

RIVER RUN ESTATES NO. 2

A SUBDIVISION ON PART OF THE NORTHWEST 1/4
OF SECTION 23, T3N, R3W, WINDSOR TOWNSHIP,
EATON COUNTY, MICHIGAN.



LEGEND:

1. ALL DIMENSIONS ARE IN FEET
2. ALL CURVE DIMENSIONS ARE ARC LENGTHS
3. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "C" (1/2" DIAMETER STEEL BARS 3/8" LONG, ENCASED IN 4" DIAMETER CONCRETE)
4. CONCRETE MONUMENTS HAVE BEEN FOUND AT ALL POINTS MARKED "O" (1/2" DIAMETER STEEL BARS ENCASED IN 4" DIAMETER CONCRETE)
5. LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIAMETER STEEL BARS 18" IN LENGTH WITH ORANGE PLASTIC CAPS INSCRIBED WITH PS 12034
6. BEARING WERE ESTABLISHED FROM THE RECORDED PLAT OF RIVER RUN ESTATES AS RECORDED IN BOOK PAGES 58 THROUGH 61 OF THE EATON COUNTY RECORDS.
7. (NR) INDICATES A NON RADIAL LOT LINE
8. (R) INDICATES A RADIAL LOT LINE
9. WATER FRONT LOT LINES EXTEND TO THE WATER'S EDGE

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,
WHICH ARE RECORDED IN DOCUMENT NO. 13113 P-516
OF EATON COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

CERTIFY THAT I HAVE SURVEYED, DIVIDED AND
LAPPED THE SURVEY SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS: RIVER
RUN ESTATES NO. 2, A SUBDIVISION ON PART OF THE NORTHWEST 1/4 OF
SECTION 23, T3N, R3W, WINDSOR TOWNSHIP, MICHIGAN.
DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION
23, T3N, R3W; THENCE N89°54'12"W, 65.59 FEET ALONG THE NORTH LINE OF
SECTION 23; THENCE S00°00'00"E, 1235.25 FEET; THENCE S00°00'14"E,
399.56 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
PARCEL: THENCE S00°00'14"E, 663.33 FEET TO AN INTERMEDIATE TRAVERSE
LINE, AT A POINT N00°00'14"W, 27.00 FEET MORE OR LESS FROM THE
WATER'S EDGE OF THE GRAND RIVER; THENCE NORTHWESTERLY ALONG SAID
INTERMEDIATE TRAVERSE LINE, THE FOLLOWING SEVEN (7) COURSES:
(1) N45°49'55"W, 50.54 FEET; (2) N69°21'05"W, 360.08 FEET;
(3) N57°22'37"W, 279.67 FEET; (4) N50°32'36"W, 274.75 FEET;
(5) N30°38'25"W, 220.28 FEET; (6) N06°51'00"W, 119.56 FEET AND
(7) N24°08'07"W, 194.50 FEET TO A POINT ON THE MOST SOUTHERLY LINE
OF LOT 11 IN RIVER RUN ESTATES AS RECORDED IN LIBER 13 OF PLATS,
PAGES 58 THROUGH 62 EATON COUNTY RECORDS, WHICH IS 27.00 FEET
N63°32'00"E OF THE GRAND RIVER; THENCE N63°32'00"E, 167.11 FEET ALONG
THE SOUTHERLY LINE OF LOT 11 OF RIVER RUN ESTATES TO THE MOST
EASTERLY CORNER OF SAID LOT 11; THENCE S83°03'28"E, 78.44 FEET ALONG
THE SOUTH END OF DIMOND WAY TO THE MOST SOUTHERLY CORNER OF LOT
12 IN RIVER RUN ESTATES; THENCE N68°50'00"E, 151.11 FEET ALONG
THE SOUTHERLY LINE OF SAID LOT 12 TO THE MOST EASTERLY CORNER OF LOT
12; THENCE S23°37'58"E, 101.87 FEET; THENCE S27°52'43"E, 89.43 FEET;
THENCE S34°21'34"E, 89.43 FEET; THENCE S41°54'55"E, 126.87 FEET; THENCE
S41°13'37"E, 150.08 FEET SOUTHEASTERLY 66.01 FEET ALONG A
CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 957.25 FEET WITH A
CENTRAL ANGLE OF 03°57'04", AND A LONG CHORD OF 66.00 FEET BEARING
S48°46'08"E; THENCE N41°13'53"E, 192.86 FEET; THENCE S48°46'07"E, 129.23
FEET; THENCE S89°49'27"E, 270.46 FEET TO THE POINT OF BEGINNING. *
CONTAINS 12.619 ACRES, AND THE LAND LYING BETWEEN THE INTERMEDIATE
TRAVERSE LINE AND THE WATER'S EDGE. * CONTAINS 18 LOTS.

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 AND INTERIORS OF THE LANDS AND THE LOCATIONS OF ALL
THE MONUMENTS REQUIRED AND THE 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 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.

FRED WHITE ENGINEERING COMPANY, INC.
2300 NORTH GRAND RIVER AVENUE
LANSING, MICHIGAN 48906

Fred N. White

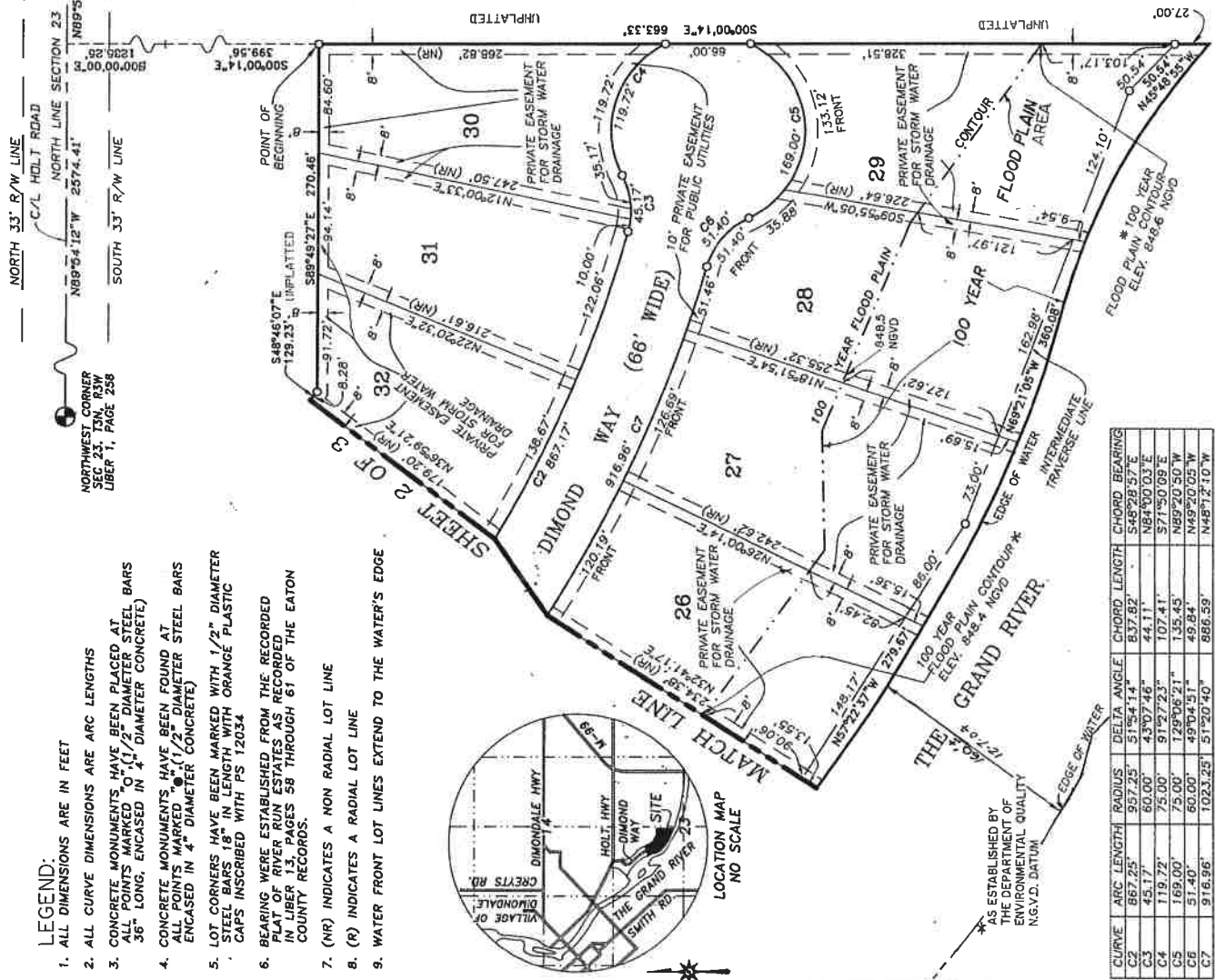
FRED N. WHITE, P.S.
REGISTRATION NO. 12034
PRESIDENT

October 6, 2003

DATE:

67262

SHEET 1 OF 3



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARINGS
C2	867.25'	957.25'	51°54'14"	637.82'	S48°28'57"E
C3	45.17'	60.00'	43°07'46"	44.11'	N84°00'03"E
C4	119.72'	75.00'	91°27'23"	107.41'	S71°50'09"E
C5	169.00'	75.00'	129°06'21"	135.45'	N69°20'50"W
C6	51.40'	60.00'	49°04'51"	49.84'	N49°20'05"W
C7	916.96'	1023.25'	51°20'40"	866.59'	N48°12'10"W

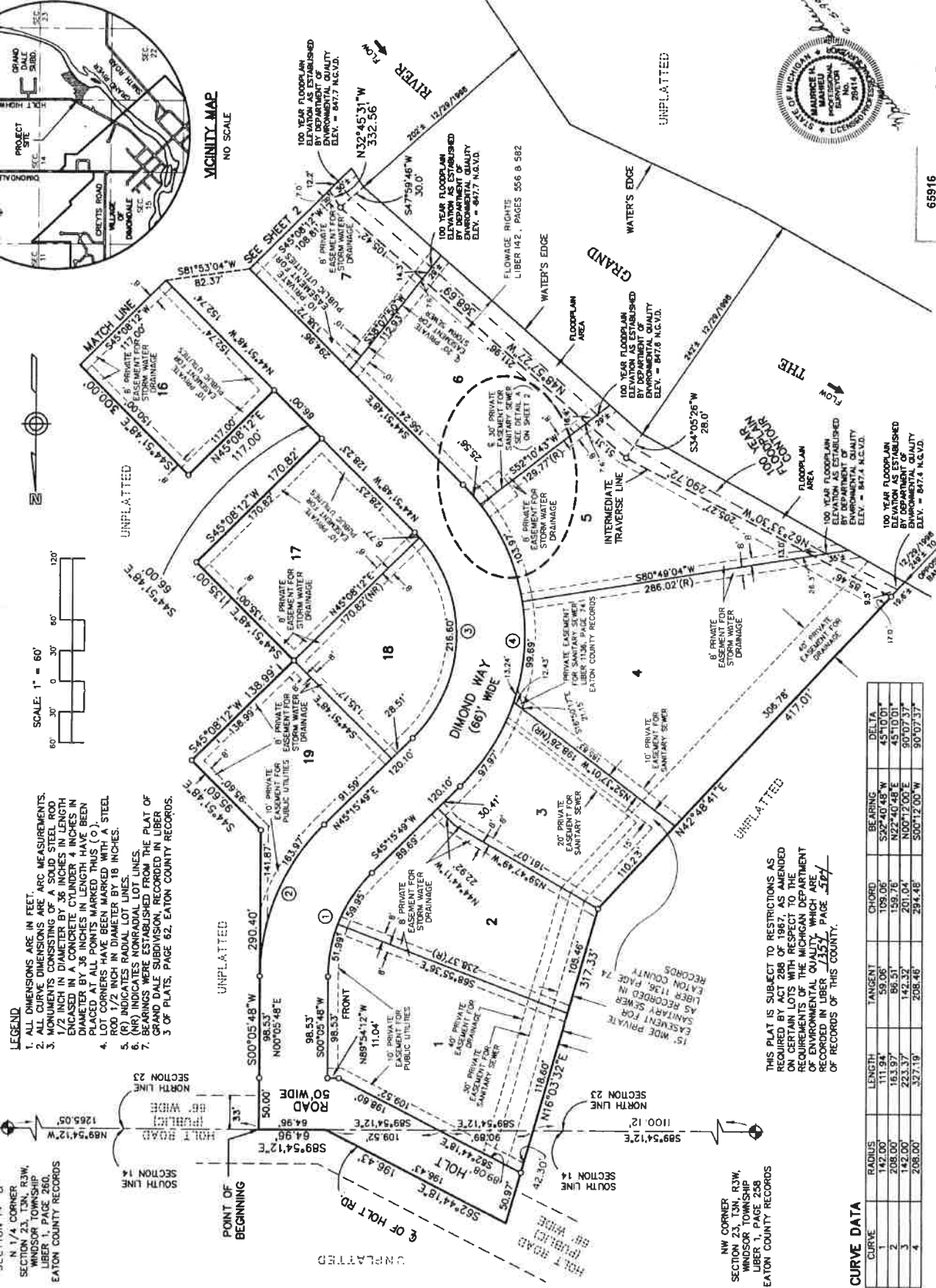
RIVER RUN ESTATES

A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, T3N, R3W, WINDSOR TOWNSHIP, EATON COUNTY, MICHIGAN

SOUTH 1/4 CORNER
SECTION 14, 8
N 1/4 CORNER
SECTION 23, T3N, R3W,
WINDSOR TOWNSHIP,
LIBER 1, PAGE 260,
EATON COUNTY RECORDS

LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
3. MONUMENTS CONSISTING OF A SOLID STEEL ROD ENCASED IN A CONCRETE CYLINDER 18 INCHES IN DIAMETER BY 36 INCHES IN LENGTH HAVE BEEN PLACED AT ALL POINTS MARKED WITH (C).
4. LOT CORNERS HAVE BEEN MARKED WITH A STEEL ROD 1/2 INCH IN DIAMETER BY 18 INCHES.
5. (R) INDICATES RADIAL LOT LINES.
6. (NR) INDICATES NONRADIAL LOT LINES.
7. BEARINGS WERE ESTABLISHED FROM THE PLAT OF GRAND DALE SUBDIVISION, RECORDED IN LIBER 3 OF PLATS, PAGE 62, EATON COUNTY RECORDS.



THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 206 OF 1987, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY WHICH ARE RECORDED IN LIBER 13517 PAGE 587 OF RECORDS OF THIS COUNTY.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	142.00'	111.94'	59.06'	109.06'	S29°40'48\"	45°10'01\"
2	208.00'	163.97'	86.51'	159.75'	N22°40'48\"	45°10'01\"
3	142.00'	223.37'	142.32'	201.04'	N00°12'00\"	90°07'37\"
4	208.00'	327.19'	208.46'	294.46'	S00°12'00\"	90°07'37\"

NW CORNER
SECTION 23, T3N, R3W,
WINDSOR TOWNSHIP,
LIBER 1, PAGE 238
EATON COUNTY RECORDS

