTH 88 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG SAID EAST AND WEST 1/4 LINE, 874.69 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 11, 1216.58 FEET TO THE POINT OF BEGINNING. CONTAINING 54.58 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

DESCRIPTION OF FUTURE EXPANSION AREA "A"

THAT PART OF SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SECTION 11, 250.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG SAID WEST LINE, 276.54 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 53 SECONDS EAST 2716.69 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS EAST, ALONG SAID NORTH AND SOUTH 1/4 LINE, 529.01 FEET TO THE CENTER 1/4 CORNER OF SECTION 11; THENCE NORTH 88 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG THE EAST AND WEST 1/4 LINE OF SECTION 11, 2356.95 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST 250.02 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 01 SECONDS WEST 370.03 FEET TO THE POINT OF BEGINNING. CONTAINING 30.86 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

DESCRIPTION OF FUTURE EXPANSION AREA "B"

THAT PART OF SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 11, 849.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE 350.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 330.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST 150.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 67.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST 470.50 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 263.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11 WHICH IS NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST 1819.54 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE, 164.01 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS WEST 148.01 FEET; THENCE NORTH 12 DEGREES 22 MINUTES 18 SECONDS WEST 187.54 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS WEST 2266.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 71 OF FENNER GLEN, MUSKEGON COUNTY SUBDIVISION PLAN NO. 57; THENCE NORTH 89 DEGREES 56 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FENNER GLEN, 675.34 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF NORTHLAND PARK SUBDIVISION NO. 3, AS RECORDED IN LIBER 19, PAGES 11 & 12 OF MUSKEGON COUNTY RECORDS; THENCE SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST), ALONG SAID WEST LINE EXTENDED, 250.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 24 SECONDS EAST 673.39 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 1127.94 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST 174.52 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 39.81 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

Parcel #61-09-011-400-0002-00

Pr 6 9.16.03

SHEET INDEX

1. COVER SHEET
2. PROJECT OVERVIEW MAP
3. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 1 THRU 17)
4. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 33 THRU 52 & 64 THRU 68)
5. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 18 THRU 32 & 53 THRU 63)
6. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 69 THRU 72)

NOTE:
AS NOTED BELOW BY DATE, AMENDED OR SUPPLEMENTAL SHEETS WHICH ARE REVISED OR ARE NEW SHEETS ARE LISTED. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO SHEETS PREVIOUSLY SUBMITTED.

08/24/1998 - ALL SHEETS SUBMITTED FOR AS-BUILTS.
08/06/2003 - ALL SHEETS REVISED AND SUBMITTED.

Matthew A. Traxler
MATTHEW A. TRAXLER P.S. #46694 DATE 8-6-03
DRIESENGA & ASSOCIATES, INC.
710 LIBERTY STREET
SPRING LAKE, MI 49456



REPLAT NO. 1 DATED: 08/08/2003
AS-BUILT DATED: 9/24/98

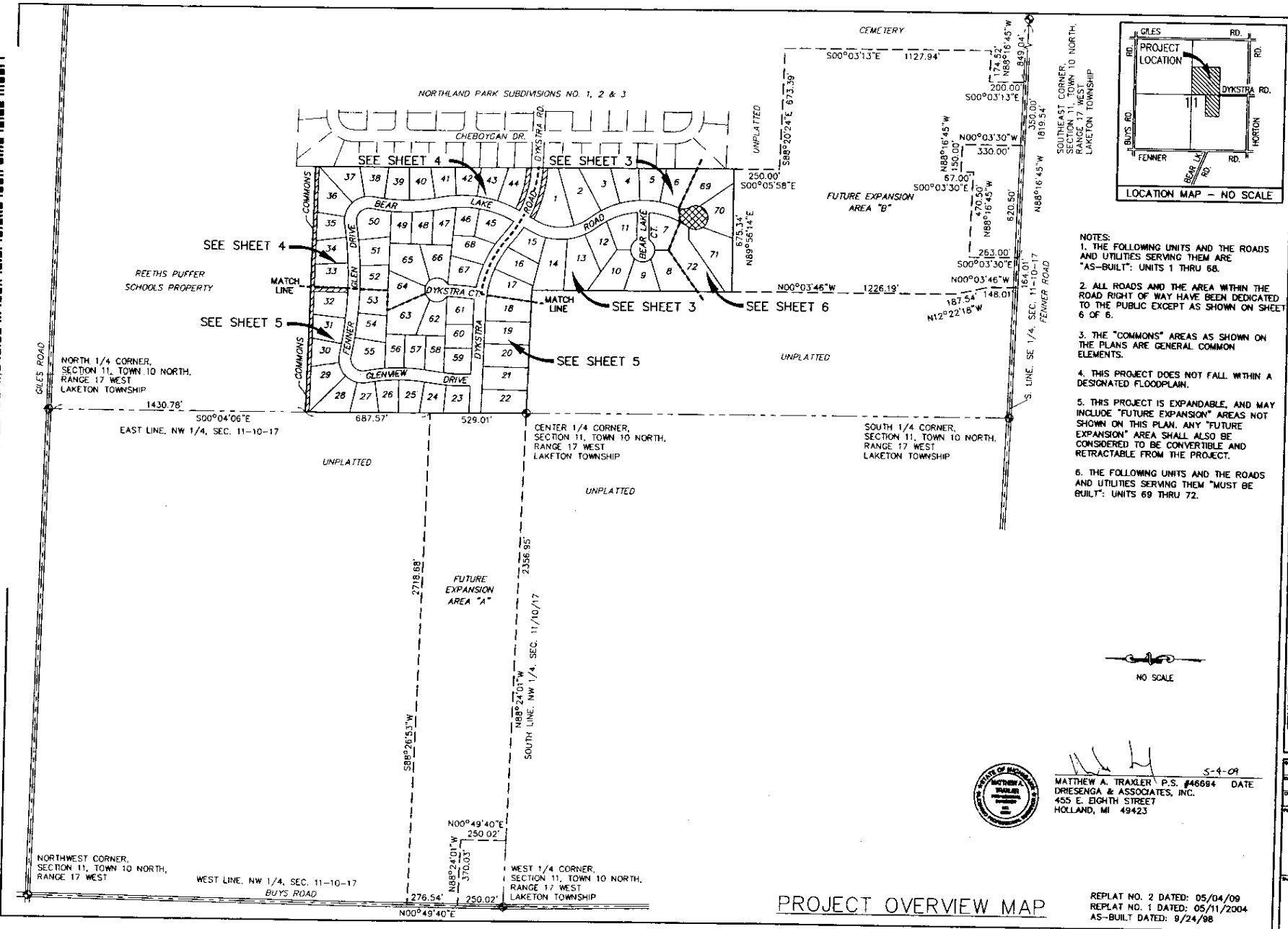
FENNER GLEN
A SITE CONDOMINIUM DEVELOPMENT
SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, MUSKEGON CO.
PREPARED FOR FENNER GLEN, INC.
175 WEST APPLE AVE. MUSKEGON MI 49443-0786
COVER SHEET



5066986
L-3566 P-770
08/17/2003 02:39P
Page: 4 of 10

Mark Fairchild, Muskegon Co ROD D11

Checked By:	D09
Checked By Date:	08/07/03
NAME:	08/08/2003
REVISED:	03/20/98-3
BY:	03/20/98-3
NO.:	1
of 6	



DRIESENGA & ASSOCIATES, INC.
 Engineering • Surveying • Testing
 455 E. Eighth Street, Suite 100, Holland, MI 49423
 Phone: 616-835-2000
 Fax: 616-835-2001
 www.driesenga.com

FENNER GLEN - A SITE CONDOMINIUM
 SEC. 11, TOWNSHIP 10 NORTH, RANGE 17 WEST, MUSKEGON CO. MICHIGAN
 4927 STARBUCK DRIVE, SUITE 100
 MUSKEGON, MICHIGAN 49441

PROJECT OVERVIEW MAP

Prepared By:	MAD
Checked By:	MAD
Date:	5-4-09
NO.:	
REV.:	05-04-09
DATE:	09/06/06 SA
BY:	

2 of 6

SURVEYOR'S CERTIFICATE:

I, MATTHEW A. TRAXLER, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS FENNER GLEN, MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN #57, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

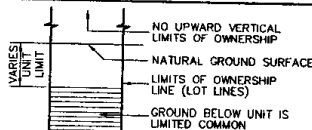
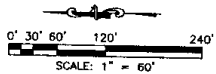
THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND THE PROPERTY HEREDIN DESCRIBED.

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 ACT OF 1978.

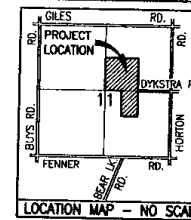
THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

MATTHEW A. TRAXLER P.S. NO. 46694 DATE 8-6-03
 DRIESENGA & ASSOCIATES, INC.
 710 LIBERTY STREET
 SPRING LAKE, MICHIGAN 49456



TYPICAL UNIT SECTION - NO SCALE

- GENERAL COMMON ELEMENT
- LIMITS OF OWNERSHIP
- COORDINATE LETTER
- CURVE NUMBER
- CONCRETE MONUMENT (PK NAIL USED IN PAVEMENT)

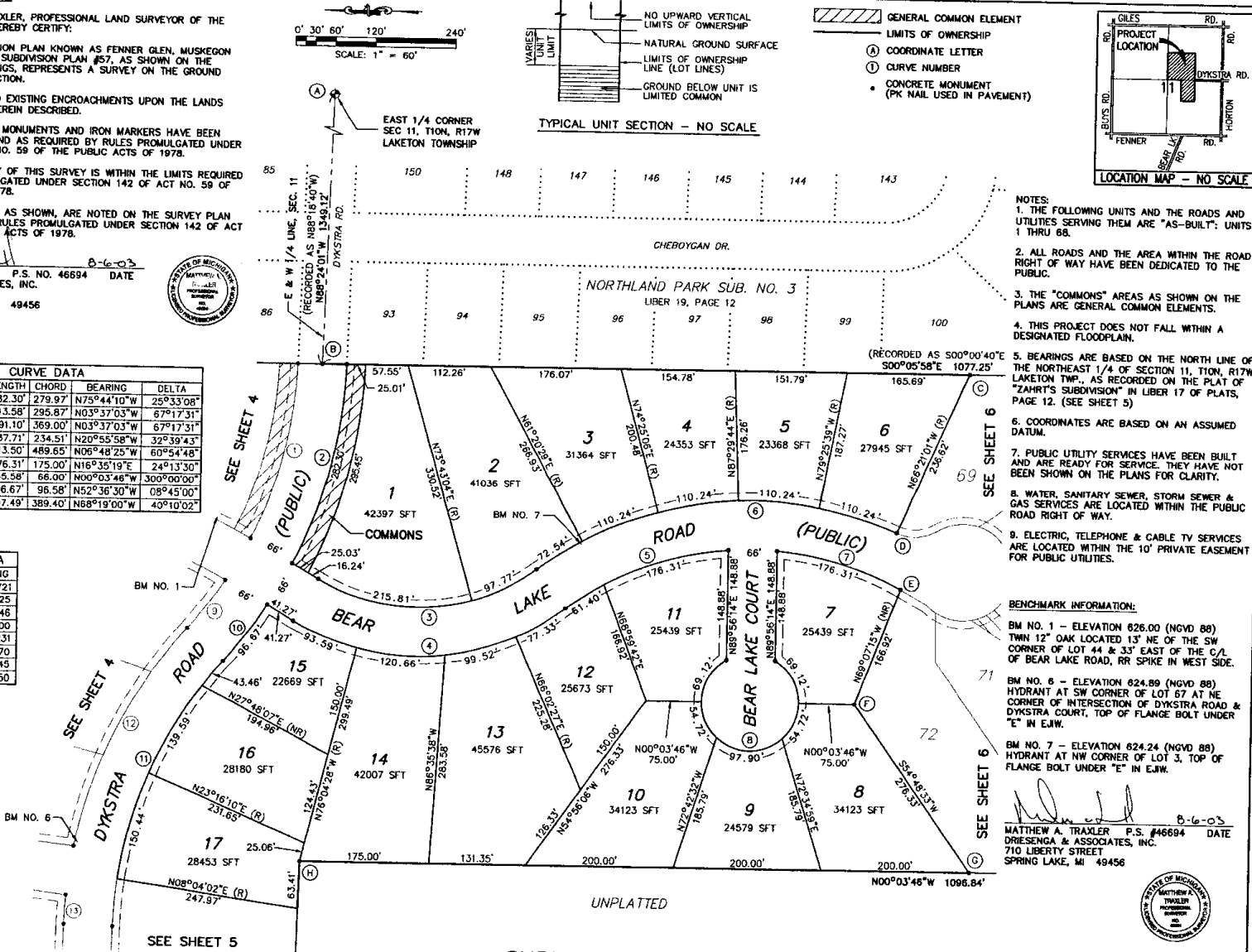


- NOTES:
- THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT": UNITS 1 THRU 88.
 - ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN DEDICATED TO THE PUBLIC.
 - THE "COMMONS" AREAS AS SHOWN ON THE PLANS ARE GENERAL COMMON ELEMENTS.
 - THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, T10N, R17W, LAKETON TWP., AS RECORDED ON THE PLAN OF "ZAHRT'S SUBDIVISION" IN LIBER 17 OF PLATS, PAGE 12. (SEE SHEET 5)
 - COORDINATES ARE BASED ON AN ASSUMED DATUM.
 - PUBLIC UTILITY SERVICES HAVE BEEN BUILT AND ARE READY FOR SERVICE. THEY HAVE NOT BEEN SHOWN ON THE PLANS FOR CLARITY.
 - WATER, SANITARY SEWER, STORM SEWER & GAS SERVICES ARE LOCATED WITHIN THE PUBLIC ROAD RIGHT OF WAY.
 - ELECTRIC, TELEPHONE & CABLE TV SERVICES ARE LOCATED WITHIN THE 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES.

- BENCHMARK INFORMATION:
- BM NO. 1 - ELEVATION 826.00 (NGVD 88) TWIN 12" OAK LOCATED 13' NE OF THE SW CORNER OF LOT 44 & 33' EAST OF THE C/L OF BEAR LAKE ROAD, RR SPIKE IN WEST SIDE.
 - BM NO. 6 - ELEVATION 824.89 (NGVD 88) HYDRANT AT SW CORNER OF LOT 67 AT NE CORNER OF INTERSECTION OF DYKSTRA ROAD & BEAR LAKE ROAD, TOP OF FLANGE BOLT UNDER "E" IN E.W.
 - BM NO. 7 - ELEVATION 824.24 (NGVD 88) HYDRANT AT NW CORNER OF LOT 3, TOP OF FLANGE BOLT UNDER "E" IN E.W.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 2	633.00'	282.30'	279.97'	N75°44'10"W	25°33'08"
CURVE 3	267.00'	313.58'	295.87'	N03°37'03"W	67°17'31"
CURVE 4	333.00'	391.10'	369.00'	N03°37'03"W	67°17'31"
CURVE 5	417.00'	237.71'	234.51'	N20°55'58"W	32°39'43"
CURVE 6	483.00'	513.50'	489.65'	N06°48'25"W	60°54'48"
CURVE 7	417.00'	176.31'	175.00'	N16°35'19"E	24°13'30"
CURVE 8	66.00'	345.58'	66.00'	N00°03'46"W	300°00'00"
CURVE 10	633.00'	96.67'	96.58'	N52°36'30"W	08°45'00"
CURVE 11	567.00'	397.49'	389.40'	N68°19'00"W	43°10'02"

PT.	NORTHING	EASTING
A	7857.290	4997.721
B	7894.953	3649.125
C	8818.793	3650.648
D	8913.712	3433.900
E	8907.204	3357.231
F	6966.694	3201.270
G	8807.446	2975.445
H	7713.795	2974.450



SURVEY, SITE, FLOODPLAIN & UTILITY PLAN

REPLAT NO. 1 DATED: 08/08/2003
 AS-BUILT DATED: 8/24/98

DRIESENGA & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 710 LIBERTY STREET
 SPRING LAKE, MICHIGAN 49456
 P. 268-0000 F. 268-0001 FAX 268-0002

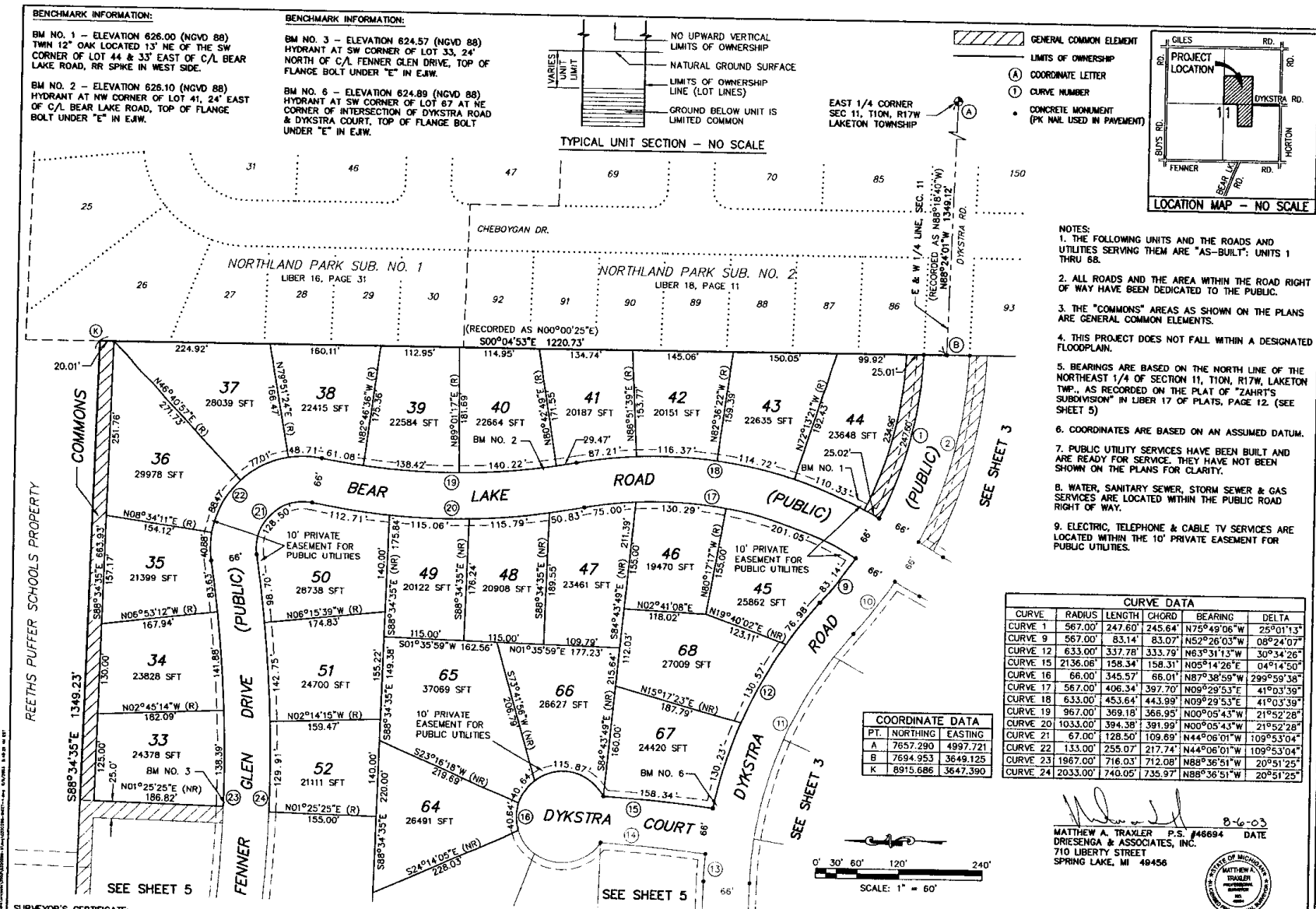
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 08/06/2003
 BY: [Signature]
 CHECKED: [Signature]
 3 of 6

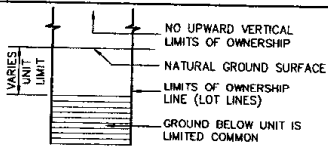
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 Page: 6 of 10

Mark Fairchild, Muskegon Co ROD D11



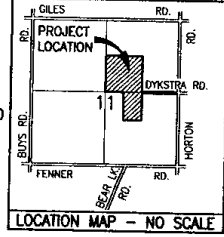
BENCHMARK INFORMATION:
 BM NO. 1 - ELEVATION 626.00 (NGVD 88)
 TWIN 12" OAK LOCATED 13' NE OF THE SW
 CORNER OF LOT 44 & 33' EAST OF C/L BEAR
 LAKE ROAD, RR SPIKE IN WEST SIDE.
 BM NO. 2 - ELEVATION 626.10 (NGVD 88)
 HYDRANT AT NW CORNER OF LOT 41, 24' EAST
 OF C/L BEAR LAKE ROAD, TOP OF FLANGE
 BOLT UNDER "E" IN E.W.W.

BENCHMARK INFORMATION:
 BM NO. 3 - ELEVATION 624.57 (NGVD 88)
 HYDRANT AT SW CORNER OF LOT 33, 24'
 NORTH OF C/L FENNER GLEN DRIVE, TOP OF
 FLANGE BOLT UNDER "E" IN E.W.W.
 BM NO. 6 - ELEVATION 624.89 (NGVD 88)
 HYDRANT AT SW CORNER OF LOT 67 AT NW
 CORNER OF INTERSECTION OF DYKSTRA ROAD
 & DYKSTRA COURT, TOP OF FLANGE BOLT
 UNDER "E" IN E.W.W.



EAST 1/4 CORNER
 SEC 11, T10N, R17W
 LAKETON TOWNSHIP

- GENERAL COMMON ELEMENT**
LIMITS OF OWNERSHIP
 (A) COORDINATE LETTER
 (I) CURVE NUMBER
 • CONCRETE MONUMENT
 (PK NAIL USED IN PAVEMENT)



- NOTES:**
- THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT": UNITS 1 THRU 68.
 - ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN DEDICATED TO THE PUBLIC.
 - THE "COMMONS" AREAS AS SHOWN ON THE PLANS ARE GENERAL COMMON ELEMENTS.
 - THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, T10N, R17W, LAKETON TWP., AS RECORDED ON THE PLAT OF "ZAHRY'S SUBDIVISION" IN LIBER 17 OF PLATS, PAGE 12. (SEE SHEET 5)
 - COORDINATES ARE BASED ON AN ASSUMED DATUM.
 - PUBLIC UTILITY SERVICES HAVE BEEN BUILT AND ARE READY FOR SERVICE. THEY HAVE NOT BEEN SHOWN ON THE PLANS FOR CLARITY.
 - WATER, SANITARY SEWER, STORM SEWER & GAS SERVICES ARE LOCATED WITHIN THE PUBLIC ROAD RIGHT OF WAY.
 - ELECTRIC, TELEPHONE & CABLE TV SERVICES ARE LOCATED WITHIN THE 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES.

REETHS BUFFER SCHOOLS PROPERTY

COORDINATE DATA

PT.	NORTHING	EASTING
A	7657.290	4997.721
B	7694.953	3649.125
K	8915.686	3647.390

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 1	567.00'	247.60'	245.64'	N75°49'06"W	25°01'13"
CURVE 9	567.00'	83.14'	83.07'	N52°26'03"W	08°24'07"
CURVE 12	633.00'	337.78'	333.79'	N63°31'03"W	30°34'26"
CURVE 15	2136.06'	158.34'	158.31'	N05°14'28"E	04°14'50"
CURVE 16	66.00'	345.57'	345.01'	N87°38'59"W	29°59'38"
CURVE 17	567.00'	406.34'	397.70'	N06°29'53"E	41°03'39"
CURVE 18	633.00'	453.64'	443.89'	N09°29'53"E	41°03'39"
CURVE 19	967.00'	369.18'	366.95'	N00°05'43"W	21°52'28"
CURVE 20	1033.00'	394.38'	391.99'	N00°05'43"W	21°52'28"
CURVE 21	67.00'	128.50'	109.69'	N44°06'01"W	109°53'04"
CURVE 22	133.00'	255.07'	217.74'	N44°06'01"W	109°53'04"
CURVE 23	1967.00'	716.03'	712.08'	N88°36'51"W	20°51'25"
CURVE 24	2033.00'	740.05'	735.97'	N88°36'51"W	20°51'25"

SURVEYOR'S CERTIFICATE:
 SEE SHEET 3 FOR SURVEYOR'S CERTIFICATE.

SURVEY, SITE, FLOODPLAIN & UTILITY PLAN
 REPEAT NO. 1 DATED: 08/06/2003
 AS-BUILT DATED: 9/24/98

DRIESENGA & ASSOCIATES, INC.
 Engineering
 Surveying
 Construction
 Planning
 710 LIBERTY STREET
 SPRING LAKE, MI 49456
 Phone: 810-343-0888 Fax: 810-343-0889
 810-343-0888 Fax: 810-343-0889
 810-343-0888 Fax: 810-343-0889
 810-343-0888 Fax: 810-343-0889

REVISIONS

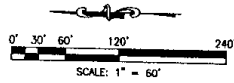
NO.	DATE	DESCRIPTION

FENNER GLEN
 A SITE CANNED DEVELOPMENT
 SECTION 11, T10N, R17W, LAKETON TWP., MUSKEGON CO.
 PREPARED FOR FENNER GLEN, INC.
 175 WEST APPLE AVE., MUSKEGON, MI 49449-0786
SURVEY, SITE, FLOODPLAIN & UTILITY PLAN

Date: 8-6-03
 Drawn by: [Signature]
 Checked by: [Signature]
 MAT: 8-4-03
 Scale: 1" = 60'
 Date: 08/06/2003
 Job #: 0220280-3
 Sheet # of 6

5066986
 L-3566 P-770
 08/17/2003 02:59P
 Mark Fairchild, Muskegon Co ROD D11

SURVEYOR'S CERTIFICATE:
SEE SHEET 3 FOR SURVEYOR'S CERTIFICATE.



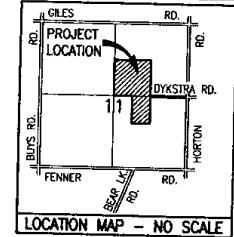
- GENERAL COMMON ELEMENT
- LIMITS OF OWNERSHIP
- COORDINATE LETTER
- CURVE NUMBER
- CONCRETE MONUMENT (PK NAIL USED IN PAVEMENT)

BENCHMARK INFORMATION:

BM NO. 3 - ELEVATION 824.57 (NGVD 88)
HYDRANT AT SW CORNER OF LOT 33, 24' NORTH OF
C/L FENNER GLEN DRIVE, TOP OF FLANGE BOLT
UNDER "E" IN E.W.

BM NO. 4 - ELEVATION 824.89 (NGVD 88)
HYDRANT AT SW CORNER OF LOT 26, 28'
WEST OF C/L GLENVIEW DRIVE, TOP OF FLANGE BOLT
UNDER "E" IN E.W.

BM NO. 5 - ELEVATION 826.32 (NGVD 88)
HYDRANT AT SW CORNER OF LOT 59, AT NE CORNER
OF INTERSECTION DYKSTRA ROAD & GLENVIEW DRIVE,
TOP OF FLANGE BOLT UNDER "E" IN E.W.



DRIESENGA & ASSOCIATES, INC.
Engineering
Surveying
Mapping
Construction Management

100 WEST APPLE AVE. MUSKOGEE, MI 49443-0786
P. 517-336-0000 F. 517-336-0001 A. 517-336-0002

- NOTES:**
1. THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT": UNITS 1 THRU 68.
 2. ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN DEDICATED TO THE PUBLIC.
 3. THE "COMMONS" AREAS AS SHOWN ON THE PLANS ARE GENERAL COMMON ELEMENTS.
 4. THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
 5. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, T10N, R17W, LAKETON TWP., AS RECORDED ON THE PLAT OF "ZAHRT'S SUBDIVISION" IN LIBER 17 OF PLATS, PAGE 12. (SEE THIS SHEET)
 6. COORDINATES ARE BASED ON AN ASSUMED DATUM.
 7. PUBLIC UTILITY SERVICES HAVE BEEN BUILT AND ARE READY FOR SERVICE; THEY HAVE NOT BEEN SHOWN ON THE PLANS FOR CLARITY.
 8. WATER, SANITARY SEWER, STORM SEWER & GAS SERVICES ARE LOCATED WITHIN THE PUBLIC ROAD RIGHT OF WAY.
 9. ELECTRIC, TELEPHONE & CABLE TV SERVICES ARE LOCATED WITHIN THE 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES.

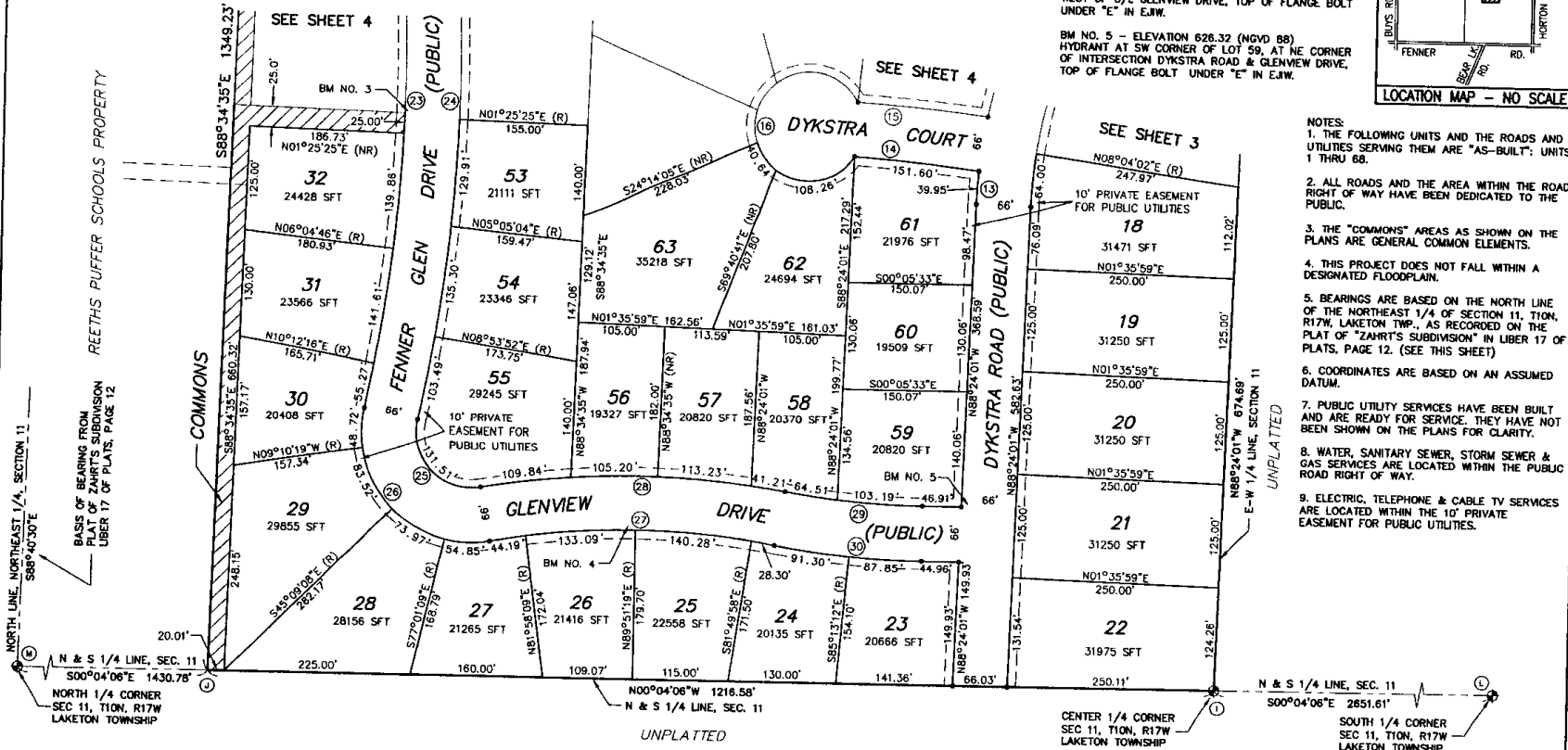
REVISIONS

NO.	DATE	DESCRIPTION

FENNER GLEN
A SITE CONFORMANCE
SECTION 11, T10N, R17W, LAKETON TWP., MUSKOGEE CO.
PREPARED FOR FENNER GLEN, INC.
170 WEST APPLE AVE. MUSKOGEE, MI 49443-0786

SURVEY, SITE FLOODPLAIN & UTILITY PLAN

DATE: 08/06/2003
BY: [Signature]
SCALE: 1" = 60'
PROJECT NO.: 030208-5

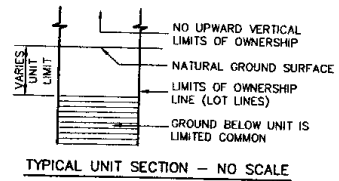


CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 13	633.00'	39.95'	39.94'	N86°35'33"W	03°36'57"
CURVE 14	2070.06'	151.60'	151.57'	N05°14'21"E	04°11'48"
CURVE 16	66.00'	345.57'	66.01'	N87°38'59"W	29°59'38"
CURVE 23	1967.00'	716.03'	712.08'	N88°36'51"W	20°51'25"
CURVE 24	2033.00'	740.05'	735.97'	N88°36'51"W	20°51'25"
CURVE 25	67.00'	131.51'	111.39'	N45°34'58"E	112°27'48"
CURVE 26	133.00'	261.06'	221.12'	N45°34'58"E	112°27'48"
CURVE 27	967.00'	345.86'	344.02'	N00°24'09"W	20°29'34"
CURVE 28	1033.00'	369.47'	367.50'	N00°24'09"W	20°29'34"
CURVE 29	967.00'	167.70'	167.49'	N04°52'32"E	09°56'11"
CURVE 30	1033.00'	179.15'	178.92'	N04°52'32"E	09°56'11"

COORDINATE DATA

P.T.	NORTHING	EASTING
I	7732.630	2300.023
J	8949.204	2298.572
L	5081.022	2303.147
M	10379.986	2296.866



SURVEY, SITE, FLOODPLAIN & UTILITY PLAN

REPLAT NO. 1 DATED: 06/06/2003
AS-BUILT DATED: 9/24/98

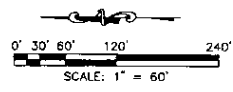
5066986
L-3566 P-770

09/17/2003 02:39P
Page: 8 of 10

Mark Fairchild, Muskegon Co Road D11



SURVEYOR'S CERTIFICATE:
SEE SHEET 3 FOR SURVEYOR'S CERTIFICATE.



BENCHMARK INFORMATION:

BM NO. 1 - ELEVATION 626.00 (NGVD 88)
TWIN 12" OAK LOCATED 13' NE OF THE SW CORNER OF LOT 44 & 33' EAST OF THE C/L OF BEAR LAKE ROAD, RR SPIKE IN WEST SIDE.

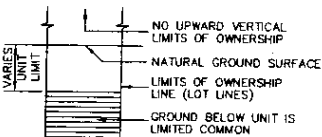
BM NO. 6 - ELEVATION 624.89 (NGVD 88)
HYDRANT AT SW CORNER OF LOT 67 AT NE CORNER OF INTERSECTION OF DYKSTRA ROAD & DYKSTRA COURT. TOP OF FLANGE BOLT UNDER "E" IN E.J.W.

BM NO. 7 - ELEVATION 624.24 (NGVD 88)
HYDRANT AT NW CORNER OF LOT 3, EAST SIDE OF BEAR LAKE ROAD, 150' NORTH OF CENTERLINE OF BEAR LAKE COURT. TOP OF FLANGE BOLT UNDER "E" IN E.J.W.

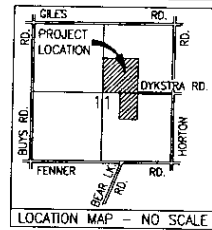
BM NO. 8 - ELEVATION 623.26 (NGVD 88)
HYDRANT AT SW CORNER OF LOT 6, EAST SIDE OF BEAR LAKE ROAD, 230' NORTH OF CENTERLINE OF BEAR LAKE COURT. TOP OF FLANGE BOLT UNDER "E" IN E.J.W. (NOTE: THIS HYDRANT MAY GET DISTURBED DURING CONSTRUCTION OF UNITS 69 THRU 72. CHECK AGAINST BM NO. 7).

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 31	60.00'	58.43'	56.14'	N04°14'38"W	55°47'32"
CURVE 32	66.00'	299.02'	101.43'	N82°20'53"W	259°35'03"

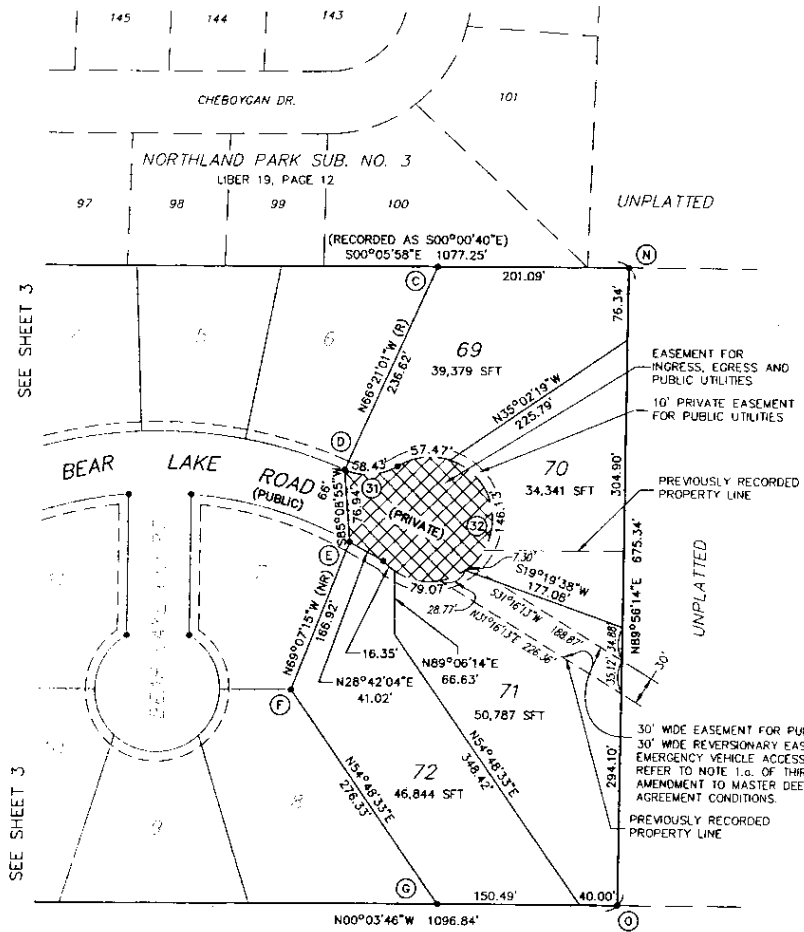
COORDINATE DATA		
PT.	NORTHING	EASTING
C	6818.793	3650.646
D	6913.712	3433.900
E	6907.204	3357.231
F	6866.694	3201.270
G	6807.446	2975.445
N	6817.700	3650.995
O	6816.959	2975.654



- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- COORDINATE LETTER
- CURVE NUMBER
- CONCRETE MONUMENT (PK NAIL USED IN PAVEMENT)



- NOTES:**
- THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT": UNITS 1 THRU 68.
 - ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN DEDICATED TO THE PUBLIC EXCEPT AS SHOWN HEREON.
 - THE "COMMONS" AREAS AS SHOWN ON THE PLANS ARE GENERAL COMMON ELEMENTS.
 - THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, T10N, R17W, LAKETON TWP., AS RECORDED ON THE PLAT OF "ZARIT'S SUBDIVISION" IN LIBER 17 OF PLATS, PAGE 12. (SEE SHEET 5)
 - COORDINATES ARE BASED ON AN ASSUMED DATUM.
 - PUBLIC UTILITY SERVICES HAVE BEEN BUILT AND ARE READY FOR SERVICE. THEY HAVE NOT BEEN SHOWN ON THE PLANS FOR CLARITY.
 - WATER, SANITARY SEWER, STORM SEWER & GAS SERVICES ARE LOCATED WITHIN THE PUBLIC ROAD RIGHT OF WAY.
 - ELECTRIC, TELEPHONE & CABLE TV SERVICES ARE LOCATED WITHIN THE 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES.
 - THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM "MUST BE BUILT": UNITS 69 THRU 72.



SEE SHEET 3

SEE SHEET 3



5-4-09
MATTHEW A. TRAXLER P.S. #46694 DATE
DRIESENGA & ASSOCIATES, INC.
455 E. EIGHTH STREET
HOLLAND, MI 49423

SURVEY, SITE, FLOODPLAIN & UTILITY PLAN

REPLAT NO. 2 DATED: 05/04/09
REPLAT NO. 1 DATED: 05/11/2004
AS-BUILT DATED: 9/24/98

DRIESENGA & ASSOCIATES, INC.
Engineering • Surveying • Testing
455 E. Eighth Street, Holland, Michigan 49423
Phone: 616-835-1100 Fax: 616-835-1101
www.driesenga.com

REVISIONS

NO.	DATE	DESCRIPTION

FENNER GLEN - A SITE CONDOMINIUM
SEC. 11, T10N, R17W, LAKETON TWP., MUSKEGON CO.
4927 STATE ST. & ROBINSON
MUSKEGON, MICHIGAN 49423

SURVEY, SITE, FLOODPLAIN & UTILITY PLAN

Prepared By: **MTA**
Checked By: **MTA**
Date: **05-04-09**
Scale: **AS-BUILT**

Sheet No: **6** of 6