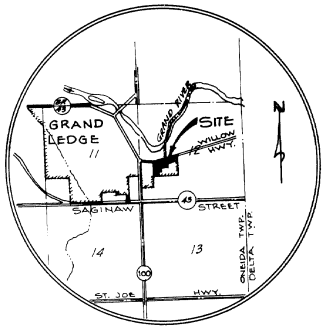
LEDGE - MOOR ESTATES

A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 4 WEST, CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN.

LEGEND:

All dimensions are in feet.
All curve dimensions are arc measurements.
Bearings shown on this plat are referred to the true meridian, assuming the W. line Sec. 12 to be a North-South line, by G.L.O. survey.
Concrete monuments are shown thus. (o)
Lot corner markers are 1/2" dia. by 18" long iron pipe.
(R) indicates, radial line.



LOCATION SKETCH

Curve Data

Curve No.	R	L	Δ	T	Chord
1	542.29	223.81	23°38'49"	113.52	222.23
2	500.0	265.0	30°22'	135.69	261.71
3	400.0	212.0	30°22'	108.55	209.53
4	60.0	32.32	30°52'13"	16.57	31.94
5	60.0	169.70	162°02'57"	379.88	118.53
6	60.0	32.33	30°52'12"	16.57	31.94
7	25.0	43.77	100°18'32"	29.96	38.39

SURVEYOR'S CERTIFICATE

I, William A. Johnson, surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat, described as follows: LEDGE-MOOR ESTATES, a subdivision on part of the Southwest 1/4 of Section 12, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan whose boundaries are described as follows: commencing at the Southwest corner of Section 12, T4N, R4W, and running thence North 1317.87 feet on the West section line, thence N89°48'30"E 660.0 feet on the South line of the North 1/2 of the Southwest 1/4 of said Section 12 to the point of beginning, said point also being the Southeast corner of the plat of EVERGREEN GARDENS, running thence North 1059.42 feet on the East line of said EVERGREEN GARDENS and the West line of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 12 to the centerline of Willow Highway, thence Southeasterly 219.95 feet on the arc of a 492.29 foot radius curve to the left whose central angle is 25°35'58" and whose chord bears S82°24'01"E 218.13 feet to a point of tangency, thence N84°48'E 376.01 feet, thence N76°54'30"E 754.52 feet to the East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 12, thence S0°13'30"W 205.52 feet on said East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, thence S76°54'30"W 404.5 feet, thence S10°44'10"W 113.78 feet, thence S14°07'20"W 260.33 feet, thence S25°57'W 68.54 feet, thence S10°18'30"W 146.56 feet, thence N84°49'30"W 425.59 feet, thence South 189.5 feet, thence S37°04'40"W 82.94 feet, thence S0°11'30"E 150.0 feet to the South line of the North 1/2 of the Southwest 1/4 of Section 12, thence S89°48'30"W 316.5 feet to the point of beginning; containing Lots 1 thru 41, inclusive.

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 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.

Sept. 18, 1969
Date:

STEPHENS ENGINEERING
P.O. Box 1202
Lansing, Michigan 48904

Clyde K. Stephens (Principal)
Clyde K. Stephens Reg. No. 3829

William A. Johnson Reg.
William A. Johnson

SURVEYOR'S SEAL

Certified true copy of the plat recorded Dec 10 1969, at 3:40 P.M., in liber 5 of plats on page 50 & 51
by Jeanne E. Sorensen
Register of Deeds.

ALLISON GREEN
STATE TREASURER
by Richard E. Lomax
Richard E. Lomax - Plat Examiner
Date Dec 17, 1969

LEDGE - MOOR ESTATES

A SUBDIVISION ON PART OF THE SOUTHWEST ¼ OF SECTION 12, TOWN 4 NORTH, RANGE 4 WEST, CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN.

ACKNOWLEDGEMENT
CORPORATION

State of Michigan)
Ingham County) S.S.

Personally came before me this 18th day of September, 1969, Marguerite R. Moore, President and D. James Roosa, Treasurer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Treasurer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Notary Public Maryon J. O'Shaughnessy, Ingham County, Michigan
(Maryon J. O'Shaughnessy)
My commission expires December 17, 1971

ACKNOWLEDGEMENT
CORPORATION

State of Michigan)
Eaton County) S.S.

Personally came before me this 19th day of September, 1969, Robert L. Harley, Senior Vice President, and Robert J. Rogers, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Senior Vice President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Notary Public Robert E. Corey, Eaton County, Michigan
(Robert E. Corey)
My commission expires February 15, 1972

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Grand Ledge, at a meeting held October 13, 1969 and was reviewed and found to be in compliance with Act 288, P.A. 1967, and that the proprietors of this plat have been required by the City of Grand Ledge to comply with the provisions of section 192 of the act. This subdivision is served by public sewer and public water.

Gertrude Mulvay, Clerk
Gertrude Mulvay

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on September 26, 1969 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 Eaton County.

Alfred G. Marquardt (Member)
Linden Burton (Member)
Duane Wertz (Chairman)

PROPRIETOR'S CERTIFICATE - CORPORATION

MAR-MOOR, Inc., a corporation duly organized and existing under the laws of the State of Michigan by, Marguerite R. Moore, President and D. James Roosa, Treasurer, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the roads, streets, lane, boulevard, and highway 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.

MAR-MOOR, Inc.
429 North Pine Street
Lansing, Michigan 48933

Sigmund Kempler
Clarence J. Oberst
Marguerite R. Moore (President)
D. James Roosa (Treasurer)

PROPRIETOR'S CERTIFICATE - CORPORATION

MICHIGAN NATIONAL BANK, a corporation duly organized and existing under the laws of the State of Michigan by, Robert L. Harley, Senior Vice President, and Robert J. Rogers, Vice President, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the roads, streets, lane, boulevard, and highway 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.

MICHIGAN NATIONAL BANK
P.O. Box 151
Grand Ledge, Michigan 48837

Phillip H. De Pue
William G. Bryant
Robert L. Harley (Senior Vice Pres.)
Robert J. Rogers (Vice President)

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding Sept 19, 1969, involving the lands included in this plat.

Evert Steward (Eaton County Treasurer)

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Eaton County plat board on October 20, 1969 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Kathryn F. Bosworth (Register of Deeds)
Robert Cole (Chairman of Board of Supervisors)
Evert Steward (County Treasurer)

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