

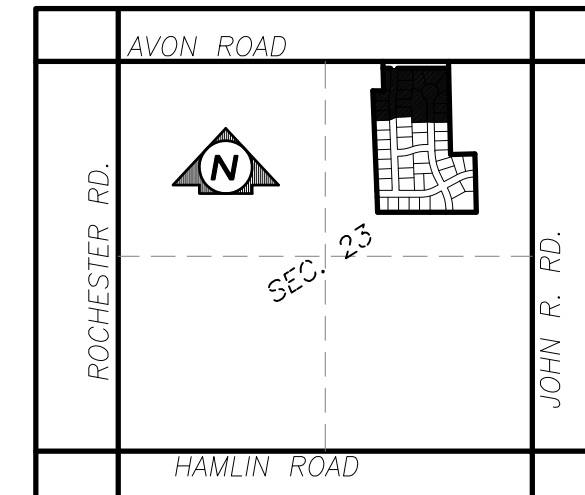
# VISTAS OF ROCHESTER HILLS

A PART OF THE N.E. 1/4 OF SECTION 23, TOWN 3 NORTH,  
RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND  
COUNTY, MICHIGAN

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	460.00	57.36	7°08'39"	57.32	N03°36'19"E
C2	520.00	64.84	7°08'39"	64.80	N03°36'19"E
C3	460.00	75.56	9°24'39"	75.47	S02°28'20"W

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C4	400.00	65.70	9°24'39"	65.63	S02°28'20"W
C15	51.00	43.81	49°12'53"	42.47	N25°56'07"W
C16	73.00	354.74	278°25'46"	95.37	S88°40'20"W
C17	51.00	43.81	49°12'53"	42.47	S23°16'46"W

LIBER \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 5 SHEETS



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AVON POINTE SUBDIVISION LIBER 243 OF PLATS, PAGES 5 1-7, OAKLAND COUNTY RECORDS 4

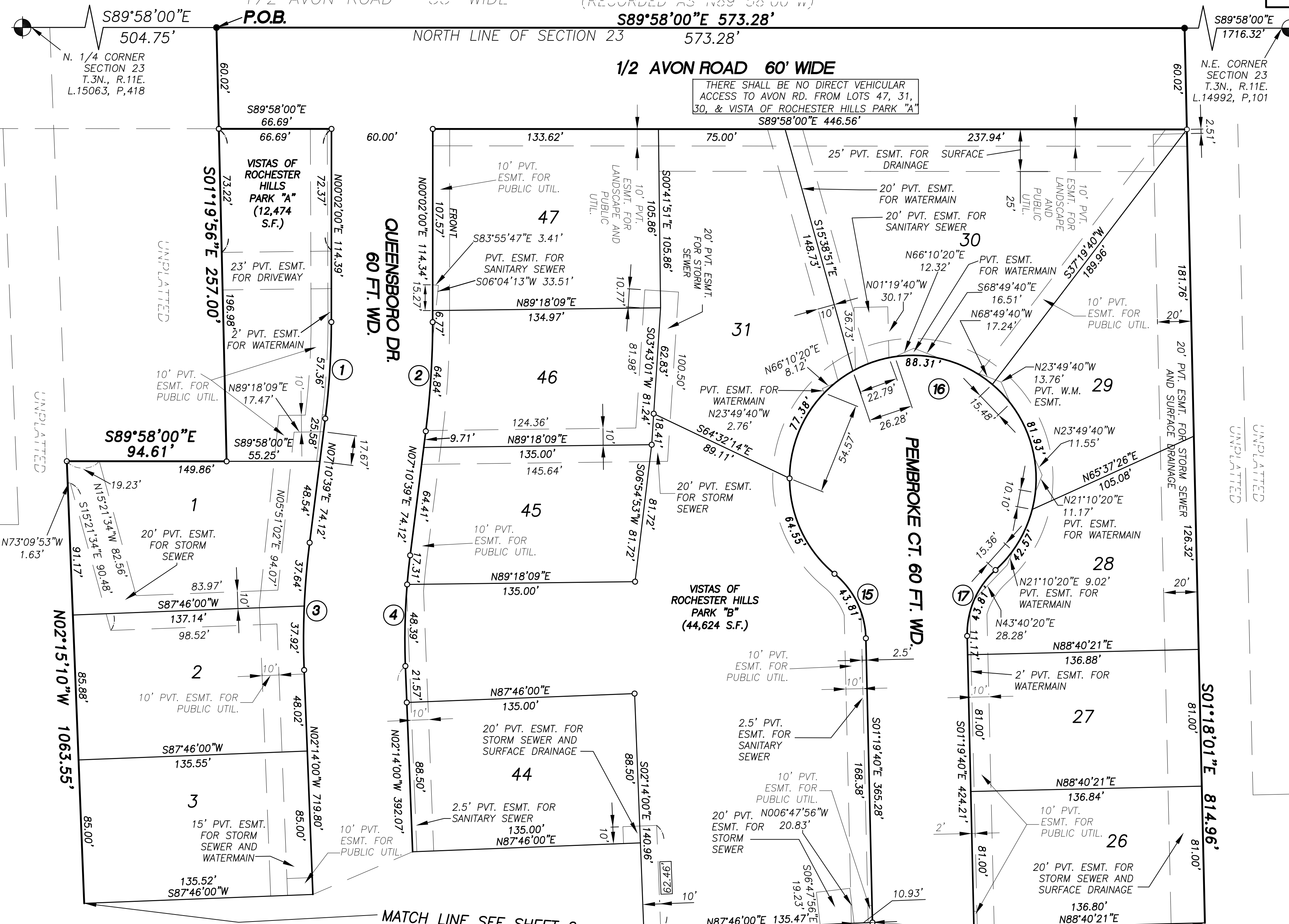
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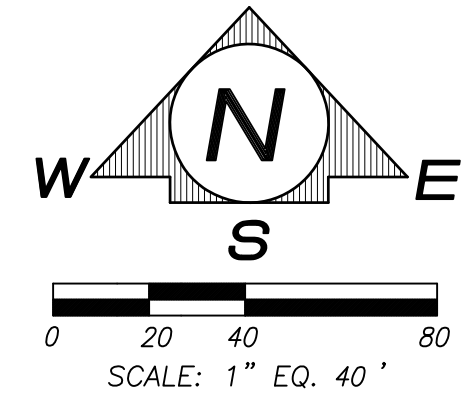
1/2 AVON ROAD 33' WIDE (RECORDED AS N89°58'00"W)  
NORTH LINE OF SECTION 23 573.28'  
1/2 AVON ROAD 60' WIDE

LOCATION MAP  
N.T.S.



**PLAT LEGEND**

ALL DIMENSIONS ARE SHOWN IN FEET.  
ALL CURVE DIMENSIONS ARE SHOWN ALONG THE ARC.  
CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED BY THE SYMBOL "O".  
DENOTES POINTS NOT SET "●"  
FOUND AND SET CONCRETE MONUMENT BEING A 1/2" X 3/8" STEEL ROD ENCASED IN 4" DIAMETER CONCRETE CYLINDER, 36" LONG.  
CORNERS ARE MARKED BY CAPPED 1/2" DIAMETER STEEL RE-ROD 18" IN LENGTH.  
ALL BEARINGS ARE IN RELATION TO THE SECTION LINE WITH "AVON POINTE SUBDIVISION" AS RECORDED IN L. 243 OF PLATS, P. 1-7, OAKLAND COUNTY RECORDS.  
ALL LOT LINES ARE NON-RADIAL.



BRADLEY G. REICHERT



MATCH LINE SEE SHEET 2

# VISTAS OF ROCHESTER HILLS

A PART OF THE N.E. 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 11  
EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

### SURVEYOR'S CERTIFICATE:

I, BRADLEY G. REICHERT, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:

VISTAS OF ROCHESTER HILLS BEING PART OF THE N.E. 1/4 OF SECTION 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE S.89°58'00"E., 504.75 FT. ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE CONTINUING S.89°58'00"E., 573.28 FT.; THENCE S.01°18'01"E., 814.96 FT.; THENCE N.88°39'01"E., 213.07 FT.; THENCE S.01°17'21"E., 510.97 FT. TO A POINT ON THE NORTH LINE OF "EDDINGTON FARMS SUBDIVISION" A SUBDIVISION RECORDED IN LIBER 200 OF PLATS, PAGES 39-48, OAKLAND COUNTY RECORDS; THENCE N.89°55'01"W., 395.30 FT. ALONG THE SAID NORTH LINE TO THE NORTHWEST CORNER OF "EDDINGTON FARMS SUBDIVISION"; THENCE N.89°54'40"W., 467.81 FT.; THENCE N.02°15'10"W., 1063.55 FT.; THENCE S.89°58'00"E., 94.61 FT.; THENCE N.01°19'56"W., 257.00 FT. TO THE POINT OF BEGINNING. CONTAINING 21.946 ACRES OF LAND AND COMPRISING 47 LOTS, NUMBERED 1 THROUGH 47 INCLUSIVE, AND 3 PRIVATE 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 MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY THE ACT.

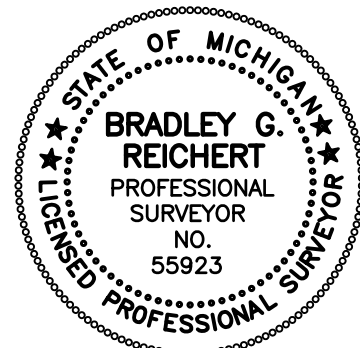
THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE: \_\_\_\_\_ REICHERT SURVEYING INC.  
140 FLUMERFELT LANE.  
ROCHESTER, MI 48306

\_\_\_\_\_  
GEORGE H. REICHERT P.S.  
PROFESSIONAL SURVEYOR NO. 30099

\_\_\_\_\_  
BRADLEY G. REICHERT P.S.  
PROFESSIONAL SURVEYOR NO. 55923



### COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE 5 YEARS PRECEDING \_\_\_\_\_, \_\_\_\_\_, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

\_\_\_\_\_  
ANDREW E. MEISNER  
OAKLAND COUNTY TREASURER

### WATER RESOURCES COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON \_\_\_\_\_, \_\_\_\_\_ AS COMPLYING WITH 1967 PA 288, MCL 560.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF OAKLAND.

\_\_\_\_\_  
JIM NASH  
OAKLAND COUNTY DRAIN COMMISSIONER  
WATER RESOURCES

### COUNTY ROAD COMMISSION CERTIFICATE

APPROVED ON \_\_\_\_\_ AS COMPLYING WITH 1967 PA 288, MCL 560.183 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF OAKLAND.

\_\_\_\_\_  
DATE \_\_\_\_\_

CHAIRPERSON

### PROPRIETOR'S CERTIFICATE

ROCHESTER MEADOWS REAL ESTATE L.L.C., A LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN, BY JAMES GEORGE MANAGING MEMBER AS PROPRIETOR, HAS CAUSED THE LAND IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE STREETS ARE FOR THE USE OF PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR USES SHOWN ON THE PLAT; AND THAT VISTAS OF ROCHESTER HILLS PARKS ARE A PRIVATE PARK RESERVED FOR THE USE OF THE LOT OWNERS OF THIS PLAT AND OF VISTAS OF ROCHESTER HILLS SUBDIVISION.

ROCHESTER MEADOWS REAL ESTATE, L.L.C.  
A MICHIGAN LIMITED LIABILITY COMPANY  
40680 GARFIELD, SUITE 1A  
CLINTON TWP., MI 48038  
FILE B# D8049V AUGUST 6, 2012

\_\_\_\_\_  
JAMES GEORGE, MANAGING MEMBER

### ACKNOWLEDGMENTS

STATE OF MICHIGAN )  
                                  )S.S.  
MACOMB COUNTY     )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY, OF \_\_\_\_\_, 20\_\_\_\_, JAMES GEORGE MANAGING MEMBER, OF ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MEMBERS OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBERS AS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC, \_\_\_\_\_

MACOMB COUNTY, ACTING IN MACOMB COUNTY  
MY COMMISSION EXPIRES \_\_\_\_\_

AND THAT LOTS 47, 31, 30 AND VISTA OF  
ROCHESTER HILLS PARK "A" SHALL NOT HAVE  
DIRECT VEHICULAR ACCESS TO AVON ROAD;

### CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, AT A MEETING HELD \_\_\_\_\_, \_\_\_\_\_ AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288, MCL 560.101 TO 560.293. SURETY HAS BEEN POSTED TO INSURE THE INSTALLATION OF PUBLIC WATER AND PUBLIC SANITARY SEWER SERVICE. ADEQUATE SURETY HAS BEEN DEPOSITED WITH THE CLERK FOR THE PLACING OF MONUMENTS AND MARKERS WITH A REASONABLE LENGTH OF TIME, NOT TO EXCEED ONE YEAR FROM THE ABOVE DATE. MINIMUM LOT WIDTH AND AREA REQUIRED BY SECTION 186(D), 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.

\_\_\_\_\_  
, CITY CLERK

### 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 J. GINGELL  
OAKLAND COUNTY CHAIRMAN OF THE BOARD

\_\_\_\_\_  
LISA BROWN  
OAKLAND COUNTY CLERK REGISTER OF DEEDS

\_\_\_\_\_  
ANDREW E. MEISNER  
OAKLAND COUNTY TREASURER

\_\_\_\_\_  
JOSEPH C. KAPLECZAK P.S.  
OAKLAND COUNTY PLAT ENGINEER

### RECORDING CERTIFICATE

STATE OF MICHIGAN )  
OAKLAND COUNTY    )

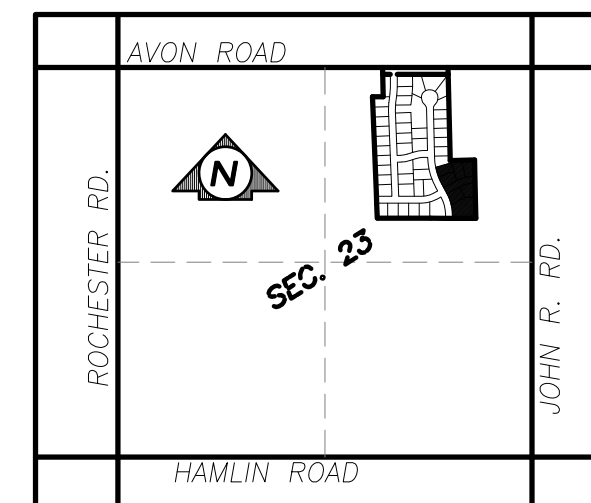
THIS PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M, AND RECORDED IN LIBER \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

\_\_\_\_\_  
LISA BROWN  
OAKLAND COUNTY REGISTER OF DEEDS

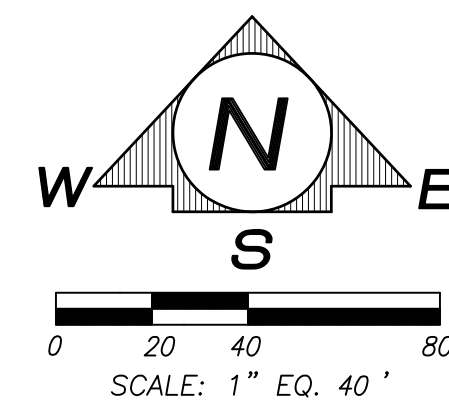


# VISTAS OF ROCHESTER HILLS

A PART OF THE N.E. 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



LIBER \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 4 OF 5 SHEETS



## LOCATION MAP

N.T.S.

## PLAT LEGEND

ALL DIMENSIONS ARE SHOWN IN FEET.

ALL CURVE DIMENSIONS ARE SHOWN ALONG THE ARC.

CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED BY THE SYMBOL "O", FOUND CONCRETE MONUMENTS HAVE ALL POINTS MARKED BY THE SYMBOL "●".

FOUND AND SET CONCRETE MONUMENT BEING A 1/2" X 36" STEEL ROD ENCASED IN 4" DIAMETER CONCRETE CYLINDER, 36" LONG.

CORNERS ARE MARKED BY CAPPED 1/2" DIAMETER STEEL RE-ROD 18" IN LENGTH.

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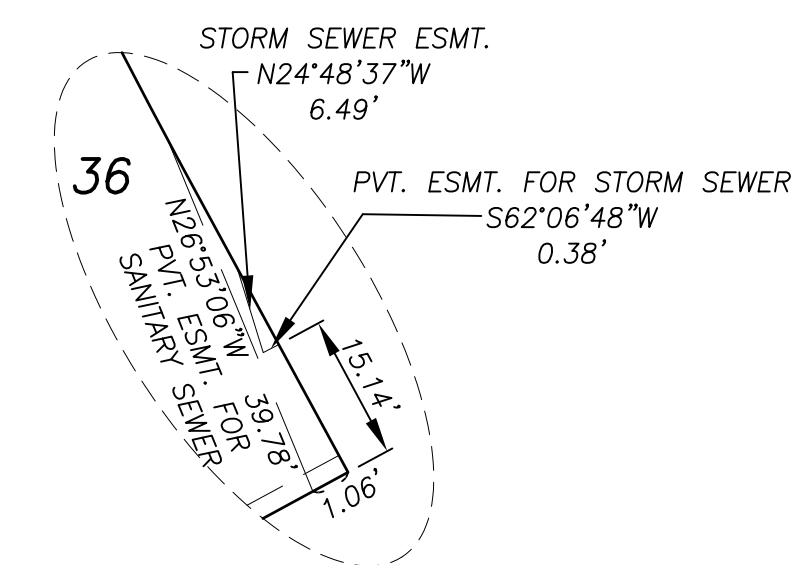
ALL LOT LINES ARE NON-RADIAL

## CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C7	280.00	139.14	28°28'20"	137.71	N75°46'10"E
C8	220.00	109.32	28°28'20"	108.20	N75°46'10"E
C9	340.00	158.75	26°45'10"	157.32	N14°40'52"W
C10	400.00	187.21	26°48'58"	185.51	N14°42'40"W
C11	290.00	137.36	27°08'20"	136.08	S75°06'10"W
C12	350.00	165.78	27°08'20"	164.24	S75°06'10"W
C13	520.00	246.29	27°08'14"	243.99	S14°53'47"E
C14	580.00	273.66	27°02'01"	271.13	S14°56'59"E

## DETAIL MAP

N.T.S.



VISTAS OF ROCHESTER HILLS  
PARK "C"  
EASEMENT FOR DETENTION,  
PRIVATE STORM SEWER AND  
SURFACE DRAINAGE

DETENTION AREA  
20' ACCESS  
EASEMENT

"EDDINGTON FARMS SUBDIVISION"  
LIBER 200 OF PLATS, PAGE 39-48,  
OAKLAND COUNTY RECORDS



BRADLEY G. REICHERT

# VISTAS OF ROCHESTER HILLS

A PART OF THE N.E. 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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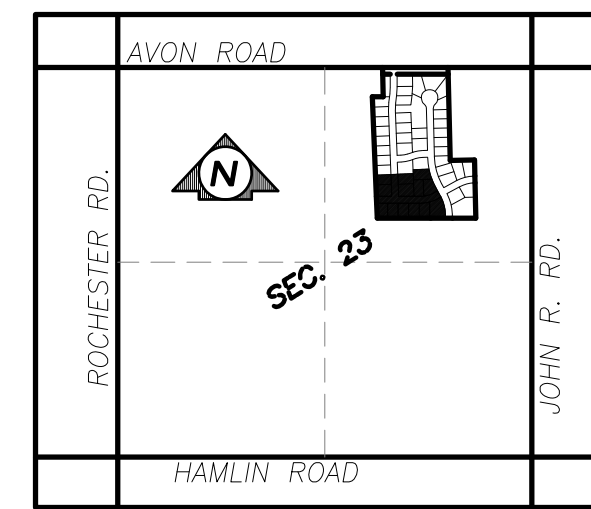
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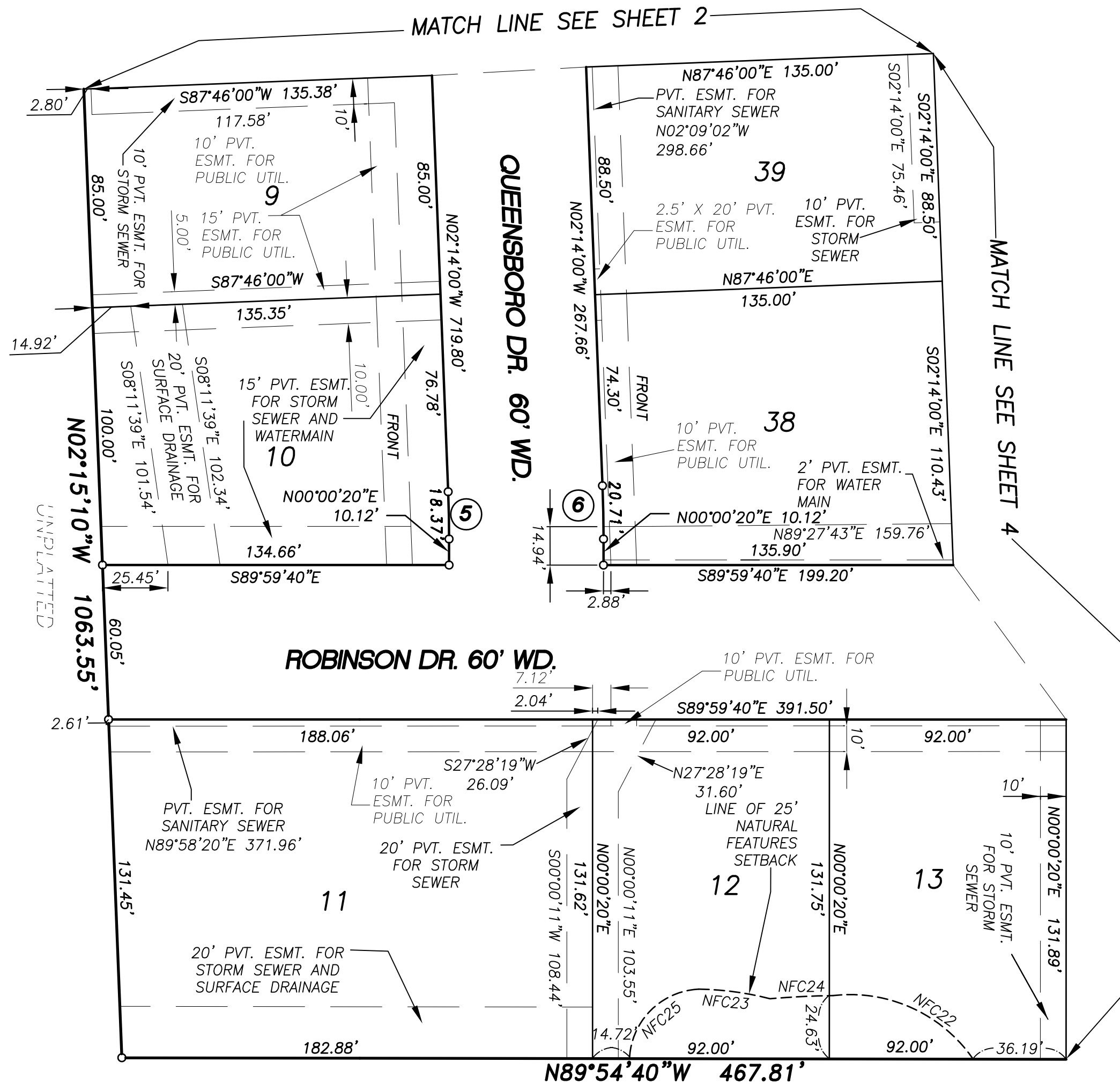
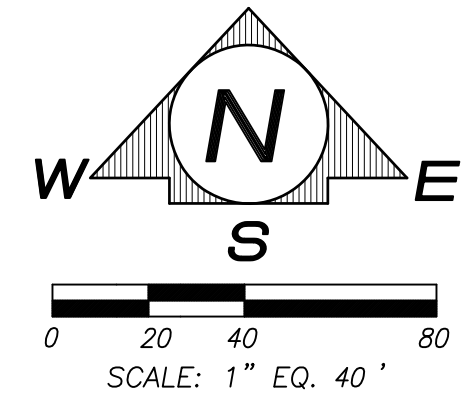
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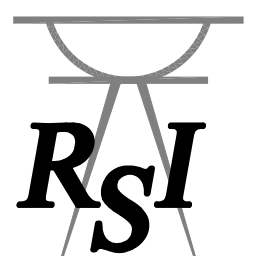
LOCATION MAP  
N.T.S.



CURVE TABLE					
NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C5	470.00	18.37	2°14'20"	18.36	N01°06'50"W
C6	530.00	20.71	2°14'20"	20.71	N01°06'50"W
NFC22	58.00	62.59	61°50'18"	59.60	N65°37'20"W
NFC23	118.46	28.00	13°32'25"	27.93	N82°22'15"W
NFC24	354.08	24.59	3°58'44"	24.58	S87°09'06"W
NFC25	28.24	41.24	83°40'27"	37.67	S45°34'21"W



BRADLEY G. REICHERT



**REICHERT SURVEYING INC.**  
140 FLUMERFELT LANE  
ROCHESTER, MI 48306  
P: (248) 651-0992



# VISTAS OF ROCHESTER HILLS

A PART OF THE N.E. 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CURVE TABLE					
NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C13	520.00	246.29	27°08'14"	243.99	S14°53'47"E
C14	580.00	273.66	27°02'01"	271.13	S14°56'59"E
C18	220.00	63.22	16°27'56"	63.01	S80°26'22"W
C19	280.00	80.47	16°27'56"	80.19	S80°26'22"W
C20	280.00	76.04	15°33'36"	75.81	N79°59'12"E
C21	220.00	59.75	15°33'36"	59.56	N79°59'12"E

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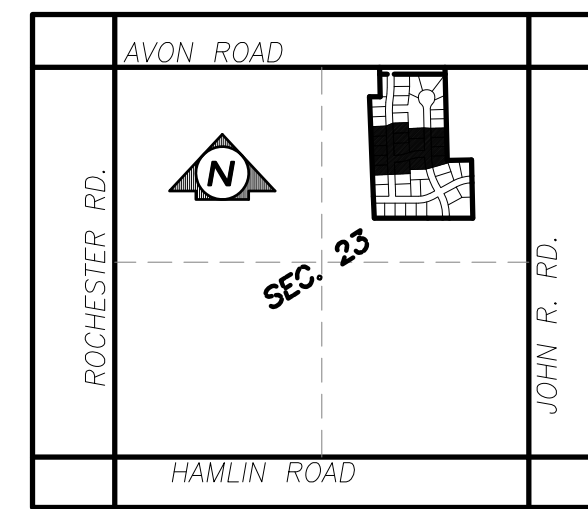
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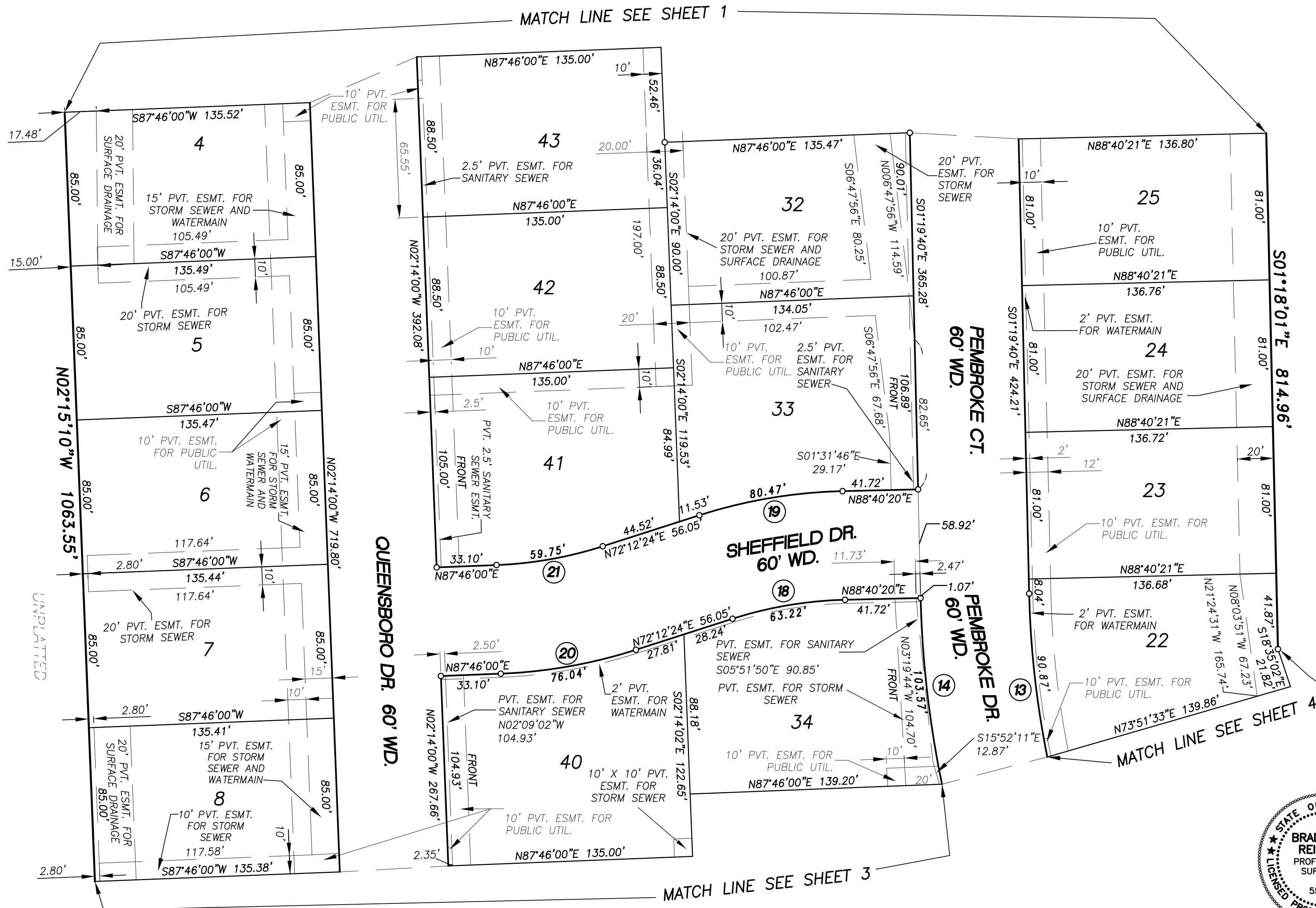
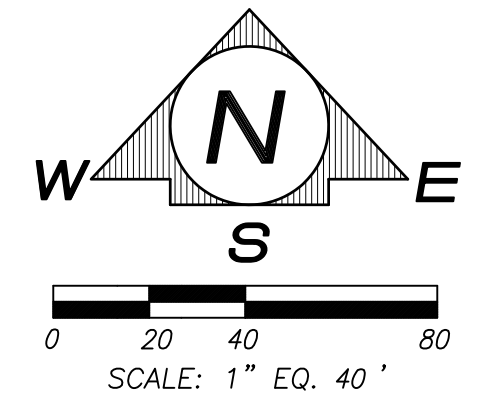
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ALL LOT LINES ARE NON-RADIAL



LOCATION MAP  
N.T.S.

LIBER \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 5 SHEETS



UNPLATTED



**RSI**  
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