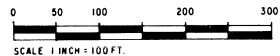


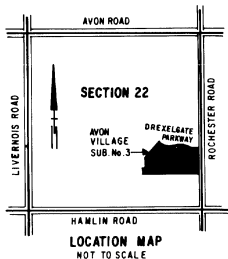
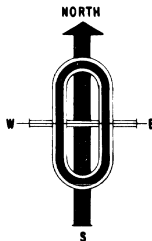
# "Avon Hills Village No. 3"

PART OF THE S.E. 1/4 OF SECTION 22, T.3 N., R.11 E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



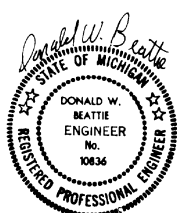
**PLAT LEGEND**

ALL DIMENSIONS ARE IN FEET.  
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
R DENOTES RADIAL, W R DENOTES NOT RADIAL.  
THE SYMBOL "C" INDICATES A 4" CONCRETE MONUMENT.  
ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG.  
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE EAST LINE OF WINCHESTER VILLAGE SUB. No. 11 AS RECORDED IN LIBER 180, PAGES 11, 12, 13 & 14 O.C.R.  
"••" DENOTES ANGLE POINT

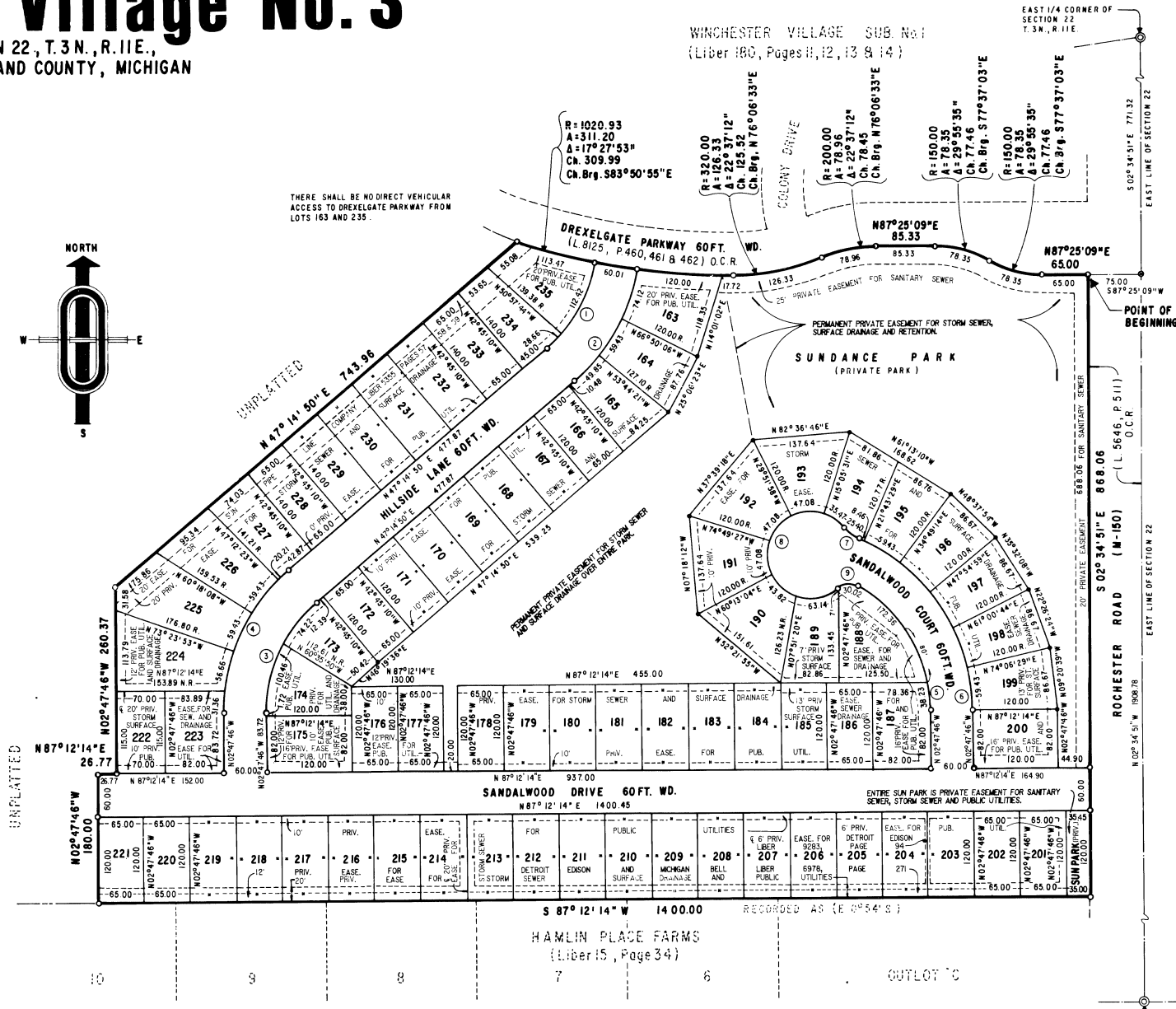


**CURVE DATA**

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	200.00	141.08	40°24'55"	138.17	N27°02'23"E
2	260.00	183.40	40°24'55"	179.62	N27°02'23"E
3	200.00	174.68	50°02'36"	169.18	N22°13'32"E
4	260.00	227.09	50°02'36"	219.94	N22°13'32"E
5	200.00	210.59	60°19'43"	200.99	N32°57'37"E
6	260.00	305.61	67°20'48"	288.32	N36°28'10"W
7	50.00	25.40	29°06'26"	25.13	N55°35'21"W
8	60.00	283.67	270°52'47"	84.20	N03°31'29"E
9	25.00	30.02	68°47'26"	28.25	N82°28'48"E



THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO DREXELGATE PARKWAY FROM LOTS 163 AND 235.



HAMLIN PLACE FARMS  
(Liber 18, Page 34)

OUTLOT "C"

SOUTHEAST CORNER OF SECTION 22 T.3N., R.11E.

MCS ASSOCIATES, INC.  
CIVIL ENGINEERING AND SURVEYING  
STERLING HEIGHTS, MICHIGAN 48077

59126

# "Avon Hills Village No. 3"

PART OF THE S.E. 1/4 OF SECTION 22, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

## SURVEYOR'S CERTIFICATE

I, Donald W. Beattie, Surveyor, certify:

That I have surveyed, divided, and mapped the land shown on this plat, described as follows: "AVON HILLS VILLAGE NO. 3" Part of the S.E. 1/4 of Section 22, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan. Beginning at a point which is  $S02^{\circ}34'51"E$  771.32 ft. along the East line of Section 22 and  $S87^{\circ}25'09"W$  75.00 ft. from the East 1/4 corner of Section 22, T.3N., R.11E.; thence  $S02^{\circ}34'51"E$  868.06 ft.; thence  $S87^{\circ}12'14"W$  1400.00 ft. along the North line of "HAMLIN PLACE FARMS" (Liber 15, Page 34); thence  $N02^{\circ}47'46"W$  180.00 ft.; thence  $N87^{\circ}12'14"E$  26.77 ft.; thence  $N02^{\circ}47'46"W$  260.37 ft.; thence  $N47^{\circ}14'50"E$  743.96 ft.; thence Easterly 311.20 along the arc of a curve to the left (Radius of 1020.93 ft., central angle of  $17^{\circ}27'53"$ , long chord bears  $S83^{\circ}50'55"E$  309.99 ft.); thence Easterly 126.33 ft. along the arc of a curve to the left (Radius of 320.00 ft., central angle of  $22^{\circ}37'12"$ , long chord bears  $N76^{\circ}06'33"E$  125.52 ft.); thence Easterly 78.96 ft. along the arc of a curve to the right (Radius of 200.00 ft., central angle of  $22^{\circ}37'12"$ , long chord bears  $N76^{\circ}06'33"E$  78.45 ft.); thence  $N87^{\circ}25'09"E$  85.33 ft.; thence Easterly 78.35 ft. along the arc of a curve to the right (Radius of 150.00 ft., central angle of  $29^{\circ}55'35"$ , long chord bears  $S77^{\circ}37'03"E$  77.46 ft.); thence Easterly 78.35 ft. along the arc of a curve to the left (Radius of 150.00 ft., central angle of  $29^{\circ}55'35"$ , long chord bears  $S77^{\circ}37'03"E$  77.46 ft.); thence  $N87^{\circ}25'09"E$  65.00 ft. to the point of beginning. Containing 25.406 Acres and comprising 73 Lots, numbered 163 through 235, both inclusive, and two 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 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.

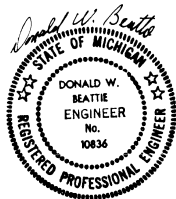
That the accuracy of survey is within the limits required by Section 126 of the Act.

That the bearings shown on the plat are expressed as required by Section 126 (3) of the Act and as explained in the legend.

MCS Associates, Inc.  
35520 Mound Road  
Sterling Heights, Michigan 48077

DATE 9-18-85

Donald W. Beattie  
Donald W. Beattie  
President - No. 10836



## PROPRIETOR'S CERTIFICATE

League Housing Corporation, a corporation duly organized and existing under the laws of the State of Michigan by, William G. Gilbert, President, as Proprietor, has caused the land embraced 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 the uses shown on the plat. Private parks, Sundance Park and Sun Park are for the use of lot owners in "AVON HILLS VILLAGE NO. 3" and other subdivisions of the same name where title is traceable to this owner. There shall no direct vehicular access to Drexelgate Parkway from Lots 163 and 235.

Witness:

Prudence A. Herbsler  
Prudence A. Herbsler

League Housing Corporation  
A Michigan Corporation  
2565 South Rochester Road  
Rochester, Michigan 48063

William G. Gilbert  
William G. Gilbert  
President

Debra Marlene Cataldo  
Debra Marlene Cataldo

## ACKNOWLEDGEMENT

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

Personally came before me this 20th day of September, 1985, William G. Gilbert, President, of the above-named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the free act and deed of said corporation, by its authority.

Notary Public Prudence A. Herbsler Oakland County, Michigan  
Prudence A. Herbsler

My Commission Expires April 29, 1989

## PROPRIETOR'S CERTIFICATE

First Federal of Michigan, a corporation duly organized and existing under the Home Owners' Loan Act of 1933 of the United States of America by, Albin Anderberg, Jr., Vice-President, as Proprietor (Mortgagee only), 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 the uses shown on the plat. Private parks, Sundance Park and Sun Park are for the use of lot owners in "AVON HILLS VILLAGE NO. 3" and other subdivisions of the same name where title is traceable to this owner. There shall no direct vehicular access to Drexelgate Parkway from Lots 163 and 235.

Witness:

Charles G. Rowe  
Charles G. Rowe

First Federal of Michigan, (Mortgagee)  
a United States Corporation  
1001 Woodward Ave.  
Detroit, Michigan 48226

Albin Anderberg, Jr.  
Albin Anderberg, Jr.  
Vice-President

Maryann Ripari  
Maryann Ripari

## ACKNOWLEDGEMENT

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

Personally came before me this 20th day of September, 1985, Albin Anderberg, Jr., Vice-President, of the above-named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such Vice-President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the free act and deed of said corporation, by its authority.

Notary Public Charles G. Rowe Wayne County, Michigan  
Charles G. Rowe

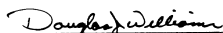
My Commission Expires JANUARY 23, 1988

# "Avon Hills Village No. 3"

PART OF THE S.E. 1/4 OF SECTION 22, T.3 N., R.11 E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

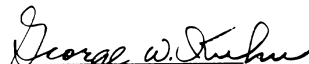
## COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding Sept 23, 1985 involving the lands included in this plat.

  
Douglas J. Williams  
Oakland County Deputy Treasurer

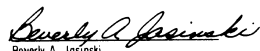
## COUNTY DRAIN COMMISSIONER'S CERTIFICATE

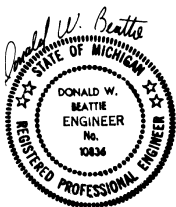
Approved on SEPTEMBER 26, 1985, as complying with Section 192 of Act 288, P.A. 1967, and the applicable rules and regulations published by my office in the County of Oakland.

  
George W. Kuhn  
Oakland County  
Drain Commissioner

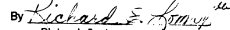
## CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Commission of the City of Rochester Hills at a meeting held February 5, 1986, 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 width and area required by Section 186 (D) Act 288 of Public Act 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.

  
Beverly A. Jasinski  
Acting City Clerk



CERTIFIED TRUE COPY OF  
RECORDED PLAT  
BY DEPARTMENT OF COMMERCE

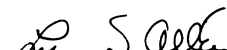
By   
Richard E. Lohr, R.L.S.  
Manager Plat Section


Date July 14, 1986  
U U

## COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the OAKLAND COUNTY PLAT BOARD on MARCH 10, 1986, as being in compliance with all of the provisions of Act 288, P.A. 1967, and the Plat Board's applicable rules and regulations.

  
Richard R. Wilcox, Chairman  
Board of County Commissioners

  
Lynn D. Allen, County Clerk  
Register of Deeds

  
C. Hugh Doherty  
County Treasurer

  
Harry E. B. R.L.S.  
County Plat Engineer

## CERTIFICATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION

Approved on MARCH 25, 1986, as complying with Act 288, P.A. 1967 and the applicable published rules and regulations of the Department of Transportation.

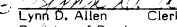
Michigan Department of Transportation

  
James Pitz, Director

## RECORDING CERTIFICATE

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

This plat was received for recording on the 8th day of March, A.D., 1986 at 11:34 AM o'clock and is recorded in Liber, 111 of Plat Books on Pages 11, 12, 13

  
Lynn D. Allen  
Clerk  
Register of Deeds