

## GRACE PARC SUBDIVISION

LOT 5

\$03°09'25"W \_ **8** 1.88 (SEE

DETAIL "B").

REC. AS (N89°20'36"E)

N89°20'14"E

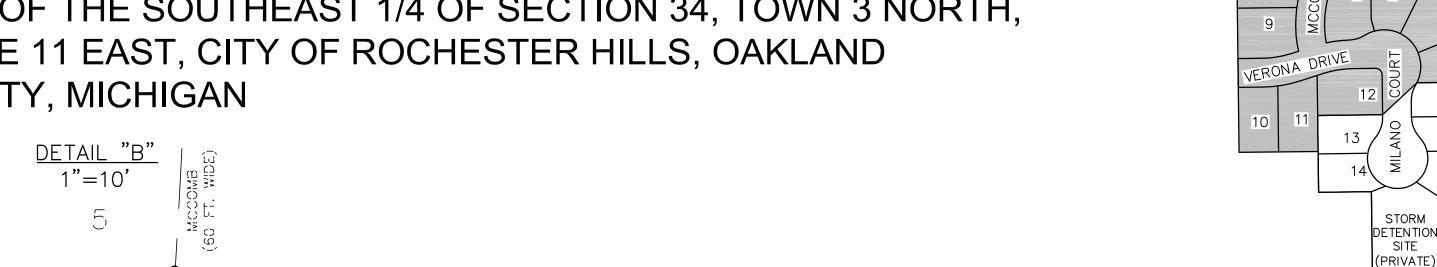
S03°09'25"W-1.88

UNPLATTED

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

GUNTHAR'S RUN SUBDIVISION, LIBER 257, PAGES 33 & 34, OAKLAND COUNTY RECORDS

60.13

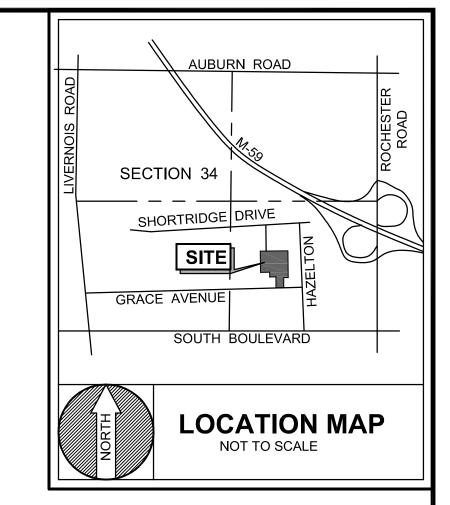


LOT 4

81.32

LN03°09'25"E

5.89



PLAT LEGEND:

SHEET 2

SHEET INDEX KEY

NOT TO SCALE

LOT 15

LOT 12

UNPLATTED

86.40

495.04

129.87

20' PVT. ESMT. FOR

STORM SEWER & SURF. DRN.

ALL DIMENSIONS ARE GIVEN IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "O" REPRESENTS THE LOCATION OF SET CONCRETE MONUMENTS.

THE SYMBOL ". REPRESENTS THE LOCATION OF A FOUND CONCRETE MONUMENT, 4" DIAMETER WITH 1/2" DIAMETER STEEL BAR IN CENTER.

ALL SET MONUMENTS ARE 1/2" DIAMETER STEEL BARS, 36" LONG ENCASED IN 4" DIAMETER CONCRETE CYLINDERS 36"

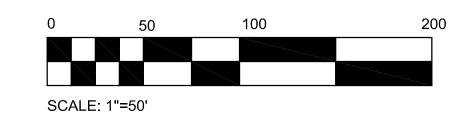
LOT MARKERS ARE 1/2" DIAMETER STEEL BARS AND ARE 18" LONG.

ALL BEARINGS ARE IN RELATION TO THE RECORD BEARING OF THE SOUTH LINE OF SECTION 34 AS SHOWN ON THE PLAT OF "GUNTHAR'S RUN SUBDIVISION" AS RECORDED IN LIBER 257 OF PLATS ON PAGES 33 AND 34, OAKLAND COUNTY RECORDS.

(R) = RADIAL. LINES NOT MARKED ARE NONRADIAL.

|           | 20' PVT. ESMT. FOR STORM SEWER AND N15°14'21"W STORM SEWER AND N15°14'21"W STORM SEWER AND STORM SEWER AND STORM SEWER AND STORM SEWER AND PUBLIC UTILITIES INCLUDING LIBER 48342, PAGE 12, OAKLAND COUNTY RECORDS 10' PVT. ESMT. FOR STORM SEWER AND PUBLIC UTILITIES INCLUDING LIBER 48342, PAGE 12, OAKLAND COUNTY RECORDS 10' PVT. ESMT. FOR STORM SEWER AND PUBLIC UTILITIES INCLUDING LIBER 48342, PAGE 12, OAKLAND COUNTY RECORDS 22.22 OAKLAND COUNTY RECOR |
|-----------|--|
|           | VERONA DRIVE    N89°19'42"E   0   C5   N72°07'26"E   (MDTH VARIES)     N89°07'26"E   N89°07'26"E   OS   OS   OS   OS   OS   OS   OS   O   |
| UNPLATTED | 51.96 30.49  11  |
|           | 20' PVT. ESMT. FOR STORM SEWER & SURF. DRN.  82.38  82.43  S89°20'06"W 164.81  UNPLATTED   |

| CURVE TABLE |        |         |                 |              |             |
|-------------|--------|---------|-----------------|--------------|-------------|
| CURVE       | LENGTH | RADIUS  | CHORD DIRECTION | CHORD LENGTH | DELTA ANGLE |
| C1          | 24.36  | 200.00' | N06°38'46"E     | 24.34'       | 6°58'43"    |
| C2          | 31.67  | 260.00' | N06°38'46"E     | 31.65'       | 6°58'43"    |
| C3          | 102.10 | 260.00' | S01°06'54"E     | 101.45'      | 22°29'59"   |
| C4          | 73.87  | 200.00' | S00°26'44"E     | 73.45'       | 21°09'44"   |
| C5          | 60.05  | 200.00' | N80° 43'34"E    | 59.83'       | 17°12'16"   |
| C6          | 78.07  | 260.00' | N80°43'34"E     | 77.78'       | 17°12'16"   |
| C7          | 49.48' | 260.00' | S82°53'06"W     | 49.40'       | 10°54'14"   |
| C8          | 59.34' | 200.00' | S80°37'26"W     | 59.12'       | 16°59'59"   |
| C9          | 32.22' | 60.00'  | N72°57'06"E     | 31.83'       | 30°46'04"   |
| C10         | 205.25 | 76.50   | N45°34'00"W     | 149.00'      | 153°43'30"  |
| C12         | 21.25  | 13.50'  | N45°46'26"W     | 19.12'       | 90°11'16"   |



### GRACE PARC SUBDIVISION

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

#### SURVEYOR'S CERTIFICATE

I. DONALD H. KING, SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THE PLAT, DESCRIBED AS FOLLOWS:

"GRACE PARC SUBDIVISION" PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE \$86°55'47"E 991.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF "MARTIN FARMS SUBDIVISION" AS RECORDED IN LIBER 18 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE NO0°40'18"W 1006.03 FEET ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING; THENCE N88°31'54"W 80.06 FEET; THENCE \$80°40'18"E 182.97 FEET; THENCE \$89°20'06"W 140.23 FEET; THENCE N00°40'18"W 195.00 FEET; THENCE \$89°20'06"W 110.00 FEET; THENCE N00°40'18"W 85.00 FEET; THENCE \$89°20'06"W 164.81 FEET; THENCE N00°40'18"W 380.52 FEET; THENCE N89°20'14"E 495.04 FEET, IN PART, ALONG THE SOUTH LINE OF "GUNTHAR'S RUN SUBDIVISION" AS RECORDED IN LIBER 257 OF PLATS, PAGES 33 & 34, OAKLAND COUNTY RECORDS, TO A POINT ON THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION"; THENCE \$00°40'18"E 480.51 FEET ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING. CONTAINING 5.6 ACRES. THERE ARE 14 LOTS CONTAINED IN THE PLAT (1 TO 14 BOTH INCLUSIVE) AND ONE PRIVATE STORM WATER DETENTION SITE.

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 THE 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.

|       | FAZAL KHAN & ASSOCIATES, II                                      | NCORPORATED |
|-------|--|-------------|
|       | 43279 SCHOENHERR<br>STERLING HEIGHTS, MICHIGAN 4                 | 8313        |
|       |  |             |
|       |  |             |
| DATE: | DONALD II IZING  |             |
| DATE: | <br>DONALD H. KING<br>PROFESSIONAL SURVEYOR<br>LICENSE NO. 30085 |             |
|       | LICENSE NO. 30083  |             |
|       |  |             |
|       |  |             |
|       |  |             |
|       |  |             |
|       |  |             |
| DATE: | <br>FAZLULLAH M. KHAN<br>PRESIDENT                               |             |

#### PROPRIETOR'S CERTIFICATE

WE, AS PROPRIETORS CERTIFY THAT WE CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT MILAND COURT, VERONA DRIVE AND MCCOMB ARE FOR THE USE OF THE PUBLIC AND GRACE AVENUE IS PRIVATE AND FOR THE USE OF THE OWNERS OF THE ADJACENT PARCELS IN THE SOUTHEAST 1/4 OF SECTION 34 AS FURTHER DESCRIBED IN LIBER 8506, PAGES 682–699 OF OAKLAND COUNTY RECORDS; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT, THE STORM WATER DETENTION SITE IS PRIVATE FOR STORM DRAINAGE AND STORM WATER DETENTION PURPOSES AND STORM WATER DETENTION SITE IS NOT TO BE ACCESSED FROM GRACE AVENUE.

PATRICK BISMACK, A MARRIED MAN 2742 POWDERHORN RIDGE ROAD ROCHESTER HILLS, MI 48309-1338

GWENDOLYN M. BISMACK, HIS WIFE 2742 POWDERHORN RIDGE ROAD ROCHESTER HILLS, MI 48309-1338

#### **ACKNOWLEDGMENT**

| STATE OF MICHIGAN<br>COUNTY OF OAKLAND  |     |
|---|-----|
| THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THISDAY OF<br>BY PATRICK BISMACK, A MARRIED MAN AND GWENDOLYN M. BISMACK, HIS WIFE. | 201 |
| NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN.  |     |
| MY COMMISSION EXPIRES:  |     |

# GRACE PARC SUBDIVISION

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

| COUNTY TREASURER'S CERTIFICATE   | COUNTY PLAT BOARD CERTIFICATION  |   |  |
|--|--|---|--|
| THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE 5 YEARS PRECEDING, 2016, INVOLVING THE LANDS INCLUDED IN THIS PLAT.   | COUNTY PLAT BOARD ON, 201<br>COMPLIANCE WITH ALL THE PROVISIONS OF 1967 PA | THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE OAKLAND COUNTY PLAT BOARD ON, 2016, AS BEING IN COMPLIANCE WITH ALL THE PROVISIONS OF 1967 PA 288, MCL 560.101 TO 560.293, AND THE PLAT BOARD'S APPLICABLE RULES AND |  |
| ANDREW E. MEISNER OAKLAND COUNTY TREASURER   |  |   |  |
| CARLAND COUNTY INCASORER   | MICHAEL J. GINGELL OAKLAND COUNTY CHAIRMAN OF THE BOARD.                   |   |  |
|  | LISA BROWN OAKLAND COUNTY CLERK/REGISTER OF DEEDS.                         |   |  |
| COUNTY DRAIN COMMISSIONER'S CERTIFICATE  |  |   |  |
| APPROVED ON, 2016, AS COMPLYING WITH 1967 PA 288, MCL 560.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF OAKLAND.  | ANDREW E. MEISNER OAKLAND COUNTY TREASURER.                                |   |  |
| JAMES NASH DATE  | JOSEPH C. KAPLECZAK, P.S. OAKLAND COUNTY PLAT ENGINEER.                    |   |  |
| JAMES NASH OAKLAND COUNTY WATER RESOURCES COMMISSIONER   |  |   |  |
| CERTIFICATE OF MUNICIPAL APPROVAL  | RECORDING CERTIFICATE  |   |  |
| I CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCHESTER HILLS AT A MEETING HELD ON, 2016, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288,  | STATE OF MICHIGAN) OAKLAND COUNTY)   |   |  |
| MCL 560.101 TO 560.293. SURETY HAS BEEN POSTED TO ENSURE THE INSTALLATION OF PUBLIC SEWER AND PUBLIC WATER SERVICES, AND THAT THE MINIMUM LOT AREA REQUIRED BY SECTION 186, ACT 288, PA 1967 HAS BEEN WAIVED AND CONFORMS WITH THE LEGALLY ADOPTED ZONING AND SUBDIVISION CONTROL ORDINANCES OF THE CITY OF ROCHESTER HILLS. | THIS PLAT WAS RECEIVED FOR RECORD ON THE ATM., AND RECORDED IN LIBER       | DAY OF 201<br>OF PLATS ON PAGE  |  |
|  | LISA BROWN, CLERK, REGISTER OF DEEDS                                       | DATE  |  |
| TINA BARTON, CLERK DATE CITY OF ROCHESTER HILLS  |  |   |  |