MACOMB COUNTY CONDOMINIUM
SUBDIVISION PLAN No.

EXHIBIT "B" TO THE MASTER DEED OF
FALCON ESTATES

PART OF THE SOUTHWEST 1/4 OF SECTION 11,
T.2N., R.12E., CITY OF STERLING HEIGHTS,
MACOMB COUNTY, MICHIGAN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 12 EAST,
STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11:
THENCE S87°23’20”W, 498.52 FEET ALONG THE SOUTH LINE OF SECTION 11 AND THE
SOUTH LINE OF TAKONA PARK SUBDIVISION, AS RECORDED IN LIBER 46 OF PLATS,
PAGE 24, MACOMB COUNTY RECORDS TO THE POINT OF BEGINNING;
THENCE S87°32’25”W, 437.60 FEET ALONG THE SOUTH LINE OF SECTION 11 AND
PARTIALLY ALONG THE NORTH LINE OF LONDON HEIGHTS SUBDIVISION NO. 2, AS
RECORDED IN LIBER 73 OF PLATS, PAGE 33, MACOMB COUNTY RECORDS;
THENCE N02°06’30”W, 738.12 FEET;
THENCE N88°10’36”E, 375.69 FEET TO THE WEST LINE OF CLINTON RIVER ROAD;
THENCE S06°49’33”E, 331.00 FEET ALONG THE WEST LINE OF CLINTON RIVER ROAD;
THENCE S88°31’22”W 116.10 FEET;
THENCE 34.82 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET,
A CENTRAL ANGLE OF 08°04’08” AND A CHORD BEARING S87°42’30”W, 34.79 FEET;
THENCE 44.31 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET,
A CENTRAL ANGLE OF 07°45’34” AND A CHORD BEARING N62°20’10”W, 42.87 FEET;
THENCE 249.03 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET,
A CENTRAL ANGLE OF 258°35’36” AND A CHORD BEARING S31°18’20”W, 84.62 FEET;
THENCE 29.71 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET,
A CENTRAL ANGLE OF 34°02’25” AND A CHORD BEARING N80°36’44”E, 29.27 FEET;
THENCE 70.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET,
A CENTRAL ANGLE OF 04°22’31” AND A CHORD BEARING S89°35’16”E 70.47 FEET;
THENCE N88°10’26”E, 116.10 FEET TO THE WEST LINE OF CLINTON RIVER ROAD;
THENCE S06°49’33”E, 331.00 FEET ALONG THE WEST LINE OF CLINTON RIVER ROAD TO
THE POINT OF BEGINNING,
CONTAINING 6.44 ACRES.

DEVELOPER
CENTER LINE, MICHIGAN 48015

SURVEYOR
MICHIGAN SURVEYING, INC.
37637 FIVE MILE ROAD, SUITE 364
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