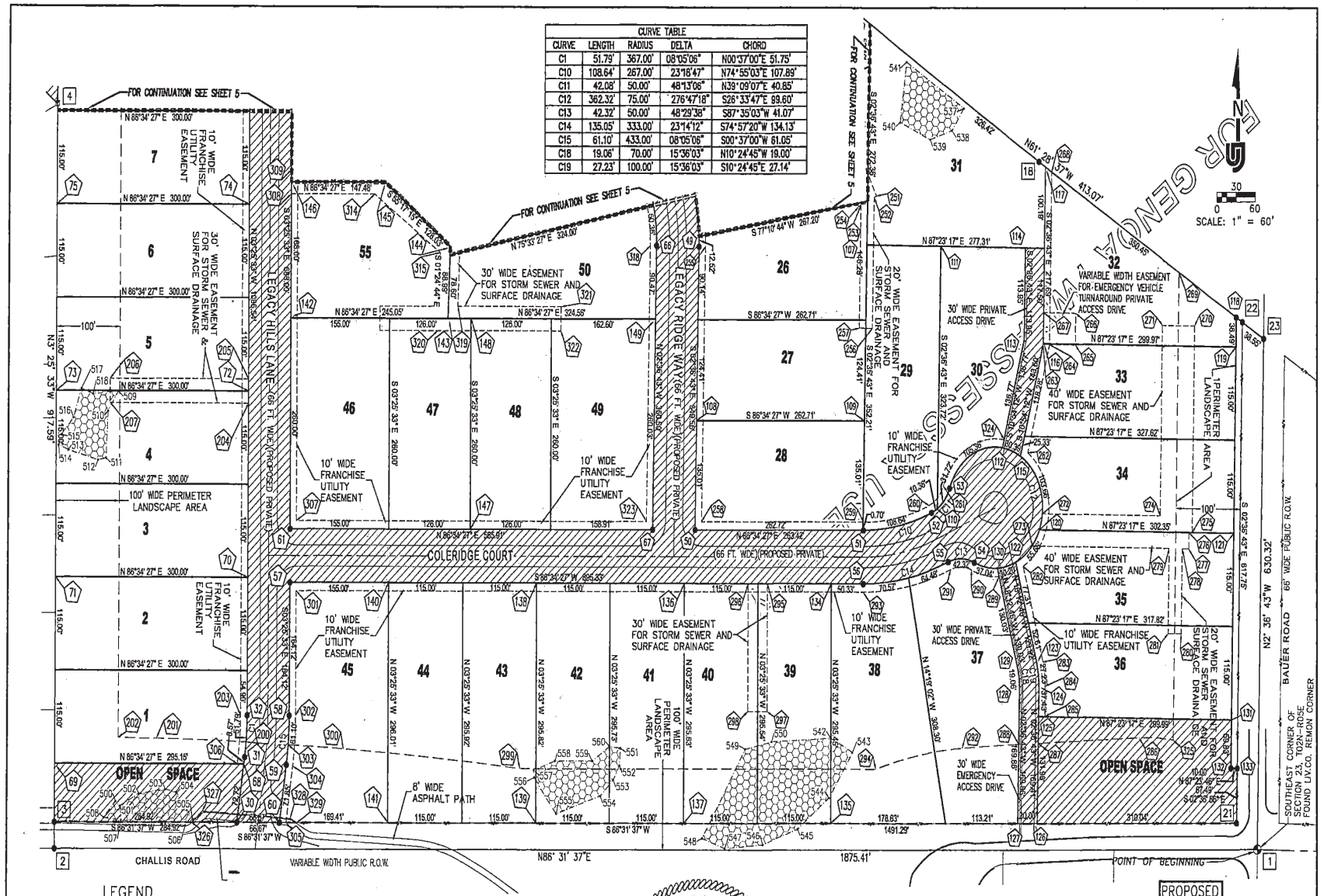
Livingston County Register of Deeds. 2026R-021983



LEGEND

- ● SET CONCRETE MONUMENT 4" DIA. 36" LONG CYLINDER WITH 1/2" IRON BAR
- ○ SET 1/2" IRON BAR
- ⊕ SECTION CORNER
- ⊙ FOUND MONUMENT
- [1] BOUNDARY COORDINATE POINT INDICATOR
- (1) COORDINATE POINT INDICATOR (SEE SHEETS 8 & 10 FOR COORDINATE TABLE)
- LOW AREA PROTECTION EASEMENT SEE SHEET 10 FOR COORDINATE TABLE
- LIMITS OF SHEET
- GENERAL COMMON ELEMENT

NOTE:
FOR UNIT AREA TABLE AND NOTES SEE SHEET 10

STATE OF MICHIGAN
ROBERT QUENTON MAYNES
PROFESSIONAL ENGINEER
No. 6201067480
LICENSED PROFESSIONAL ENGINEER

ROBERT Q. MAYNES
LICENSED PROFESSIONAL ENGINEER NO. 6201067480
UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
NOVI, MI 48374
(248) 773-7656

PROPOSED DATED 09-28-26

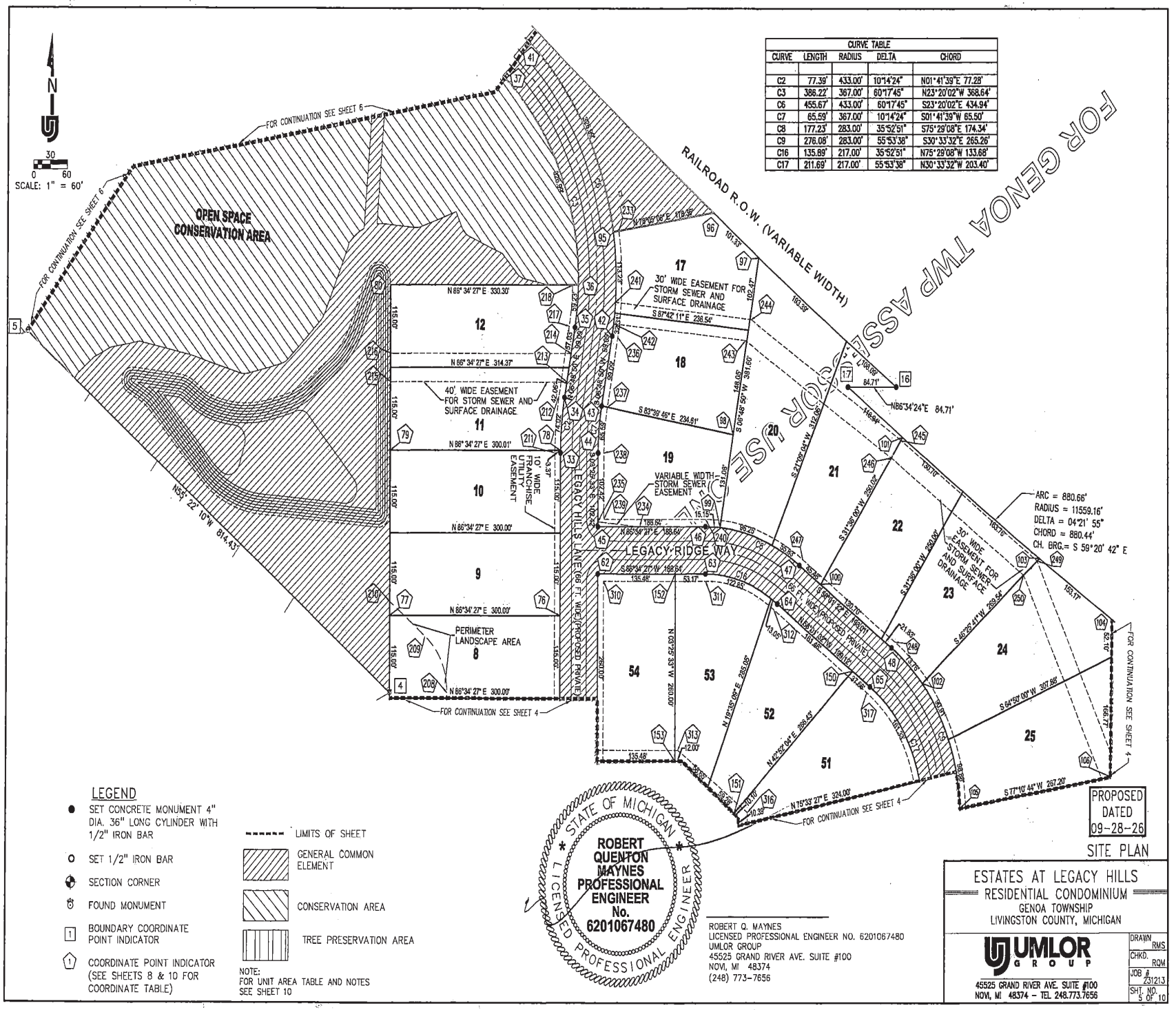
SITE PLAN

ESTATES AT LEGACY HILLS
RESIDENTIAL CONDOMINIUM
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
NOVI, MI 48374 – TEL 248.773.7656

DRAWN RMS
CHKD. RQM
JOB # 231213
SHT. NO. 4 OF 10

Livingston County Register of Deeds. 2026R-021983



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C2	77.39'	433.00'	10°14'24"	N01°41'39"E 77.28'
C3	386.22'	367.00'	60°17'45"	N23°20'02"W 368.64'
C6	455.67'	433.00'	60°17'45"	S23°20'02"E 434.94'
C7	65.59'	367.00'	10°14'24"	S01°41'39"W 65.50'
C8	177.23'	283.00'	35°52'51"	S75°29'08"E 174.34'
C9	276.08'	283.00'	55°53'38"	S30°33'32"E 265.26'
C16	135.89'	217.00'	35°52'51"	N75°29'08"W 133.68'
C17	211.69'	217.00'	55°53'38"	N30°33'32"W 203.40'

LEGEND

- SET CONCRETE MONUMENT 4" DIA. 36" LONG CYLINDER WITH 1/2" IRON BAR
- SET 1/2" IRON BAR
- SECTION CORNER
- FOUND MONUMENT
- [1] BOUNDARY COORDINATE POINT INDICATOR
- (1) COORDINATE POINT INDICATOR (SEE SHEETS 8 & 10 FOR COORDINATE TABLE)
- LIMITS OF SHEET
- GENERAL COMMON ELEMENT
- CONSERVATION AREA
- TREE PRESERVATION AREA

NOTE:
FOR UNIT AREA TABLE AND NOTES SEE SHEET 10

STATE OF MICHIGAN
ROBERT QUENTON MAYNES
PROFESSIONAL ENGINEER
No. 6201067480
LICENSED PROFESSIONAL ENGINEER

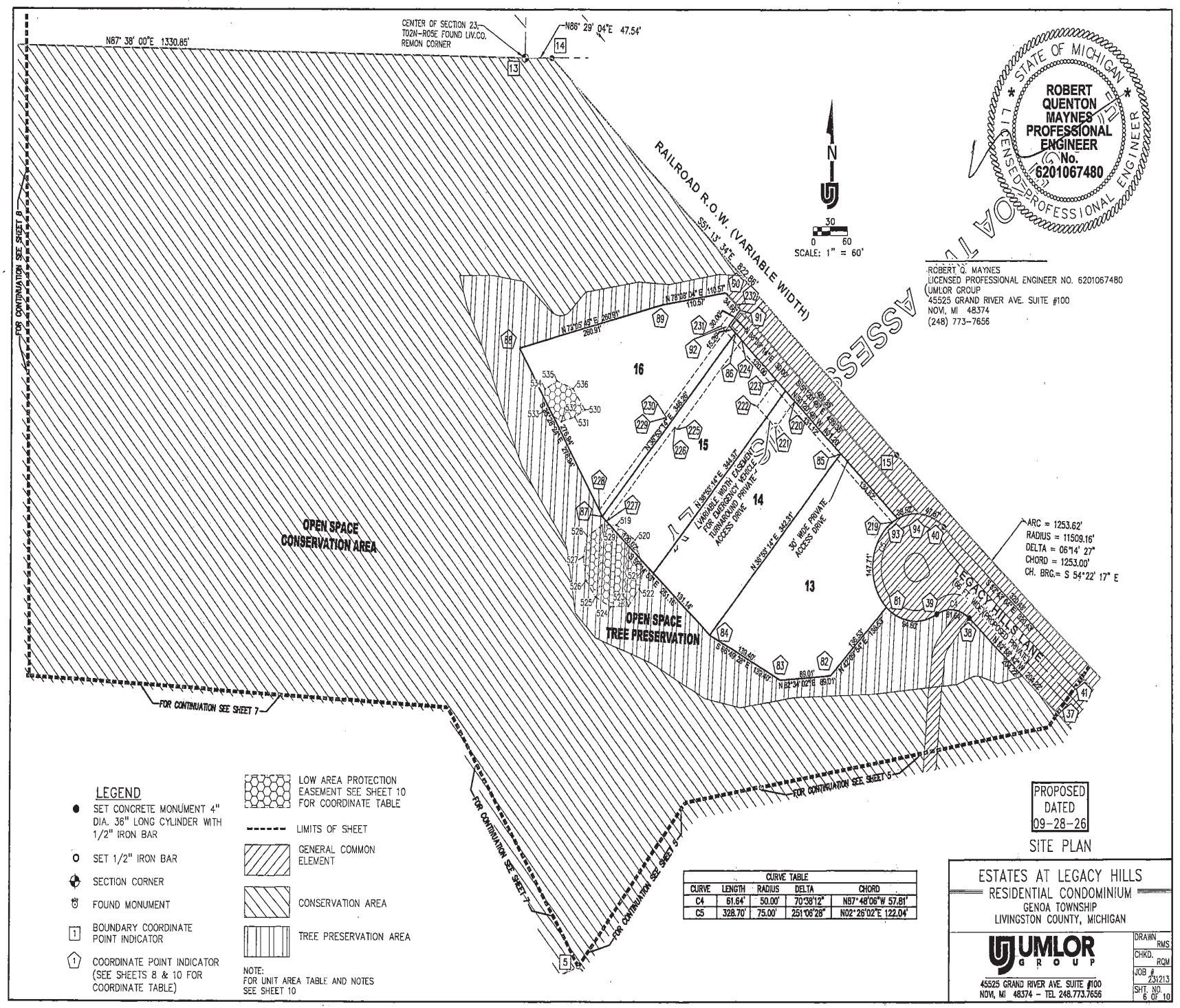
ROBERT Q. MAYNES
LICENSED PROFESSIONAL ENGINEER NO. 6201067480
UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
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ESTATES AT LEGACY HILLS
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GENOA TOWNSHIP
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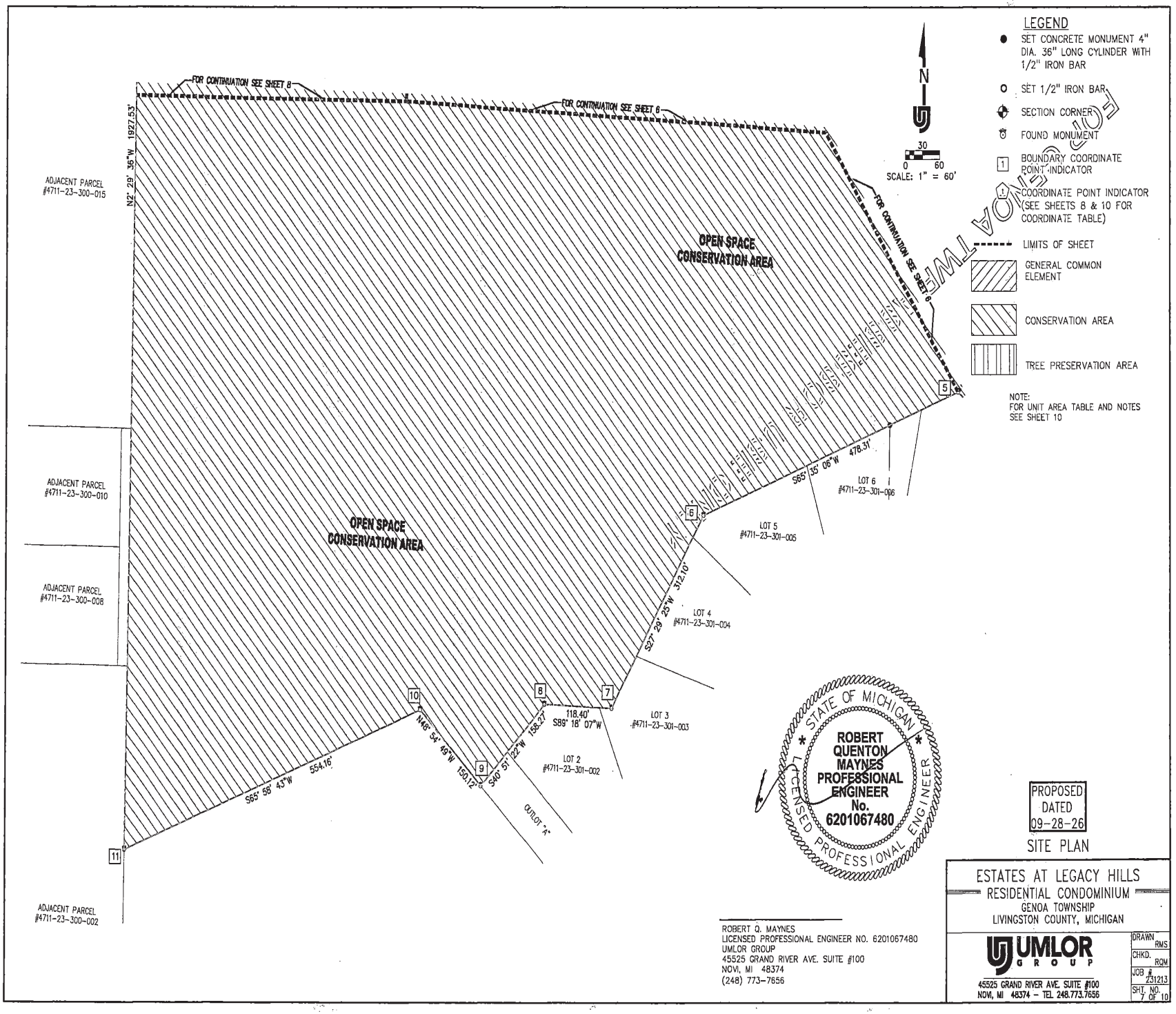
UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
NOVI, MI 48374 – TEL. 248.773.7656

DRAWN RMS
CHKD. RQM
JOB # Z31213
SHT. NO. 5 OF 10

Livingston County Register of Deeds. 2026R-021983



Livingston County Register of Deeds. 2026R-021983



ROBERT Q. MAYNES
LICENSED PROFESSIONAL ENGINEER NO. 6201067480
UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
NOVI, MI 48374
(248) 773-7656

Livingston County Register of Deeds. 2026R-021983

PROPERTY COORDINATES

POINT NUMBER	NORTHING	EASTING
30	380663.1257	13270923.0420
31	380744.1383	13270929.6444
32	380795.8805	13270930.2012
33	381880.4751	13270865.2713
34	381957.7247	13270867.5560
35	382056.1181	13270879.3131
36	382115.2357	13270881.5748
37	382394.6080	13270733.2987
38	382517.5627	13270570.2610
39	382519.7803	13270512.4917
40	382641.7369	13270517.6339
41	382447.6378	13270772.5905
42	382048.2874	13270944.8469
43	381949.8940	13270933.0898
44	381884.4191	13270931.1534
45	381782.1817	13270937.2739
46	381793.4547	13271125.5791
47	381749.7600	13271294.3585
48	381644.9060	13271462.3262
49	381416.4907	13271597.1897
50	381067.2917	13271613.1200
51	381083.0331	13271876.0658
52	381111.1076	13271980.2408
53	381142.7839	13272006.0311
54	381053.6971	13272050.5706
55	381051.9661	13272009.5400
56	381017.1511	13271880.0098
57	380963.6472	13270986.2759
58	380799.8245	13270996.0833
59	380738.7773	13270995.4263
60	380667.1644	13270989.5900
61	381029.5292	13270982.3319
62	381716.2997	13270941.2180
63	381727.5727	13271129.5231
64	381694.0682	13271258.9406
65	381588.6282	13271427.8470
66	381413.4829	13271531.2583
67	381063.3473	13271547.2313
68	380735.6010	13270928.9486
69	380717.9634	13270634.3287
70	380965.4800	13270920.0480
71	380947.5524	13270620.5842
72	381195.0689	13270906.3036
73	381177.1414	13270608.8397
74	381424.6579	13270892.5591
75	381406.7303	13270593.0952
76	381654.2469	13270878.8146
77	381636.3193	13270579.3508
78	381883.8366	13270865.0832
79	381865.9082	13270565.6063
80	382095.4972	13270551.8618
81	382524.4299	13270424.1640
82	382423.2336	13270332.5177
83	382411.7189	13270244.2535
84	382466.5781	13270116.1062
85	382733.0238	13270331.0019
86	382889.8742	13270134.8965
87	382620.3513	13269917.5189
88	382845.8875	13269756.8054
89	382921.7530	13270006.4421
90	382944.4870	13270114.6456
91	382922.8356	13270141.7156
92	382899.4076	13270122.9772
93	382648.8105	13270436.2914
94	382657.5719	13270473.3670
95	382192.9685	13270937.7326
96	382229.7916	13271112.2453
97	382172.7478	13271195.9905
98	381923.9980	13271166.2672
99	381793.8410	13271150.7146
100	381725.4268	13271332.7836
101	381938.3717	13271463.7885
102	381598.6553	13271519.5202
103	381784.4394	13271714.8049
104	381706.9115	13271846.9020
105	381428.9831	13271596.3425
106	381488.2756	13271856.8760
107	381434.8312	13271859.3142
108	381202.1651	13271606.9671
109	381217.8645	13271869.2121
110	381116.6918	13271988.9472
111	381440.0720	13271974.1947
112	381197.9690	13272085.6923
113	381332.2695	13272111.5622
114	381446.1018	13272106.3693
115	381189.0754	13272114.5306
116	381330.0856	13272141.6931

PROPERTY COORDINATES

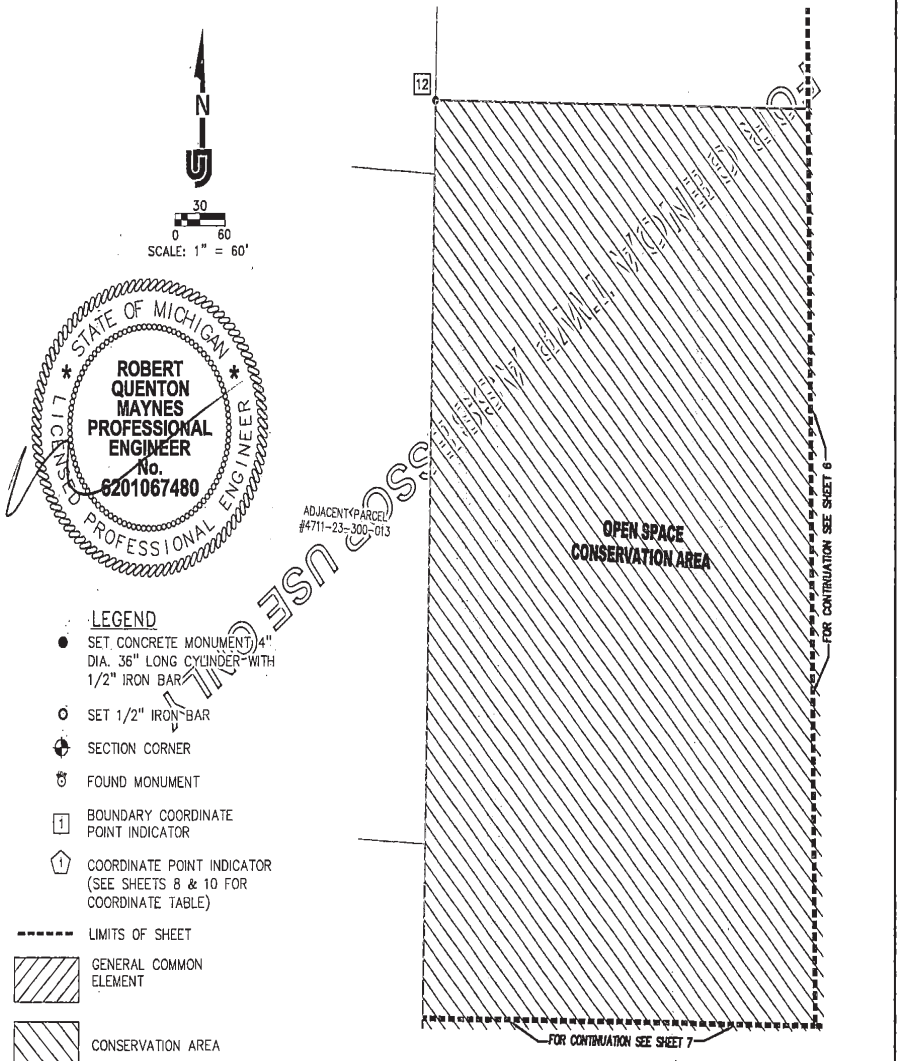
POINT NUMBER	NORTHING	EASTING
117	381547.5515	13272131.7724
118	381380.1899	13272439.7193
119	381343.7560	13272441.3548
120	381100.2169	13272149.8145
121	381113.9954	13272451.8462
122	381058.0675	13272115.4382
123	380934.6562	13272156.0444
124	380907.9586	13272160.9503
125	380870.5635	13272162.6563
126	380738.7217	13272168.6708
127	380736.9042	13272138.7226
128	380906.5914	13272130.9815
129	380925.2797	13272127.5474
130	381048.7955	13272086.9068
131	380884.2348	13272462.3377
132	380824.4692	13272465.0711
133	380824.9249	13272475.0607
134	381014.1432	13271829.7658
135	380719.2254	13271847.4212
136	381000.3987	13271600.1768
137	380705.2925	13271617.8435
138	380986.6543	13271370.5879
139	380691.3597	13271388.2659
140	380972.9098	13271140.9989
141	380677.4268	13271158.6882
142	381289.0646	13270966.7946
143	381303.7083	13271211.4042
144	381392.6686	13271209.2112
145	381465.5773	13271103.9667
146	381456.7644	13270956.7552
147	381046.3214	13271262.8297
148	381305.8568	13271247.2924
149	381323.1034	13271535.3813
150	381608.3527	13271395.7665
151	381398.4214	13271200.9070
152	381724.3955	13271076.4509
153	381464.8602	13271091.9882

EASEMENT COORDINATES

POINT NUMBER	NORTHING	EASTING
200	380762.7362	13270930.6858
201	380758.3063	13270792.2083
202	380755.7100	13270732.2480
203	380795.2829	13270920.2191
204	381180.0957	13270907.2000
205	381210.0421	13270905.4072
206	381197.1940	13270690.7914
207	381167.2476	13270692.5842
208	381534.8557	13270685.6040
209	381611.1633	13270642.6109
210	381655.6526	13270578.1934
211	381879.8775	13270855.2892
212	381958.9112	13270857.6266
213	381979.3122	13270870.1355
214	382019.6712	13270874.9581
215	381960.7960	13270559.9258
216	382000.7245	13270557.5354
217	382057.3046	13270869.3838
218	382114.6380	13270871.5912
219	382643.1869	13270427.3125
220	382801.2796	13270245.6637
221	382762.2638	13270214.1963
222	382789.9149	13270179.9122
223	382828.7911	13270211.2669
224	382880.5118	13270146.6021
225	382749.4671	13270040.9250
226	382752.6054	13270037.0326
227	382614.2267	13269925.4298
228	382628.8067	13269911.4947
229	382765.1609	13270021.4647
230	382768.2992	13270017.5723
231	382897.8444	13270108.9217
232	382929.0818	13270133.9062
233	382195.0332	13270947.5176
234	381786.5313	13271009.9292
235	381788.9944	13270936.8660
236	382047.1010	13270954.7763
237	381948.7075	13270943.0192
238	381885.0167	13270941.1355
239	381792.7615	13270946.6584
240	381803.4369	13271124.9815
241	382095.4806	13270947.8853
242	382065.5097	13270946.5565
243	382056.1600	13271179.6682

EASEMENT COORDINATES

POINT NUMBER	NORTHING	EASTING
244	382085.8500	13271187.9986
245	381934.1243	13271461.1503
246	381908.2240	13271446.0256
247	381758.1981	13271299.7249
248	381653.4329	13271467.5503
249	381780.9079	13271710.9992
250	381759.4401	13271688.6202
251	381495.6270	13271870.0350
252	381493.7330	13271866.6375
253	381482.8488	13271847.1132
254	381481.0176	13271843.8285
255	381416.9464	13271607.1793
256	381332.6139	13271873.9877
257	381331.7025	13271854.0084
258	381077.8800	13271622.6474
259	381093.0153	13271875.4682
260	381120.0382	13271975.7416
261	381145.3793	13271996.3738
262	381194.0068	13272125.6644
263	381328.9764	13272141.4794
264	381329.3576	13272151.7367
265	381331.2670	13272191.6912
266	381370.3560	13272189.9079
267	381368.0774	13272139.9599
268	381541.9727	13272142.0373
269	381430.3984	13272347.3352
270	381365.7691	13272375.3096
271	381363.4905	13272325.3616
272	381120.4014	13272153.4043
273	381079.7251	13272139.4907
274	381128.7346	13272336.0710
275	381111.0340	13272386.9305
276	381110.8061	13272381.9357
277	381090.8269	13272382.8472
278	381090.3712	13272372.8575
279	381089.4598	13272352.8783
280	380985.4803	13272377.6426
281	380984.5689	13272357.6634
282	381053.7993	13272127.3700
283	380937.7817	13272165.5434
284	380908.4143	13272170.9399
285	380871.0192	13272172.6459
286	380853.2457	13272320.3260
287	380837.2240	13272164.1772
288	380834.1570	13272134.2859
289	381039.1178	13272090.0910
290	381044.4143	13272046.8519
291	381043.0295	13272014.0274
292	380824.0849	13272045.7568
293	381007.1690	13271880.6074
294	380790.3477	13271913.3161
295	381008.1673	13271729.9434
296	381006.3745	13271699.9970
297	380851.0420	13271739.3510
298	380849.2490	13271709.4047
299	380756.6704	13271358.3993
300	380763.9922	13271083.7105
301	380954.2627	13270996.8556
302	380800.4221	13271006.0654
303	380763.7467	13270996.7369
304	380737.9650	13271005.3932
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311	381717.5906	13271130.1207
312	381685.6301	13271253.5742
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315	381384.1637	13271194.4163
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322	381299.2993	13271388.9374
323	381072.7403	13271536.7924
324	381207.8267	13272087.5911
325	380853.9909	13272373.6307
326	380658.8642	13270852.8235
327	380673.3651	13270868.6376
328	380673.4765	13271005.8945
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NOTE:
FOR UNIT AREA TABLE AND NOTES SEE SHEET 10

PROPOSED DATED 09-28-26

SITE PLAN

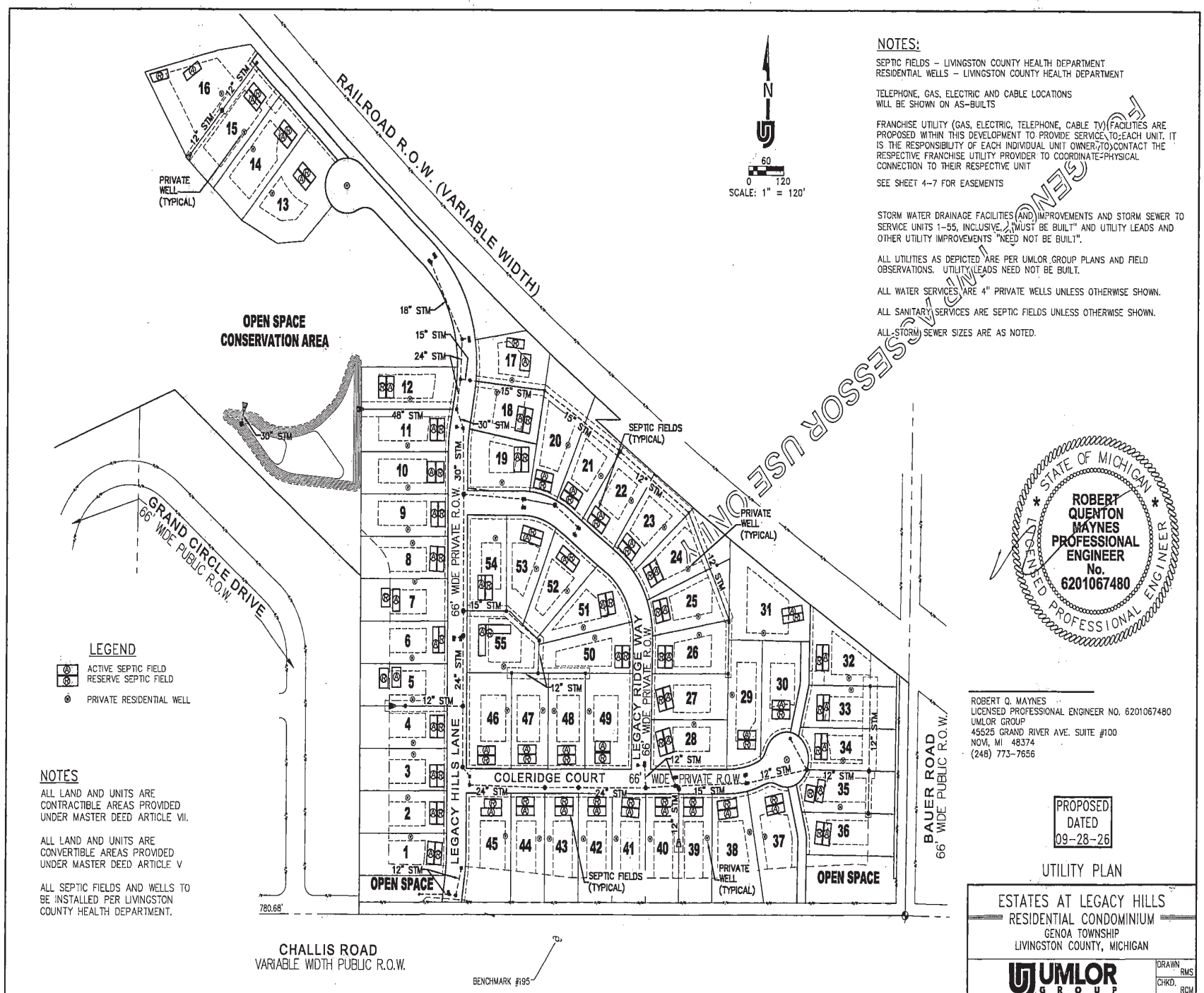
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ROBERT Q. MAYNES
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UMLOR GROUP
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NOVI, MI 48374 – TEL 248.773.7656

DRAWN RMS
CHKD. RQM
JOB # 231213
SHT. NO. 8 OF 10

Livingston County Register of Deeds. 2026R-021983



NOTES:

SEPTIC FIELDS – LIVINGSTON COUNTY HEALTH DEPARTMENT
RESIDENTIAL WELLS – LIVINGSTON COUNTY HEALTH DEPARTMENT

TELEPHONE, GAS, ELECTRIC AND CABLE LOCATIONS WILL BE SHOWN ON AS-BUILTS

FRANCHISE UTILITY (GAS, ELECTRIC, TELEPHONE, CABLE TV) FACILITIES ARE PROPOSED WITHIN THIS DEVELOPMENT TO PROVIDE SERVICE TO EACH UNIT. IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL UNIT OWNER TO CONTACT THE RESPECTIVE FRANCHISE UTILITY PROVIDER TO COORDINATE PHYSICAL CONNECTION TO THEIR RESPECTIVE UNIT

SEE SHEET 4-7 FOR EASEMENTS

STORM WATER DRAINAGE FACILITIES AND IMPROVEMENTS AND STORM SEWER TO SERVICE UNITS 1-55, INCLUSIVE, "MUST BE BUILT" AND UTILITY LEADS AND OTHER UTILITY IMPROVEMENTS "NEED NOT BE BUILT".

ALL UTILITIES AS DEPICTED ARE PER UMLOR GROUP PLANS AND FIELD OBSERVATIONS. UTILITY LEADS NEED NOT BE BUILT.

ALL WATER SERVICES ARE 4" PRIVATE WELLS UNLESS OTHERWISE SHOWN.

ALL SANITARY SERVICES ARE SEPTIC FIELDS UNLESS OTHERWISE SHOWN.

ALL STORM SEWER SIZES ARE AS NOTED.

LEGEND

ACTIVE SEPTIC FIELD
RESERVE SEPTIC FIELD
PRIVATE RESIDENTIAL WELL

NOTES

ALL LAND AND UNITS ARE CONTRACTIBLE AREAS PROVIDED UNDER MASTER DEED ARTICLE VII.

ALL LAND AND UNITS ARE CONVERTIBLE AREAS PROVIDED UNDER MASTER DEED ARTICLE V

ALL SEPTIC FIELDS AND WELLS TO BE INSTALLED PER LIVINGSTON COUNTY HEALTH DEPARTMENT.

FOR CITY/ASSESSOR USE ONLY

STATE OF MICHIGAN
ROBERT QUENTON MAYNES
PROFESSIONAL ENGINEER
No. 6201067480
LICENSED PROFESSIONAL ENGINEER

ROBERT Q. MAYNES
LICENSED PROFESSIONAL ENGINEER NO. 6201067480
UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
NOVI, MI 48374
(248) 773-7656

PROPOSED DATED 09-28-26

UTILITY PLAN

ESTATES AT LEGACY HILLS
RESIDENTIAL CONDOMINIUM
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

UMLOR GROUP
45525 GRAND RIVER AVE. SUITE #100
NOVI, MI 48374 – TEL. 248.773.7656

DRAWN RMS
CHKD. RQM
JOB # 231213
SHT. NO. 9 OF 10

Livingston County Register of Deeds. 2026R-021983

NOTES:

1. ROADS, STORM WATER DRAINAGE FACILITIES AND IMPROVEMENTS AND UTILITY MAINS TO SERVICE UNITS 1–55, INCLUSIVE, "MUST BE BUILT" AND UTILITY LEADS AND OTHER UTILITY IMPROVEMENTS "NEED NOT BE BUILT".
2. ALL OTHER IMPROVEMENTS NEED NOT BE BUILT.
3. THE UNITS ARE BUILDING SITES ONLY.
4. ALL LAND AND UNITS IN THE CONDOMINIUM ARE CONVERTIBLE PURSUANT TO ARTICLE 8, CONTRACTIBLE PURSUANT TO ARTICLE 9, AND EXPANDABLE PURSUANT TO ARTICLE 10 OF THE MASTER DEED.
5. SEE SHEET 9 FOR UTILITY PLAN.
6. 6 INDICATES A UNIT NUMBER.
7. [1] DENOTES COORDINATE POINT NUMBER OR BOUNDARY CORNER.
8. (1) DENOTES COORDINATE POINT NUMBER OR POINT OF CURVATURE AND/OR UNIT BOUNDARY CORNER.
9. SETBACKS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   ALL SETBACKS ARE SUBJECT TO ANY PROPOSED UTILITY EASEMENTS.

   UNITS 1–55, INCLUSIVE:
   FRONT YARD: 75 FEET
   REAR YARD: 60 FEET
   SIDE YARD: 20 FEET\50 FEET COMBINED
10. THE ROADS ARE PRIVATE ROADS WHICH ARE GENERAL COMMON ELEMENT TO BE MAINTAINED BY THE ASSOCIATION AS SET FORTH IN ARTICLE 4 OF THE MASTER DEED.
11. OPEN SPACE AREAS AND STORMWATER DRAINAGE FACILITIES ARE GENERAL COMMON ELEMENTS TO BE MAINTAINED BY THE ASSOCIATION, EXCEPT TO THE EXTENT OF DEDICATION.
12. ALL OPEN SPACES ARE SUBJECT TO EASEMENT FOR FRANCHISE UTILITIES AND STORM SEWER AND SURFACE DRAINAGE
13. ALL STORM SEWER EASEMENTS, AS INDICATED WITH A " " ARE DEDICATED TO THE LIVINGSTON COUNTY DRAIN COMMISSIONER. ALL REMAINING STORM SEWER EASEMENTS ARE DEDICATED TO GENOA TOWNSHIP.
14. THE CONDOMINIUM IS SUBJECT TO THE TERMS AND CONDITIONS OF A PLANNED UNIT DEVELOPMENT AGREEMENT AS DEFINED IN SECTION 3.23 OF THE MASTER DEED.
15. THE OPEN SPACE AREAS ARE SUBJECT TO THE OPEN SPACE CONSERVATION EASEMENT AS DEFINED IN SECTION 3.15 OF THE MASTER DEED.
16. AS REQUIRED BY THE CHARTER TOWNSHIP AND DEPICTED HEREIN, THERE IS A 100 FOOT (100') PERIMETER LANDSCAPE AREA GENERALLY LOCATED ALONG THE REAR OF UNITS 1–9 AND 32–45, AND GENERALLY LOCATED ALONG THE BOUNDARY OF CONDOMINIUM TO ACT AS A BUFFER BETWEEN THE CONDOMINIUM AND NEIGHBORING RESIDENTIAL COMMUNITIES AND PUBLIC ROADS, WHICH MUST BE MAINTAINED AS SET FORTH IN SEC. 4.8 OF THE MASTER DEED.
17. THE INSTALLED LANDSCAPED BUFFER AREA ALONG THE REAR BOUNDARY LINE OF UNITS 29 AND 30 TO PROVIDE FOR PRIVACY AND SCREENING BETWEEN UNITS 29, 30 AND 31 SHALL BE PRESERVED CONSISTENT WITH THE TERMS OF SECTION 4.8 OF THE MASTER DEED.

POINT TABLE			POINT TABLE			POINT TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
500	380677.2297	13270733.2224	521	382550.0937	13269994.6960	542	380823.8432	13271840.7895
501	380671.8164	13270740.0639	522	382523.1131	13269989.0801	543	380808.5832	13271876.2445
502	380688.9435	13270768.5382	523	382498.3553	13269971.2527	544	380750.2867	13271842.9195
503	380696.5340	13270809.0322	524	382495.7935	13269940.2485	545	380709.1093	13271796.3782
504	380694.1568	13270826.5756	525	382507.7907	13269912.4868	546	380686.1707	13271742.6800
505	380662.6889	13270854.4207	526	382529.0993	13269894.5701	547	380678.0261	13271683.8701
506	380653.9508	13270843.8519	527	382561.8690	13269887.6271	548	380688.4338	13271648.1221
507	380654.6031	13270743.0128	528	382591.3592	13269892.8120	549	380802.0891	13271708.3605
508	380655.8736	13270715.5842	529	382608.4576	13269917.6794	550	380813.6441	13271748.8456
509	381182.2025	13270704.4500	530	382766.9301	13269877.4114	551	380791.6216	13271514.7369
510	381156.5806	13270689.9852	531	382755.7715	13269860.8244	552	380770.2911	13271514.7862
511	381098.4904	13270690.5751	532	382748.0209	13269836.7576	553	380752.1771	13271506.0213
512	381095.2847	13270678.0812	533	382761.4620	13269805.4720	554	380731.0899	13271486.6775
513	381104.8423	13270630.8680	534	382791.7000	13269805.4390	555	380705.0383	13271419.6383
514	381110.2578	13270615.0467	535	382803.6624	13269825.2719	556	380747.0649	13271382.2788
515	381123.5975	13270618.8081	536	382794.8616	13269855.1504	557	380755.8011	13271380.5090
516	381145.0627	13270636.5307	537	381611.4601	13271998.9247	558	380769.8384	13271413.6214
517	381182.0513	13270646.6616	538	381583.0333	13271982.1054	559	380773.3064	13271471.5515
518	381176.6970	13270664.8250	539	381570.0108	13271949.3871	560	380792.8857	13271497.3938
519	382610.2510	13269943.7994	540	381588.5296	13271901.4403			
520	382591.2962	13269977.2823	541	381663.5203	13271906.5176			

VIEW ONLY

UNIT AREAS

UNIT AREA TABLE	
UNIT #	AREA (SQ.FT)
1	34,401
2	34,500
3	34,500
4	34,500
5	34,500
6	34,500
7	34,500
8	34,500
9	34,500
10	34,500
11	35,117
12	37,252
13	55,031
14	45,016
15	41,438
16	58,499

UNIT AREAS

UNIT AREA TABLE	
UNIT #	AREA (SQ.FT)
17	32,741
18	32,802
19	33,552
20	47,376
21	34,845
22	32,676
23	32,888
24	41,997
25	36,558
26	32,704
27	32,682
28	35,466
29	39,442
30	32,707
31	51,408
32	38,123

UNIT AREAS

UNIT AREA TABLE	
UNIT #	AREA (SQ.FT)
33	36,087
34	35,750
35	37,245
36	35,077
37	43,577
38	44,552
39	33,982
40	33,993
41	34,003
42	34,014
43	34,025
44	34,036
45	46,644
46	40,300
47	32,760
48	32,760

UNIT AREAS

UNIT AREA TABLE	
UNIT #	AREA (SQ.FT)
49	41,797
50	35,507
51	33,004
52	32,692
53	33,069
54	35,224
55	37,573

STATE OF MICHIGAN
ROBERT QUENTON MAYNES
PROFESSIONAL ENGINEER
No. 6201067480
LICENSED PROFESSIONAL ENGINEER

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PROPOSED DATED 09-28-26

UNIT AREA PLAN AND NOTES

ESTATES AT LEGACY HILLS
RESIDENTIAL CONDOMINIUM
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

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DRAWN RMS
CHKD. RQM
JOB # 231213
SHT. NO. 10 OF 10