

Winchester Village Sub. No. 2

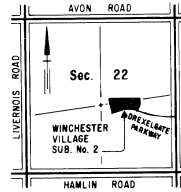
PART OF THE EAST 1/2 OF SECTION 22, T.3N, R.11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



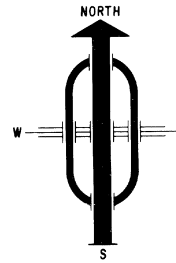
PLAT LEGEND

ALL DIMENSIONS ARE IN FEET
ALL CURVIL NEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
R DENOTES RADIAL, N/R DENOTES NOT RADIAL.
THE SYMBOL "C" INDICATES A CONCRETE MONUMENT.
ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG.
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE
WEST LINE OF WINCHESTER VILLAGE SUB. NO. 1 AS
RECORDED IN LIBER 180, PAGES 11 THRU 14, INCL.
(•) DENOTES ANGLE POINT

NOTE: THERE SHALL BE NO DIRECT VEHICULAR
ACCESS TO MEADOWFIELD DRIVE
FROM LOT 133.



LOCATION MAP
NOT TO SCALE



CURVE DATA

NO	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	618.56	29.75	02°45'33"	29.78	N 20°45'42" W
2	10.00	13.63	78°04'09"	12.60	N 6°10'32" W
3	60.00	106.42	101°37'32"	93.01	N 49°23'51" W
4	60.00	24.67	23°33'23"	24.50	N 10°21'46" W
5	60.00	56.88	54°18'53"	54.77	N 49°17'54" W
6	60.00	270.04	257°52'16"	93.34	N 52°28'47" E
7	60.00	24.67	23°33'23"	24.50	N 10°21'46" W
8	60.00	243.19	232°13'46"	107.75	N 28°46'17" W
9	60.00	71.66	68°25'46"	67.48	N 69°19'43" E
10	460.00	257.11	32°01'26"	253.77	N 76°38'41" W
11	400.00	101.79	14°34'49"	101.52	N 69°10'00" W
12	260.00	408.41	90°00'00"	367.70	N 42°20'36" E
13	200.00	314.16	90°00'00"	282.84	N 42°20'36" E
14	10.00	15.71	90°00'00"	14.14	N 42°20'36" E
15	60.00	144.71	38°11'23"	112.10	N 47°39'24" W
16	60.00	50.46	48°11'23"	48.99	N 23°33'43" W
17	60.00	62.83	60°00'00"	60.00	N 27°20'36" E
18	60.00	251.33	240°00'00"	103.92	N 62°39'24" W
19	1084.31	103.41	05°27'52"	103.38	N 77°36'14" W
20	1084.31	208.50	11°02'18"	208.57	N 88°19'39" W
21	1084.31	90.03	04°45'25"	90.00	N 80°36'01" E
22	1084.31	39.64	02°05'41"	39.64	N 68°54'22" E

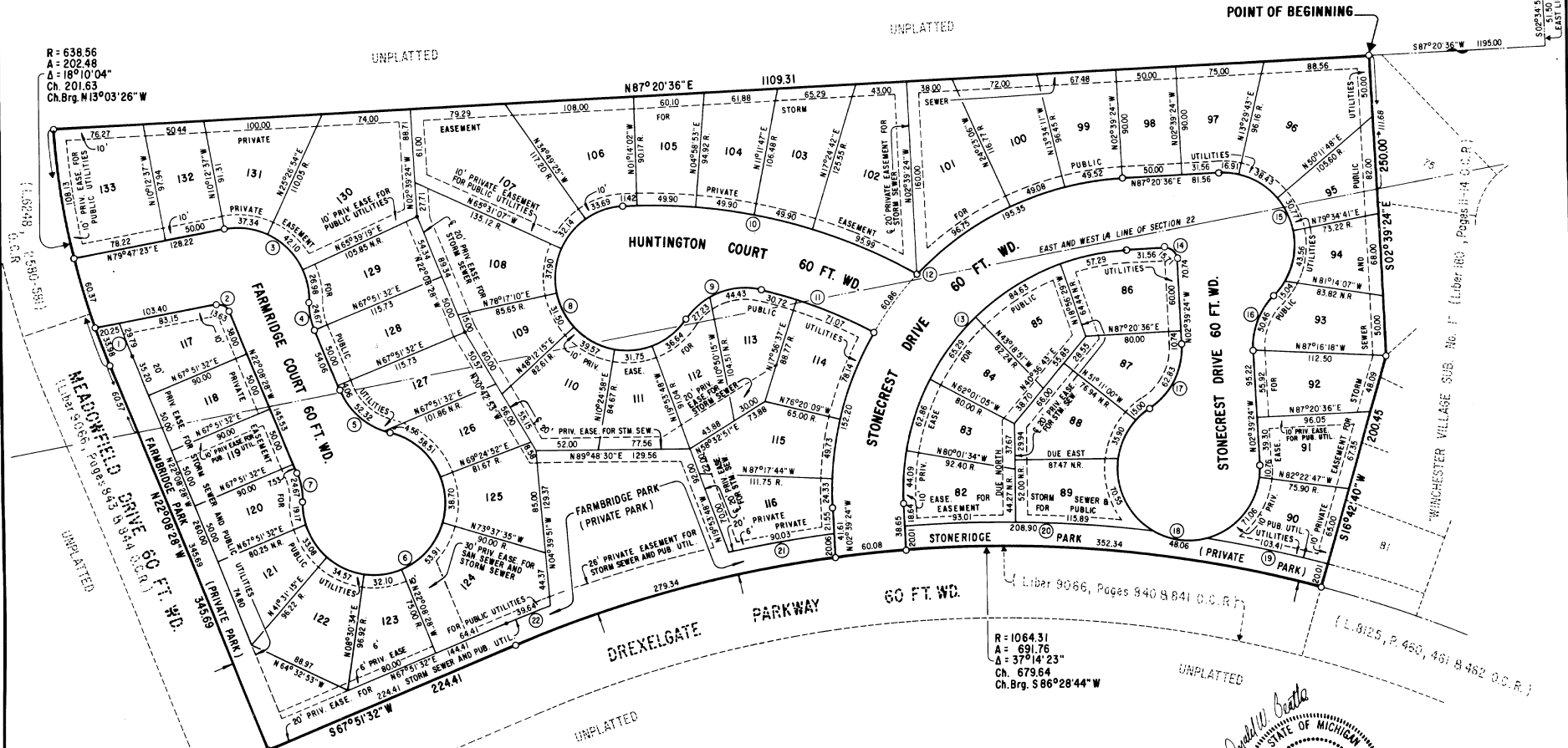
EAST 1/4 CORNER OF
SECTION 22, T.3N, R.11E

R = 638.56
A = 202.48
Δ = 10°10'04"
Ch. Brg. N13°03'26" W

UNPLATTED

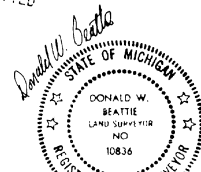
UNPLATTED

POINT OF BEGINNING



R = 1064.31
A = 691.76
Δ = 37°14'23"
Ch. Brg. S 86°28'44" W

UNPLATTED



MCS ASSOCIATES, INC.
CIVIL ENGINEERS AND SURVEYORS
ROY, MICHIGAN

59075

"Winchester Village Sub. No. 2"PART OF THE EAST 1/2 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: "WINCHESTER VILLAGE SUB. NO. 2" Part of the East 1/2 of Section 22, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan. Beginning at a point which is S02°34'51"E 51.50 ft. along the East line of Section 22 and S87°20'36"W 1195.00 ft. along the North line of "Winchester Village Sub. No. 1" (Liber 180, Pages 11, 12, 13 and 14) and its extension from the East 1/4 Corner of Section 22, T.3N., R.11E.; thence along the Westerly line of said "Winchester Village Sub. No. 1" S02°39'24"E 250.00 ft. and S16°42'40"W 200.45 ft.; thence Westerly 691.76 ft. along a curve concave to the South (Radius of 1064.31 ft., central angle of 37°14'23", long chord bears S86°28'44"W 679.64 ft.); thence S67°51'32"W 224.41 ft.; thence N22°08'28"W 345.69 ft.; thence Northerly 202.48 ft. along a curve concave to the East (Radius of 638.56 ft., central angle of 18°10'04", long chord bears N13°03'26"W 201.63 ft.; thence N87°20'36"E 1109.31 ft. to the point of beginning. Containing 10.302 Acres and comprising 52 lots, numbered 82 through 133, 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.

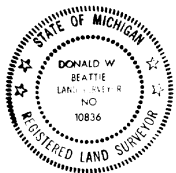
That the bearings shown on the plat are expressed as required by Section 126 (3) of the Act and as explained in the legend.

MCS Associates, Inc.
2838 East Long Lake Road
Troy, Michigan - 48098

DATE MARCH 15, 1985

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

Donald W. Beattie

**PROPRIETOR'S CERTIFICATE**

League Housing Corporation, a corporation duly organized and existing under the laws of the State of Michigan by Robert P. Klimenko, Senior Vice 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, Farmridge Park and Stoneridge Park, are for the use of lot owners in "Winchester Village Sub. No. 2" and other subdivisions of the same name where title is traceable to this owner or Winchester Group, a Michigan Co-Partnership. There shall be no direct vehicular access to Meadowfield Drive from lot 133.

Witness:

F. Catherin Leech
F. Catherin Leech

Prudence Herbster
Prudence Herbster

League Housing Corporation
A Michigan Corporation
15600 Providence Drive
Southfield, Michigan 48075

Robert P. Klimenko
Robert P. Klimenko
Senior Vice President

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

Personally came before me this 17th day of May, 1985, Robert P. Klimenko, Senior 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 Senior 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 F. Catherin Leech Oakland County, MichiganMy Commission Expires January 14, 1987**PROPRIETOR'S CERTIFICATE**

First of America - Detroit, National Association, by Sheila E. Maples, Commercial Loan Officer and Jack V. Walker, Assistant Vice President, 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 the uses shown on the plat. Private parks, Farmridge Park and Stoneridge Park, are for the use of lot owners in "Winchester Village Sub. No. 2" and other subdivisions of the same name where title is traceable to this owner or "Winchester Group, a Michigan Co-Partnership. There shall be no direct vehicular access to Meadowfield Drive from lot 133.

Witness:

Prudence Herbster
Prudence Herbster

Christine Witmer
Christine Witmer

First of America - Detroit,
National Association
645 Griswold Avenue
Detroit, Michigan - 48226

Sheila E. Maples
Sheila E. Maples
Commercial Loan Officer

Jack V. Walker
Jack V. Walker
Assistant Vice President

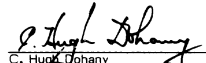
ACKNOWLEDGEMENTSTATE OF MICHIGAN) S.S.
County of Wayne)

Personally came before me this 18th day of March, 1985, Sheila E. Maples, Commercial Loan Officer & Jack V. Walker, Assistant Vice President, of the above-named association, to me known to be the persons who executed the foregoing instrument and to me known to be such Commercial Loan Officer and Assistant Vice President of said association, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said association, by its authority.

Notary Public James R. Leithouser Wayne County, MichiganMy Commission Expires May 11, 1987

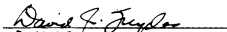
"Winchester Village Sub. No. 2"PART OF THE EAST 1/2 OF SECTION 22, T.3N., R.11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGANCOUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding March 20, 1985 involving the lands included in this plat.


C. Hugh Dohany
Oakland County Treasurer

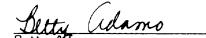
COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on March 27 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.


David J. Snyder
Oakland County
Deputy Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Rochester Hills at a meeting held July 17th, 1985, 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.

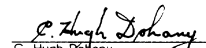

Betty Adams
City Clerk

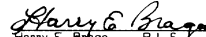
COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the OAKLAND COUNTY PLAT BOARD on Aug. 13, 1985 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 Dohany
County Treasurer


Harry E. Boga, R.L.S.
County Plat Engineer

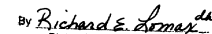
RECORDING CERTIFICATE

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

This plat was received for recording on the 6th day of September, A.D., 1985 at 11:33 A.M. o'clock and is recorded in Liber 185 of Plat Books on Pages 27, 30 + 31


Lynn D. Allen
Clerk
Register of Deeds

CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF COMMERCE

By 
Richard E. Lomax, L.S.
Manager Plat Section

Date November 19, 1985

