

**PC-052**  
**DOSSIER CONTENT**  
 2013 REMON  
 T.3N., R.14E.,  
 Chesterfield Township, Macomb County, Michigan

**Section One**

Index

Pictures:

- In presumed occupation directions.
- Before setting the required monumentation.
- After setting the required monumentation.

**Section Two**

LCRC

Surveyor's Report

**Section Three**

- 1 Field Notes
- 2 Sketch
- 3 Sketch
- 4 Township Map
- 5 Tax Map 1959
- 6 Tax Map 1974
- 7 Aerial Pictures 2010
- 8(A-I) Sketch, Tax Map, Tax Descriptions, Affidavit & Deeds

**Section Four**

- |    |   |                         |              |
|----|---|-------------------------|--------------|
| 1  | 1810 PC 192 Survey notes                      | Greely                  |              |
| 2  | 1810 PC 193 Survey notes                      | Greely                  |              |
| 3  | 1817 Township map                             | Preston                 |              |
| 4  | 1818 Township map                             | Surveyor General Office |              |
| 5  | 1925 Lakeview Subdivision                     | Lehner 123              | L9, P43      |
| 6  | 1996 LCRC                                     | Fraus 17089             | L7109, P177  |
| 7  | 1997 Sugar Creek Estates No. 1                | Fraus 17089             | L121, P24    |
| 8  | 1998 LCRC                                     | Smith 16052             | L8435, P785  |
| 9  | 1998 Remington Estates Subdivision            | Smith 16052             | L133, P23    |
| 10 | 2000 Sugar Creek Estates No. 2                | Fraus 17089             | L145, P1     |
| 11 | 2004 Topographic survey                       | Hornyak 44286           | unrecorded   |
| 12 | 2006 Hunter Bay Estates Site Condo's Plan No. | 1017                    |              |
|    |   | Vaglica PCE 50340       | L18278, P927 |
| 13 | 2006 Timber Woods Condominium Plan No. 1021   | Higgins 21570           | L18353, P655 |

MACOMB COUNTY MONUMENT  
PC 052  
40165  
MI ACT #345





**PC-052 BEFORE**





T3N.R14E OTHER CODE PC-052





T3N. R14E OTHER CODE PC-052





T3N.R14E OTHER CODE PC-052





T3N. R14E OTHER CODE PC-052





T3N.R14E OTHER CODE PC-052



LAND CORNER RECORDATION CERTIFICATE
Filing Requirement of Act 74, Mich. P.A. 1970
REMONUMENTATION CORNER

For corners in:

MACOMB COUNTY (County) Located In: CHESTERFIELD TOWNSHIP Corner Code # PC-052

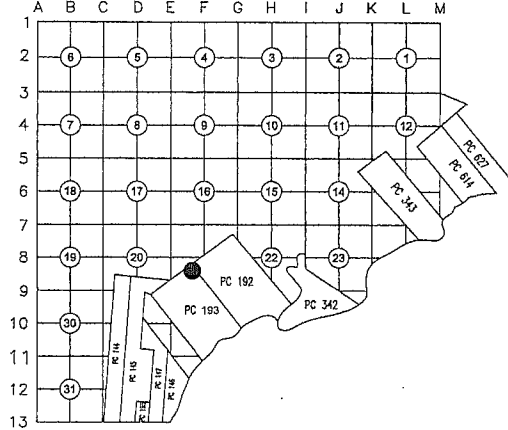
- 1. Public Land Survey T 3N R 14E
2. Property Controlling in Section S T R
3. Miscellaneous Property in Sec. S T R

4. Lot No. Recorded Plat

5. Private Claims PC-193 and PC-192. PC-052 Northeast corner of PC 193 common with Northwest corner of PC 192.

3185738 PAGE 1 OF 1
LIBER 22602 PAGE 444
12/20/2013 11:23:58 A.M.
MACOMB COUNTY, MI SEAL
CARMELLA SABAUGH, REGISTER OF DEEDS

Register of Deeds Stamp & File Number



I, JEFFREY A. WRIGHT, in a field survey on, August 9, 2013 do hereby certify that under requirements of P.A. 74, Michigan P.A. of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with regulations and rules therefore as required in the current manual of survey instructions of the United States Department of the Interior, Bureau of Land Management or by a decree of a Court of Law and /or that the corner points mentioned in lines 3, 4 and 5 above were in conformance with the rules of the Michigan Board of Land Surveyors or by a Decree of a Court of Law; established, re-established, monumented, re-monumented, recovered, found as expressed below:

NOTE: Not more than 2 corners, all in the same town and range, may be recorded on this certificate.

A. Description of original monument and accessories and/or subsequent restoration:

- 1 1810 PC 192 Survey notes Greely Post
2 1810 PC 193 Survey notes Greely Object not stated

Subsequent Restorations:

- 3 1817 Township map Preston Object not stated
4 1818 Township map Surveyor General Office Object not stated
5 1925 Lakeview Subdivision Lehner 123 L9, P43 Concrete monument
6 1996 LCRC Fraus 17089 L7109, P177 Set iron
7 1997 Sugar Creek Estates No. 1 Fraus 17089 L121, P24 Refers to LCRC: L7109, P177
8 1998 LCRC Smith 16052 L8435, P785 Document records corner which is an intersection of the centerline of Jefferson Ave. with line common to PC 192 and PC 193.
9 1998 Remington Estates Subdivision Smith 16052 L133, P23 Refers to LCRC: L7109, P177
10 2000 Sugar Creek Estates No. 2 Fraus 17089 L145, P1 Refers to LCRC: L7109, P177
11 2004 Topographic survey Hornyak 44286 unrecorded Object not stated
12 2006 Hunter Bay Estates Site Condo's Plan No. 1017 Vaglica PCE 50340 L18278, P927 Refers to LCRC: L7109, P177

B. Description of corner evidence found and/or method applied in restoring or reestablishing corner:

The corner was perpetuated with the found 1/2" iron rod S25°E 3.5' of 6' chain link fence running NE-SW. Occupation: none. The distances from Items 7, 9 & 10 and field monumentation from Item 10 were used to verify the location of the corner. I recommend to the Peer Group to accept the found 1/2" iron rod as proper location for the corner.

Distances:

Table with 5 columns: PC-052 to PC-041, PC-052 to Ref PC-053, PC-052 to PC-053, PC-052 to PCC-032, PC-052 to PC-051. Values include distances like 4160.64' and 4364.57'.

C. Description of monument for corner and accessories established to perpetuate locating the position of the corner:

I replaced the found 1/2" iron rod with a 2" aluminum cap stamped "MACOMB COUNTY MONUMENT MI ACT 345; PC-052; 40165" placed on 1/2"x36" steel bar encased in 4" diameter concrete monument.

Witnesses:

- N31°E 20.41' Set mag nail w/"MACOMB COUNTY WITNESS TAG" in E face of 10" Elm tree
N65°E 134.10' Fence corner
S62°E 12.78' Found nail w/ Fenn & Associates tag in S face of 45" Cottonwood tree
S62°E 12.78' Set mag nail w/"MACOMB COUNTY WITNESS TAG" above existing nail with Fenn & Associates tag in S face of 45" Cottonwood tree
S55°W 181.80' Fence post on line.
S58°W 15.21' Set mag nail w/"MACOMB COUNTY WITNESS TAG" in SE face of 20" Oak tree
S64°W 36.80' Found PK nail in S face of 22" Oak tree
N02°W 34.88' Set mag nail w/"MACOMB COUNTY WITNESS TAG" in NE face of utility pole

THE SELECTED LOCATION IS ACCEPTED BY ME AND IS GENERALLY ACCEPTED BY PROFESSIONAL SURVEYORS AS THE BEST AVAILABLE EVIDENCE OF THE POSITION OF THIS CORNER.

Signed by [Signature] Date December 17, 2013

Surveyor's Michigan License No. 40165

ACCEPTED BY THE MACOMB COUNTY SURVEY PEER GROUP AS THE OFFICIAL CORNER UNDER MICHIGAN PUBLIC ACT 345 OF 1990 AT A MEETING HELD ON 12-10-2013
MARTIN C. DUNN, P.S. CHAIRMAN



## PC-052 CHESTERFIELD TOWNSHIP

**PC-052:** Northeast corner of PC 193 common with the Northwest corner of PC 192

Survey of PC 192 and PC 193 was performed by A. Greeley in 1810.

**Corner history:**

1	1810	PC 192 Survey notes	Greeley		Post
2	1810	PC 193 Survey notes	Greeley		Object not stated
3	1817	Township map	Preston		Object not stated
4	1818	Township map	Surveyor General Office		Object not stated
5	1925	Lakeview Subdivision	Lehner	123	L9, P43 Concrete monument
6	1996	LCRC	Fraus	17089	L7109, P177 Set iron
			<u>Witnesses:</u>		
			N57°05'E	34.56' (36.80'M)	P.K. nail S. side 12" Oak
			S69°06'E	12.77'	P.K. nail S. side 40" Oak
			S05°35'W	20.15'	N.W. bldg. corner
			S57°09'W	14.19'	P.K. nail N. side 12" Oak
7	1997	Sugar Creek Estates No. 1	Fraus	17089	L121, P24 Refers to LCRC: L7109, P177
8	1998	LCRC	Smith	16052	L8435, P785 Document records corner which is an intersection of the centerline of Jefferson Ave. with line common to PC 192 and PC 193.
9	1998	Remington Estates Subdivision	Smith	16052	L133, P23 Refers to LCRC: L7109, P177
10	2000	Sugar Creek Estates No. 2	Fraus	17089	L145, P1 Refers to LCRC: L7109, P177
11	2004	Topographic survey	Hornyak	44286	unrecorded Object not stated
12	2006	Hunter Bay Estates Site Condo's Plan No. 1017	Vaglica	PCE 50340	L18278, P927 Refers to LCRC: L7109, P177

\* denotes matching witnesses

**Field evidence:**

The corner was perpetuated with the found 1/2" iron rod 3.4' SE of 6' chain link fence running NE-SW.  
Occupation: none.

**Distances:**

PC-052 to PC-041	PC-052 to Ref PC-053	PC-052 to PC-053	PC-052 to PCC-032	PC-052 to PC-051
4160.64' (63.04 ch) 1	5805.81' Remon 13	6124.80' (92.80 ch) 1	1295.76' Remon 13	4276.80' (64.80 ch) 2
4364.57' 7, 10		6126.12' (92.82 ch) 2		4343.71' Remon 13
4364.82' 11		6125.46' Remon 13		
4364.86' Remon 13				

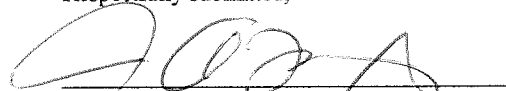
**Recommendation:**

The distances from Items 7, 10 & 11 and field monumentation from Item 10 were used to verify the location of the corner. I recommend to the Peer Group to accept the found 1/2" iron rod as proper location for the corner. I recommend replacing the found 1/2" iron with a 2" aluminum cap stamped "MACOMB COUNTY MONUMENT MI ACT 345; PC-052; 40165" placed on a 1/2"x36" steel bar encased in 4" diameter concrete monument.

**Witnesses:**

N31°E	20.41'	Set mag nail w/"MACOMB COUNTY WITNESS TAG" in E face of 10" Elm tree
S62°E	12.78'	Found nail w/ Fenn & Associates tag in S face of 45" Cottonwood tree
S62°E	12.78'	Set mag nail w/"MACOMB COUNTY WITNESS TAG" above existing nail with Fenn & Associates tag in S face of 45" Cottonwood tree
S58°W	15.21'	Set mag nail w/"MACOMB COUNTY WITNESS TAG" in SE face of 20" Oak tree
S64°W	36.80'	Found PK nail in S face of 22" Oak tree
N02°W	34.88'	Set mag nail w/"MACOMB COUNTY WITNESS TAG" in NE face of utility pole

Respectfully submitted,

  
 Jeffrey A. Wright, PS # 40165



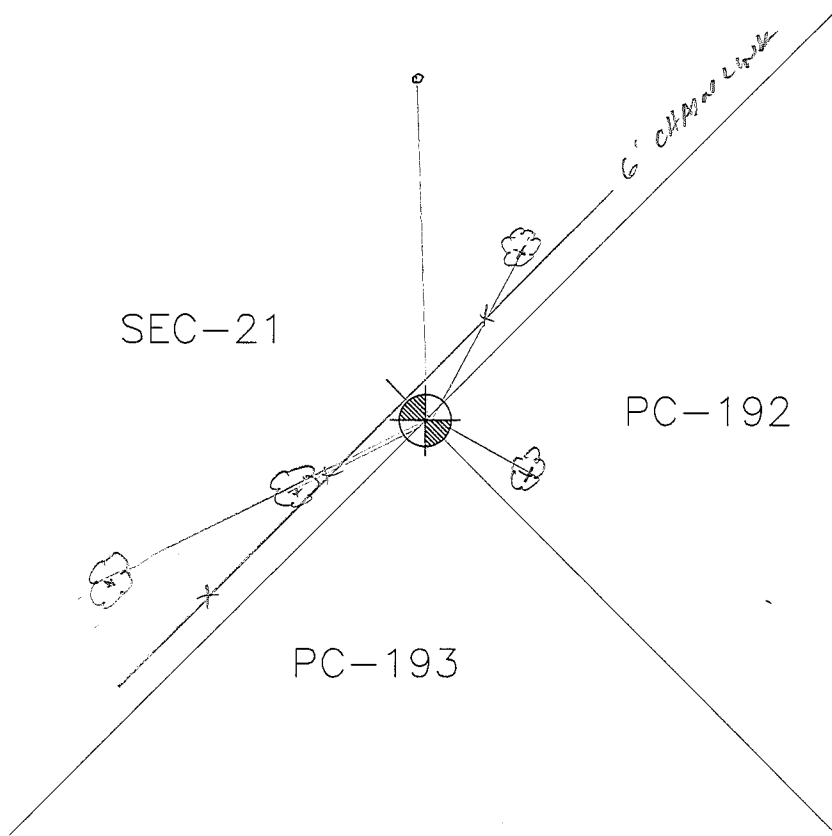
# PC-052

REMON 2013

CHESTERFIELD TWP., T3N, R14E



DATE: B-9-13  
 CREW: BH RP  
 OBJECT FOUND: 1/2" RR NO CAP  
 POINT No.: 2008  
 CTRL. PTS.: 2003 - 2004



N 81° E	20.41'	SET MAG NAIL W/REMON WASHER IN EAST FACE OF 10" ELM TREE
S 62° E	12.78'	FND NAIL N/FENN & ASSOC. WASHER IN SOUT FACE OF 45" COTTONWOOD TREE
S 62° E	12.78'	SET MAG NAIL W/REMON WASHER ABOVE EX. NAIL N/FENN & ASSOC. WASHER IN SOUTH FACE OF 45" COTTONWOOD TREE
S 58° W	15.21'	SET MAG NAIL N/REMON WASHER IN SE FACE OF 30" OAK TREE
S 64° N	36.80'	FND PK NAIL IN SOUTH FACE OF 22" OAK
N 42° N	3.4'	6' CHAIN LINK FENCE
N 02° W	34.88'	SET MAG NAIL W/REMON WASHER IN NE FACE OF UTIL. POLE

OCCUPATION  
 (if road state surface)

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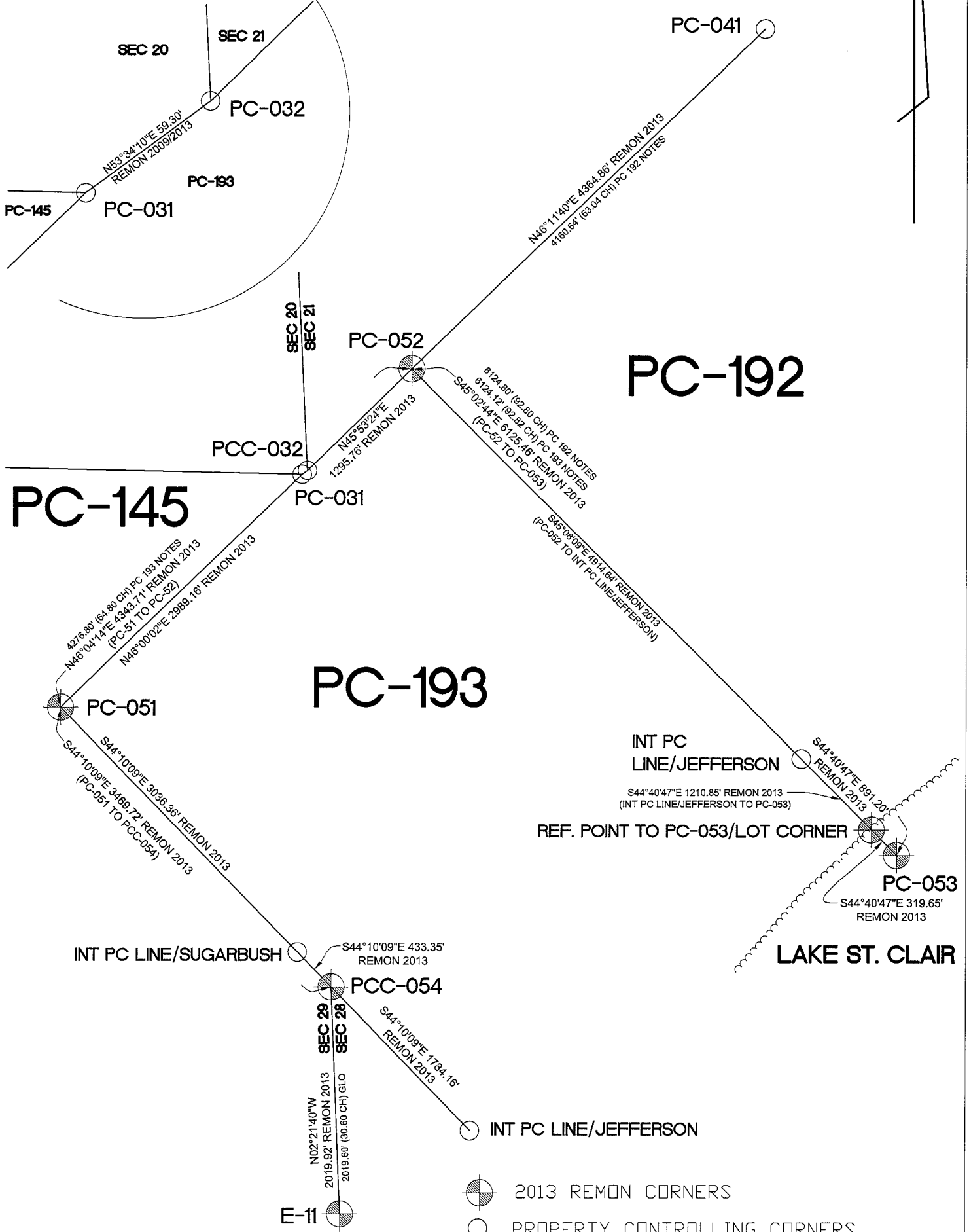
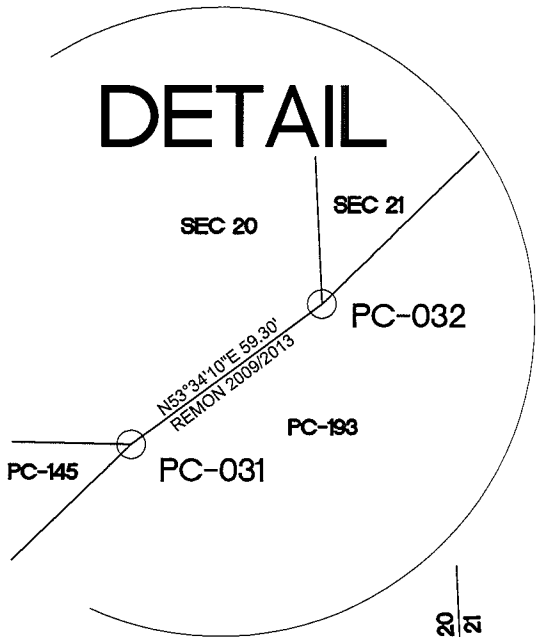
# PC-193

## REMON 2013

### CHESTERFIELD TWP., T3N, R14E



## DETAIL



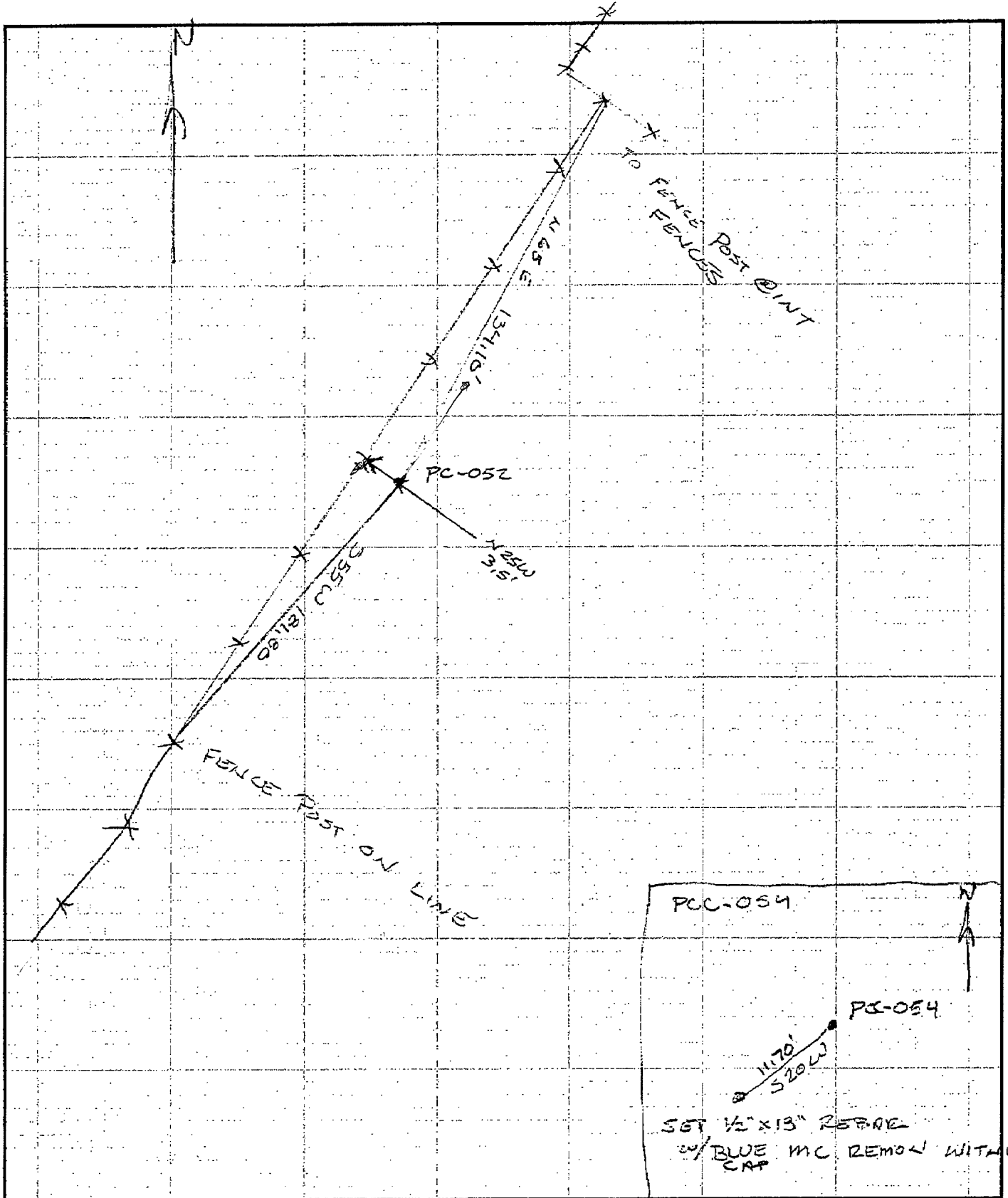
- 2013 REMON CORNERS
  - PROPERTY CONTROLLING CORNERS
- BEARINGS ARE BASED ON SPCS MI-S



**FENN & ASSOCIATES, INC.**  
 LAND SURVEYORS AND CIVIL ENGINEERS  
 www.fennsurveying.com E-mail: engineering@fennsurveying.com

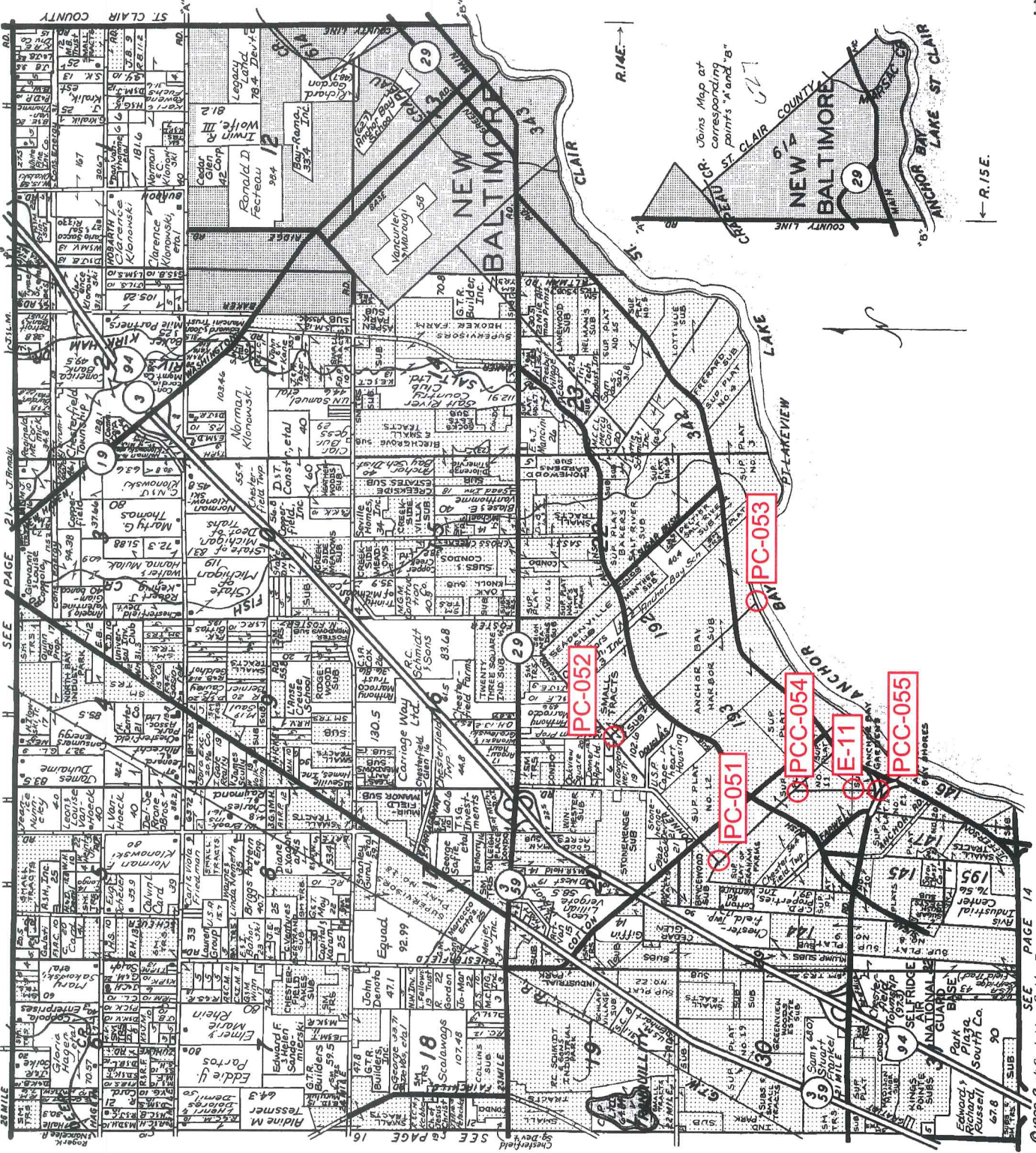
13399 West Star Drive  
 Shelby Township,  
 Michigan 48315  
 PH: 586.254.9577  
 FX: 586.254.9020

JOB NO. <b>G13-024</b>	FILE	SHEET <b>1/1</b>
DATE <b>9/12/13</b>	LOT#	SCALE <b>NTS</b>
FIELD BY <b>RC, PD</b>	SUB. <b>PC-052 / PCC-054</b>	
WEATHER	JOB DESC. <b>REMOVE</b>	





# CHESTERFIELD T.3N-R.14-15E.



## LINCOLN TITLE COMPANY

Flexible closing schedule ❖ Personalized service ❖ Knowledgeable staff

25962 Knollwood Drive South • Chesterfield, Michigan 48051 • Telephone: (810) 598-2930 • Fax: (810) 598-2936

OFFICES ALSO IN PORT HURON & ROSEVILLE

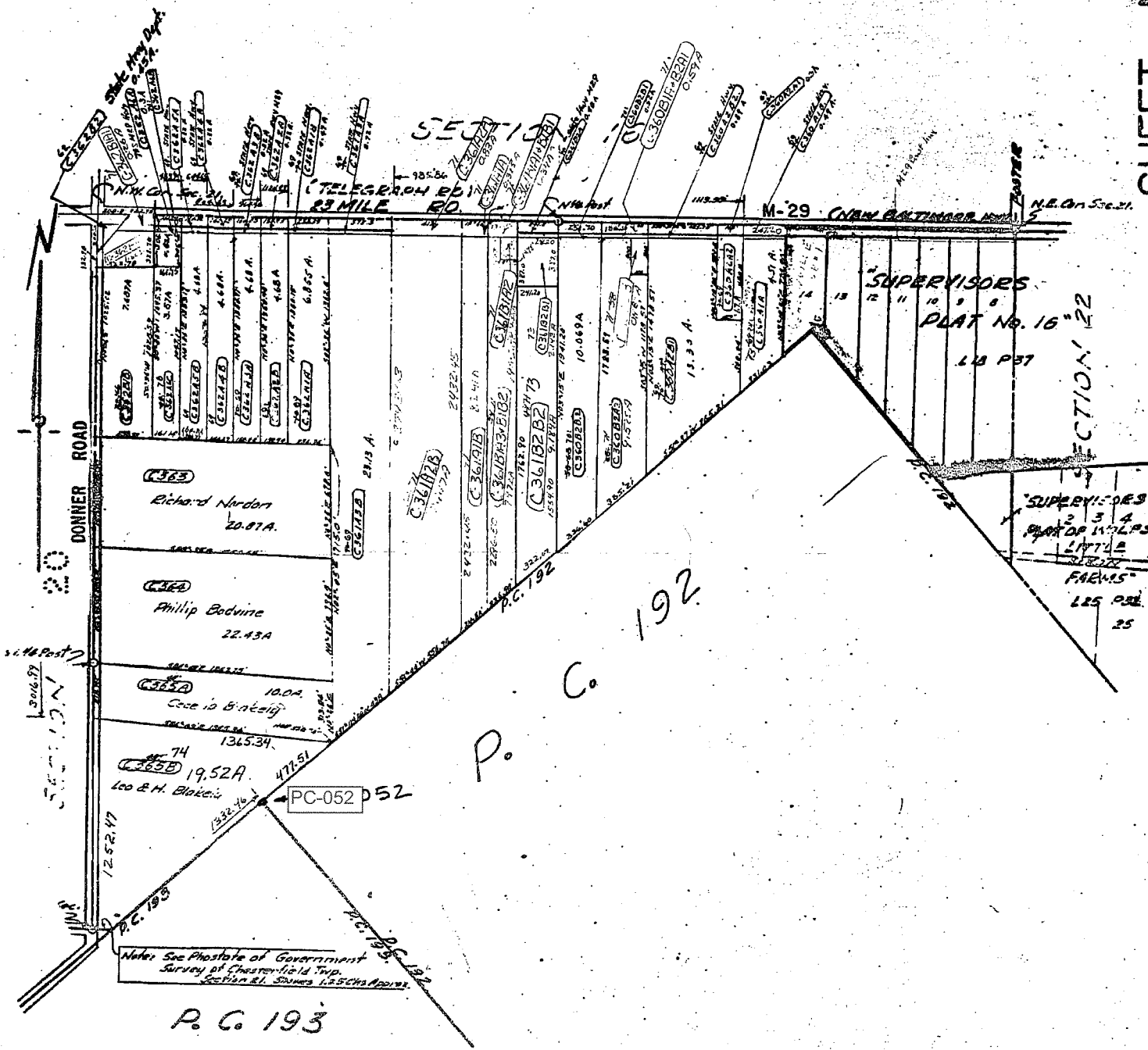
Reproduced with permission of Rockford Map Publishers, Inc.  
Rockford, Illinois



PC-052

# CHESTERFIELD TOWNSHIP SECTION 21. T3N, R14E SCALE 1" = 400'

SHEET NO 21



P. C. 192

P. C. 193

453

RETURN TO  
ADDRESS OF  
COUNTY CLERK  
BY CLERK  
P.O. BOX 111  
165



SHEET NO 192

459

PC-052

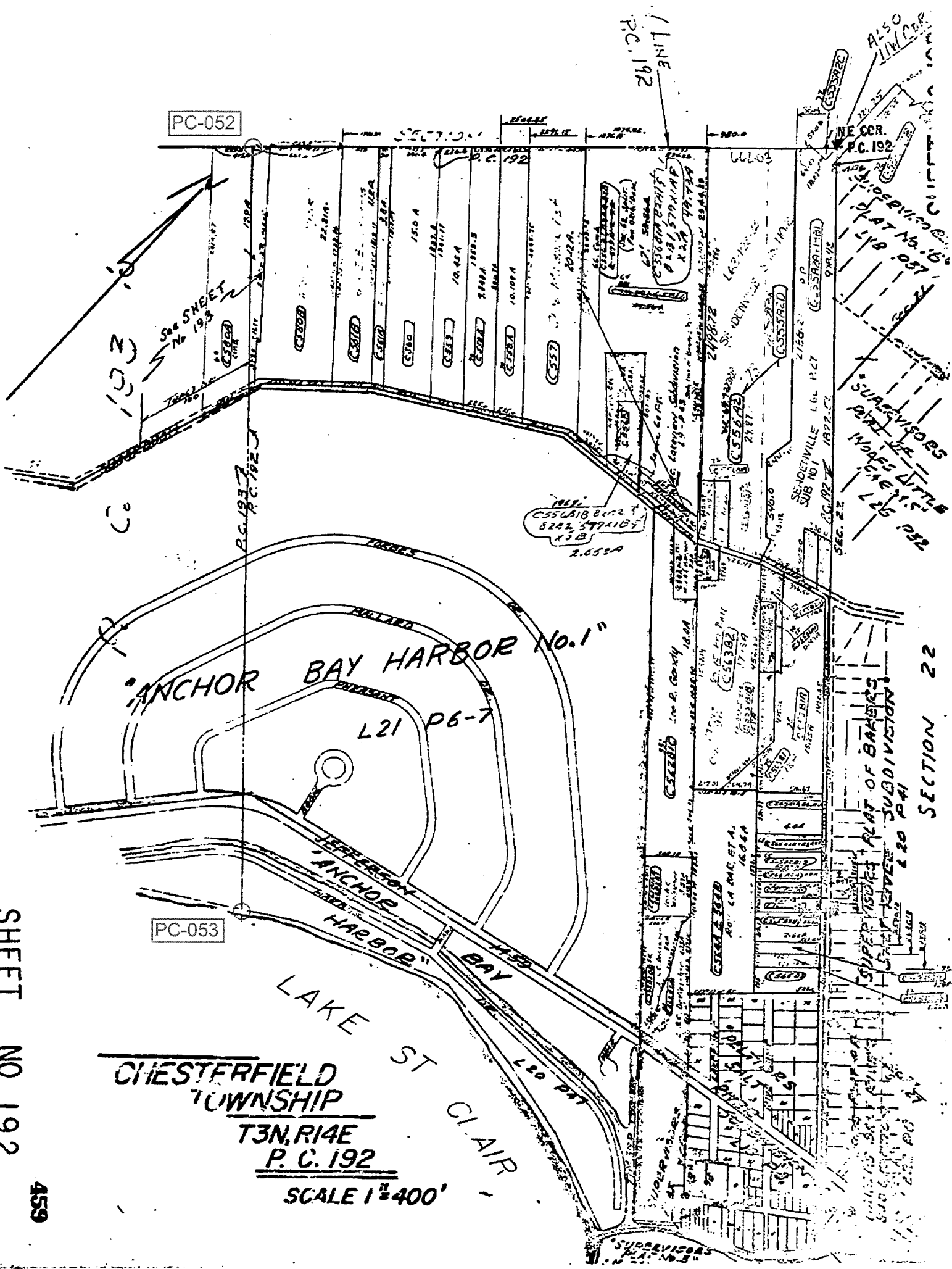
PC-053

ANCHOR BAY HARBOR No. 1

L21 P6-7

CHESTERFIELD TOWNSHIP  
T3N, R14E  
P. C. 192

SCALE 1"=400'



SECTION 22

SUPERVISORS  
PLAT No. 192  
L19  
L20  
L25  
L26  
192

SUPERVISOR PLAT OF BAY...  
L20 P41

LINE CCR  
P.C. 192

1 LINE  
P.C. 192

See SHEET  
No 193

193

C2

CSS 5818 Bear  
5222 571187  
L2B  
2.6524

SEADENVILLE L6L P27  
SUB NO 1  
P.C. 192  
1872-27

SEC. 22

ALSO  
11/1/22

BEACH  
L21  
L22  
L23  
L24  
L25  
L26  
L27

279872  
LAP...  
LAP...  
LAP...

CSS 5818  
2827

CSS 5818  
17-28

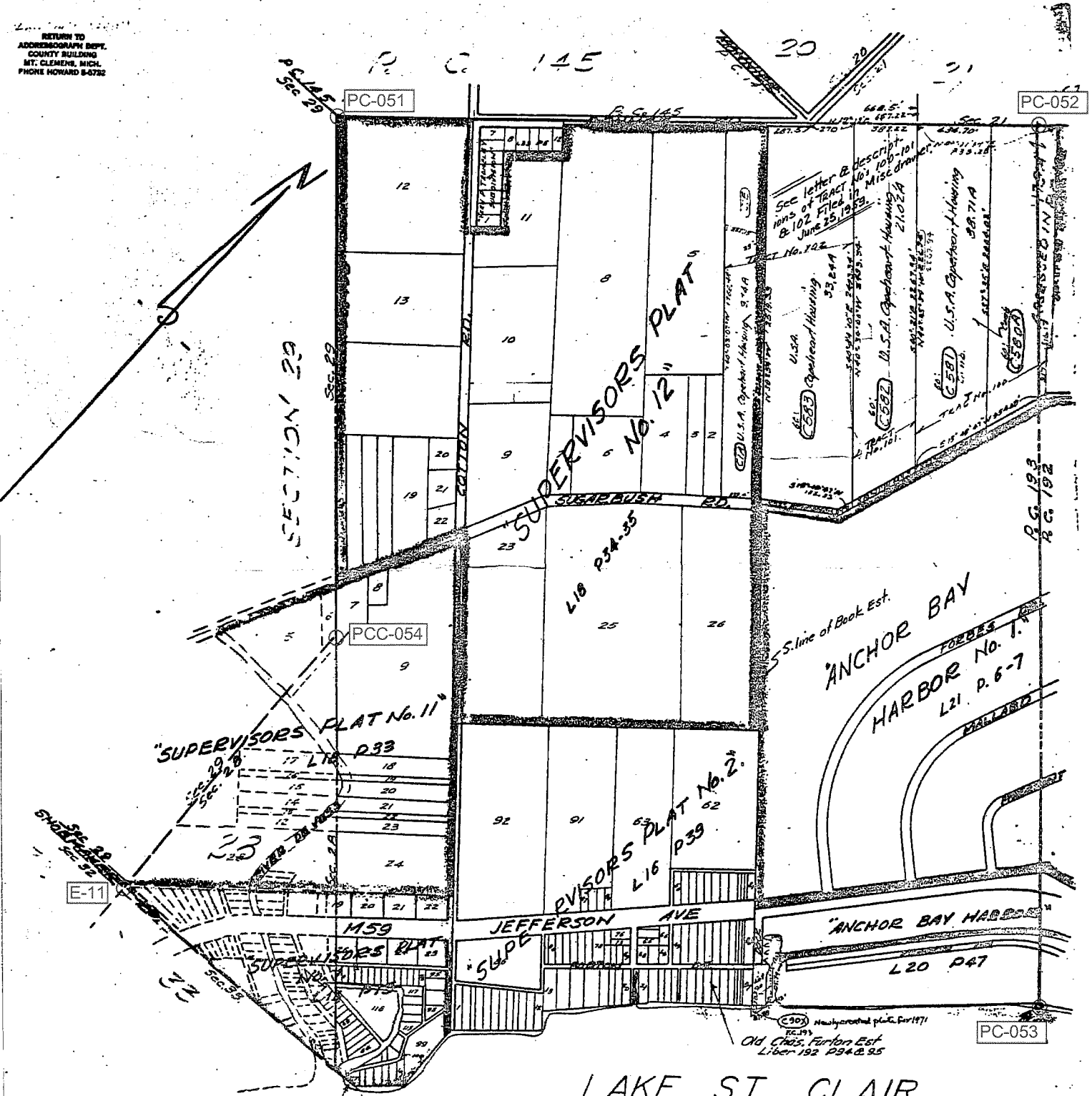
CSS 5818  
1888

CSS 5818  
1504

CSS 5818  
1504

SUPERVISORS  
No. 5

RETURN TO  
ADDRESSOGRAPH DEPT.  
COUNTY BUILDING  
MT. CLEMENS, MICH.  
PHONE HOWARD 8-5732



CHESTERFIELD TOWNSHIP  
T3N, R14E P. C. 193

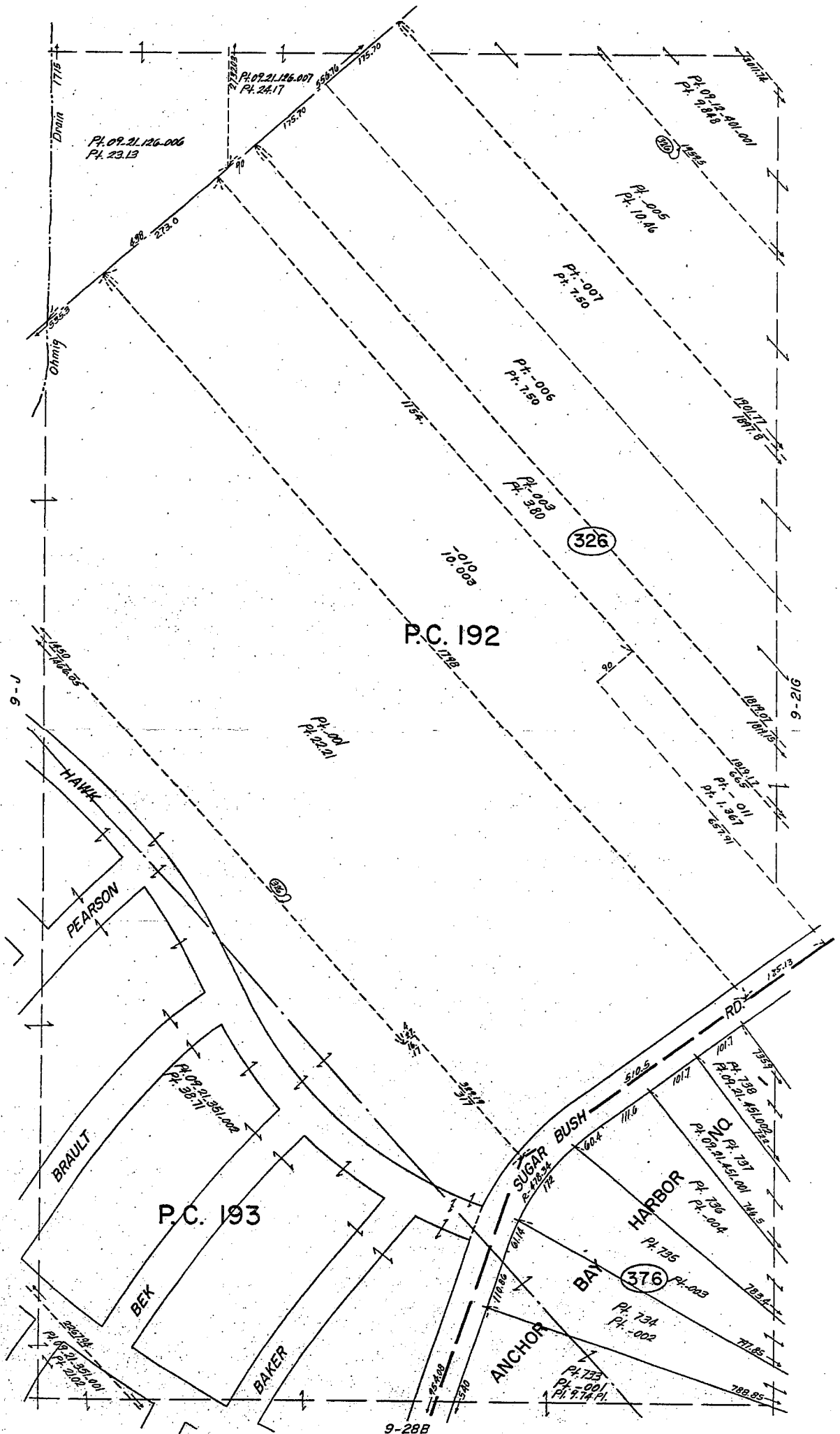
SCALE 1" = 400'





9-21B

PC-052



MACOMB CO., MICH.

REV. 8-79  
REV. 3-77  
REV. 8-77

CHESTERFIELD TWP.  
PT. SEC. 21 & PT. P.C. 192, 193 T.3N. R.14E.

Copyright 1974  
MACOMB COUNTY, MICHIGAN

SCALE: 1" = 100'  
659  
9-21F





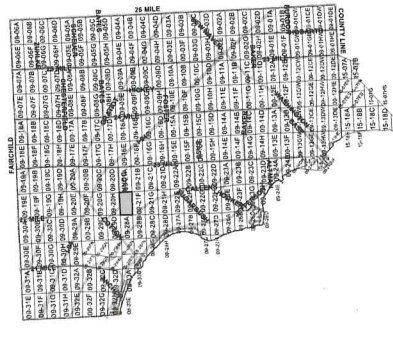
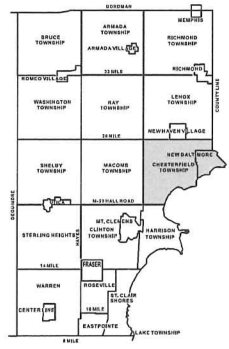
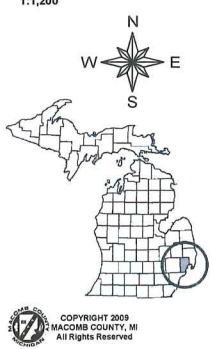
Date of Photography: Spring 2010  
 100 50 0 100 200 Feet  
 1:1,200

CHESTERFIELD TWP SHEET INDEX

DESCRIPTION OF PERMANENT REAL ESTATE INDEX NUMBER  
**13-19-302-018**

AREA NUMBER TOWNSHIP LAKE CHARLEVOIX	SUB AREA NUMBER BLOCK 19	BLOCK NUMBER CITY BLOCK 302	PARCEL NUMBER USUALLY A HOUSE OR GARAGE
---	-----------------------------	--------------------------------	--

**09-21E**  
 CHESTERFIELD TWP.  
 W.1/2 S.W.1/4 SEC.21 T.3N. R.14E.



- Legend**
- Platted Area Boundary Line
  - Property Line
  - Property Spill Line
  - Property Combined Line
  - Township Boundary Line
  - Traverse Line
  - Dimension Extent Marks
  - Dimension Start Marks

Source: Macomb County Department of Planning and Economic Development  
 - 2018 Digital Orthophotography Project  
 - Parcel Conversion Project

Note:  
 Digital Orthophotography horizontal positioning accuracy is 3 feet. Parcel boundary lines should be considered a graphical representation and not in any way a legal survey or engineering document. In general, the horizontal positioning and length accuracy is within 15 feet.

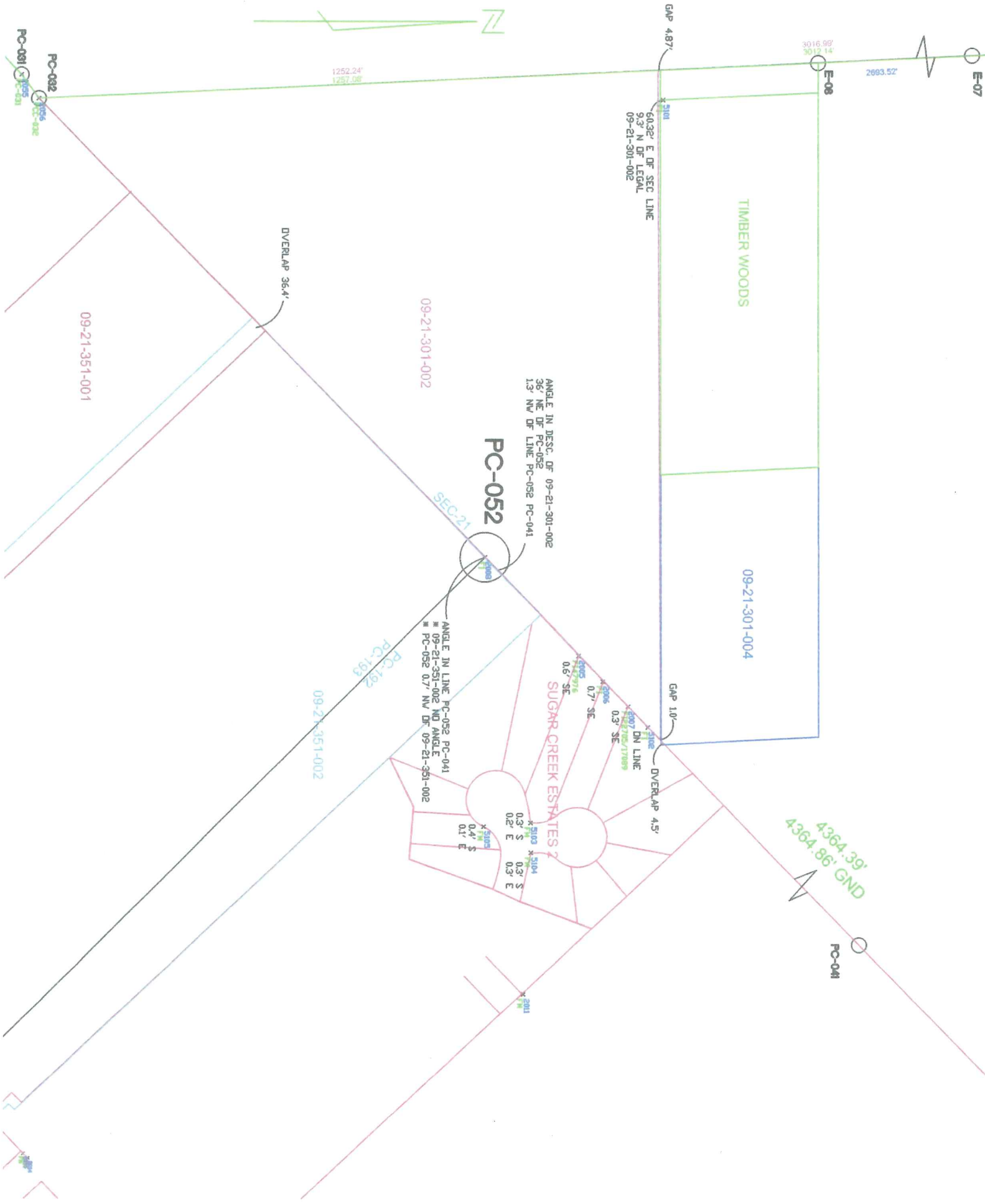
This map is intended for general planning purposes. Site specific evaluation should be verified by field inspection. This is a work in progress and may contain errors and omissions. Please report any potential revisions to (586)468-5265.

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**GIS** MACOMB COUNTY  
 Planning and Economic  
 Development  
 Published: Nov 24, 2010





09-21-301-002

TIMBER WOODS

09-21-301-004

09-21-351-001

09-21-351-002

PC-052

SEC-21

ANGLE IN DESSC. OF 09-21-301-002  
 36° NE OF PC-052  
 1.3° NW OF LINE PC-052 PC-041

ANGLE IN LINE PC-052 PC-041  
 09-21-351-002 NO ANGLE  
 PC-052 0.7° NW OF 09-21-351-002

SUGAR CREEK ESTATES 2

X 5103 X 5104  
 0.3° S 0.3° S  
 0.2° E 0.3° E  
 0.4° S 0.1° E

60.32° E OF SEC LINE  
 9.3° N OF LEGAL  
 09-21-301-002

ANGLE IN LINE  
 0.7° SE  
 0.6° SE  
 0.3° SE

4364.39'  
 4364.86' GND

B-A





**General Property Information**

**Chesterfield Charter Township**

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-21-301-002 Unit: CHESTERFIELD TOWNSHIP

**Property Address** [collapse]

CHESTERFIELD, MI 8738

**Owner Information** [collapse]

CARABELL, KEITH A - REV LIVING TRUS  
 645 WELLINGTON CRESCENT  
 MT. CLEMENS, MI 48043

Unit: 009

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**General Information for Tax Year 2013** [expand]

**Land Information** [expand]

**Legal Information for 09-21-301-002** [collapse]

T3N,R14E SEC 21 COMM AT NW COR SEC 21; TH S0\*36'W 3016.99 FT TO PT OF BEG; TH S0\*36'W 1252.47 FT; TH N49\*18'E 1332.46 FT; TH N49\*53'E 477.51 FT; TH N86\*49'W 1365.34 FT TO PT OF BEG. 19.52 A

**Sales Information**

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
± 08/01/2011	\$0.00	QC	HERMAN, J & JONES, L & SAKWA, K	CARABELL, KEITH A - REV LIVING TRUS	QUIT CLAIM	20883/144
07/05/1971	\$70,000.00	WD			TRANSFER AFFIDAVIT	

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[Privacy Policy](#)

B-C



AFFIDAVIT AS TO  
MATTERS CONCERNING TITLE  
TO REAL ESTATE  
(MCLA 565.451a)

STATE OF MICHIGAN )  
                          ) ss.  
COUNTY OF MACOMB )

KEITH A. CARABELL, first being duly sworn deposes and states:

1. That he is a person of suitable age and discretion and has personal knowledge of the matters asserted herein.

2. That he is one of the owners of land situated in Chesterfield Township, Macomb County, Michigan described as:

Land located in the Township of Chesterfield, Macomb County, Michigan, described as follows; Town 3 north, range 14 east, Part of southwest ¼ of section 21; Commencing at the northwest corner of section 21; thence south 00 degrees 36 minutes west 3016.99 feet to the point of beginning; thence south 00 degrees 36 minutes west 1252.47 feet; thence north 49 degrees 18 minutes east 1332.46 feet; thence north 49 degrees 53 minutes east 477.51 feet; thence north 86 degrees 49 minutes west 1365.34 feet to point of beginning.

parcel identification no: 09-21-301-002  
commonly known as:

3. That deponent purchased said land along with Robert Piersol, Stanton P. Bocknek, Harvey Gordenker and Robert Palmer in April, 1969.

4. That the title to the subject property in deponent and others is evidenced by Warranty Deeds recorded in liber 2662, page 471 and liber 2662, page 472, Macomb County Records.

9/2

8-D

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That JEFFREY M. HERMAN, SHERRY L. JONES, formerly known as Sherry L. Herman, and KIMBERLY B. SAKWA, formerly known as Kimberly B. Herman,

of 1400 Buford Highway, Bldg. A-1, Sugar Hill, GA 30518

Quit Claim(s) to KEITH A. CARABELL, TRUSTEE, UNDER THE KEITH A. CARABELL REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 28, 1978, AS AMENDED AND RESTATED,

of 645 Wellington Crescent, Mount Clemens, MI 48043

the following described premises situated in the Township of Chesterfield, County of Macomb, and State of Michigan, to-wit:

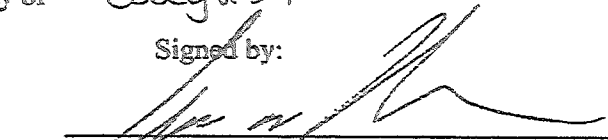


Town 3 North, Range 14 East, part of Southwest 1/4 of Section 21; commencing at the Northwest corner of Section 21; thence South 00 degrees 36' West 3016.99 ft to point of beginning; thence South 00 degrees 36' West 1252.47 ft; thence North 49 degrees 18' East 1332.46 ft; thence North 49 degrees 53' East 477.51 ft; thence North 86 degrees 49' West 1365.34 ft to point of beginning.

Parcel Identification No. 09-21-301-002

together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining for the sum of no consideration. This transfer is exempt from taxation pursuant to MCL 207.505(a) and 207.526(6)(a).


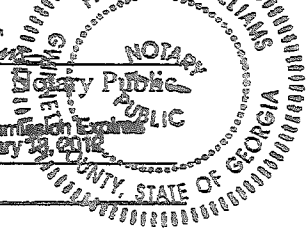
Dated this 1<sup>st</sup> day of August 2011

Signed by:

  
\_\_\_\_\_  
JEFFREY M. HERMAN  
  
\_\_\_\_\_  
SHERRY L. JONES, f/k/a Sherry L. Herman  
  
\_\_\_\_\_  
KIMBERLY B. SAKWA, f/k/a Kimberly B. Herman

STATE OF GEORGIA )  
COUNTY OF Gwinnett ) ss.

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2011 by Jeffrey M. Herman, Sherry L. Jones f/k/a Sherry L. Herman and Kimberly B. Sakwa f/k/a Kimberly B. Herman.

  
\_\_\_\_\_  
PATRICIA H. WILLIAMS  
Gwinnett County, Georgia  
My Commission Expires: February 23, 2012  


When recorded return to: GRANTEE  
Drafted by:

Send subsequent tax bills to: GRANTEE  
Recording Fee:

Michael J. Murray, Esquire  
Kramer & Murray, P.C.  
65 Southbound Gratiot  
Mount Clemens, MI 48043-5545

State Transfer Tax:  
Tax Parcel No.: 09-21-301-002



### General Property Information

### Chesterfield Charter Township

Parcel: 09-21-301-004 Unit: CHESTERFIELD TOWNSHIP

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

#### Property Address [collapse]

DONNER  
CHESTERFIELD, MI 48047

*NEAR TO  
NOT TIED*

#### Owner Information [collapse]

THORNE, ALAN  
11020 9 MILE ROAD  
WARREN, MI 48089

*HAS CALL ALONG  
PC LINE*

#### Taxpayer Information [collapse]

SEE OWNER INFORMATION

#### General Information for Tax Year 2013 [expand]

#### Land Information [expand]

#### Legal Information for 09-21-301-004 [collapse]

T3N,R14E SEC.21 COM AT NW COR FRL SEC 21; TH S01\*49'37"E 2693.52 FT ALG W SEC LINE; TH S89\*14'22"E 819.75 FT TO POB; TH CONT S89\*14'22"E 548.0 FT; TH S01\*59'57"E 317.07 FT; TH S47\*07'22"W 1.97 FT ALG NWLY LINE OF P.C. 192; TH N89\*14'22"W 546.52 FT; TH N01\*59'57"W 318.44 FT TO POB.4.0 A.

### Sales Information

4 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
02/13/2012	\$0.00	QC	CITIZENS STATE BANK	THORNE, ALAN	QUIT CLAIM	21133/108
08/11/2008	\$0.00	OT	HILLIS, LEE E	CITIZENS STATE BANK	SHERIFF'S DEED	19449/287
01/30/2008	\$0.00	QC	WEATHERVANE BUILDERS	HILLIS, LEE E	QUIT CLAIM	19180/741
07/16/2002	\$5,058.00	WD	SEVILLE HOMES, INC.	WEATHERVANE BUILDERS	INVALID SALE	12031/691

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[Privacy Policy](#)

*B-F*

A347293

KNOW ALL MEN BY THESE PRESENTS: That James A. Michael and Jacqueline D. Michael, husband and wife, Joseph Michaels and Thelma Michaels, husband and wife, and Charles R. Towner and Marian G. Towner, husband and wife, whose street number and post office address is 37965 North Bonkay Drive, Mount Clemens, Michigan

Convey and Warrant to Robert Piersol, Keith A. Carabell, Stanton P. Bocknek, Harvey Gordenker and Robert Palmer whose street number and post office address is 10 South Broadway, Mount Clemens, Michigan

the following described premises situated in the Township of Chesterfield, County of Macomb and State of Michigan, to-wit:

Town 3 North, Range 14 East of Section 21, commencing at the northwest corner of Section 21, thence south 0 degrees 36' west 3016.99 feet to the point of beginning; thence south 0 degrees 36' west 1252.47 feet, thence north 49 degrees 18' east 1332.46 feet; thence north 49 degrees 53' east 477.51 feet; thence north 86 degrees 49' west 1365.34 feet to the point of beginning; containing 19.52 acres of land, more or less. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

RECORDED IN MACOMB COUNTY RECORDS AT: 11:010

PARCEL NUMBER 98201310110102

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise in anywise appertaining for the sum of Seventy Thousand and no/100 (\$70,000.00) Dollars.

Advised Clerk - REGISTER OF DEEDS MACOMB COUNTY, MICHIGAN

subject to easements and restrictions of record.

Accompanying this deed is a warranty deed from Zenith Steel & Metal Co. which is also part of the selling group who were all purchasers under a land contract from Mr. and Mrs. Antonios Kafakis.

Dated this 5th day of July, A.D. 1971

Signed and Sealed in Presence of:

Signed and Sealed:

Susan H. Grant

James A. Michael

Elaine M. Viccars

Jacqueline D. Michael

Notary Seal: MAR-376 77.00 HB.10845

Joseph Michaels - Thelma Michaels  
Marian G. Towner  
Charles R. Towner

In the STATE OF MICHIGAN, COUNTY OF MACOMB

On this 5th day of July, A.D. 1971 before me personally

appeared James A. Michael, Jacqueline D. Michael, husband and wife, Joseph Michaels, Thelma Michaels, husband and wife and Charles R. Towner and Marian G. Towner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires January 25th, A.D. 1975.

Susan H. Grant  
Notary Public Macomb County, Michigan

\*Print typewrite or stamp name under signature

This is to certify that records there are no tax liens on this property and that taxes are paid for the previous to date of this instrument except 1977 2266

City Treasurer's Certificate

Date EXAMINED MAR 2 1976  
ADAM E. NOWAKOWSKI, Macomb County Treasurer, Per  
This certification does not include current taxes now being collected.

Person who drafted this instrument

When recorded return to

Charles R. Towner  
Two Crocker Blvd.  
Mt. Clemens, Mich.

Recording Fee  
Transfer Tax 77.00

Dank, Peterson and Hay, P. C.  
Nine South Gratiot Avenue  
Mount Clemens, Michigan 48043

8-6

TITLE INSURANCE - ESCROWS ALL OF C 365B



### General Property Information

### Chesterfield Charter Township

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-21-351-001 Unit: CHESTERFIELD TOWNSHIP

<b>Property Address</b> [collapse]	
CHESTERFIELD, MI	

<b>Owner Information</b> [collapse]	
U S A CAPEHEART HOUSING UNKNOWN FRASER, MI	Unit: 009

<b>Taxpayer Information</b> [collapse]	
SEE OWNER INFORMATION	

<b>General Information for Tax Year 2013</b> [expand]	
---	--

<b>Land Information</b> [expand]	
----------------------------------	--

<b>Legal Information for 09-21-351-001</b> [collapse]	
T3N,R14E P.C. 193 BEG AT A PT 270 FT N49*18'E OF INTER OF NWLY LINE OF P.C. 193 & SLY LINE OF FRL SEC 20; TH N49*18'E 387.22 FT; TH S40*21'E 2267.94 FT; TH S19*11'W 443.5 FT; TH N40*34'00"W 2493.34 FT TO PT OF BEG. TRACT NO 101. 21.02 A.	

### Sales Information

0 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page

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[Privacy Policy](#)

8-1

### General Property Information

### Chesterfield Charter Township

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 09-21-351-002 Unit: CHESTERFIELD TOWNSHIP

<b>Property Address</b> [collapse]
CHESTERFIELD, MI 2028

<b>Owner Information</b> [collapse]	
U S A CAPEHEART HOUSING UNKNOWN FRASER, MI	Unit: 009

<b>Taxpayer Information</b> [collapse]
SEE OWNER INFORMATION

<b>General Information for Tax Year 2013</b> [expand]
---

<b>Land Information</b> [expand]
----------------------------------

<b>Legal Information for 09-21-351-002</b> [collapse]
T3N,R14E P.C. 192 & 193 COMM AT INTER NW LINE P.C. 193 & S LINE SEC 20; TH N49*18'E 657.22 FT TO PT OF BEG; TH N49*21'34"E 838.28 FT; TH S40*21'31"E 1466.05 FT; TH S49*21'34"W 16.17 FT; TH S40*21'13"E 317.0 FT TO CEN LINE SUGARBUSH RD; TH S18*48'47"W 954.08 FT ALG CEN LINE SUGARBUSH RD; TH N40*25'34"W 2267.94 FT TO PT OF BEG. TRACT NO 100. 38.71 A.

### Sales Information

0 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page

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[Privacy Policy](#)

*PARCEL ADDS TO CORNER*

*8-1*



No. 497

No. 192 Confirmed to  
Meldrum & Park

LAKE ST. CLAIR

Description No. 192 Confirmed to Meldrum and Park commencing

PC-053

at a post standing on the border of Lake St. Clair between

this tract and a tract confirmed to the claimants thence north

forty five degrees west ninety <sup>6124.80'</sup> two chains eighty links to a

PC-052

post thence north forty five degrees east sixty <sup>4160.64'</sup> three chains

four links to a post the boundary between this tract and

unconceded lands thence south forty five degrees east one

hundred and four chains fifty four links to a post standing on

the border of Salt River, thence along the border of said river

down stream south forty five degrees west thirty chains eighty

links to the confluence of said river with Lake St. Clair,

thence along the border of said lake south sixty five degrees

west thirty three chains twenty six links to the place of

beginning \_\_\_ containing six hundred and forty acres.

Detroit July 24, 1810

Aaron Greeley Surveyor

of private claims

Lake St. Clair.

N. 497.

Lake St. Clair

Description N. 192 Confirmed to  
Melanum and Park commencing

at a post standing on the border of  
Lake St. Clair between this tract and a  
tract confirmed to the Claimants, thence  
north forty five degrees west ninety two  
chains eighty links, to a post, thence  
north forty five degrees East sixty three  
chains four links, to a post the boundary  
between this tract and a tract of uncon-  
ceded lands, thence south forty five degrees  
East one hundred and four chains fifty  
four links, to a post standing on the  
border of Salt River, thence along the  
border of said River down stream -  
south forty five degrees west thirty chains  
eighty links, to the confluence of said  
River with Lake St. Clair, thence along  
the border of said Lake south sixty  
five degrees west thirty three chains -  
twenty six links, to the place of beginning  
containing six hundred and forty -  
acres. -

Detroit July 24. 1810

Aaron Greeley Surveyor  
of private Claims.



No. 496

No. 193 Confirmed to  
Maldrum & Park

RIVER aux VASES LAKE ST. CLAIR

Description No. 193 Confirmed to Meldrum and Park commencing at the confluence of the River aux Vases with Lake St. Clair the River aux Vases being the boundary between this tract and a tract reserved for Maccanse a Chipawa Indian Chief thence up said river north forty five degrees west four chains sixty five links, thence north seventy five degrees west thirteen chains thirty eight links thence north twenty five degrees west nine chains thence north thirty three degrees east three chains seventy links to a maple sapling thence leaving the river north forty five degrees west seventy two chains to an Ash Tree thence north forty five degrees east <sup>4276.80'</sup> sixty four chains eighty links to the south west corner of a tract confirmed to the claimants thence south forty five degrees east <sup>6126.12'</sup> ninety two chains eighty two links to a PC-053 post standing on the border of Lake St. Clair thence along the border of said lake south forty five degrees west sixty four chains eighty links to the place of beginning containing six hundred and forty acres \_\_\_\_\_

Detroit July 24, 1810

Aaron Greeley Surveyor  
of private claims

1248

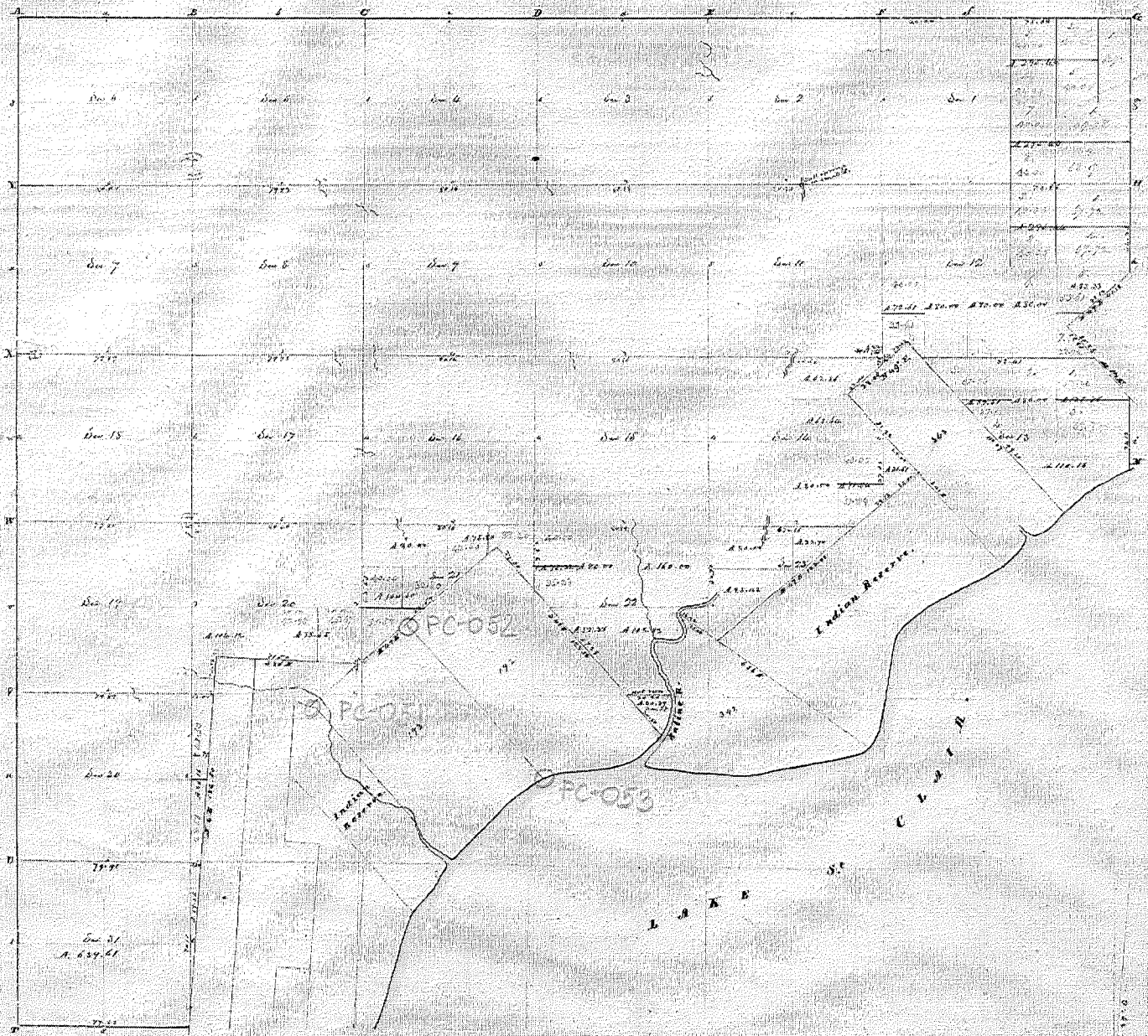
Survey on Lake St. Clair

Description No. 1248 confirmed to Miller  
 and Park commencing at the Confluence  
 of the River and Lake with Lake St. Clair  
 the River and Lake being the boundary  
 between this tract and a tract reserved  
 for Maccose a Chipewa Indian Chief  
 thence up said River north forty five deg  
 west four chains Sixty five links. thence  
 North Seventy five degrees west thirteen  
 chains thirty eight links. thence north  
 twenty five degrees west nine chains -  
 thence north thirty three degrees East -  
 three chains seventy links to a Maple  
 Sapling. thence leaving the River north  
 forty five degrees west seventy two  
 chains to an Ash Tree thence north forty  
 five degrees East sixty four chains eighty  
 links to the South west corner of a  
 tract confirmed to the Cinnabara  
 thence South forty five degrees East  
 seventy two chains <sup>two</sup> eighty links to a  
 post standing on the border of Lake  
 St. Clair thence along the border of said  
 Lake South forty five degrees west -  
 sixty four chains eighty links to the  
 place of beginning containing six  
 hundred and forty acres -

Survey July 24, 1810 -

Harro Guiley Surveyor  
 of private Claims





FOUR COPY

Township N: III north, Range N: XIV East of Mer. (Mich. Ter.)

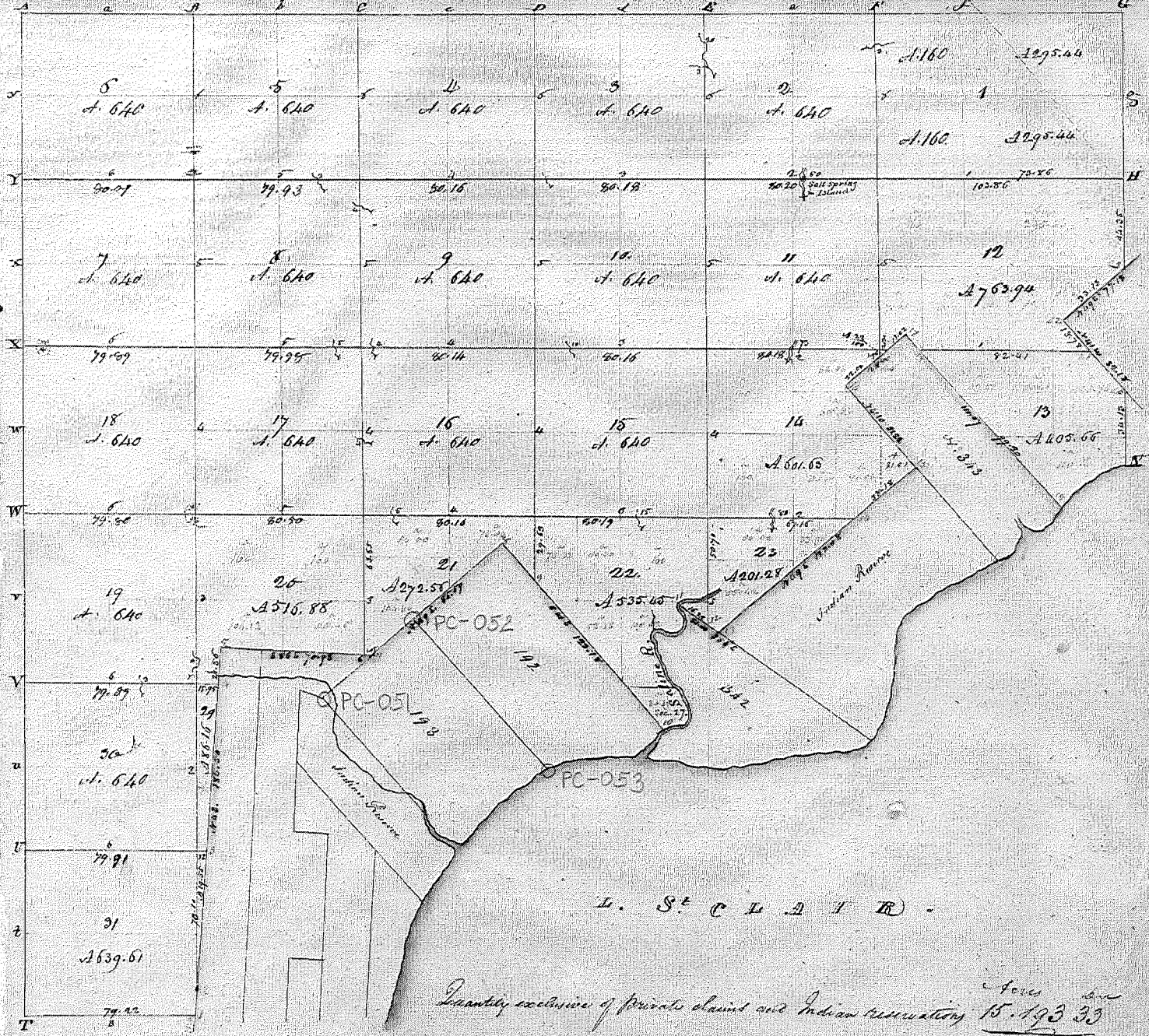
Surveyed by W. Preston. 1817

Description of the road on the interior sectional lines.

Section	Locality to	Section	Locality to
1. 6	1/2 mile East bank of Bay	1. 21	Private land, part of W. Bank, Bay from section 20
2. 7	Private land, part of W. Bank, Bay from section 20	2. 22	Private land, part of W. Bank, Bay from section 20
3. 8	Private land, part of W. Bank, Bay from section 20	3. 23	Private land, part of W. Bank, Bay from section 20
4. 9	Private land, part of W. Bank, Bay from section 20	4. 24	Private land, part of W. Bank, Bay from section 20
5. 10	Private land, part of W. Bank, Bay from section 20	5. 25	Private land, part of W. Bank, Bay from section 20
6. 11	Private land, part of W. Bank, Bay from section 20	6. 26	Private land, part of W. Bank, Bay from section 20
7. 12	Private land, part of W. Bank, Bay from section 20	7. 27	Private land, part of W. Bank, Bay from section 20
8. 13	Private land, part of W. Bank, Bay from section 20	8. 28	Private land, part of W. Bank, Bay from section 20
9. 14	Private land, part of W. Bank, Bay from section 20	9. 29	Private land, part of W. Bank, Bay from section 20
10. 15	Private land, part of W. Bank, Bay from section 20	10. 30	Private land, part of W. Bank, Bay from section 20
11. 16	Private land, part of W. Bank, Bay from section 20	11. 31	Private land, part of W. Bank, Bay from section 20
12. 17	Private land, part of W. Bank, Bay from section 20	12. 32	Private land, part of W. Bank, Bay from section 20
13. 18	Private land, part of W. Bank, Bay from section 20	13. 33	Private land, part of W. Bank, Bay from section 20
14. 19	Private land, part of W. Bank, Bay from section 20	14. 34	Private land, part of W. Bank, Bay from section 20
15. 20	Private land, part of W. Bank, Bay from section 20	15. 35	Private land, part of W. Bank, Bay from section 20
16. 21	Private land, part of W. Bank, Bay from section 20	16. 36	Private land, part of W. Bank, Bay from section 20
17. 22	Private land, part of W. Bank, Bay from section 20		
18. 23	Private land, part of W. Bank, Bay from section 20		
19. 24	Private land, part of W. Bank, Bay from section 20		
20. 25	Private land, part of W. Bank, Bay from section 20		
21. 26	Private land, part of W. Bank, Bay from section 20		
22. 27	Private land, part of W. Bank, Bay from section 20		
23. 28	Private land, part of W. Bank, Bay from section 20		
24. 29	Private land, part of W. Bank, Bay from section 20		
25. 30	Private land, part of W. Bank, Bay from section 20		
26. 31	Private land, part of W. Bank, Bay from section 20		
27. 32	Private land, part of W. Bank, Bay from section 20		
28. 33	Private land, part of W. Bank, Bay from section 20		
29. 34	Private land, part of W. Bank, Bay from section 20		
30. 35	Private land, part of W. Bank, Bay from section 20		
31. 36	Private land, part of W. Bank, Bay from section 20		

1818

Township N. III North, Range N. XIV East of the Mer. (Mich. Ter.)



A true Copy from the Original on file in this Office  
Surveyor General's Office,  
July 22 - 1818

Richard Tappan  
Surveyor General

1925  
L9, P43

21122

# LAKEVIEW SUBDIVISION

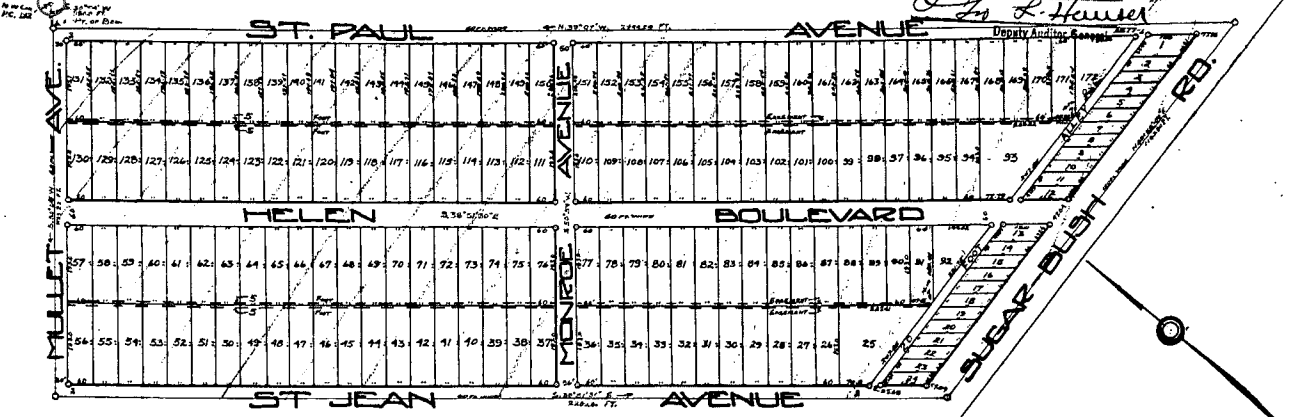
A PART OF P.C. 192 T3N R14E  
CHESTERFIELD TWP. MACOMB CO. MICHIGAN

W.J. LEHNER REG. CE.  
MOUNT CLEMENS, MICH.

PC-052

SCALE  
1" = 200'

Examined and Approved  
*June 23-1925*  
W.J. Lehner  
Deputy Auditor General



RECORDED BY COUNTY CLERK  
ORDER No. 13  
RECORDED No. 345-44

### Description of Land Platted.

The land embraced in the annexed plat of "Lakeview Subdivision" a part of P.C. 192, T.3, R.14, E. Chesterfield Twp. Macomb County Michigan is described as follows: Beginning at a point on the W. line of P.C. 192, 980.0 ft. S. 50°54' W. of the N.W. corner of said P. C. 192; thence S. 50°54' W. 894.22 ft.; thence S. 38°21'30" E. 2209.36 ft.; thence N. 89°58'30" E. 1163.80 ft.; thence N. 39°07' W. 2944.29 ft. to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS, That Vincent C. Gajewski, and Helen V. Gajewski, his wife, as Proprietors have caused the land embraced in the annexed plat to be surveyed, laid out and platted, so be known as "Lakeview Subdivision" a part of P.C. 192, T.3, R.14, E. Chesterfield Twp. Macomb Co. Michigan, and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed & Sealed in the Presence of

Ross Cotaldo Vincent C. Gajewski L.S.  
John Novak Helen V. Gajewski I.S.

STATE OF MICHIGAN  
County of Wayne S.S.

On this 15th. day of April 1925 before me a Notary Public in and for said County, personally came the above named Vincent C. Gajewski, and Helen V. Gajewski, his wife, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

Martha Beger

Notary Public Wayne Co. Michigan.

My Commission Expires Sept. 19, 1928

This is to certify that the above plat was approved by the Township Board of the Township of Chesterfield at a meeting held this 1st day of April, 1925

Fred C. Schlosser

Township Clerk.

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of 1/2 inch iron stakes have been planted at points marked "a" as thereon shown at all angles in the boundaries of the land platted and at all intersections of streets or streets and alleys.

Walter J. Lehner,

Registered Civil Engineer.

Michigan County  
Lakeview Sub  
35th day of  
June A.D. 1925 at 10 o'clock  
in the City of Detroit  
9th of 1st Plat  
Page 113  
Hugh B. Whiting  
Register of Deeds  
ORIGINAL ON FILE

COUNTY TREASURERS CERTIFICATE  
This is to Certify that there are no Tax Liens or Claims in  
the State of Michigan against the above described land  
as shown in the annexed plat and as shown on the plat  
as to the date thereof, according to the records of the Office  
of the County Treasurer, Macomb County, Michigan  
June 19, 1925 James C. Killitt  
County Treasurer, Macomb County, Michigan

I HEREBY CERTIFY THAT THIS COPY IS  
A TRUE COPY OF THE ORIGINAL  
FILED IN AUDITOR GENERAL'S DEPT.  
June 23-1925  
W.J. Lehner  
DEPUTY AUDITOR GENERAL

This plat was approved by the County Board for Macomb  
County Michigan, at a meeting held June 17-1925  
Walter J. Lehner  
County Clerk  
James C. Killitt  
County Treasurer



1996

LAND CORNER RECORDATION CERTIFICATE  
Filing Requirement of Act 74, Mich. P.A. 1970

For corners in

<u>Macomb</u> (County)	Located In: <u>Chesterfield Twp.</u>	Corner Code # _____
1. Public Land Survey	T _____ R _____	_____
	T _____ R _____	_____
	T _____ R _____	_____
	T _____ R _____	_____
2. Property Controlling in Section	S _____ T _____ R _____	_____
	S _____ T _____ R _____	_____
3. Miscellaneous Property in Sec.	S _____ T _____ R _____	_____
	S <u>21</u> T <u>3N</u> R <u>14E</u>	_____

PC-052

Register of Deeds Stamp & File Number

4. Lot No. \_\_\_\_\_, Recorded Plat \_\_\_\_\_  
5. Private Claims P.C. 192

I, James P. Fraus, in a field survey on January 2, 19 96, do hereby certify that under requirements of P.A. 74, Michigan P.A. of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with regulations and rules therefore as required in the current manual of survey instructions of the United States Department of the Interior, Bureau of Land Management or by a decree of a Court of Law and/or that the corner points mentioned in lines 3, 4 and 5 above were in conformance with the rules of the Michigan Board of Land Surveyors or by a Decree of a Court of Law; established, re-established, monumented, re-monumented, recovered, found as expressed below:

NOTE: Not more than 4 corners, all in the same town and range, may be recorded on this certificate.

A. Description of original monument and accessories and/or subsequent restoration:

- N.E. corner P.C. 192 - found iron
- N.W. corner P.C. 192 - set iron

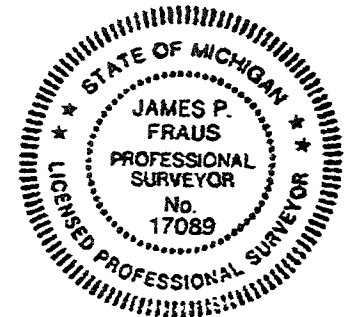
B. Description of corner evidence found and/or method applied in restoring or reestablishing corner:

C. Description of monument for corner and accessories established to perpetuate locating the position of the corner:  
N.E. Corner - P.C. 192

- S. 34° 19' E., 123.09' - P.K. nail N. side 12" oak ~~GONE~~
- S. 33° 09' W., 39.46' - P.K. nail N. side triple 10" oak ~~GONE~~
- N. 19° 14' W., 139.63' - N.E. bldg. corner /
- N. 19° 05' E., 132.80 - Top of hydrant /

N.W. Corner - P.C. 192 PC-052

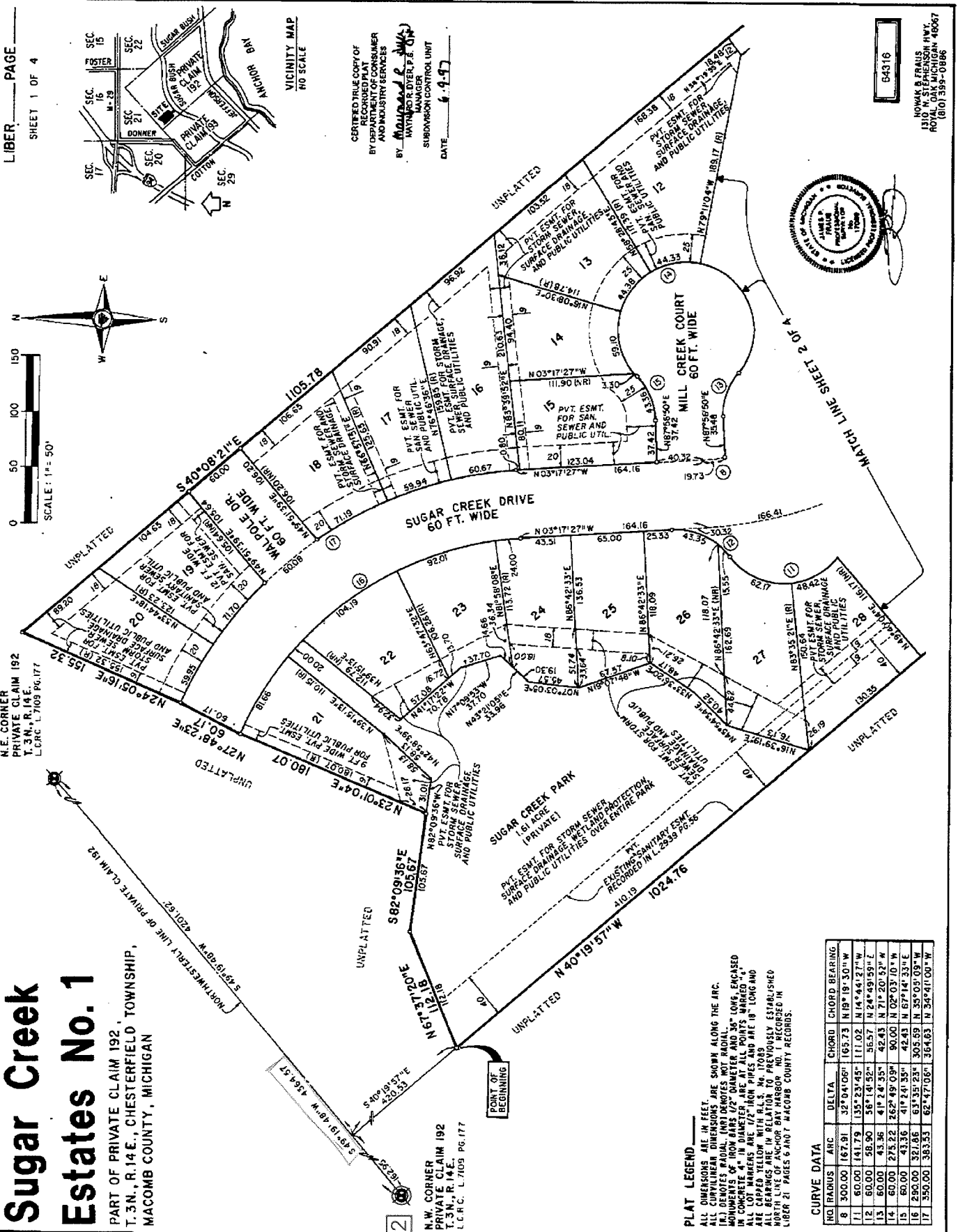
- N. 57° 05' E., 34.56' - P.K. nail S. side 12" oak 36.80'
- S. 69° 06' E., 12.77' - P.K. nail S. side 40" oak
- S. 05° 35' W., 20.15' - N.W. bldg. corner
- S. 57° 09' W., 14.10' - P.K. nail N. side 12" oak



Signed by [Signature]  
Surveyor's Michigan License No. 17089

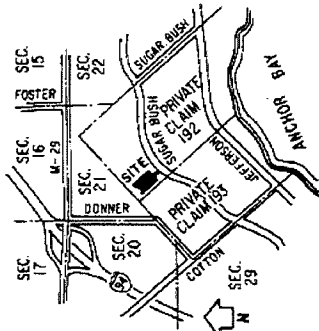
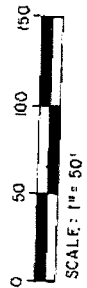
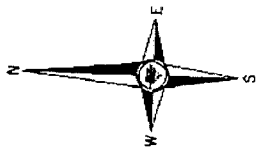
Date July 1, 1996

1997  
L121, P24



# Sugar Creek Estates No. 1

PART OF PRIVATE CLAIM 192,  
T. 3N., R. 14E., CHESTERFIELD TOWNSHIP,  
MACOMB COUNTY, MICHIGAN

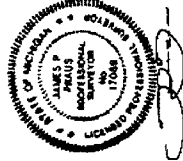
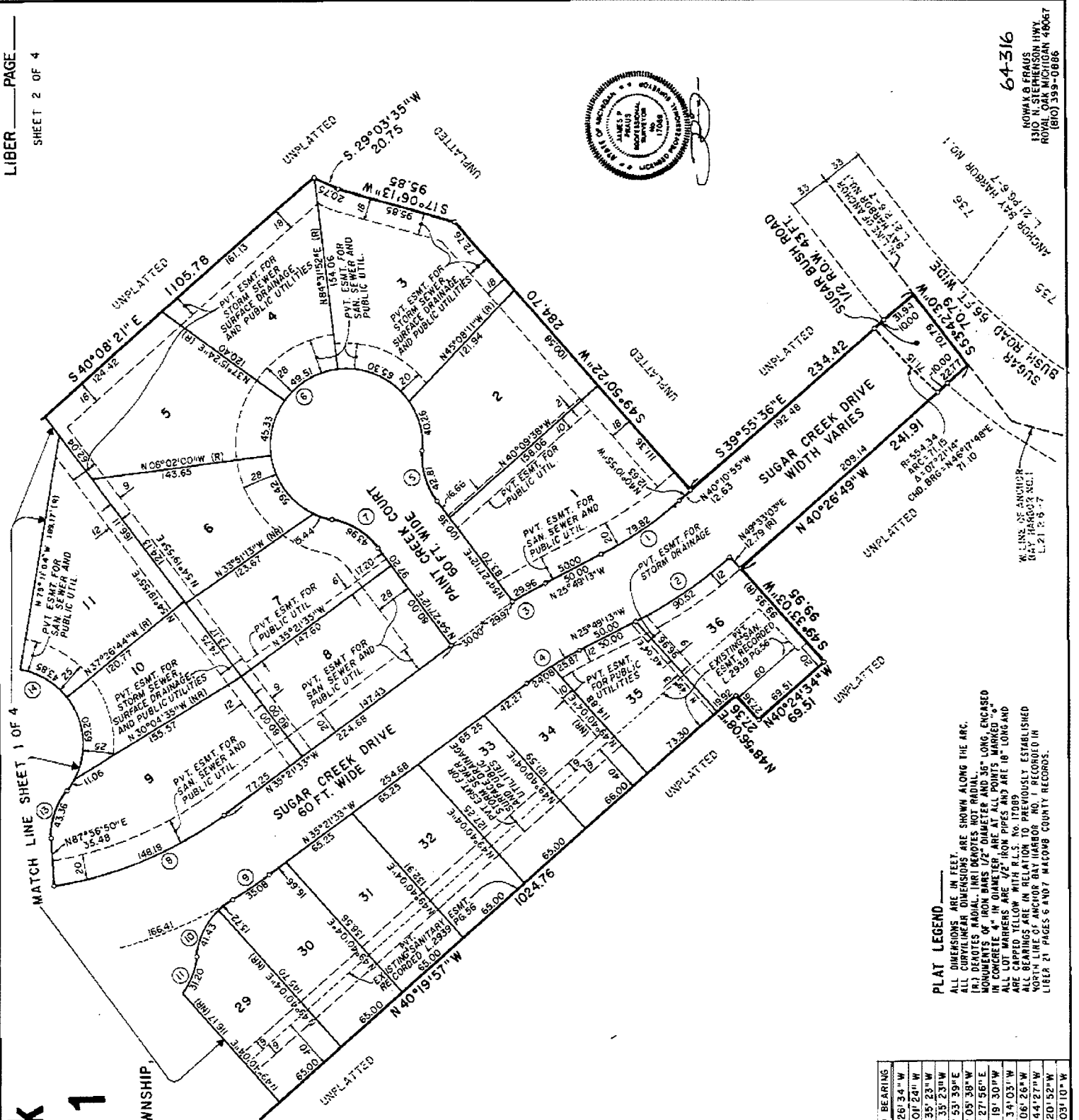


VICINITY MAP  
NO SCALE

NO.	RADIUS	ARC	DELTA	CHORD	BEARING
1	300.00	79.82	15° 14' 42"	79.55	N 33° 26' 34" W
2	350.00	90.52	14° 24' 22"	90.28	N 33° 01' 24" W
3	360.00	99.93	09° 32' 20"	99.87	N 30° 35' 23" W
4	300.00	49.95	09° 32' 20"	49.89	N 30° 35' 23" W
5	60.00	42.81	40° 52' 53"	41.91	N 74° 53' 39" E
6	60.00	275.26	262° 51' 26"	89.97	N 38° 05' 38" W
7	60.00	43.95	41° 58' 33"	43.98	N 33° 27' 56" E
8	300.00	167.91	32° 04' 08"	165.73	N 19° 19' 30" W
9	360.00	35.08	05° 39' 00"	35.07	N 32° 34' 03" W
10	60.00	55.15	52° 39' 46"	53.23	N 58° 06' 26" W
11	60.00	141.79	38° 23' 45"	111.02	N 14° 44' 27" W
12	60.00	43.36	41° 24' 35"	42.43	N 71° 20' 52" W
13	60.00	275.22	262° 48' 09"	90.00	N 02° 03' 10" W
14	60.00	275.22	262° 48' 09"	90.00	N 02° 03' 10" W

### PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.  
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
(R) DENOTES RADIAL INRI DEAPTES NOT RADIAL.  
MONUMENTS OF IRON BARS 1/2" DIA. WITH IRON POINTS MARKED "A".  
ALL COLOR MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG AND  
ARE CAPPED YELLOW WITH R.L.S. NO. 17089  
ALL BEARINGS ARE IN RELATION TO PREVIOUSLY ESTABLISHED  
NORTH LINE OF ANCHOR BAY HARBOR NO. 1 RECORDED IN  
LIBER 21 PAGES 6 AND 7 MACOMB COUNTY RECORDS.



64-316  
KOWAL & FRAUS  
1310 N. STEPHENSON HWY.  
ROYAL OAK MICHIGAN 48067  
(810) 398-0886



# Sugar Creek Estates No. 1

PART OF PRIVATE CLAIM 192, T. 3N., R. 14E., CHESTERFIELD TOWNSHIP,  
MACOMB COUNTY, MICHIGAN

**COUNTY TREASURER'S CERTIFICATE**

The records in my office show no unpaid taxes or special assessments for the five year period preceding Oct. 23, 1996 involving the land included in this plat.

*Teri M. Will*  
County Treasurer  
Macomb County, Michigan

**COUNTY DRAIN COMMISSIONER'S CERTIFICATE**

Approved on November 12, 1996 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 Macomb.

*Anthony V. Marrocco*  
Anthony V. Marrocco, Macomb County Drain Commissioner

**CERTIFICATE OF COUNTY ROAD COMMISSIONERS**

Approved on Nov 18, 1996 as complying with Section 181 of Act 288, P.A. 1967 and the applicable published rules and regulations of the Board of Road Commissioners of Macomb County.

*Mary Louisa Danner*  
Mary Louisa Danner, Chairperson

*Thomas S. Walsh*  
Thomas S. Walsh, Vice Chairperson

*John J. Spicola*  
John J. Spicola, Commissioner



**CERTIFICATE OF MUNICIPAL APPROVAL**

I hereby certify that this plat was approved by the Body of Trustees of Chesterfield Township, at a meeting held on Nov 12, 1996, P.A. 1967 that public sewer and public water services have been installed and are ready for connection. The Township has adopted zoning and subdivision control ordinances and waives the minimum lot size required in Section 186(b)(c), Act 289, P.A. 1967. That adequate surety has been posted with the Township Clerk for the placing of monuments and lot markers within one year from the above date.

*Carroll Broughton*  
Carroll Broughton, Township Clerk

**COUNTY PLAT BOARD CERTIFICATE**

This plat has been reviewed and is approved by the Macomb County Plat Board on April 25, 1997. The plat complies with all the provisions of Act 288, P.A. 1967 and the plat Board's applicable rules and regulations.

*John C. Herli*  
John C. Herli, Chairman, Macomb County Board of Commissioners

*Carrolla Sabagh*  
Carrolla Sabagh, County Clerk, Registrar of Deeds

*Ted B. Walby*  
Ted B. Walby, Macomb County Treasurer

**RECORDING CERTIFICATE**

State of Michigan )  
County of Macomb )

This plat was received for record on the 21st day of May, 1997, A.D. at 3:20 o'clock P.M., and is recorded in Liber 131, of plate, page(s) 213, 214, 215.

*Carrolla Sabagh*  
Carrolla Sabagh, Clerk, Registrar of Deeds

64-316

HOWARD BRUCE  
1810 N. STEPHENSON HWY.  
ROYAL OAK, MICHIGAN 48067  
(810) 358-0886

1998

LAND CORNER RECORDATION CERTIFICATE  
Filing Requirement of Act 74, Mich. P.A. 1970

For corners in

<u>MACOMB</u> <small>(County)</small>	Located In:	Corner Code <u>##</u>
1. Public Land Survey	T <u>3N</u> R <u>14E</u>	_____
	T _____ R _____	_____
	T _____ R _____	_____
	T _____ R _____	_____
2. Property Controlling in Section	S _____ T _____ R _____	_____
	S _____ T _____ R _____	_____
3. Miscellaneous Property in Sec.	S _____ T _____ R _____	_____
	S _____ T _____ R _____	_____
4. Lot No. _____, Recorded Plat _____		
5. Private Claims <u>192 &amp; 193</u>		

Register of Deeds Stamp & File Number

	A	B	C	D	E	F	G	H	I	J	K	L	M
2	6	5	4	3	2	1							
3													
4	7	8	9	10	11	12							
5													
6	16	17	18	15	14	13							
7													
8	19	20	21	22	23	24							
9													
10	30	29	28	27	26	25							
11													
12	31	32	33	34	35	36							
13													

I, ROBERT L. SMITH, in a field survey on NOVEMBER 18, 19 98, do hereby certify that under requirements of P.A. 74, Michigan P.A. of 1970, the corner points mentioned in lines 1 and 2 above were in conformance with regulations and rules therefore as required in the current manual of survey instructions of the United States Department of the Interior, Bureau of Land Management or by a decree of a Court of Law and/or that the corner points mentioned in lines 3, 4 and 5 above were in conformance with the rules of the Michigan Board of Land Surveyors or by a Decree of a Court of Law; established, re-established, monumented, re-monumented, recovered, found as expressed below:

NOTE: Not more than 4 corners, all in the same town and range, may be recorded on this certificate.

A. Description of original monument and accessories and/or subsequent restoration:

INTERSECTION OF LINE BETWEEN P.C.'S 192 & 193 AND THE CENTERLINE OF JEFFERSON AVE.

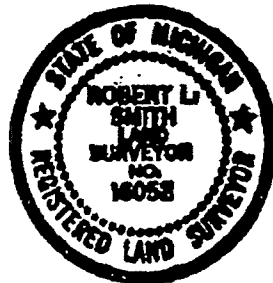
B. Description of corner evidence found and/or method applied in restoring or reestablishing corner:

RE-ESTABLISH P.C. LINE AND CENTERLINE OF JEFFERSON FROM RECORDED PLATS OF ANCHOR BAY HARBOR AND ANCHOR BAY HARBOR NO. 1. SET 1/2" x 18" IRON ROD.

C0824380 LIBER:08435 PAGE:785 09:20A 11/20/1998  
CARMELLA SABAUGH-MACOMB COUNTY, MI REG/DEEDS

C. Description of monument for corner and accessories established to perpetuate locating the position of the corner:

SET 1/2" x 18" IRON ROD  
SOUTH 177.60' TOP NUT ON FIRE HYDRANT  
N.60°W. 60.90' S.E. CORNER OF HOUSE #47945 JEFFERSON  
S.50°W. 76.70' S.E. CORNER OF HOUSE #47937 JEFFERSON  
N.45°E. 112.00' CENTERLINE OF BEEHIVE CATCH BASIN CASTING



Signed by Robert L. Smith Date 11/19/98  
Surveyor's Michigan License No. 16052

FORM APPROVED BY MICHIGAN STATE BOARD OF LAND SURVEYORS, JAN. 26, 1971  
REVISED MAY 14, 1975  
REVISED JAN., 1998

# REMINGTON ESTATES SUBDIVISION PART OF PRIVATE CLAIM 192 & 193 T.3N., R.14E, CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

1998  
188.P23

CURVE #	RADIUS	ARC	CHORD	BEARING	CHORD	DELTA
4	50.00	37.82	N.49°27'20"E.	36.93	43°20'31"	
5	60.00	27.927	N.71°12'55"W.	87.28	286°41'03"	
6	50.00	37.82	S.02°53'09"E.	36.93	43°20'31"	

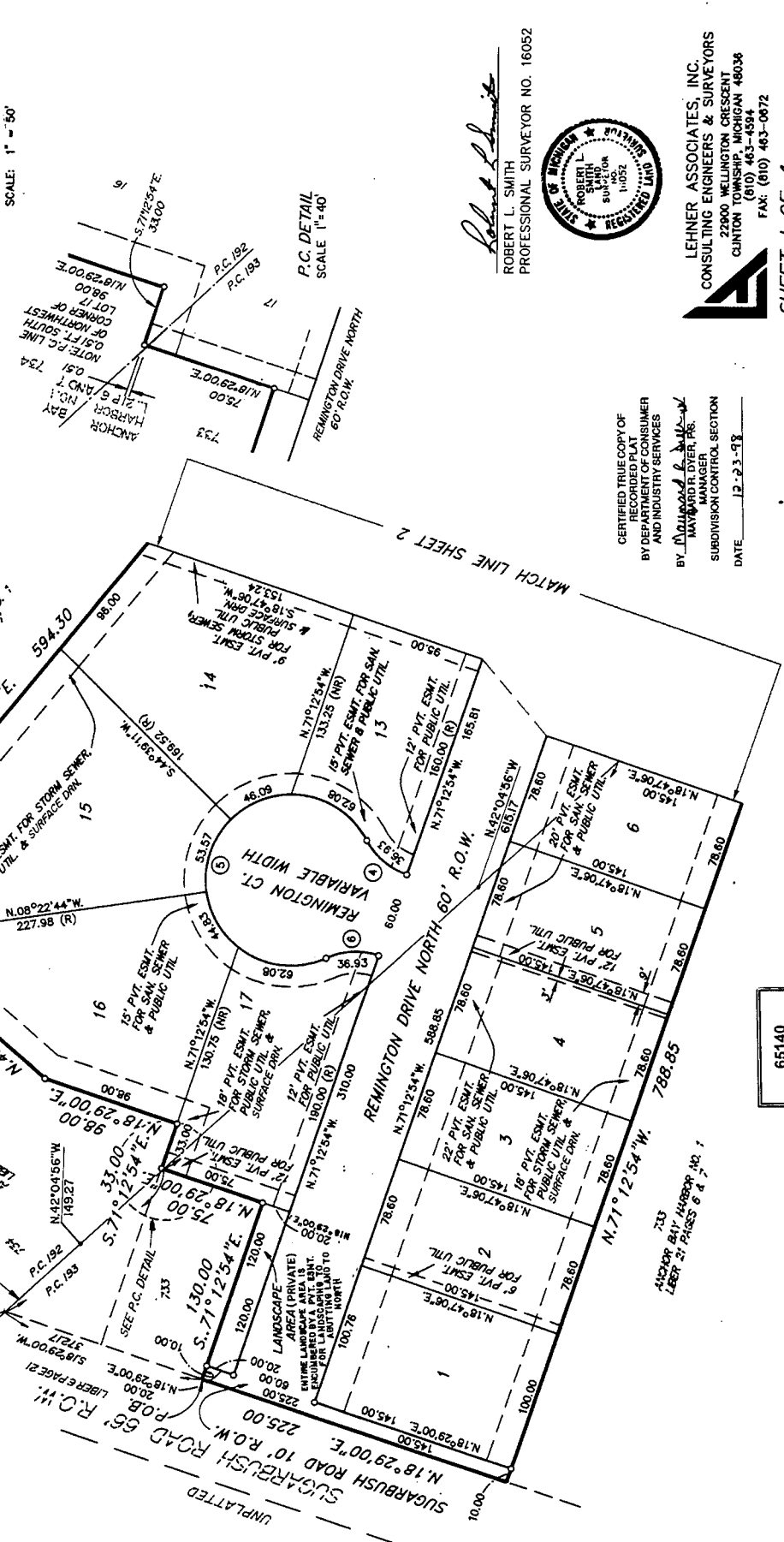
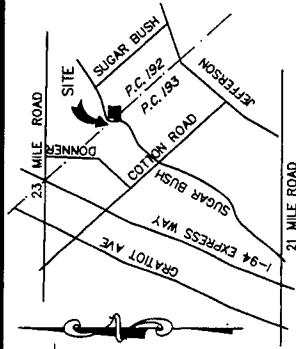
PC-052

NORTHWEST CORNER PRIVATE CLAIM 192 T.3N. R.14E. L.C.R.C. LIBER 7109 PAGE 177

LINE BETWEEN PRIVATE CLAIMS 192 AND 193 ANCHOR BAY HARBOR NO. 1 LIBER 21, PAGES 6 & 7

**LEGEND**  
ALL DIMENSIONS ARE SHOWN IN FEET.  
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE CHORD.  
THE SYMBOL "O" INDICATES A 4" DIAMETER 36" LONG WITH 1/2" STEEL ROD CENTER CONCRETE MONUMENT.  
ALL LOT MARKERS ARE 1/2" DIAMETER STEEL ROD 18" LONG. (NO I.D. CAPS)  
(R) INDICATES RADIAL LOT LINES.  
(NR) INDICATES NON RADIAL LOT LINES.  
BEARINGS BASED ON THE WEST LINE OF ANCHOR BAY HARBOR NO. 1 SUBDIVISION RECORDED IN LIBER 21, PAGES 6 & 7 MACOMB COUNTY RECORDS.  
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SUGAR BUSH ROAD FROM LOT 1 AND LANDSCAPE AREA  
• DENOTES FOUND MONUMENT (1/2" DIAMETER STEEL ROD IN 4" DIAMETER CONCRETE)

LOCATION MAP NOT TO SCALE



ROBERT L. SMITH  
PROFESSIONAL SURVEYOR NO. 16052



LEHNER ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
22900 WELLINGTON CRESCENT  
CLINTON TOWNSHIP, MICHIGAN 48038  
(810) 463-4594  
FAX: (810) 463-0872

CERTIFIED TRUE COPY OF RECORDED PLAT BY DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES  
BY: *Matthew J. ...*  
MAYOR, CHESTERFIELD TWP., MI.  
SUBDIVISION CONTROL SECTION  
DATE: 12-23-98

65140

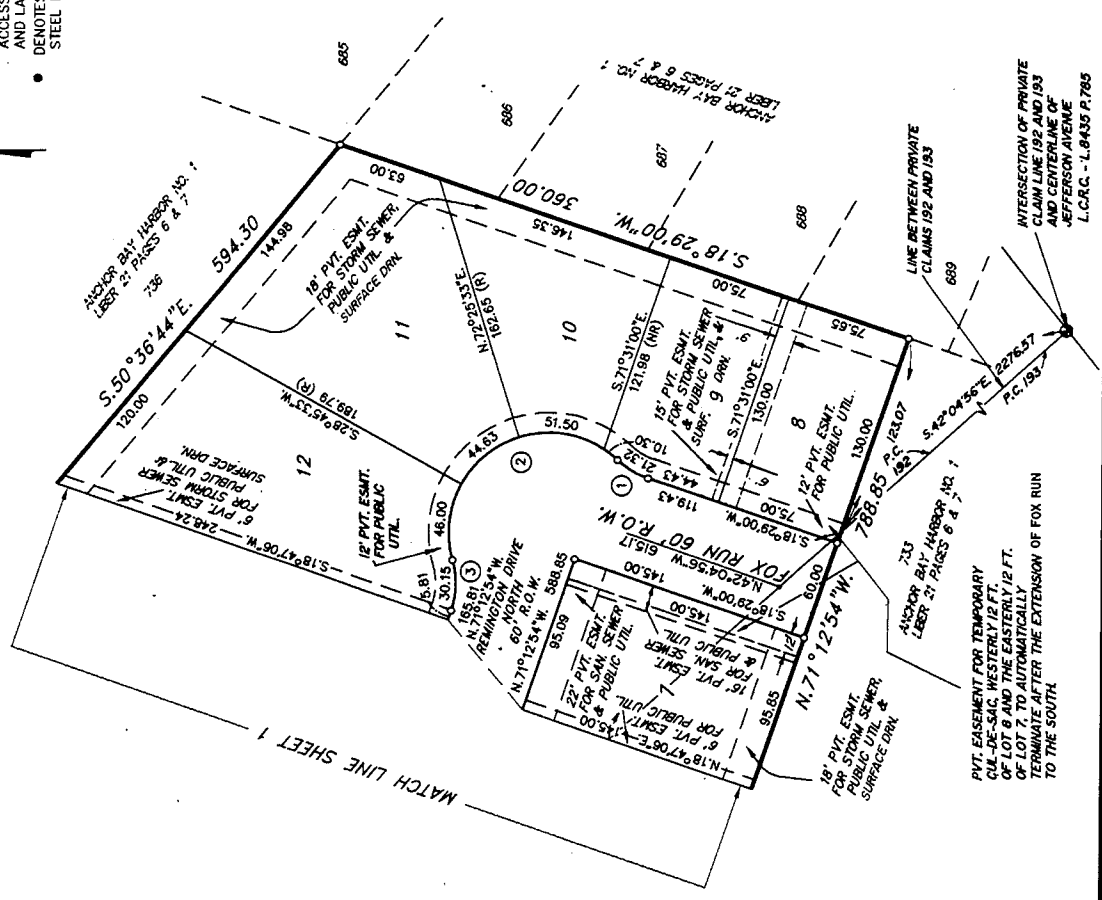
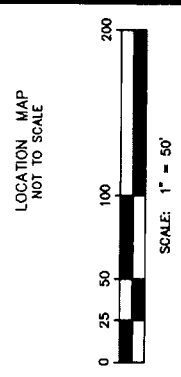
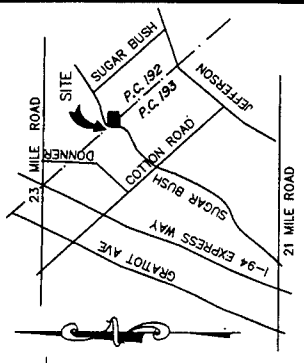
SHEET 1 OF 4



# REMINGTON ESTATES SUBDIVISION PART OF PRIVATE CLAIM 192 & 193 T.3N., R.14E. CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

CURVE #	RADIUS	ARC	CHORD	BEARING	CHORD	DELTA
1	50.00	21.49	N.30°47'40"E.	21.32	24°37'19"	
2	60.00	156.47	N.31°36'07"W.	115.76	149°24'32"	
3	50.00	30.63	N.86°45'47"W.	30.15	35°05'48"	

- LEGEND**
- ALL DIMENSIONS ARE SHOWN IN FEET.
  - ALL CURVING DIMENSIONS ARE SHOWN ALONG THE CHORD.
  - THE SYMBOL "C" INDICATES A 4" DIAMETER 36" LONG WITH 1/2" STEEL ROD CENTER CONCRETE MONUMENT.
  - ALL LOT MARKERS ARE 1/2" DIAMETER STEEL ROD 18" LONG (NO I.D. CAPS).
  - (R) INDICATES RADIAL LOT LINES.
  - (NR) INDICATES NON-RADIAL LOT LINES.
  - BEARINGS BASED ON THE WEST LINE OF ANCHOR BAY HARBOR NO. 1 SUBDIVISION RECORDED IN LIBER 21, PAGES 6 & 7.
  - MACOMB COUNTY RECORDS.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SUGAR BUSH ROAD FROM LOT 1 AND LANDSCAPE AREA.
  - DENOTES FOUND MONUMENT (1/2" DIAMETER STEEL ROD IN 4" DIAMETER CONCRETE)



*Robert L. Smith*  
ROBERT L. SMITH  
PROFESSIONAL SURVEYOR NO. 16052



LEHNER ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
22900 WELINGTON CRESCENT  
CLINTON TOWNSHIP, MICHIGAN 48036  
(616) 463-1504  
FAX: (616) 463-0672



REMINGTON ESTATES SUBDIVISION  
 PART OF PRIVATE CLAIM 192 & 193 T.3N., R.14E.  
 CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

COUNTY TREASURER'S CERTIFICATE  
 THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS  
 FOR THE FIVE (5) YEARS PRECEDING 7-6-98, INVOLVING THE  
 LANDS INCLUDED IN THIS PLAT.

*Rose Barakat*  
 MACOMB COUNTY TREASURER'S OFFICE  
 ROSE BARAKAT

COUNTY DRAIN COMMISSIONER'S CERTIFICATE  
 APPROVED ON July 27, 19 98, 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 MACOMB.

*Anthony V. Marrocco*  
 ANTHONY V. MARROCCO, MACOMB COUNTY DRAIN COMMISSIONER

CERTIFICATE OF COUNTY ROAD COMMISSIONERS  
 APPROVED ON August 7, 19 98, AS COMPLYING WITH SECTION 183  
 OF ACT 288, P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF  
 THE BOARD OF ROAD COMMISSIONERS OF MACOMB COUNTY.

*John Marrocco* CHAIRMAN  
*Mary Louise Daner* VICE CHAIRMAN  
*Thomas S. Welsh* COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE  
 TOWNSHIP OF CHESTERFIELD, AT A MEETING HELD ON October 5, 1998  
 AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288, P.A. OF 1967.  
 THAT THE LOTS CONFORM WITH THE LEGALLY ADOPTED ZONING SUBDIVISION  
 CONTROL ORDINANCE OF THE TOWNSHIP, AND WAIVE THE MINIMUM LOT SIZES IN  
 SECTION 186, ALSO THAT ADEQUATE SURETY HAS BEEN DEPOSITED WITH THE  
 TOWNSHIP CLERK FOR THE PLACING OF MONUMENTS AND LOT MARKERS WITHIN A  
 REASONABLE LENGTH OF TIME, NOT TO EXCEED ONE (1) YEAR FROM THE ABOVE  
 DATE, AND THAT THE PUBLIC WATER AND PUBLIC SEWER SERVICES ARE INSTALLED  
 AND READY FOR CONNECTION WITHIN THIS PLAT.

*Brenda Bouffton* 10/15/98  
 BRENDA BOUFFTON, CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE MACOMB COUNTY PLAT  
 BOARD ON October 30, 1998 AS BEING IN COMPLIANCE WITH ALL OF THE  
 PROVISIONS OF ACT 288, P.A. 1967, AND THE PLAT BOARD'S APPLICABLE RULES  
 AND REGULATIONS.

*John C. Hertel*  
 JOHN C. HERTEL, CHAIRMAN OF THE  
 COUNTY BOARD OF COMMISSIONERS

*Carmella Sabough*  
 CARMELLA SABOUGH, CLERK - REGISTER OF  
 DEEDS

*Ted B. Waby*  
 TED B. WABY, MACOMB COUNTY TREASURER

RECORDING CERTIFICATE

STATE OF MICHIGAN )  
 COUNTY OF MACOMB )

THIS PLAT WAS RECEIVED FOR RECORD ON THE 8<sup>th</sup> DAY OF December  
 19 98, AT 2:07 p.m., AND RECORDED IN LIBER 133 OF PLATS ON  
 PAGE(S) 23, 24, 25, 26.

*Carmella Sabough*  
 CARMELLA SABOUGH, CLERK REGISTER OF DEEDS

*Robert L. Smith*  
 ROBERT L. SMITH  
 PROFESSIONAL SURVEYOR NO. 16052



LEHNER ASSOCIATES, INC.  
 CONSULTING ENGINEERS & SURVEYORS  
 23000 WELINGTON CRESCENT  
 CLINTON TOWNSHIP, MICHIGAN 48036  
 (616) 463-4594  
 FAX: (616) 463-0672

2000  
L145, P1

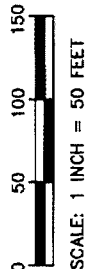
# Sugar Creek Estates No. 2

PART OF PRIVATE CLAIM 192, T.3N., R.14E.,  
CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

## LEGEND

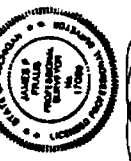
ALL DIMENSIONS ARE IN FEET.  
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.  
(R) DENOTES RADIAL. (NR) DENOTES NON RADIAL.  
MONUMENTS OF STEEL BARS 1/2" DIAMETER AND 36" LONG, ENCASED IN CONCRETE 4" IN DIAMETER, ARE AT ALL POINTS MARKED "o".  
ALL LOT MARKERS ARE 1/2" STEEL BARS, 18" LONG AND ARE CAPPED YELLOW WITH R.L.S. NO. 17089.  
ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED NORTHEASTERLY LINE OF SUGAR CREEK ESTATES NO. 1 AS RECORDED IN LIBER 121 PAGE 24-27, MACOMB COUNTY RECORDS.  
FOUND MONUMENTS CONSISTING OF STEEL BARS 1/2" DIAMETER ENCASED IN CONCRETE 4" IN DIAMETER, ARE AT ALL POINTS MARKED "o".

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1987, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, WHICH ARE RECORDED IN LIBER 9525, PAGES 953-970 OF RECORDS OF THIS COUNTY.

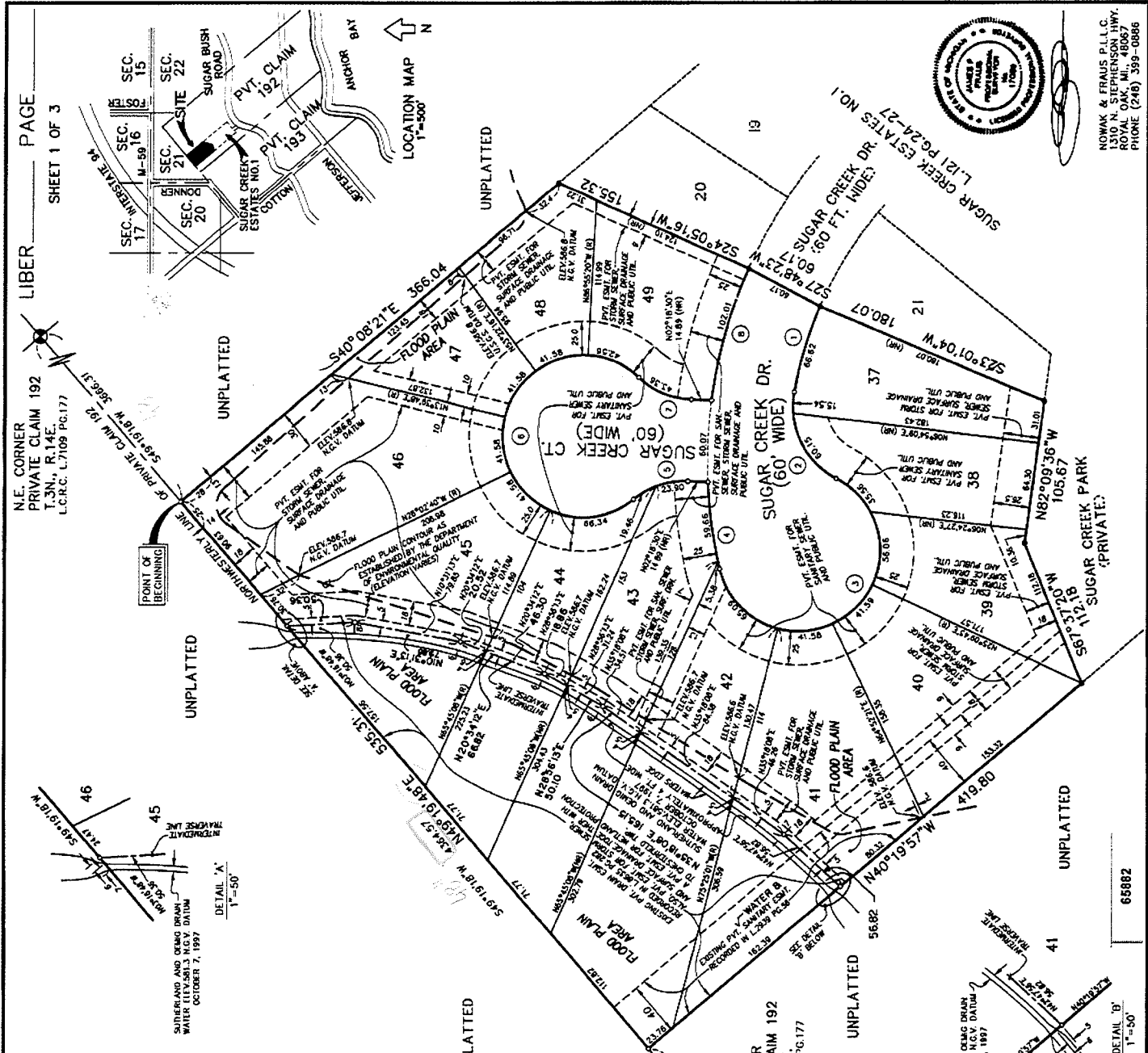


PC-052

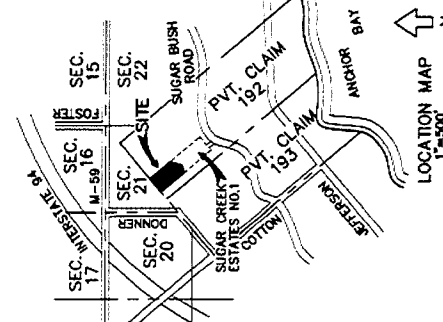
N.W. CORNER  
PRIVATE CLAIM 192  
T.3N., R.14E.  
L.C.R.C. L.7109 PG.177



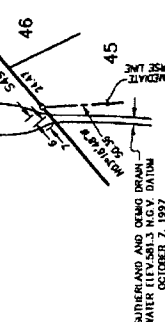
NOWAK & FRAUS P.L.L.C.  
1310 N. STEPHENSON HWY.  
ANN ARBOR, MI 48106  
PHONE (248) 559-0886



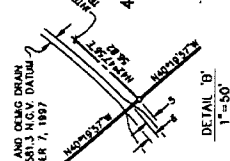
N.E. CORNER  
PRIVATE CLAIM 192  
T.3N., R.14E.  
L.C.R.C. L.7109 PG.177



POINT OF BEGINNING  
NORTHWESTLY LINE OF PRIVATE CLAIM 192  
S49°10'16"W 366.31'



SUTHERLAND AND DELONG DRAIN  
WATER ELEV. 581.3 N.C.V. DATUM  
OCTOBER 7, 1997



SUTHERLAND AND DELONG DRAIN  
WATER ELEV. 581.3 N.C.V. DATUM  
OCTOBER 7, 1997

## CURVE DATA

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	290.00	66.62	13°09'43"	66.47	N 73°27'43" W
2	60.00	75.69	72°16'52"	70.77	N 63°49'00" E
3	60.00	239.88	229°04'02"	109.17	N 37°47'25" W
4	350.00	65.04	10°38'52"	64.95	N 82°04'02" E
5	60.00	43.36	41°24'35"	42.43	N 18°23'48" W
6	60.00	275.22	262°49'09"	90.00	N 87°41'30" W
7	60.00	43.36	41°24'34"	42.43	N 23°00'47" E
8	350.00	102.01	16°41'56"	101.65	N 74°25'31" W

65882

LIBER PAGE  
SHEET 1 OF 3



# Sugar Creek Estates No. 2

PART OF PRIVATE CLAIM 192, T.3N., R.14E., CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

### COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding February 4, 1999 involving the land included in this plot.

Hazel I. Congdon  
Deputy Treasurer

Hazel I. Congdon, Deputy Treasurer  
Macomb County, Michigan

Recertified Patricia A. Chubinski, Deputy Treasurer Dated April 5, 2000

Patricia A. Chubinski, Deputy Treasurer  
Macomb County, Michigan

### COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on February 26, 1999, 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 Macomb.

Anthony V. Marrocco

Anthony V. Marrocco  
Macomb County Drain Commissioner

### CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on March 11, 1999, as complying with Section 183 of Act 288, P.A. 1967 and the applicable published rules and regulations of the Board of Road Commissioner's of Macomb County.

John J. Zetcola  
John J. Zetcola, Chairperson

Mary Louise Daner  
Mary Louise Daner, Vice Chairperson

Thomas S. Weish  
Thomas S. Weish, Commissioner

### CERTIFICATE OF MUNICIPAL APPROVAL

I hereby certify that this plot was approved by the Board of Trustees of Chesterfield Township at a meeting held on December 18, 1999, and was reviewed and found to be in compliance with Act 288, P.A. 1967. The Township has adopted zoning and subdivision control ordinances and waives the minimum lot size required in Section 186, Act 288, P.A. 1967.

The required monuments and lot markers have been located in the ground as required by Section 125, Act 288, P.A. 1967. Also, the public sanitary sewer and public water main has been installed and are ready for connection.

Brenda Boughton  
Brenda Boughton, Township Clerk

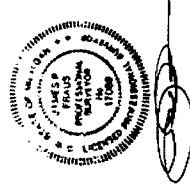
### COUNTY PLAT BOARD CERTIFICATE

This plot has been reviewed and is approved by the Macomb County Plat Board on Jan. 7, 2000 as being in compliance with all of the provisions of Act 288, P.A. 1967 and the Plat Board's applicable rules and regulations.

absent  
John C. Hertel  
Chairman, Macomb County Board of Commissioners

Carmello Sabaugh  
Carmello Sabaugh  
County Clerk, Register of Deeds

Ted B. Warby  
Ted B. Warby  
Macomb County Treasurer



### RECORDING CERTIFICATE

STATE OF MICHIGAN )  
COUNTY OF MACOMB )

This plot was received for record on the 8<sup>th</sup> day of May 2000, at 12:55 P.M. and is recorded in Liber 145 of Plats, Page(s) 1, 2, 3.

Carmello Sabaugh  
Carmello Sabaugh, Clerk  
Register of Deeds

NOWAK & FRAUS, P.L.L.C.  
1310 N. STEPHENSON HWY.  
ROYAL OAK, MI., 48067  
PHONE (248) 399-0886

65882



MACOMB COUNTY

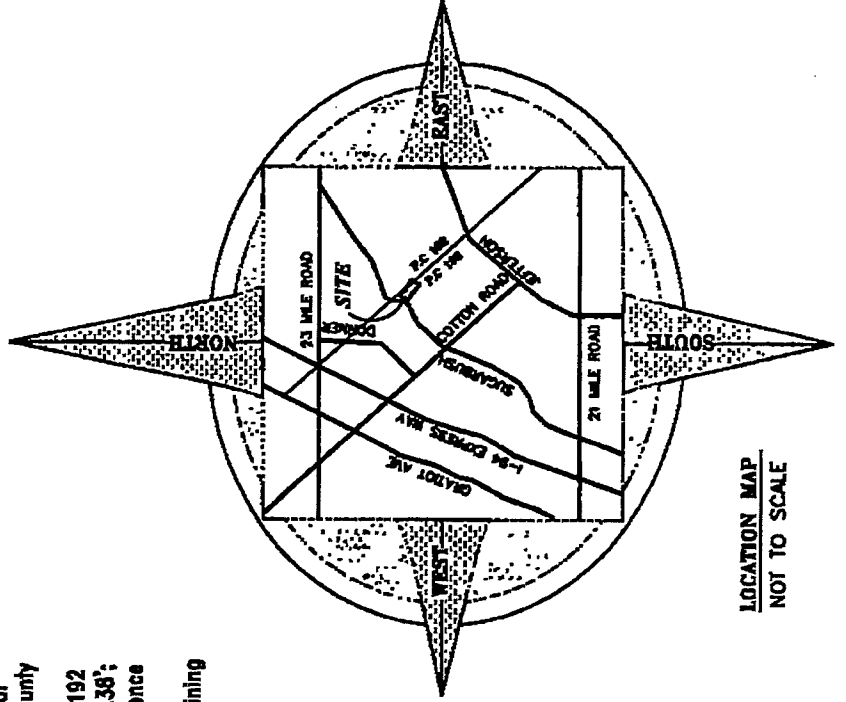
HUNTER BAY ESTATES SITE CONDO'S PLAN NO. 1017  
EXHIBIT "B" TO THE MASTER DEED OF

PART OF PRIVATE CLAIM 192 & 193 T.3N., R.14E.  
CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

PROPERTY DESCRIPTION

PARCEL 1: The Southwesterly 100 Feet of Lot 766 (formerly known as The Southwesterly 100 Feet of Lot 733 of ANCHOR BAY HARBOR NO.1, and The Northwesterly 140 Feet of Lot 766 (formerly the Northwesterly 140 feet of the Southwesterly 240 Feet of Lot 733 of ANCHOR BAY HARBOR NO.1, of The Amended Plat of The Southerly Part of Lot 733 of ANCHOR BAY HARBOR NO.1, According to The Plat Thereof Recorded in Liber 21 of Plats, Pages 6 and 7, of Macomb County Records.

PARCEL 2: Lot 732 of ANCHOR BAY HARBOR NO.1, According to The Plat Thereof Recorded in Liber 21 of Plats, Pages 6 and 7 of Macomb County Records. Described as Follow; Beginning at the Northwest Corner Private Claim 192 T.3N, R14E, L.C.R.C Liber 7103 - Page 177. Thence S42°04'56"E 1458.38'; Thence N18°29'00"E 597.17'; To The N.W. Corner of Said Lot 733; Thence N18°29'00"E 347.00'; Thence S71°12'54"E 788.85' Thence S18°29'00"W 347.00'; Thence N71°12'54"W 788.85' To the Point of Beginning Containing Approximately ±6.2 Subject to any Easements of Record.



LOCATION MAP  
NOT TO SCALE

12-1

ATTENTION: COUNTY REGISTER OF DEED  
THE CONDOMINIUM PLAN SHALL BE NUMBERED CONSECUTIVELY WHEN  
RECORDED BY REGISTER OF DEED AND SHALL BE DESIGNED MACOMB  
COUNTY CONDOMINIUM PLAN NUMBER 1017 THIS NUMBER  
MUST PROPERLY SHOWN ON THIS SHEET AND ON SHEET 2 IN THE  
SURVEYOR CERTIFICATE.

ENGINEER

GES- GATEWAY ENGINEERING AND SURVEYING, INC.  
8155 ANNSBURY SUITE 109  
SHELBY TWP. MI 48316  
OFFICE (586) 786-5533

DEVELOPER

HUNTER BAY L.L.C.  
8155 ANNSBURY SUITE 103  
SHELBY TOWNSHIP, MICHIGAN 48316



*Joseph Vaglica*

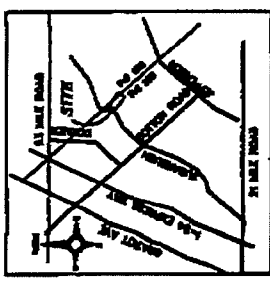
JOSEPH VAGLICA  
PROFESSIONAL CIVIL ENGINEER 50340  
GATEWAY ENGINEERING AND SURVEYING  
8155 ANNSBURY SUITE 109  
SHELBY TOWNSHIP, MICHIGAN 48316

INDEX OF DRAWINGS

- 1 --- COVER SHEET
- 2 --- SURVEY PLAN
- 3 --- SITE PLAN
- 4 --- UTILITY PLAN

2006





# HUNTER BAY ESTATES CONDO'S

**SURVEYOR CERTIFICATE**  
 I, JOSEPH VAGLICA, REGISTERED ENGINEER IN THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE CONDOMINIUM KNOWN AS HUNTER BAY ESTATES, MACOMB COUNTY PLAN NO. \_\_\_\_\_, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENT UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

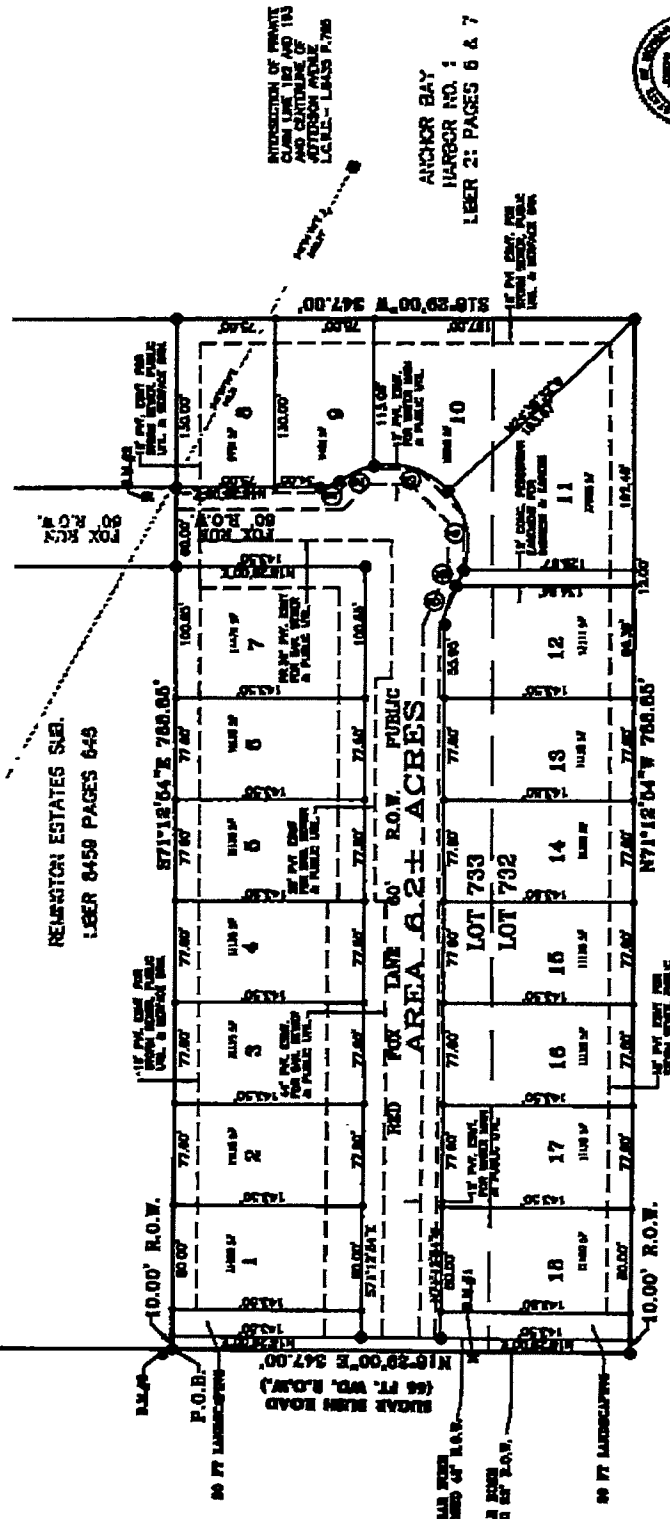
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE BEARING, AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

- LEGEND**
- ④ BOUNDARY
  - 6 CURVE NUMBER
  - UNIT NUMBER
  - 1/2" IRON ROD
  - CONCRETE MONUMENT

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
1	16.06'	60.00'	S00°08'04"E	16.01'	15°20'10"
2	28.75'	60.00'	N05°59'59"W	28.48'	27°27'17"
3	62.27'	60.00'	N37°27'30"E	59.51'	59°27'40"
4	64.08'	60.00'	S82°12'48"E	61.08'	61°11'44"
5	13.41'	60.00'	S45°12'39"E	13.39'	12°48'35"
6	32.08'	60.00'	N55°20'58"W	31.70'	30°38'14"

**ES&S**  
 GATEWAY ENGINEERING & SURVEYING  
 8155 ANNSBURY SUITE 109  
 SHELLEY TWP., MI 48318  
 OFFICE (588) 786-5033  
 FAX (588) 786-3575



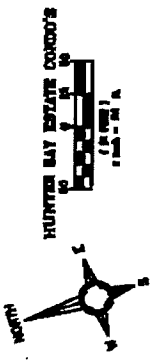
JOSEPH VAGLICA  
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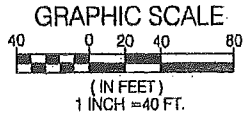
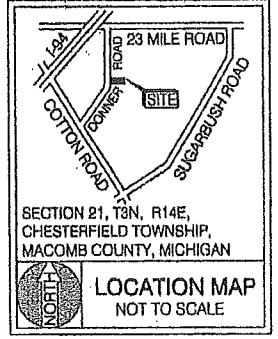
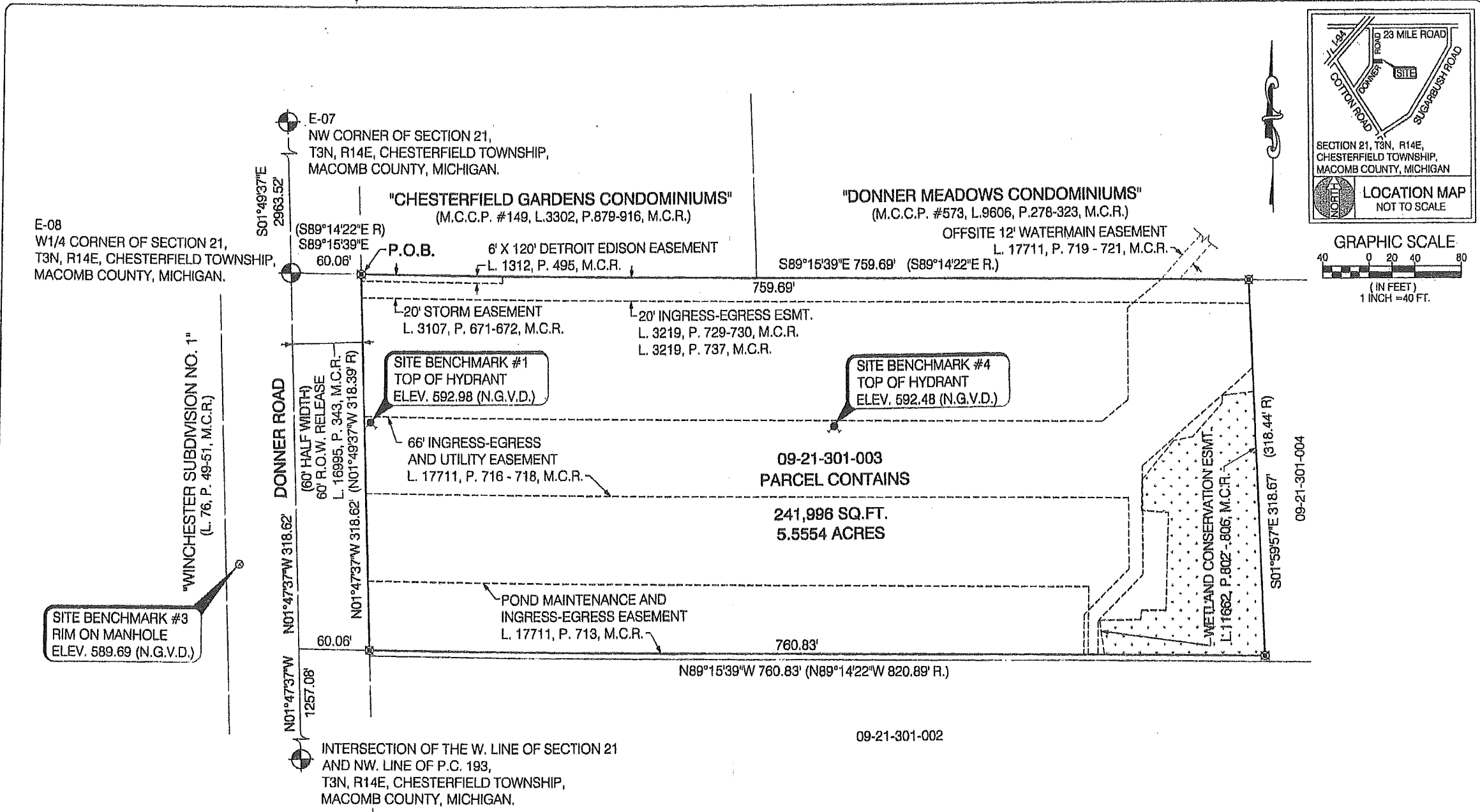
DEAN A. NAJORETTI  
 ELEMENTARY

**BENCH MARKS**  
 BENCHMARK #1 T-ARROW ON FIRE HYDRANT  
 ELEVATION=593.57  
 BENCHMARK #2 T-ARROW ON FIRE HYDRANT  
 ELEVATION=584.04  
 BENCHMARK #3 GATE WELL  
 RIM ELEVATION=592.04

SURVEY PLAN  
 PROPOSED 10/10/2006  
 SHEET 2

PC-052





**SITE BENCHMARK**

BM. 1 - NEW TOP OF HYDRANT LOCATED ON THE NE. CORNER OF DONNER ROAD AND TIMBER WOODS DRIVE. ELEV. 592.98 NGVD DATUM (SHOWN)
BM. 2 - TOP OF HYDRANT ON E. SIDE OF DONNER JUST N. OF CHESTERFIELD GARDENS CONDOMINIUMS ELEV. 592.50 NGVD DATUM (NOT SHOWN)
BM. 3 - N. RIM ON WATER MANHOLE LOCATED AT THE NW. CORNER OF THE INTERSECTION OF DONNER ROAD AND OLD BRIDGE CIRCLE ELEV = 589.69 NGVD DATUM (SHOWN)
BM. 4 - NEW TOP OF HYDRANT LOCATED 460 FEET E. OF CENTERLINE OF DONNER ROAD N. SIDE OF TIMBER WOODS DRIVE ELEV = 592.48 NGVD DATUM (SHOWN)

**FIRM NOTE**

THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE C (AREA OF MINIMAL FLOODING) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260120 0005 B, DATED JULY 3, 1978, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**BEARING DATA**

BEARING DATA ORIGINATES FROM THE RECORDED PLAT OF "WINCHESTER SUBDIVISION NO. 1", RECORDED IN LIBER 76 OF PLATS, PAGES 49-50-51, MACOMB COUNTY RECORDS.

**LEGEND**

	P.O.B. POINT OF BEGINNING
	SECTION CORNER FOUND
	IRON FOUND
	CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIAMETER STEEL ROD, 3' LONG ENCASED IN A 4" DIAMETER CONCRETE CYLINDER)
	CONSERVATION ZONE PROTECTED WETLAND



*Robert L. Higgins*  
**PROPOSED** 10-30-06

240000  
 PROJECT NO. 04-4500  
 DATE 10-30-06  
 DRAWN BY J.A.E.  
 CHECKED BY R.L.H.  
 SCALE 1" = 50'  
 SHEET NO. 2

TIMBER WOODS CONDOMINIUMS  
 PART OF THE AREA OF SECTION 21, T3N, R14E,  
 CHESTERFIELD TOWNSHIP, MACOMB COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 11000 W. 140th St., Suite 100, Overland Park, KS 66204  
 PHONE: (913) 738-8807 FAX: (913) 738-8808

**SURVEY PLAN**

J  
13.