

MANCHESTER KNOLLS NO. 2 SUBDIVISION

LIBER _____ PAGE _____
SHEET 3 OF 3 SHEETS

A PART OF THE N.E. ¼ OF SECTION 8, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE:

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

MANCHESTER KNOLLS NO. 2 SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S04°28'03"E 1259.48 FEET (RECORDED AS 1260.36 FEET) ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 8, THE CENTERLINE OF BREWSTER ROAD AND THE WEST LINE OF "AVON MEADOWS", AS RECORDED IN LIBER 153 OF PLATS, PAGES 7-8, OAKLAND COUNTY RECORDS; THENCE N89°27'40"E 1028.24 FEET ALONG THE SOUTH LINE OF SAID "AVON MEADOWS", COMMON TO THE NORTH LINE OF "MANCHESTER KNOLLS SUBDIVISION", AS RECORDED IN LIBER 283, PAGES 40-42, OAKLAND COUNTY RECORDS, TO A POINT "A" ON AN INTERMEDIATE TRAVERSE LINE AS SHOWN ON SAID PLAT; THENCE PROCEEDING ALONG SAID TRAVERSE LINE FOR THE FOLLOWING THREE COURSES: S11°17'31"E 223.73 FEET, N73°20'08"E 207.83 FEET (RECORDED AS 207.82 FEET) AND N38°21'28"E 208.25 FEET (RECORDED AS 205.26 FEET) TO A POINT "B" ON THE NORTH LINE OF SAID "MANCHESTER KNOLLS SUBDIVISION"; THENCE PROCEEDING N89°27'40"E 30.01 FEET (RECORDED AS 26.19 FEET) ALONG SAID NORTH LINE TO THE WEST LINE OF "BROOKWOOD GOLF CLUB", AS RECORDED IN LIBER 159, PAGES 5-8, OAKLAND COUNTY RECORDS; THENCE S02°15'00"E (RECORDED AS S01°44'00"E) 502.44 FEET ALONG SAID WEST LINE, COMMON TO THE EAST LINE OF SAID "MANCHESTER KNOLLS SUBDIVISION" FOR A POINT OF BEGINNING; THENCE ALONG THE SUBDIVISION LINE COMMON TO SAID "MANCHESTER KNOLLS SUBDIVISION" FOR THE FOLLOWING TWELVE COURSES: S87°45'00"W 116.72 FEET, N45°00'00"W 290.35 FEET, S88°00'00"W 132.89 FEET, S19°40'52"W 123.40 FEET, 40.17 FEET ALONG THE ARC OF A 338.93 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, CHORD BEARING S65°22'08"E 40.15 FEET, S28°01'35"W 60.00 FEET, S23°10'15"W 260.48 FEET, S35°09'20"W 129.61 FEET, S54°50'40"E 15.00 FEET, S35°09'20"W 210.00 FEET, S54°50'40"E 135.08 FEET AND S00°04'39"E 179.42 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 8 AND THE NORTH LINE OF "HITCHMAN'S HAVEN ESTATES NO. 2", AS RECORDED IN LIBER 77 OF PLATS, PAGE 33, OAKLAND COUNTY RECORDS; THENCE N89°54'31"E (RECORDED AS N87°23'47"W) 693.42 FEET ALONG SAID LINE AND THE NORTH LINE OF "HITCHMAN'S HAVEN ESTATES NO. 1", AS RECORDED IN LIBER 70 OF PLATS, PAGES 32 AND 33, OAKLAND COUNTY RECORDS, TO THE WEST LINE OF SAID "BROOKWOOD GOLF CLUB"; THENCE N02°15'00"W (RECORDED AS S01°44'00"E) 772.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 12.75 ACRES OF LAND, MORE OR LESS, COMPRISED OF 18 LOTS, NUMBERED 27-44 INCLUSIVE, AND ONE PRIVATE PARK.

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 SECTION 125 OF THE ACT.

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 126 OF THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 126(3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE _____ LANDTECH, INC.
29000 INKSTER ROAD, SUITE 120
SOUTHFIELD, MI 48036

BY: _____ BY: _____
DANIEL FEENSTRA MICHAEL G. KALINOWSKI, PRESIDENT
PROFESSIONAL SURVEYOR NO. 46661 PROFESSIONAL ENGINEER NO. 22640

PROPRIETOR'S CERTIFICATE

KAY FAMILY ASSET COMPANY L.L.C., 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 DATED DECEMBER 20, 1985, MANAGING MEMBER, AND A.H. BONNELL, TRUSTEE OF THE JOSEPH J. KOWALCZYK IRREVOCABLE TRUST DATED FEBRUARY 16, 1999, MEMBER, AS PROPRIETOR, HAS CAUSED THE LAND 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 MANCHESTER KNOLLS NO. 2 PARK IS A PRIVATE PARK FOR THE USE OF THE LOT OWNERS OF THIS PLAT AND OF MANCHESTER KNOLLS SUBDIVISION.

WITNESSES:

KAY FAMILY ASSET COMPANY, L.L.C.
A MICHIGAN LIMITED LIABILITY COMPANY
P.O. BOX 1000, LAKE ORION, MICHIGAN 48361
FILE # B 38306 2/16/99

JOSEPH KOWALCZYK, TRUSTEE OF THE JOSEPH J. KOWALCZYK TRUST DATED DECEMBER 20, 1985, MANAGING MEMBER, RECORDED AT LIBER 26289, PAGE 161 AND 162, OAKLAND COUNTY RECORDS

A.H. BONNELL, TRUSTEE OF THE JOSEPH J. KOWALCZYK IRREVOCABLE TRUST DATED FEBRUARY 16, 1999, MEMBER RECORDED AT LIBER 26289, PAGE 159 & 160, OAKLAND COUNTY RECORDS

ACKNOWLEDGMENTS
STATE OF MICHIGAN)
) S.S.
OAKLAND COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY, OF _____, 20____, JOSEPH KOWALCZYK, TRUSTEE, MEMBER AND A.H. BONNELL, TRUSTEE, MEMBER, OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER AND MEMBER 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, _____
_____, COUNTY, MI

MY COMMISSION EXPIRES _____

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.

PATRICK M. DOHANY
OAKLAND COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON _____ AS COMPLYING WITH SECTION 183 OF ACT 288, P.A. 1967 AND THE _____ DATE APPLICABLE RULE AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF OAKLAND.

JOHN P. McCULLOCH
OAKLAND COUNTY DRAIN COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, AT A MEETING HELD _____, 20____ AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A. OR 1967. THAT PUBLIC WATER AND PUBLIC SANITARY SEWER HAVE BEEN INSTALLED AND ARE READY FOR CONNECTION. 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.

JANE LESLIE, CITY CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE OAKLAND COUNTY PLAT BOARD ON _____, 20____, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288, P.A. 1967, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

THOMAS A. LAW, CHAIRMAN, OAKLAND COUNTY BOARD OF COMMISSIONERS

LARRY MITCHELL, OAKLAND COUNTY CLERK - REGISTER OF DEEDS

PATRICK M. DOHANY, OAKLAND COUNTY TREASURER

JOSEPH A. KAPELCZAK, 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 _____.

LARRY MITCHELL, OAKLAND COUNTY REGISTER OF DEEDS

LANDTECH, INC.
29000 INKSTER RD.
SUITE 120
SOUTHFIELD, MI 48034
(248) 357-7900

MANCHESTER KNOLLS NO. 2 SUBDIVISION

A PART OF THE N.E. ¼ OF SECTION 8, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LIBER _____ PAGE _____
SHEET 2 OF 3 SHEETS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	49.24	60.00	47°01'16"	S25°45'38"E	47.87
C7	40.22	25.00	92°10'21"	N43°50'10"E	36.02
C8	122.99	200.00	35°13'59"	S72°27'40"E	121.06
C9	43.36	60.00	41°24'35"	S22°57'17"E	42.43
C10	183.25	60.00	174°59'30"	N43°50'10"E	119.89
C11	43.36	60.00	41°24'35"	N69°22'22"W	42.43
C12	159.88	260.00	35°13'59"	S72°27'40"E	157.38

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 "○".
CONCRETE MONUMENTS HAVE BEEN FOUND AT ALL POINTS MARKED BY THE SYMBOL "●".
FOUND AND SET CONCRETE MONUMENT BEING A 1/2" X 3/8" DIAMETER STEEL ROD ENCASED IN 4" DIAMETER CONCRETE CYLINDER, 36" LONG.
LOT CORNERS ARE MARKED BY UN-CAPPED 1/2" DIAMETER RE-ROD 18" IN LENGTH.
ALL BEARINGS ARE IN RELATION TO THE NORTH-SOUTH 1/4 LINE AS DESCRIBED ON "AVON MEADOWS", A SUBDIVISION RECORDED IN LIBER 153, PAGE 7-8 OF PLATS, OAKLAND COUNTY RECORDS.
(R) INDICATES RADIAL LOT LINES
(NR) INDICATES NON-RADIAL LOT LINES

NORTH 1/4 CORNER OF SECTION 8, T3N, R11E, LIBER 21836, PAGE 340, O.C.R.

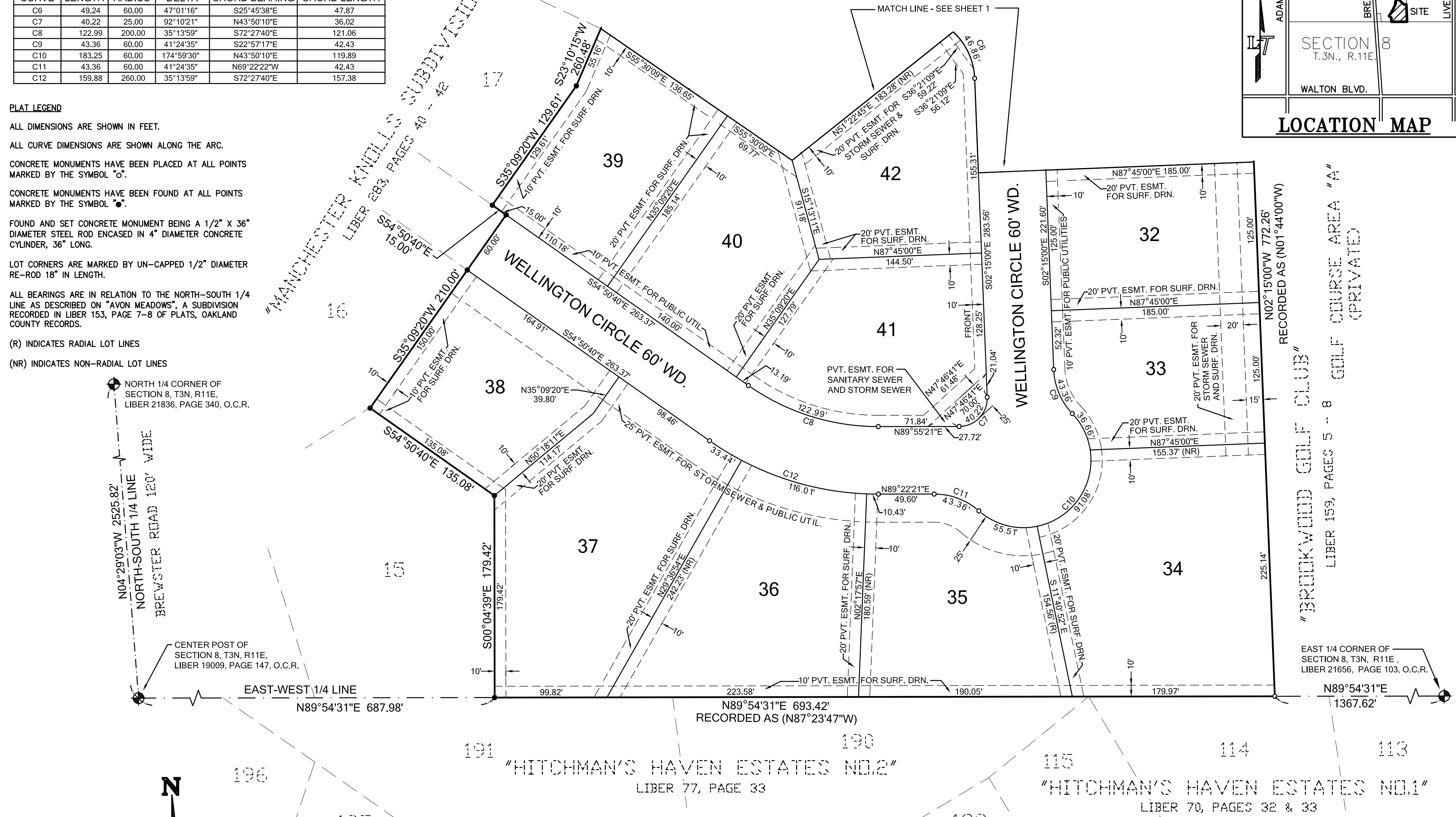
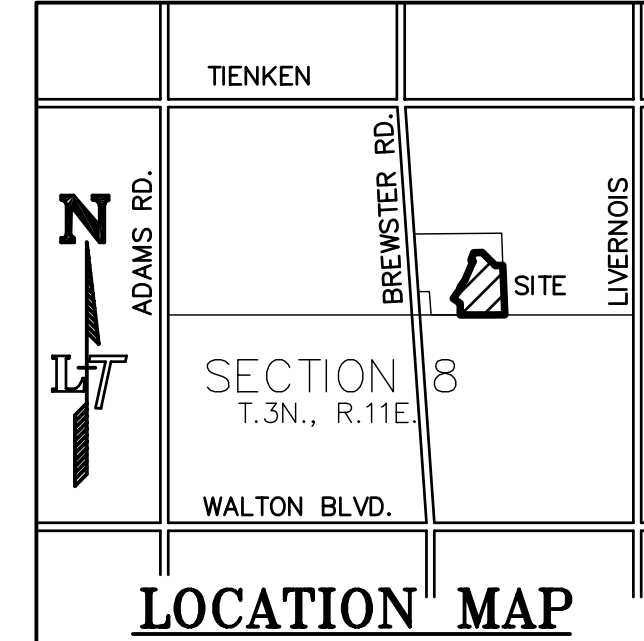
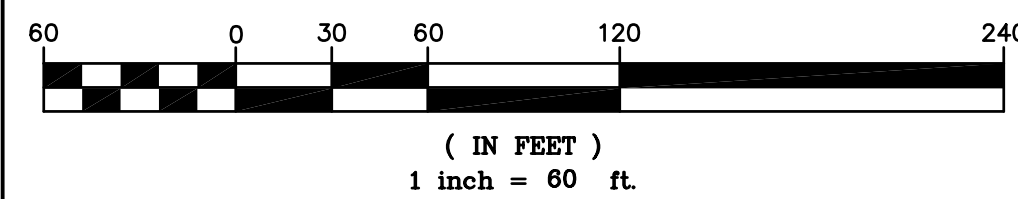
N04°29'03"W 2525.82'
NORTH-SOUTH 1/4 LINE
BREWSTER ROAD 120' WIDE

CENTER POST OF SECTION 8, T3N, R11E, LIBER 19009, PAGE 147, O.C.R.

EAST-WEST 1/4 LINE
N89°54'31"E 687.98'



GRAPHIC SCALE

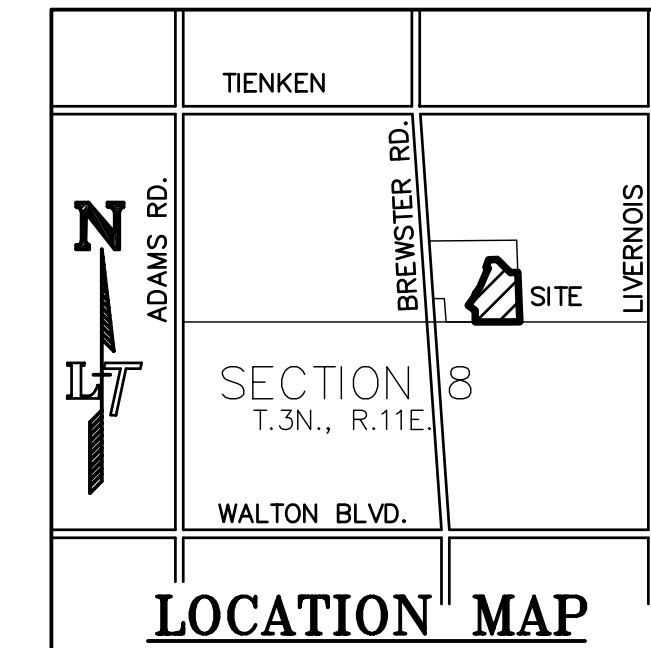


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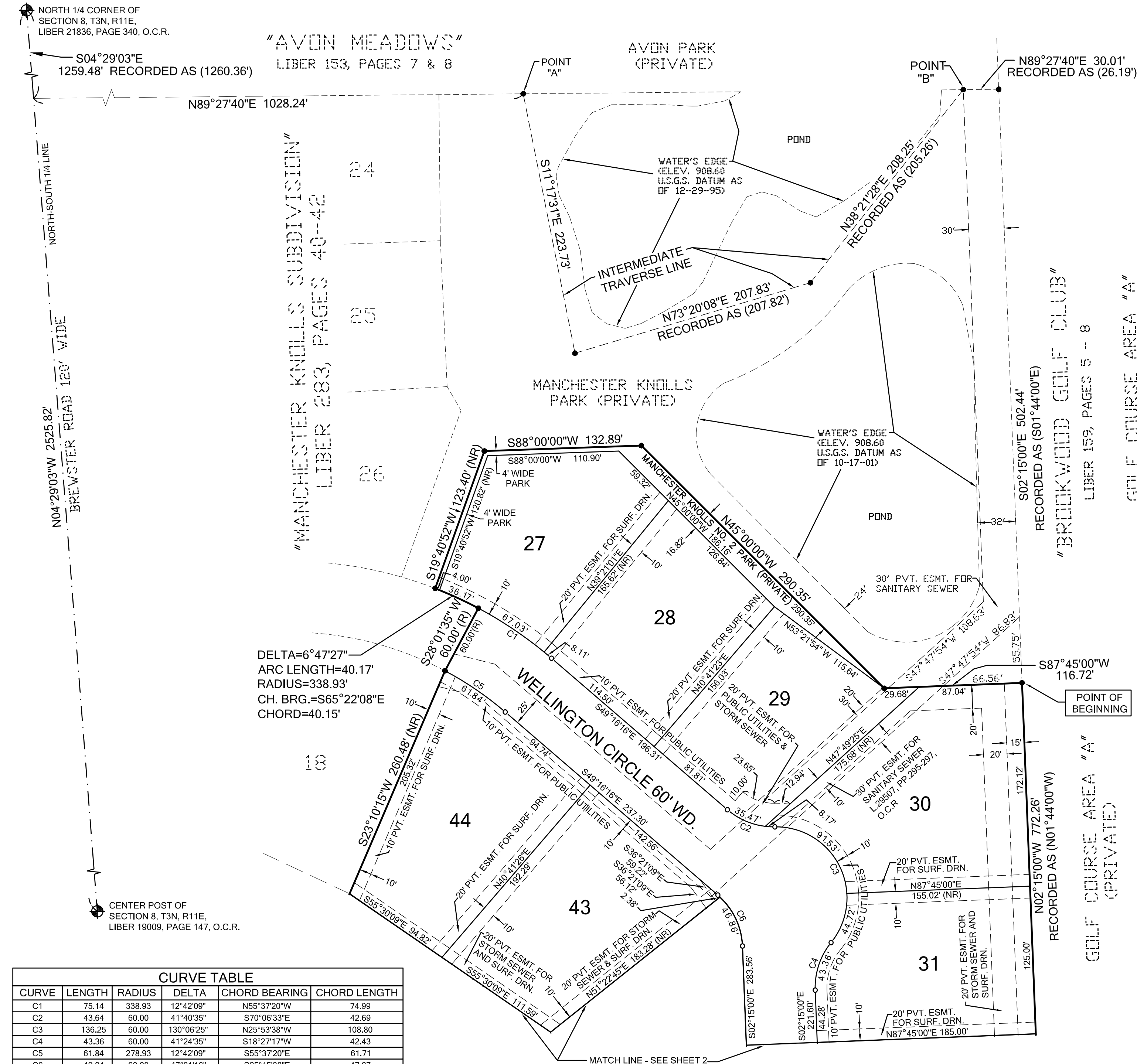
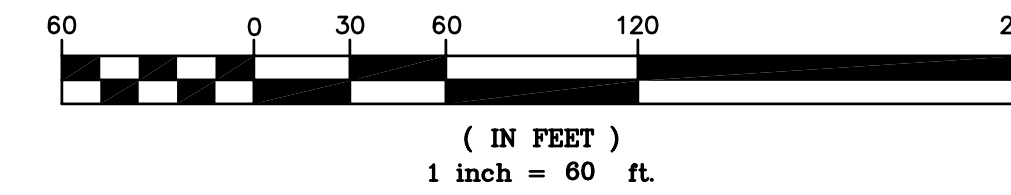
LIBER _____ PAGE _____
SHEET 1 OF 3 SHEETS



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".
- CONCRETE MONUMENTS HAVE BEEN FOUND AT ALL POINTS MARKED BY THE SYMBOL "•".
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- LOT CORNERS ARE MARKED BY UN-CAPPED 1/2" DIAMETER RE-ROD 18" IN LENGTH.
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- (R) INDICATES RADIAL LOT LINES
- (NR) INDICATES NON-RADIAL LOT LINES

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	75.14	338.93	12°42'09"	N55°37'20"W	74.99
C2	43.64	60.00	41°40'35"	S70°06'33"E	42.89
C3	136.25	60.00	130°06'25"	N25°53'38"W	108.80
C4	43.36	60.00	41°24'35"	S18°27'17"W	42.43
C5	61.84	278.93	12°42'09"	S55°37'20"E	61.71
C6	49.24	60.00	47°01'16"	S25°45'38"E	47.87

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