

FIRST AMENDMENT TO
WAYNE COUNTY CONDOMINIUM SUBDIVISION
PLAN NUMBER 1080
EXHIBIT B TO THE MASTER DEED OF
*Stevens Building
Condominium*
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DEVELOPER

KAMPER AND STEVENS LIMITED DIVIDEND
HOUSING ASSOCIATION, LLC
1117 GRISWOLD STREET, SUITE 1416
DETROIT, MI 48226

SURVEYOR

NOWAK AND FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MICHIGAN 48342-5032
PHONE: (248) 332-7931
FAX: (248) 332-8257
WEB: WWW.NOWAKFRAUS.COM

LEGAL DESCRIPTION

THE NORTH 20 FEET OF LOT 9 AND ALL OF LOT 10 OF "GOVERNOR AND JUDGES PLAN OF SECTION 8", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 34 OF DEEDS, PAGE 543, WAYNE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RIVER AVENUE (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD (195 FEET WIDE); THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE WESTERLY LINE OF A 20 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 81.83 FEET ALONG SAID PUBLIC ALLEY; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID WASHINGTON BOULEVARD; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 81.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,183 SQUARE FEET OR 0.19 ACRES OF LAND.

NOTE

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 THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

SHEET INDEX

- * SHEET 1 COVER SHEET
- * SHEET 2 SURVEY/SITE PLAN
- * SHEET 3 UTILITY PLAN
- * SHEET 4 BASEMENT FLOOR PLAN
- * SHEET 5 FIRST FLOOR PLAN
- * SHEET 6 SECOND FLOOR PLAN
- * SHEET 7 THIRD FLOOR PLAN
- * SHEET 8 FOURTH - SIXTH FLOOR PLAN
- * SHEET 9 SEVENTH FLOOR PLAN
- * SHEET 10 CRAWLSPACE FLOOR PLAN
- * SHEET 11 ROOF FLOOR PLAN
- * SHEET 12 CROSS SECTION A-A
- * SHEET 13 CROSS SECTION B-B

NOTE

THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES NEW OR AMENDED DRAWINGS WHICH ARE DATED: 08/01/2019. THESE DRAWINGS ARE TO REPLACE THOSE PREVIOUSLY RECORDED.

COVER SHEET

PROPOSED 08/01/2019

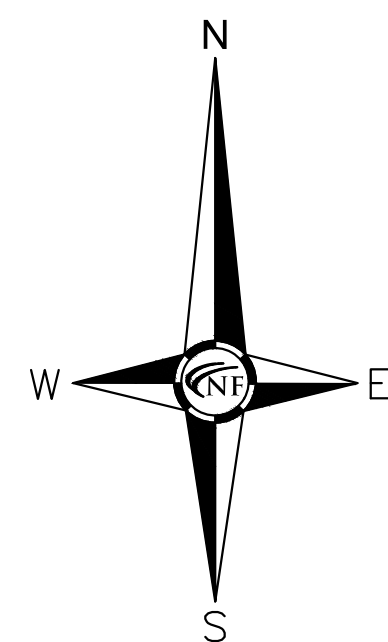
ISSUED 08/01/2019

JOB No. J895

SHEET No. 1

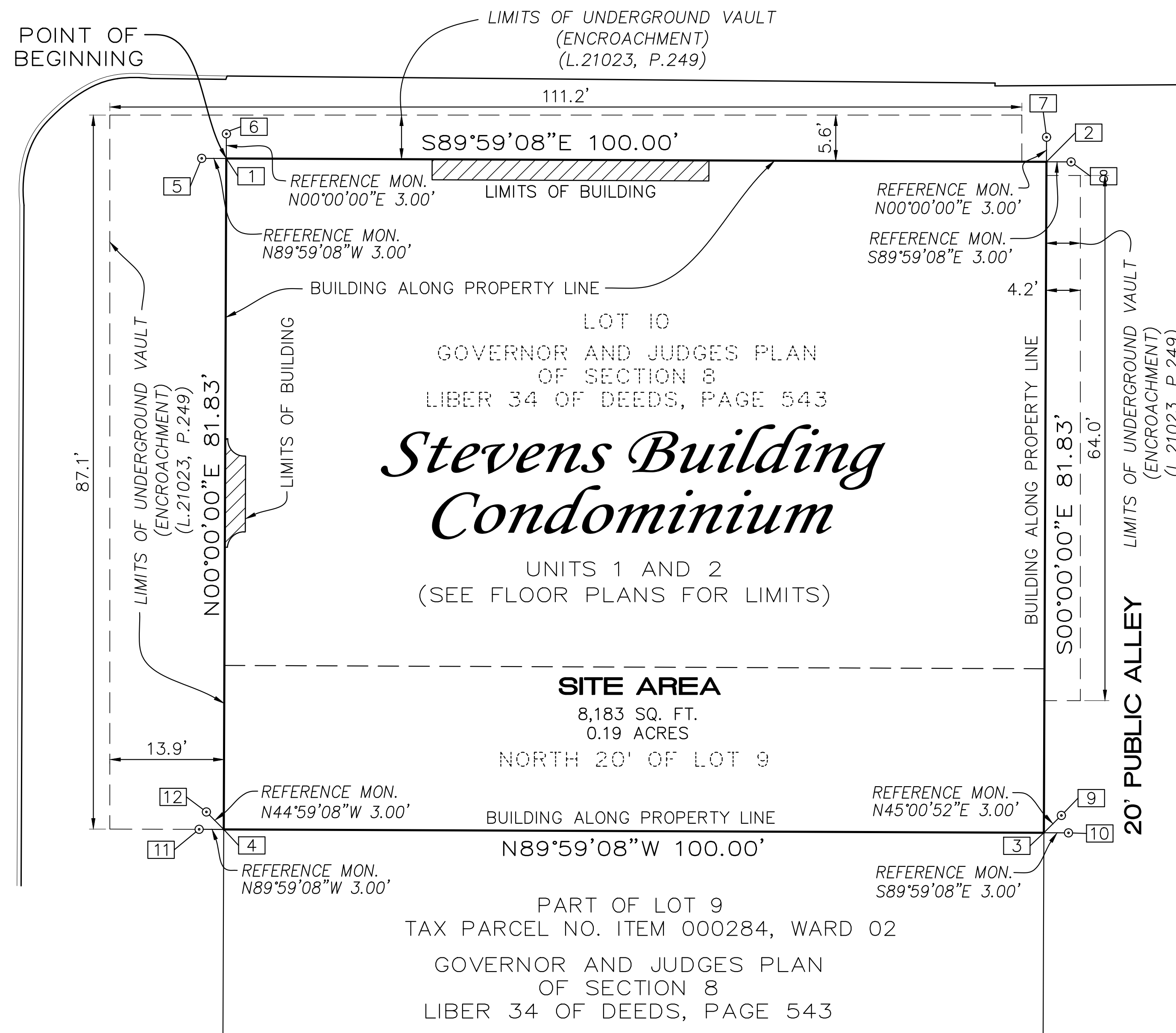


LOCATION MAP
NOT TO SCALE



GRAND RIVER AVENUE (60' WIDE - PUBLIC)

WASHINGTON BOULEVARD (195' WIDE - PUBLIC)



LEGEND

- LIMITS OF CONDOMINIUM
- GENERAL COMMON ELEMENT
- MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG.
- COORDINATE NUMBER
- HYDRANT

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 26163C0285E EFFECTIVE DATE: FEBRUARY 02, 2012

SURVEYOR'S CERTIFICATE

I, KEVIN NAVAROLI, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1080 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 HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 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 NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE: 08/01/2019

KEVIN NAVAROLI P.S. No. 53503

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

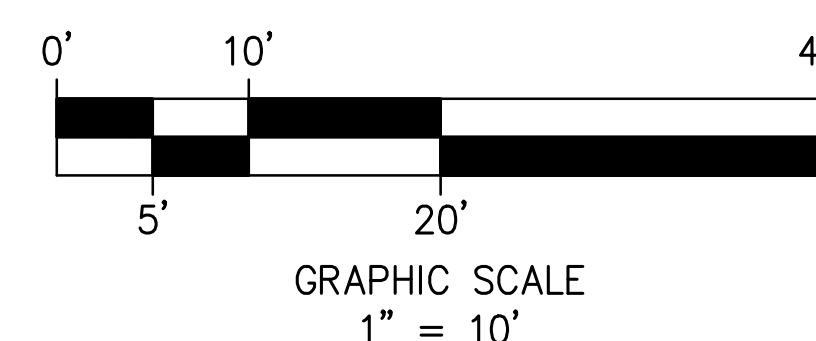
DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
1" = 10'
NFE JOB NO. SHEET NO.
J895 2

NOTES

1. ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF WASHINGTON AVENUE AS RECORDED IN THE GOVERNOR AND JUDGES PLAN OF SECTION 8. (N.00°00'00"E.)
2. UNITS 1 AND 2 "MUST BE BUILT".
3. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "MEMORANDUM OF AGREEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 40936, PAGE 1093, WAYNE COUNTY RECORDS.
4. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "GRANT OF EASEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 50581, PAGE 947, WAYNE COUNTY RECORDS.
5. ADD 479.335 TO CONVERT CITY OF DETROIT DATUM TO N.A.V.D. 1988.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	5000.44	5450.04
2	5000.42	5550.04
3	4918.59	5550.04
4	4918.61	5450.04
5	5000.45	5447.04
6	5003.44	5450.04
7	5003.42	5550.04
8	5000.42	5553.04
9	4920.71	5552.16
10	4918.59	5553.04
11	4918.61	5447.04
12	4920.73	5447.92



SURVEY/SITE PLAN

PROPOSED 08/01/2019

*Stevens Building
Condominium*

SEAL

DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
1" = 10'
NFE JOB NO. SHEET NO.
J895 3

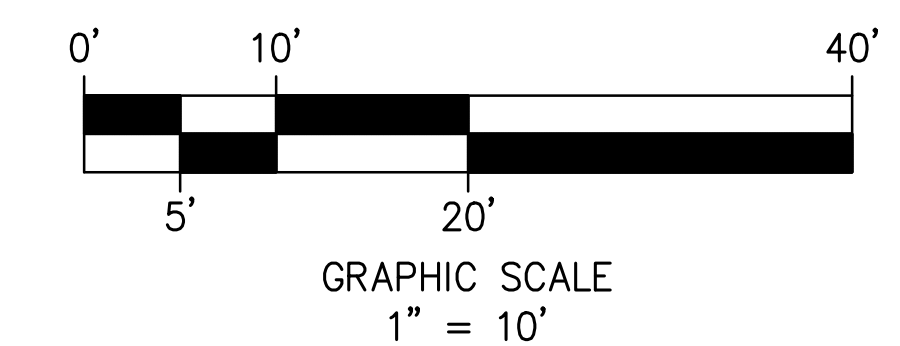
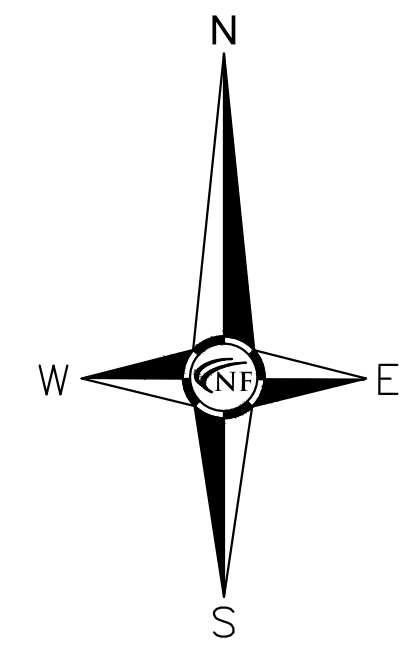
LEGEND

- EXISTING WATER MAIN (W.M.)
- EXISTING SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS MAIN
- EXISTING STEAM TUNNEL
- EXISTING PUBLIC LIGHTING
- ⊕ EXISTING HYDRANT
- ⊙ EXISTING STOP BOX
- ⊗ EXISTING GATE VALVE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- ☆ EXISTING LIGHT POLE
- △ FIRE DEPARTMENT CONNECTION

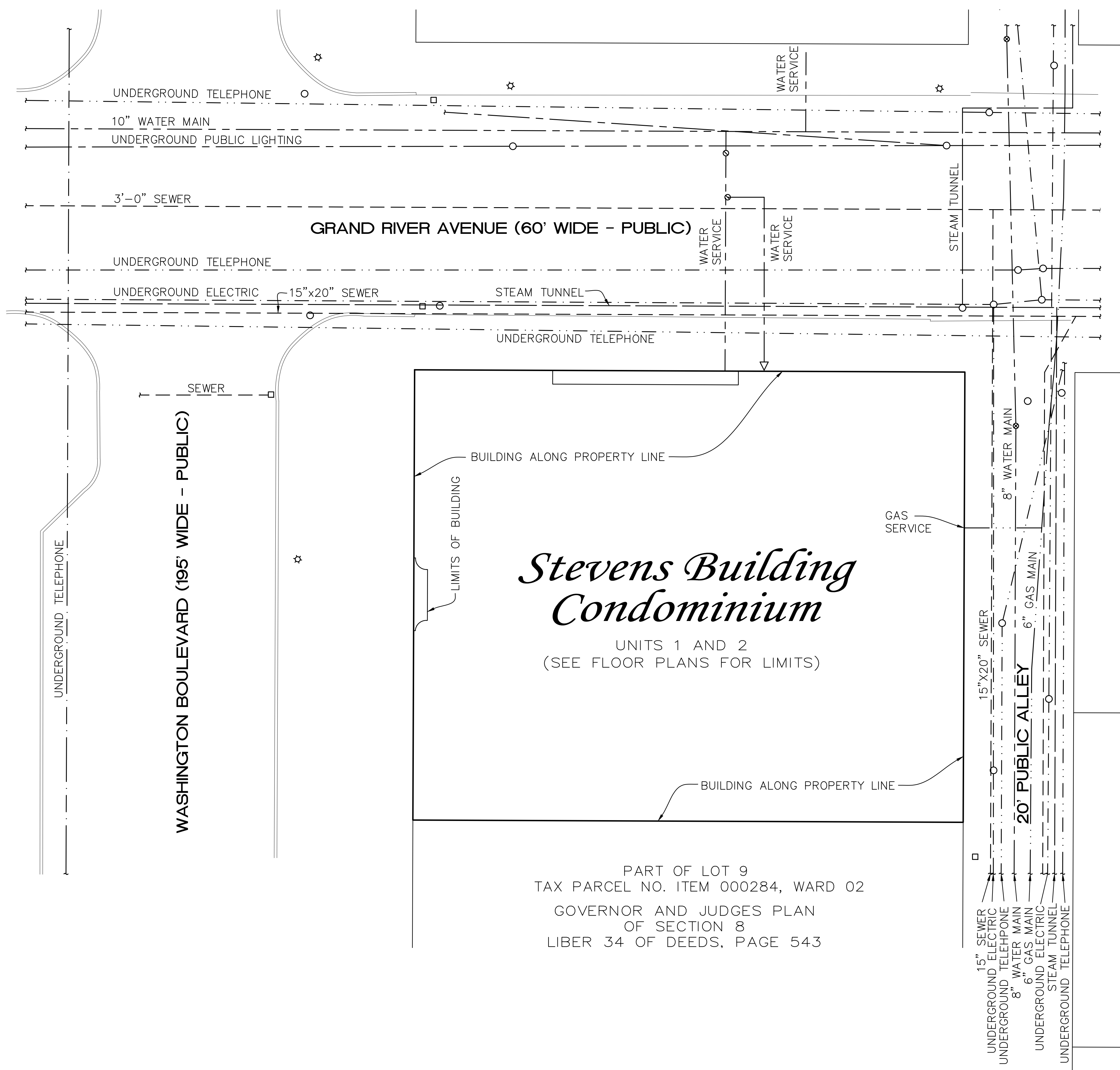
UTILITY SOURCE INFORMATION

UTILITY	SOURCE OF LOCATION
GAS	DTE ENERGY GAS COMPANY
ELECTRIC	DTE ENERGY
TELEPHONE	AT&T INC.
WATER MAIN	MUNICIPALITY RECORDS
SANITARY SEWER	AND NOWAK AND FRAUS FIELD
STORM SEWER	OBSERVATIONS.
T.V. CABLE	COMCAST CABLE SERVICES

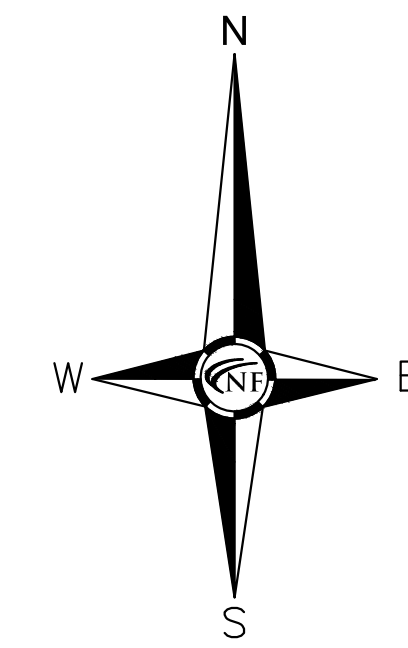
- NOTES**
- ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN. INFORMATION AS SHOWN.
 - ALL UNITS TO BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY AT&T INC., GAS BY DTE ENERGY GAS COMPANY.
 - UTILITIES AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO COMPLETENESS OR ACCURACY THEREOF. LOCATION OF ELECTRIC AND WATER METERS SHALL BE DEPICTED ON THE AS-BUILT CONDOMINIUM PLAN.
 - UNITS 1 AND 2 "MUST BE BUILT".
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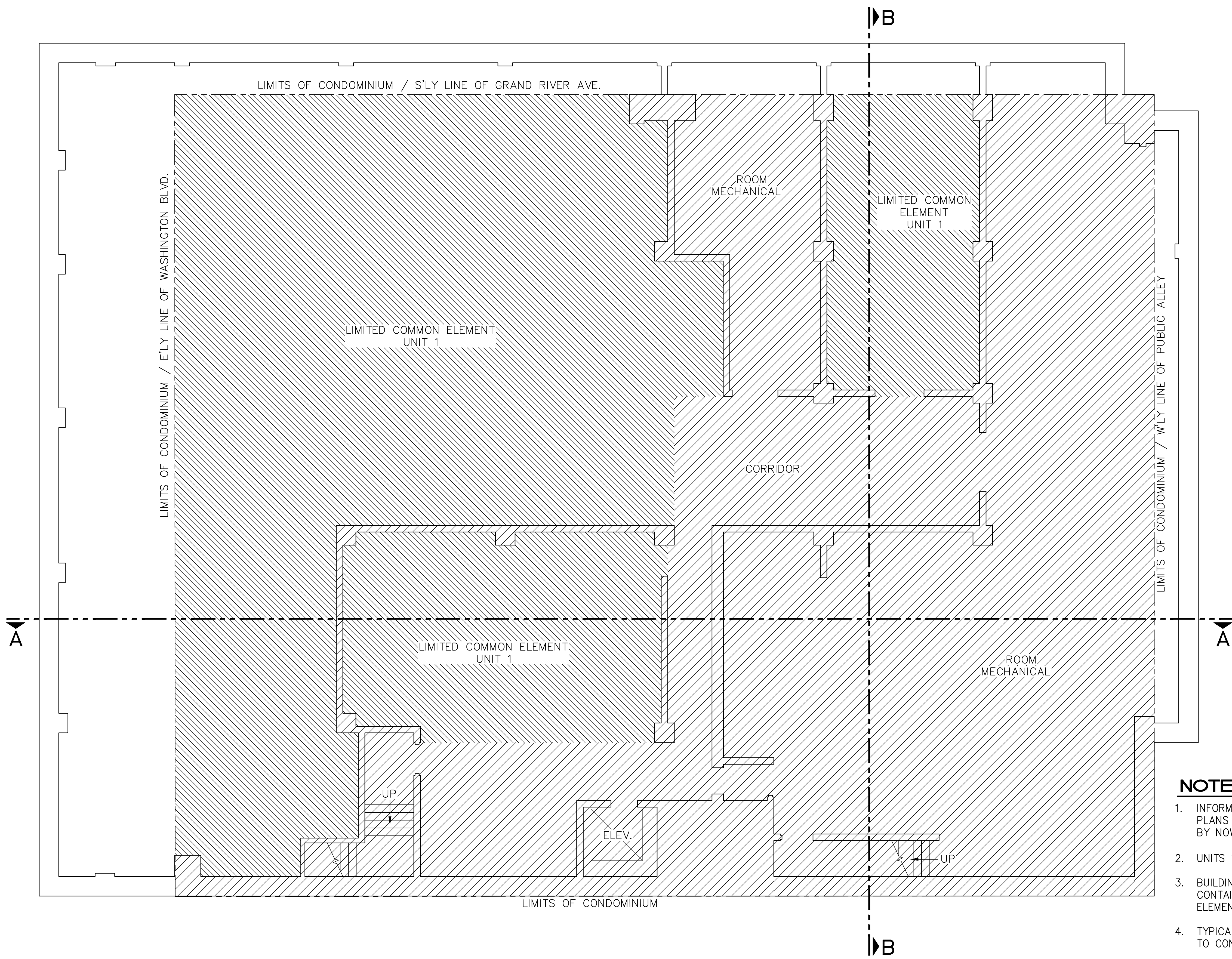
UTILITY PLAN
PROPOSED 08/01/2019



PART OF LOT 9
TAX PARCEL NO. ITEM 000284, WARD 02
GOVERNOR AND JUDGES PLAN
OF SECTION 8
LIBER 34 OF DEEDS, PAGE 543



*Stevens Building
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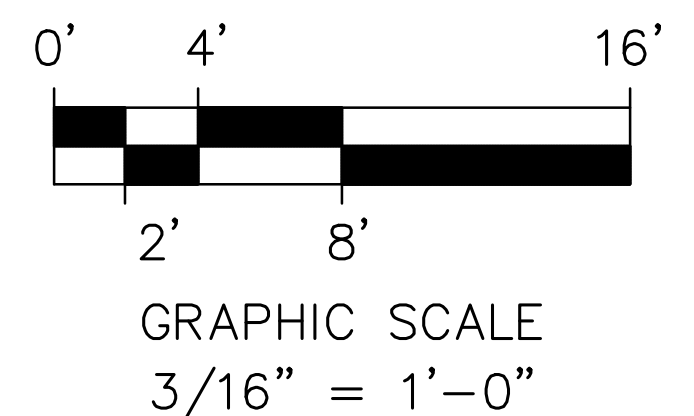


LEGEND

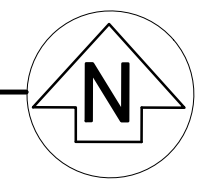
	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: FUSCO, SHAFFER & PAPPAS, INC., AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON JUNE 29, 2017.
2. UNITS 1 AND 2 "MUST BE BUILT".
3. BUILDING STRUCTURAL ELEMENTS, MECHANICAL CHASES, AND AIR SHAFTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
4. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
5. UTILITIES SERVICING INDIVIDUAL UNITS MAY PASS THROUGH ADJACENT UNITS AND/OR LIMITED COMMON ELEMENTS.
6. FLOOR TO CEILING DIMENSIONS ARE TYPICAL FOR ALL UNITS LOCATED ON THEIR DESIGNATED FLOOR, UNLESS OTHERWISE NOTED.



BASEMENT FLOOR PLAN
PROPOSED 08/01/2019



SEAL

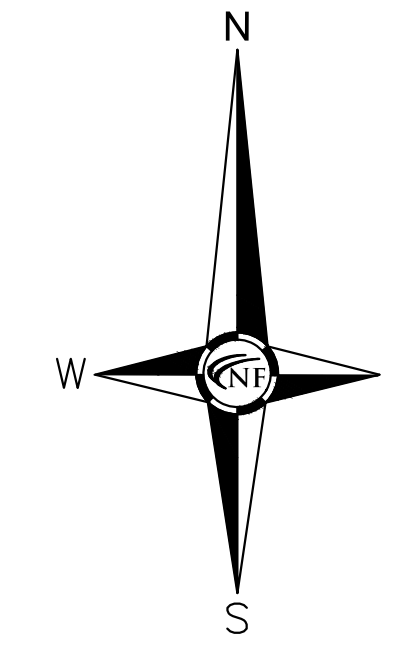
DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli


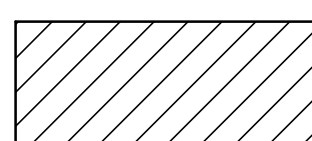
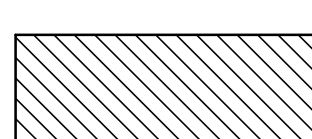
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08/01/2019

SCALE:
3/16" = 1'-0"

NFE JOB NO. **J895** SHEET NO. **4**

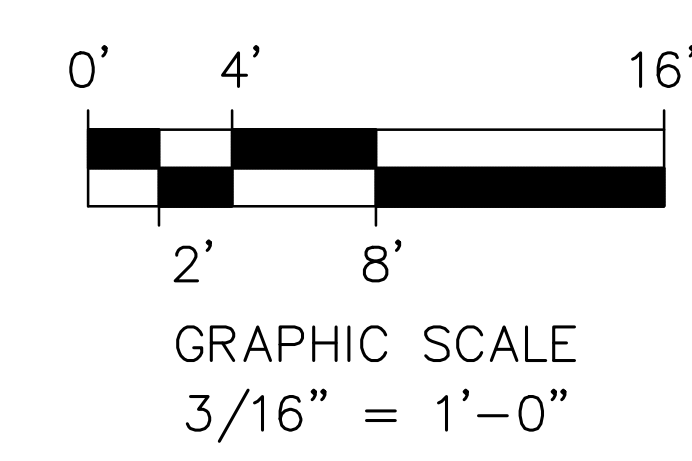
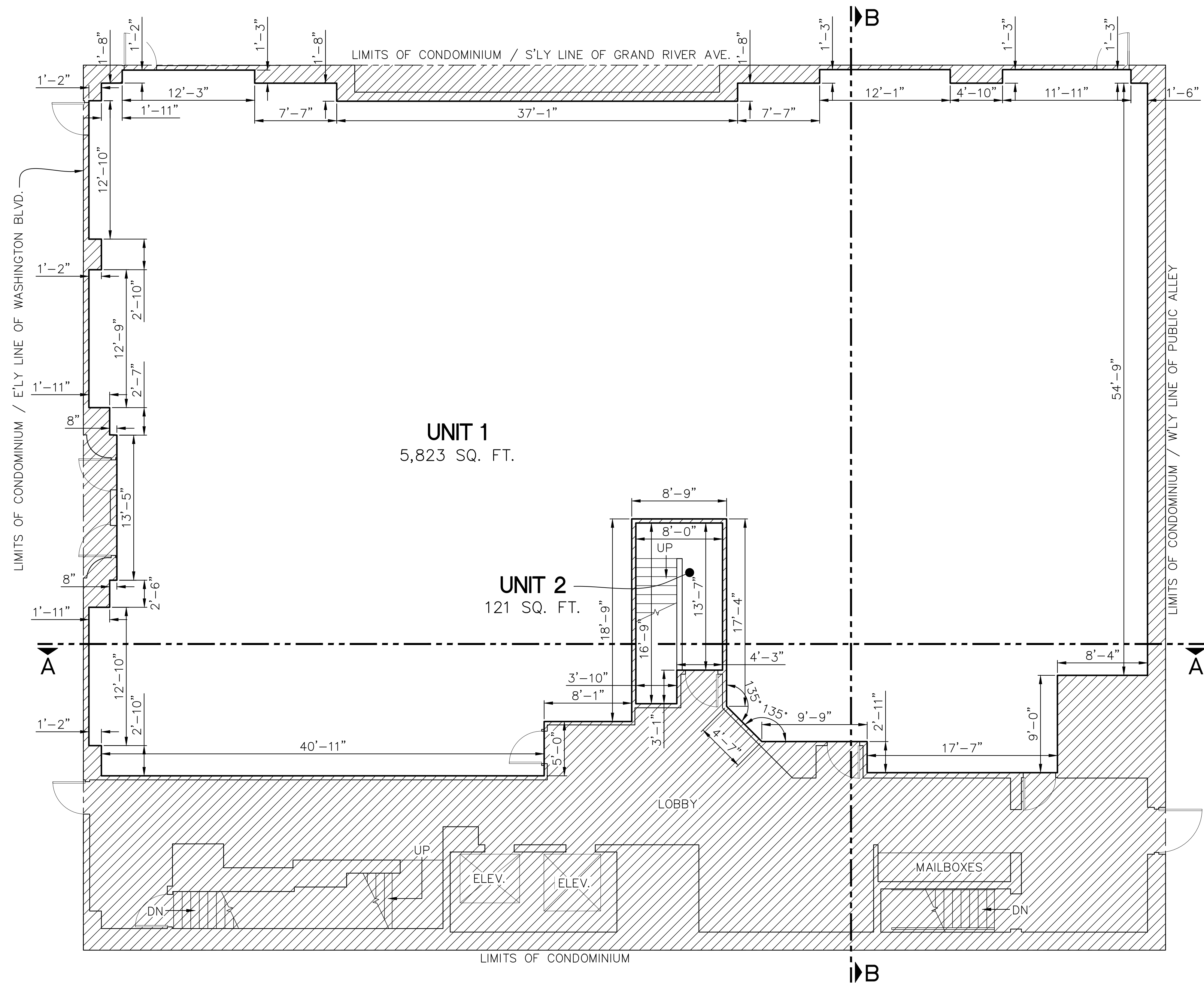


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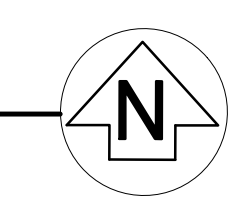
-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
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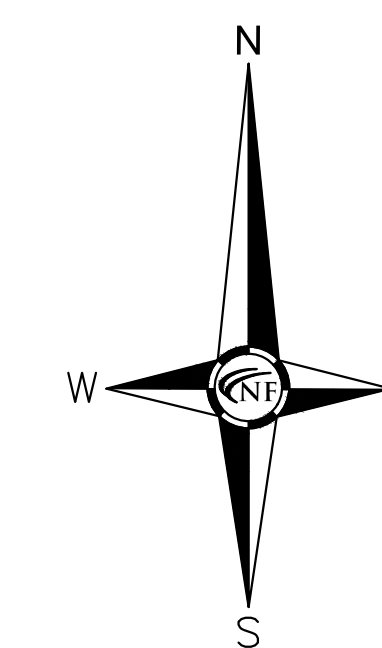
FIRST FLOOR PLAN
PROPOSED 08/01/2019




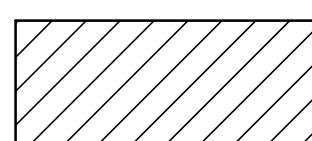
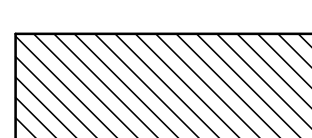
*Stevens Building
Condominium*

SEAL

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K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J895 5

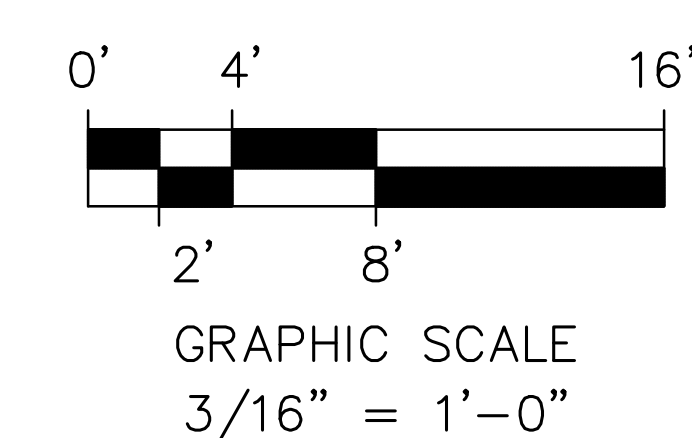
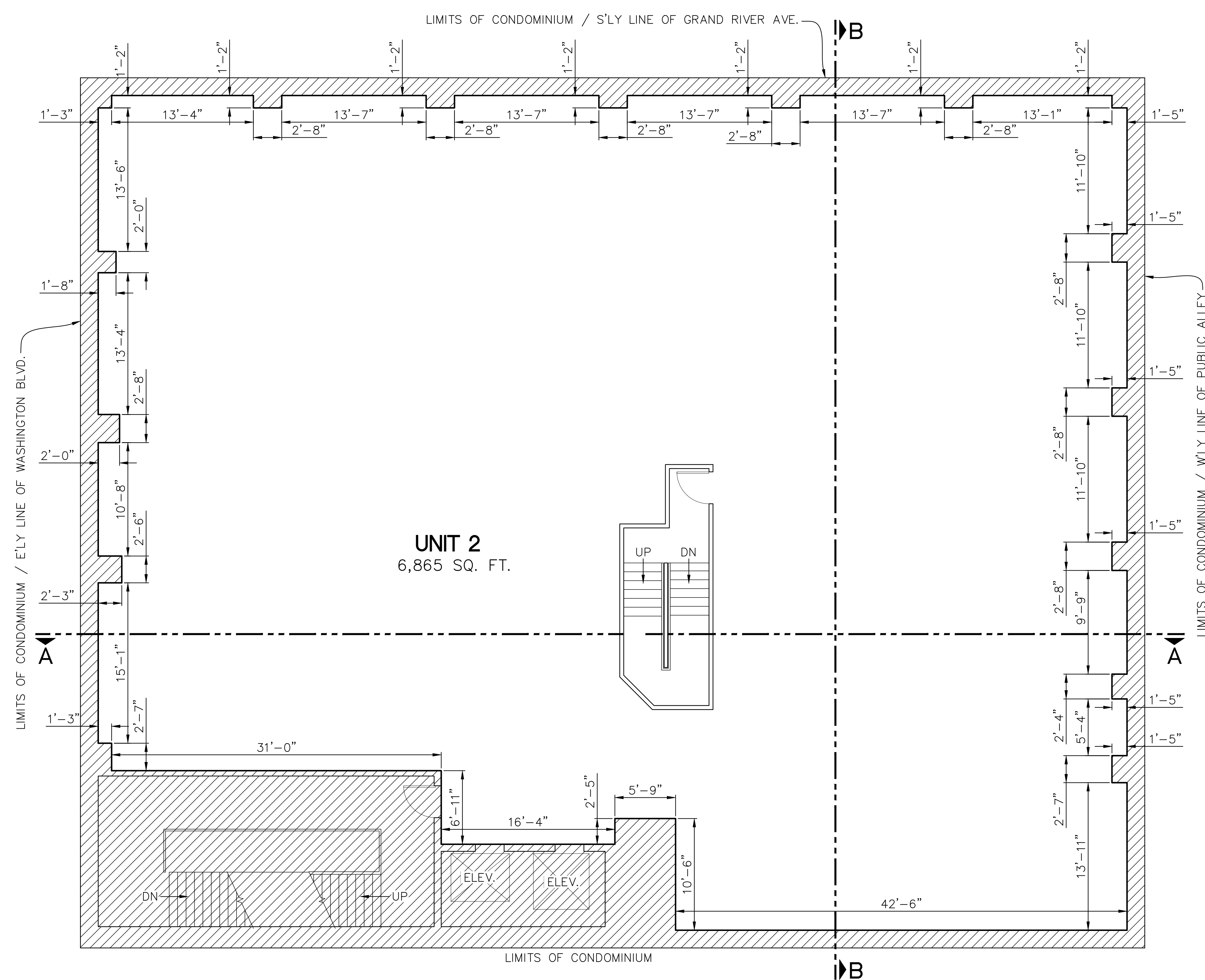


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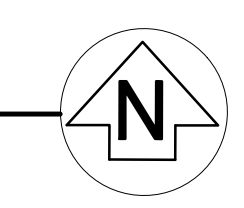
-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

NOTES

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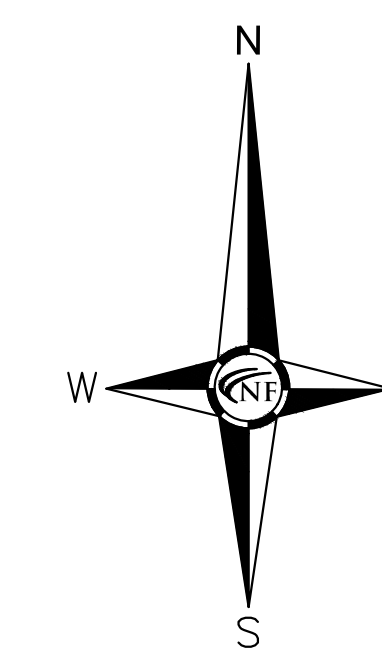
SECOND FLOOR PLAN
PROPOSED 08/01/2019



SEAL

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K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J895 6

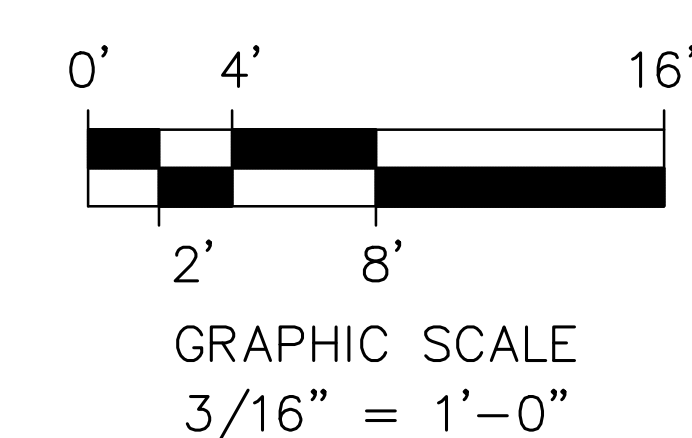
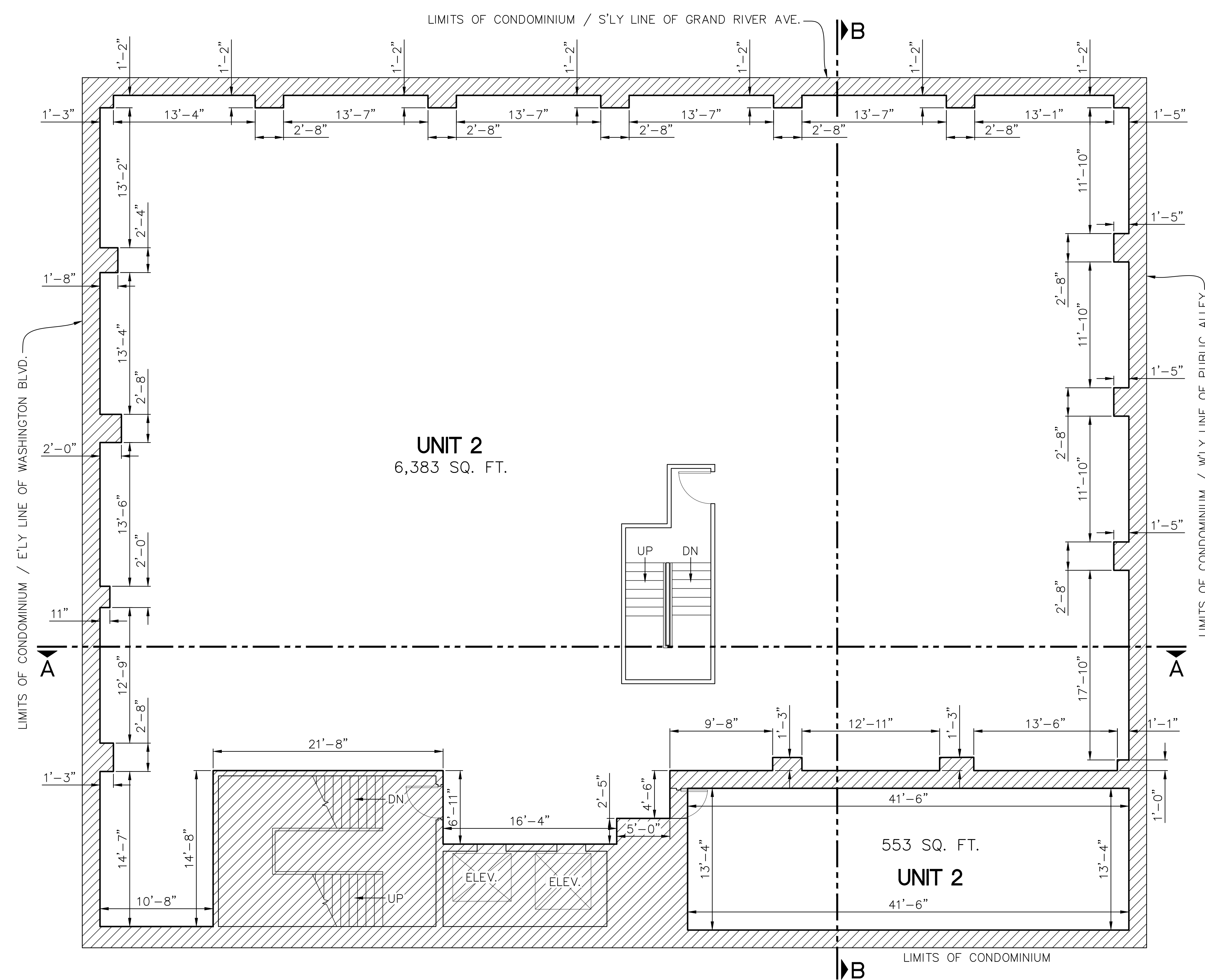
*Stevens Building
Condominium*



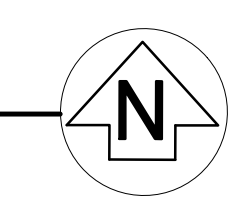
LEGEND	
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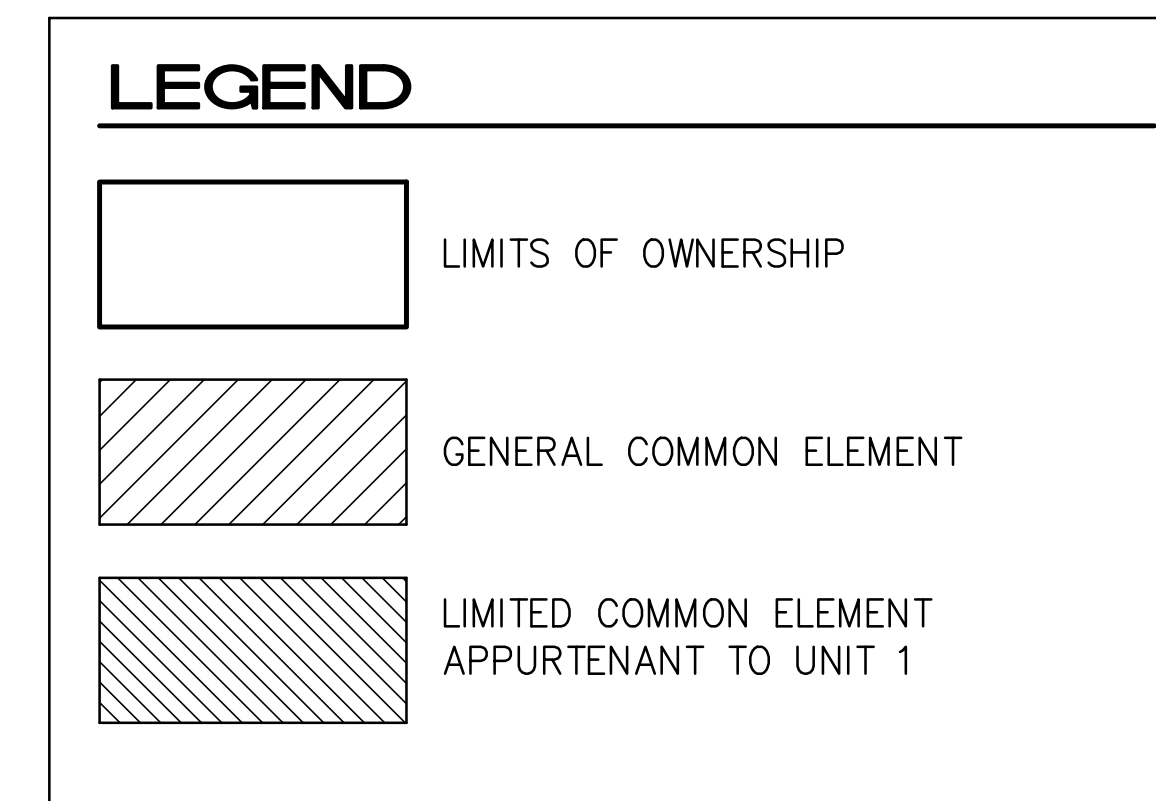
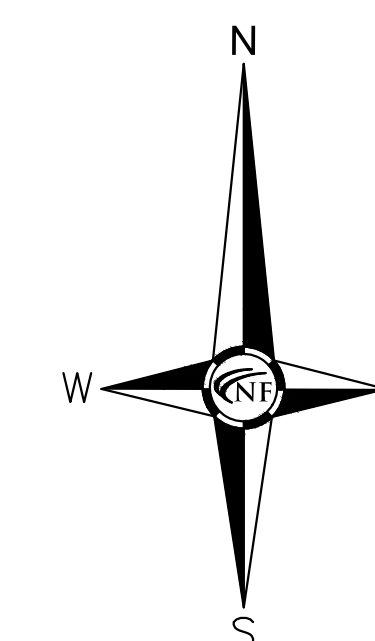
THIRD FLOOR PLAN
PROPOSED 08/01/2019



SEAL

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K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
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J895 7

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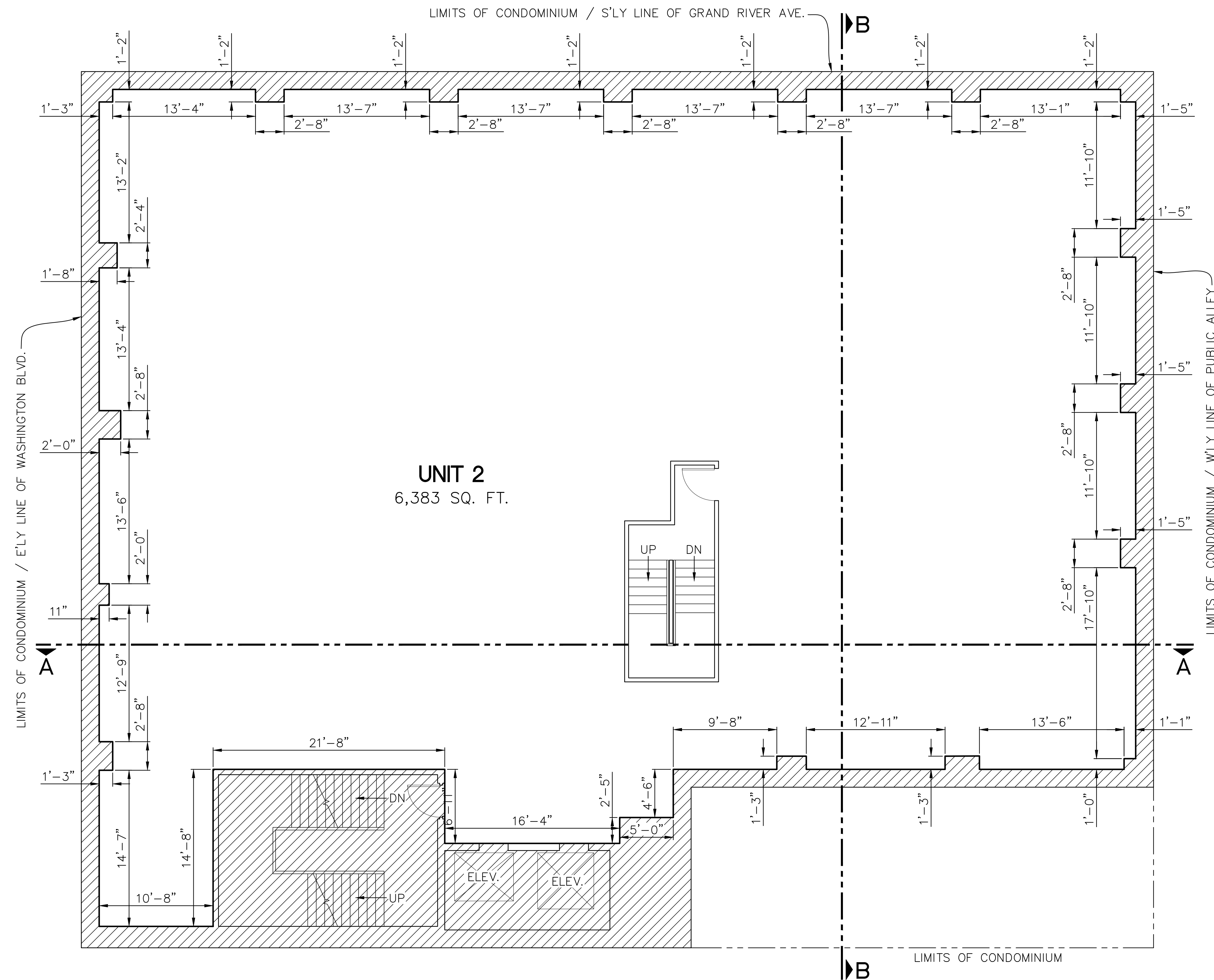
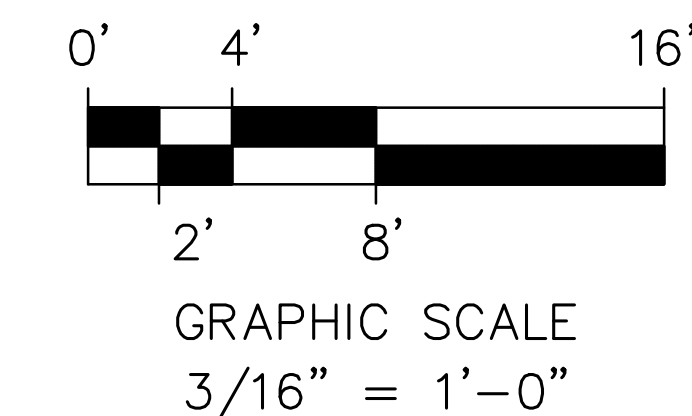
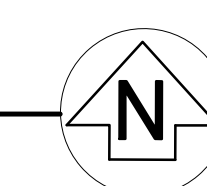
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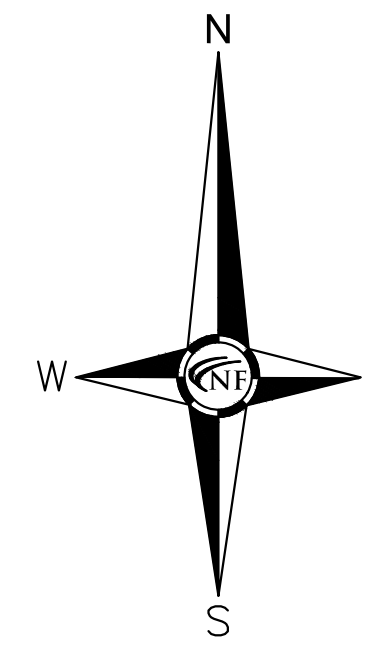
NFE JOB NO. SHEET NO.
J895 8

**FOURTH - SIXTH
FLOOR PLAN**

PROPOSED 08/01/2019



UNIT 2
6,383 SQ. FT.

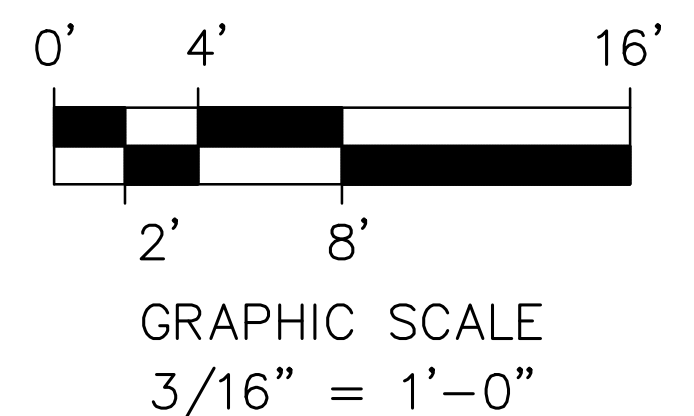
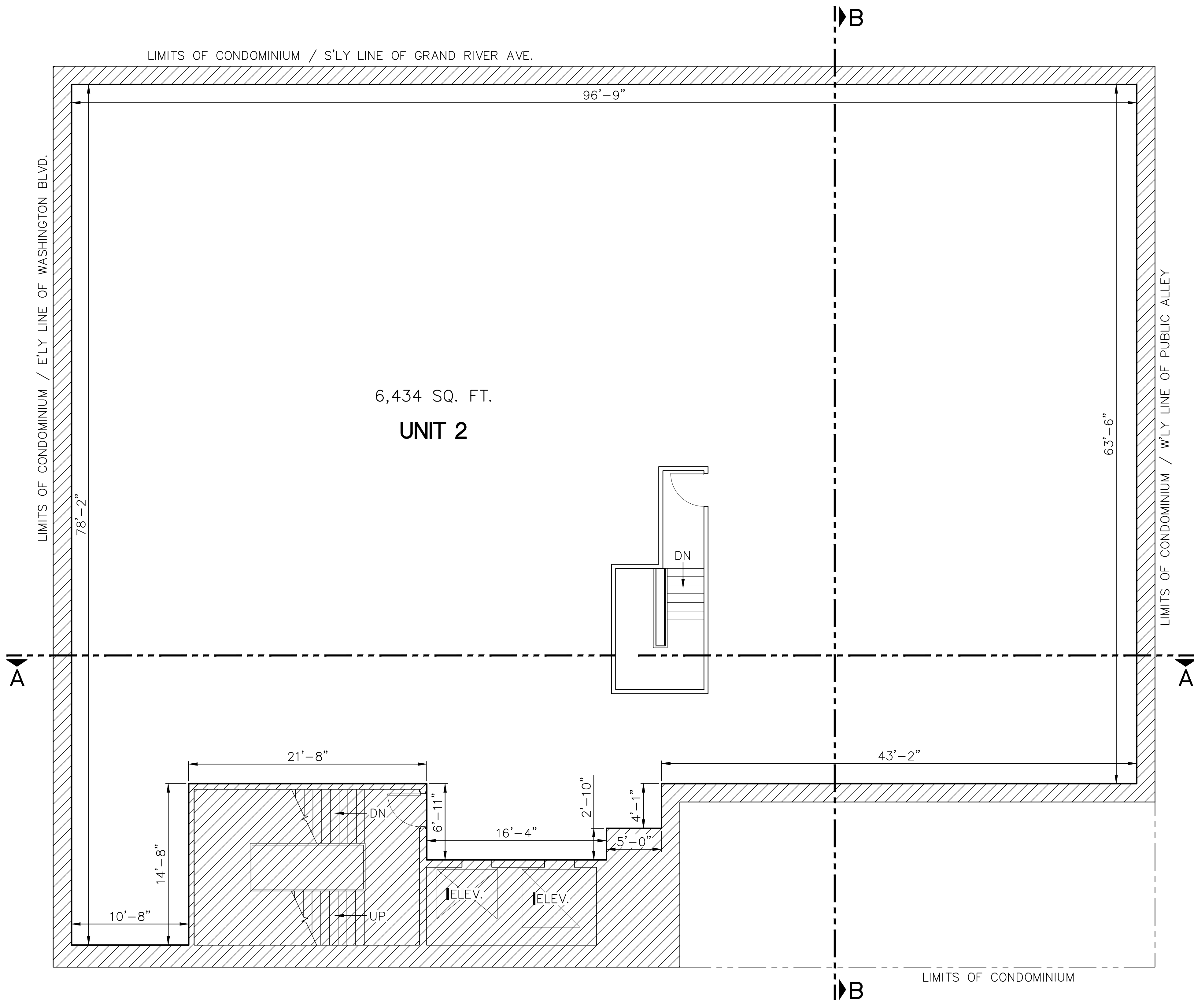


LEGEND

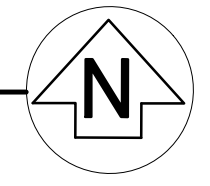
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

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5. UTILITIES SERVICING INDIVIDUAL UNITS MAY PASS THROUGH ADJACENT UNITS AND/OR LIMITED COMMON ELEMENTS.
6. FLOOR TO CEILING DIMENSIONS ARE TYPICAL FOR ALL UNITS LOCATED ON THEIR DESIGNATED FLOOR, UNLESS OTHERWISE NOTED.



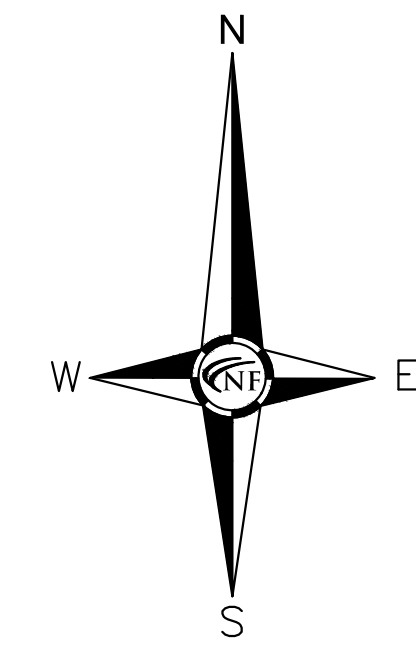
SEVENTH FLOOR PLAN
PROPOSED 08/01/2019



*Stevens Building
Condominium*

SEAL

DRAWN BY:
K.N.
APPROVED BY:
K. Navaroli
DATE:
08/01/2019
SCALE:
3/16" = 1'-0"
NFE JOB NO. SHEET NO.
J895 9

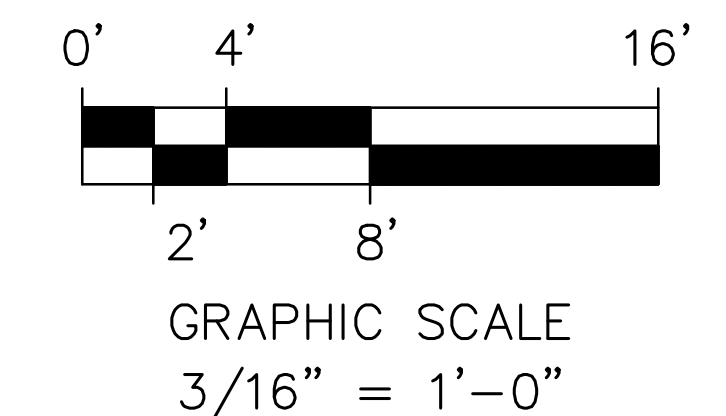
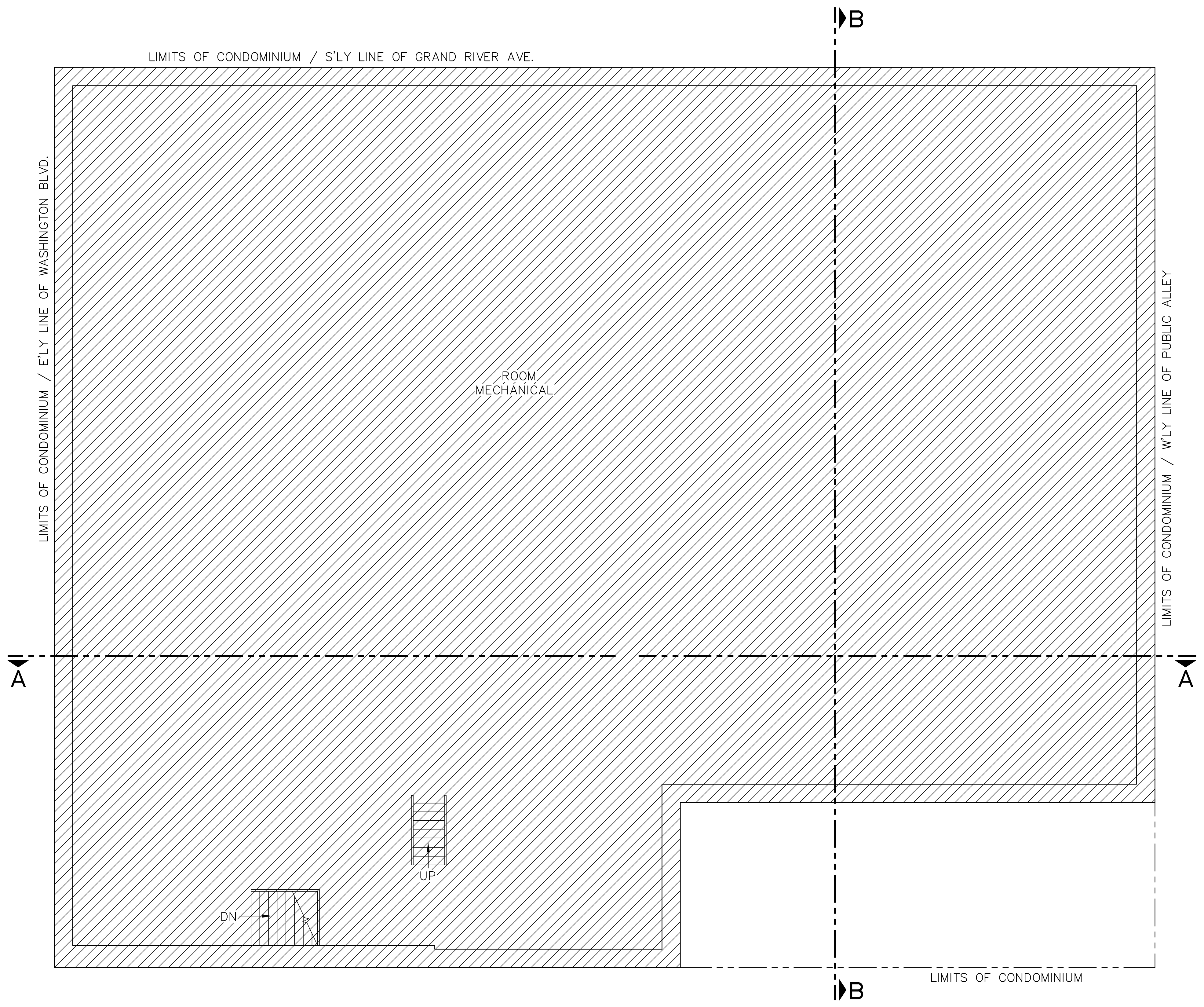


LEGEND

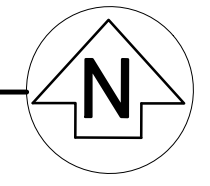
	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

NOTES

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: FUSCO, SHAFFER & PAPPAS, INC., AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON JUNE 29, 2017.
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CRAWLSPACE FLOOR PLAN
PROPOSED 08/01/2019



*Stevens Building
Condominium*

SEAL

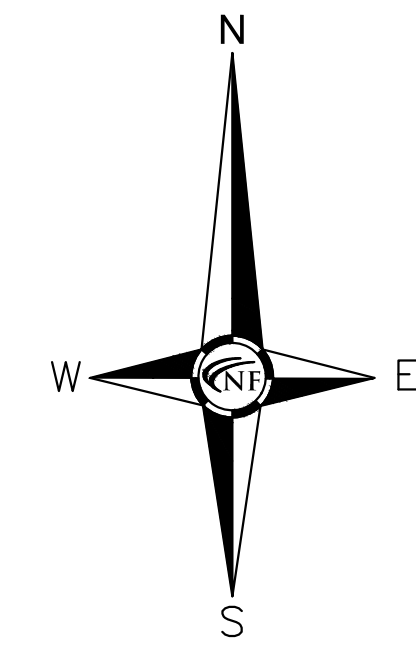
DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli

DATE:
08/01/2019

SCALE:
3/16" = 1'-0"

NFE JOB NO. **J895** SHEET NO. **10**

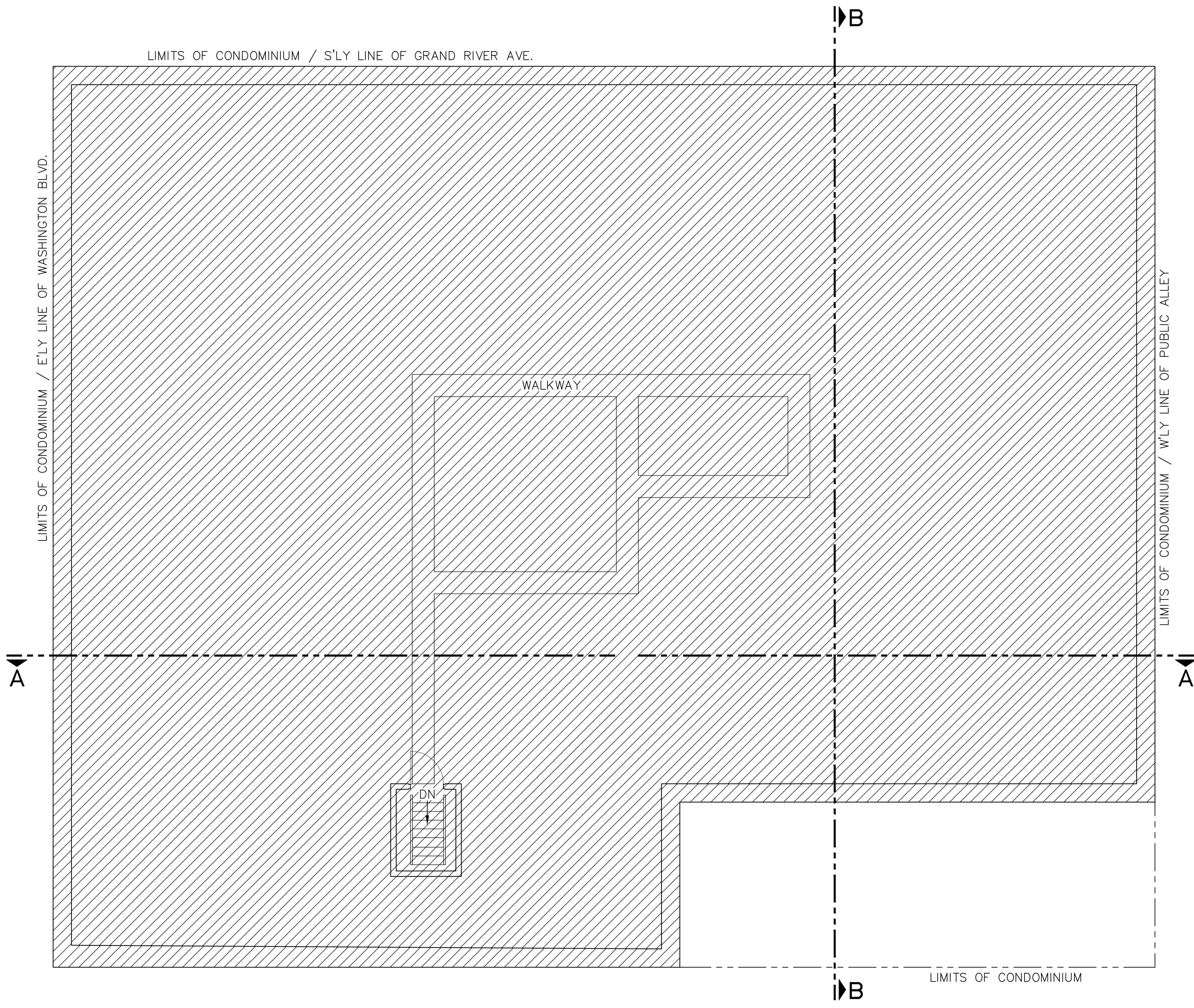


LEGEND

	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

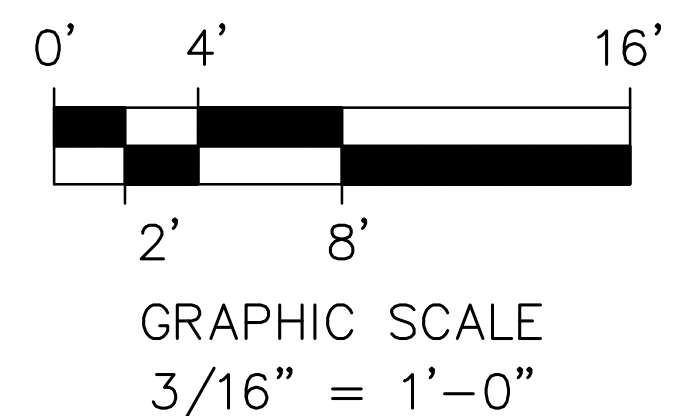
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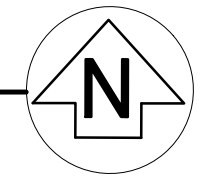


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Condominium*

SEAL



ROOF FLOOR PLAN
PROPOSED 08/01/2019



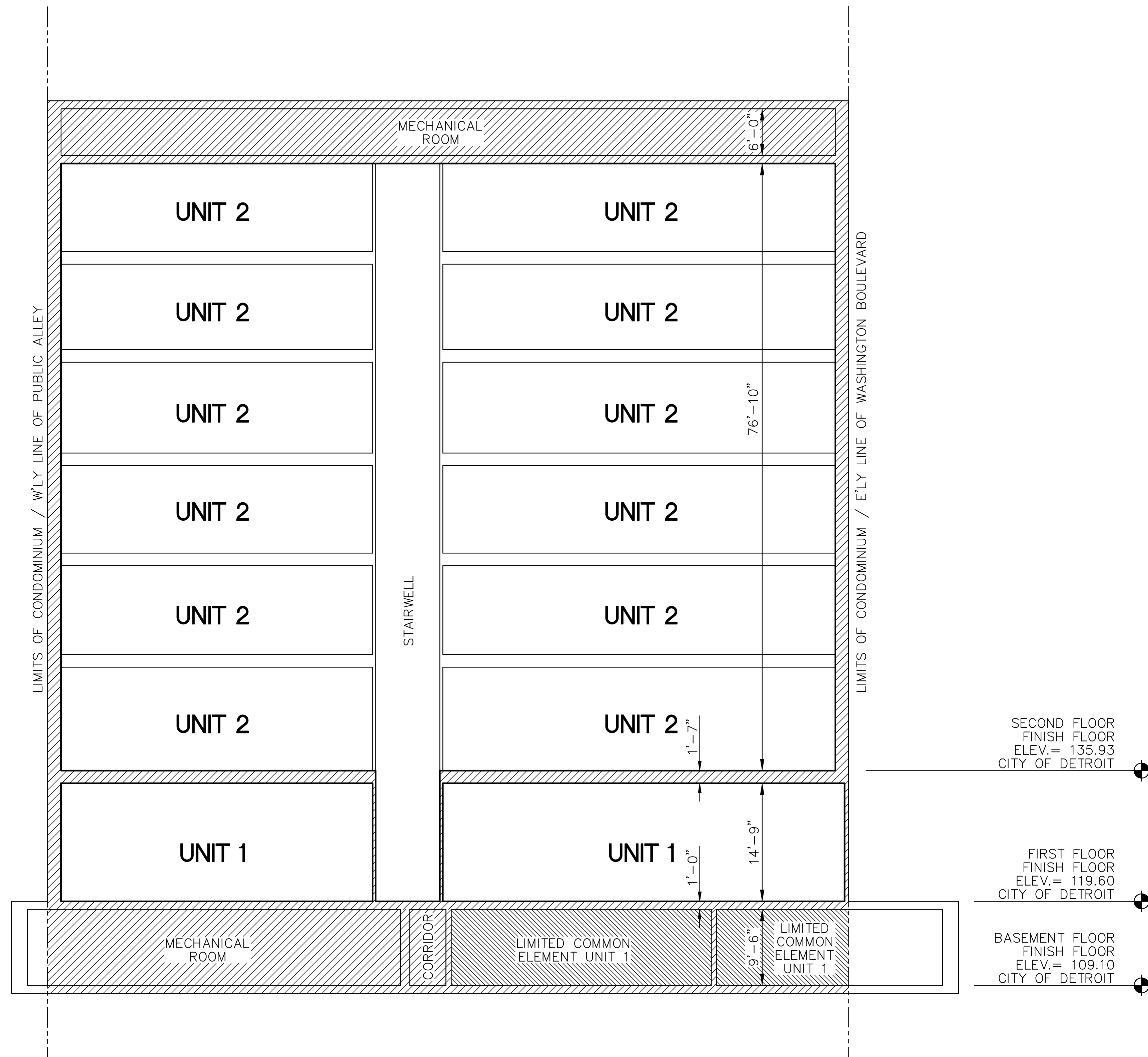
DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli


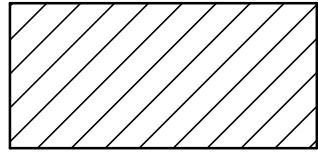
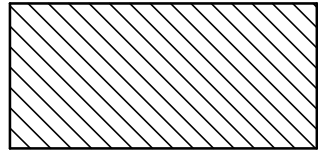
DATE:
08/01/2019

SCALE:
3/16" = 1'-0"

NFE JOB NO. **J895** SHEET NO. **11**

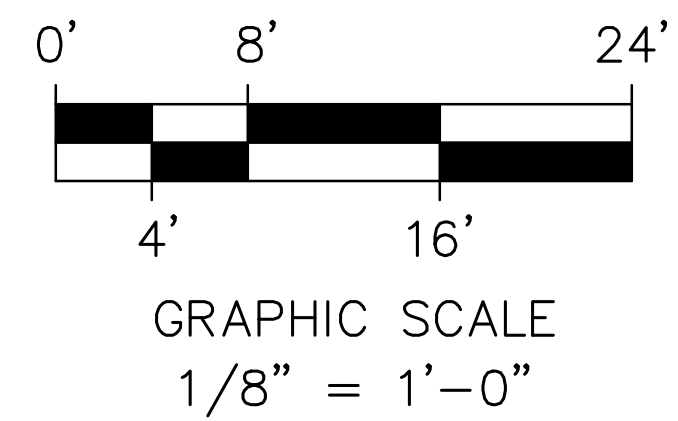


LEGEND

-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

NOTES

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7. ADD 479.335 TO CONVERT CITY OF DETROIT DATUM TO N.A.V.D. 1988.



CROSS SECTION A-A

PROPOSED 08/01/2019

SEAL

DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli

DATE:
08/01/2019


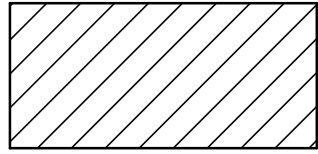
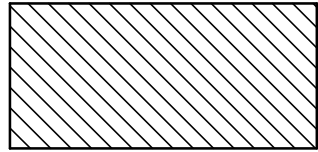
SCALE:
1/8" = 1'-0"

NFE JOB NO.
J895

SHEET NO.
12

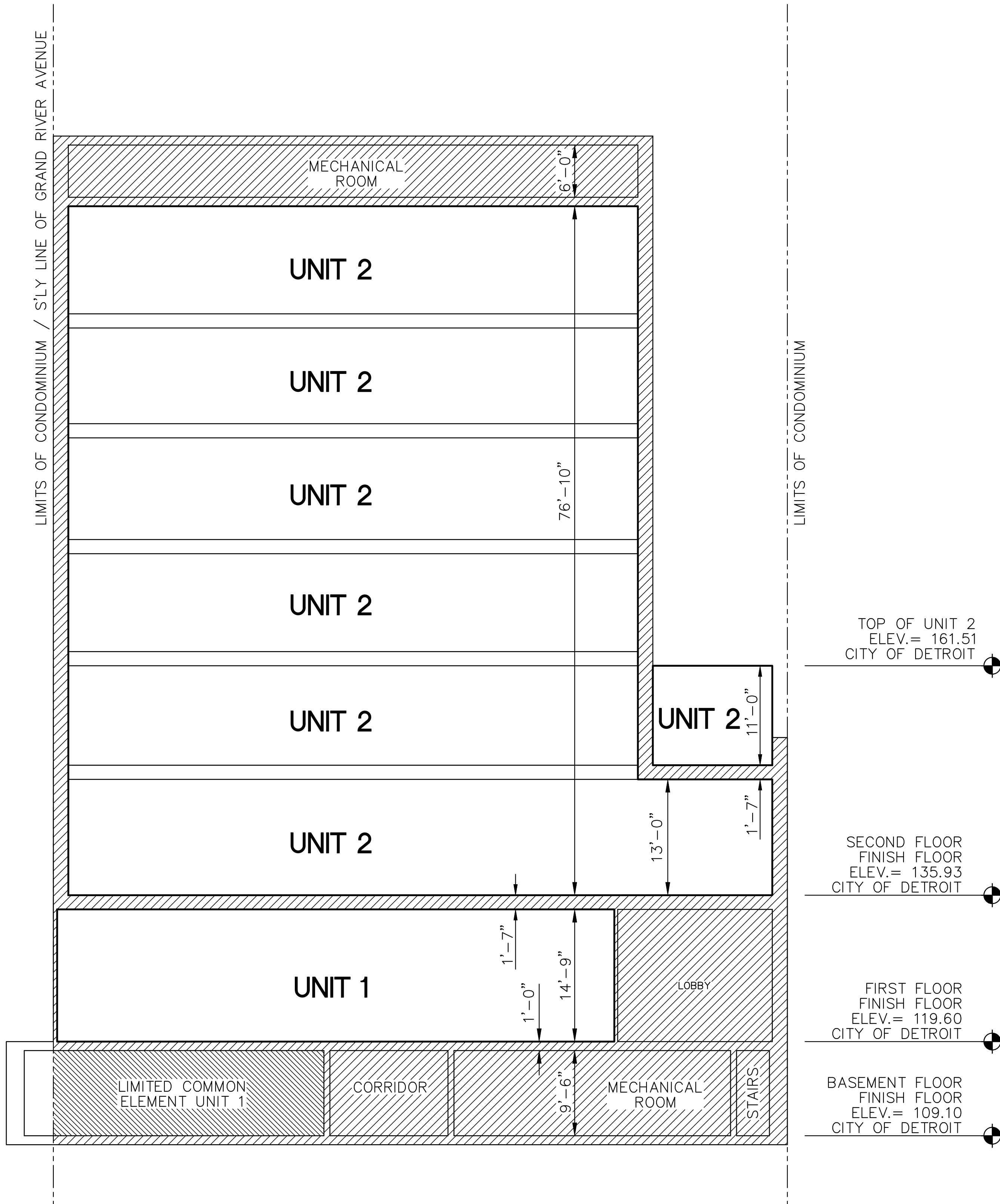
*Stevens Building
Condominium*

LEGEND


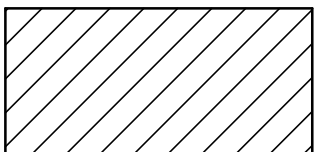
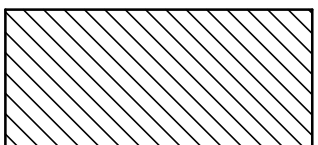
-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1

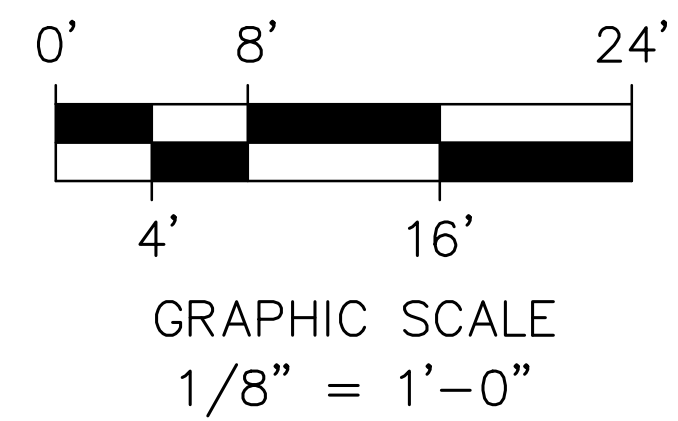
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LEGEND

-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1



CROSS SECTION B-B

PROPOSED 08/01/2019

SEAL

DRAWN BY:
K.N.

APPROVED BY:
K. Navaroli

DATE:
08/01/2019

SCALE:
1/8" = 1'-0"

NFE JOB NO.
J895

SHEET NO.
13