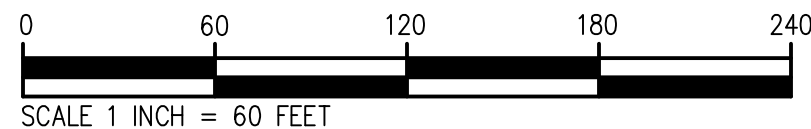


# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2,  
T.3N., R.11E., CITY OF ROCHESTER HILLS,  
OAKLAND COUNTY, MICHIGAN.

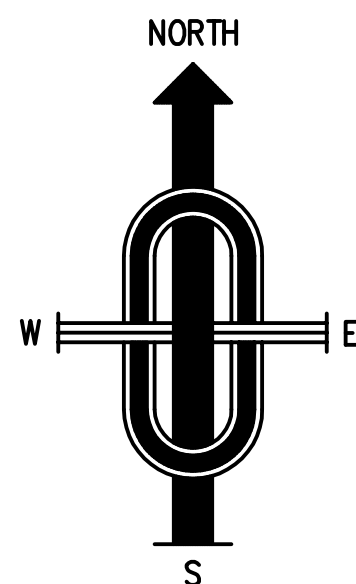
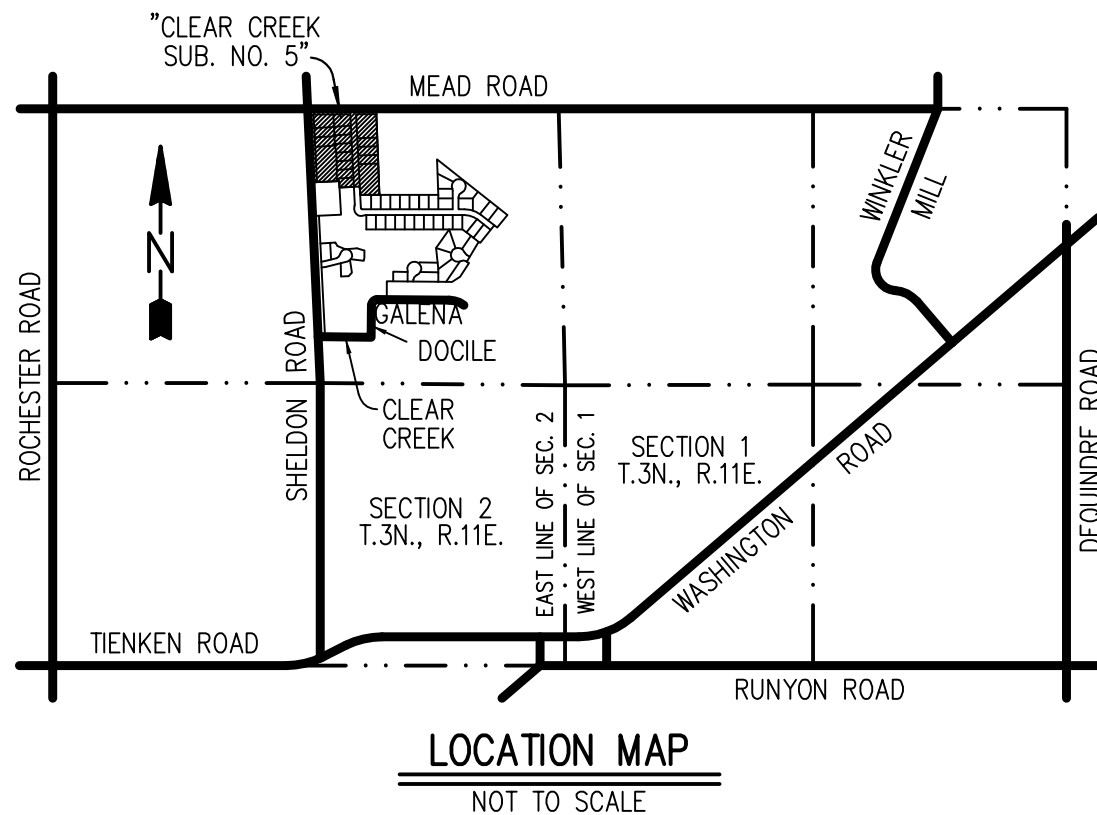
NO DIRECT VEHICLE  
ACCESS TO MEAD  
ROAD FROM LOTS  
285 AND 321.

LIBER \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 10 SHEETS



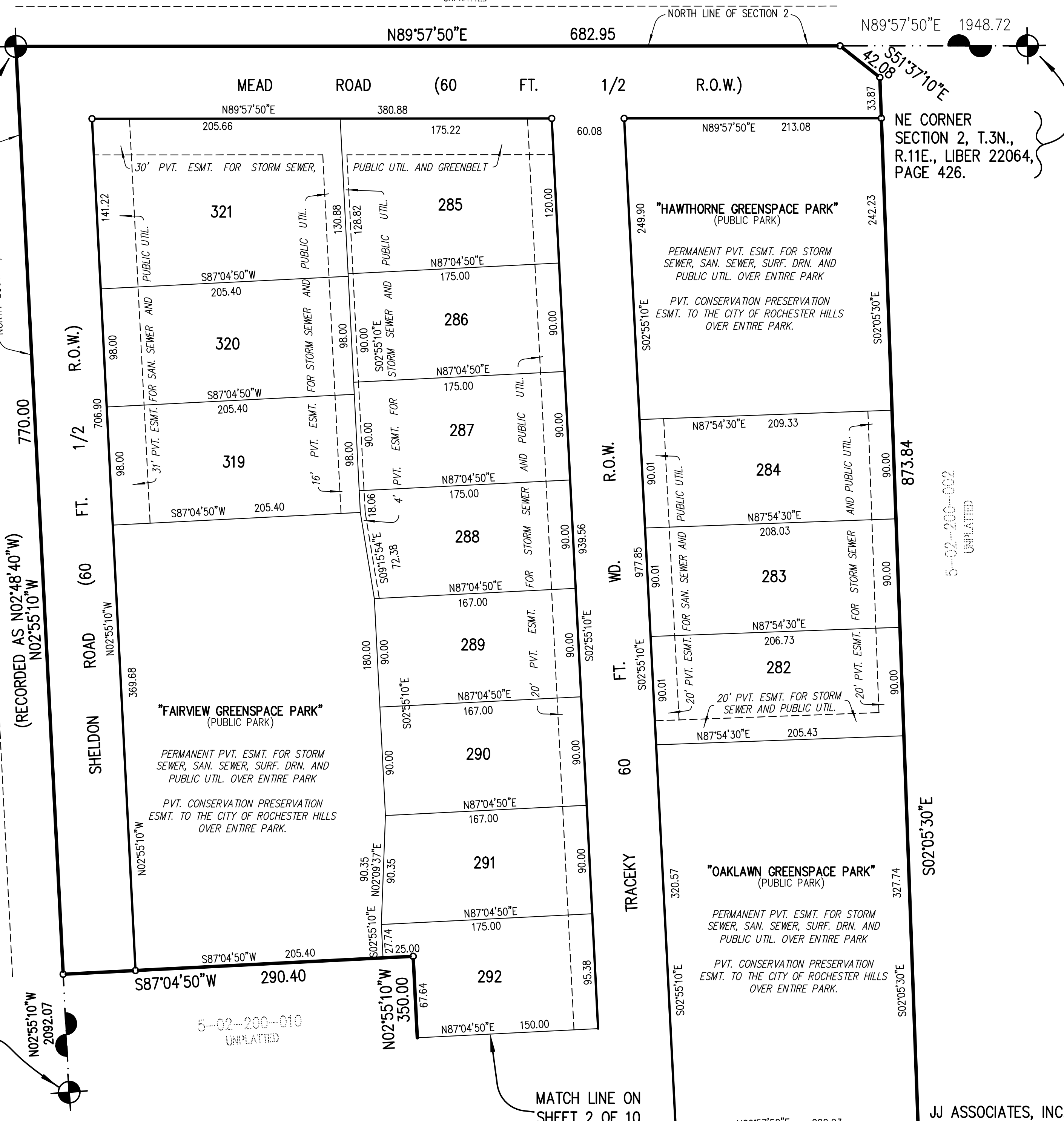
### PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.  
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
(R.) DENOTES RADIAL. (N.R.) DENOTES NOT RADIAL.  
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"NO IDENTIFICATION CAPS"  
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE EAST LINE OF SECTION 2, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS DEPICTED ON THE PLAT OF "CLEAR CREEK SUB. NO. 2" RECORDED IN LIBER 293, PAGES 28 THRU 33.



POINT OF BEGINNING  
NORTH 1/4 CORNER  
SECTION 2, T.3N., R.11E.,  
LIBER 11376, PAGE 556.

CENTER POST OF  
SECTION 2, T.3N.,  
R.11E., LIBER 11376  
PAGE 556.



NE CORNER  
SECTION 2, T.3N.,  
R.11E., LIBER 22064,  
PAGE 426.

5-02-200-002  
UNPLATTED

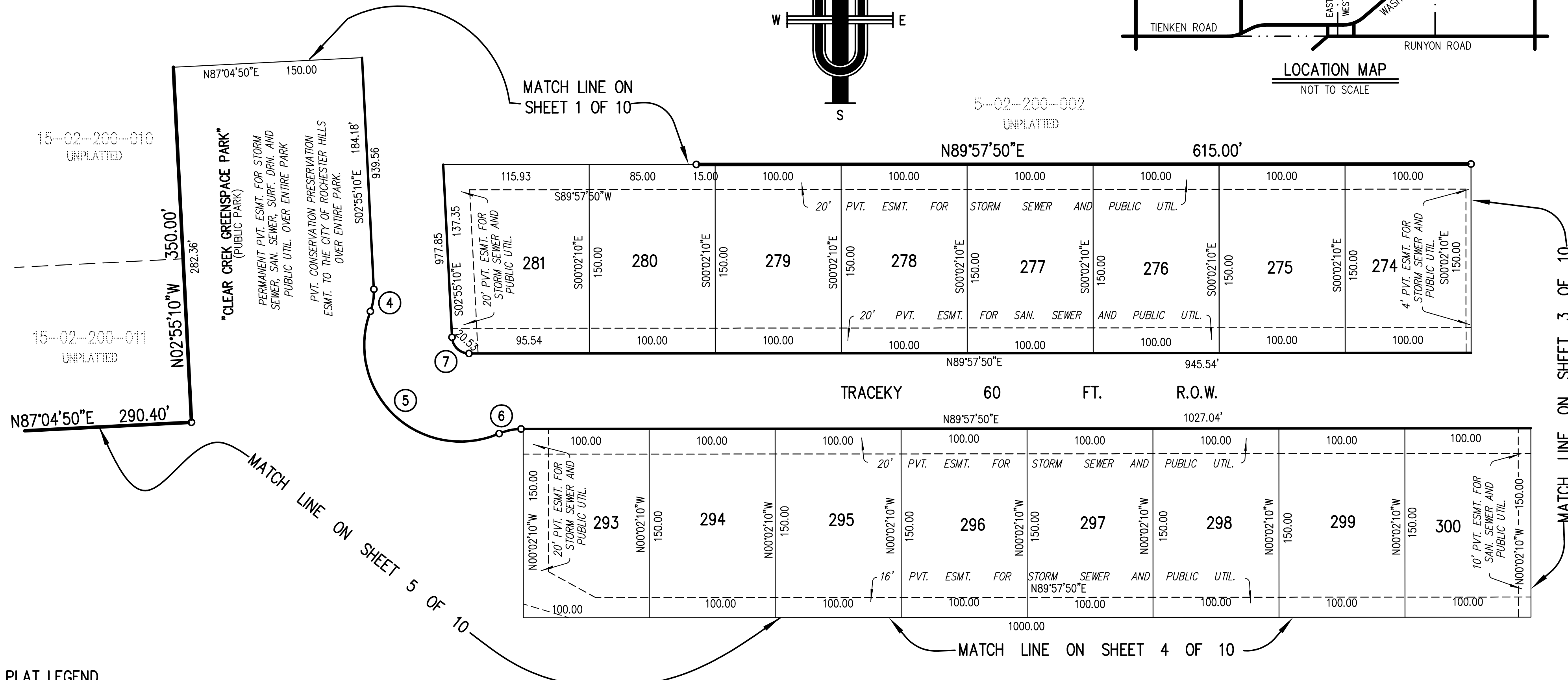
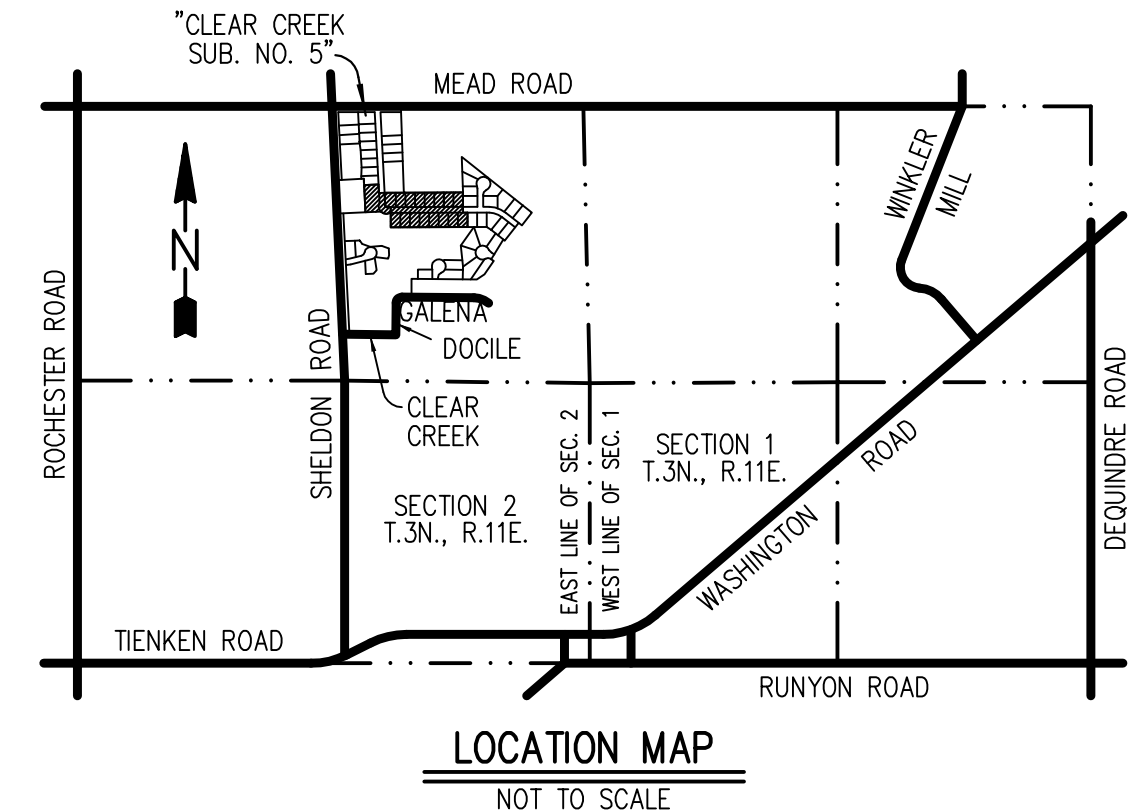
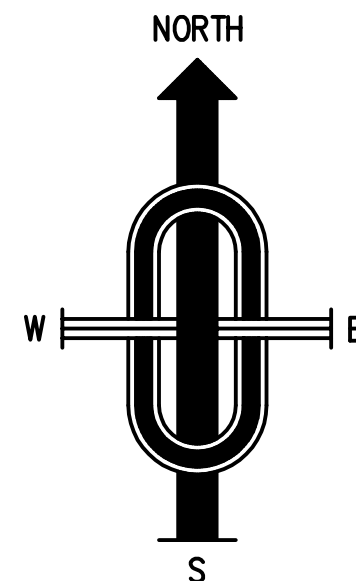
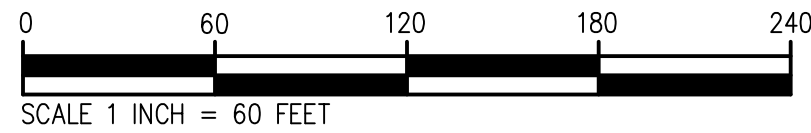
5-02-200-010  
UNPLATTED

MATCH LINE ON  
SHEET 2 OF 10

JJ ASSOCIATES, INC.  
CIVIL ENGINEERING AND SURVEYING  
ROCHESTER HILL, MICHIGAN.

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



### PLAT LEGEND

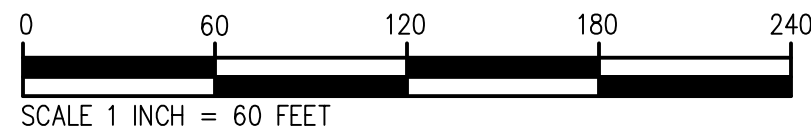
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ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE EAST LINE OF SECTION 2, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS DEPICTED ON THE PLAT OF "CLEAR CREEK SUB. NO. 2" RECORDED IN LIBER 293, PAGES 28 THRU 33.

### CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
4	43.50	17.88	23°33'23"	17.76	N08°51'32"E
5	76.50	179.22	134°13'47"	140.96	N46°28'40"W
6	43.50	17.88	23°33'23"	17.76	S78°11'08"W
7	13.50	20.53	87°07'00"	18.61	S46°28'40"E

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

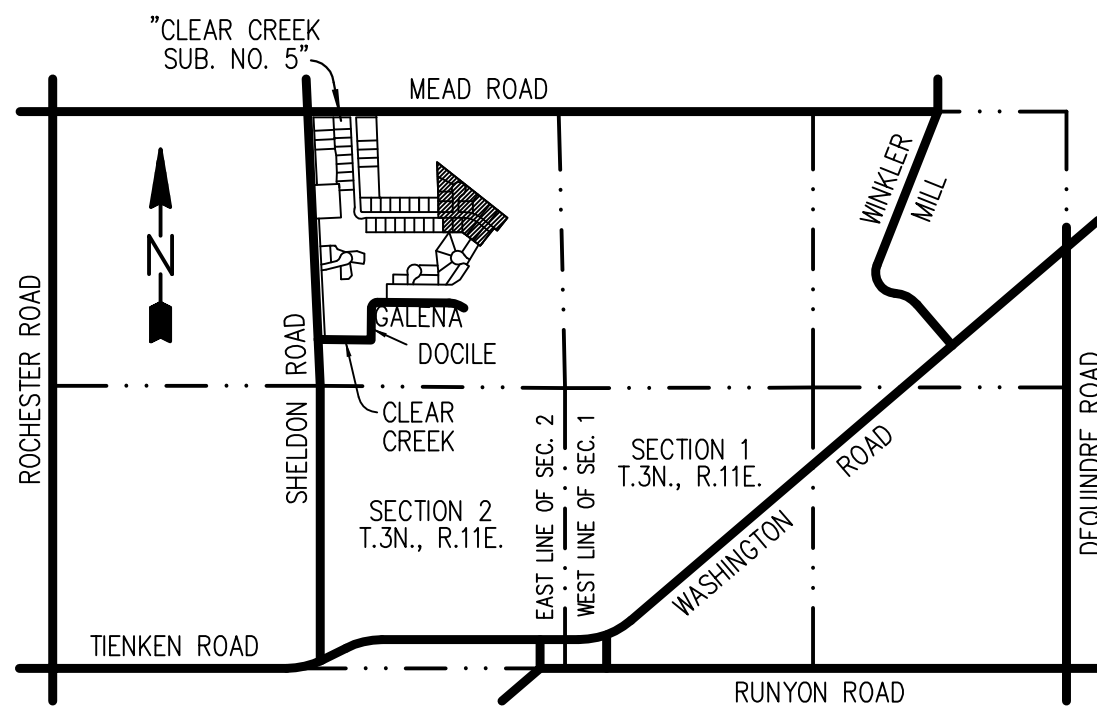


### PLAT LEGEND

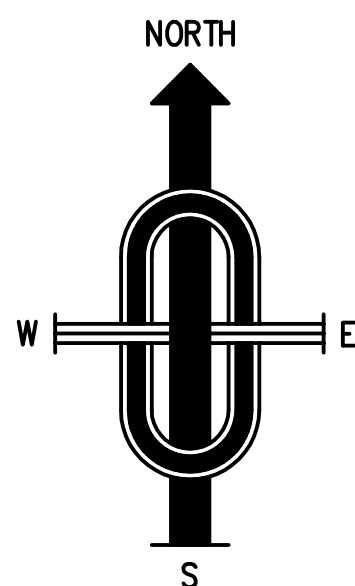
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"NO IDENTIFICATION CAPS"  
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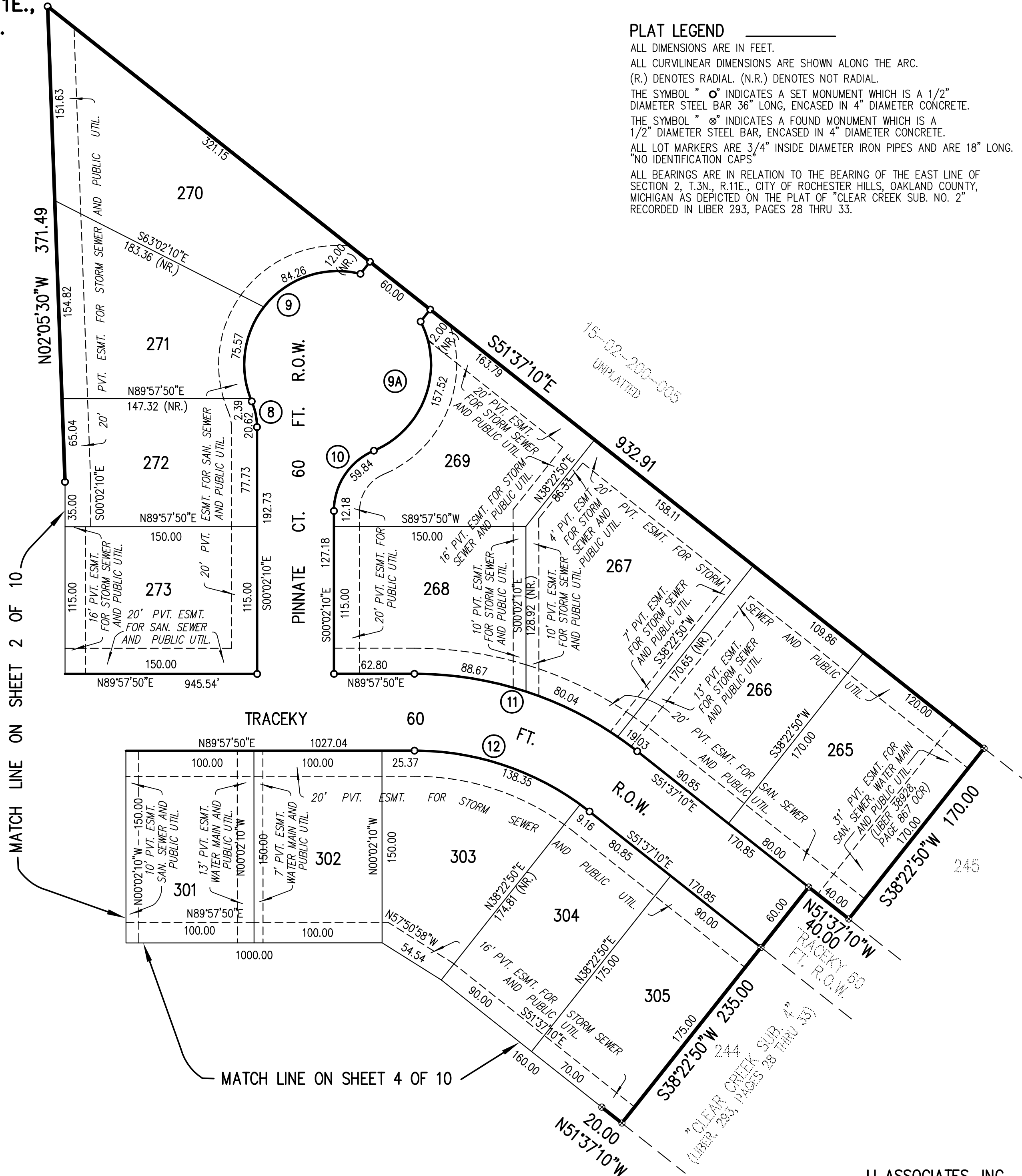
LOCATION MAP  
NOT TO SCALE



### CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
8	51.00	20.62	23°10'05"	20.48	N11°37'13"W
9	73.00	162.22	127°19'11"	130.84	N40°27'20"E
9A	73.00	120.46	94°32'39"	107.25	S19°55'04"W
10	51.00	59.84	67°13'34"	56.47	S33°34'37"W
11	280.00	187.74	38°25'00"	184.24	S70°49'40"E
12	220.00	147.51	38°25'00"	144.76	N70°49'40"W

15-02-200-002  
UNPLATED

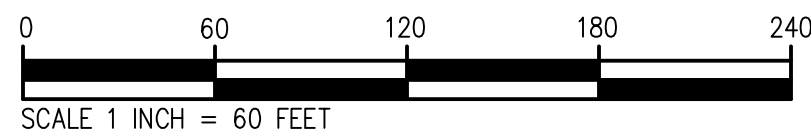


MATCH LINE ON SHEET 2 OF 10

MATCH LINE ON SHEET 4 OF 10

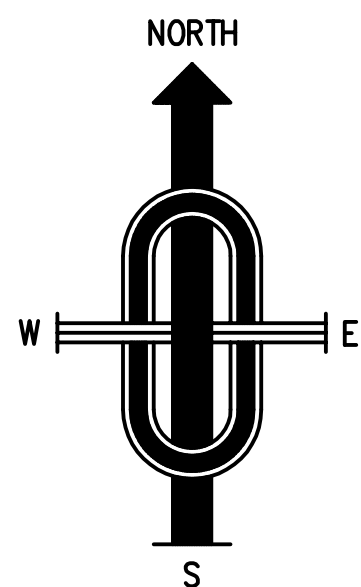
# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



### PLAT LEGEND

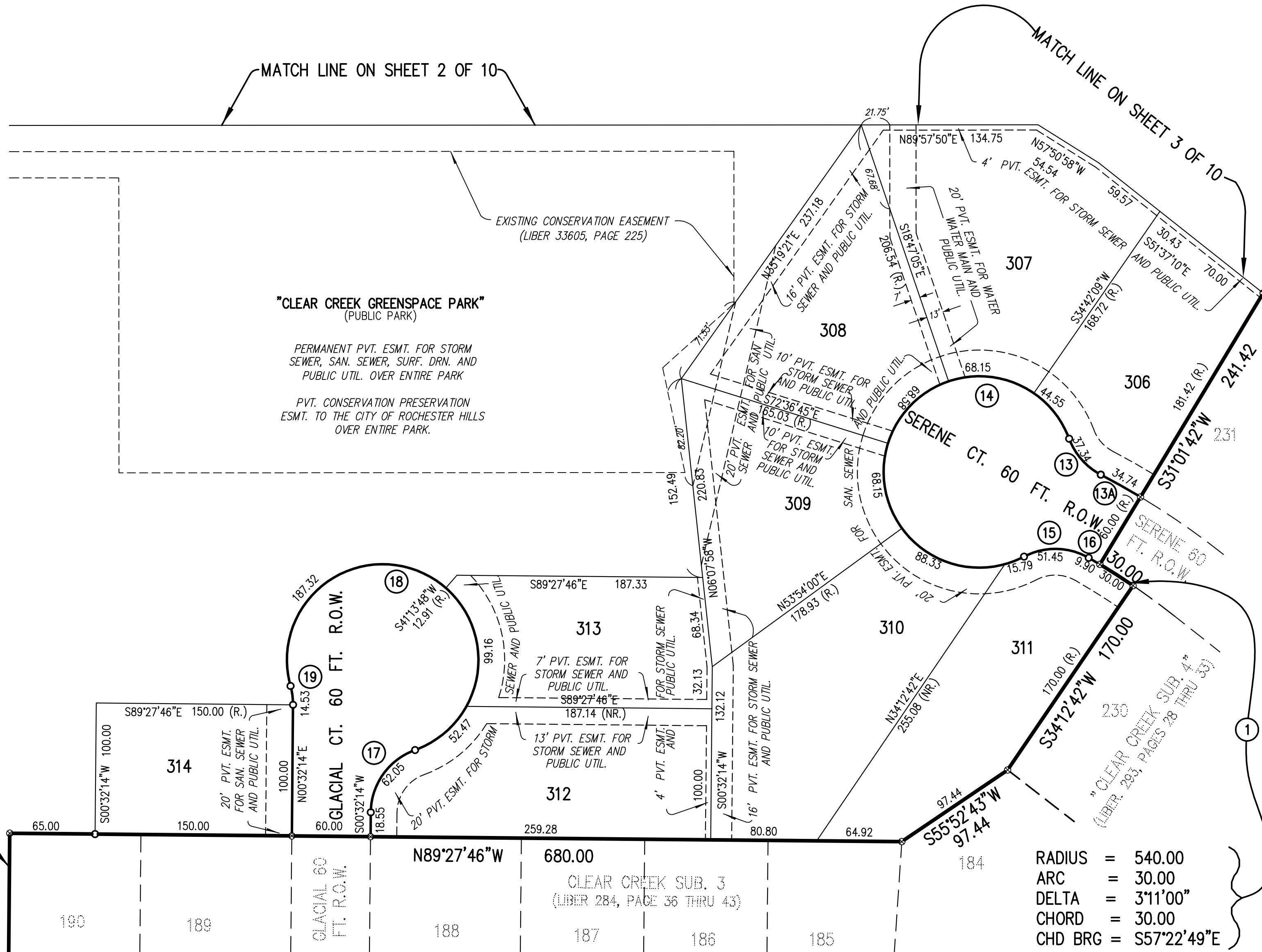
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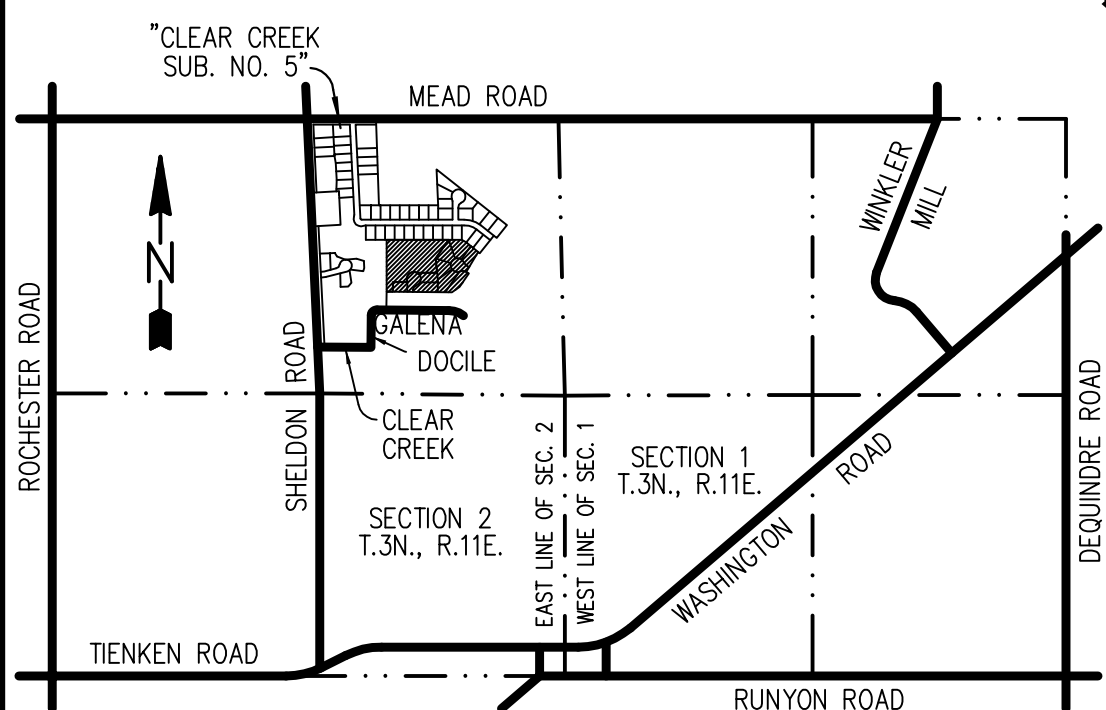
MATCH LINE ON SHEET 5 OF 10

MATCH LINE ON SHEET 2 OF 10

MATCH LINE ON SHEET 3 OF 10



RADIUS = 540.00  
ARC = 30.00  
DELTA = 3°11'00"  
CHORD = 30.00  
CHD BRG = S57°22'49"E

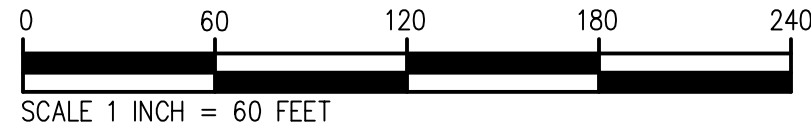


### CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	540.00	30.00	3°11'00"	30.00	N57°22'49"W
13	51.00	37.34	41°57'18"	36.52	S41°18'41"E
13A	600.00	34.74	3°19'02"	34.74	N60°37'49"W
14	73.00	353.55	277°29'33"	96.27	S20°55'11"W
15	51.00	51.45	57°48'14"	49.30	N88°55'28"W
16	540.00	9.90	1°03'03"	9.90	N59°29'49"W
17	51.00	62.05	69°42'36"	58.29	S35°23'32"W
18	73.00	338.95	266°02'09"	106.75	N62°46'15"W
19	51.00	14.53	16°19'34"	14.48	N07°37'33"W

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



NORTH 1/4 CORNER  
SECTION 2, T.3N., R.11E.,  
LIBER 11376, PAGE 556.

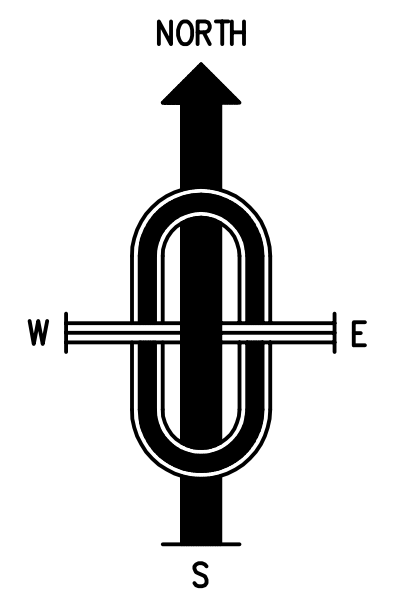
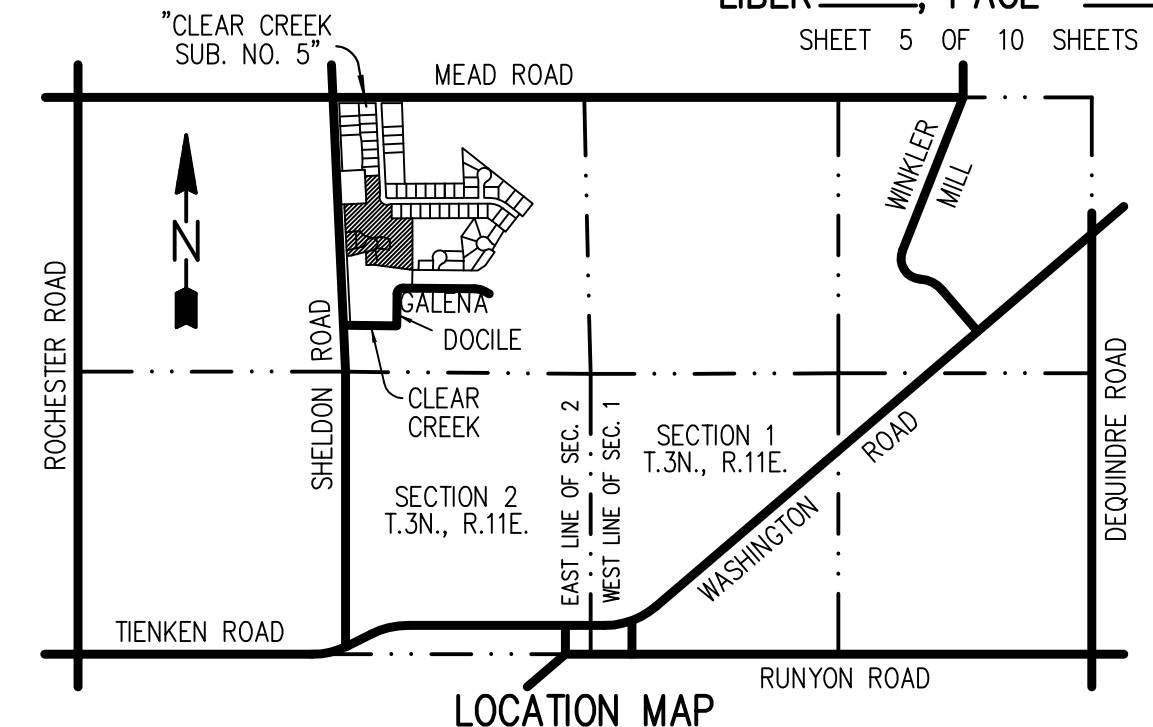
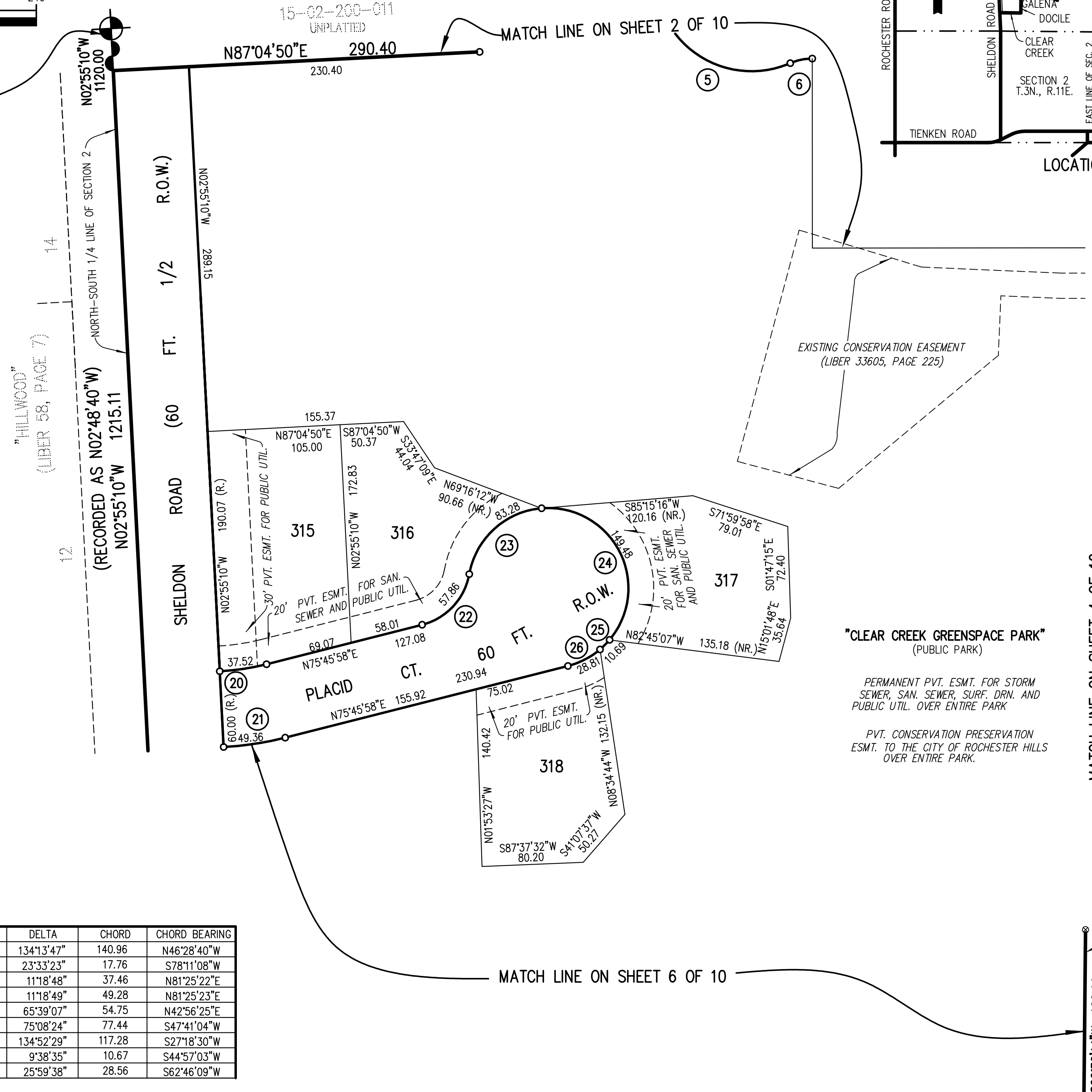
### PLAT LEGEND

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MONUMENT WHICH IS A 1/2" DIAMETER STEEL  
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BAR, ENCASED IN 4" DIAMETER CONCRETE.  
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IRON PIPES AND ARE 18" LONG. "NO  
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ALL BEARINGS ARE IN RELATION TO THE  
BEARING OF THE EAST LINE OF SECTION 2,  
T.3N., R.11E., CITY OF ROCHESTER HILLS,  
OAKLAND COUNTY, MICHIGAN AS DEPICTED ON  
THE PLAT OF "CLEAR CREEK SUB. NO. 2"  
RECORDED IN LIBER 293, PAGES 28 THRU 33.

NO DIRECT VEHICLE  
ACCESS TO SHELDON  
ROAD FROM LOT 315.

### CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
5	76.50	179.22	134°13'47"	140.96	N46°28'40"W
6	43.50	17.88	23°33'23"	17.76	S78°11'08"W
20	190.00	37.52	11°18'48"	37.46	N81°25'22"E
21	250.00	49.36	11°18'49"	49.28	N81°25'23"E
22	50.50	57.86	65°39'07"	54.75	N42°56'25"E
23	63.50	83.28	75°08'24"	77.44	S47°41'04"W
24	63.50	149.48	134°52'29"	117.28	S27°18'30"W
25	63.50	10.69	9°38'35"	10.67	S44°57'03"W
26	63.50	28.81	25°59'38"	28.56	S62°46'09"W



MATCH LINE ON SHEET 4 OF 10

MATCH LINE ON SHEET 6 OF 10

"CLEAR CREEK GREENSPACE PARK"  
(PUBLIC PARK)

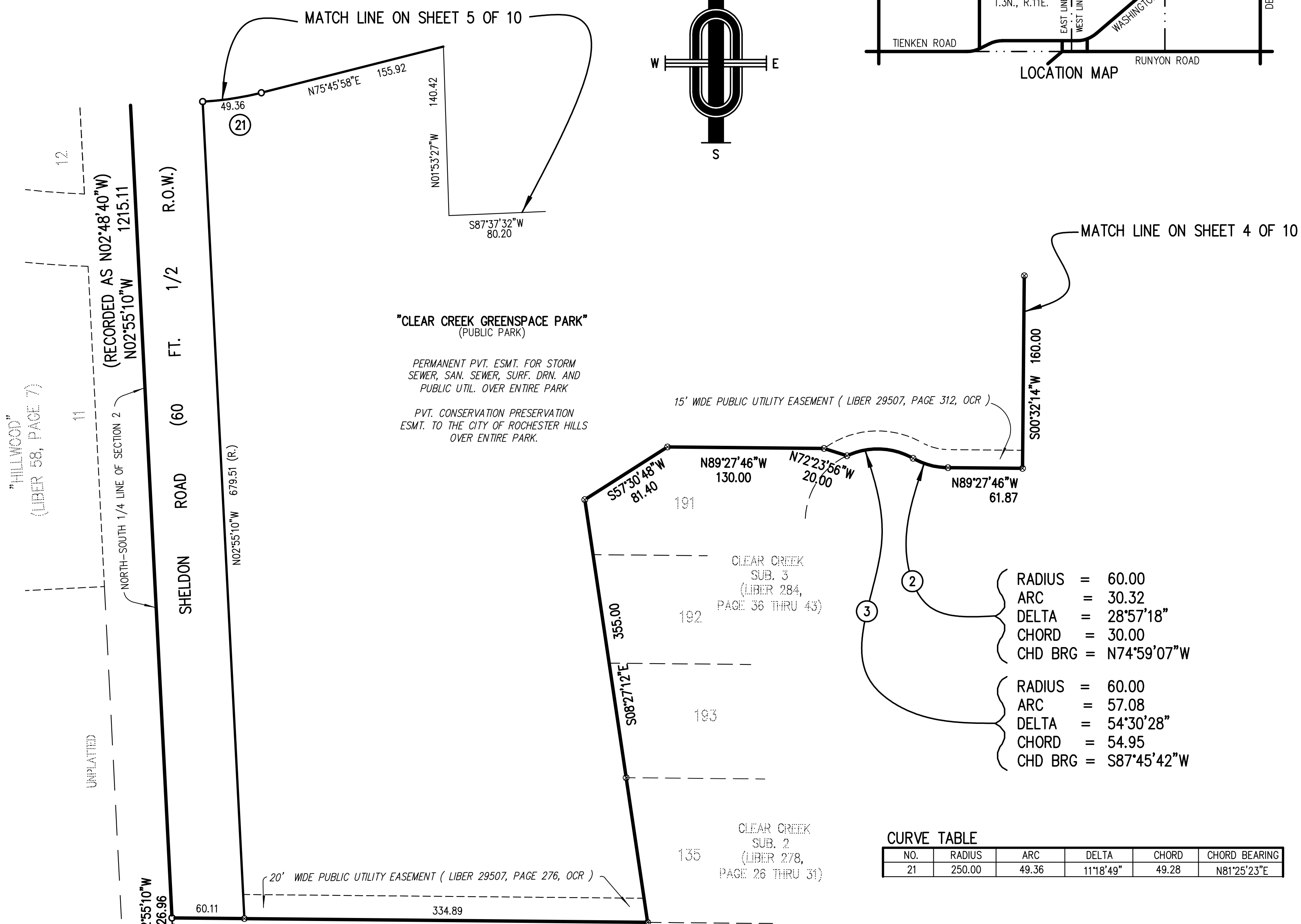
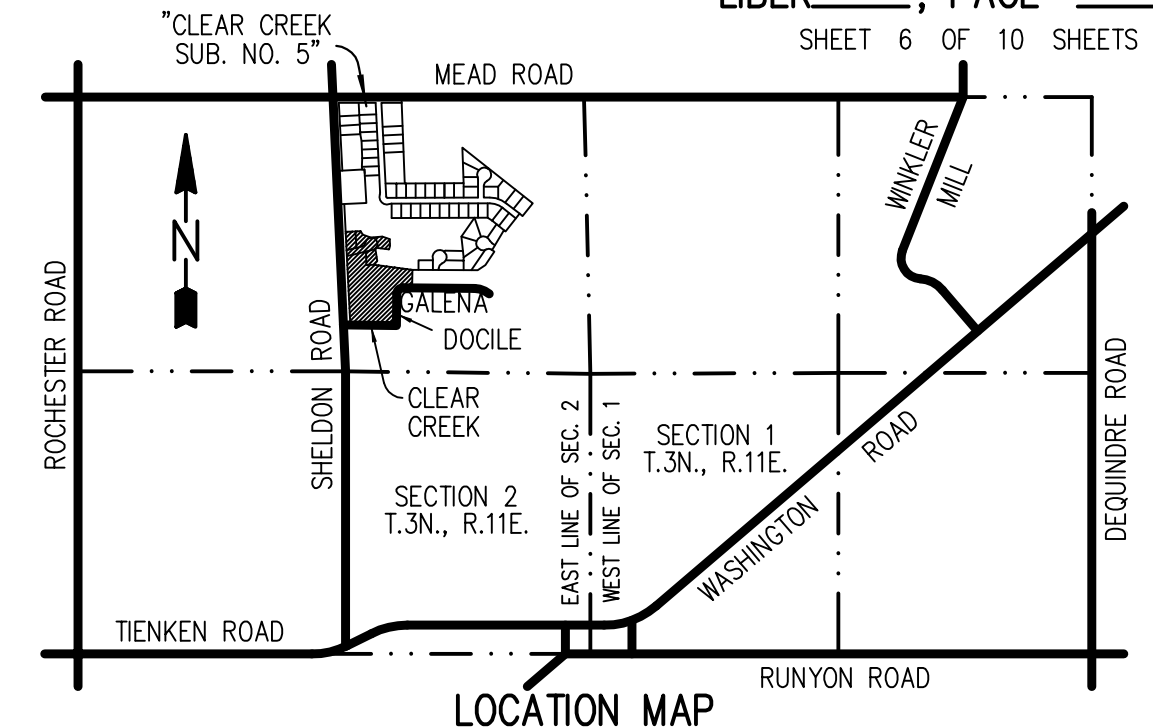
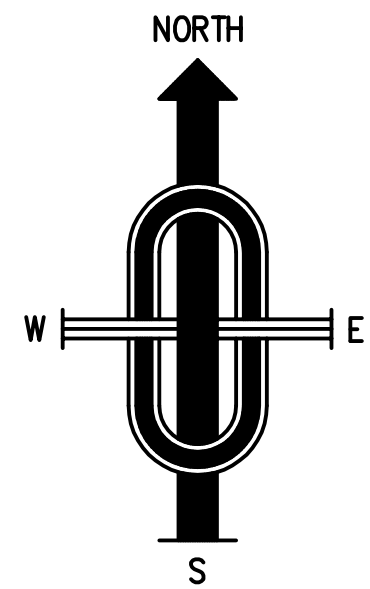
PERMANENT PVT. ESMT. FOR STORM  
SEWER, SAN. SEWER, SURF. DRN. AND  
PUBLIC UTIL. OVER ENTIRE PARK

PVT. CONSERVATION PRESERVATION  
ESMT. TO THE CITY OF ROCHESTER HILLS  
OVER ENTIRE PARK.

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

ALL DIMENSIONS ARE IN FEET.  
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ALONG THE ARC.  
(R.) DENOTES RADIAL. (N.R.) DENOTES NOT  
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MONUMENT WHICH IS A 1/2" DIAMETER STEEL  
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T.3N., R.11E., CITY OF ROCHESTER HILLS,  
OAKLAND COUNTY, MICHIGAN AS DEPICTED ON  
THE PLAT OF "CLEAR CREEK SUB. NO. 2"  
RECORDED IN LIBER 293, PAGES 28 THRU 33.



**"CLEAR CREEK GREENSPACE PARK"**  
(PUBLIC PARK)

PERMANENT PVT. ESMT. FOR STORM  
SEWER, SAN. SEWER, SURF. DRN. AND  
PUBLIC UTIL. OVER ENTIRE PARK

PVT. CONSERVATION PRESERVATION  
ESMT. TO THE CITY OF ROCHESTER HILLS  
OVER ENTIRE PARK.

- RADIUS = 60.00
  - ARC = 30.32
  - DELTA = 28°57'18"
  - CHORD = 30.00
  - CHD BRG = N74°59'07"W
- 
- RADIUS = 60.00
  - ARC = 57.08
  - DELTA = 54°30'28"
  - CHORD = 54.95
  - CHD BRG = S87°45'42"W

CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
21	250.00	49.36	11°18'49"	49.28	N81°25'23"E

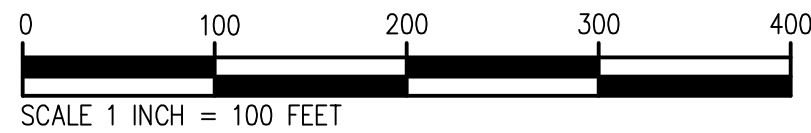
CENTER POST OF  
SECTION 2, T.3N.,  
R.11E., LIBER 11376  
PAGE 556.

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

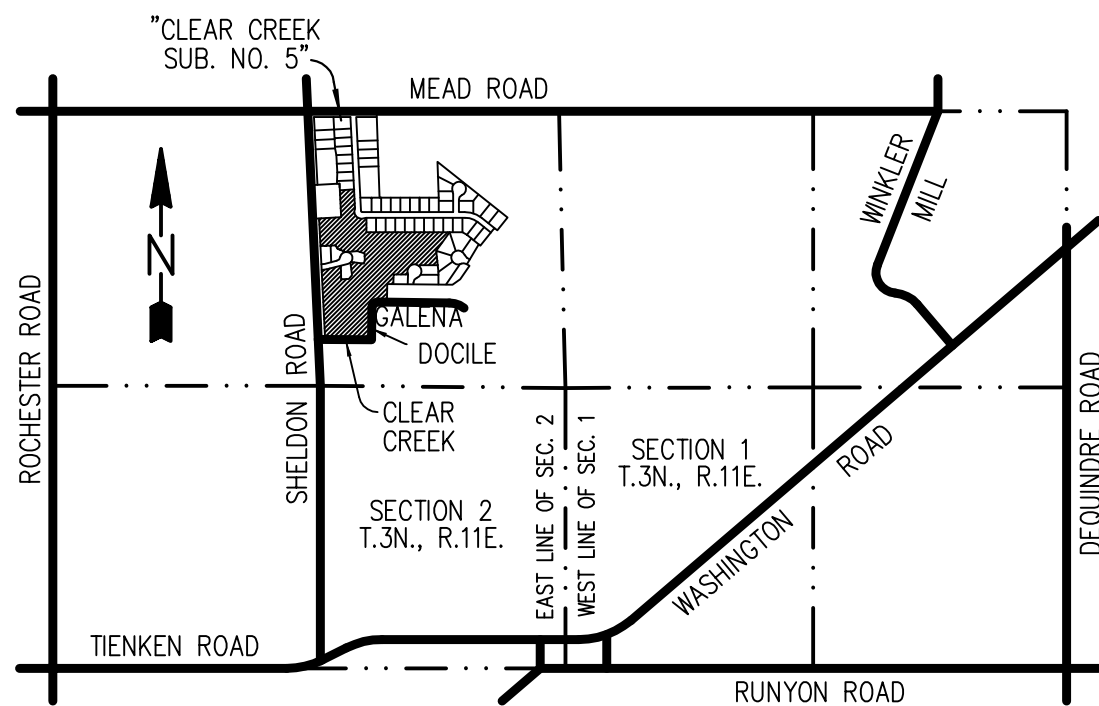
## PARK DETAIL

"CLEAR CREEK GREENSPACE PARK"  
(PUBLIC PARK)

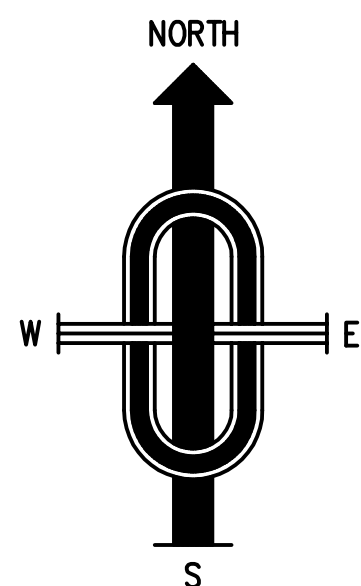


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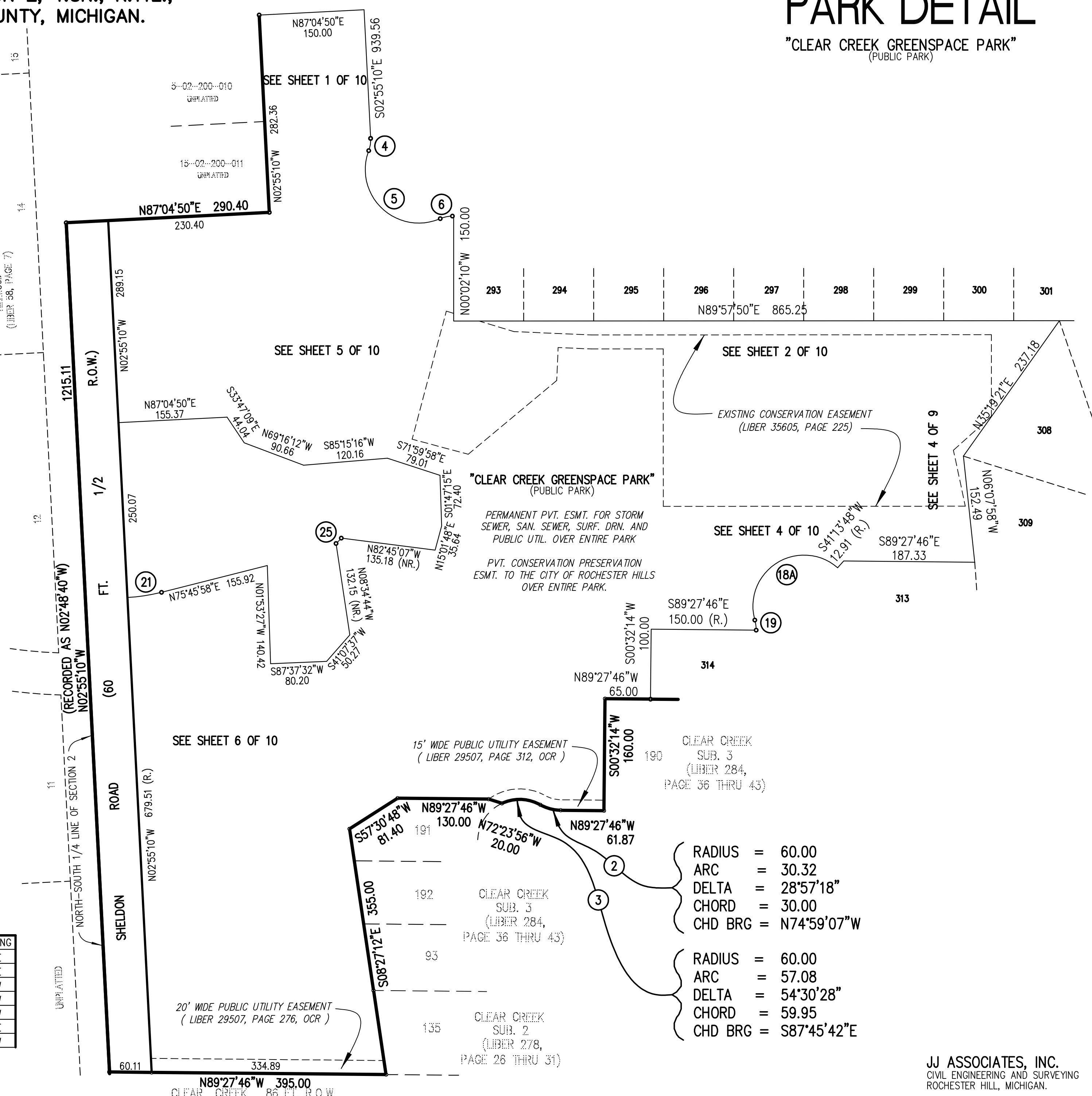


LOCATION MAP



### CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
4	43.50	17.88	23°33'23"	17.76	N08°51'32"E
5	76.50	179.22	134°13'47"	140.96	S46°28'40"E
6	43.50	17.88	23°33'23"	17.76	S78°11'08"W
18A	73.00	187.32	147°01'08"	139.99	N57°43'14"W
19	51.00	14.53	16°19'34"	14.48	N07°37'33"W
21	250.00	49.36	11°18'49"	49.28	S81°25'23"E
25	63.50	10.69	9°38'35"	10.67	N45°02'57"W



RADIUS =	60.00
ARC =	30.32
DELTA =	28°57'18"
CHORD =	30.00
CHD BRG =	N74°59'07"W
RADIUS =	60.00
ARC =	57.08
DELTA =	54°30'28"
CHORD =	59.95
CHD BRG =	S87°45'42"E

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

## SURVEYOR'S CERTIFICATE

I, Robert J. Patterson, Surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat, described as follows:  
"CLEAR CREEK SUB. NO. 5" Part of the Northeast 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at the North 1/4 corner of said Section 2; thence N89°57'50"E 682.95 feet along the North line of said Section 2 said line also being the centerline of Mead Road; thence S51°37'10"E 42.08 feet; thence S02°05'30"E 873.84 feet; thence N89°57'50"E 615.00 feet; thence N02°05'30"W 371.49 feet; thence S51°37'10"E 932.91 feet; thence the following seven (7) courses along Clear Creek Sub. No. 4 as recorded in Liber 293, Pages 28-33, Oakland County Records S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°01'42"W 241.42 feet and Southeasterly 30.00 feet along the arc of a curve to the right (Radius of 540.00 feet, central angle of 03°11'00", long chord bears S57°22'49"E 30.00 feet) and S34°12'42"W 170.00 feet; thence the following nine (9) courses along Clear Creek Sub. No. 3 as recorded in Liber 284, Pages 36-43, Oakland County Records S55°52'44"W 97.44 feet and N89°27'46"W 680.00 feet and S00°32'14"W 160.00 feet and N89°27'46"W 61.87 feet and Westerly 30.32 feet along the arc of a curve to the right (Radius of 60.00 feet, central angle of 28°57'18", long chord bears N74°59'07"W 30.00 feet) and Westerly 57.08 feet along the arc of a curve to the left (Radius of 60.00 feet, central angle of 54°30'28", long chord bears S87°45'42"W 54.95 feet) and N72°23'56"W 20.00 feet and N89°27'46"W 130.00 feet and S57°30'48"W 81.40 feet; thence S08°27'12"E 355.00 feet along said Clear Creek Sub No. 3 (L.284, P.36-43) and Clear Creek No. 2 (L.278, P.26-31); thence along Clear Creek Sub. No. 2 as recorded in Liber 278 Pages 26-31, Oakland County Records N89°27'46"W 395.00 feet; thence N02°55'10"W (Recorded as N02°48'40"W) 1215.11 along the North-South 1/4 line of said Section 2 said line also being the centerline of Sheldon Road; thence N87°04'50"E 290.40 feet; thence N02°55'10"W 350.00 feet; thence S87°04'50"W 290.40 feet; thence along said centerline Sheldon Road N02°55'10"W (Recorded as N02°48'40"W) 770.00 feet to the point of beginning.

Containing 56.28 Acres and comprising of 57 Lots, numbered 265 through 321, both inclusive, and four (4) public parks.

That I have made such survey, land division and plat by the direction of the owners of such land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality as required by the Act.

That the accuracy of survey is within the limits required by the Act.

That the bearings shown on the plat are expressed as required by the Act and as explained in the legend.

DATE \_\_\_\_\_

JJ Associates, Inc.  
1055 South Boulevard E. - Suite 200  
Rochester Hills, MI 48307

\_\_\_\_\_  
Robert J. Patterson  
No. 17631

\_\_\_\_\_  
James J. Jones, P.E.  
President - No. 30562

## SURVEYOR'S CERTIFICATE OF TRUE COPY

I, Robert J. Patterson, Surveyor, certify:

That pursuant to section 560.101 to 560.293, this is a true copy of the final plat of CLEAR CREEK SUB. NO. 5; and, that the final plat is subject to the approval of each of the following agencies (whose approval is required under section 560.101 to 560.293): \_\_\_\_\_.

DATE \_\_\_\_\_

\_\_\_\_\_  
Robert J. Patterson  
No. 17631



# ”CLEAR CREEK SUB. NO. 5”

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

PROPRIETOR'S CERTIFICATE

Kay Clear Creek LLC, a limited liability company duly organized and existing under the laws of the State of Michigan by Joseph J Kowalczyk, Trustee of the Joseph J. Kowalczyk Trust, Member, 57 Kay Industrial Drive, Lake Orion, Michigan 48361, as Proprietor, has caused the land described in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets and 4 parks are for the use of the public; that the public utility easements are private easements; and that all other easements are for the uses shown on the plat. There shall be no direct vehicular access to Sheldon Road from Lot 315. There shall be no direct vehicle access to Mead Road from Lots 285 and 321.

Kay Clear Creek LLC  
A Limited Liability Company  
57 Kay Industrial Drive  
Lake Orion, Michigan 48361  
File Number: D7358L  
File Date: March 8, 2012

Witness:

By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Joseph J. Kowalczyk,  
Trustee of the Joseph J. Kowalczyk Trust,  
Member

ACKNOWLEDGEMENT

STATE OF MICHIGAN)  
County of Oakland )S.S.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Joseph J. Kowalczyk, Trustee, Member of the above-named Limited Liability Company, to me known to be the person who executed the foregoing instrument and to me known to be such Trustee, Member of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such Trustee, Member as the free act and deed of said Limited Liability Company, by its authority.

Notary Public \_\_\_\_\_ Oakland County, Michigan

My Commission Expires \_\_\_\_\_

PROPRIETOR'S CERTIFICATE

Elro Corporation, a Michigan Corporation, 201 West Big Beaver Road, Suite 720, Troy, Michigan 48084-5297, duly organized and existing under the laws of the State of Michigan by Graham A. Orley, President, and Patrick Mc Keever, Vice President, as Proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets and 4 parks are for the use of the public; that the public utility easements are private easements; and that all other easements are for the uses shown on the plat. For Preliminary Plat purposes only. Elro Corporation has no current ownership interest in the property which is the subject of this final plat. There shall be no direct vehicular access to Sheldon Road from Lot 315. There shall be no direct vehicle access to Mead Road from Lots 285 and 321.

Elro Corporation  
A Michigan Corporation  
201 West Big Beaver Road, Suite 720  
Troy, Michigan 48084-5297  
File Number:  
File Date:

Witness:

By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Graham A. Orley  
President

\_\_\_\_\_  
Patrick Mc Keever  
Chief Financial Officer

ACKNOWLEDGEMENT

STATE OF MICHIGAN)  
County of Oakland )S.S.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Graham A. Orley, President, and Patrick McKeever, Chief Financial Officer, of the above-named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such president and chief financial officer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Notary Public \_\_\_\_\_ Oakland County, Michigan

My Commission Expires \_\_\_\_\_

# ”CLEAR CREEK SUB. NO. 5”

PART OF THE NORTHEAST 1/4 OF SECTION 2, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

## COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding \_\_\_\_\_ involving the lands included in this plat.

\_\_\_\_\_  
Oakland County Treasurer, Deputy

## CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Rochester Hills, at a meeting held \_\_\_\_\_, 20\_\_\_\_, and was reviewed and found to be in compliance with Act 288, P.A. 1967. Surety has been posted for the placing of monuments and lot markers within one year of the above date. Minimum lot area required by Section 186(2), Act 288 of P.A. 1967, has been waived and conforms with the legally adopted zoning and subdivision control ordinances of the City of Rochester Hills. Surety has been posted to insure the installation of public sewer and public water services.

\_\_\_\_\_  
Jane Leslie  
City Clerk

## COUNTY WATER RESOURCES COMMISSIONER'S CERTIFICATE

Approved on \_\_\_\_\_, 20\_\_\_\_, as complying with all the provisions of 1967 PA 288, MCL 560.101 to 560.293, and the applicable rules and regulations published by my office in the County of Oakland.

\_\_\_\_\_  
John P. McCulloch  
Oakland County Water Resources Commissioner

## COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the OAKLAND COUNTY PLAT BOARD on \_\_\_\_\_ as being in compliance with all of the provisions of 1967 PA 288, MCL 560.101 to 560.293, and the Plat Board's applicable rules and regulations.

\_\_\_\_\_  
Michael Gingell  
Chairperson  
Board of County Commissioners

\_\_\_\_\_  
Bill Bullard Jr.  
County Clerk  
Register of Deeds

\_\_\_\_\_  
Andy Meisner  
County Treasurer

\_\_\_\_\_  
Joseph C. Kapelczak, P.S.  
County Plat Engineer

## COUNTY ROAD COMMISSION CERTIFICATE

Approved on \_\_\_\_\_, 20\_\_\_\_, as complying with all the provisions of 1967 PA 288, MCL 560.101 to 560.293, and the applicable rules and regulations published by my office in the County of Oakland.

\_\_\_\_\_  
Eric S. Wilson  
Chairperson

\_\_\_\_\_  
Gregory C. Jamian  
Vice Chairperson

\_\_\_\_\_  
Ron Fowkes  
Commissioner

## RECORDING CERTIFICATE

STATE OF MICHIGAN)  
Oakland County)

This plat was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ .M., and recorded in Liber \_\_\_\_\_ of Plats on Pages \_\_\_\_\_.

\_\_\_\_\_  
Bill Bullard Jr.  
County Clerk  
Register of Deeds