

# WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER EIGHT

## EXHIBIT B TO MASTER DEED OF ST. CLAIR TERRACES CITY OF GROSSE POINTE, WAYNE COUNTY, MICHIGAN

DEVELOPER  
MICHIGAN REALTY COMPANY  
8469 EAST JEFFERSON AVE.  
DETROIT, MICHIGAN.

SURVEYORS & ENGINEERS  
McMAHON ENGINEERING CO.  
13205 CHARLEVOIX AVE.  
DETROIT, MICHIGAN

### CERTIFICATE OF APPROVAL OF MASTER DEED

This is to certify that a Certificate of Approval of Master Deed of St. Clair Terraces was issued today pursuant to Act 229, Public Acts of 1963, as amended.

Lansing, Michigan

Michigan Department of Commerce

Dated: Nov 5 1967

By John F. Blakely

BENCHMARK Top of manhole at the intersection of centerline of St. Paul and Notre Dame Avenues. Elevation 597.86  
City of Grosse Pointe data:

### PROPERTY DESCRIPTION

Lots 99 through 103, inclusive, and the North 46.5 feet of Lot 104, amended plat of St. Clair Park Subdivision of Private Claim 239, between Jefferson and Mack Avenues, Grosse Pointe, Wayne County, Michigan, as recorded in Liber 19, Page 21, of Plats, Wayne County Records.

### OWNERS' AND MORTGAGEES' CERTIFICATE

This is to certify that the undersigned are the owners of or have some right, title or interest in and to the subdivision plan shown on the accompanying drawings, that they are the only persons whose consent is necessary to pass a clear title to said land known as Wayne County Condominium Subdivision Plan No. 8, City of Grosse Pointe, Wayne County, Michigan, and that the undersigned do consent to the making of said drawings and subdivision plan as shown within the border line.

MICHIGAN REALTY COMPANY,  
a Michigan Corporation

By Peter J. Cuthbert

Peter J. Cuthbert, Vice President

and A.B. Mann

A.B. Mann, Secretary

DETROIT FEDERAL SAVINGS AND  
LOAN ASSOCIATION

By Samuel B. Sherer

Samuel B. Sherer, President

John J. Blakely

John J. Blakely

Ann Blakely

Ann Blakely

Ann Blakely, his wife

Ann Blakely, his wife

Gerald J. Blakely

Gerald J. Blakely

James F. Blakely

James F. Blakely

Francis P. Blakely

Francis P. Blakely

Florence E. Brogan

Florence E. Brogan

### SURVEYOR'S CERTIFICATE

I, Robert Shanayda, hereby certify that I am a Registered Civil Engineer and/or Land Surveyor of the State of Michigan, and that the subdivision plan known as Wayne County Condominium Subdivision Plan No. 8, as shown on the accompanying drawings represents a survey on the ground made under my direction and that the said survey is true and complete as shown, that the corners will be of the character and occupy the positions as indicated, all as shown on said map, and will be sufficient to enable the survey to be retraced.

Date Nov-28-67

Robert Shanayda  
Robert Shanayda  
Registered Civil Engineer and/or  
Land Surveyor  
McMahon Engineering Company  
13205 Charlevoix Avenue  
Detroit, Michigan 48215

### SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereby delineated is a correct one, and that permanent iron rods not less than one-half inch in diameter and 18 inches in length, have been set at points marked thus (o) as thereon shown at all angles in the boundaries of the land subdivided, at all intersections of the lines of streets, and at intersections of the lines of streets with the boundaries of land subdivided.

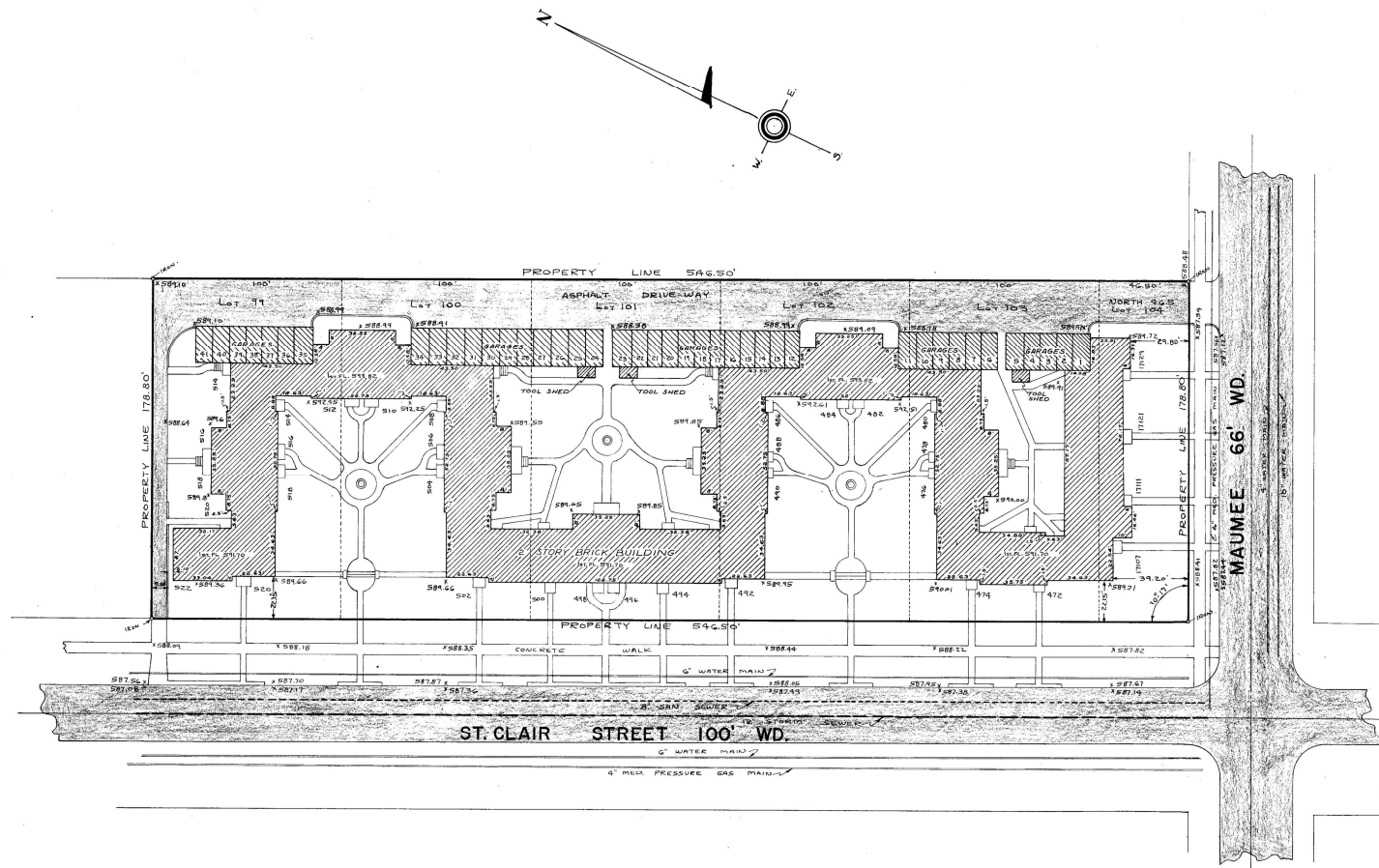
Robert Shanayda  
Robert Shanayda  
Registered Civil Engineer and/or  
Land Surveyor  
McMahon Engineering Company  
13205 Charlevoix Avenue  
Detroit, Michigan 48215

### INDEX SHEETS

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McMAHON ENGINEERING CO.  
CIVIL ENGINEERS AND SURVEYORS  
13205 CHARLEVOIX AVE. • DETROIT 15, MICHIGAN

SURVEYED BY: R.S. DATE: SEPT. 24-67



PROPERTY DESCRIPTION:  
TOPOGRAPHICAL SURVEY OVER LOTS 99 TO 103, INCLUSIVE, AND THE NORTH 46.3 FEET OF LOT 104, AMENDED PLAT OF ST. CLAIR PARK SUBDIVISION OF PRIVATE CLAIM 239, BETWEEN JEFFERSON AND MACK AVENUES, GROSSE POINTE, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 19, PAGE 21, OF PLATS, WAYNE COUNTY RECORDS.

#### GENERAL NOTATIONS:

SEWER.....AS SHOWN PER CITY OF GROSSE POINTE RECORDS.  
WATER.....AS SHOWN PER CITY OF GROSSE POINTE RECORDS.  
GAS.....(MICHIGAN CONSOLIDATED GAS CO.) AS SHOWN.  
POWER.....(DETROIT EDISON CO.)  
TELEPHONE.....(MICHIGAN BELL TELEPHONE CO.)  
UTILITIES.....AS SHOWN, WERE OBTAINED FROM FIELD OBSERVATIONS AND BEST AVAILABLE RECORDS AND NO GUARANTEE IS MADE EITHER AS TO COMPLETENESS OR ACCURACY. BUILDING PLANS MADE SUBSEQUENT TO THIS DATE SHOULD BE CHECKED WITH THOSE UTILITY COMPANIES CONCERNED BEFORE CONSTRUCTION BEGINS.  
BENCH MARK.....TOP OF MAN HOLE INTERSECTION OF CENTER LINES OF ST. PAUL AND NOTRE DAME AVE. ELEV. 587.86 CITY OF GROSSE PTE. DATA.

#### LEGEND:

ASPHALT PAVEMENT —   
BUILDING —   
GARAGES — 

#### SURVEYOR'S CERTIFICATE:

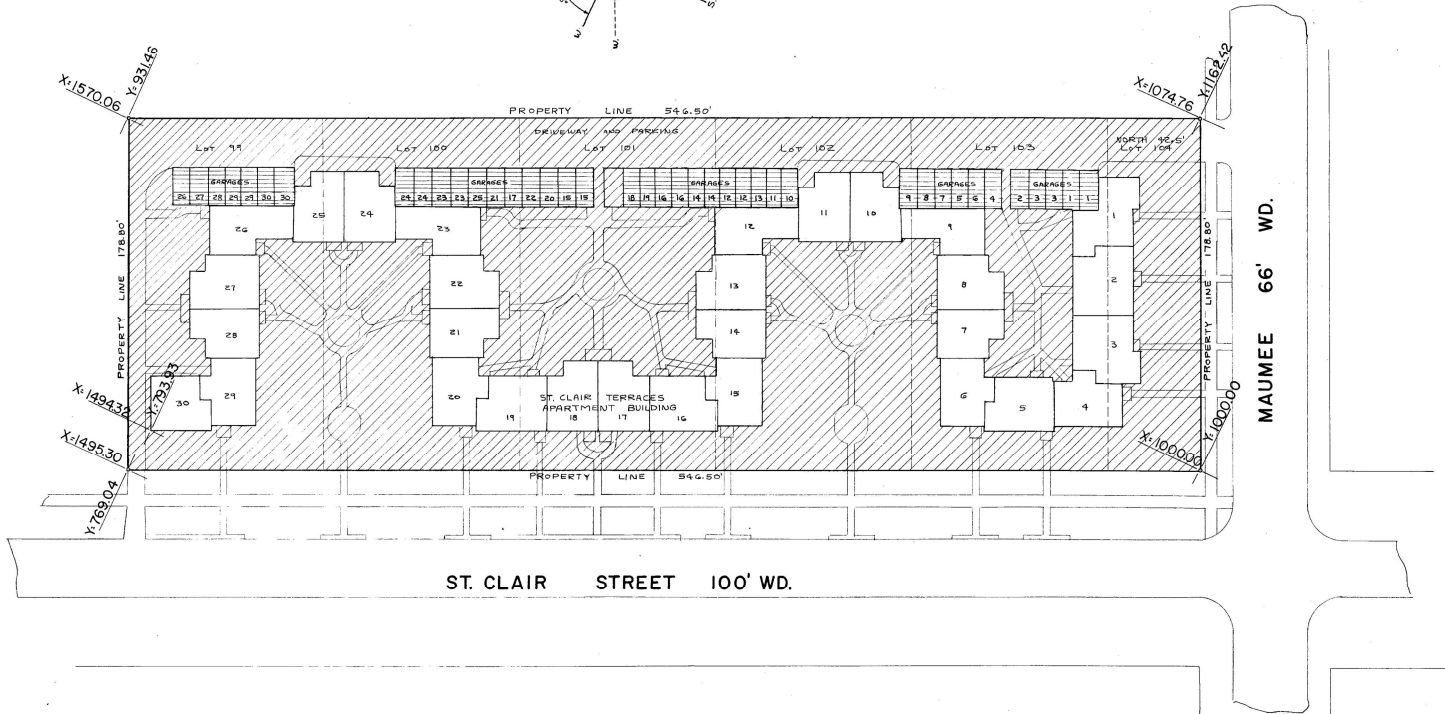
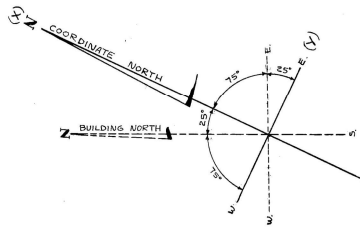
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THERE ARE NO EXISTING ENCROACHMENTS.

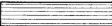
*John J. McMahon*  
REGISTERED LAND SURVEYOR

#### TOPOGRAPHICAL SURVEY

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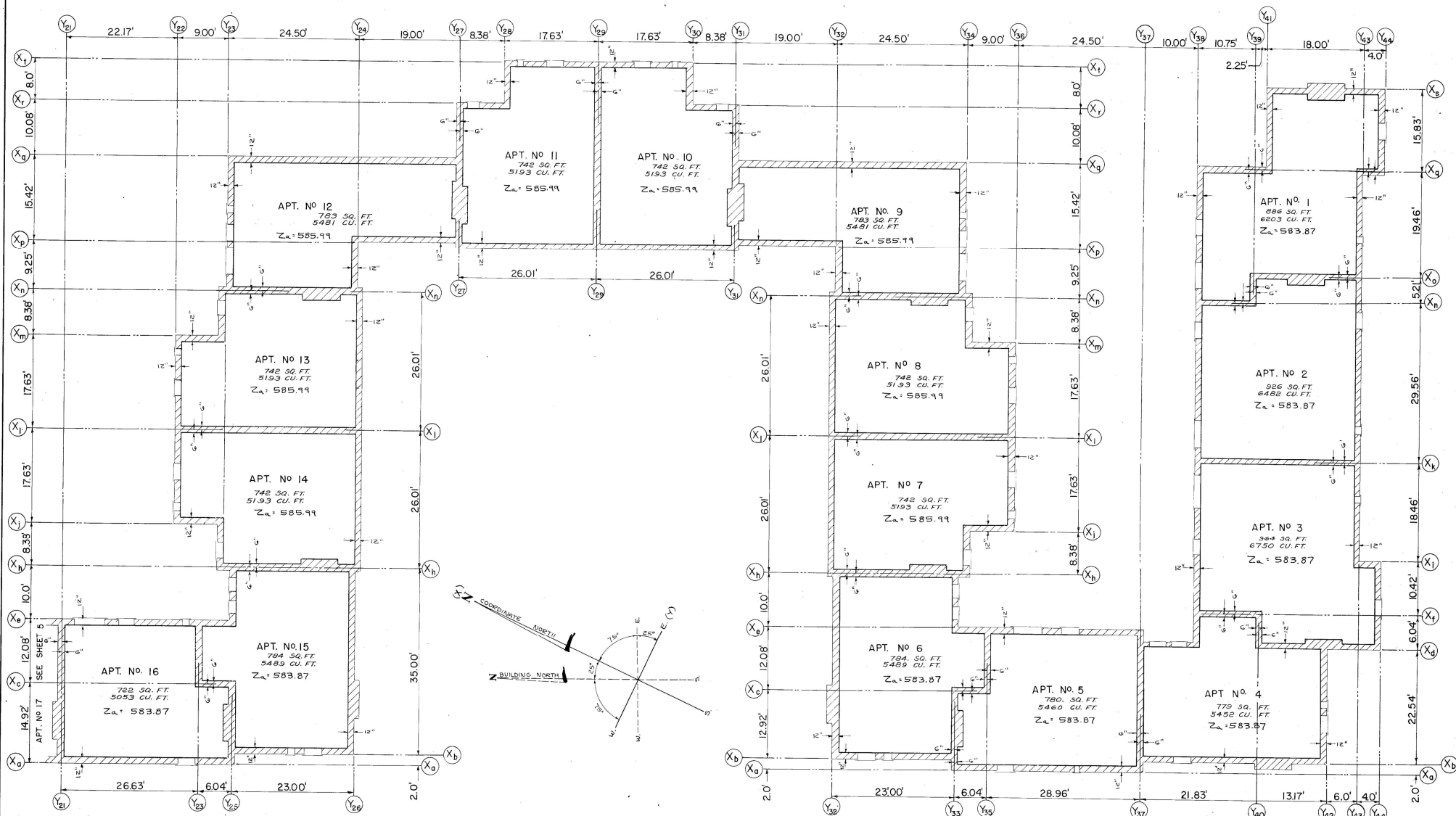
DRAWN BY: K. S. DATE: SEPT. 14 - 67



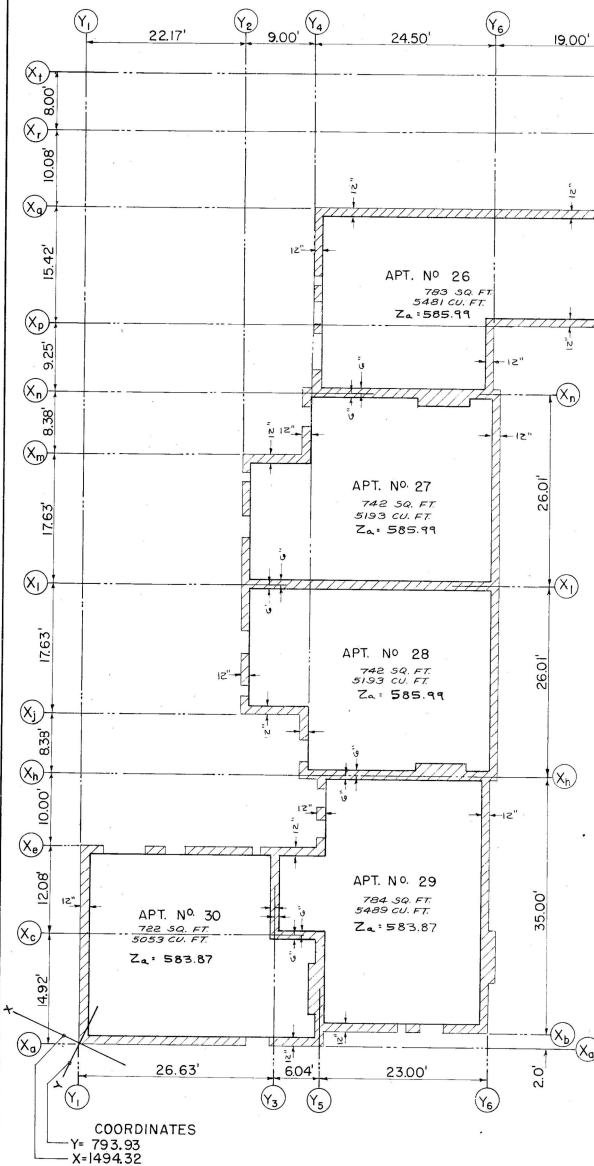
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT

**SITE PLAN**

|                                                                                                          |                                    |
|----------------------------------------------------------------------------------------------------------|------------------------------------|
| McMAHON ENGINEERING CO.<br>CIVIL ENGINEERS AND SURVEYORS<br>13205 CHARLEVOIX AVE. • DETROIT 15, MICHIGAN |                                    |
| SURVEYED BY: <u>RS</u><br>S. C.                                                                          | DATE: <u>SEPT. 24-67</u><br>14 2 1 |







GENERAL COMMON ELEMENT

