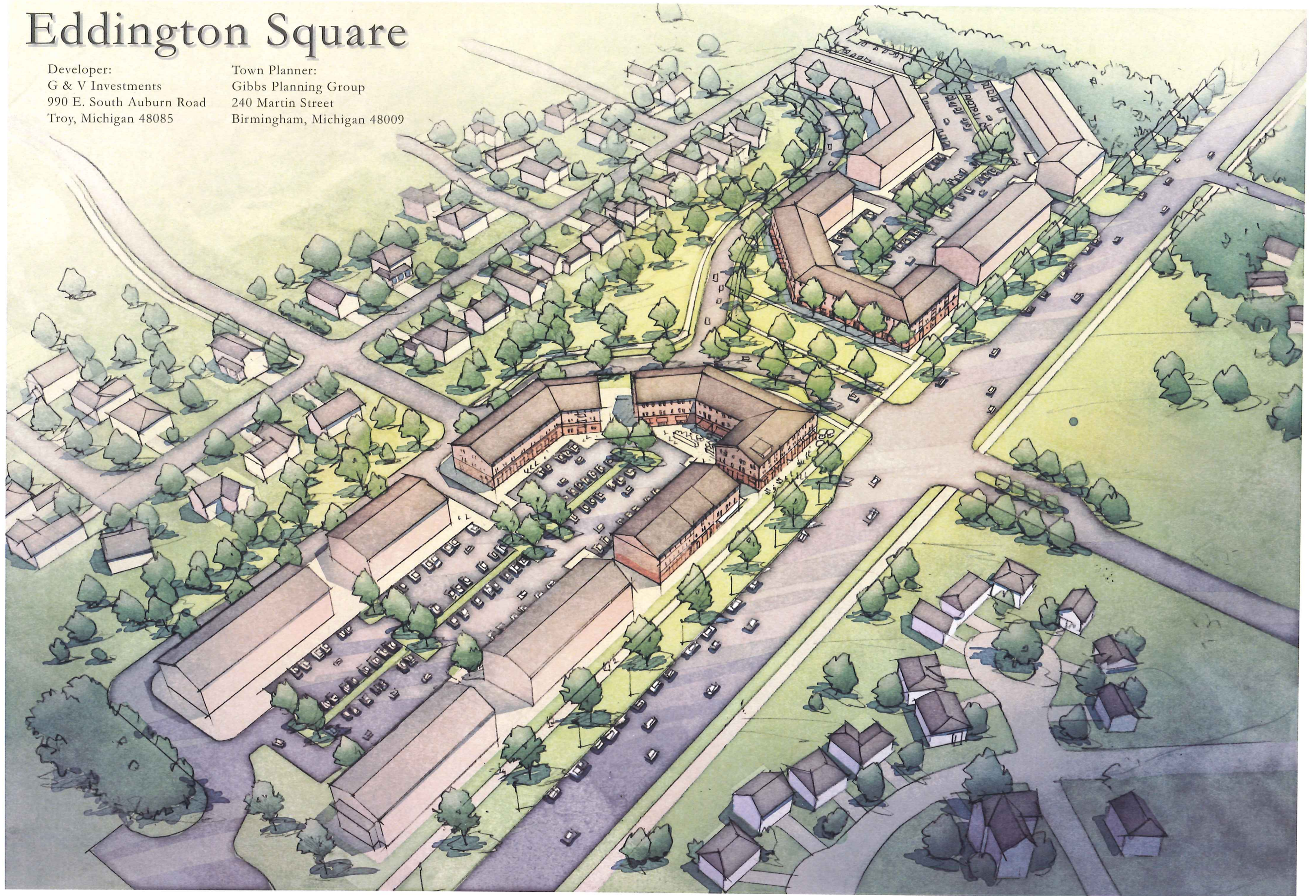


# Eddington Square

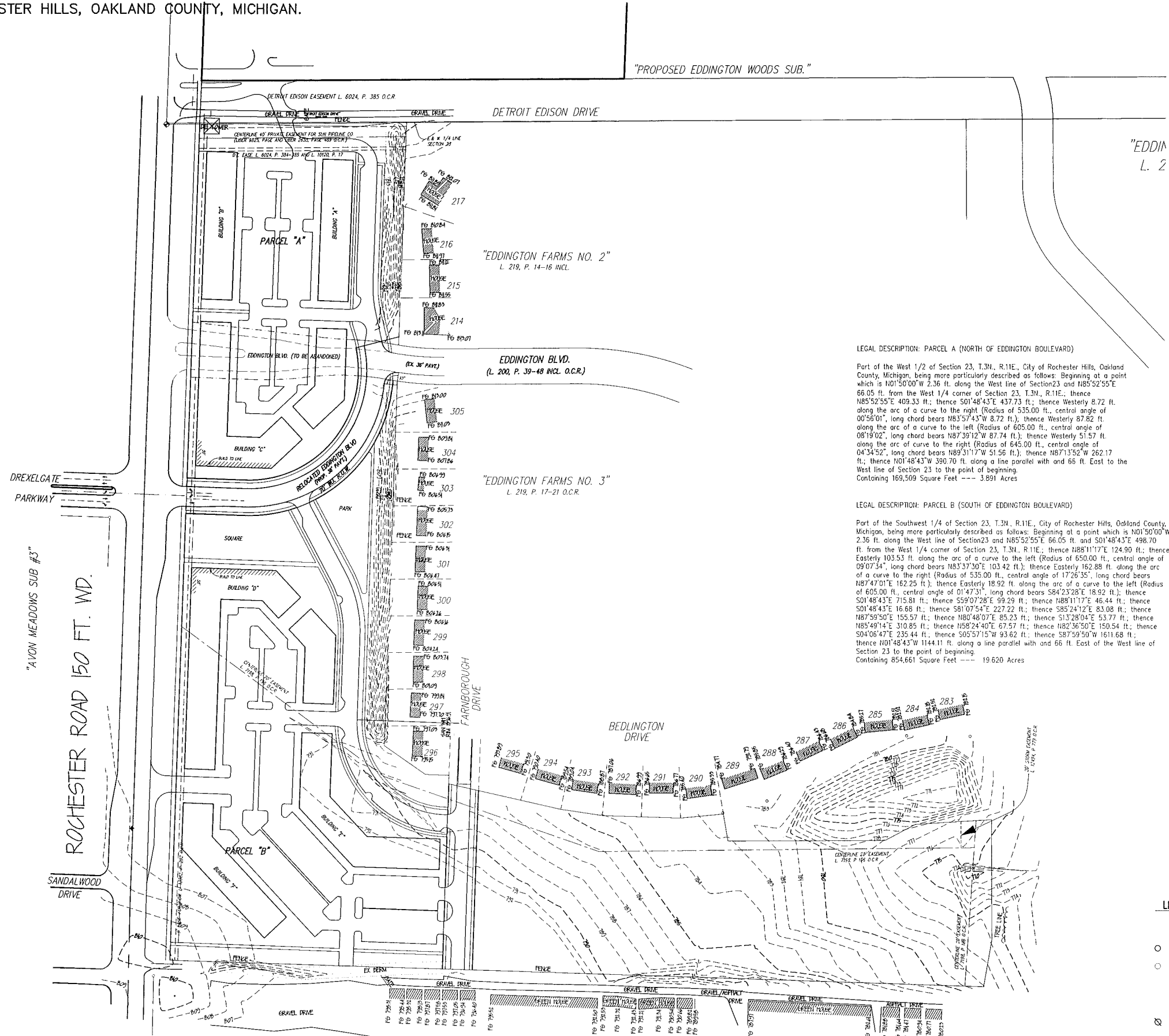
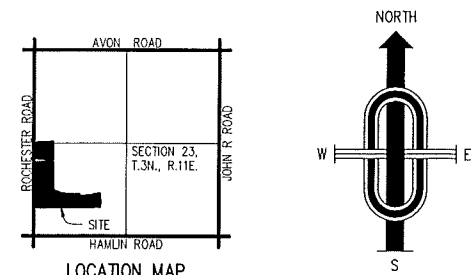
Developer:  
G & V Investments  
990 E. South Auburn Road  
Troy, Michigan 48085

Town Planner:  
Gibbs Planning Group  
240 Martin Street  
Birmingham, Michigan 48009



# "G&V PROPERTY"

PART OF THE WEST 1/2 OF SECTION 23,  
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



"PROPOSED EDDINGTON WOODS SUB."

"EDDINGTON FARMS NO. 2"  
L. 219, P. 14-16 INCL.

"EDDINGTON FARMS NO. 2"  
L. 219, P. 14-16 INCL.

EDDINGTON BLVD.  
(L. 200, P. 39-48 INCL. O.C.R.)

"EDDINGTON FARMS NO. 3"  
L. 219, P. 17-21 O.C.R.

LEGAL DESCRIPTION: PARCEL A (NORTH OF EDDINGTON BOULEVARD)

Part of the West 1/2 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°50'00"W 2.36 ft. along the West line of Section 23 and N85°52'55"E 66.05 ft. from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N85°52'55"E 489.33 ft.; thence S01°48'43"E 437.73 ft.; thence Westerly 8.72 ft. along the arc of a curve to the right (Radius of 535.00 ft., central angle of 00°56'01", long chord bears N83°57'43"W 8.72 ft.); thence Westerly 87.82 ft. along the arc of a curve to the left (Radius of 605.00 ft., central angle of 08°19'02", long chord bears N87°39'12"W 87.74 ft.); thence Westerly 51.57 ft. along the arc of curve to the right (Radius of 645.00 ft., central angle of 04°34'52", long chord bears N89°31'17"W 51.56 ft.); thence N87°13'52"W 262.17 ft.; thence N01°48'43"W 390.70 ft. along a line parallel with and 66 ft. East to the West line of Section 23 to the point of beginning. Containing 169,509 Square Feet --- 3.891 Acres

LEGAL DESCRIPTION: PARCEL B (SOUTH OF EDDINGTON BOULEVARD)

Part of the Southwest 1/4 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°50'00"W 2.36 ft. along the West line of Section 23 and N85°52'55"E 66.05 ft. and S01°48'43"E 498.70 ft. from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N88°11'17"E 124.90 ft.; thence Easterly 103.53 ft. along the arc of a curve to the left (Radius of 650.00 ft., central angle of 09°07'34", long chord bears N83°37'30"E 103.42 ft.); thence Easterly 162.88 ft. along the arc of a curve to the right (Radius of 535.00 ft., central angle of 17°26'35", long chord bears N87°47'01"E 162.25 ft.); thence Easterly 18.92 ft. along the arc of a curve to the left (Radius of 605.00 ft., central angle of 01°47'31", long chord bears S84°23'28"E 18.92 ft.); thence S01°48'43"E 715.81 ft.; thence S59°07'28"E 99.29 ft.; thence N88°11'17"E 46.44 ft.; thence S01°48'43"E 16.68 ft.; thence S81°07'54"E 227.22 ft.; thence S85°24'12"E 83.08 ft.; thence N87°59'50"E 155.57 ft.; thence N80°48'07"E 85.23 ft.; thence S13°28'04"E 53.77 ft.; thence N85°49'14"E 310.85 ft.; thence N58°24'40"E 67.57 ft.; thence N82°36'50"E 150.54 ft.; thence S04°08'47"E 235.44 ft.; thence S05°57'15"W 93.62 ft.; thence S87°59'50"W 1611.68 ft.; thence N01°48'43"W 1144.11 ft. along a line parallel with and 66 ft. East of the West line of Section 23 to the point of beginning. Containing 854,661 Square Feet --- 19.620 Acres

### BENCHMARKS:

1. P.K. NAIL ON SOUTH FACE OF UTILITY POLE LOCATED 35± NORTH OF SECTION LINE AND 83± EAST OF THE EAST PROPERTY LINE. ELEV.: 815.35
2. ARROW ON HYDRANT LOCATED 150± NORTH OF EDDINGTON STREET AND 10± WEST OF ROCHESTER ROAD. ELEV.: 827.53
3. ARROW ON HYDRANT LOCATED 80± EAST OF ROCHESTER ROAD AND 15± NORTH OF EDDINGTON STREET. ELEV.: 821.17
4. ARROW ON HYDRANT LOCATED 110± SOUTH OF DREXELGATE PARKWAY AND 10± WEST OF ROCHESTER ROAD. ELEV.: 810.34
5. P.K. NAIL ON EAST FACE OF UTILITY POLE LOCATED 350± NORTH OF SOUTH PROPERTY LINE AND 35± EAST OF ROCHESTER ROAD. ELEV.: 802.84
6. ARROW ON HYDRANT LOCATED 7± NORTH OF EDDINGTON STREET AND 50± EAST OF THE EAST PROPERTY LINE. ELEV.: 815.17

### BENCHMARKS:

NUMBER	NORTHING	EASTING	ELEVATION
1.	5039.10	5559.32	815.35
2.	4748.23	4933.50	827.53
3.	4607.33	5081.18	821.17
4.	4137.37	4912.49	810.34
5.	3714.13	5006.00	802.84
6.	4554.44	5510.90	815.17

### CONTROL POINTS:

NUMBER	NORTHING	EASTING	ELEVATION
51.	4583.03	5432.35	815.22
53.	4154.12	4907.78	809.22
52.	4158.96	5431.85	812.60
54.	3893.04	5420.61	805.00

### LEGEND

- CONTROL POINT
- FIRE HYDRANT
- GATE VALVE
- MANHOLE - SIM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- TELEPHONE BOX
- GAS MARKER
- UTILITY POLE
- GUY POLE
- LIGHT POLE
- SIGN
- MAIL BOX
- ..... TOP OF BANK



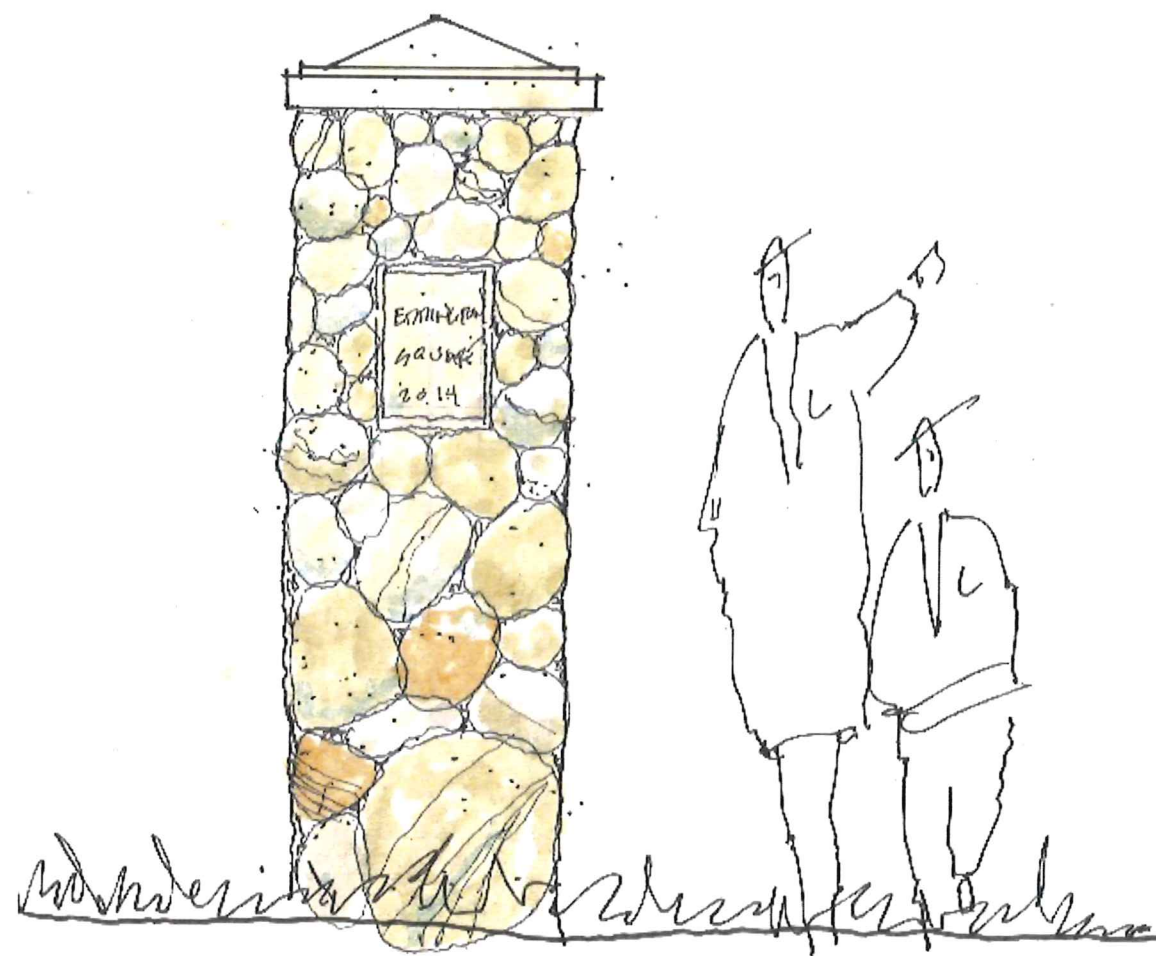
REV.	REV.
REV. 6-18-14	REV.
REV. 7-1-13	REV.
<b>MCS</b> ASSOCIATES, INC.	Civil Engineering and Surveying 1055 South Boulevard E, Suite 200 Rochester Hills, Michigan 48307 Telephone 586-726-9111
	<b>G &amp; V PROPERTY</b> PART OF THE WEST 1/2 OF SECTION 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
DATE 11/7/01	SCALE 1" = 100'
DRAWN BY J.J.K.	SHEET 1 OF 2
CHECKED BY J.C.W.	DRAWING B-00-1247
<b>SITE PLAN</b>	



Eddington Farms Subdivision Entry Conceptual Landscape Plan



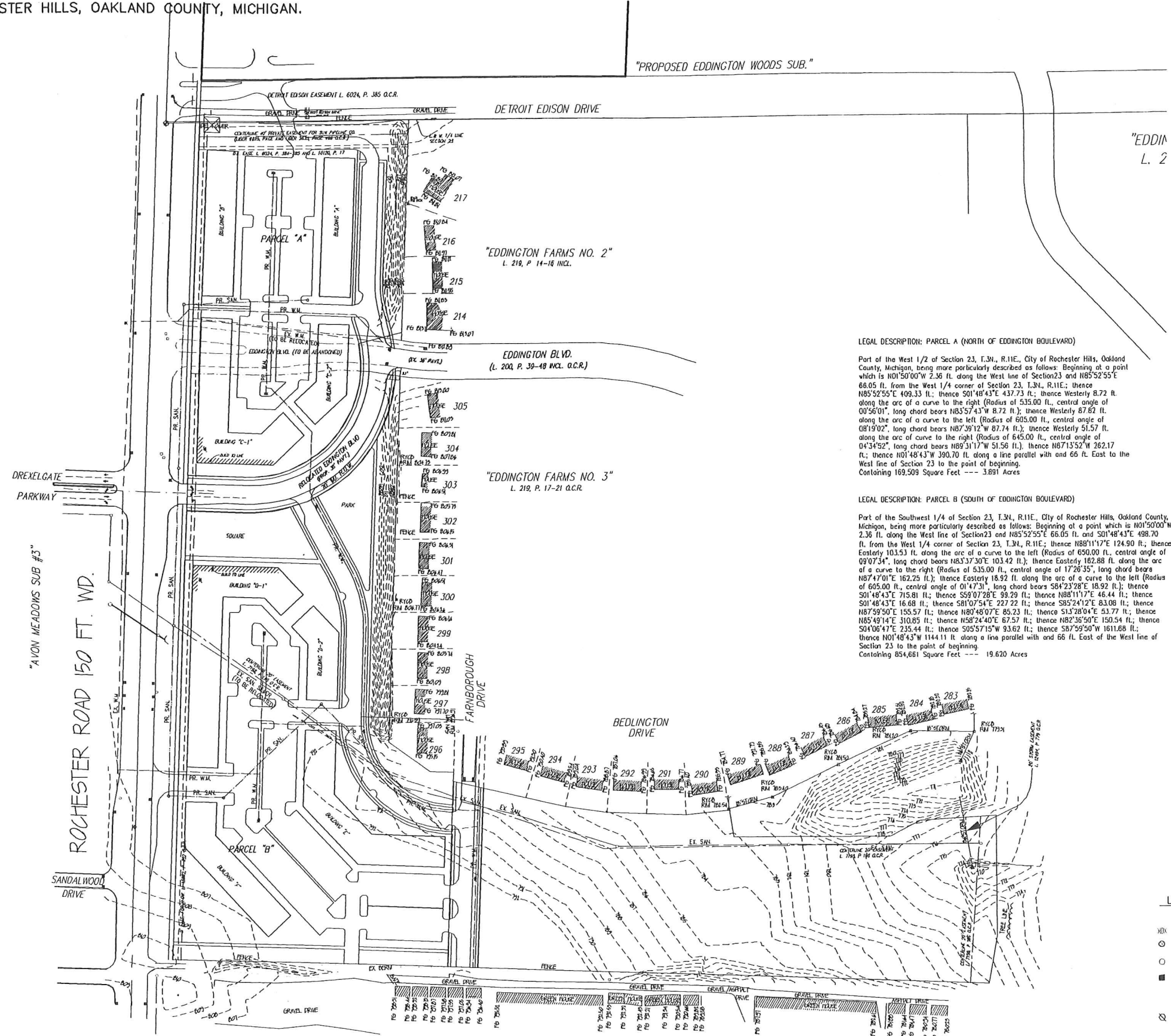
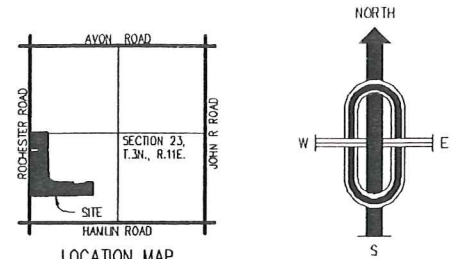
*Eddington Farms Subdivision Entry Monument & Sign*



*Eddington Square Entry Column at Rochester Road Entry  
2 Columns, 1 at each side of entry Road*

# "G&V PROPERTY"

PART OF THE WEST 1/2 OF SECTION 23,  
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



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L. 219, P. 14-16 INCL.

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"HAMLIN PLACE FARMS"  
L. 15, P. 34 O.C.R.

"BORDINES NURSERY"

### BENCHMARKS:

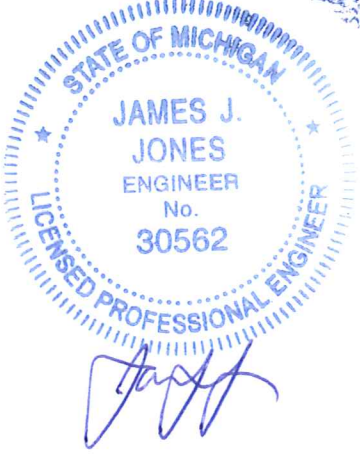
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  - TELEPHONE BOX
  - GAS MARKER
  - UTILITY POLE
  - GUY POLE
  - LIGHT POLE
  - SIGN
  - MAIL BOX
  - ..... TOP OF BANK

**J ASSOCIATES, INC.**  
Civil Engineering and Surveying

REV. 6-18-14  
REV. 7-1-13

FORMERLY MCS ASSOCIATES, INC.

Civil Engineering and Surveying  
1055 South Boulevard E, Suite 200  
Rochester Hills, Michigan 48307  
Telephone 586-726-9111

G & V PROPERTY  
PART OF THE WEST 1/2 OF SECTION 23, T.3N., R.11E. CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 11/7/01 SCALE 1" = 100'  
DRAWN BY J.J.K. SHEET 1 OF 2  
CHECKED BY J.C.W. DRAWING B-00-1247

**SITE PLAN**