

MAY 9579 MAY 799

COPY

ABBEY KNOll SUBDIVISION  
DECLARATION OF RESTRICTIONS

① 1001 SERVICES, INC.  
A Michigan Corporation  
2100 First Federal Building  
1001 Woodward Avenue  
Detroit, Michigan 48226

Dated: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Recorded: \_\_\_\_\_  
Liber: \_\_\_\_\_

OAKLAND COUNTY, MICHIGAN  
REGISTER OF DEEDS & PLATS

THIS DECLARATION made this 25TH day of SEPTEMBER,  
1986, by 1001 Services, Inc., a Michigan Corporation, 1001  
Woodward Ave., Detroit, Michigan 48226 hereinafter referred to as  
the "GRANTOR".

(3) WHEREAS, GRANTOR has become the proprietor in a plat of the  
premises known as Abbey Knoll Subdivision, of part of the South  
1/2 of section 33, T.1 N., R.8 E, City of Northville, Oakland  
County, Michigan, an exact legal description of which is attached  
hereto, and

(4) WHEREAS, the plat of said Subdivision, having been duly  
approved by the proper governmental authorities, has been recorded  
in the office of the Register of Deeds for Oakland County in Liber  
199 of Plats, Pages 22 to 25 inclusive, and

(5) WHEREAS, it is the purpose and intention of this Declaration  
that all of the lots in said Subdivision shall be conveyed by the  
GRANTOR, subject to reservations, easements, building and use  
restrictions, provided to establish a general plan of uniform  
restrictions in respect to said Subdivision, and to insure the  
residential purposes, and to secure to each lot owner full  
benefits and enjoyment of his home, and to preserve the general  
character of the neighborhood.

IT IS HEREBY DECLARED THAT the following general restrictions  
are covenants running with the land, binding on the heirs,  
personal representatives, successors and assigns of the GRANTOR,  
and the GRANTEEES of all individual lots in said Subdivision, for  
the time limited by this instrument.

1. RESIDENTIAL LOTS: All lots in said Subdivision shall be  
known and described as residential lots. No structure shall be  
erected, altered, placed or permitted to remain on any residential  
lot other than one (1) single-private-family dwelling, with  
attached private garage for not less than two (2) cars, except as  
herein otherwise provided.

PARCEL I.D. 22-33-377-001  
22-33-301-002  
22-33-301-003

RETURN TO: J. IAN ANDERSON  
1001 WOODWARD AVE.  
DETROIT, MICHIGAN 48226

2/9/05

2. BUILDING LINES: No building, on any of said lots, shall be erected nearer than thirty (30) feet to the front lot line, or nearer than eight (8) feet to a side lot line, or nearer than thirty (30) feet to the side-line of any corner, provided that the total of the two side yards shall not be less than twenty (20) feet, or nearer than thirty five (35) feet to the rear lot line, except by written consent of the GRANTOR, which consent the GRANTOR is empowered to give.

3. MINIMUM FLOOR SPACE: No dwelling shall be placed or erected on any lot, which has a liveable floor space of less than one thousand nine hundred (1,900) square feet for single-story residences. Dwellings of one-and-one-half stories or two stories shall have a minimum liveable floor space of twenty-three-hundred (2,300) square feet and not less than one thousand four hundred (1,400) square feet on the first floor, not including porches or breezeways. Bi-level, tri-level and multi-level dwellings shall have a minimum liveable floor space of twenty-three hundred (2,300) square feet. Liveable floor space as used herein, shall include actual area within the outer surface of the outside walls, not including any garage, carport, basement, unheated porches, breezeways or entrances.

4. LOT SIZE: No lot shall be reduced in size by any method whatsoever, without prior written consent of the GRANTOR or its duly authorized representatives. Lots may be enlarged by consolidation with one or more adjoining lots under one (1) ownership. In the event one or more lots are developed as a unit, all restrictions herein contained shall apply as to a single lot. In any event, no dwelling shall be erected, altered, placed or permitted to remain on any site smaller than one (1) lot as shown on the recorded plat,

5. TREES AND SOIL: No trees exceeding six (6) inches in diameter shall be removed or cut, nor shall surface soil be dug or removed from any lot for purposes other than building and landscaping of said lot, without prior consent of the GRANTOR or its authorized representatives.

6. EASEMENTS: Easements and rights of way for utilities and storm drains are hereby reserved as shown on the recorded plat. After such utilities and storm drains have been installed, planting or other lot line improvements shall be allowed so long as access without charges or liability for damages be granted for the maintenance of utilities and storm drains installed or for the installation of additional utilities and storm drains.

7. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. ALL DRIVEWAYS shall be paved with asphalt or concrete and shall be completed, weather permitting, prior to occupancy.

1019579 801

9. TEMPORARY STRUCTURES: Trailers, tents, shacks, tool sheds, barns or any temporary buildings of any design whatsoever are expressly prohibited within this Subdivision and no temporary residence shall be permitted in an unfinished residential building. This shall not prevent the erection of a temporary storage building for materials and supplies to be used in the construction of a dwelling, and which shall be removed from the premises on completion of the building, and shall not prevent use by any builder or contractor of trailers for material storage or model offices during the period of construction in the Subdivision, provided the same shall be removed at the time of completion of such construction.

10. ANTENNA: No outside television antenna or other antenna, or aerial, saucer or similar device shall be placed, constructed, altered or maintained on any lot, unless GRANTOR determines in its sole discretion that the absence of an outside antenna creates substantial hardship with respect to a particular lot.

11. SIGNS: No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period. Such signs as are allowed must be maintained in good condition at all times and removed on the termination of their use.

12. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets which may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

13. REFUSE AND STORED MATERIALS: No lot shall be used or maintained as a dumping ground or for outside storage for rubbish, trash, garbage or other materials. Other waste shall be kept in a sanitary container, properly concealed from public view.

14. SWIMMING POOLS: Underground swimming pools or other permitted underground structures may be installed, when approved, in writing, by the GRANTOR as to size, location, materials, type of construction; and, must be maintained in a safe and sanitary condition; provided that such approval shall not be unreasonably denied. No free-standing above-ground-level swimming pools will be permitted under any circumstances.

15. LANDSCAPING: Basic landscaping, including finish grading or sodding must be completed within nine (9) months after date of occupancy.

16. GENERAL CONDITIONS:

(a) No trailers, boats, boat trailers, campers, motor homes or commercial vehicles, other than those present on business may be parked in the Subdivision except within a private attached garage.

(b) No clothes lines or outside drying of laundry shall be permitted.

(c) All homes shall be equipped with an electric garbage disposal unit.

(d) All mail boxes shall be located uniformly with reference to the dwellings in accordance with post office

- (e) Except as permitted in writing by GRANTOR, which permission shall only be given because of lot size and or topographical constraints, garage doors shall be side or rear entrance only, and shall be kept closed, except as necessary for normal garage use, maintenance and cleaning.

17. ARCHITECTURAL CONTROL:

- (a) No building, or other structure shall be commenced, erected or maintained, nor shall any addition to, or change or alteration to any structure be made, except interior alterations, until plans and specifications, prepared by a competent architect showing the nature, kind, shape, elevation, facade, height and materials, color scheme, location on lot and approximate cost of such structure has been submitted to and approved in writing by the GRANTOR, and a copy of said plans and specifications as finally approved, lodged permanently with said GRANTOR.
- (b) Under no circumstances shall lot perimeter fencing be allowed within the Subdivision. However, ornamental fences, garden walls and similar devices may be constructed or erected only after plans and specifications of such proposed fence, wall or other device shall have been submitted in writing and approved by GRANTOR. In any event, no fence exceeding four (4) feet in height shall be permitted and no fence shall extend further toward the front of the lot than the rear line of the house. Fences for dog-runs shall also be approved by GRANTOR in the manner above provided.
- (c) GRANTOR shall have the right to refuse to approve any such plans and specifications which are not suitable or desirable in its opinion for aesthetic or other reasons; and in so passing upon such plans and specifications it shall have the right to take into consideration the suitability of the proposed building to the site upon which it is proposed, and the harmony as planned in view of the outlook from the adjacent or neighboring properties. It is understood and agreed that the purpose of this paragraph is to cause the platted lands to develop into a beautiful harmonious, private residential section and if a disagreement on the points set forth in the paragraph should arise, the decision of the GRANTOR shall control.
- (d) However, in the event the GRANTOR shall have failed to approve or disapprove such plans and location within thirty (30) days after the same shall have been delivered to the GRANTOR, then such approval will not be required, provided the plans and location on the lot conform to, or are in harmony with existing structures in the Subdivision, these restrictions, and any zoning law applicable thereto.
- (e) The lowest floor level in each of the residences constructed in the Subdivision shall be above 902.00 N.V.D.

18. HOMEOWNERS ASSOCIATION: There shall be created the Abbey Knoll Homeowners Association, a Michigan non-profit corporation organized for a perpetual term (hereinafter "ASSOCIATION"). Membership in the ASSOCIATION, which shall be mandatory, shall consist of each original, and any successive owner of a residential lot in Abbey Knoll Subdivision. After GRANTOR has transferred any, and all rights, privileges and duties of supervision and control of ASSOCIATION to the successive owners in accordance with paragraph 24 herein, the owners of each lot shall be entitled to one (1) vote in the election of the ASSOCIATIONS officers and directors as well as the conduct of other ASSOCIATION business in accordance with its Bylaws. The purpose of the ASSOCIATION shall be the maintenance and beautification of the entryway to the subdivision, Eight Mile Road right-of-way and other common rights-of-way within the Subdivision including the centers of the cul-de-sacs, and the conducting of such other ASSOCIATION business as shall be permitted by it's Bylaws.

19. DUES FUND:

- (a) All the land included in said plat, except streets and parks maintained for the general use of the owners of the land included in said tract, and any land owned by GRANTOR, shall be subject to an annual dues charged at a rate to be established from year-to-year, but not less than One Hundred Dollars (\$100) per year, and not more than Two Hundred Fifty Dollars (\$250) per year for a lot-owner. For purposes of this paragraph a "lot-owner" shall be defined as the fee owner or land contract purchaser of record of a lot. Dues shall not be increased more than ten percent (10%) in any twelve (12) month period without the approval of seventy percent (70%) of the lot-owners in the subdivision. GRANTOR may, at its sole discretion, exempt certain builders from the payment of annual dues while they are building within the Subdivision. In no event shall GRANTOR be obligated to pay fees, dues or assessments to the ASSOCIATION.
- (b) Dues of the ASSOCIATION shall be collected prior to April 1, from all lot-owners of record as of January 1 of each year. There shall be no proration of dues for the first lot-owner.
- (c) The ASSOCIATION shall have the authority to establish rules, regulations and policies for the betterment of the ASSOCIATION, including the authority to make and enforce regulations pertaining to the use and maintenance of the entryway and right-of-way areas which shall be binding upon the lot owners. The ASSOCIATION shall have a lien against the lots to enforce the collection of dues not paid by April 1 of each year. Any such sums assessed against the owner by the ASSOCIATION shall constitute a lien on the property. Notice of the lien shall be recorded in the Office of Register of Deeds for Oakland County and served on the owner at least ten (10) days in advance of commencement of any foreclosure proceedings. Said lien shall contain a power-of-sale and shall be foreclosed in accordance with the laws regulating the foreclosure by advertisement of real estate mortgages.

20. SALES AGENCY: Notwithstanding anything to the contrary herein contained, the GRANTOR or any builder or builder's sales representative authorized by GRANTOR may construct and maintain sales agency office, together with a sign or signs of not more than two-hundred (200) square feet of front surface, on lot or lots of their choosing in the Subdivision until such time as all of the lots in the Subdivision have been sold by them.

USA 9579 MA 814

21. TERM OF RESTRICTIONS: All the restrictions, conditions, covenants, charges and agreements contained herein shall continue in full-force and effect for a period of twenty-five (25) years from the date of recording hereof and shall automatically be continued thereafter for successive periods of ten (10) years each, provided however, that after ten (10) years from the date of recording hereof, the owners of the fee of two-thirds (2/3) or more of the lots in said Subdivision may release all or part of said lots from all or any portion of these restrictions, or otherwise modify or amend these restrictions, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and recording the same in the Office of the Register of Deeds for Oakland County.

22. ENFORCEMENT: The GRANTOR, the ASSOCIATION, or any individual lot-owner shall be entitled to enforce any of the provisions hereof. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Failure to enforce any of the covenants herein contained shall in no event be deemed a waiver of the right to do so hereafter as to the same breach or as to a breach occurring prior or subsequent thereto.

23. ASSIGNMENT OF GRANTOR'S RIGHTS: At any time after the GRANTOR has sold fifty percent (50%) of the lots in said Subdivision and the construction of homes has been completed on fifty percent (50%) of the lots in said Subdivision the GRANTOR may, and after construction has been completed on ninety percent (90%) of such lots GRANTOR shall, assign or transfer any or all rights, privileges and duties of supervision and control in connection with these restrictions, which are reserved herein to the GRANTOR, to the ASSOCIATION, and upon the execution and recording of appropriate instruments of appointment by the GRANTOR, said ASSOCIATION shall thereupon have and exercise all rights reserved to the GRANTOR, and the GRANTOR shall be fully released and discharged from further obligations and responsibilities in connection therewith. Provided further, that the GRANTOR reserve the right of ARCHITECTURAL CONTROL granted to them under paragraph 18(a), 18(b), 18(c) and 18(d) until such time as construction has been completed on one-hundred percent (100%) of the lots in said Subdivision.

24. GRANTOR reserves the rights by written instrument, signed, acknowledged and recorded with Oakland County Register of Deeds, to modify, amend, restate, waive or repeal any or all of the provisions herein contained with respect to all or any particular lot within the Subdivision. Any such modification, amendment restatement, waiver or repeal may be retroactive to the date hereof.

USA 9579 AG 815

25. SEVERABILITY: Invalidation of any of these covenants by judgement of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

WITNESSES:

Michael Q. Bilyk  
Michael A. Bilyk

1001 SERVICES, INC.,  
a Michigan Corporation

J. Ian Anderson  
J. Ian Anderson

Anthony R. Pulich  
Anthony R. Pulich

Its: Executive Vice President

STATE OF MICHIGAN  
COUNTY OF OAKLAND

On this the 25th day of September, 1986 before me personally appeared J. Ian Anderson, Executive Vice President of 1001 SERVICES, INC., a Michigan corporation, who being first duly sworn by me did say that this instrument was signed on behalf of the corporation and acknowledge the same instrument to be the free act and deed of said corporation.

Notary Public Guy F. Reid  
Anthony R. Pulich  
My Commission expires 1-14-87

Notary Public Macomb County, Michigan  
Acting in Oakland County, Michigan

WITNESSESS:

Michael Q. Bilyk  
Michael A. Bilyk

By: Guy Barron  
Guy Barron  
5970 WING LAKE RD.  
BIRMINGHAM, MI 48010

Anthony R. Pulich

By: Nora Lee Barron  
Nora Lee Barron  
5970 WING LAKE RD.  
BIRMINGHAM, MI 48010

STATE OF MICHIGAN  
COUNTY OF OAKLAND

On this the 25th day of September, 1986 before me personally appeared Guy Barron and Nora Lee Barron, his wife, who being first duly sworn by me did say that he did execute this instrument as his free act and deed.

Notary Public Guy F. Reid  
Anthony R. Pulich  
My Commission expires 1-14-87

Notary Public Macomb County, Michigan  
Acting in Oakland County, Michigan

DRAFTED BY: J. Ian Anderson  
1001 Woodward  
Detroit, MI 48226

LEGAL DESCRIPTION

Novi

Part of the South 1/2 of Section 33, T. 1 N., R 8 E., City of Northville, Oakland County, Michigan, described as Beginning at a Point, said point being distant S. 89 deg, 33 min, 35 sec. W. 40.70 feet along the South line of said section 33 and N. 00 deg, 38 min, 08 sec. W. 60.00 feet from the S. 1/4 corner of said section 33; thence from said Point of Beginning S 89 deg, 33 min, 46 sec W. 655.11 feet along the North Right-of-Way line of Eight Mile Road (120 feet wide); thence N. 00 deg, 38 min, 06 sec W. 2598.54 feet along the east line of Northville Estates Subdivision as recorded in Liber 85, pages 3-5 of plats, Oakland county records; thence N. 89 deg, 35 min, 50 sec. E. 848.79 feet along the E. and W. 1/4 line of said section 33, thence S. 00 deg, 38 min, 08 sec. E. 2497.77 feet; thence N. 28 deg, 11 min, 32 sec W. 201.16 feet; thence S. 89 deg, 21 min, 52 sec. W 100.4 feet; thence S. 00 deg, 38 min, 08 sec. E. 277.93 feet to the Point of Beginning and containing 49.58 acres.

FIRST AMENDMENT  
TO THE DECLARATION OF RESTRICTIONS  
FOR THE ABBEY KNOLL ESTATES SUBDIVISION

1001 Services, Inc., a Michigan Corporation (hereinafter "Grantor") is the fee simple owner of certain land in the City of Northville, Oakland County, Michigan, described as:

(1) Ent Lots 1 through 98 inclusive, Abbey Knoll Estates Subdivision, according to the Plat thereof as recorded in Liber 189 of Plats, Pages 22, 23, 24 and 25, Oakland County Records.

189022

Entd 2 - 33-379-000

WHEREAS, GRANTOR recorded a Declaration of Restrictions for Abbey Knoll Subdivision on October 7, 1986 in Liber 9579, Pages 799 through 806, Oakland County Records (hereinafter "DECLARATION").

WHEREAS, GRANTOR now wishes to amend the DECLARATION by this First Amendment to the Declaration of Restrictions for Abbey Knoll Subdivision (hereinafter "AMENDMENT"), and therefore hereby declares as follows:

1. The permanent private easement for surface drainage and public utilities as shown on Lots 42, 43, 44, 45, 46, 47, 48 and 49 of the Plat for Abbey Knoll Estates Subdivision is declared to also be for the preservation of existing wetlands. Earth fill is prohibited within said easement except under permit from the Michigan Department of Natural Resources.

2. The minimum basement floor elevations for houses on the following lots shall be:

Elevation 906.40 for Lots 41, 42, 43, 44 and 52

Elevation 906.80 for Lots 45 and 51

Elevation 907.30 for Lots 46 and 50

Elevation 907.70 for Lot 47

Elevation 907.90 for Lot 75

Elevation 908.30 for Lot 48

Elevation 908.90 for Lots 49 and 76

RECEIVED  
OAKLAND COUNTY CLERK'S OFFICE  
7-11-88  
7.00  
7.4 ft  
P

Except as may be modified by this AMENDMENT, all of the terms and conditions of the DECLARATION shall remain in full force and effect.

USER 9712 PAGE 566

IN WITNESS WHEREOF, the GRANTOR has executed this  
DECLARATION the first day of December, 1986.

1001 SERVICES, INC.,  
a Michigan corporation

WITNESSES:

Thomas J. Barrett  
Thomas J. Barrett

By: J. Ian Anderson  
J. Ian Anderson

Marjorie L. Paulson  
Marjorie L. Paulson

Its: Executive Vice President

STATE OF MICHIGAN) ss  
COUNTY OF WAYNE ) ss

The foregoing instrument was acknowledged before me this  
first day of December 1986, by J. Ian Anderson, Executive Vice  
President of 1001 SERVICES, INC., a Michigan corporation on  
behalf of the Corporation.

Thomas J. Barrett  
Notary Public

THOMAS J. BARRETT  
Notary Public, Wayne County, Michigan  
My Commission Expires September 11, 1990

Drafted by and Return To:

J. Ian Anderson  
1001 Woodward Avenue  
Detroit, Michigan 48226

SECOND AMENDMENT  
TO THE DECLARATION OF RESTRICTIONS  
FOR ABBEY KNOLLS SUBDIVISION

189900 FILE 716

87 87092

1001 Services, Inc., a Michigan Corporation (hereinafter "Grantor") is the fee simple owner of certain land in the City of Northville, Oakland County, Michigan, described as:

Lots 1 through 98, both inclusive, Abbey Knolls Subdivision, according to the Plat thereof, as recorded in Liber 189, Pages 22 through 25, both inclusive of Plats, Oakland County Records.

Whereas, GRANTOR recorded a Declaration of Restrictions for Abbey Knolls Subdivision dated September 25, 1986 (hereinafter called "Declaration") applicable to the property and recorded on October 7, 1986 in the office of the Oakland County Register of Deeds in Liber 9579, Pages 799 through 806 inclusive; and

Whereas, GRANTOR also recorded a First Amendment to the Declaration of Restrictions for Abbey Knolls Subdivision on January 8, 1987 in Liber 9712, Pages 563 and 566, Oakland County Records; and

Whereas, GRANTOR now wishes to amend the DECLARATION by this Second Amendment to the Declaration of Restrictions for Abbey Knolls Subdivision (hereinafter "Second Amendment"), and therefore hereby declares as follows:

1. Paragraph 23, entitled "ASSIGNMENT OF GRANTOR'S RIGHTS" is amended to read as follows:

At any time after the GRANTOR has sold fifty percent (50%) of the lots in said Subdivision and the construction of homes has been completed on Fifty percent (50%) of the lots in said Subdivision the GRANTOR may, and after construction has been completed on Ninety percent (90%) of such lots the GRANTOR shall, assign or transfer any and all rights, privileges and duties of supervision and control in connection with these restrictions, which are reserved herein to the GRANTOR, to the ASSOCIATION, and upon the execution and recording of appropriate instruments of appointment by the GRANTOR, said ASSOCIATION shall thereupon have and exercise all rights reserved to the GRANTOR, and the GRANTOR shall be fully released and discharged from further obligations and responsibilities in connection therewith. Provided further, that the GRANTOR reserves the right of ARCHITECTURAL CONTROL granted to them under Paragraph 17(a), 17(b), 17(c) and 17(d) until such time as construction has been completed on one hundred percent (100%) of the lots in said Subdivision.

Except as herein modified or previously modified, all terms and conditions of the DECLARATION shall remain in full force and effect.

IN WITNESS WHEREOF, the GRANTOR has executed this SECOND AMENDMENT this 27<sup>th</sup> day of April, 1987.

1001 Services, Inc., a Michigan Corporation

(1) WITNESS:

Marjorie L. Paulson  
Marjorie L. Paulson

Jeannine Doherty  
Jeannine Doherty

By Joseph B. Dennison Jr.  
Joseph B. Dennison, Jr.  
Vice President

Abbey Knolls Estates  
22-33-379-000 Ent

189022

Off

STATE OF MICHIGAN )  
                    )  
COUNTY OF WAYNE )

use 9900 page 717

The foregoing instrument was acknowledged before me this 27th day  
of April, 1987, by Joseph B Bennison, Jr., Vice President of  
1001 Services, Inc., a Michigan corporation, on behalf of said  
corporation.

MARJORIE L. PAULSON  
Notary Public, Wayne County, Michigan  
My Commission Expires December 10, 1990

*Marjorie L. Paulson*  
Notary Public

R#36 REG/DEEDS PAID  
0001 MAY 11 '87 01:19PM  
1285 MISC      7.00

Prepared by:  
Allan Darish  
First Federal of Michigan  
1001 Woodward, 4W  
Detroit, Michigan 48226

When recorded, return to: 1001 Services, Inc.  
2100 First Federal  
Bldg.  
1001 Woodward Avenue  
Detroit, Michigan  
48226

PART OF THE S.  $\frac{1}{2}$  OF SECT.  
33, T. IN. R. 8 E. CITY OF NORTH  
OAKLAND COUNTY, MICHIGAN.

CHORD BEARING LENGTH	CHORD	ANGLE OF INCLINATION
1'03"	N. 70° 27'	07°W
1'03"	M. 69° 10'	51°E
1'03"	S. 00° 38'	08°E
1'03"	S. 00° 38'	83.81
1'02"	M. 02° 46'	53°E
1'02"	S. 02° 54'	12°W
1'02"	N. 70° 47'	25°W
1'02"	S. 69° 09'	58°E
1'02"	S. 75° 07'	19°E
1'02"	S. 85° 37'	00°E
1'02"	M. 82° 00'	04°W
1'02"	S. 77° 17'	43°E
1'02"	N. 78° 17'	43°W
1'02"	M. 78° 17'	174.44
1'02"	S. 78° 17'	42°E
1'02"	M. 80° 00'	140.68

CENTER POST  
SECTION 33,  
T.I.N.B.S.E.

509-3906W  
1377.01

14 COR.  
EC. 33,  
IN B&E

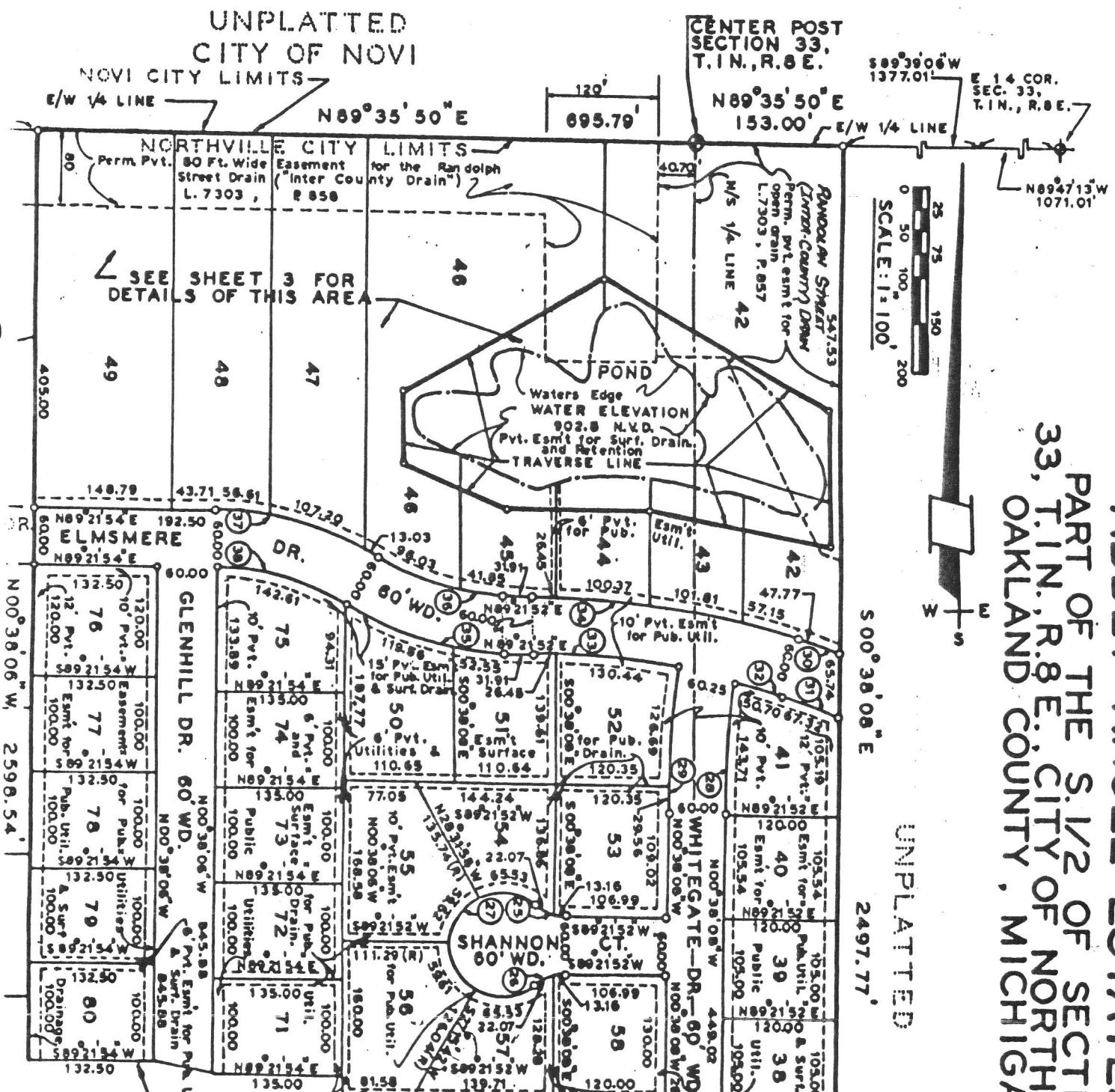
89°47'13" W  
1071.01'

SCALE: 1:100'

500.38.08

SPLATTERED

24977.



partly that I have surveyed, or on this plat described as

of the S. 1/2 of Section 33,  
Lapeer, Oakland County, Michigan,  
Long distant S. 89° 33' 46" W.  
said Section 33 and N. 00°  
th 1/4 corner of said Section  
feet along the North E.O.W.

Northville Estates Sub-  
division, Page 3 shows 5 of Plats  
following, two courses along a  
1/4 Line of said Section 33  
at Center Post of said Section  
Line, thence S. 00° 38' 08" E.  
W. 201.16 feet; thence S.  
35. 00° 00' 08" E. 277.93 feet  
to a point 28 lots numbered 1-18

ivision and plan by the

ntation of all the exterior  
the subdivision of it.

markers have been located in an deposited with the muni-

on the limits required by

are expressed as required by

Explained in the legend

Frank & Associates, Inc.

~~Jack V.L.S.~~ 1970 President  
<sup>n</sup> MD.  
Michigan 48034

LAND COUNTY, MICHIGAN.

S 00° 38' 08" E

2497.77

113.

SCALE: 1" = 100'

A scale bar and a north arrow are positioned vertically along the right edge of the map. The scale bar features markings at 25, 50, 75, 100, 150, and 200 units. Below the scale bar, the text "SCALE: 1:100" is written. A north arrow is located at the bottom right, consisting of a horizontal line with a vertical tick pointing upwards.

## POINT OF BEGINNING

S 89° 33' 46" W 655.1  
DEEDED TO THE BOARD OF ROAD COMMISSIONERS OF  
OAKLAND COUNTY L.1175, P.571

S 89° 33' 46" W 2,575.29' E. EIGHT MILE RD. 120' WD.

SOUTH LINE OF SEC 33

SOUTH 1/4 CORNER OF SECTION