

EASTBROOKE SUBDIVISION

A REPLAT OF LOTS 53 thru 61 incl. OF
WAGNER-McCOMB BOULEVARD GARDENS
being a subdivision of the W 1/2 of
the NW 1/4 of Sec. 11, T.3.S., R.6.E.
City of ANN ARBOR, WASHTENAW COUNTY, MICH.

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of EASTBROOKE SUBDIVISION a replat of Lots 53 thru 61 incl. of Wagner-McComb Boulevard Gardens being a subdivision of the W 1/2 of the NW 1/4 of Sec. 11, T.3.S., R.6.E., City of Ann Arbor, Washtenaw County, Mich. is described as follows: Commencing at a point on the West line of Section 11, T.3.S., R.6.E., City of Ann Arbor, Washtenaw County, Michigan, said point being located Due North 175.45 ft. from the West 1/4 section corner and running thence N69°38'30" E 392.39 ft; thence N29°38'50"W 25 ft; thence 10 ft. along the arc of a 591.96 ft. radius circular curve concave northerly through a central angle of 00°58'04" the long chord of said curve bearing N59°52'08"E 10 ft. to a POINT OF BEGINNING: thence N27°58'08"W 163.87 ft; thence N24°04'35"E 301.73 ft; thence N07°14'05"W 601.94 ft; thence 75.73 ft. along the arc of a 70.38 ft. radius circular curve concave easterly through a central angle of 61°39'15" the long chord of said curve bearing N23°35'32"E 72.13; thence N54°25'10"E 92.26 ft; thence N49°00'35"E 156.64 ft; thence S09°08'30"E 611.76 ft; thence S00°20'05"E 123.00 ft; thence 617.00 ft. along the arc of a 591.96 ft. radius circular curve concave northwesterly through a central angle of 59°43'11" the long chord of said curve bearing S29°31'30"W 589.45 ft. to the POINT OF BEGINNING. Containing 20 Lots.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, SEAMAN-WARNER, a Michigan Co-Partnership by Burdett R. Seaman and Ralph P. Warner as co-partners, Norman Gross and Barbara L. Gross his wife, and John J. Guthrie and Florence E. Guthrie his wife as proprietors have caused the land embraced in the annexe plat to be surveyed, laid out and platted to be known as EASTBROOKE SUBDIVISION a replat of Lots 53 thru 61 incl. of Wagner-McComb Boulevard Gardens being a subdivision of the W 1/2 of the NW 1/4 of Sec. 11, T.3.S., R.6.E., City of Ann Arbor, Washtenaw County, Mich., and that the drainage and sanitary sewer easements as thereon shown are for use by the City of Ann Arbor and the County of Washtenaw for storm and sanitary drainage only and that there shall be no structures constructed thereon by other than the aforesaid governmental units.

Signed and Sealed in the Presence of

<u>Paula J. Kash</u> Paula J. Kash	<u>Burdett R. Seaman</u> BURDETT R. SEAMAN
<u>James A. Lawson</u> James A. Lawson	<u>Ralph P. Warner</u> RALPH P. WARNER
<u>Norman Gross</u> Norman Gross	<u>Barbara L. Gross</u> BARBARA L. GROSS
<u>John J. Guthrie</u> John J. Guthrie	<u>Florence E. Guthrie</u> FLORENCE E. GUTHRIE

STATE OF MICHIGAN)
County of Washtenaw) ss.

On this 22 day of JANUARY A.D. 1962, before me, Paula J. Kash A Notary Public in and for said county appeared BURDETT R. SEAMAN and RALPH P. WARNER to me personally known, who being each by me duly sworn did say that they are Co-Partners respectively of SEAMAN-WARNER, a Michigan Co-Partnership, and acknowledged they executed the above dedication and also acknowledged the same to be their free act and deed.

Paula J. Kash
Notary Public Washtenaw Co., Mich.

My Commission expires August 21, 1964 PAULA J. KASH

STATE OF MICHIGAN)
County of WASHTENAW) ss.

On this 15TH day of JANUARY A.D. 1962, before me, Edward L. Stern A Notary Public in and for said county, personally came the above named NORMAN GROSS and BARBARA L. GROSS his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Edward L. Stern
Notary Public Washtenaw Co., Mich.
My Commission Expires JANUARY 19, 1965 EDWARD L. STERN

STATE OF MICHIGAN)
County of Washtenaw) ss.

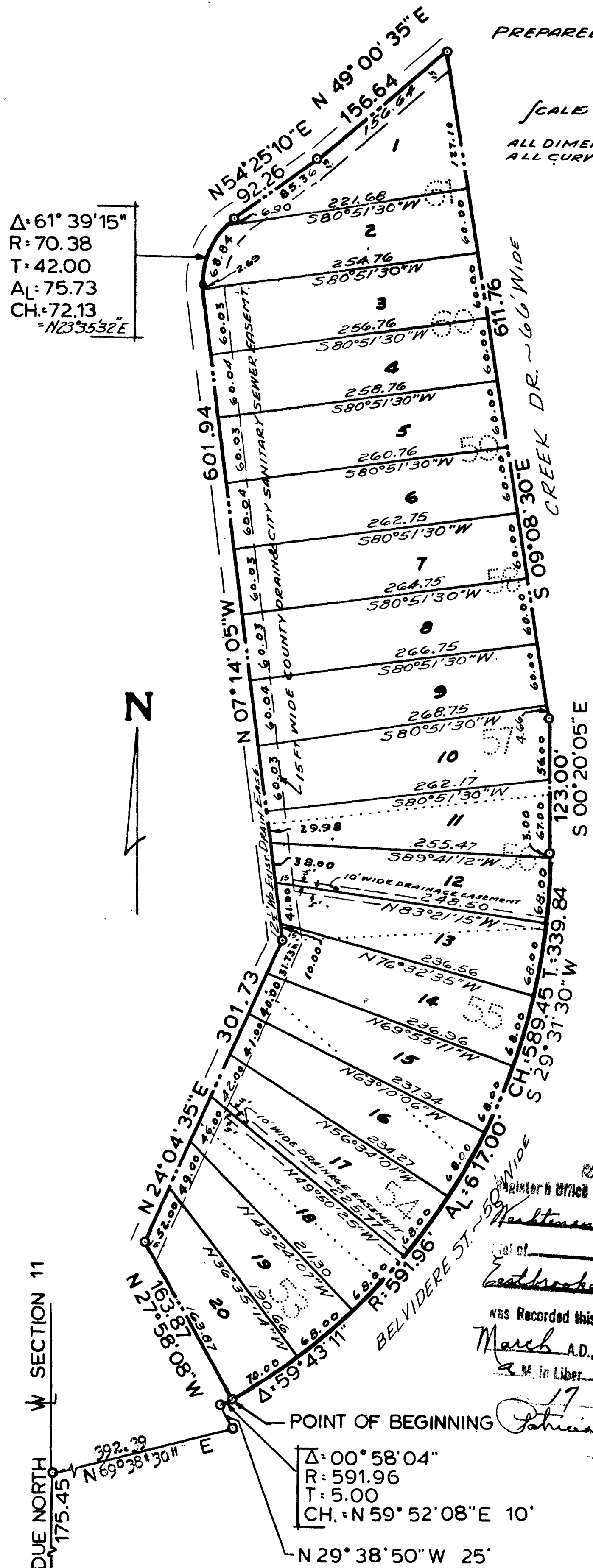
On this 15TH day of JAN A.D. 1962, before me, Bertha E. Welker A Notary Public in and for said county, personally came the above named JOHN J. GUTHRIE and FLORENCE E. GUTHRIE his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Bertha E. Welker
Notary Public Washtenaw Co., Mich.
My Commission Expires OCT. 12, 1962 BERTHA E. WELKER

PREPARED BY - AMERICAN ENGINEERING Co.
Civil Eng'rs & Surveyors
Ann Arbor, Michigan

SCALE - 1" = 100'

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
ALL CURVILINEAR DISTANCES ARE ARC LENGTHS



MUNICIPAL APPROVAL
This plat was approved by the Council of the City of Ann Arbor, at a meeting held on the 24 day of February 1962, and is in compliance with Sec. 19 A, and the width of lots conform with the requirements of Sec. 30, Act 172 of 1929 as amended.

Ired J. Looker
Ired J. Looker, Clerk

CERTIFICATE OF APPROVAL BY THE CITY PLANNING COMMISSION

This plat was approved by the Planning Commission of the City of Ann Arbor, Mich. at a meeting held on the 9th day of Feb 1962.

Casper M. Enkemann
Casper M. Enkemann, Chairman

John D. Paul
John D. Paul, Secretary

APPROVAL BY THE COUNTY PLAT BOARD

This plat was approved on the 8th day of March 1962, by the Washtenaw County Plat Board.

Patricia Newkirk Hardy
Patricia Newkirk Hardy, Co. Reg. of Deeds

J. Martin Remp
J. Martin Remp, Auditor

Herbert G. Joefler
Herbert G. Joefler, Auditor

John P. Cook
John P. Cook, Auditor

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer
Washtenaw County, Mich.

I hereby certify that there are no tax liens or titles held by the State on the lands described hereon and that there are no tax liens or titles held by individuals on said lands for five years preceding the 1st day of March, 1962, and that the taxes for said period of five years are paid, as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by City collecting officers.

W. F. Verner
County Treasurer W. F. VERNER

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than 1/2 inch in diameter and 36 inches in length, encased in concrete cylinders at least four inches in diameter and 36 inches in depth, have been set at all points marked thus (o) as thereon shown at all angles in the boundaries of the land platted and at all intersections of streets with the boundaries of the plat as shown on said plat. All dimensions are given in feet and decimals thereof.

Murray J. Knowles, Jr.
Murray J. Knowles, Jr.
Reg. Civil Eng. & Surveyor #5342

WAS RECORDED THIS 30th day of March A.D. 1962 at 10:38 o'clock A.M. in Liber 16 of platt

Patricia Newkirk Hardy
Patricia Newkirk Hardy, Register of Deeds

Richard E. Louwage