

# McCULLY LAKE ESTATES NO. 1

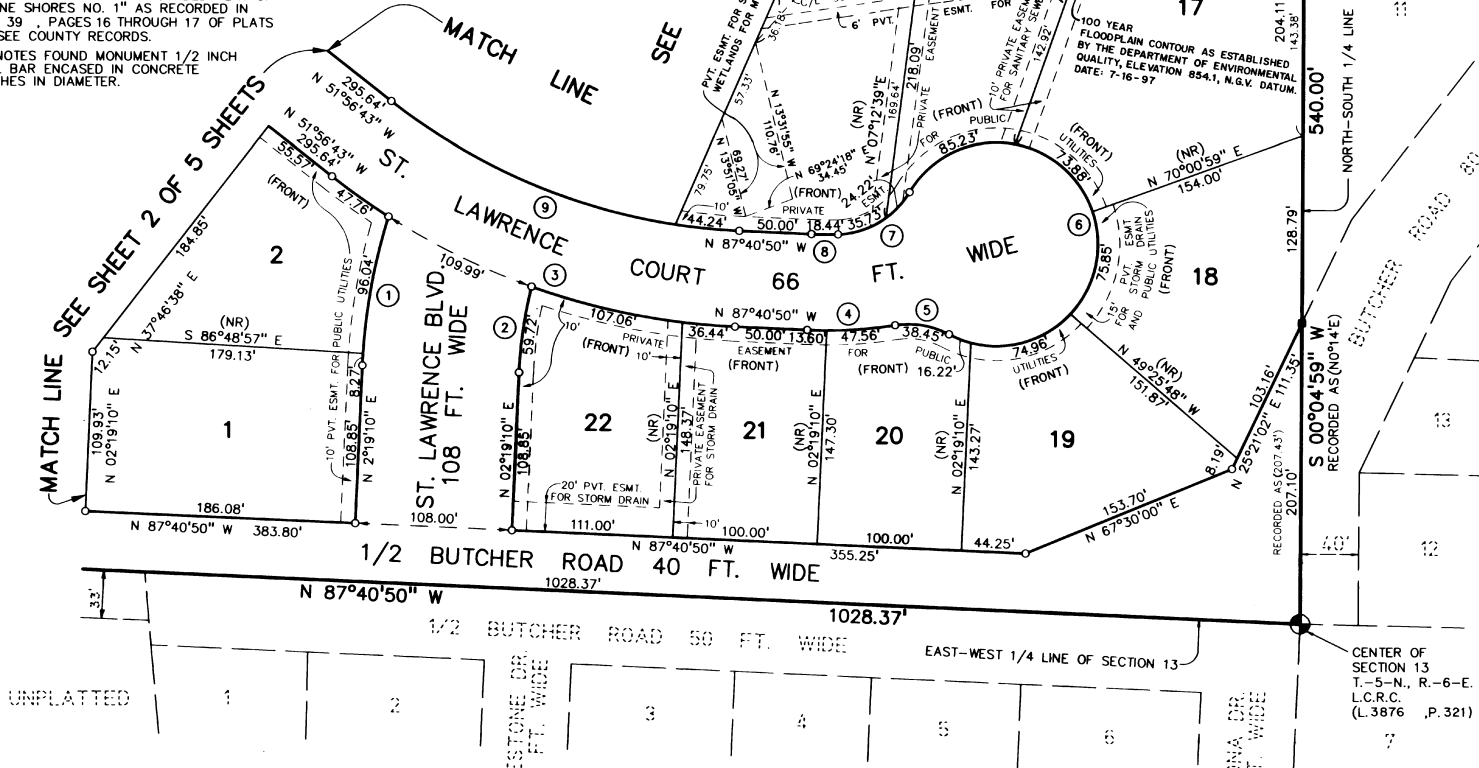
A PART OF THE N.W. FRL. 1/4 OF SEC. 13, T-5-N, R-6-E  
FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN

### CURVE DATA

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
1	104.31'	404.00'	14°47'37"	104.02'	N 08°42'59" E
2	59.72'	298.00'	11°33'33"	59.62'	N 08°05'57" E
3	301.25'	483.00'	35°44'07"	296.39'	N 69°48'46" W
4	61.16'	308.00'	11°22'36"	61.06'	N 86°37'52" E
5	38.45'	60.00'	36°42'54"	37.79'	N 80°41'59" W
6	326.14'	70.00'	266°57'07"	101.59'	N 15°49'06" W
7	59.95'	60.00'	57°14'49"	57.49'	N 59°19'46" E
8	18.44'	242.00'	04°22'00"	18.44'	N 89°51'50" W
9	260.08'	417.00'	35°44'07"	255.89'	N 69°48'46" W

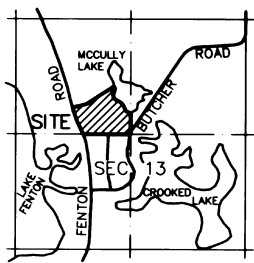
### LEGEND

- ALL DIMENSIONS ARE GIVEN IN FEET.
- CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.
- CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "C".
- CONCRETE MONUMENTS ARE STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER AND THIRTY-SIX (36) INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER FOUR (4) INCHES IN DIAMETER, AND THIRTY-SIX (36) INCHES IN LENGTH.
- LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER, AND EIGHTEEN (18) INCHES IN LENGTH.
- (R) INDICATES A RADIAL LINE.  
(NR) INDICATES A NON-RADIAL LINE
- ⊥ INDICATES A RIGHT ANGLE.
- BEARINGS FOR THIS SUBDIVISION ARE BASED ON THE NORTH LINE OF THE RECORDED PLAT OF "ALPINE SHORES NO. 1" AS RECORDED IN LIBER 39, PAGES 16 THROUGH 17 OF PLATS GENESEE COUNTY RECORDS.
- DENOTES FOUND MONUMENT 1/2 INCH STEEL BAR ENCASED IN CONCRETE 4 INCHES IN DIAMETER.



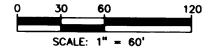
McCULLY LAKE  
WATER SURFACE ELEV. 853.4  
N.G.V. DATUM JULY, 1997

NORTH 1/4 CORNER  
OF SECTION 13  
T-5-N, R-6-E.  
L.C.R.C.  
(L.3876 P.321)



LOCATION MAP  
SCALE: 1" = 2000'

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967 AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH WHICH ARE RECORDED IN LIBER 4012 PAGES 123-444 OF RECORDS OF THIS COUNTY.



*Robert D. Kohn*

CENTER OF SECTION 13  
T-5-N, R-6-E.  
L.C.R.C.  
(L.3876 P.321)

65131

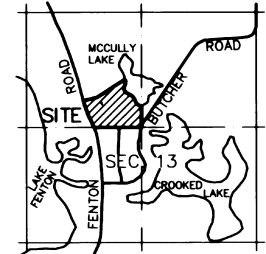
Giffels-Webster Engineers Inc.  
ENGINEERS - SURVEYORS - PLANNERS  
2871 BOND STREET ROCHESTER HILLS MICHIGAN  
(248) 852-3100

# McCULLY LAKE ESTATES NO. 1

A PART OF THE N.W. FRL. 1/4 OF SEC. 13, T-5-N, R-6-E  
FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN

CERTIFIED TRUE COPY OF  
RECORDED PLAT  
BY DEPARTMENT OF CONSUMER  
AND INDUSTRY SERVICES  
BY Maynard R. Dyer  
MAYNARD R. DYER, P.S.  
MANAGER  
SUBDIVISION CONTROL SECTION  
DATE 12-22-98

LIBER PAGE  
SHEET 2 OF 5 SHEETS



LOCATION MAP  
SCALE: 1" = 2000'



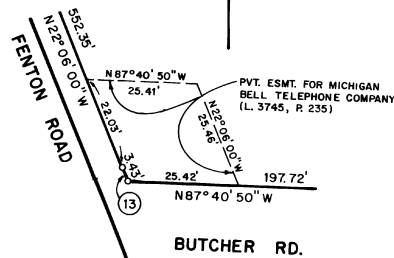
SCALE: 1" = 60'

ARC = 133.77'  
R. = 3231.17'  
DELTA = 02°22'19"  
CHORD = 133.76'  
CHD. BRG. = N 20°54'50" W

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 AND THE MICHIGAN  
DEPARTMENT OF PUBLIC HEALTH WHICH ARE  
RECORDED IN LIBER 4912 PAGES 429-441  
OF RECORDS OF THIS COUNTY.



SCALE: 1" = 20'



DETAIL

ARC = 43.88'  
R. = 1680.28'  
DELTA = 01°29'46"  
CHORD = 43.88'  
CHD. BRG. = N 21°21'07" W

MEANDER CORNER  
SET 1/2" DIAMETER IRON  
L.C.R.C. L.3876, P.319

UNPLATTED

UNPLATTED

### CURVE DATA

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
10	46.42'	60.00'	44°19'31"	45.27'	N 29°46'57" W
11	328.22'	70.00'	268°39'02"	100.15'	N 38°03'17" E
12	46.42'	60.00'	44°19'31"	45.27'	N 74°06'28" W
13	3.43'	1687.28'	00°06'59"	3.43'	N 22°02'30" W
14	133.25'	3224.17'	02°22'04"	133.24'	N 20°54'58" W

EAST-WEST 1/4 LINE OF SECTION 13

N 87°16'21" W 753.28'

N 87°40'50" W 454.69'

ST. LAWRENCE PARK  
(PRIVATE)

PVT. ESMT. FOR MICHIGAN  
BELL TELEPHONE COMPANY  
(L. 3745, P. 235)  
(SEE DETAIL)

N 87°40'50" W 383.80'

N 87°40'50" W 1028.37'

1/2 BUTCHER ROAD 40 FT. WIDE

1/2 BUTCHER ROAD FT. WIDE

UNPLATTED

UNPLATTED

MATCH LINE SEE SHEET 3 OF 5 SHEETS

MATCH LINE SEE SHEET 1 OF 5 SHEETS

### LEGEND

- ALL DIMENSIONS ARE GIVEN IN FEET.
- CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.
- CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "C".
- CONCRETE MONUMENTS ARE STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER AND THIRTY-SIX (36) INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER FOUR (4) INCHES IN DIAMETER, AND THIRTY-SIX (36) INCHES IN LENGTH.
- LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER, AND EIGHTEEN (18) INCHES IN LENGTH.
- (R) INDICATES A RADIAL LINE, (NR) INDICATES A NON-RADIAL LINE
- b INDICATES A RIGHT ANGLE.
- BEARINGS FOR THIS SUBDIVISION ARE BASED ON THE NORTH LINE OF THE RECORDED PLAT OF "ALPINE SHORES NO. 1" AS RECORDED IN LIBER 39, PAGES 16 THROUGH 17 OF PLATS GENESEE COUNTY RECORDS.
- DENOTES FOUND MONUMENT 1/2 INCH STEEL BAR ENCASED IN CONCRETE 4 INCHES IN DIAMETER.



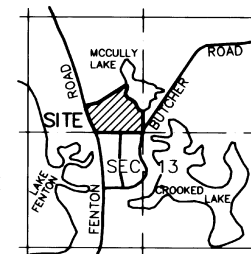
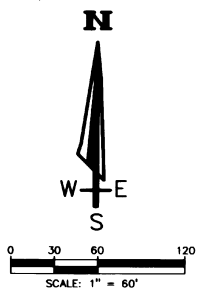
*Robert D. Kohn*

Giffels-Webster Engineers Inc.  
ENGINEERS - SURVEYORS - PLANNERS  
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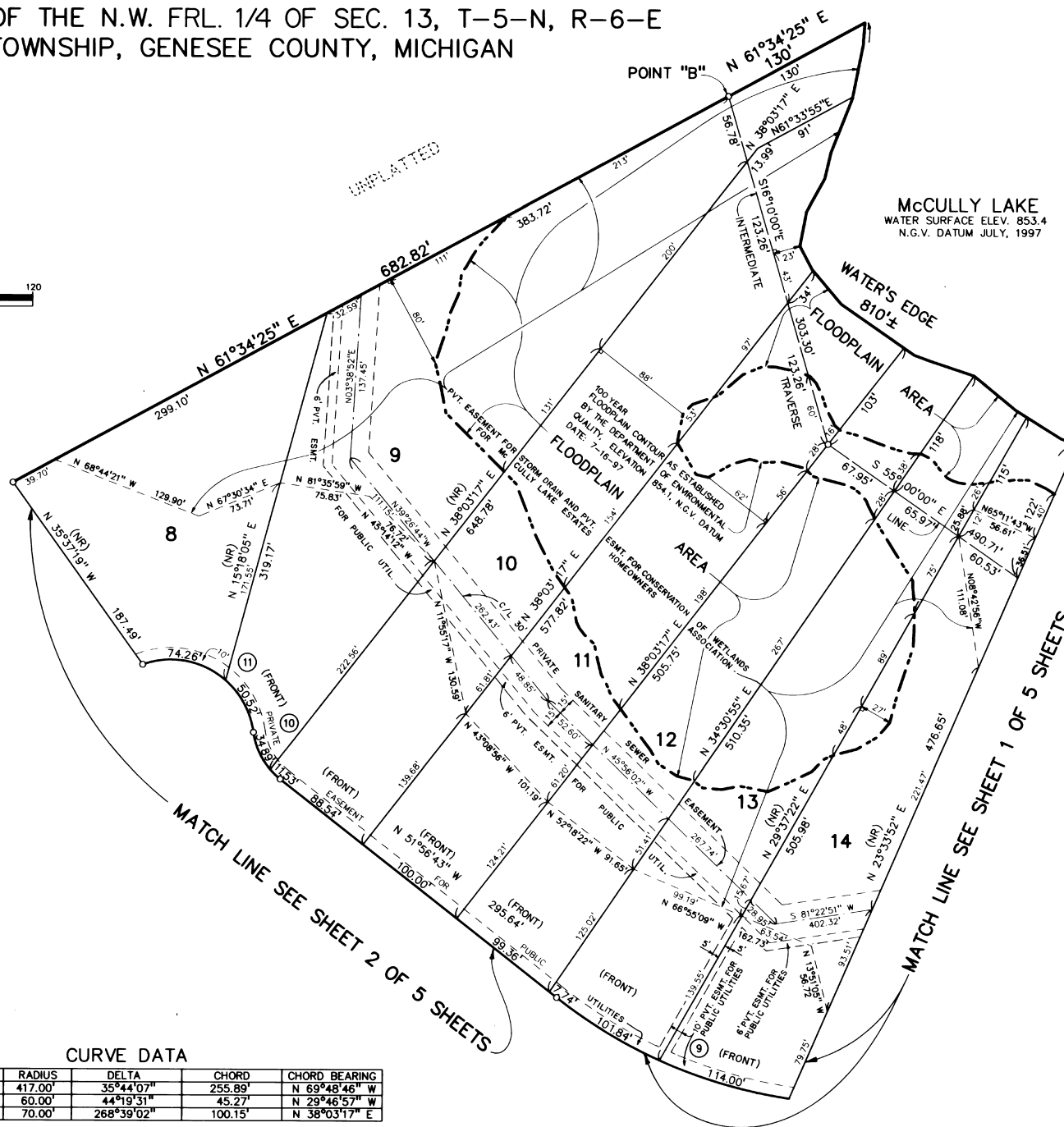
# McCULLY LAKE ESTATES NO. 1

A PART OF THE N.W. FRL. 1/4 OF SEC. 13, T-5-N, R-6-E  
FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN



**LOCATION MAP**  
SCALE: 1" = 2000'

**McCULLY LAKE**  
WATER SURFACE ELEV. 853.4  
N.G.V. DATUM JULY, 1997



THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967 AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH WHICH ARE RECORDED IN LIBER 4012 - PAGES 424-446 OF RECORDS OF THIS COUNTY.

### LEGEND

1. ALL DIMENSIONS ARE GIVEN IN FEET.
2. CURVILINEAR MEASUREMENTS ARE ARC DISTANCES. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED '0'.
3. CONCRETE MONUMENTS ARE STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER AND THIRTY-SIX (36) INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER FOUR (4) INCHES IN DIAMETER, AND THIRTY-SIX (36) INCHES IN LENGTH.
4. LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS ONE-HALF (1/2) INCH IN DIAMETER, AND EIGHTEEN (18) INCHES IN LENGTH.
5. (R) INDICATES A RADIAL LINE, (NR) INDICATES A NON-RADIAL LINE.
6. ⚡ INDICATES A RIGHT ANGLE.
7. BEARINGS FOR THIS SUBDIVISION ARE BASED ON THE NORTH LINE OF THE RECORDED PLAT OF "ALPINE SHORES NO. 1" AS RECORDED IN LIBER 39 - PAGES 16 THROUGH 17 OF PLATS GENESEE COUNTY RECORDS.
8. ■ DENOTES FOUND MONUMENT 1/2 INCH STEEL BAR ENCASED IN CONCRETE 4 INCHES IN DIAMETER.



*Robert D. Kohn*

Giffels-Webster Engineers Inc.  
ENGINEERS - SURVEYORS - PLANNERS  
2871 BOND STREET ROCHESTER HILLS MICHIGAN  
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### CURVE DATA

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
9	260.08'	417.00'	35°44'07"	255.89'	N 69°48'46" W
10	46.42'	60.00'	44°19'31"	45.27'	N 29°46'57" W
11	328.22'	70.00'	268°39'02"	100.15'	N 38°03'17" E

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# McCULLY LAKE ESTATES NO. 1

A PART OF THE N.W. FRL. 1/4 OF SEC. 13, T-5-N, R-6-E  
FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN

### SURVEYOR'S CERTIFICATE

I, ROBERT D. KOHN, CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS: "McCULLY LAKE ESTATES NO. 1", A PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 13, T-5-N, R-10-E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE S. 00° 04' 59" W., 2,076.87 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING ON THE WATER'S EDGE OF McCULLY LAKE; THENCE S. 00° 04' 59" W., 40.00 FEET ALONG SAID LINE TO INTERMEDIATE TRAVERSE POINT "A"; THENCE S. 00° 04' 59" W., 540.00 FEET ALONG SAID LINE AND THE WESTERLY LINE OF "CROOKED LAKE PLAT", AS RECORDED IN LIBER 24, PAGE 45 OF PLATS, GENESEE COUNTY RECORDS TO THE CENTER OF SAID SECTION 13, SAID POINT BEING ON THE NORTHERLY LINE OF "ALPINE SHORES NO. 1", AS RECORDED IN LIBER 39, PAGES 16 AND 17 OF PLATS, GENESEE COUNTY RECORDS; THENCE N. 87° 40' 50" W., 1,028.37 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 13 AND IN PARTS ALONG THE SAID NORTHERLY LINE OF "ALPINE SHORES NO. 1" TO THE EASTERLY LINE OF FENTON ROAD; THENCE THE FOLLOWING THREE COURSES BEING ALONG SAID EASTERLY LINE: (1) ALONG A CURVE TO THE LEFT 43.88 FEET, SAID CURVE HAVING A RADIUS OF 1,680.28 FEET, CENTRAL ANGLE OF 01° 29' 46" AND A LONG CHORD BEARING OF N. 21° 21' 07" W., 43.88 FEET, AND (2) N. 22° 06' 00" W., 552.35 FEET, AND (3) ALONG A CURVE TO THE RIGHT 133.77 FEET, SAID CURVE HAVING A RADIUS OF 3,231.17 FEET, CENTRAL ANGLE OF 02° 22' 19" AND A LONG CHORD BEARING OF N. 20° 54' 50" W., 133.76 FEET; THENCE N. 72° 09' 37" E., 223.69 FEET; THENCE N. 61° 34' 25" E., 682.82 FEET TO INTERMEDIATE TRAVERSE POINT "B"; THENCE N. 61° 34' 25" E., 130 FEET, MORE OR LESS, TO THE WATER'S EDGE OF McCULLY LAKE; THENCE SOUTHEASTERLY 810 FEET, MORE OR LESS, ALONG SAID WATER'S EDGE TO THE POINT OF BEGINNING, SAID WATER'S EDGE BEING DEFINED BY THE FOLLOWING INTERMEDIATE TRAVERSE LINE; BEGINNING AT THE ABOVE MENTIONED INTERMEDIATE TRAVERSE POINT "B"; THENCE S. 16° 10' 00" E., 303.30 FEET; THENCE S. 55° 00' 00" E., 490.71 FEET TO THE ABOVE MENTIONED INTERMEDIATE TRAVERSE POINT "A", AND CONTAINING 23.4 ACRES, MORE OR LESS, AND INCLUDING ALL LANDS BETWEEN INTERMEDIATE TRAVERSE LINE AND WATER'S EDGE AND COMPRISING OF 22 LOTS NUMBERED 1 THROUGH 22, INCLUSIVE AND ONE PRIVATE PARK.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY SECTION 125 OF THE ACT.

THAT THE ACCURACY OF THE 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 EXPLAINED IN THE LEGEND.

GIFFELS-WEBSTER ENGINEERS, INC.  
2871 BOND STREET  
ROCHESTER HILLS, MI 48309-3515

DATE: MARCH 12, 1998

*Robert D. Kohn*  
ROBERT D. KOHN, P.S. #26459  
VICE-PRESIDENT



### PROPRIETOR'S CERTIFICATE

McCULLY LAKE ESTATES CO., L.L.C., DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN, BY ISAM YALDO, MEMBER, AS PROPRIETOR, HAS CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT, AND THAT THE STREETS ARE FOR THE USE OF THE PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT; THAT LOTS 1 AND 18 THROUGH 22 INCLUSIVE SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO BUTCHER ROAD, AND THAT LAWRENCE PARK IS A PRIVATE PARK FOR THE USE OF THE LOT OWNERS OF THIS SUBDIVISION AND FOR FUTURE CONTIGUOUS SUBDIVISIONS WHERE TITLE IS TRACEABLE TO THIS PROPRIETOR, AND THAT ALL WATER LOTS EXTEND TO THE WATER'S EDGE AND SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.

WITNESS:

*Wafaa Kasha*  
WAFAA KASHAT

*Yvonne E. Nona*  
YVONNE E. NONA

McCULLY LAKE ESTATES CO., L.L.C.  
26699 W. 12 MILE ROAD, SUITE 200  
SOUTHFIELD, MI 48034  
(FILED: JAN. 19, 1996 NO. B02-120)

*Isam S. Yaldo*  
ISAM S. YALDO, MEMBER

### ACKNOWLEDGMENT:

STATE OF MICHIGAN )  
                                  ) S.S.  
COUNTY OF OAKLAND)

PERSONALLY CAME BEFORE ME THIS 15th DAY OF March, 1998 ISAM S. YALDO, MEMBER, OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FORGOING INSTRUMENT AS SUCH MEMBER AS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

MY COMMISSION EXPIRES: NOVEMBER 28, 2000

*Yvonne E. Nona*  
YVONNE E. NONA, NOTARY PUBLIC  
OAKLAND COUNTY, MICHIGAN

# McCULLY LAKE ESTATES NO. 1

A PART OF THE N.W. FRL. 1/4 OF SEC. 13, T-5-N, R-6-E  
FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN

**COUNTY TREASURER'S CERTIFICATE:**

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING March 19, 1998 INVOLVING THE LANDS INCLUDED IN THIS PLAT.

Daniel T. Kildee  
DANIEL T. KILDEE  
GENESEE COUNTY TREASURER

**COUNTY DRAIN COMMISSIONER'S CERTIFICATE:**

APPROVED ON MAY 29th 1998 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 GENESEE.

Ken Hardin  
KEN HARDIN  
GENESEE COUNTY DRAIN COMMISSIONER

**COUNTY ROAD COMMISSION CERTIFICATE:**

APPROVED ON August 4, 1998 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 THE COUNTY OF GENESEE

Galen Jamison  
GALEN JAMISON  
CHAIRMAN

John M. Epps, Jr.  
JOHN M. EPPS, JR.  
MEMBER

John C. Austin  
JOHN C. AUSTIN  
VICE-CHAIRMAN

**CERTIFICATE OF MUNICIPAL APPROVAL:**

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF FENTON AT A MEETING HELD ON August 17, 1998, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288 P.A. 1967, ALSO ADEQUATE SURETY HAS BEEN DEPOSITED WITH THE CLERK FOR THE PLACING OF MONUMENTS AND LOT MARKERS WITHIN A REASONABLE LENGTH OF TIME, NOT TO EXCEED ONE YEAR FROM THE ABOVE DATE, AND THAT PUBLIC SEWER HAS BEEN INSTALLED AND IS READY FOR CONNECTION. ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE WELL WATER. THE PRELIMINARY PLAT WAS APPROVED BY THE GENESEE COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL PRIVATE WELL WATER SUPPLIES ON JULY 7, 1997

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 September 16, 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

Melvin Phillip McCree  
MELVIN PHILLIP MCCREE  
REGISTER OF DEEDS

Michael J. Carr  
MICHAEL J. CARR  
COUNTY CLERK

Daniel T. Kildee  
DANIEL T. KILDEE  
COUNTY TREASURER

**RECORDING CERTIFICATE:**

STATE OF MICHIGAN)

GENESEE COUNTY )

THIS PLAT WAS RECEIVED FOR RECORD ON THE 10th DAY OF December 1998, AT 2:07 PM, AND RECORDED IN LIBER 76 OF PLATS, ON PAGES 14-18.

Melvin Phillip McCree  
MELVIN PHILLIP MCCREE  
REGISTER OF DEEDS



Robert D. Kohn

Giffels-Webster Engineers Inc.  
ENGINEERS - SURVEYORS - PLANNERS  
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