

PLAT Name

RIVENDELL

PLATS-Number

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RIVENDELL

A Subdivision on the NE1/4 & NW1/4 of Section 32, T1N, R5E,
Hamburg Township, Livingston County, Michigan

PROPRIETOR'S CERTIFICATE

Leabu Associates, Inc. a corporation duly organized and existing under the laws of the State of Michigan, Victor F. Leabu, President and Victor D. Leabu, Secretary as proprietors have caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that the road, drive and court 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 and that Rivendell Park is a private park for the exclusive use of the lot owners of this plat; that the plat includes all land to the water's edge, and that vehicular access is prohibited from Lots 9, 10, 15, 16 and 17 directly to Whitehead Road and from Lots 19-22 directly to Shawnee Trail.

WITNESSES:

Cynthia Nelson
Cynthia Nelson

Victor F. Leabu
Victor F. Leabu, Pres.

Martha Quackenbush
Martha Quackenbush

Victor D. Leabu
Victor D. Leabu, Sec.

ACKNOWLEDGEMENT

State of Michigan) ss
County of Livingston)

Personally came before me this 4th day of Nov, 1988 Victor F. Leabu, President and Victor D. Leabu, Secretary 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 secretary 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 Margaret P. Chapman, Livingston County, Mich.

My Commission expires 9-28-91

PROPRIETOR'S CERTIFICATE

We as proprietors certify that we caused the land embraced in this plat to be surveyed, divided, mapped, and dedicated as represented on this plat, and that the road, drive and court 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 and that Rivendell Park is a private park for the exclusive use of the lot owners of this plat; that the plat includes all land to the water's edge; and that vehicular access is prohibited from Lots 9, 10, 15, 16 and 17 directly to Whitehead Road and from Lots 19-22 directly to Shawnee Trail.

Witness Martha Quackenbush

David C. Prentice

David C. Prentice

6750 Huron River Drive

Dexter, Michigan, 48894

Cynthia Nelson

Witness Cynthia Nelson

Linda S. Prentice

Linda S. Prentice

6750 Huron River Drive

Dexter, Michigan, 48894

ACKNOWLEDGEMENT

STATE OF MICHIGAN) ss
County of Livingston)

Personally came before me this 4th day of November, 1988 the above named David C. Prentice and Linda S. Prentice, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Margaret P. Chapman
Margaret P. Chapman, Notary Public Livingston County, State of Michigan

My commission expires 9-28-1991

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceeding Nov 1, 1988 1988 involving the lands included in this plat.

Louis M. Crandall
Louis M. Crandall,
Treasurer, Livingston County

CERTIFICATE OF COUNTY DRAIN COMMISSIONER

Approved on November 9, 1988 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 Livingston.

Richard Rudnicki
Richard Rudnicki
Drain Commissioner

COUNTY ROAD COMMISSIONER'S CERTIFICATE

Approved on November 22, 1988 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 Livingston County.

Michael H. Hill
Michael H. Hill, Chairperson
Gordon Topping
Gordon Topping, Member

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of Hamburg Township at a meeting held December 13, 1988 and was reviewed and found to be in compliance with Act 288 P.A. 1967, that the preliminary plat was approved by the Livingston County Health Dept. on October 28, 1988 and that surety for the placement of lot irons and monuments has been posted for a period not to exceed one year from the above date.

Martha A. Parrish
Martha A. Parrish
Township Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Livingston County Plat Board on Dec. 28, 1988 as being in compliance with all the provisions of Act 288 P.A. 1967 and the Plat Board's applicable rules and regulations.

Nancy Haviland
Nancy Haviland, Register of Deeds
Joseph H. Ellis
Joseph H. Ellis, Clerk
Louis M. Crandall
Louis M. Crandall, Treasurer

RECORDING CERTIFICATE

State of Michigan
County of Livingston

This plat was received for record on this 16 day of March 1989 A.D. at 11:20 AM, and recorded in Liber 216 of Plats on Pages 41-43

Nancy Haviland
Nancy Haviland, Register of Deeds

RIVENDELL

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| PLATS-Number | Last LARA Update | tif Number | tif Size |
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RIVENDELL

A Subdivision on the NE1/4 & NW1/4 of Section 32, T1N, R5E,
Hamburg Township, Livingston County, Michigan

LEGEND

- All dimensions are in feet.
- Concrete monuments 36" in length with 1/2" iron bars have been placed at all points marked "B".
- Lot corners have been marked with 1/2" diameter round iron bars 18" in length.
- Bearings were established from the recorded plat of Lac-Beau-Riviera, as recorded in Liber 11, Pages 47 & 48, Livingston County records.

BOAT BASIN DETAIL
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'

DATE: Oct. 28, 1908

SIGNED: Marvin F. Fouty, P.E.
Licensed Surveyor No. 18989

DESCRIPTION OF SURVEY:
I, Marvin F. Fouty, surveyor, certify:
That I have surveyed divided and mapped the land shown on this plat described as follows: RIVENDELL, a subdivision on the Northeast 1/4 and Northwest 1/4 of Section 32, T1N, R5E, Hamburg Township, Livingston County, Michigan described as: Beginning at the North 1/4 corner of said Section 32; thence N89°57'09"E (recorded S89°53'W) 833.08 feet along the South line of White Lodge Country Club as recorded in Liber 2 of Plats, Pages 99 and 100, Livingston County Records, being also the North line of said Section 32 to a point on the bank of the Huron River, said point lying on an intermediate traverse line along the bank of said Huron River on the following 12 courses: S07°12'55"E 42.25 feet; S89°57'29"W 236.44 feet; S04°02'08"E 101.76 feet; S89°46'03"E 286.20 feet; S35°09'26"E 53.25 feet; S34°19'19"W 137.60 feet; S13°41'14"W 124.83 feet; S13°20'56"E 244.35 feet; S09°00'41"E 131.70 feet; S20°35'49"W 289.93 feet; S58°03'09"W 248.96 feet; S39°12'54"W 146.54 feet; S49°55'44"W 95.28 feet to the end of said intermediate traverse line at a point on the bank of said Huron River, said point lying N10°43'10"E 101 feet more or less from the water's edge; thence N10°43'10"E 147.29 feet; thence N50°05'41"E 130.35 feet; thence N39°43'56"E 361.35 feet; thence N13°43'43"W 507.71 feet; thence S89°57'09"W 734.47 feet; thence S20°28'13"W 432.97 feet to a point on the Northerly line of Lac-Beau-Riviera Subdivision as recorded in Liber 11 of Plats, pages 47 and 48, Livingston County Records, being also the Northerly right of way line of Apache Trail, Deerfoot Trail and Shawnee Trail; thence along said Northerly right of way line on the following 3 courses: S88°17'00"W 438.48 feet (recorded 438.30 feet); N42°15'03"W 387.94 feet (recorded N42°50'W 388.24 feet); and S51°15'00"W 500.41 feet (recorded N51°32'W); thence N69°02'02"W 99.32 feet (recorded N69°18'W 98.60 feet); thence N81°02'35"W 218.26 feet (recorded N81°19'W 218.21 feet) to the Northwest corner of Lot 1 of said Lac-Beau-Riviera Subdivision; thence N51°17'53"W 58.90 feet to a point on the East right of way line of Whitewood Road; thence on a curve concave to the West 416.30 feet, said curve having a radius of 1195.92 feet, a central angle of 10°55'40" and a chord of 414.20 feet bearing N43°39'11"E; thence N65°19'10"W 50.00 feet to a point on the centerline of said Whitewood Road; thence on a curve concave to the West 605.73 feet, along said centerline, said curve having a radius of 2167.16 feet, a central angle of 16°09'52" and a chord of 603.76 feet bearing N16°40'24"E to a point on the North line of said Section 32; thence N89°56'09"E 1345.61 feet along the South line of Whitewood Road Estates as recorded in Liber 659 of Plats, Pages 602, 603 & 604, being the North and South line of said Section 32 to the point of beginning; containing 40.10 acres more or less including all that land lying between the above described intermediate traverse line and the water's edge of the Huron River. Containing 32 lots numbered 1 through 32 and Rivendell Park (private).

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RIVENDELL

246.99 KB

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