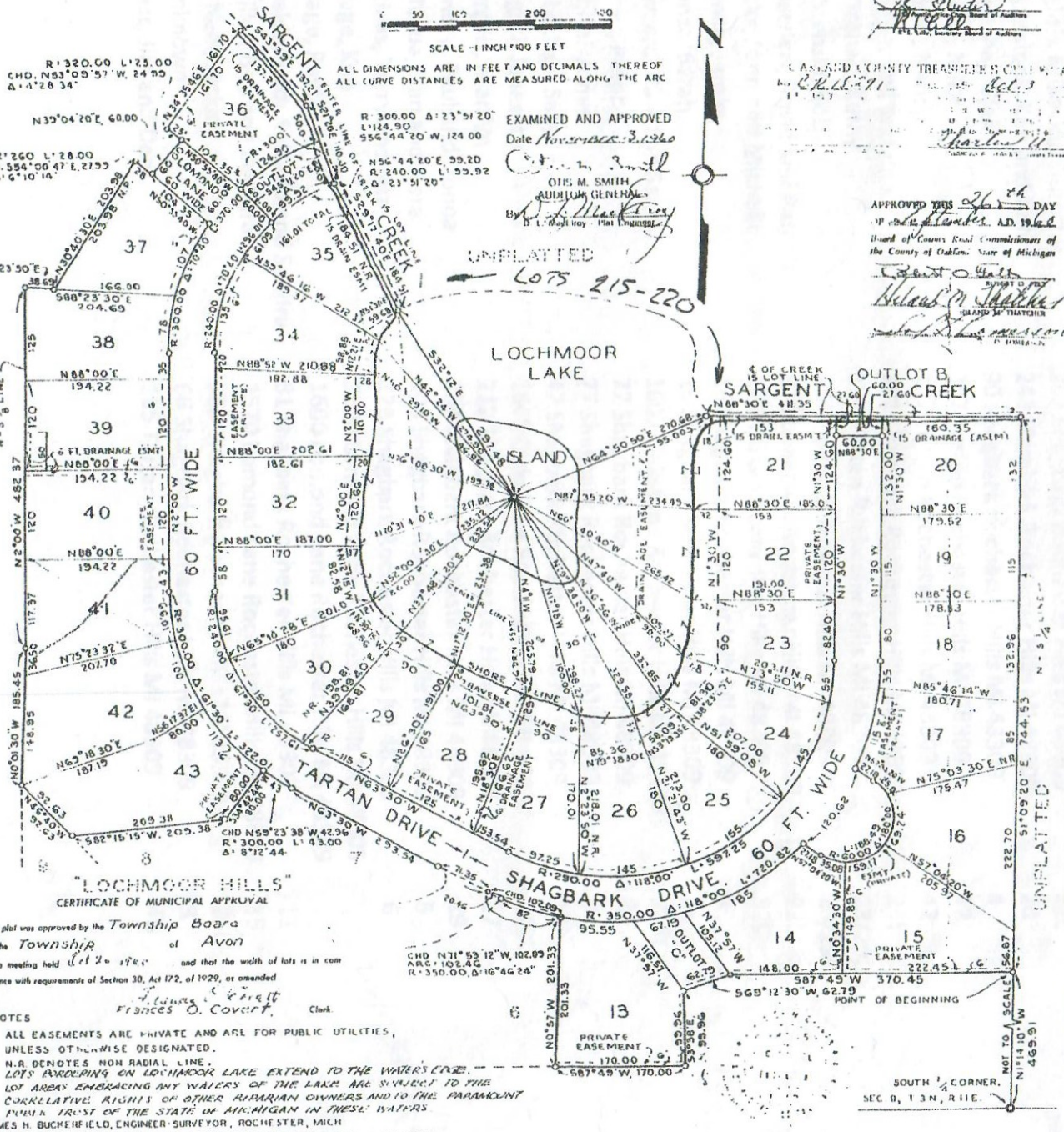
"LOCHMOOR HILLS NO. 1"

PART OF THE E. ½ OF THE S.W. ¼ OF SEC. 9,

T.3N., R.11E., AVON TWP., OAKLAND CO., MICH.

SCALE - 1 INCH = 100 FEET

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
ALL CURVE DISTANCES ARE MEASURED ALONG THE ARC



EXAMINED AND APPROVED
Date November 3, 1960
Otis M. Smith
OTIS M. SMITH
AUDITOR GENERAL
By L. Mac Kilroy
L. MacKilroy - Plat Engineer

APPROVED THIS 26th DAY OF October A.D. 1960
Board of County Road Commissioners of the County of Oakland, State of Michigan
Chairman
Hilard M. Thatcher
HILARD M. THATCHER

Plat approved pursuant to provisions of Act 172 of P. A. of 1929, as amended, this 28 day of October
OAKLAND COUNTY PLAT BOARD
Dallas Hamlin, Chairman, Chm. Bd. of Supervisors
Daniel T. Murphy, Jr., County Clerk and Clerk of Boards
Dennis W. Barry, County Drain Commissioner
Fred Lyons, Deputy State Auditor
Frank Kulick
Secretary, Secretary Board of Auditors

RECORDED
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
Liber 102 Page 18
1960 NOV 17 PM 2 02
David Murphy
DAVID E. MURPHY
REGISTER OF DEEDS

OAKLAND COUNTY TREASURER'S CERTIFICATE
No. 21871 Oct. 3 60
Charles H. Jeske
CHARLES H. JESKE

SURVEYOR'S CERTIFICATE

102-1.

I hereby certify that the plat hereon represented is a correct one and that permanent metal monuments consisting of rods not less than one-half inch in diameter and 36 inches in length, or shorter bar, of not less than one half inch in diameter lapped over each other at least 6 inches with an over all length of not less than 36 inches, encased in a concrete cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on and plat

James H. Buckerfield
JAMES H. BUCKERFIELD
Registered Land Surveyor & Professional Engineer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Lochmoor Development Company, a Michigan Corporation, by Robert C. Smitha, President, and Edward A. Potere, Secretary-Treasurer, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Lochmoor Hills No. 1", part of the E. ½ of the S.W. ¼ of Sec. 9, T.3N., R.11E., Avon Twp., Oakland Co., Mich., and that the streets as shown on said plat are hereby dedicated to the use of the public, and all easements indicated as "Private Easements" are not dedicated to the use of the public, but the right to use such private easements is hereby reserved for public utilities and for any other uses designated hereon, and no permanent structures are to be erected within the lines of said easements. And outlots A and B are hereby dedicated to the Township for future road purposes.

Signed and Sealed in the presence of:

Frank A. Stickel
FRANK A. STICKEL Witness

Ronald E. Lilly
RONALD E. LILLY Witness

Lochmoor Development Company

Robert C. Smitha
Robert C. Smitha, President

Edward A. Potere
Edward A. Potere, Sec.-Treas.

ACKNOWLEDGEMENT

STATE OF MICHIGAN } SS
COUNTY OF OAKLAND

On this 26th day of September A.D., 1960 before me, Elaine C. Marentette Notary Public in and for said county, appeared Robert C. Smitha and Edward A. Potere, to me personally known, who being each by me duly sworn did say that they are the President and Secretary-Treasurer, respectively, of the Lochmoor Development Company, a Michigan Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors, and the said Robert C. Smitha and Edward A. Potere acknowledged said instrument to be the free act and deed of said corporation.

Elaine C. Marentette
ELAINE C. MARENTETTE
Notary Public, Oakland County

My commission expires Feb. 8, 1962

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "Lochmoor Hills No. 1", part of the E ½ of the S.W. ¼ of Sec. 9, T.3N., R.11E., Avon Twp., Oakland Co., Mich., is described as follows: Beginning at a point on the N-S ¼ line of said Sec. 9, distant N1°14'10"W, 469.91 ft. from the south ¼ corner of said section, thence S87°49'W, 370.45 ft., th. S69°12'30"W, 62.79 ft., th. S3°38'E, 99.96 ft., th. S87°49'W, 170.00 ft. to the south-east corner of Lot 6, "Lochmoor Hills", th. along the boundary of "Lochmoor Hills" the following seven courses: N0°57'W, 201.33 ft., th. along a curve to the right (radius 350.00 ft., long chord bears N71°53'12"W, 102.09 ft.) a distance of 102.46 ft.; th. N63°30'W, 293.54 ft.; th. along a curve to the right (radius 300.00 ft., long chord bears N59°23'38"W, 42.96 ft.) a distance of 43.00 ft.; th. S34°42'44"W, 80.00 ft.; th. S82°15'15"W, 209.38 ft.; th. N46°40'W, 92.63 ft. to the north-west corner of Lot 9, "Lochmoor Hills"; th. northerly along the N-S one-eighth line of said Sec. 9, N0°01'30"W, 185.45 ft., and N2°00'W, 482.37 ft.; th. S88°23'30"E, 38.69 ft.; th. N30°40'30"E, 203.98 ft.; th. along a curve to the right (radius 260.00 ft., long chord bears S54°00'47"E, 27.99 ft.) a distance of 28.00 ft.; th. N39°04'20"E, 60.00 ft.; th. along a curve to the left (radius 320.00 ft., long chord bears N53°09'57"W, 24.99 ft.) a distance of 25.00 ft.; th. N34°35'46"E, 161.70 ft. to the centerline of Sargent Creek; th. along the centerline of Sargent Creek, S43°39'E, 137.21 ft., and S21°20'E, 110.00 ft., and S29°17'40"E, 184.51 ft. to the shore of Lochmoor Lake; th. S32°12'E, 297.48 ft. and N64°50'50"E, 270.68 ft. across Lochmoor Lake to the shore of Lochmoor Lake and the centerline of Sargent Creek,; th. N88°30'E, 411.35 ft. along the centerline of said creek to the N-S ¼ line of said Sec. 9; th. south along the ¼ line S1°09'20"E, 744.53 ft. to the point of beginning.

This Plat contains thirty-one lots, numbered from 13 to 43, both inclusive, and three outlots, lettered A, B, and C.

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Avon at a meeting held Oct 26 1960 and that the width of lots is in compliance with requirements of Section 30, Act 172, of 1929, as amended

Frances O. Covert
Frances O. Covert, Clerk

NOTES

ALL EASEMENTS ARE PRIVATE AND ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE DESIGNATED.

N.R. DENOTES NON RADIAL LINE.

LOTS BORDERING ON LOCHMOOR LAKE EXTEND TO THE WATERS EDGE. LOT AREAS EMBRACING ANY WATERS OF THE LAKE ARE SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PARAMOUNT PUBLIC TRUST OF THE STATE OF MICHIGAN IN THESE WATERS

JAMES H. BUCKERFIELD, ENGINEER-SURVEYOR, ROCHESTER, MICH.