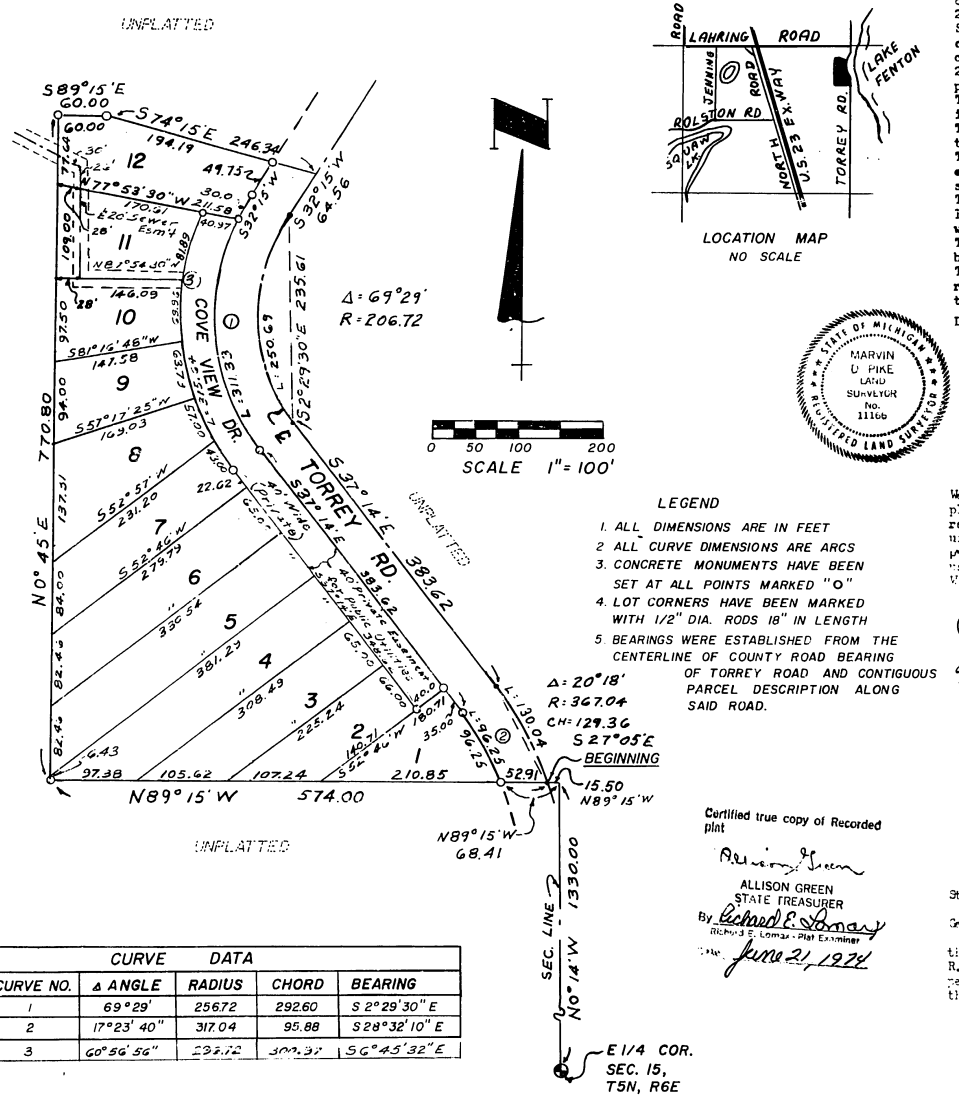
# "COVE VIEW ESTATES"

## PART OF THE NE1/4 OF THE NE1/4 OF SEC. 15, T5N, R6E, FENTON TWP., GENESEE CO., MICHIGAN







LOCATION MAP
NO SCALE

0 50 100 200
SCALE 1"= 100'

### LEGEND

1. ALL DIMENSIONS ARE IN FEET
2. ALL CURVE DIMENSIONS ARE ARCS
3. CONCRETE MONUMENTS HAVE BEEN SET AT ALL POINTS MARKED "O"
4. LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIA. RODS 18" IN LENGTH
5. BEARINGS WERE ESTABLISHED FROM THE CENTERLINE OF COUNTY ROAD BEARING OF TORREY ROAD AND CONTIGUOUS PARCEL DESCRIPTION ALONG SAID ROAD.

| CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE NO. | Δ ANGLE | RADIUS | CHORD | BEARING |
| 1 | 69°29' | 256.72 | 292.60 | S 2°29'30" E |
| 2 | 17°23' 40" | 317.04 | 95.88 | S 28°32' 10" E |
| 3 | 60°56' 56" | 292.12 | 300.37 | S 6°45'32" E |

Certified true copy of Recorded plat

ALLISON GREEN
STATE TREASURER
By Richard E. Lomax
Richard E. Lomax - Plat Examiner
Date June 21, 1974

### SURVEYOR'S CERTIFICATE

I, Marvin D Pike, surveyor, certify:
That I have surveyed, divided and mapped the land shown on this plat, described as follows: "Cove View Estates", part of the NE ¼ of the NE ¼ of Section 15, T5N, R6E, Fenton Twp., Genesee Co., Michigan described as beginning at a point N 0° 14' W 1330.00 feet and N 89° 15' W 15.50 feet from the E ¼ corner of said Section 15; thence N 89° 15' W 574.00 feet; thence N 0° 45' E 770.80 feet; thence S 89° 15' E 60.00 feet; thence S 74° 15' E 246.34 feet; thence along the centerline of Torrey Road S 32° 15' W 64.56 feet; thence along a curve to the left; Radius 206.72 feet, Central Angle 69° 29', Chord Bearing S 2° 29' 30" E 235.61 feet; thence along the centerline of Torrey Road S 37° 14' E 383.62 feet; thence along a curve to the right; Radius 367.04 feet, Central Angle 20° 18', Chord Bearing S 27° 05' E 129.36 feet to the point of beginning, containing 6.25 Acres.
This plat contains 12 lots numbered 1 thru 12, both 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 surity has been deposited with the municipality, as required be Sec. 125 of the Act.
That the accuracy of survey is within the limits required by Sec. 126 of the Act.
That the bearings shown on the plat are expressed as required by Sec. 126 (3) of the Act and as explained in the legend.

Date June 19, 1973 PIKE ENGINEERING CO.
405 S Larey Street
Fenton, Michigan 48430

Marvin D. Pike
Marvin D. Pike, No. 11166
Registered Land Surveyor
Registered Professional Engineer.

STATE OF MICHIGAN
MARVIN D. PIKE
LAND SURVEYOR
No. 11166
REGISTERED LAND SURVEYOR

### PROPRIETOR'S CERTIFICATE

We as proprietors certify that we caused the land in this plat to be surveyed, divided, 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 use shown on the plat. Cove View Dr. is private dr. for use and maintenance of Lot Owners 1 thru 12. (See INSERT #1)

WITNESS:

John Rajala
John Rajala

Richard Avery
Richard Avery below
212 Hillcrest, Vigilanti, Mich. 48107

Aileen E. Rajala
Aileen E. Rajala

Esther G. Avery
Esther G. Avery

Robert I. Boyd
Robert I. Boyd

Jack R. Rajala
Jack R. Rajala
6415 S. Saginaw St., Flint, Mich. 48505

Patricia M. Boyd
Patricia M. Boyd

Joyce A Rajala
Joyce A Rajala

### ACKNOWLEDGEMENT

State of Michigan)
)S.S.
Genesee County )

Personally came before me this 30 th day of June 1974 the above named Richard Avery, Esther G. Avery, his wife, Jack R. Rajala, Joyce A. Rajala, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public Patricia M. Boyd Genesee County, Mich.
My Commission expires Dec. 7th 1975

### COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding 7-5-73 involving the lands included in this plat.

William P. Barkey Jr
D.R.F.
WILLIAM P BARKEY JR
Genesee County Treasurer

### COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on July 13, 1973, as complying with Sec. 192 of Act 288, P.A. 1967 and the applicable rules and regulations published by my office in the County of Genesee.

Anthony Ragnone
ANTHONY Ragnone, Genesee County Drain Commissioner
Harold M. Smith - Dep.
HAROLD M. SMITH

### CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on Dec 1 1973, as complying with Sec. 183 of Act 288, P.A. 1967 and the applicable published rules and regulations of the Board of Road Commissioners of Genesee County.

Lloyd O. Enoch
Lloyd C. Enoch Member

Preston E. Schmidt
Preston E. Schmidt Member

Raymond M. Neuman
Raymond M. Neuman Chairman

### CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board, of Fenton Township, at a meeting held 10th of December 1973 and was reviewed and found to be in compliance with Act 288, P.A. 1967.
Genesee County Health Dept. granted approval on 3-7-73
All lots shall be served by Public Sewers.

Charles L Mueller
Charles L. Mueller Clerk

### COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Genesee County Plat Board on 2-6-74 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Lloyd J. McCree
Lloyd J. McCree Register of Deeds

George G Dunn County Clerk

William P. Barkey
William P Barkey Jr. County Treasurer

### RECORDING CERTIFICATE

State of Michigan)
Genesee County )

This plat was received for record on the 17th day of June A.D. 1974 at 9:13 A.M., recorded in Liber 53 of plats on Page 24

E/Maxine Lyttle Beverly
Lloyd J. McCree Register of Deeds

54311

INSERT #1: There shall be no more than one(1) access driveway onto Torrey Road between the south line of Lot 1 and the north line of Lot 8, and no more than one(1) access driveway onto Torrey Road between the south line of Lot 9 and the north line of Lot 12, afore said driveway locations shall also be subject to the approval of the Genesee County Road Commission.