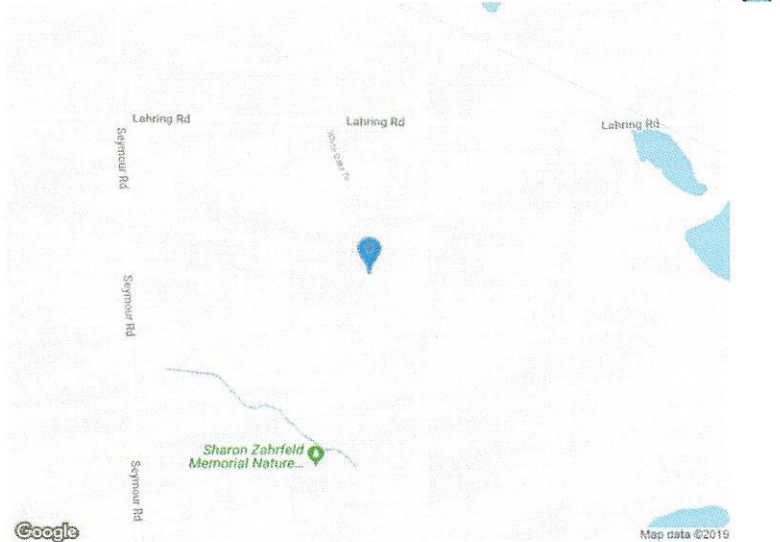




MLS# 219018961
Land

13101 White Oaks Drive, Argentine Twp 48436
Active

List Price: \$47,400

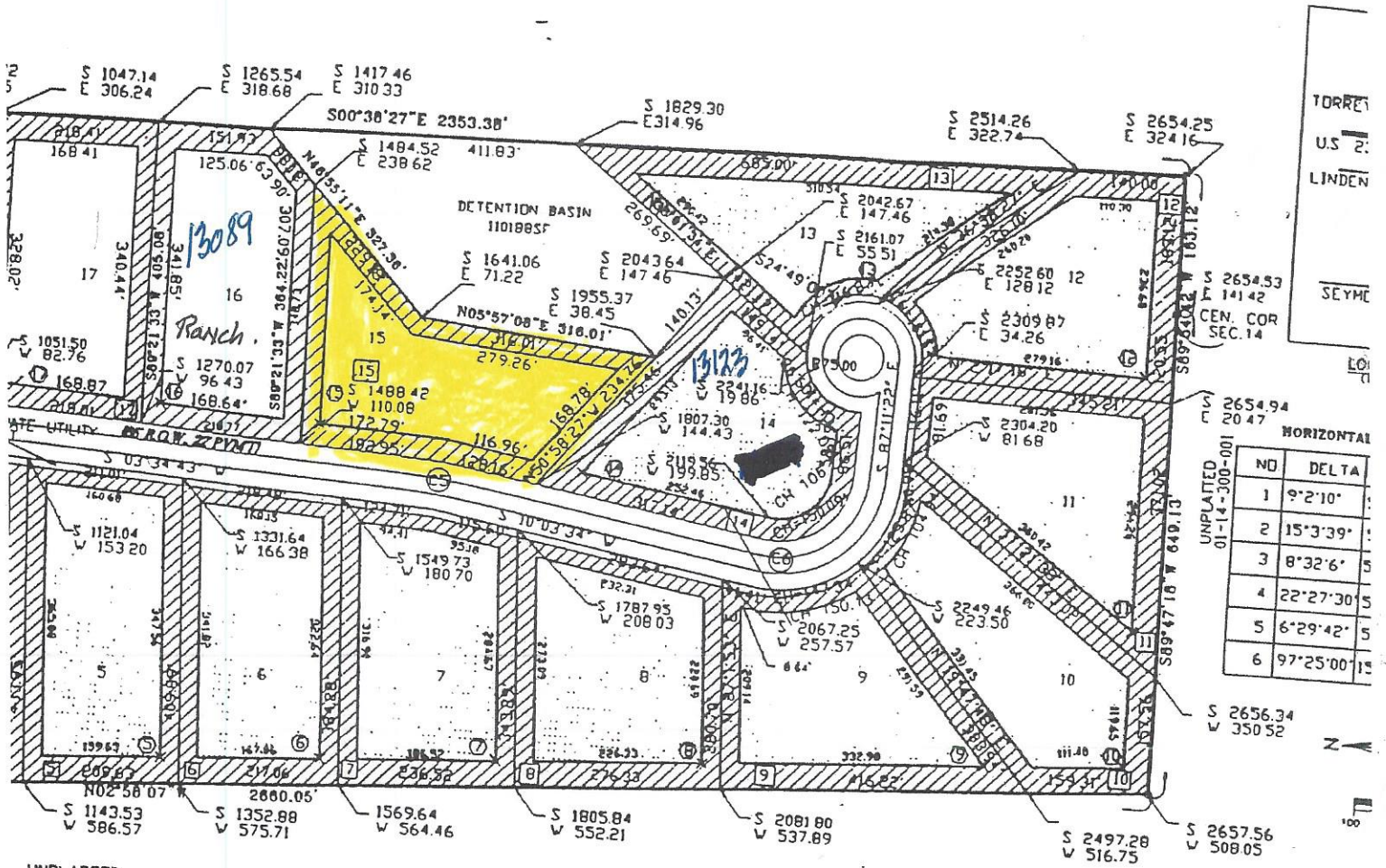


Property Information				Location Information			
Acreage:	2	List \$/Acre:	\$23,700.00	County:	Genesee		
Lot Dimen:	413x168x307			Township:	Argentine Twp		
Road Frt Feet:	413	Water Frt Ft:		Mailing City:	Gaines		
Mineral Rights:		Irrigation:		MLS Area:	08101 - Argentine Twp		
Survey:	Yes	Perk:	No	School Dist:	Linden		
Units/Acre:		SqFt Min Lot:		Location:	S of Lahring Road / E of Seymour Road		
Zoning:	Residential						
Directions:	Take Lahring Road E. of Seymour to S. on White Lake Drive (West of Linden Road)						
Listing Information							
Listing Type:	ERTS	Level of Svc:	FS	Trans Type:	Sale	List Date:	03/07/2019
Short Sale:	No	DaysOnMkt:	Y/481/481	Possession:	0	Orig Price:	\$47,400
LC DWP:	\$10,000	LC Int Rate:	5%	LC Mthly Pay:	\$300	LC Term:	36
Terms Offered:	Cash, Conventional, Land Contract			MLS Source:	REALCOMP		
Protect Period:	180	Pend Date:		Originating MLS#	219018961		
Agent/Office/Contact Information							
Comp (Sub Agt / Buyer Agt / Trans Coord):	Yes - 3% / Yes - 3% / No			Comp Arrang:			
Contact:	EVELYN ENGLAND			Contact Phone:	810-632-7427		
Listing Office:	England Real Estate Company			List Office Phone:	(810) 632-7427		
Listing Agent:	EVELYN M ENGLAND 			List Agent Phone:	(810) 632-7427		
Other Information							
Site Desc:	Irregular			Sewer:	Septic-Needed		
Water Source:	Well-Needed			Road Frontage:	Paved, Private		
Improvemnts:							
Legal / Tax / Fees							
Property ID:	0114601023			Taxes (S/W):	\$420 / \$473	SEV:	16500
Ownership:	Private - Owned			Oth/Sp Asst:		Restrictions:	Yes
Legal Desc:	UNIT 15 LINDEN OAKS CONDO (00) FR 01-14-601-015 & 016						
Subdivision:	LINDEN OAKS CONDO						
Assc Fee Amt:	250	Association Contact/Website:					
Assc Fee Freq:	Annually	Association Phone/Email:					
Remarks							
Remarks:	Very peaceful 2 acre country setting on private paved White Oaks Drive. Great site for your new home in an area of very nice homes. Each home on White Oaks Drive is on 2 acres. Pole barns allowed. Restrictions: 1500 sq.ft. on a ranch, 1750 sq.ft. on 1.5 story, 2000 sq. ft. on a 2 story. 1.5 story & 2 story homes must have 1000 sq. ft. on the 1st floor. No manufactured or modular homes. Beautiful rolling property. Check this one out! Seller is licensed Realtor.						
Property History							
Property ID	MLS#	Chg Type	Chg Date	Chg Info	List Agent	List Office	
0114601023	219018961	NEW	03/07/2019 09:10:54 AM	\$47,400	Evelyn M England	England Real Estate Company	
0114601023	219018961	NEW	03/07/2019 09:10:54 AM		Evelyn M England	England Real Estate Company	
0114601023	218018127	EXPD	03/07/2019 12:11:08 AM	ACTV->EXPD	Evelyn M England	England Real Estate Company	
0114601023	218018127	DOWN	08/28/2018 05:04:04 PM	\$47,500->\$47,400	Evelyn M England	England Real Estate Company	

Property is just south of next to
the ranch at 13089 white oaks DR.

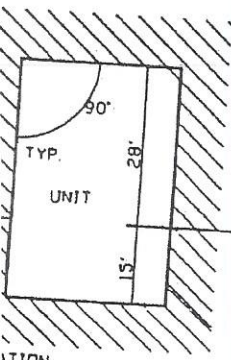
Please Now
UNIT 15

FRONT 321.11
South Side 175.46 on angle
Back 229.18 + 316.01
North 364.4



UNPLATTED
#8345-PARCEL#J

TYPICAL UNIT SECTION



UNIT TABLE

UNIT NO.	UNIT AREA (SQ. FT.)	LIMITED COMMON ELEMENT AREA (SQ. FT.)	COORDINATES
1	45193		
2	46770	41,178	S 434.64 V 588.30
3	57125	40697	S 698.30 V 574.63
4	57816	31386	S 916.99 V 563.28
5	54285	31647	S 1116.75 V 552.92
6	55501	34162	S 1326.10 V 542.05
7	56610	30688	S 1542.86 V 530.81
8	55879	30371	S 1779.06 V 518.55
9	53032	30333	S 2055.02 V 504.24
10	54483	33477	S 2437.51 V 484.75
11	54261	32737	S 2621.79 V 474.92
12	55133	32680	S 2621.12 V 292.18
13	46996	31750	S 2619.67 V 52.15
14	53313	40409	S 2251.91 E 158.77
15	54007	33911	S 1868.25 V 124.78
16	57518	34259	S 1513.10 V 81.57
17	56290	30406	S 1294.75 V 47.61
18	45398	30518	

LEGEND

- COORDINATE POINT APPURTENANT TO UNIT
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF CONDOMINIUM UNIT OWNERSHIP
- LIMITED COMMON ELEMENT APPURTENANT TO UNIT
- BENCH MARK: NW 1/4

Melissa Lawrence
Lawrence Engineering
Cell - 810-257-3612
Office 810-750-5280

Application for On-Site Sewage System (Perc Test & Permit)

Please understand that perc test appointments take time to schedule. We typically recommend applying for your perc test several weeks prior to when you need the test completed. Once the application has been submitted, you can call the area sanitarian to schedule an appointment.

You will need to have a backhoe operator (with their own backhoe) for your appointment; **we do not supply a backhoe or backhoe operator.**

**Perc Tests are only good for 5 years.
Permits are good for 1 year from the issue date.**

The Health Department can only accept applications that are submitted with the necessary supplemental attachments:

1. **On-site Sewage Disposal Application with Part A** completed, signed, and dated.

LOTS MUST HAVE A STREET ADDRESS OR WE CANNOT DO THE PERC TEST.

Street address assignments are available at:

Genesee County Road Commission
211 W. Oakley Street, Room # 205
Flint, MI 48502 (810) 767-4920

2. **Legal description** of the property.
3. **Cash or Check** payable to "Genesee County Health Department"

(We can only accept credit/debit cards **in person** at our office)

Residential	\$210.00
Commercial.....	\$280.00

(This charge is only for the perc test.)

*Unit 15 Linden Creek
Hole # 4
was pure sand*

**When you are ready to pull the septic permit to build,
you must pay another fee and supply a site plan.**

4. **Scaled Site Plan Drawing** – We must have this site plan before we can issue the permit.
5. **Septic Permit Fee** - Additional fee of \$210 for a residential property or \$280 for a commercial property.

You must obtain a permit before having a *licensed* septic installer do any work.

Mark Valacak, MPH
Health Officer



Gary K. Johnson, MD, MPH,
Medical Director

August 24, 2017

Evelyn England
4300 Rolling Acres Drive
Hartland, MI 48353

RE: 13101 White Oaks Drive, Gaines, MI 48436

This is only your perc test. The septic permit will not be valid until Engineered Plans have been received and approved. Also, the following fees must be paid prior to permit issuance:

\$420 – Engineered Plan Review
\$210 – Septic Permit Fee

Total Due: \$630

Please send a copy of the Engineered Plans, along with a check or money order for \$630, made out to Genesee County Health Department so your sanitarian can issue the permit.

Please call me with any questions you may have.

Thank you,

Rachel Ptaszewski
Environmental Health Secretary
Genesee County Health Department
630 S. Saginaw Street, Suite 4
Flint, MI 48502
(810) 341-7659 phone
(810) 257-3125 fax
Email: rptaszewski@gchd.us

homes@englandrealEstate

s-7197

**ON-SITE SEWAGE DISPOSAL REPORT
GENESEE COUNTY HEALTH DEPARTMENT**

630 South Saginaw Street - Flint, MI 48502 - Phone (810) 257-3603

☒ New
☐ Replacement

pd. #210
1/2200
R# 69655

PART A - APPLICATION FOR ON-SITE SEWAGE EVALUATION/PERMIT

Property Address 13101 White Oaks Drive Township Argentine
Applicant Name Evelyn England Phone 810-923-1623
Applicant Address 4300 Rolling Acres Dr., City Hartland Zip 48353
Description: ☒ Residential ☐ Commercial - Type
☒ Metes & Bounds ☐ Subdivision - Name & Lot # Unit #15
413 x Lot Size 2 # Acres 4 # Bedrooms # Occupants Garbage Disposal ☐ Yes ☒ No
Water Supply: ☐ Public ☒ Private Well - Proposed Water Usage

IT IS AGREED that work shall be done in accordance with provisions of regulations of GENESEE COUNTY HEALTH DEPARTMENT governing construction and installation of septic tanks and sewage disposal systems.

IT IS AGREED to notify the HEALTH DEPARTMENT before backfilling septic tank and/or land disposal field in order that inspection may be made. System installation may be prohibited due to weather and/or ground conditions, and these determinations are made on a case-by-case basis. Installation during prohibited periods invalidates permit and subjects owner to possible prosecution. Reserve area designated must remain in reserve for future septic system expansion. All septic field areas must be protected from top soil removal and compaction from equipment traffic.

IT IS UNDERSTOOD that this system is only a temporary means of sewage disposal. Permit is not a guarantee of performance. Life expectancy of this system will be directly affected by pumping and maintaining system. Footing drainage of downspouts, water softener, and any other waste water not defined as sewage shall not be connected to or discharged into septic tank system or sewage disposal area. System to be installed or repaired by bonded contractor licensed by the HEALTH DEPARTMENT or by property owner under Environmental Health supervision. Certificate of inspection acknowledging proper system installation and approval must be issued by the HEALTH DEPARTMENT prior to assuming occupancy of this structure.

I certify that the above information is true and correct, and that I have read and understand above statements.

Signature of Applicant Evelyn M England Date 5/24/17

PART B - SITE EVALUATION INFORMATION

Sanitary Sewer Available: ☐ Yes ☐ No

Suitable: ☐ Yes ☐ No comments and/or reasons for denial:

- PROVIDE ENGINEERED PLANS PROPOSING PRE-TREATMENT TECHNOLOGY PRIOR TO PERMIT ISSUANCE.

Signature of Environmental Sanitarian Wm B [Signature] Date 8-4-17

PART C - PERMIT TO INSTALL **DETAIL BELOW**

Tank(s) w/Effluent filter Final Disposal

- 1) Locate septic tank of house/bldg. Disposal field shall be from the property line(s) w/reserve area .
- 2) Sandfill the final disposal field, approximately x w/ inches of clean medium to coarse sand.
- 3) Extend the sandfill 10 ft. beyond all pipe. Then 4:1 slope to meet existing ground.
- 4) Install running according to attached drawing.
- 5) Trench bottom shall be existing ground.
- 6) Backfill field with sand and cap with 4 to 6 inches to topsoil. (Minimum cover over stone shall be 12 inches.)

I have read and understand all of the foregoing.

Signed Owner/Agent Address City Zip

Issued by Date Permit expires
Environmental Sanitarian

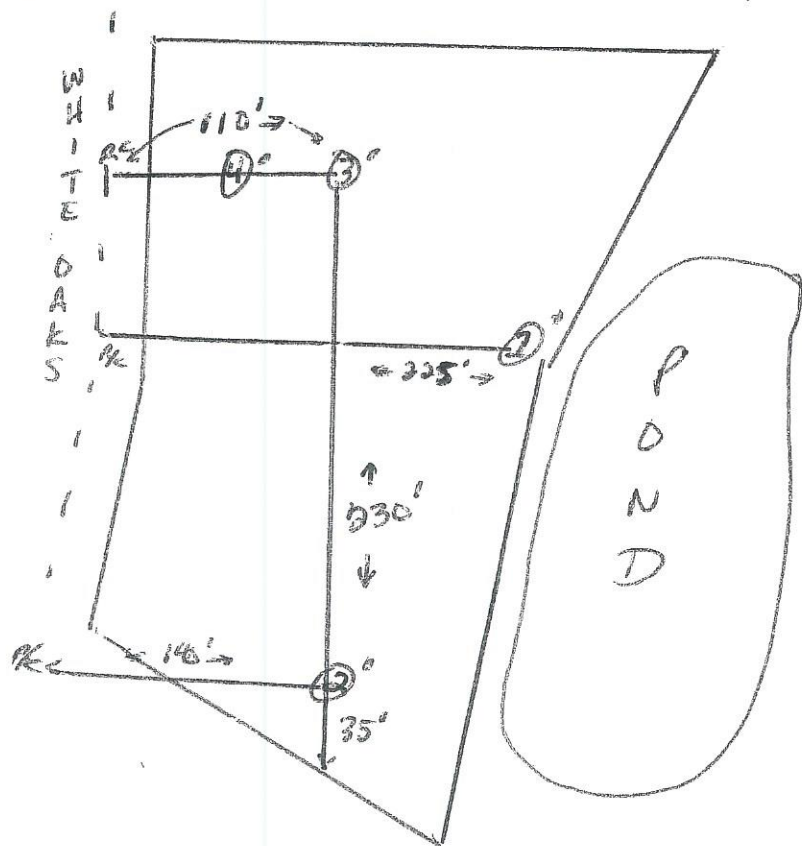
Distribution: White - Owner/Installer; Yellow - Township; Gold - Health Dept.

PART B (Cont'd.)

Hole #1		Hole #2		Hole #3		Hole #4	
Ins. <u>0-3"</u>	Soil <u>LTS</u>	Ins. <u>0-2"</u>	Soil <u>TS</u>	Ins. <u>0-3"</u>	Soil <u>TS</u>	Ins. <u>0-2"</u>	Soil <u>TS</u>
Ins. <u>3'-12"</u>	Soil <u>SCL</u>	Ins. <u>2"-4"</u>	Soil <u>CL</u>	Ins. <u>3'-10"</u>	Soil <u>FINES</u>	Ins. <u>2'-12"</u>	Soil <u>FINES</u>
Ins. <u>12"-6'</u>	Soil <u>CL</u>	Ins. <u>42"-66"</u>	Soil <u>CLAYES</u>	Ins. <u>12"-33"</u>	Soil <u>GRAV S</u>	Ins. <u>12"-6'</u>	Soil <u>CL</u>
Ins. _____	Soil _____	Ins. <u>66"-8'</u>	Soil <u>CL</u>	Ins. <u>32"-7'</u>	Soil <u>SL</u>	Ins. _____	Soil _____
M & <u>W</u> <u>ME 3"</u>		M & <u>W</u> <u>ME 2"</u>		M & <u>W</u> <u>MO 32"</u>		M & <u>W</u> <u>ME 2"</u>	

SITE CHARACTERISTICS: Natural drainage POOR Slope 0-3% Trees in bed area NO
Any portion of lot in flood plain NO Soil Series CL Available Septic Area _____
Sewer Availability NONE Location NO N/A

STEVE WIGNER - DIPT DIGGER
Lot Size/Layout, Soil Borings & Dimensions,
Lakes/Streams, Wells, House, North Direction
WELYN ENGLAND 8/4/17
WRT Plot Plan



Septic Installer _____

Builder _____

Deviations _____

As Installed
(Buildings, Well, System Reserve, Etc.)

PART D - FINAL APPROVAL

SEPTIC TANK	LOCATION
Type/Capacity	With Reference to Building

DISPOSAL FIELD - Size/Design:

BACKFILL ISSUED _____ Date 10/1/81 Sanitarian _____

APPROVAL ISSUED _____ Date _____ Sanitarian _____

COMMENTS: _____

_____ LOCATION _____

_____ e/Capacity _____

n: _____

_____ Date _____ Sanitarian _____

_____ Date _____ Sanitarian _____

THIS IS NOT A PERMIT

ARTICLE I OF AMENDMENT

Article VI of the Bylaws, being Exhibit A to the Master Deed, Section 3 (i) and (l) shall be replaced with the following provisions:

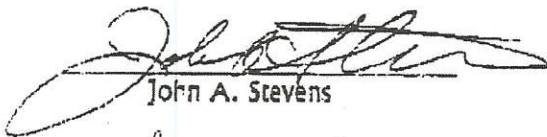
(i) Inground and above ground pools shall be allowed with prior written approval of the Association. Generally, approval will be granted upon submission of plans reflecting that the proposed pool's location will not be an annoyance to other owners and that the owner has complied or will comply with all township ordinances relative to safety requirements.

(l) Structures such as garages, barns and other outbuildings shall only be constructed on a lot with written approval of the Association after review of plans for same. Generally, the Association will approve requests upon submission of appropriate plans reflecting that the outbuilding conforms with all ordinances and requirements of Argentine Township, that it provides for paved driveways when appropriate and that the proposed outbuildings of the same general style, type and material as the residential structure on the unit. Owners must have written approval by the Board of Directors prior to construction of any such outbuildings.

In all other respects, other than hereinabove indicated, the Master Deed of Linden Oaks, as recorded and Exhibits thereto, is hereby ratified and affirmed.

WITNESSES:

LINDEN OAKS ASSOCIATION,
a Michigan nonprofit corporation


John A. Stevens

BY: 
Don DeLabbio


Nancy L. Mumma

ITS: President and Sole Director

Developer will only pay regular assessments after the first annual meeting for completed units owned by Developer.

IX - RESTRICTIONS

Article VI of the By-Laws contains comprehensive restrictions on the use of the condominium units and the common elements. It is impossible to paraphrase these restrictions without risking the omission of some portion that may be of significance to a purchaser. Consequently, each purchaser should examine the restrictions with care to be sure that they do not infringe upon an important intended use.

The following is a list of certain of the most significant restrictions:

1. No condominium unit in the condominium project may be used for other than a single-family residential purpose.
2. The Developer shall have certain architectural control power over proposed dwellings to be built.
3. No co-owner shall have any unreasonably noisy activity or dangerous activity.
4. Only personal transportation vehicles are permitted in the project. Equipment such as motorcycles, motorbikes, all-terrain vehicles, snowmobiles, ski-mobiles or boats shall be permitted to the extent provided in the Association's Rules and Regulations.
5. Only household pets may be kept in the units, and pets may not run loose.
6. The common elements may not be used for storage of any kind by any co-owner except where the common elements are specifically so intended.
7. The common elements may not be obstructed in any way.
8. No co-owner shall use, or permit to be used, any dangerous weapons on the condominium premises.
9. No signs may be used on the premises (but not including "For Sale" signs).
10. Transportation vehicles may, at the Association's discretion, only be washed in specific limited areas.
11. Pools, inground or above-ground, may only be installed with prior written consent of Developer.
12. The Association may impose reasonable regulations in addition to the restrictions in the Condominium By-Laws.
13. The Association must have access to each unit during reasonable working hours for the maintenance, repair and replacement of the common elements.

or other improvement shall be constructed within a Condominium Unit or elsewhere within the Condominium Project, nor shall any exterior modification be made to any existing buildings, structure or improvement, unless plans and specifications therefor, containing such detail as may reasonably be requested, have first been approved in writing by the Architectural Control Committee (hereinafter "Committee"). All Co-owners shall also prepare and submit a landscaping plan to the Committee for approval. The Committee shall consist of (a) the Developer, for so long as the Developer owns Units in the Project and (b) a minimum of one (1) and maximum of four (4) co-Owners, initially to be appointed by the Developer and any of the replacements to be appointed by the remaining Committee members. Construction of any building or other improvements must also receive any necessary approvals from the local public authority. The Committee shall have the right to refuse to approve any such plans or specifications, or grading or landscape plans, which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such plans and specifications it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to be constructed and the degree of harmony thereof with the Condominium as a whole. The following building restrictions will apply to all units and improvements thereon:

- (a) No residential structure with less than a 6/12 roof pitch will be permitted.
- (b) No residential structure exceeding two (2) stories in height above grade level will be permitted without prior written approval of the Committee.
- (c) All residential structures must have an attached garage (minimum - two car), with a paved driveway (or comparable approach approved by the Committee).
- (d) Single-level ranch-type structures, with basement or crawl space below grade level shall be at least 1500 square feet in size. No ranch shall be constructed on a slab foundation.
- (e) Two-story residential structures (two stories above grade level) shall have at least 1000 square feet at grade level and at least 2000 square feet total area, all finished.
- (f) Story-and-a-half residential structures (being two floors above grade level) shall have at least 1750 square feet total with the lower floor at least 1000 square foot area. Both levels shall be completely finished.
- (g) Square foot area shall be computed by including exterior walls, partitions, bay windows, if same reach to the floor and are fully enclosed, heated areas. Attached garages and crawl spaces shall not be so included. Nor shall walk-out levels be included in square footage calculations.
- (h) The exterior of all residential structures, attached garages and breezeways must be completed, including at least two (2) coats of paint, stain, and/or varnish on all exterior woodwork within nine (9) months from the date of commencement of construction.
- (i) In ground pools (but not above ground pools) may be constructed with prior approval of the plans by the Committee.
- (j) No site fences will be permitted, except privacy/safety fencing around inground pool areas, designs for which must be pre-approved by the Committee. Any and all pet fencing shall be underground pet fencing.
- (k) Basic landscaping, including finish grading and seeding or sodding and installation of driveways must be completed within three (3) months after date of occupancy, weather permitting.

(l) No out-buildings will be permitted. Expansion of garages with prior approval of the Committee may be allowed to house boats, recreational vehicles, pets and other storage.

(m) No co-owner may top or remove trees on the west boundary line of the Project. This restriction applies only to mature trees exceeding ten (10) feet in height and co-owners may do reasonable pruning of such trees.

In the event that the Committee shall fail to approve or disapprove or take any other action upon such plans and specifications within thirty (30) days after complete plans and specifications have been delivered to the Committee, such approval will not be required; provided, however, that such plans and locations of structures on the Homesite conform to or are in harmony with existing structures in the Condominium, these Bylaws and any zoning or other local laws applicable thereto. If the Committee takes action with respect to the plans and specifications within such 30-day period, then the affected Co-Owner shall respond appropriately to the Committee's requests until approval shall have been granted. No construction of any building or improvement pursuant either to express approval properly obtained hereunder or by virtue of failure of action either by the Committee or the Association may be constructed as a precedent or waiver, binding on the Committee, the Association, any Co-Owner or any other person as to any other structure or improvement which is proposed to be built. Provided, however, that all committee approvals are subject to approval by the township, which the owner must secure.

The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development and shall be binding upon both the Association and upon all Co-Owners. Developer's rights under this Article VI, Section 3, may, in Developer's discretion, be assigned to the Association or other successor to Developer. Developer may construct any improvements upon the Condominium Premises that it may, in its sole discretion, elect to make without the necessity of prior consent from the Association or any other person or entity, subject only to the express limitations contained in the Condominium Documents

Section 4. Public Health Requirements.

a. **Wells.** Permits for the installation of wells shall be obtained from the Genesee County Health Division prior to any construction on the individual building sites. Each Co-Owner shall be solely responsible for installation, maintenance, repair and replacement of the well/water supply system on his building site, and the Association shall have absolutely no financial responsibility or other duty with respect thereto. All wells installed for private water supply must, except as set forth below, penetrate an adequate protective clay overburden and prospective building site. Co-Owners are hereby advised of and agree to this requirement. When an adequate aquacade cannot be demonstrated, additional safeguards in the form of increased distances and/or depth requirements may be required. The Michigan Department of Public Health, the Genesee County Health Division will determine the necessary depth of water wells in order to penetrate an aquacade and otherwise approve all well installations.

All residential dwellings shall be served by an appropriate potable water supply system constructed in accordance with the Groundwater Quality Control provisions of the Michigan Public Health Code P.A. 368 of 1978, as amended, and, in particular, with Part 127 thereof. All wells on individual sites shall be drilled by a well driller licensed by the State of Michigan to a depth of not less than fifty (50') feet and complete well log form for each such potable water well shall be submitted to the Genesee County Health Division within sixty (60) days following completion of such well. A well drilled in accordance with this provision shall be deemed to be an appropriate water supply system.

b. **Septic Systems.** All residential dwellings shall be served by individual sewage disposal systems constructed to the specifications set forth in Sheet 3 of the Condominium Subdivision Plan (Exhibit B), and pursuant to the applicable requirements of the Genesee County Health Department. All toilet facilities must be located inside the residential dwelling. Septic tanks shall be inspected every two years after granting of an occupancy permit for the applicable unit and pumped as necessary.