

TWG Development
 333 N. Pennsylvania St.
 Suite 100
 Indianapolis, IN 46204
 317-252-0220

DEVELOPER

SEAL

PROJECT TITLE

CHARLOTTE APARTMENTS
 225 S WASHINGTON ST.
 CHARLOTTE, MI

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

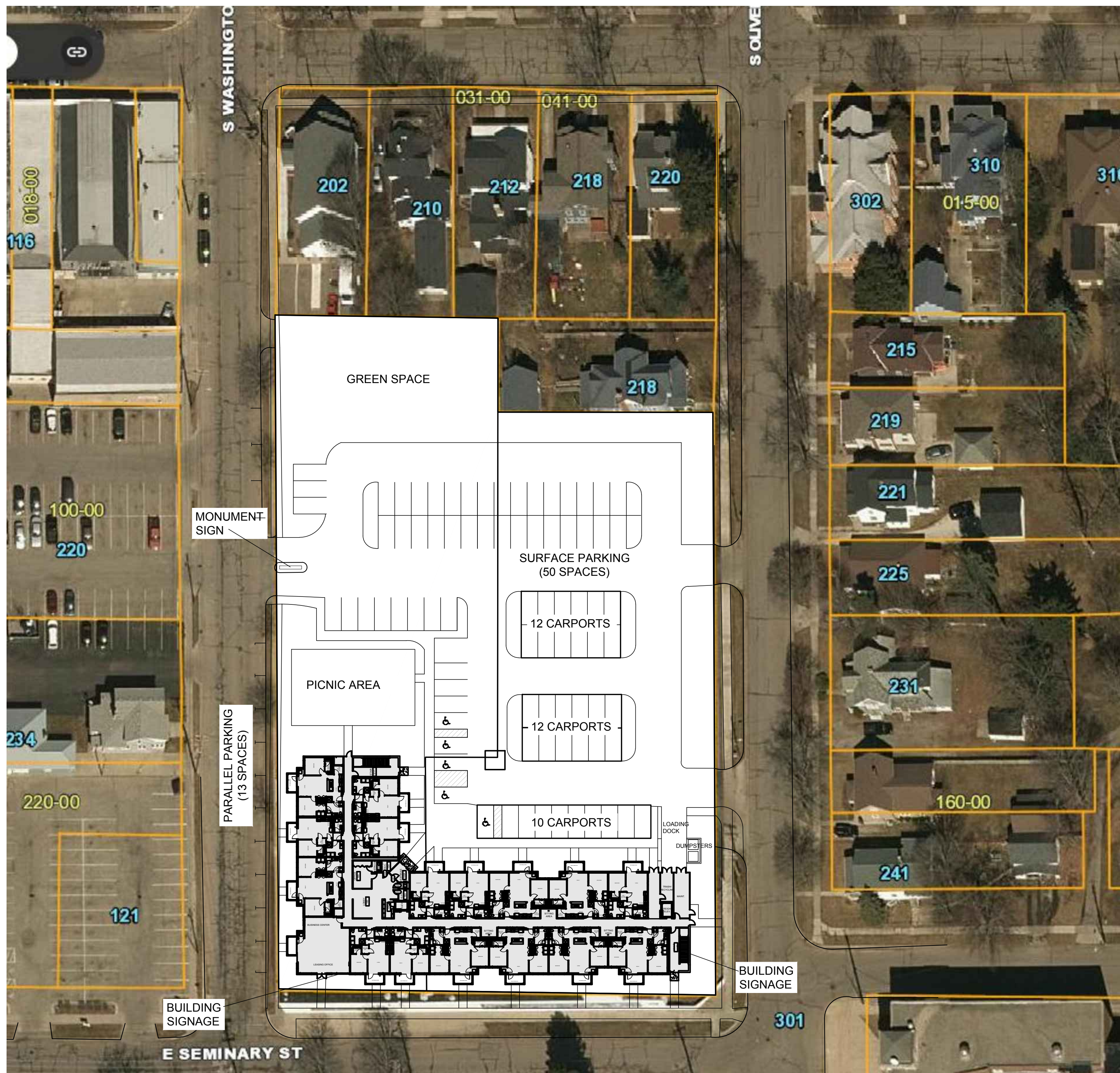
Date: JAN. 11, 2017
 Project No: 17.006
 Drawn By: MJT
 Checked By: MJT

SHEET TITLE

ARCHITECTURAL SITE PLAN

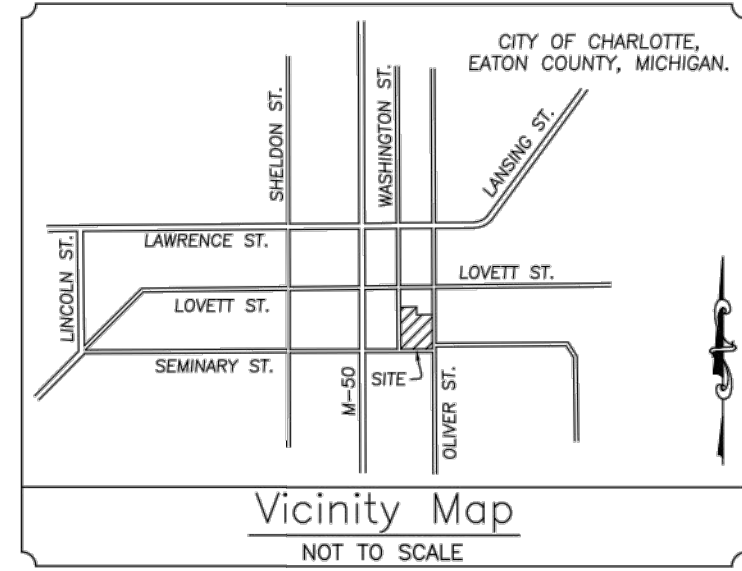
SHEET NUMBER

ASP.001



Charlotte Senior Apts							
Type	SQFT (gross)	First Floor	Second Floor	Third Floor	Total	UNIT SQFT/BLDG	%
1BR	680	8	8	8	24	16320	48%
2BR - TYP	960	8	8	8	24	23040	48%
2BR - CORNER	1042	0	1	1	2	2084	4%
Total	16	16	16	16	50	41444	75%
Common Area		5534	4221	4221		13976	25%
Building Footprint		18654	18383	18383		55420	100%

01 ARCHITECTURAL SITE PLAN
 ASP.001 SCALE: 1" = 40'-0"



NOTES CORRESPONDING TO SCHEDULE B

- 10 Easement granted to Consumers Power Company disclosed by instrument recorded in Liber 324, Page 419, Eaton County Records, as shown herein
- 11 Easement granted to Consumers Power Company disclosed by instrument recorded in Liber 400, Page 625, Eaton County Records, as shown herein

NOTE PERTAINING TO THE ALLEYS

RESEARCH AT THE CITY OF CHARLOTTE YIELDED TWO VACATION ORDERS BY CITY COUNCIL FOR THE ALLEYS WITHIN THE PARCEL. LIBER 377, PAGE 918 PASSED ON 13-JUNE-1968 (SHOWN ON SURVEY MAP) OCCURRED PRIOR TO THE AMENDATORY ACT TO 288 PA OF 1967. THE ALLEY VACATION RECORDED IN LIBER 580, PAGE 636 PASSED ON 09-OCTOBER-1979 AFTER THE AMENDATORY ACT AND MAY REQUIRE ADDITIONAL ACTION TO FULLY VACATE THE INTEREST OF THE LOT OWNERS OF CUMMINGS SUBDIVISION. ADDITIONALLY, WE FIND THAT A PORTION OF THE ALLEY AS SHOWN ON THE MAP WAS NOT COVERED IN THE VACATION RESOLUTIONS AND IS SHOWN AS SUCH ON THE SURVEY MAP.

BEARING BASIS:

BEARINGS ALONG THE WEST LINE OF OLIVER STREET ARE BASED ON GPS OBSERVATIONS REFERENCING GRID NORTH, OBSERVED AS BEARING SOUTH 00°16'12" EAST.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 26045C0312E WHICH BEARS AN EFFECTIVE DATE OF 26-NOV-2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV).

A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GENERAL NOTES:

- 1) NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION/ADDITIONS WERE OBSERVED WHILE CONDUCTING THE FIELD WORK. (ITEM 16, TABLE A).
- 2) NO EVIDENCE OF PROPOSED STREET RIGHT OF WAY LINE CHANGES WERE PROVIDED BY THE CONTROLLING JURISDICTION. (ITEM 17, TABLE A).
- 3) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS (ITEM 17, TABLE A).
- 4) THERE ARE NO OBSERVED GAPS OR OVERLAPS BETWEEN THE LOTS THAT COMPOSE THE OVERALL PROPERTY (ALTA/NSPS 6v).
- 5) THIS PARCEL HAS DIRECT ACCESS TO S. WASHINGTON STREET AND OLIVER STREET.
- 6) SURFACE IMPROVEMENTS SHOWN MAY BE APPROXIMATE IF ORIGINALLY LOCATED DURING WINTER MONTHS WHEN SNOW COVER EXISTS.
- 7) EASEMENTS AND EXCEPTIONS SHOWN HEREON WERE PROVIDED BY THE TITLE INSURANCE COMPANY ACCORDING TO THE REFERENCED TITLE COMMITMENT SCHEDULE. IN EXCEPTIONS, NO RESEARCH HAS BEEN CONDUCTED BY GEODETIC DESIGNS INC. TO IDENTIFY ANY ADDITIONAL EASEMENTS THAT MAY AFFECT THIS PARCEL.
- 8) THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREIN IS AN EXPRESSION OF A PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OR LEGAL OPINION.
- 9) CONTOURS AND ELEVATIONS SHOWN ARE BASED ON THE NAVD83 VERTICAL DATUM AND DERIVED FROM GPS OBSERVATIONS REFERENCING GGD0128.
- 10) PER ALTA/NSPS ITEM 9, TABLE A, THERE ARE 127 PARKING SPACES ON SITE, OF WHICH 6 ARE DESIGNATED AS HANDICAP PARKING.

LEGEND:

- Power Pole
- Flag Pole
- Storm Manhole
- Power Pole w/Light
- Sign (As Noted)
- Storm Catchbasin
- Light Pole
- Well Head
- Deciduous Tree
- Telephone Pole
- Satellite Dish
- Coniferous Tree
- Guy Wire
- Tower
- Sanitary Manhole
- Transformer
- Water Valve
- Sanitary Clean Out
- Electric Manhole
- Fire Hydrant
- Gas Valve
- Telephone Manhole
- Water Manhole
- Gas Manhole
- Telephone Pedestal
- Water Meter Pit
- Gas Meter
- Electric Meter
- Water Meter
- Section Corner
- Cable Box
- Indicates Handicapped Parking
- Set 5/8" Bar & Cap
- Air Conditioner Unit
- Parking Count
- Found Corner Monument
- Easement Identifier
- Distance not to scale
- Fire Dept. Connection
- Monitoring Well

ABBREVIATIONS:

- R = RECORDED
- M = MEASURED
- C = CALCULATED
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- T&N = TOWN 6 NORTH
- R3E = RANGE 3 EAST
- SO. FT. = SQUARE FEET
- NE = NORTHEAST
- SE = SOUTHEAST
- SW = SOUTHWEST
- NW = NORTHWEST
- AVE. = AVENUE
- BLVD. = BOULEVARD
- CT. = COURT
- RD. = ROAD
- ST. = STREET
- PID = PARCEL AND OWNER IDENTIFICATION

ZONING INFORMATION

ZONING WAS NOT PROVIDED BY THE TITLE INSURER, AND THEREFORE IS NOT SHOWN HEREON.

STATEMENT OF POSSIBLE ENCROACHMENTS

- 1) ADJOINING CONCRETE APPROACH TO GARAGE CROSSES PROPERTY LINE AS SHOWN. THERE IS VISIBLE EVIDENCE OF USE OF PARCEL TO ACCESS GARAGE.
- 2) SIGN CROSSES RIGHT OF WAY LINE AS SHOWN
- 3) BUILDING OVERHANG CROSSES THE RIGHT OF WAY BY 1'-3"

LEGAL DESCRIPTION:

The property described and shown hereon is the same property as described in First American Title Insurance Company commitment number NCS-832472-INDY, dated January 05, 2017.

The land referred to in this Commitment, situated in the County of Eaton, City of Charlotte, State of Michigan, is described as follows:

Parcel 1:
Lots 7, 8, 11, 12, 15, 16, West 30 feet 6 inches of Lot 17 the dividing line being the center of a block wall, and vacated alley South of Lot 15 and West 1/2 of vacated alley adjacent to Lots 7, 8, 11, 12, & 15 Cummings Subdivision to the original plat, City of Charlotte, Michigan.

Parcel 2:
Lots 9, 10, 13, 14, East 22 feet 1/5 inches of Lot 17 the dividing line being the center of a block wall, Lots 16, 19, 20 and vacated alley South of Lot 14 and East 1/2 of vacated alley adjacent to Lots 9, 10, 13, 14 of the Cummings Subdivision to the original plat, City of Charlotte, Michigan.

The property described and shown hereon is the same property as described in First American Title Company commitment number NCS-832472-INDY, dated 05-January-2017.

ACT 9 OF 1964 COMPLIANCE STATEMENT:

PROJECT COORDINATES ARE BASED ON GPS OBSERVATIONS DERIVED FROM NGS STATION AM7017 (LANSING CORS ARP, NAD83 2011 EPOCH) LOCATED 61386.81 INT. FEET BEARING GRID AZIMUTH 48°32'03" EAST OF THE 1/2" BAR AT THE NORTHEAST CORNER OF LOT 9 (POINT #1257).

ALL DISTANCES ARE DISPLAYED ON THE MICHIGAN STATE PLANE, SOUTH ZONE (2113) GRID. THE COMBINED SCALE FACTOR FOR THE PROJECT AREA IS: 0.9998499754

THE STANDARD DEVIATION FOR THE 1/2" BAR AT THE NORTHEAST CORNER OF LOT 9 (POINT #1257) IS AS FOLLOWS:

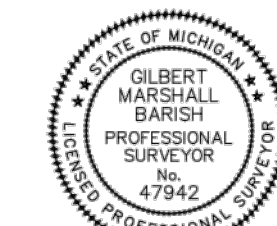
NORTHING: 0.02 FT
EASTING: 0.01 FT
ELEVATION: 0.04 FT

SURVEYOR'S CERTIFICATION

TO: TWG Development, LLC; First American Title Insurance Agency; and Michigan State Housing Development Authority (MSHDA).

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 6(b), 7(b), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 and 20 of Table A thereof, and item 21(a), as agreed to between the undersigned and MSHDA. The field work was completed on 27-January-2017.

Further, the undersigned certifies that there are no encroachments across the property except as may be shown; and that this map or plot of the property discloses all of the easements and rights-of-way as set forth in First American Title Insurance Company commitment number NCS-832472-INDY effective 05-January-2017.



Registration No. 47942
Within the State of Michigan

"ALTA/NSPS LAND TITLE SURVEY"

Type	SQFT (gross)	First Floor	Second Floor	Third Floor	Total	UNIT SQFT/BLDG	%
1BR	680	8	8	8	24	16320	48%
2BR - TYP	960	8	8	8	24	23040	48%
2BR - CORNER	1042	0	1	1	2	2084	4%
Total		16	16	16	50	41444	75%
Common Area		5534	4221	4221		13976	25%
Building Footprint		18654	18383	18383		55420	100%

UNDERGROUND UTILITY NOTE

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without Geodetic Designs Incorporated's prior written consent. Geodetic Designs Incorporated expressly disclaims any duty or obligation towards any party that is not identified in the Surveyor's Certification. Please be advised that Geodetic Designs Incorporated will not include the providers of any third party reports in the Surveyor's Certification.

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Drawn By: MJT
Checked By: MJT

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SEAL

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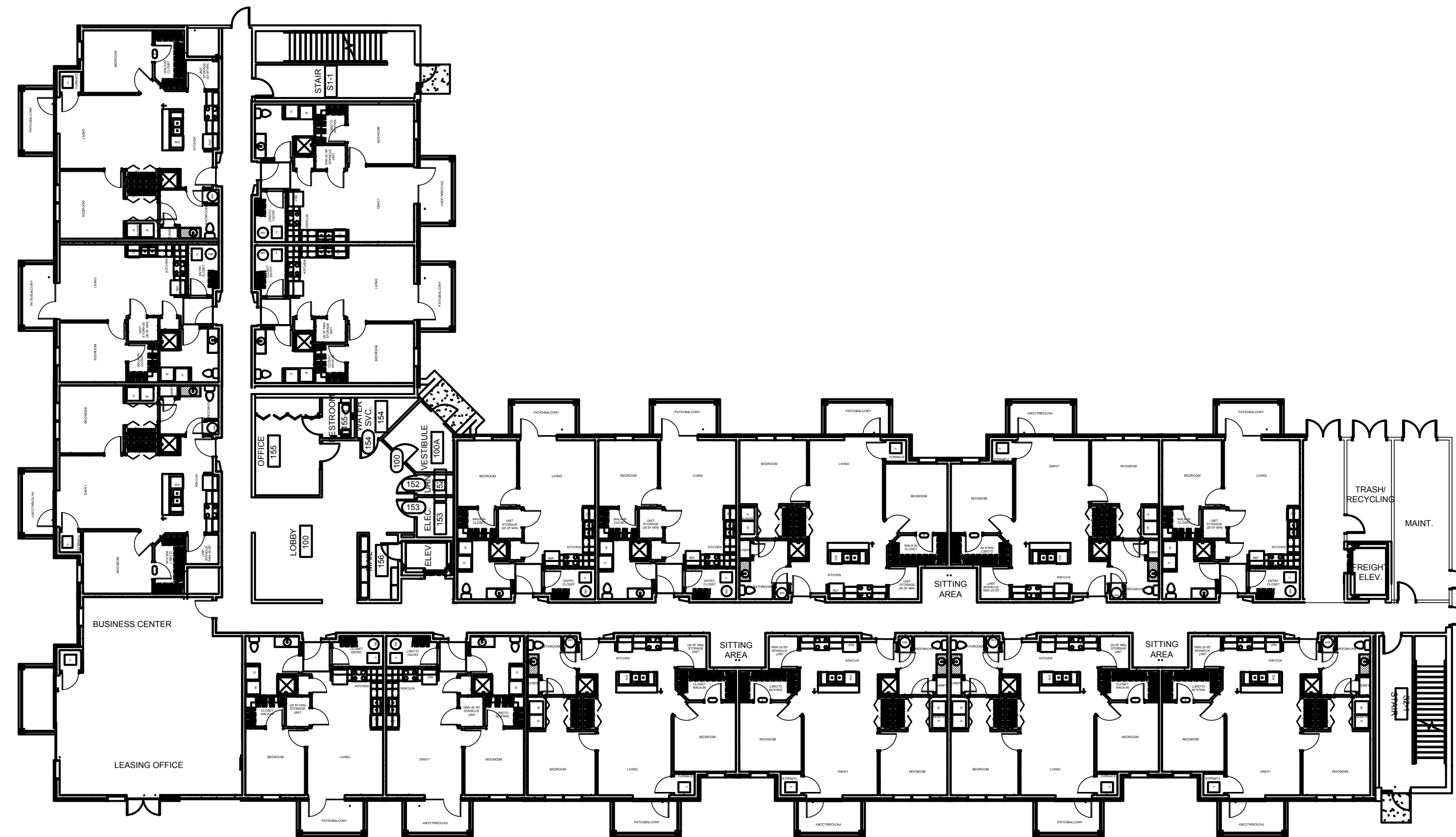
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SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A.101



Charlotte Senior Apts							
Type	SQFT (gross)	First Floor	Second Floor	Third Floor	Total	UNIT SQFT/BLDG	%
1BR	680	8	8	8	24	16320	48%
2BR - TYP	960	8	8	8	24	23040	48%
2BR - CORNER	1042	0	1	1	2	2084	4%
Total		16	16	16	50	41444	75%
Common Area		5534	4221	4221		13976	25%
Building Footprint		18654	18383	18383		55420	100%

01 FIRST FLOOR PLAN
A.101 SCALE: 1/16" = 1'-0"

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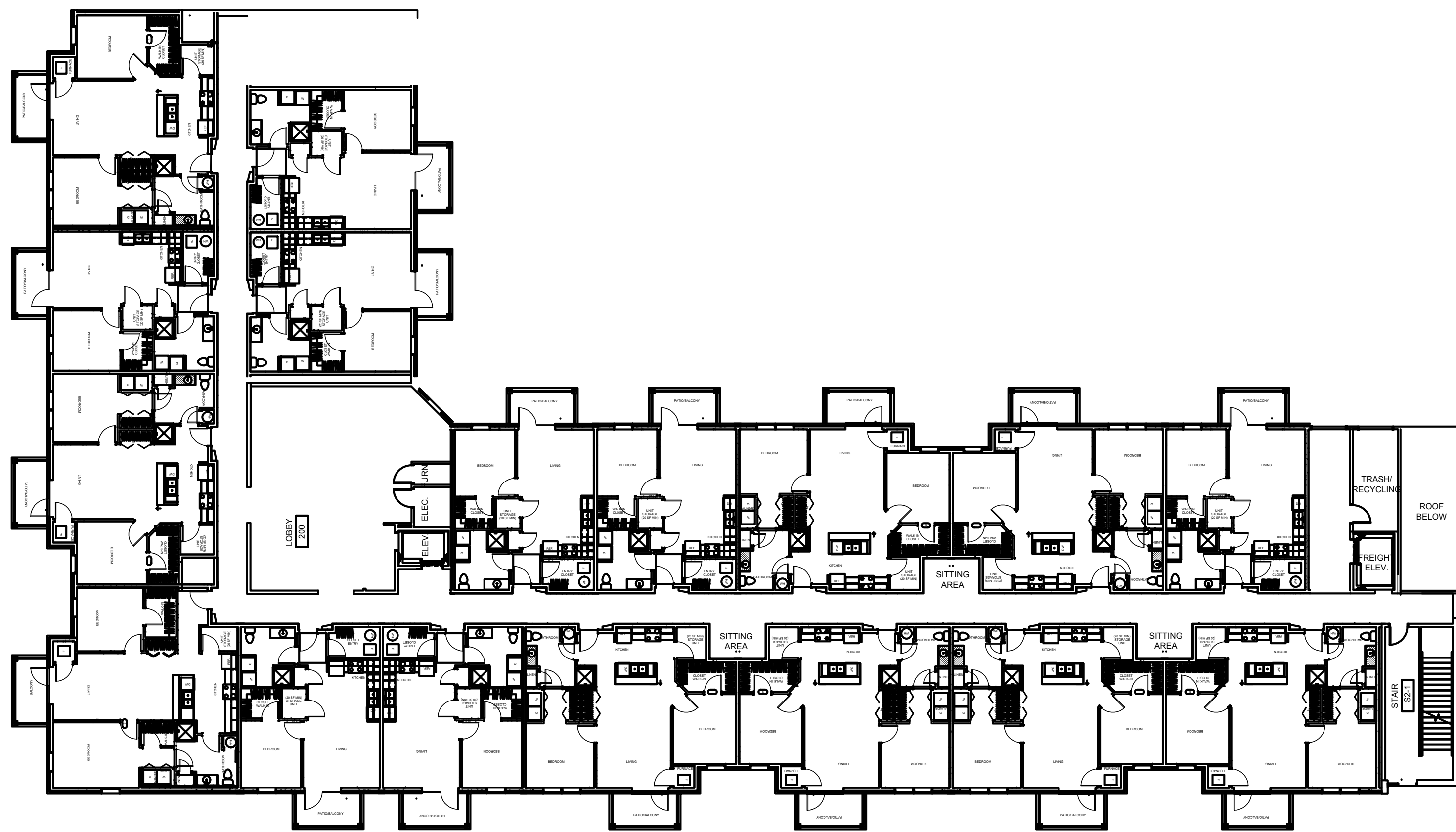
Date: JAN. 11, 2017
 Project No: 17.006
 Drawn By: MJT
 Checked By: MJT

SHEET TITLE

SECOND/THIRD FLOOR PLAN

SHEET NUMBER

A.102



Charlotte Senior Apts						
Type	SQFT (gross)	First Floor	Second Floor	Third Floor	Total	UNIT SQFT/BLDG %
1BR	680	8	8	8	24	16320 48%
2BR - TYP	960	8	8	8	24	23040 48%
2BR - CORNER	1042	0	1	1	2	2084 4%
Total		16	16	16	50	41444 75%
Common Area		5534	4221	4221		13976 25%
Building Footprint		18654	18383	18383		55420 100%

01 SECOND/THIRD FLOOR PLAN
 A.102 SCALE: 1/16" = 1'-0"

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1BR	680	8	8	8	24	16320	48%
2BR - TYP	960	8	8	8	24	23040	48%
2BR - CORNER	1042	0	1	1	2	2084	4%
Total		16	16	16	50	41444	75%
Common Area		5534	4221	4221		13976	25%
Building Footprint		18654	18383	18383		55420	100%

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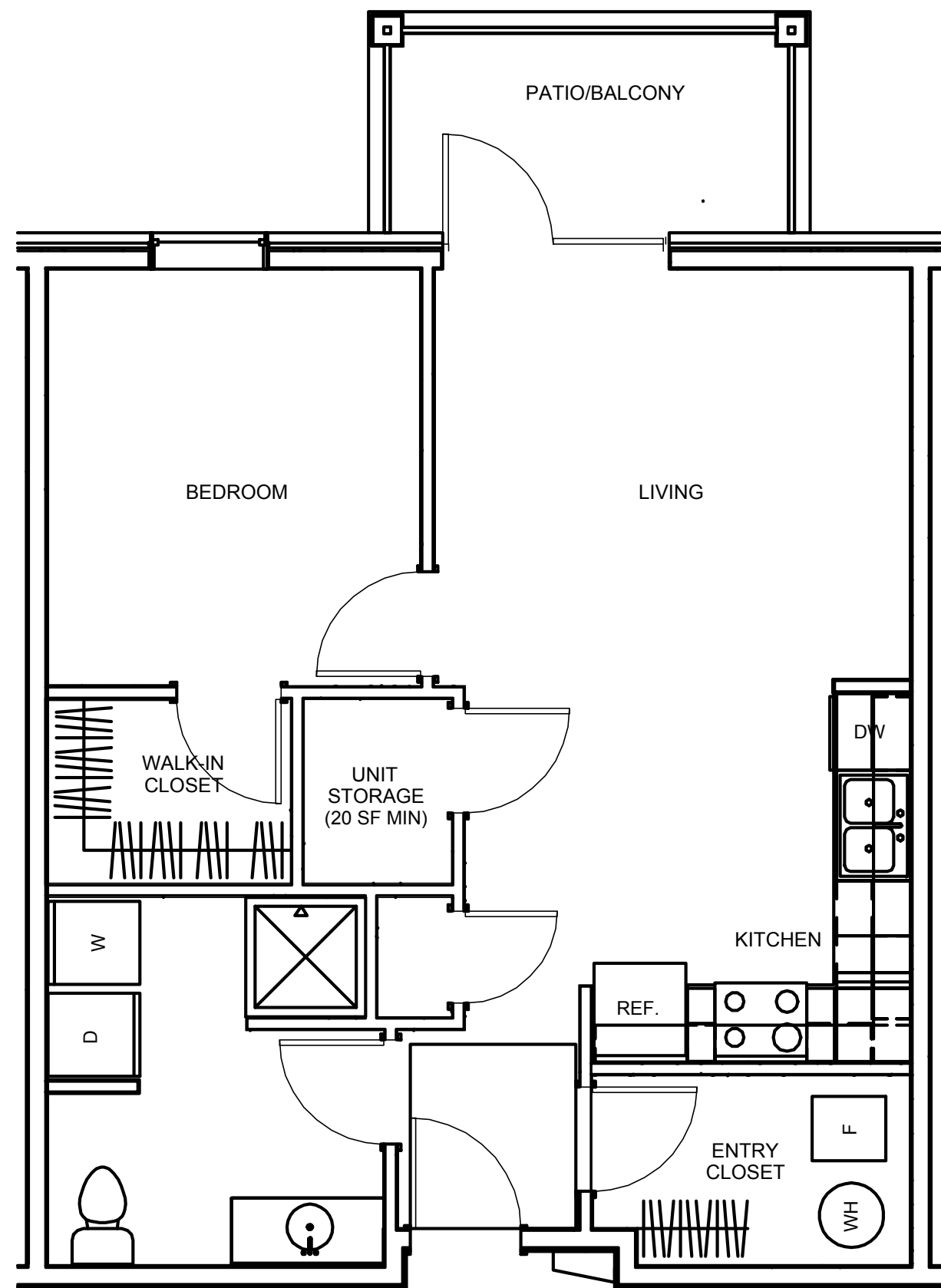
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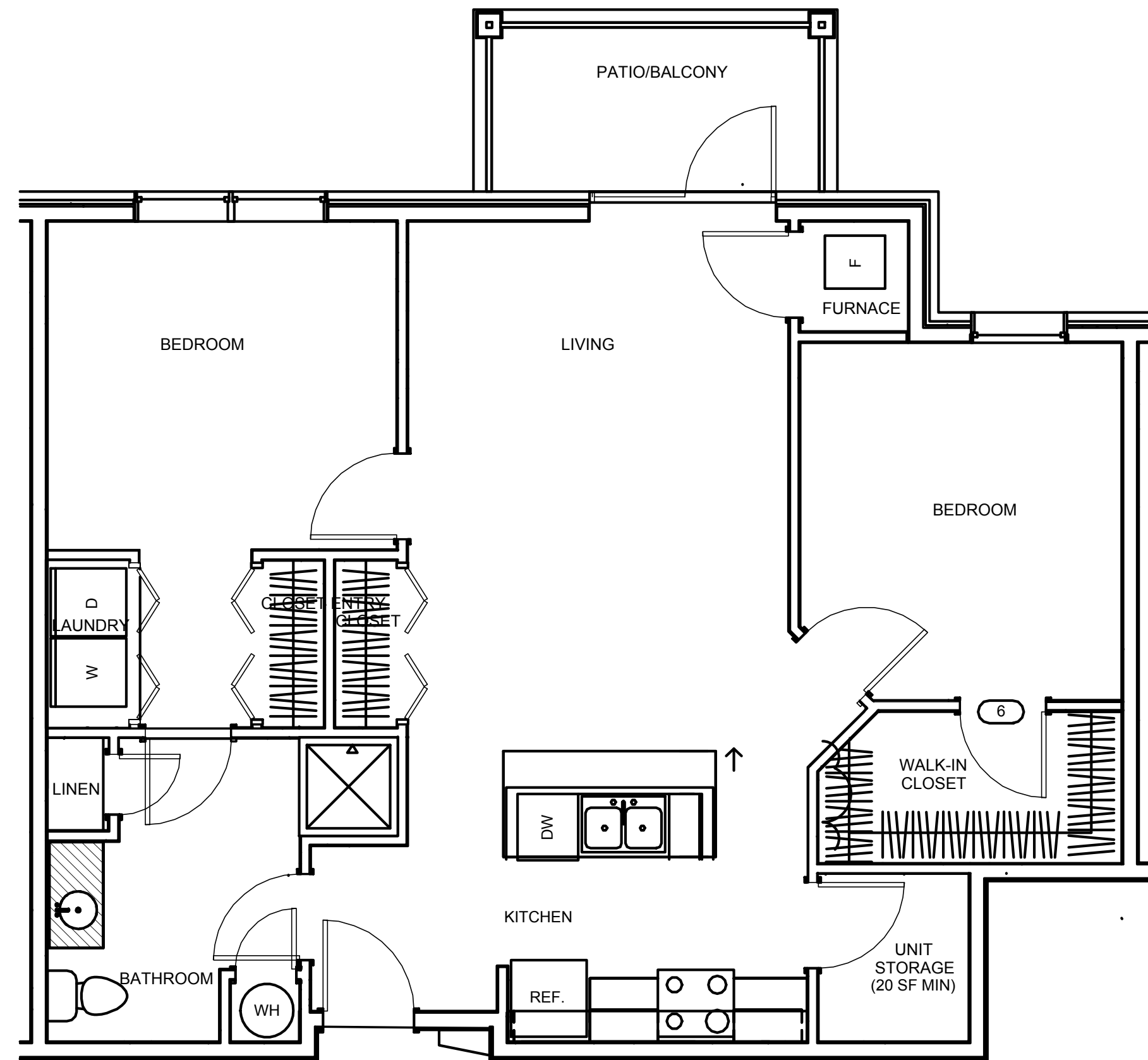
UNIT FLOOR PLANS

SHEET NUMBER

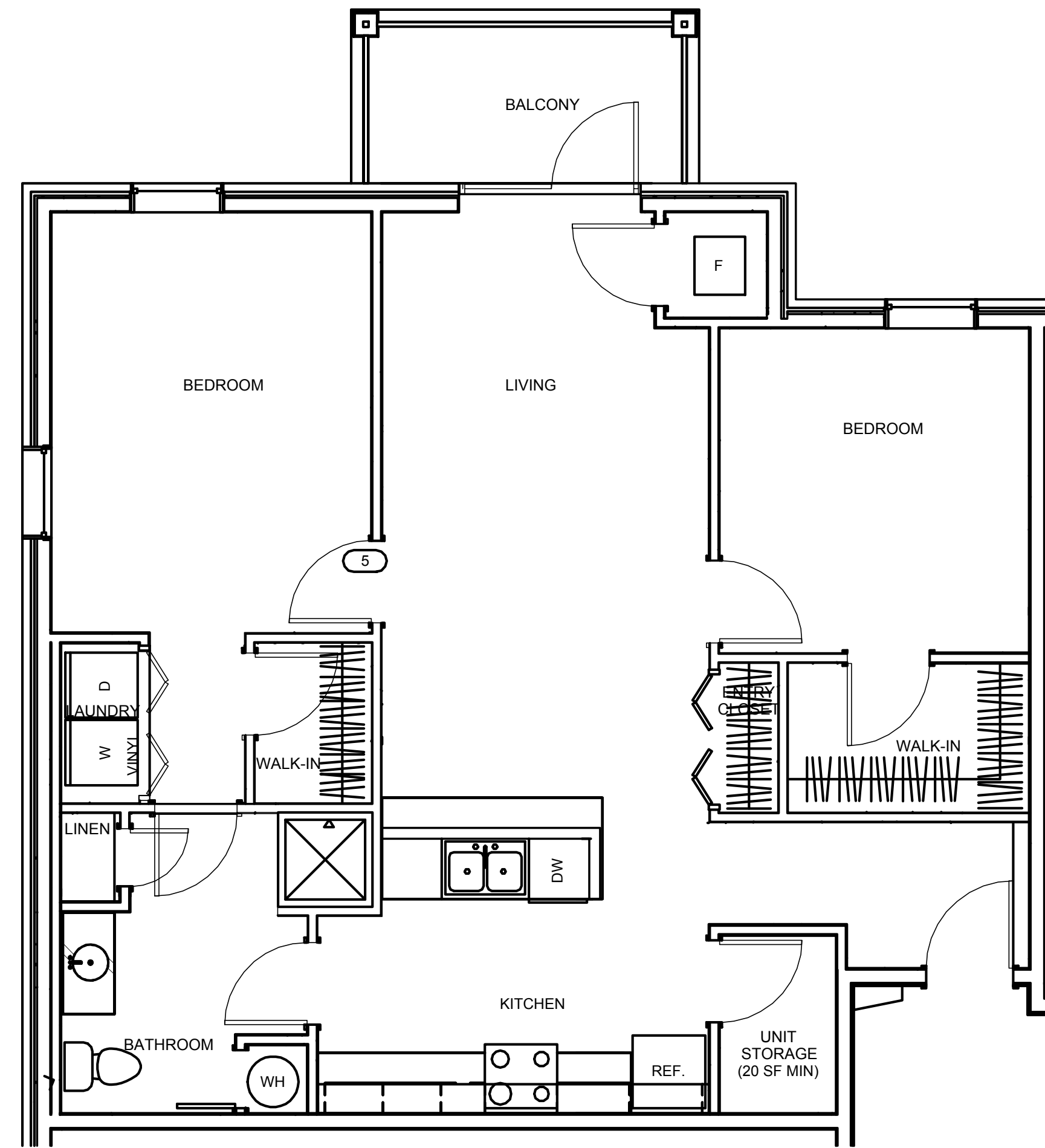
A.401



01 1BR UNIT PLAN
 SCALE: 1/4" = 1'-0"



02 2BR UNIT PLAN - TYP
 SCALE: 1/4" = 1'-0"



03 2BR UNIT PLAN - CORNER
 SCALE: 1/4" = 1'-0"