

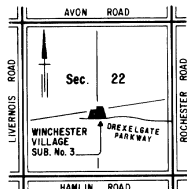
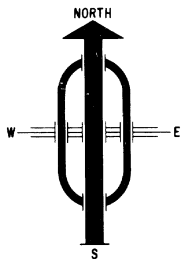
# "Winchester Village Sub. No. 3"

PART OF SECTION 22, T.3N., R.11E.,  
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, N/R DENOTES NOT RADIAL  
THE SYMBOL "O" 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. 2" AS RECORDED  
IN LIBER

(O) DENOTES ANGLE POINT

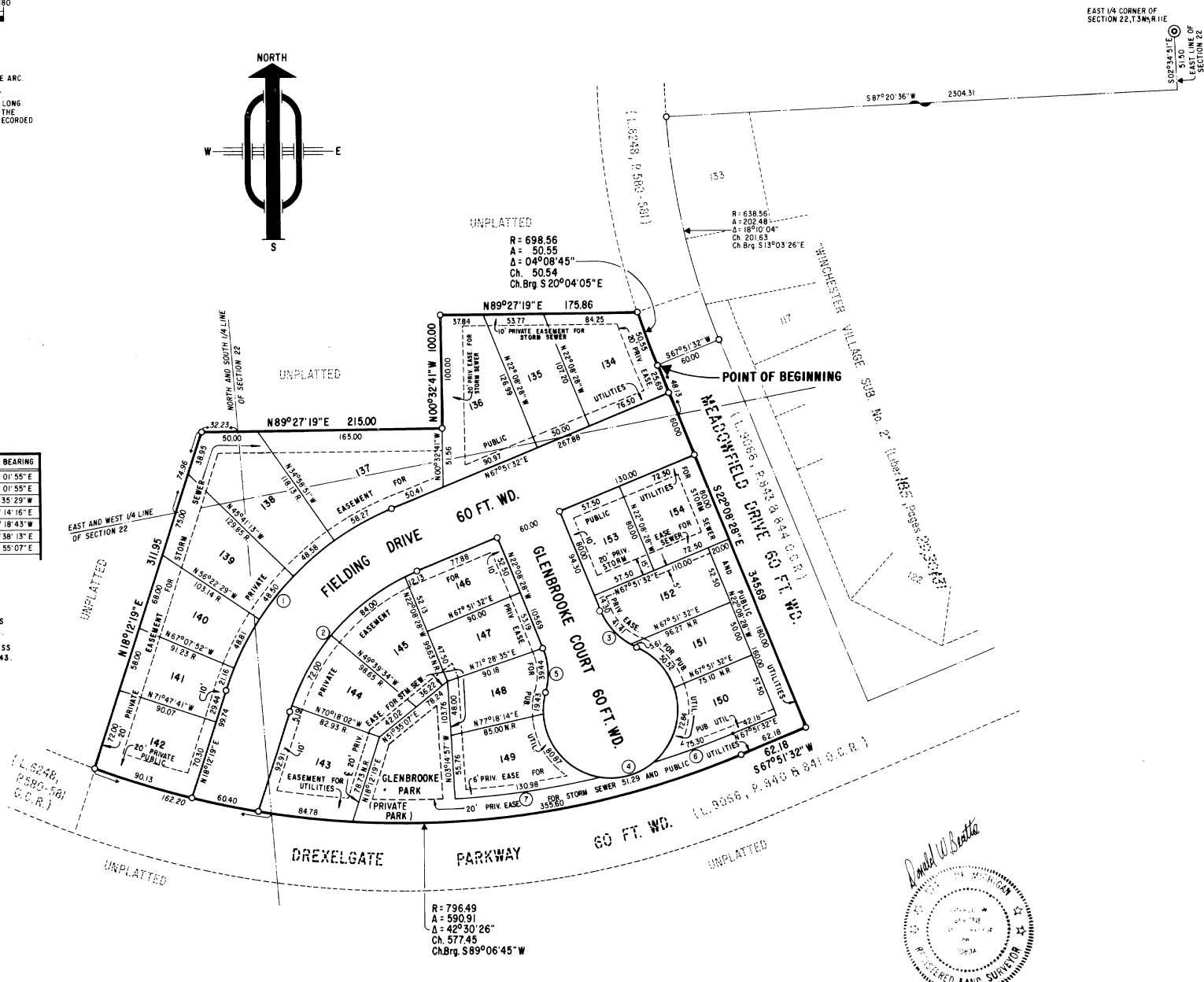


LOCATION MAP  
NOT TO SCALE

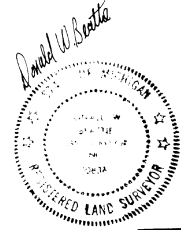
**CURVE DATA**

NO	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	260.00	225.32	49°39'13"	218.34	N 43° 01' 55" E
2	200.00	173.32	49°39'13"	167.95	N 43° 01' 55" E
3	60.00	47.02	44°54'02"	45.83	N 44° 35' 29" W
4	60.00	274.95	262°33'32"	90.18	N 64° 14' 16" E
5	60.00	39.44	37°39'30"	38.73	N 03° 18' 43" W
6	776.49	75.30	05°33'21"	75.27	N 70° 38' 13" E
7	776.49	130.98	09°39'53"	130.82	N 81° 55' 07" E

NOTE: THERE SHALL BE NO DIRECT VEHICULAR ACCESS  
TO MEADOWFIELD DRIVE FROM LOTS 134 & 154.  
THERE SHALL BE NO DIRECT VEHICULAR ACCESS  
TO DREXELGATE PARKWAY FROM LOTS 142 & 143.



R = 736.49  
A = 590.91  
Δ = 42°30'26"  
Ch. 577.45  
Ch.Brg. S89°06'45" W



59076

# "Winchester Village Sub. No. 3"

PART 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. 3" Part of Section 22, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan. Beginning at a point which is  $S02^{\circ}34'51''E$  51.50 ft. along the East line of Section 22 and  $S87^{\circ}20'36''W$  2304.31 ft. along the North line of Winchester Village Sub. No. 2" (Liber 185, Pages 29, 30 & 31) and its extension and Southerly 202.48 ft. along a curve concave to the East (Radius of 638.56 ft., central angle of  $18^{\circ}10'04''$ , long chord bears  $S13^{\circ}03'26''E$  201.63 ft.) along the West line of said "Winchester Village Sub. No. 2" and  $S67^{\circ}51'32''W$  60.00 ft. from the East 1/4 Corner of Section 22, T.3N., R.11E.; thence  $S22^{\circ}08'28''E$  345.69 ft.; thence  $S67^{\circ}51'32''W$  62.18 ft.; thence Westerly 590.91 ft. along a curve concave to the North (Radius of 796.49 ft., central angle of  $42^{\circ}30'26''$ , long chord bears  $S89^{\circ}06'45''W$  577.45 ft.); thence  $N18^{\circ}12'19''E$  311.95 ft.; thence  $N89^{\circ}27'19''E$  215.00 ft.; thence  $N00^{\circ}32'41''W$  100.00 ft.; thence  $N89^{\circ}27'19''E$  175.86 ft.; thence Southerly 50.55 ft. along a curve concave to the East (Radius of 698.56 ft., central angle of  $04^{\circ}08'45''$ , long chord bears  $S20^{\circ}04'05''E$  50.54 ft. to the point of beginning. Containing 4.524 Acres and comprising 21 lots, numbered 134 through 154, both 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 and that surety has been deposited with the municipality as required by Section 125 of the Act.

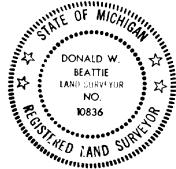
That the accuracy of survey is within the limits required by Section 126 of the Act.

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



## 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 park, Glenbrooke Park, is for the use of lot owners in "Winchester Village Sub. No. 3" 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 lots 134 & 154. There shall be no direct vehicular access to Drexelgate Parkway from lots 142 & 143.

Witness:

*J. Catharin Leech*  
J. Catharin 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

## ACKNOWLEDGEMENT

STATE 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 *J. Catharin Leech* Oakland County, Michigan  
J. Catharin LeechMy Commission Expires January 14, 1987

## PROPRIETOR'S CERTIFICATE

First of America-Detroit, National Association, 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 park, Glenbrooke Park, is for the use of lot owners in "Winchester Village Sub. No. 3" 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 lots 134 & 154. There shall be no direct vehicular access to Drexelgate Parkway from lots 142 & 143.

Witness:

*Prudence Herbster*  
Prudence Herbster

*Christine Wilmer*  
Christine Wilmer

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

## ACKNOWLEDGEMENT

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

Personally came before me this 18th day of March, 1984, Sheila E. Maples, Commercial Loan Officer, and 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. Leilhauser* Wayne County, Michigan  
James R. LeilhauserMy Commission Expires May 11, 1987

**"Winchester Village Sub. No. 3"**PART OF SECTION 22, T.3N., R.11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET 3 OF 3 SHEETS

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 17<sup>th</sup>, 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  
Betty Adams  
City Clerk

COUNTY 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  
C. Hugh Dohany  
Oakland County Treasurer

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the OAKLAND COUNTY PLAT BOARD on August 16, 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  
Richard R. Wilcox, Chairman  
Board of County Commissioners

Lynn D. Allen  
Lynn D. Allen, County Clerk  
Register of Deeds

C. Hugh Dohany  
C. Hugh Dohany  
County Treasurer

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

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  
David J. Snyder,  
Oakland County  
Deputy Drain Commissioner

RECORDING CERTIFICATE

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

This plat was received for recording on the 10<sup>th</sup> day of October, A.D., 1985 at 10:00 A.M. o'clock and is recorded in Liber 186 of Plat Books on Pages 6748

Lynn D. Allen  
Lynn D. Allen  
Clerk  
Register of Deeds

CERTIFIED TRUE COPY OF  
RECORDED PLAT  
BY DEPARTMENT OF COMMERCE

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

November 19, 1985

