

Russell Beach Subdivision Map

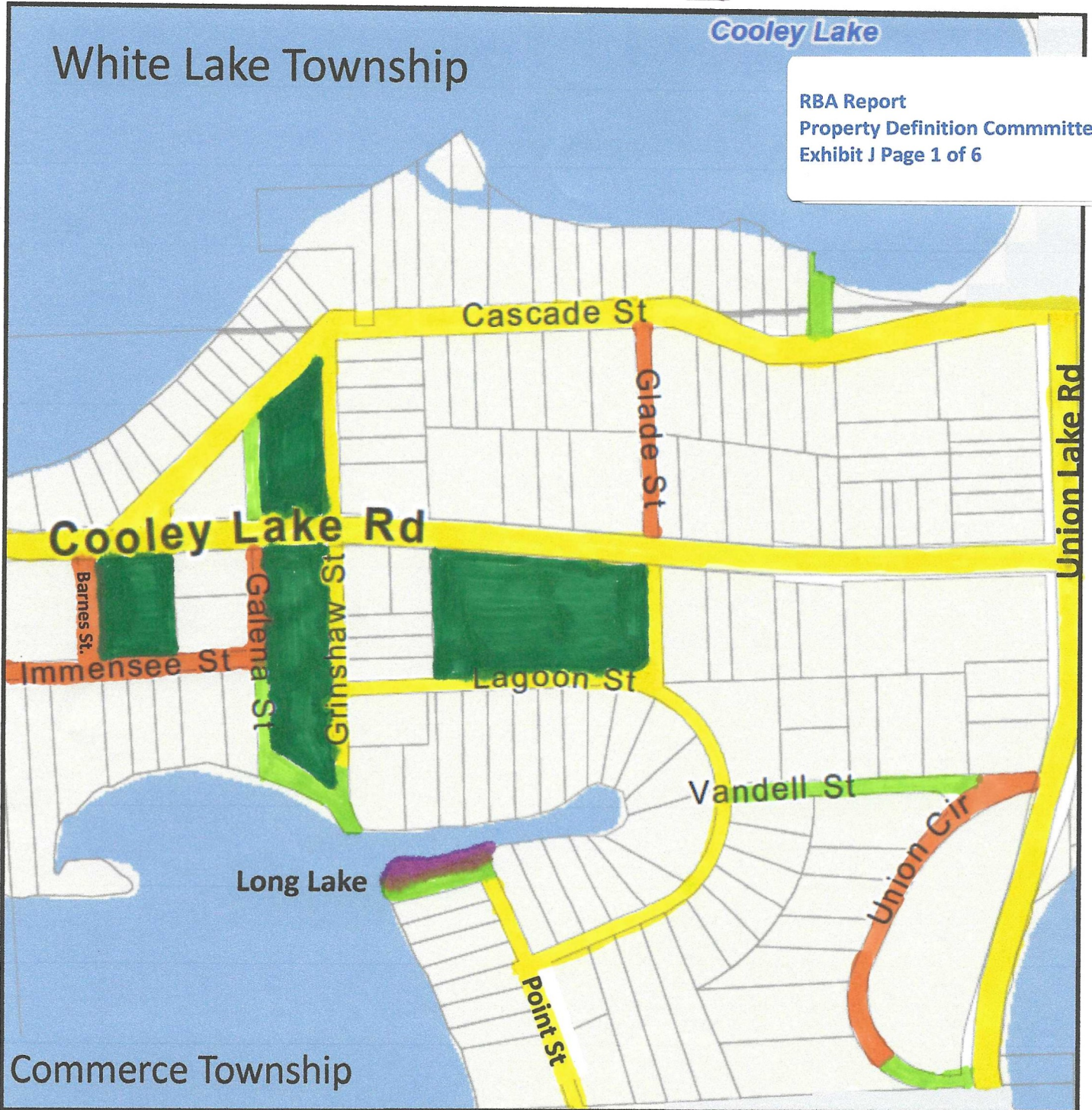
 Private Parks owned by the Association for Members in Good Standing

 Undeveloped Private Roads that are Green Spaces

 Private Roads

 Oakland County Public Roads

 State Public Property



RBA Report
 Property Definition Committee
 Exhibit J Page 1 of 6

This is a heavily edited map from the Oakland County Property Gateway at oakgov.com and is only a drawing. This map does not represent exact property, water, street or road lines. All private roads are owned by all residential and business Lot owners individually.

Note to Property Definition Committee Final Report By Linda Obrec

Thursday, June 16, 2022

I spoke with Peter Pitchford of the Guaranty Survey Company. Mr. Pitchford's company conducted the 2006 Survey for Nancy Meininger who was attempting to get part of Maple Rd. abandoned through the Road Commission for Oakland County. This survey involves the same part of Maple Rd. that is in the legal claim of Steve and Christine Potoscky.

Mr. Pitchford pulled the file for the survey and reviewed the field notes with me. He noted that the Found Monument was bent. All stakes were found and none installed by his company. After reviewing the plat with the survey, he agreed that the survey should have indicated where Lot 194 is located. He mentioned that he wants to be a part of the solution to whatever we are trying to figure out and that I could call him with any other questions.

Friday, June 17, 2022

I spoke with Mr. Pitchford again who said he also met with Tom Northrup of the Guaranty Survey Company to try to figure out why Lot 194 was not included in the survey. Tom Northrup is the person who signed the Certificate of Survey.

He stated that the "Found Monument" stake is the northwesternly corner of Lot 129 determining that the property on all sides, except toward Lot 129 and Point St. of the Found Monument is Lot 194.

I asked him if he thinks there would be another stake on Maple Rd where it angles on the southwesternly corner of Lot 194. He went over the "SURVERYORS CERTIFICATE" signed near the bottom of the original plat that states that all stakes are marked with an "O". After reviewing that area of the plat, we both saw that there is no "O" marked defining the angle of Maple Rd. at the southwesternly corner of Lot 194.

He said an assumption could possibly be made that Maple Rd. is either 25' or 30' wide where it abuts to Lot 130 on the side of the Lot as all other private roads in the subdivision are either 25' or 30' wide, except for Oak St. Maple Rd. is marked 30' wide in two other parts of the plat along the beach across the canal. Maple Rd. is marked 25' wide abutting Lot 130 in the front of the Lot as noted in the survey as Point St (originally called Maple Rd). However, there is no indication of the width of Maple Rd. where it abuts to Lot 130 on the side.

He said that he is not qualified to make a change to the 2006 survey to include Lot 194. He recommended contacting a local survey company to inquire if it is possible that a new survey could be conducted to identify the location of Maple Rd. abutting Lot 130.

Conclusion: It is undetermined if a survey company will be able to sign a Certificate of Survey verifying the location of Maple Rd. where it abuts Lot 130 for two reasons:

- 1) The plat does not document the width of Maple Rd at that location.
- 2) No stakes were planted by the original plat surveyor to mark the angles of Maple Rd. westernly of modernly called Point St. at that location.

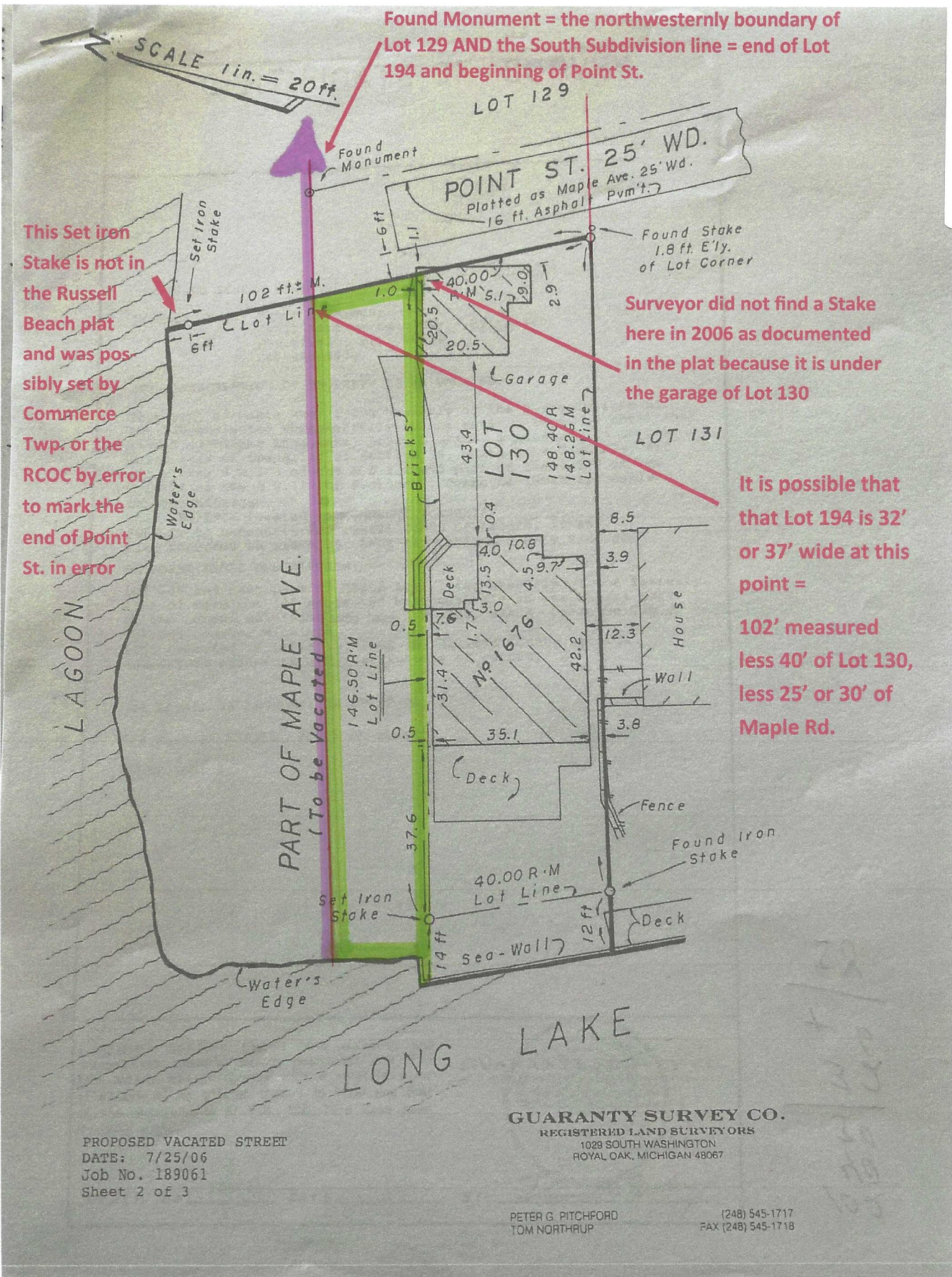
**Possible Corrections Needed
 on this Survey Map**



Boundary of State
 Public Property



Private Maple
 Road

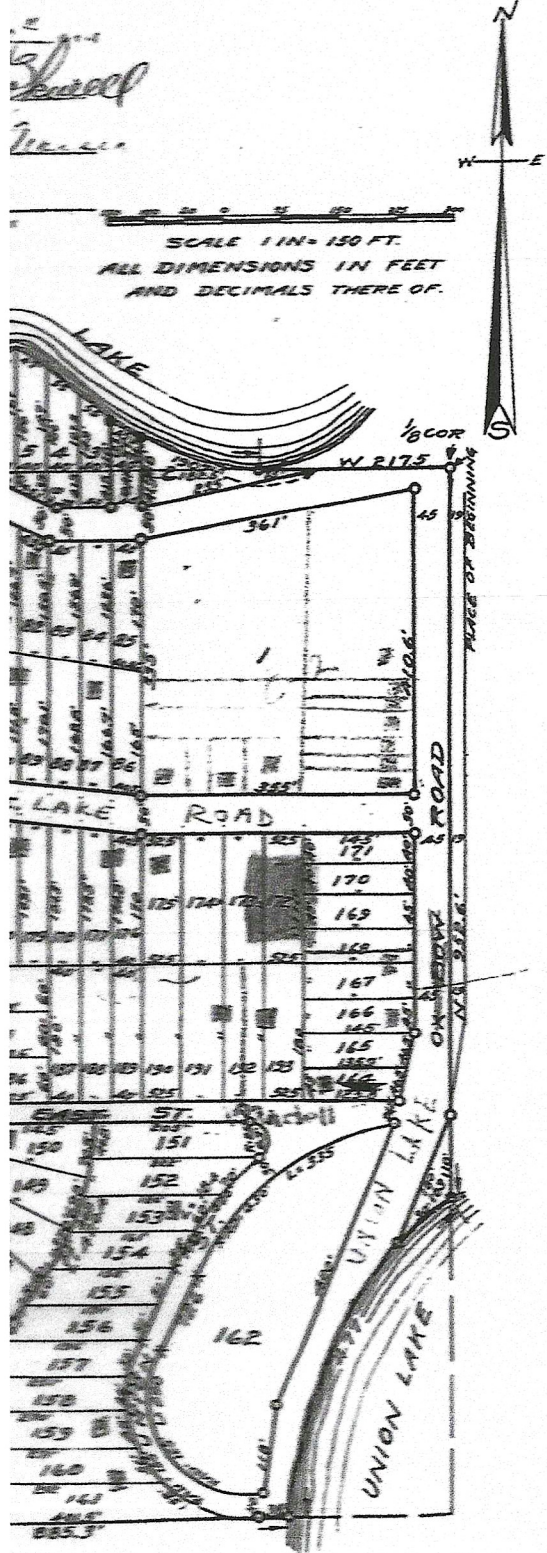


PROPOSED VACATED STREET
 DATE: 7/25/06
 Job No. 189061
 Sheet 2 of 3

GUARANTY SURVEY CO.
 REGISTERED LAND SURVEYORS
 1029 SOUTH WASHINGTON
 ROYAL OAK, MICHIGAN 48067

PETER G. PITCHFORD (248) 545-1717
 TOM NORTHRUP FAX (248) 545-1718

THE SOUTH HALF OF SEC. 36 WHITE LAKE TWP.
 PART OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF
 TWP. OAKLAND CO. MICH.



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE FRANK L. PERRY, CHAS. H. RICHMOND, ELMER E. HYMERS & GEO. HOGLE, AS PROPRIETORS AND HANNAH L. PERRY, JENNIE B. RICHMOND, MAUDE E. HYMERS & VINNIA W. HOGLE THEIR WIVES RESPECTIVELY HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED LAID OUT AND PLATTED TO BE KNOWN AS "RUSSELL BEACH" A SUBDIVISION ON THE SOUTH PART OF THE SOUTH HALF OF SEC. 36 WHITE LAKE TWP AND ALL OF THE NW 1/4 OF THE NE 1/2 AND PART OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC. 1 COMMERCE TWP. OAKLAND CO. MICH. AND THAT COOLEY AVE. CENTRAL AVE. & OX BOW ROAD ARE DEDICATED TO THE USE OF THE PUBLIC AND ALL OTHER STREETS AS SHOWN ON SAID PLAT ARE DEDICATED TO THE USE OF THE LOT OWNERS. SIGNED AND SEALED IN PRESENCE OF

| | |
|---------------------------|-----|
| <u>Frank L. Perry</u> | 1.5 |
| <u>Chas. H. Richmond</u> | 1.5 |
| <u>Elmer E. Hymsers</u> | 1.5 |
| <u>GEO. HOGLE</u> | 1.5 |
| <u>Hannah L. Perry</u> | 1.5 |
| <u>Jennie B. Richmond</u> | 1.5 |
| <u>Maude E. Hymsers</u> | 1.5 |
| <u>Vinnia W. Hogle</u> | 1.5 |

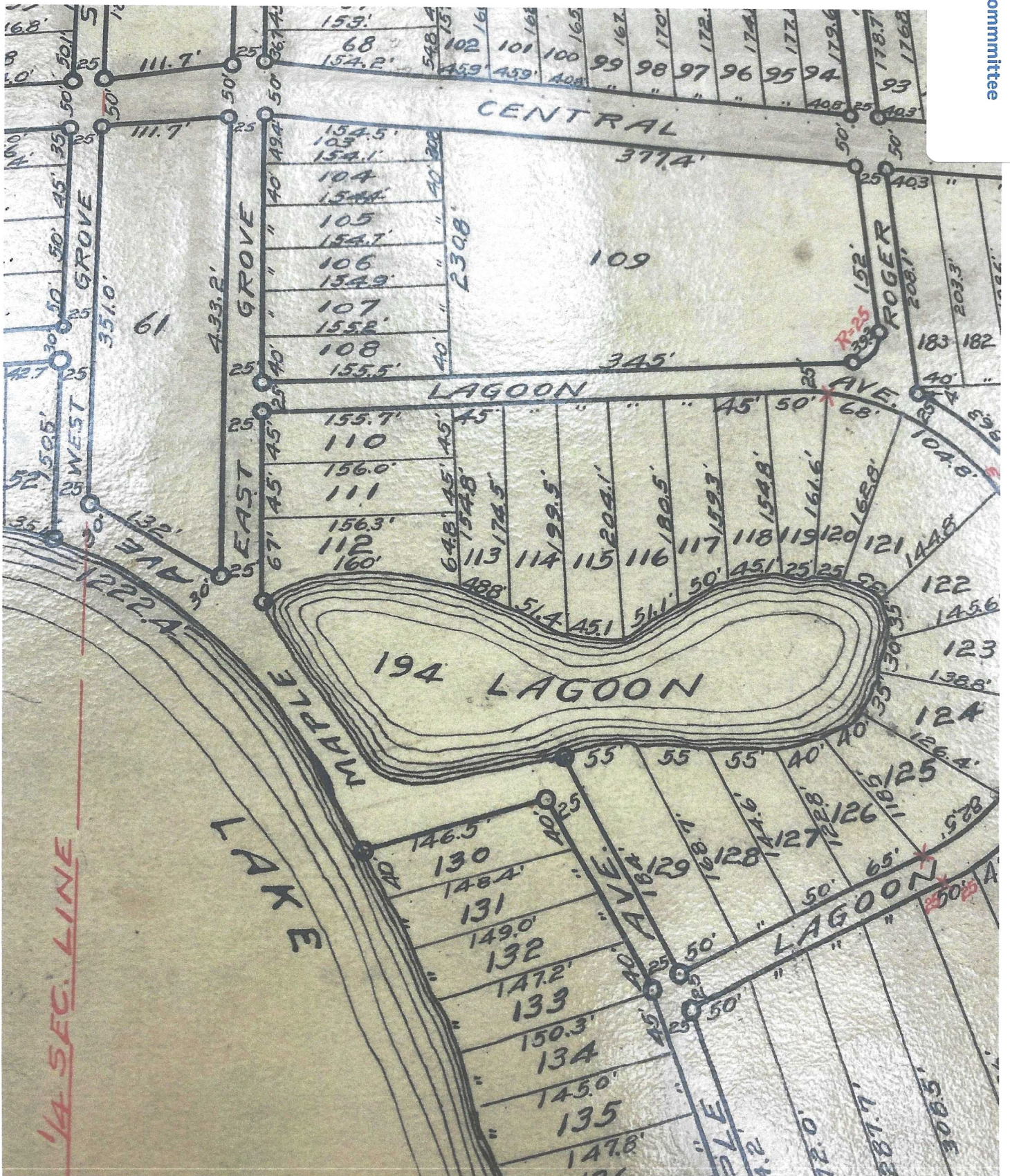
STATE OF MICHIGAN }
 COUNTY OF OAKLAND }
 ON THIS 19 DAY OF October 1916 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED FRANK L. PERRY, CHAS. H. RICHMOND, ELMER E. HYMERS & GEO. HOGLE AND HANNAH L. PERRY, JENNIE B. RICHMOND, MAUDE E. HYMERS & VINNIA W. HOGLE THEIR WIVES RESPECTIVELY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED THE SAME TO BE THEIR FREE ACT AND DEED.
 MY COMMISSION EXPIRES Dec 13, 1917

DESCRIPTION OF LAND PLATTED
 THE LAND EMBRACED IN THE ANNEXED PLAT OF "RUSSELL BEACH" A SUBDIVISION ON THE SOUTH PART OF THE SOUTH HALF OF SEC. 36 WHITE LAKE TWP. AND ALL OF THE NW 1/4 OF THE NE 1/2 AND PART OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC. 1 COMMERCE TWP. OAKLAND CO. MICH IS DESCRIBED AS FOLLOWS:-
 BEGINNING AT A STAKE AT THE NE COR. OF THE NW 1/4 OF THE NE 1/4 OF SEC. 1 COMMERCE TWP THENCE WEST ALONG THE TWP. LINE BETWEEN COMMERCE TWP AND WHITE LAKE TWP. 217.5' TO THE SHORE OF COOLEY LAKE THENCE WESTERLY ALONG THE SHORE OF SAID LAKE 1200' TO A STAKE THENCE SOUTH 838.7' TO A STAKE ON THE TWP. LINE THENCE WEST ALONG THE TWP. LINE 33' TO A STAKE THENCE NORTH 132' TO A STAKE THENCE WEST 102' TO A STAKE ON THE SHORE OF COOLEY LAKE THENCE IN A SOUTH WESTERLY DIRECTION ALONG THE SHORE OF SAID LAKE 700' TO A STAKE THENCE S 1°-31' E. 542.6' TO A STAKE ON THE NORTH SHORE OF LONG LAKE THENCE IN AN EASTERLY AND SOUTHERLY DIRECTION ALONG THE SHORE OF SAID LAKE 1222.4' TO A STAKE THENCE N 88°-56' E 885.3' TO A STAKE ON THE WEST SHORE OF UNION LAKE THENCE NORTHERLY ALONG THE SHORE OF SAID LAKE 477' TO A STAKE ON THE 1/2 SEC. LINE THENCE NORTH ALONG THE SAID 1/2 SEC. LINE 952.6 TO THE PLACE OF BEGINNING.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT HEREON DELINEATED IS A CORRECT ONE, AND THAT PERMANENT MONUMENTS CONSISTING OF 1" X 24" GAS PIPE HAVE BEEN PLANTED AT POINTS MARKED THUS "O" AS THEREON, AT ALL ANGLES IN THE BOUNDARIES OF THE LAND PLATTED, AND AT ALL INTERSECTIONS OF STREETS OR STREET AND ALLEYS

Howard H. Gammitt
 SURVEYOR
 CERTIFICATES OF MUNICIPAL APPROVAL
 THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF COMMERCE AT A MEETING HELD Oct 1916
 THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF WHITE LAKE AT A MEETING HELD Oct 1916
 CLERK.

The Surveyors Certificate on the Russell Beach plat that was signed by surveyor Howard H. Barnett shows that no stake was set to show the angles of Maple Rd. against the water lines of either the lagoon or Long Lake.



RUSSELL BEACH ROAD IMPROVEMENT DISTRICT
DESCRIPTION OF ROADS SOUGHT TO BE DECLARED PUBLIC
AND TO BE IMPROVED TO PUBLIC STANDARDS

Glade Road (Platted as Roger Ave.) from Lagoon Ave, to Cooley Lake Road
(Platted as Central Ave.)

Grinshaw Road (Platted as East Grove St.) from the South Subdivision line
(Platted as Maple Ave.) to Cascade Road (Platted as Cooley).

Lagoon Ave. from Point Road (Platted as Maple Ave.) to Grinshaw Road
(Platted as East Grove St.)

Point Road (Platted as Maple Ave) from the South Subdivision line to
Lagoon Ave.

↑
SOUTH SUBDIVISION LINE IN 1983
WAS LOT 194

OAKLAND COUNTY CIRCUIT COURT CASE # 83 261850 CZ

EXHIBIT 1