

CREEKSIDE VILLAGE OF ORION

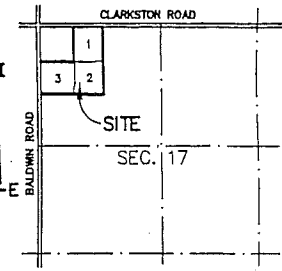
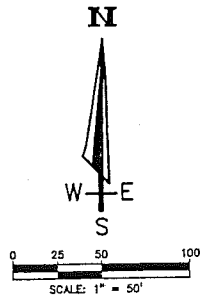
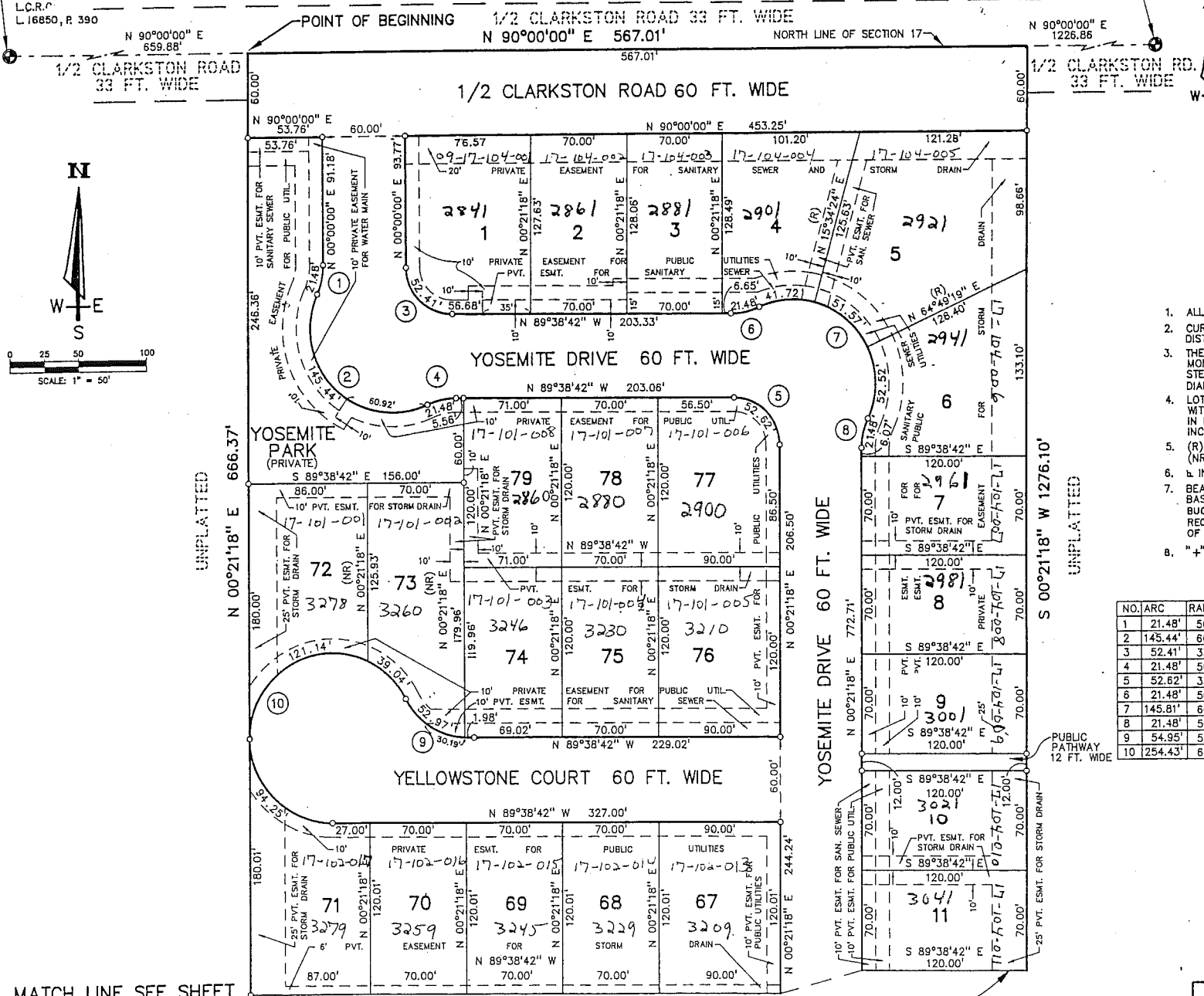
PART OF THE NW 1/4 OF SECTION 17, T-4-N., R-10-E.,
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

NOTE:
LOTS 1, 2, 3, 4, AND 5
SHALL NOT HAVE DIRECT
VEHICULAR ACCESS TO
CLARKSTON ROAD

NORTH 1/4 CORNER
OF SECTION 17,
T-4-N., R-10-E.
L.C.R.C.
L. 16850, P. 372

NORTHWEST CORNER
OF SECTION 17,
T-4-N., R-10-E.
L.C.R.C.
L. 16850, P. 390

UNPLATTED



LOCATION MAP
SCALE 1" = 2000'

LEGEND

- ALL DIMENSIONS ARE GIVEN IN FEET.
- CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.
- THE SYMBOL "O" INDICATES A SET MONUMENT WHICH IS A 1/2" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
- 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 SUPERVISOR'S PLAT OF BUCKNER ACRES & WALTON FARMS AS RECORDED IN LIBER 64A, PAGES 58 & 58A OF PLATS, OAKLAND COUNTY RECORDS.
- "+" INDICATES A POINT NOT SET

CURVE DATA

NO.	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
1	21.48'	50.00'	24°37'12"	N 12°18'35" E	21.32'
2	145.44'	60.00'	138°53'05"	N 44°49'21" W	112.36'
3	52.41'	33.50'	89°38'41"	N 44°49'21" W	47.23'
4	21.48'	50.00'	24°37'12"	N 78°02'42" E	21.32'
5	52.62'	33.50'	90°00'00"	N 44°38'42" W	47.38'
6	21.48'	50.00'	24°37'12"	N 78°02'42" E	21.32'
7	145.81'	60.00'	139°14'24"	N 44°38'42" W	112.49'
8	21.48'	50.00'	24°37'12"	N 12°39'54" E	21.32'
9	54.95'	50.00'	62°57'52"	N 58°09'46" W	52.22'
10	254.43'	60.00'	242°57'52"	N 31°50'14" E	102.34'

RECEIVED

JAN 14 1999

ORION TOWNSHIP
CLERK'S OFFICE

MATCH LINE SEE SHEET
3 OF 4 SHEETS

MATCH LINE SEE SHEET 2 OF 4 SHEETS

RESTRICTIONS RECORDED JANUARY 6, 1999 IN LIBER 19368 PAGE 706-723 ENCL. O.C.R.

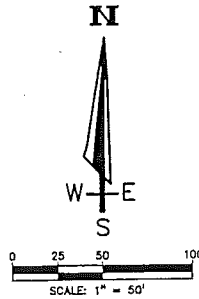


Robert D. Kohn

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

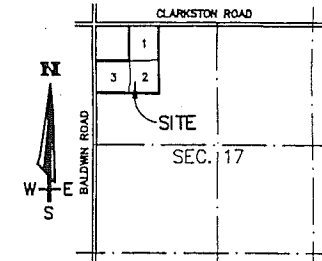
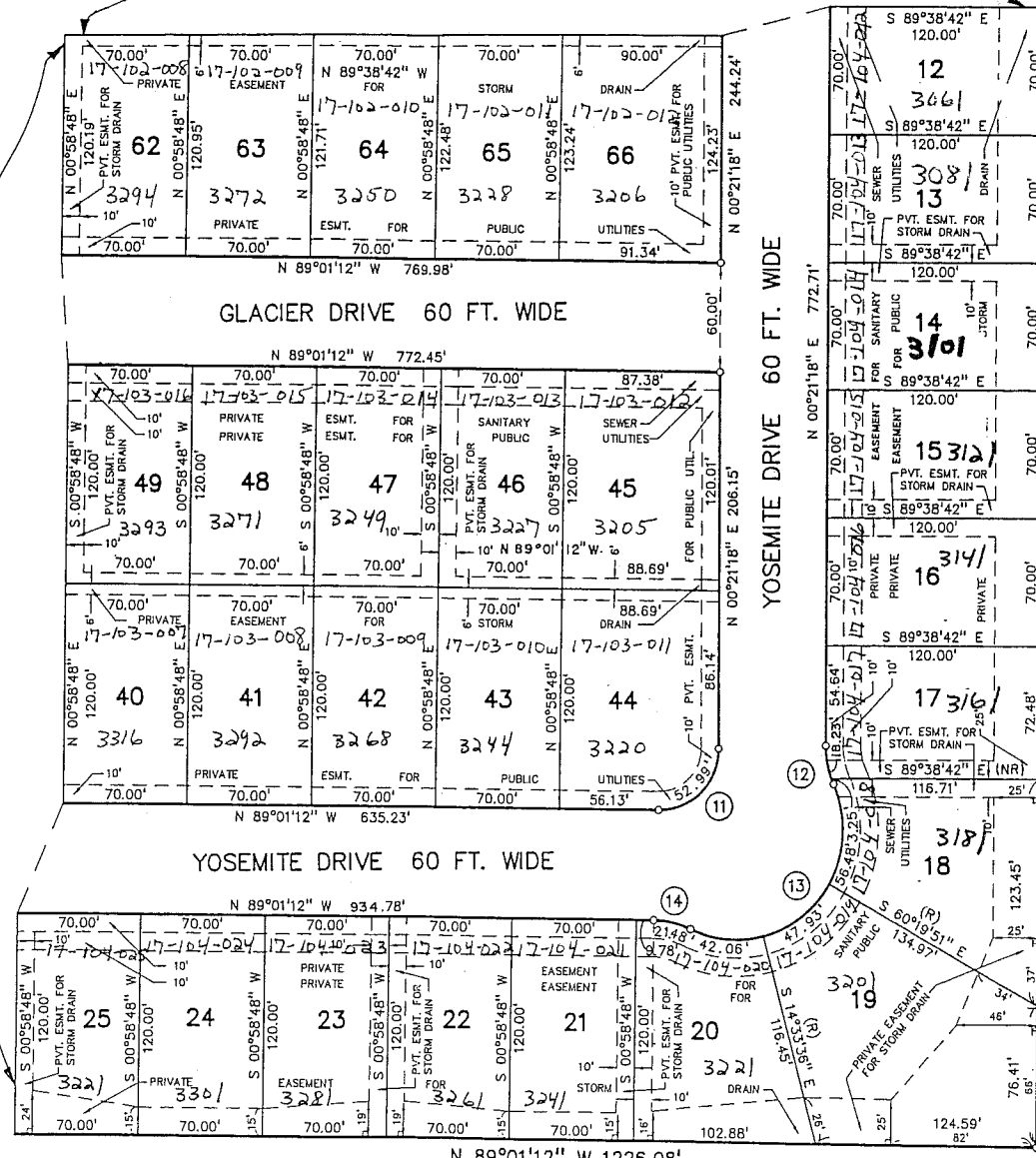
CREEKSID VILLAGE OF ORION

PART OF THE NW 1/4 OF SECTION 17, T-4-N., R-10-E.,
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN



MATCH LINE SEE SHEET 1 OF 4 SHEETS

MATCH LINE SEE SHEET 3 OF 4 SHEETS



LOCATION MAP

SCALE 1" = 2000'

LEGEND

1. ALL DIMENSIONS ARE GIVEN IN FEET.
2. CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.
3. THE SYMBOL "O" INDICATES A SET MONUMENT WHICH IS A 1/2" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
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. R INDICATES A RIGHT ANGLE.
7. BEARINGS FOR THIS SUBDIVISION ARE BASED ON SUPERVISOR'S PLAT OF BUCKNER ACRES & WALTON FARMS AS RECORDED LIBER 54A, PAGES 58 & 58A OF PLATS, OAKLAND COUNTY RECORDS.
8. "+" INDICATES A POINT NOT SET

UNPLATTED

EXAMINED AND APPROVED

DATE Jan 4, 1999
BY DEPARTMENT OF CONSUMER
AND INDUSTRY SERVICES
BY Maynard R. Dyer
MAYNARD R. DYER, P.S.
MANAGER
SURVIVISION CONTROL SECTION



Robert D. Kohn

CURVE DATA

NO.	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
11	52.99'	33.50'	90°37'30"	N 45°40'03" E	47.63'
12	21.48'	50.00'	24°37'12"	N 11°57'18" W	21.32'
13	146.47'	60.00'	139°51'53"	N 45°40'03" E	112.71'
14	21.48'	50.00'	24°37'12"	N 78°42'36" W	21.32'

UNPLATTED

RESTRICTIONS RECORDED JANUARY 6, 1999 IN LIBER 19368 PAGES 706-723 INCL. O.C.R.

RECEIVED

JAN 14 1999

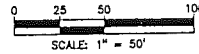
ORION TOWNSHIP
CLERK'S OFFICE

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

CREEKSIDE VILLAGE OF ORION

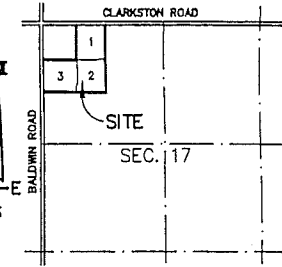
PART OF THE NW 1/4 OF SECTION 17, T-4-N., R-10-E.,
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN

NORTHWEST CORNER
OF SECTION 17,
T-4-N., R-10-E.,
L.C.R.C.
L.16850, P. 390



CURVE DATA

NO.	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
15	111.32'	500.00'	12°45'23"	N 82°38'31" W	111.09'
16	53.01'	33.50'	90°39'51"	N 45°38'52" E	47.65'
17	21.48'	50.00'	24°37'12"	N 78°42'36" W	21.32'
18	146.51'	60.00'	139°54'14"	N 45°38'52" E	112.73'
19	21.48'	50.00'	24°37'12"	N 11°59'38" W	21.32'
20	78.09'	500.00'	08°56'53"	N 84°32'46" W	78.01'



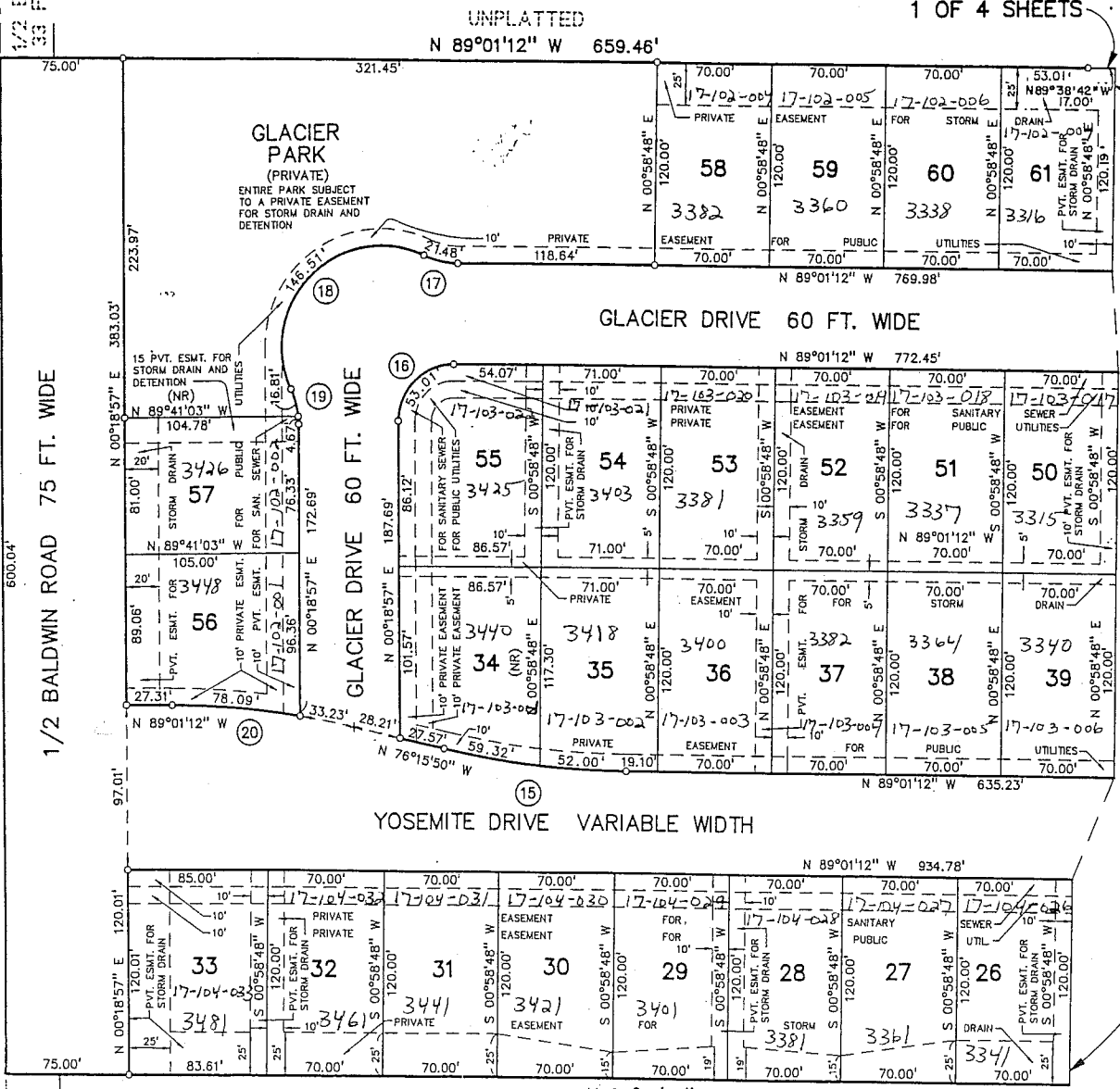
LOCATION MAP

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8. "+" INDICATES A POINT NOT SET

MATCH LINE SEE SHEET 2 OF 4 SHEETS



NOTE: LOTS 33, 56, AND 57 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO BALDWIN ROAD

WEST 1/4 CORNER OF SECTION 17, T-4-N., R-10-E., L.C.R.C. L.16850, P. 392

RECEIVED

JAN 14 1999
ORION TOWNSHIP
CLERK'S OFFICE



Robert D. Kohn

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ENGINEERS - SURVEYORS - PLANNERS
2871 BOND STREET, ROCHESTER HILLS, MICHIGAN
(248) 852-3100

RESTRICTIONS RECORDED JANUARY 6, 1999 IN LIBER 19368 PAGE 206-723 INC. O.C.R.

CREEKSID VILLAGE OF ORION

PART OF THE NW 1/4 OF SECTION 17, T-4-N., R-10-E.,
ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, ROBERT D. KOHN, SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS "CREEKSID VILLAGE OF ORION", A PART OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N., R-10-E., ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE N. 90° 00' 00" E., 659.88 FEET ALONG THE NORTH LINE OF SAID SECTION 17 (CLARKSTON ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N. 90° 00' 00" E., 667.01 FEET; THENCE S. 00° 21' 18" W., 1,276.10 FEET; THENCE N. 89° 01' 12" W., 1,228.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 17 (BALDWIN ROAD); THENCE N. 00° 18' 57" E., 600.04 FEET ALONG SAID LINE; THENCE S. 89° 01' 12" E., 659.46 FEET; THENCE N. 00° 21' 18" E., 666.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.63 ACRES COMPRISED OF 79 LOTS NUMBERED 1 THROUGH 79, INCLUSIVE, AND TWO PRIVATE PARKS.

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 AS EXPLAINED IN THE LEGEND.

GIFFELS-WEBSTER ENGINEERS, INC.
2871 BOND ST.
ROCHESTER HILLS, MICHIGAN 48309-3515

DATE: MAY 28, 1998

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



PROPRIETOR'S CERTIFICATE:

PULTE LAND DEVELOPMENT CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY HOWARD A. FINGERROOT, PRESIDENT, AS PROPRIETOR HAS CAUSED THE LAND TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE STREETS AND PUBLIC PATHWAYS 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 GLACIER PARK AND YOSEMITE PARK ARE PRIVATE PARKS FOR THE USE OF ALL THE LOT OWNERS OF THIS SUBDIVISION AND THAT LOTS 1, 2, 3, 4, AND 5 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO CLARKSTON ROAD AND THAT LOTS 33, 56 AND 57 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO BALDWIN ROAD.

PULTE LAND DEVELOPMENT CORPORATION
26622 WOODWARD AVENUE, SUITE 110
ROYAL OAK, MICHIGAN 48067

WITNESSES:

James J. Bagley Jr. BY: Howard A. Fingerroot
JAMES J. BAGLEY JR. HOWARD A. FINGERROOT, PRESIDENT
Deborah A. Somers
DEBORAH A. SOMERS

ACKNOWLEDGMENT:

STATE OF MICHIGAN)
OAKLAND COUNTY) S.S.

PERSONALLY CAME BEFORE ME THIS 15th DAY OF JUNE, 1998, HOWARD A. FINGERROOT, PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS HIS FREE ACT AND DEED OF SAID CORPORATION BY ITS AUTHORITY.

MY COMMISSION EXPIRES: 03/03/02

James J. Bagley Jr.
JAMES J. BAGLEY JR., NOTARY PUBLIC
OAKLAND COUNTY, MICHIGAN

COUNTY TREASURER'S CERTIFICATE:

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING June 18, 1998 INVOLVING THE LANDS INCLUDED IN THIS PLAT.

G. Hugh Dohany
G. HUGH DOHANY, PATRICK W. DOHANY
CHIEF CLERK, OAKLAND COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE:

APPROVED ON SEPTEMBER 2, 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 OAKLAND.

George W. Kuhn
GEORGE W. KUHN
OAKLAND COUNTY DRAIN COMMISSIONER

COUNTY ROAD COMMISSION CERTIFICATE:

APPROVED ON OCTOBER 8, 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 OAKLAND.

Richard G. Skarritt
RICHARD G. SKARRITT
CHAIRPERSON

Ruby D. Lozano
RUBY D. LOZANO
VICE-CHAIRPERSON

Larry P. Crake
LARRY P. CRAKE
COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF ORION AT A MEETING HELD 11.02.98 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 SURETY HAS BEEN POSTED TO ENSURE THE INSTALLATION OF PUBLIC SEWER AND PUBLIC WATER SERVICES, AND THAT THE MINIMUM LOT WIDTH AND AREA REQUIRED BY SECTION 186, ACT 288 P.A. 1967 HAS BEEN WAIVED AND CONFORMS WITH THE LEGALLY ADOPTED ZONING AND SUBDIVISION CONTROL ORDINANCES OF THE TOWNSHIP OF ORION.

Jill D. Bastian
JILL D. BASTIAN
CLERK

COUNTY PLAT BOARD CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE OAKLAND COUNTY PLAT BOARD ON NOVEMBER 23, 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.

John F. McCulloch
JOHN F. MCCULLOCH
CHAIRMAN OF THE BOARD OF
COMMISSIONERS

C. Hugh Dohany
C. HUGH DOHANY
COUNTY TREASURER

James Smith
JAMES SMITH, P.S.
COUNTY PLAT ENGINEER

G. William Caddell
G. WILLIAM CADDELL, COUNTY CLERK
REGISTER OF DEEDS

RECORDING CERTIFICATE:

STATE OF MICHIGAN)
OAKLAND COUNTY)

THIS PLAT WAS RECEIVED FOR RECORD ON THE 6th DAY OF JANUARY, 1999, AT 5:34 PM, AND RECORDED IN LIBER 264 OF PLATS, ON PAGES 39, 40, 41 - 42.

G. William Caddell
G. WILLIAM CADDELL, COUNTY CLERK
REGISTER OF DEEDS

RECEIVED

JAN 14 1999

ORION TOWNSHIP
CLERK'S OFFICE

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