

WEST POINT HILLS

SHEET 1 OF 3 SHEETS

A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 18,
T1N-R5E, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SCALE: 1" = 100'

SCALE: 1" = 100'

Δ = 89°03'36"
R = 50.00
A = 77.72
C = N 18°33'22" E 70.13

Δ = 234°26'31"
R = 75.00
A = 306.88
C = S 88°45'10" E 133.39

NOTE:
All drain easements and detention area
are under the jurisdiction of the
Livingston County Drain Commission.

This plat is subject to restrictions
required by Act 288 of 1967, as
amended on certain lots with respect
to the requirements of the Michigan
Department of Natural Resources and/or
the Michigan Department of Public
Health, which are recorded in
Liber 1395, pages 270-277

LOCATION MAP
SCALE: 1" = 2000'

CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	20.00	92°04'10"	32.14	28.79	S 47°58'53" E
2	20.00	87°55'50"	30.69	27.77	N 42°00'07" E
3	20.00	90°00'00"	31.42	28.28	S 49°01'58" E
4	20.00	90°00'00"	31.42	28.28	N 40°58'02" E
5	20.00	90°00'00"	31.42	28.28	S 49°01'58" E
6	20.00	90°00'00"	31.42	28.28	N 40°58'02" E
7	229.00	22°52'51"	91.45	90.84	N 74°31'36" E
8	50.00	89°03'36"	77.72	70.13	N 18°33'22" E
9	75.00	234°26'31"	306.88	133.39	S 88°45'10" E
10	295.00	30°04'55"	154.88	153.11	S 43°36'32" W
11	295.00	27°25'01"	141.16	139.82	S 72°15'30" W
12	20.00	90°00'00"	31.42	28.28	N 49°01'58" W
13	20.00	90°00'00"	31.42	28.28	N 49°01'58" W
14	20.00	90°00'00"	31.42	28.28	S 40°58'02" W
15	20.00	90°00'00"	31.42	28.28	N 49°01'58" W
16	50.00	70°51'09"	61.83	57.97	N 50°32'27" E
17	75.00	250°51'09"	328.37	122.23	S 39°27'33" E
18	20.00	90°00'00"	31.42	28.28	S 40°58'02" W
19	20.00	90°10'20"	31.48	28.33	N 49°07'08" E
20	20.00	88°49'40"	31.36	28.24	N 40°52'53" E
21	20.00	90°00'00"	31.42	28.28	N 49°01'58" W

LEGEND:

All dimensions are shown in feet.

All curvilinear dimensions are shown
along the arc.

The symbol "o" indicates a concrete
monument, which is 4" in diameter x 36"
long, encasing a 1/2" iron rod.

The symbol (R) denotes a radial lot
line.

All lot markers are 1/2 inch iron rods
and are 18 inches in length. (not capped)

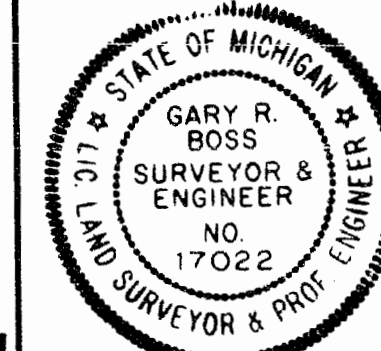
Bearings were established from the recorded
Plat of "Vista On The Lake Subdivision",
Liber 03 of Plats, page 02, Livingston
County Records.

PREPARED AND DRAFTED BY:

Boss Engineering Company
3121 East Grand River
Howell, Michigan 48843

Gary R. Boss

SURVEYOR'S SEAL



061063

WEST POINT HILLS

A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 18, T1N-R5E, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, Gary R. Boss, Surveyor, certify

That I have surveyed, divided, and mapped the land shown on this plat described as follows: West Point Hills, a subdivision of Part of the NE 1/4 of section 18, T1N-R5E, Hamburg Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 corner of said Section 18; thence along the East-West 1/4 line of said Section and the centerline of Rush Lake Road, S 85°47'42" W, 1186.11 feet to the Point of Beginning of the land to be described, thence continuing along said East-West 1/4 line and the centerline of Rush Lake Road S 85°47'42" W, 1105.49 feet, thence N 04°01'58" W, 264.92 feet, thence S 85°48'28" W, 337.40 feet, thence along the North-South 1/4 line of said Section and the centerline of Chambers Road N 01°57'48" W, 1062.04 feet; thence N 85°57'07" E, 1175.00 feet, thence S 04°01'58" E, 240.55 feet, thence along the arc of a curve left 91.45 feet, said curve has a central angle of 22°52'51", a radius of 229.00 feet and a long chord which bears N 74°31'36"E, 90.84 feet; thence along the arc of a curve left 77.72 feet said curve has a central angle of 83°03'36", a radius of 50.00 feet and a long chord which bears N 18°33'22"E, 70.13 feet; thence along the arc of a curve right 306.88 feet, said curve has a central angle of 234°26'31", a radius of 75.00 feet and a long chord which bears S 88°45'10"E, 133.39 feet;

thence along the arc of a curve right 154.88 feet, said curve has a central angle of 30°04'55", a radius of 295.00 feet and a long chord which bears S 43°30'32"W, 153.11 feet, thence S 26°13'47" E 415.26 feet, thence S 31°37'52" E, 337.54 feet, thence S 30°50'13" W, 384.29 feet, thence S 04°12'18" E, 50.00 feet to the Point of Beginning, containing 42.17 acres, more or less containing 43 lots, 1-43 inclusive.

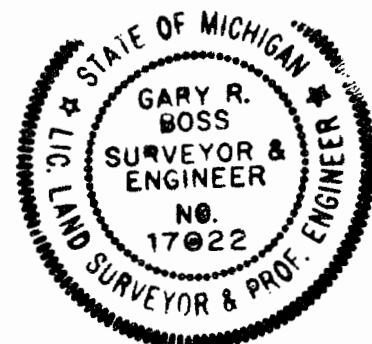
That I have made such survey, land division and plat by the direction of the owners of such land.

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.



10-12-89

Date

BOSS ENGINEERING COMPANY
3121 East Grand River
Howell, Michigan 48843

Gary R. Boss
Gary R. Boss, P.E., L.S. #17022
President

PROPRIETOR'S CERTIFICATE

Four Bears Development Corporation, a corporation duly organized and existing under the laws of the State of Michigan by, W. Thomas Rea President and T. Kerry Fitzpatrick Vice President as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that roads are for the use of the public, that the public utility easements are private easements and that all other easements are for the uses shown on the plat, and that Pebble Creek Park is Private, dedicated to the use of the Lot owners, and for the use of public storm water detention, that no direct vehicular access will be allowed to Chambers Road from Lots 1, 28-33 inclusive, and that no direct vehicular access will be allowed to Rush Lake Road from Lots 20-27 inclusive.

Witness

Linda J. Gaisch
Linda J. Gaisch

Michael J. Cole
Michael J. Cole

FOUR BEARS DEVELOPMENT CORPORATION

P.O. BOX 429
Hamburg, MI. 48139

W. Thomas Rea
W. Thomas Rea - President

T. Kerry Fitzpatrick
T. Kerry Fitzpatrick - Vice President

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
LIVINGSTON COUNTY) s.s.

Personally came before me this 13th day of October, 1989, W. Thomas Rea, President, and T. Kerry Fitzpatrick, Vice President, of the Four Bears Development Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such president and vice president of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Notary Public Linda J. Gaisch Livingston County, Michigan.
Linda J. Gaisch

My commission expires February 26, 1992

PROPRIETOR'S CERTIFICATE

First National Bank in Howell, a Michigan Banking Corporation by Douglas A. Schyck, Assistant Vice President as proprietor having a mortgage interest only, has caused the land to be surveyed, divide, mapped and dedicated as represented on this plat and that the roads are for the use of the public, that the public utility easements are private easements and that all other easements are for the use shown on the plat, and that Pebble Creek Park is private, dedicated to the use of lot owners and for the use of public storm water detention, that no direct vehicular access will be allowed to Chambers Road from Lots 1, 28-33 inclusive, and that no direct vehicular access will be allowed to Rush Lake Road from Lots 20-27 inclusive.

Witness

Annette M. Farmer
Annette M. Farmer

Shirley A. Leabu
Shirley A. Leabu

First National Bank in Howell
9911 E. Grand River
Brighton, MI. 48116

Douglas A. Schyck
Douglas A. Schyck
Assistant Vice President

ACKNOWLEDGEMENT

STATE OF MICHIGAN) s.s.
LIVINGSTON COUNTY)

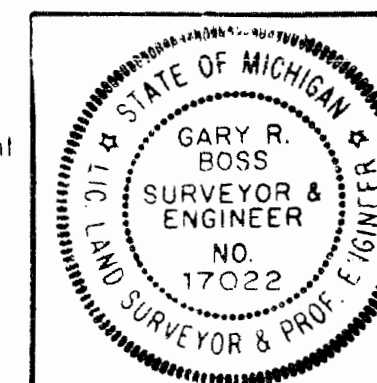
Personally came before me this 26th day of October, 1989 Douglas A. Schyck Assistant Vice President, of the above named corporation, to me known to be such Assistant Vice President of said corporation and acknowledged that he executed the foregoing instrument as such officer as the free act and deed of said corporation, by its authority.

Notary Public Diane P. Bair
Livingston County, Michigan Diane P. Bair
My commission expires 5-8-97

LIBER

PAGE

SURVEYOR'S SEAL



061003

WEST POINT HILLS

A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 18, T1N-R5E, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five (5) years preceeding November 2, 1989 involving the lands included in this plat.

Louis M. Crandall

Louis M. Crandall
County Treasurer
Livingston County

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on January 17, 1990 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 Livingston.

Richard A. Rudnicki

Richard A. Rudnicki
Drain Commissioner
Livingston County

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on January 17, 1990 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 Livingston County.

J. Gordon Topping
Vice Chairman

Robert Wagnitz

Robert Wagnitz
Chairman

Richard Slayton

Richard Slayton
Member

CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF COMMERCE

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

Date June 1, 1990

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of the Township of Hamburg at a meeting held January 30, 1990 and was reviewed and found to be in compliance with Act 288, P.A. 1967, that adequate surety for placement of lot irons and monuments for a period not to exceed one year has been deposited with the Township, preliminary approval by Livingston County Health Department was on July 7, 1989.

Martha A. Parrish

Martha A. Parrish
Hamburg Township Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Livingston County Plat Board on Feb. 1, 1990 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Nancy Haviland

Nancy Haviland
Register of Deeds

Louis M. Crandall

Louis M. Crandall
County Treasurer

David E. Teggerdine

David E. Teggerdine
County Clerk

RECORDING CERTIFICATE

State of Michigan)

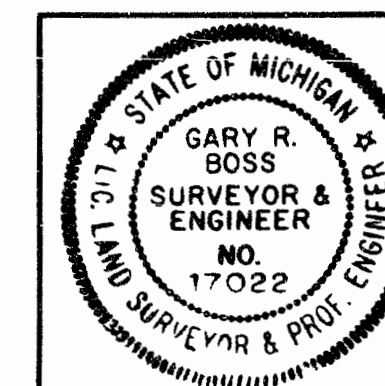
Livingston County)

This plat was received for record on the 9th day of March, 1990 at 11:25 A.M. and recorded in Liber 27 of Plats on Pages 41-43.

Nancy Haviland

Nancy Haviland
Register of Deeds

SURVEYOR'S SEAL



LIBER _____ PAGE _____

061063

002559 JAN 21 83

RESOLUTION

AT A REGULAR MEETING of the Hamburg Township Board held on the 12 day of January, 1993, upon motion of the Hamburg Township Board, duly seconded and carried, the following resolution was adopted.

WHEREAS, the cul-de-sac known as Master's Court located in West Point Hills, has been eliminated in the proposed plat of West Point Hills No. 2, and

WHEREAS, the proposed plat of West Point Hills No. 2 has been approved by all necessary governmental bodies as required by the Subdivision Control Act, and

WHEREAS, the Department of Commerce has requested that the Township take action to vacate the cul-de-sac and part of Master's Court which have been replatted in the proposed plat of West Point Hills No. 2, and

WHEREAS, The Township deems it to be in the best interest of the health, welfare, comfort and safety of the people of Hamburg Township to discontinue the use of a portion of the cul-de-sac and road as depicted on the plat of West Point Hills.

NOW THEREFORE, IT IS HEREBY RESOLVED That the portion of Master's Court and the portion of the cul-de-sac described in Boss Engineering Survey Job No. 89633-B, attached hereto, are hereby vacated with the fee simple of the portion of the cul-de-sac becoming vested in the owner of proposed Lot 54 of West Point Hills No. 2.

I, the undersigned, duly certified and acting Township Clerk of the Township of Hamburg do hereby certify that the foregoing is a true and complete copy of a Resolution offered and adopted by the Hamburg Township Board at a regular meeting held the 12 day of January, 1993.

Diane G. Wroblewski
Hamburg Township Clerk
DIANE G. WROBLEWSKI

Subscribed and sworn to before me this 18 day of JAN, 1993.

Harry Bater

Notary Public
Livingston County, Michigan
My Commission expires: Aug. 2, 1994

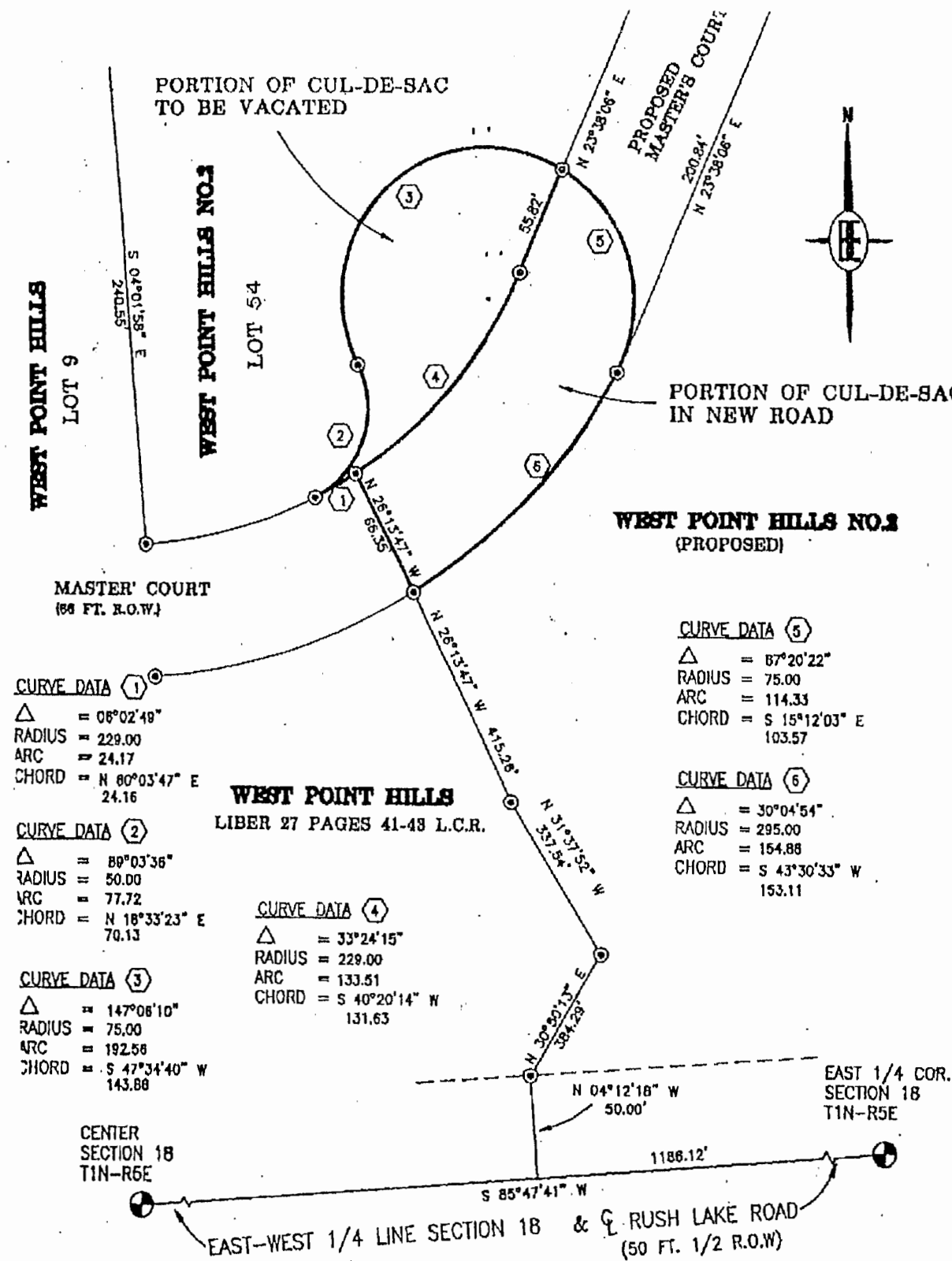
HARRY BATER

Notary Public, Livingston County, MI
My Commission Expires Aug. 2, 1994

JAN 21 10 12 AM '93
NANCY HAVILAND
CLERK OF DEEDS
LIVINGSTON COUNTY, MI
48043

RECORDED

LIBER 1655 PAGE 0294

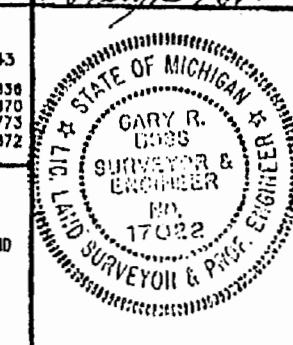


HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 AND AT SAID SURVEY FULLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT NUMBER 132-10.

BOSS ENGINEERING ENGINEERS & SURVEYORS

ENT: WEST POINT HILLS NO. 2	DATE: 1-08-93	FB: []	CREW: []
I. NO. 89633-B	DR. WTS	CHKD. WTS	

MAIN OFFICE: 3121 E. GRAND RIVER HOWELL, MICHIGAN 48843
HOWELL (517) 546-4536
BRIGHTON (517) 546-1870
CHARLEVOIX (517) 223-4773
CHARLEVOIX (517) 547-2872



61063
62242

LIBER 1655 PAGE 0295

PORTION OF CUL-DE-SAC TO BE VACATED

Part of the "West Point Hills", a subdivision as recorded in Liber 27 of Plats on Pages 41-43 of the Livingston County Records and being part of the Northeast 1/4 of Section 18, T1N-R5E, Hamburg Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of said Section 18; thence along the East-West 1/4 line of said Section 18 and the centerline of Rush Lake Road, S 85°47'42" W, 1186.11 feet; thence along the East line of said "West Point Hills" the following 4 courses:

- 1) N 04°12'18" W, 50.00 feet;
- 2) thence N 30°50'13" E, 384.29 feet;
- 3) thence N 31°37'52" W, 337.54 feet;
- 4) thence N 26°13'47" W, 481.62 feet, to the POINT OF BEGINNING of the Parcel to be described; thence Southwest on an arc right, having a length of 24.17 feet, a radius of 229.00 feet, a central angle of 06°02'49" and a long chord which bears S 60°03'46" W, 24.16 feet; thence along the Northerly line of the Master's Court, Northeast on an arc left, having a length of 77.72 feet, a radius of 50.00 feet, a central angle of 89°03'36", and a long chord which bears N 18°33'23" E, 70.13 feet; thence continuing along the Northerly line of the Master's Court, Northwest on an arc right, having a length of 192.56 feet, a radius of 75.00 feet, a central angle of 147°06'10", and a long chord which bears N 47°34'40" E, 143.88 feet; thence S 23°38'06" W, 55.82 feet; thence South on an arc right, having a length of 133.51 feet, a radius of 229.00 feet, a central angle of 33°24'15" and a long chord which bears S 40°20'14" W, 131.63 feet to the Point of Beginning, Containing 10296.82 square feet, more or less.

PORTION OF ROAD TO BE VACATED

Part of the "West Point Hills", a subdivision as recorded in Liber 27 of Plats on Pages 41-43 of the Livingston County Records and being part of the Northeast 1/4 of Section 18, T1N-R5E, Hamburg Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of said Section 18; thence along the East-West 1/4 line of said Section 18 and the centerline of Rush Lake Road, S 85°47'42" W, 1186.11 feet; thence along the East line of said "West Point Hills" the following 4 courses:

- 1) N 04°12'18" W, 50.00 feet;
- 2) thence N 30°50'13" E, 384.29 feet;
- 3) thence N 31°37'52" W, 337.54 feet;
- 4) thence N 26°13'47" W, 415.26 feet, to the POINT OF BEGINNING of the Parcel to be described; thence N 26°13'47" W, 66.35 feet; thence Northeast on an arc left, having a length of 133.51 feet, a radius of 229.00 feet, a central angle of 33°24'15" and a long chord which bears N 40°20'14" E, 131.63 feet; thence N 23°38'06" E, 55.82 feet; thence along the Easterly line of Master's Court, Southeast on an arc right, having a length of 114.33 feet, a radius of 75.00 feet, a central angle of 87°20'22" and a long chord which bears S 15°12'03" E, 103.57 feet; thence along the Easterly line of Master's Court, Southwest on an arc right, having a length of 154.88 feet, a radius of 295.00 feet, a central angle of 30°04'54", and a long chord which bears S 43°30'33" W, 153.11 feet to the Point of Beginning, Containing 12804.35 square feet, more or less.

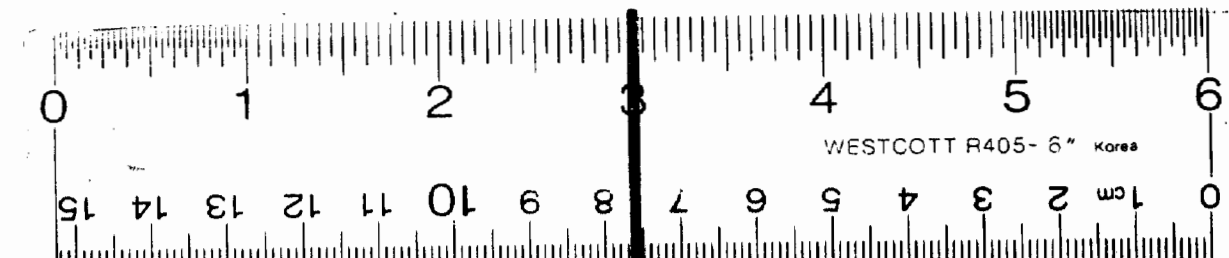
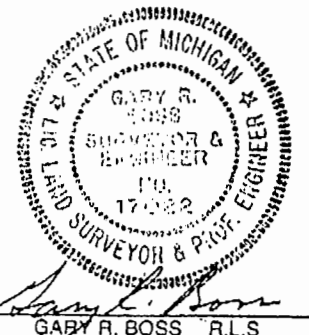
File No. 89900d1.doc

Job Number: 89633-B.

Sheet: 2 OF 2 WBS

BOSS ENGINEERING ENGINEERS & SURVEYORS

3121 East Grand River • Howell, Michigan 48843
Phone (517) 546-4536 • Brighton (517) 223-4773 • Fax (517) 546-1670



16 X