



BOARD OF COMMISSIONERS

1 S. Main St., 9th Floor
Mount Clemens, Michigan 48043
586-469-5125 FAX 586-469-5993
macombcountymi.gov/boardofcommissioners

ADMINISTRATIVE SERVICES COMMITTEE

WEDNESDAY, MAY 13, 2009

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Adoption of Agenda, **AS AMENDED, TO INCLUDE #7**
4. Public Participation
5. Authorize Register of Deeds to Purchase a Plat Scanner (mailed)
6. Report from Technology Work Group
7. Adopt Resolution Commending Michael Noll – Eagle Scout (offered by Vosburg)
8. New Business
9. Public Participation
10. Adjournment

MEMBERS: Vosburg-Chair, Sauger-Vice-Chair, Brown, J. Flynn, Mijac, Szczepanski, Camphous-Peterson, Accavitti, Lampar and Gielegem (ex-officio)

MACOMB COUNTY BOARD OF COMMISSIONERS

Andrey Duzyj - District 1
Marvin E. Sauger - District 2
Phillip A. DiMaria - District 3
Toni Mocerri - District 4
Susan L. Doherty - District 5

Sue Rocca - District 7
David Flynn - District 8
Robert Mijac - District 9
Ken Lampar - District 10
Ed Szczepanski - District 11

James L. Carabelli - District 12
Don Brown - District 13
Brian Brdak - District 14
Keith Rengert - District 15
Carey Torrice - District 16

Paul Gielegem
District 19
Chairman

Kathy Tocco
District 20
Vice Chair

Ed Bruley - District 17
Dana Camphous-Peterson - District 18
Irene M. Kepler - District 21
Frank Accavitti Jr. - District 22

Joan Flynn
District 6
Sergeant-At-Arms

William A. Crouchman - District 23
Michael A. Boyle - District 24
Kathy D. Vosburg - District 25
Jeffery S. Sprys - District 26

RESOLUTION NO. _____ FULL BOARD MEETING DATE: _____
AGENDA ITEM: _____

MACOMB COUNTY, MICHIGAN

RESOLUTION TO: AUTHORIZE THE REGISTER OF DEEDS TO PURCHASE A PLAT SCANNER AT AN AMOUNT NOT EXCEED \$41,731.30. THE ANNUAL MAINTENANCE AGREEMENT OF \$3,250 PER YEAR WILL BEGIN IN THE SECOND YEAR FROM PURCHASE. FUNDING IS AVAILABLE IN THE REGISTER OF DEEDS TECHNOLOGY FUND, WHICH BY STATE LAW MUST BE USED FOR REGISTER OF DEEDS TECHNOLOGICAL IMPROVEMENTS.

BACKGROUND:

Attached

INTRODUCED BY: COMMISSIONER KATHY VOSBURG, CHAIRPERSON
ADMINISTRATIVE SERVICES COMMITTEE

COMMITTEE/MEETING DATE: ADMINISTRATIVE SERVICES 05-13-09

Attached are 1) a copy of a plat and 2) a copy of a condo plan.

Plats are a mapped scale drawing of a subdivision for residential or commercial properties. They are recorded along with the Master Deed and copies of the plat are reduced in size and placed at the end of the Master Deed and recorded. The details are not very clear on the reduced images. Plats are 18 x 24 inches and can be 1 (one) or as much as 50 to 60 pages. The Register's office has back scanned all old plats and has downloaded them into the Planning Department system. The Register of Deeds Office takes current plats to the Planning Department and a register's staff person scans the plats into the system.

Condo plans are 24 x 36 inches and can also be 1 (one) or 50 to 60 pages in length. All of the older condo plans have not been scanned into the Register's system because they do not have the equipment. Scanning of current condo plans began at the end of 2003 and is also done at the Planning Department. The hard copies of the plans are stored on the 6th Floor of the Administration Building in 97 boxes on pallets. The condo plans have not been put on the internet in digital format.

The State of Michigan handles all of the requirements needed for a plat to get recorded. Once the State approves the plat it is returned to the Register's office and recorded. After recorded and indexed, a staff person goes to the Planning Department to scan it for a digital record. The Planning Department trained a register's staff person to scan the plats themselves. The condo plans are scanned by the Planning Department and returned to the Register's office. The register's staff person then checks to see if the scan is acceptable: if all of the pages scanned and are clear. That process needs to take place before the staff is able to produce copies for the clients requesting them, causing a delay. At this point, the plats are not available on the internet.

Currently, the scanned images are saved on the County's network and shared and shared by the Planning Department and the Register's office. The current plats and condo plans are not accessible on the Web since they are not scanned into the Register's indexing program, AS-400. If the county system goes down, the Register's office is unable to retrieve any of our plats or plans until the system is repaired. The practice at this time is to wait until the Register's office has recorded enough plats to fill a CD and then we mail the CD to ACS in Syracuse, New York to have them download the plats into the system. This could take months to fill a CD and the plat information remains unavailable to the public from the internet

The plat scanner is the last essential piece of equipment for the Register's office to maintain its ability to stay current with all of our future plats and condo plans. Everything would be recorded and scanned into the system in a timely fashion by staff and would keep the office current with all of its recordings including availability on internet. There would be no delay since the Register's office can do everything itself and not have to send staff to other departments.

In addition to scanning everything in the future as documents are received, the Register's office also intends to back scan all of the old condo plans into the AS-400, which will make them available on the internet for immediate access. This benefits the GIS (Mapping System) and the Community.

The invoice for the scanner is attached. The purchase would be made from Affiliated Computer Services, Inc. ("ACS"). ACS is the vendor that provides the Register of Deeds computer system, including Internet access to real estate documents, imaging, microfilming, public search terminals and all in-office computer equipment, scanners and printers. The Scanner/Plotter has been tested for its compatibility with the AS-400 by ACS and has proven to work the best for the downloading and storing of information that must take place. The Clerk's Office also uses ACS for its Vital Records index. ACS is also the vendor used by Oakland County.

INTRODUCED BY: COMMISSIONER KATHY VOSBURG, CHAIRPERSON
ADMINISTRATIVE SERVICES COMMITTEE

COMMITTEE/MEETING DATE: ADMINISTRATIVE SERVICES 05-13-09



Government Records Management Division

January 16, 2009

Honorable Carmella Sabaugh
 Macomb County Clerk & Register of Deeds
 40 North Main, 1st Floor
 Mount Clemens, MI 48043

Dear Ms. Sabaugh:

ACS is pleased to offer this quote for purchase of a plat scanner for Macomb County.

COMPONENT	QTY	PRICE
Graphtec CS600 Pro	1	
5 (five) year Warranty	1	
Shipping, Installation, and Training	1	
APC UPS	1	
Dell OptiPlex 755 with 24" LCD Monitor	1	
Integration	1	
Purchase price		\$41,731.30

If you have any questions or are interested in these services, please call me at your earliest convenience at 1-800-800-0323. I look forward to hearing from you.

Sincerely,

Craig Jones
 ACS Account Manager

VILLA FONTANA SUBDIVISION No. 1

PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

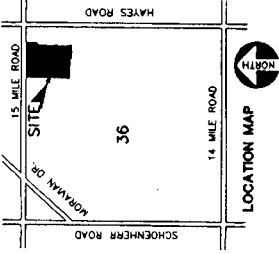
SUBDIVISION PLAT OF ONLY FROM L. 25, P. 19



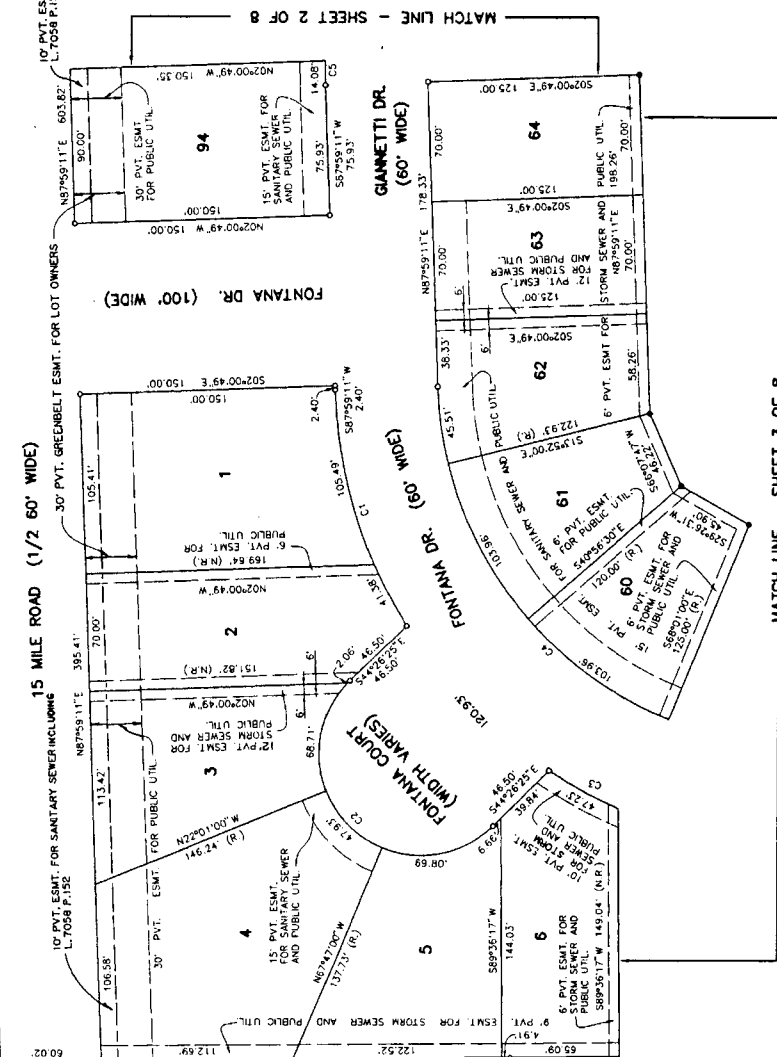
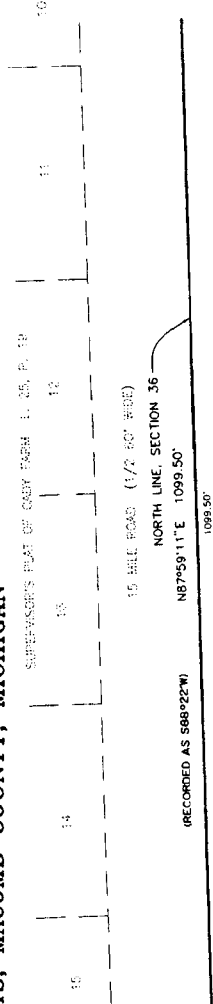
SCALE: 1" = 50'

587°59'11" W 1331.01'
N. 1/4 CORNER
SECTION 36
L. 7298, P. 12
L. 7298, P. 275

THERE SHALL BE NO DIRECT
VEHICULAR ACCESS TO
15 MILE ROAD FROM LOTS
1 THRU 4, AND LOT 93



LIBER 143 PAGE 6
REGISTER # 30420



CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	282.00°	141.87'	141.19'	N72°57'36" E	111.17°
C2	60.00°	184.50'	120.00'	N45°33'35" E	180.0000°
C3	250.00°	164.11'	161.77'	N16°23'43" E	339.3453°
C4	230.00°	339.36'	306.70'	N43°47'44" E	89°22'54"
C5	280.00°	448.19'	401.85'	S48°09'25" E	91°42'47"

PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
CURVE BEARINGS AND DIMENSIONS ARE ALONG THE ARC.
(R.) DENOTES RADIAL.
(N.R.) DENOTES NON-RADIAL.
THE SYMBOL INDICATES A MONUMENT FOUND WHICH IS A 1/2" DIAMETER STEEL BAR, ENCASED IN 4" DIAMETER CONCRETE.
THE SYMBOL INDICATES A DEFLECTION POINT IN A 1/2" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNER MARKERS ARE 1/2" DIAMETER STEEL BAR 18" LONG.
ALL BEARINGS ARE IN RELATION TO NORTH LINE OF MORAVIAN POINTE SUB., LIBER 91, PAGES 23 THRU 27

EXAMINED AND APPROVED
DATE 14 FEBRUARY 2010
BY DEPARTMENT OF CONSUMER
AND INDUSTRY SERVICES
BY *Magdalen R. Dyer, P.E.*
MARGARET R. DYER, P.E.
MANAGER
SUBDIVISION CONTROL AND
SURVEY RECOMMENDATION SECTION

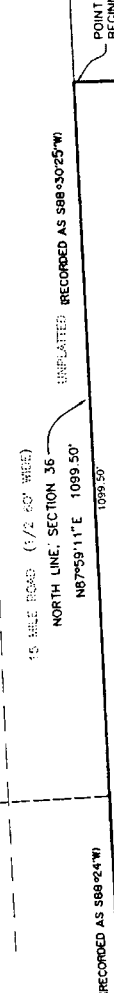
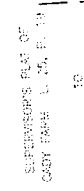
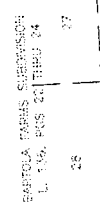


Jenn & Associates Inc.
42802 Mound Road
Sterling Heights, Michigan 48314
PHONE: (810) 254-9577

VILLA FONTANA SUBDIVISION No. 1

PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

CURVE	MARKS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CS	220.00'	441.18'	S48°09'25"E	91°42'47"
CS	220.00'	441.18'	S48°09'25"E	91°42'47"



RECORDED AS S88°24'W
15 MILE ROAD (1/2 60' WIDE)
N87°59'11"E 1099.50'
UNPLATTED, RECORDED AS S88°30'25'W
POINT OF BEGINNING
S87°59'11" W 233.00'
15 MILE RD.
33' R.O.W.

THESE SHALL BE NO DIRECT
VEHICULAR ACCESS TO
15 MILE ROAD FROM LOTS
1 THRU 4, AND LOT 93
AND LOT 94

DETENTION AREA
(PRIVATE)
FOR STORM WATER DETENTION

GIANNETTI DR. (60' WIDE)

LOT 93
LOT 65
LOT 66
LOT 67

30' PVT. GREENBELT
ESMT. FOR LOT OWNERS
10' PVT. ESMT. FOR
SANITARY SEWER INCLUDING
L.7056 P.15E
15' PVT. ESMT. FOR
SANITARY SEWER AND PUBLIC UTIL.
10' PVT. ESMT. FOR
SANITARY SEWER
L.7694 P.25S
15' PVT. ESMT. FOR SURF. DRN.
AND PUBLIC UTIL.

PLAT LEGEND
ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE ALONG THE ARC.
(R) DENOTES RADIAL - RADIAL
THE SYMBOL "O" INDICATES A MONUMENT FOUND
WHICH IS A 1/2" DIAMETER STEEL BAR, ENCASED
IN 4" DIAMETER CONCRETE.
THE SYMBOL "D" INDICATES A DEFLECTION POINT
A 1/2" DIAMETER CONCRETE BAR 36" LONG, ENCASED
IN 4" DIAMETER CONCRETE.
ALL LOT CORNER MARKERS ARE 1/2" DIAMETER STEEL
BAR 18" LONG.
ALL BEARINGS ARE IN RELATION TO
NORTH LINE OF MORAVIAN POINTE
SUB., LIBER 91, PAGES 23 THRU 27

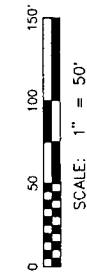
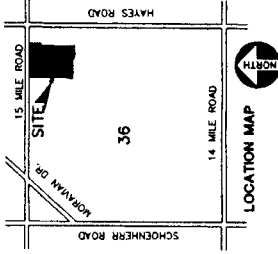


Fenn & Associates Inc.
42802 Mound Road
Sterling Heights, Michigan 48314
PHONE: (810) 234-9577

VILLA FONTANA SUBDIVISION No. 1

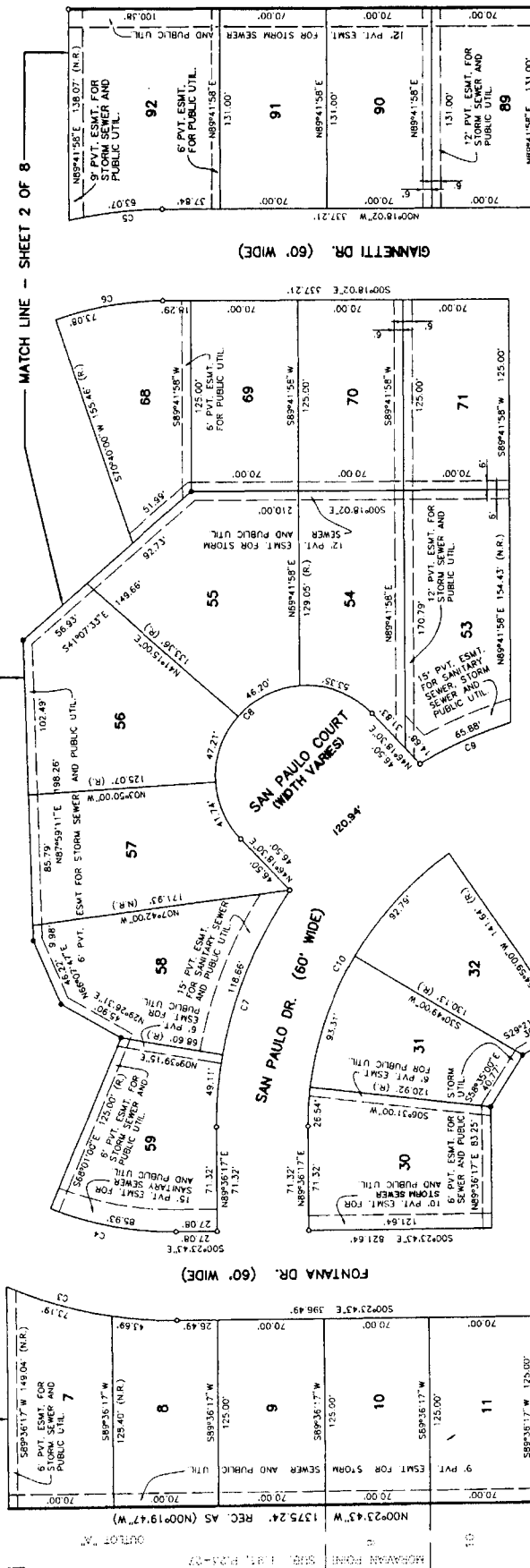
PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

LIBER 143 PAGE 8



MATCH LINE - SHEET 1 OF 8

MATCH LINE - SHEET 2 OF 8



PLAT LEGEND

- ALL DIMENSIONS ARE IN FEET
- ALL CURVE DIMENSIONS ARE ALONG THE ARC.
- (R) DENOTES RADIAL
- (N.R.) DENOTES NON-RADIAL
- THE SYMBOL "O" INDICATES A MONUMENT FOUND WHICH IS A 1/2" DIAMETER STEEL BAR, ENCASED IN 4" DIAMETER CONCRETE.
- THE SYMBOL "R" INDICATES A REFLECTION POINT
- THE SYMBOL "C" INDICATES A MONUMENT WHICH IS A 1/2" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
- ALL LOT CORNER MARKERS ARE 1/2" DIAMETER STEEL BAR 18" LONG.
- ALL BEARINGS ARE IN RELATION TO NORTH LINE OF MORAVIAN POINTE SUB., LIBER 51, PAGES 23 THRU 27

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	280.00'	164.11'	161.77'	N18°23.43'E	33°34.53"
C4	270.00'	329.36'	306.70'	M48°17.44'E	80°22.54"
C5	280.00'	448.19'	401.85'	S46°09.25'E	81°42.47"
C6	280.00'	167.77'	153.27'	S7°31.54'E	34°19.14"
C8	60.00'	188.50'	120.00'	S43°41.30'E	16°00.00"
C9	280.00'	210.93'	205.97'	S09°44.19'E	4°30'9.40"
C10	220.00'	392.57'	342.52'	S09°15.54'E	102°14.18"

MATCH LINE - SHEET 4 OF 8



Penn & Associates Inc.
42802 Mound Road
Sterling Heights, Michigan 48314
PHONE: (810) 254-9577

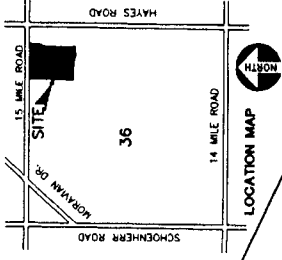


SHEET 3 OF 8

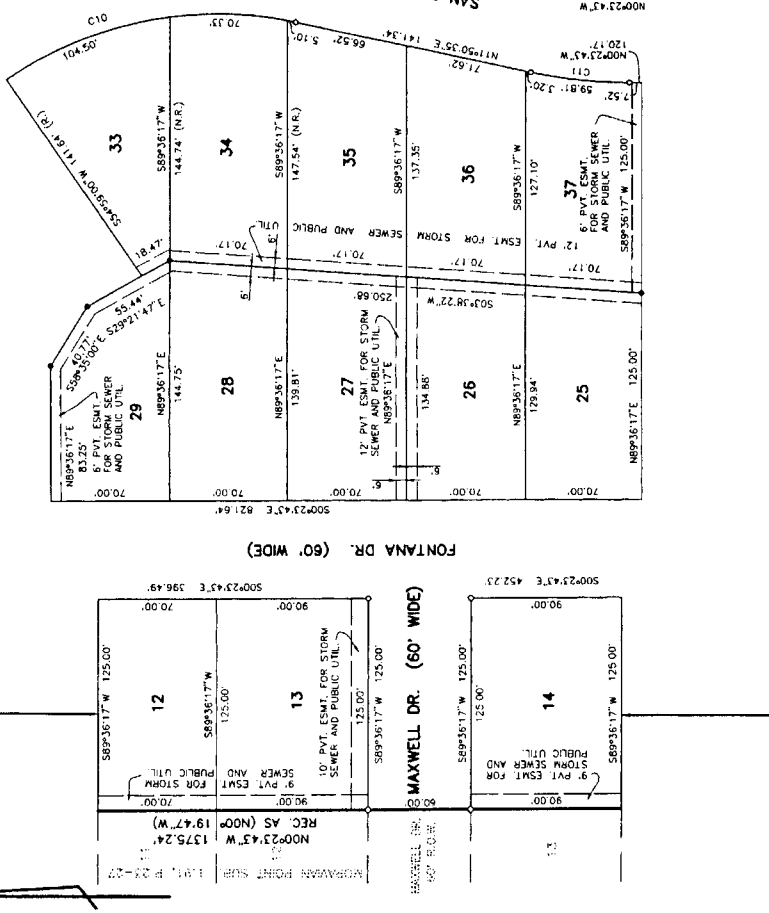
VILLA FONTANA SUBDIVISION No. 1

PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

LIBER 143 PAGE 9



MATCH LINE - SHEET 3 OF 8



MATCH LINE - SHEET 5 OF 8

PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
ALL CURVING DIMENSIONS ARE ALONG THE ARC.
(R) DENOTES RADIAL DIMENSIONS ARE ALONG THE ARC.
(NR) DENOTES NON-RADIAL DIMENSIONS ARE ALONG THE ARC.
THE SYMBOL "O" INDICATES A MONUMENT FOUND WHICH IS A 1/2" DIAMETER STEEL BAR, ENCASED IN 1" DIAMETER CONCRETE.
THE SYMBOL "O" INDICATES A MONUMENT FOUND WHICH IS A 1/2" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNER MARKERS ARE 1/2" DIAMETER STEEL BAR 18" LONG.
ALL BEARINGS ARE IN RELATION TO THE NORTH LINE OF MORAVIAN DRIVE.
SUB., LIBER 91, PAGES 23 THRU 27

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C9	260.00'	210.83'	205.97'	S89°44.15'E	135°59'48"
C10	220.00'	392.57'	342.92'	S39°16.34'E	107°14.16"
C11	260.00'	59.81'	59.69'	N05°43.76'E	17°14.18"
C12	220.00'	48.99'	48.90'	N05°43.76'E	17°14.18"
C13	220.00'	112.33'	112.17'	N05°43.76'E	17°14.18"
C14	330.00'	112.33'	112.17'	N05°43.76'E	17°14.18"

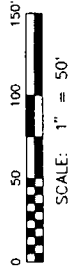
Fenn & Associates Inc.
22802 Moravian Road
Sterling Heights, Michigan 48314
PHONE: (810) 254-9577



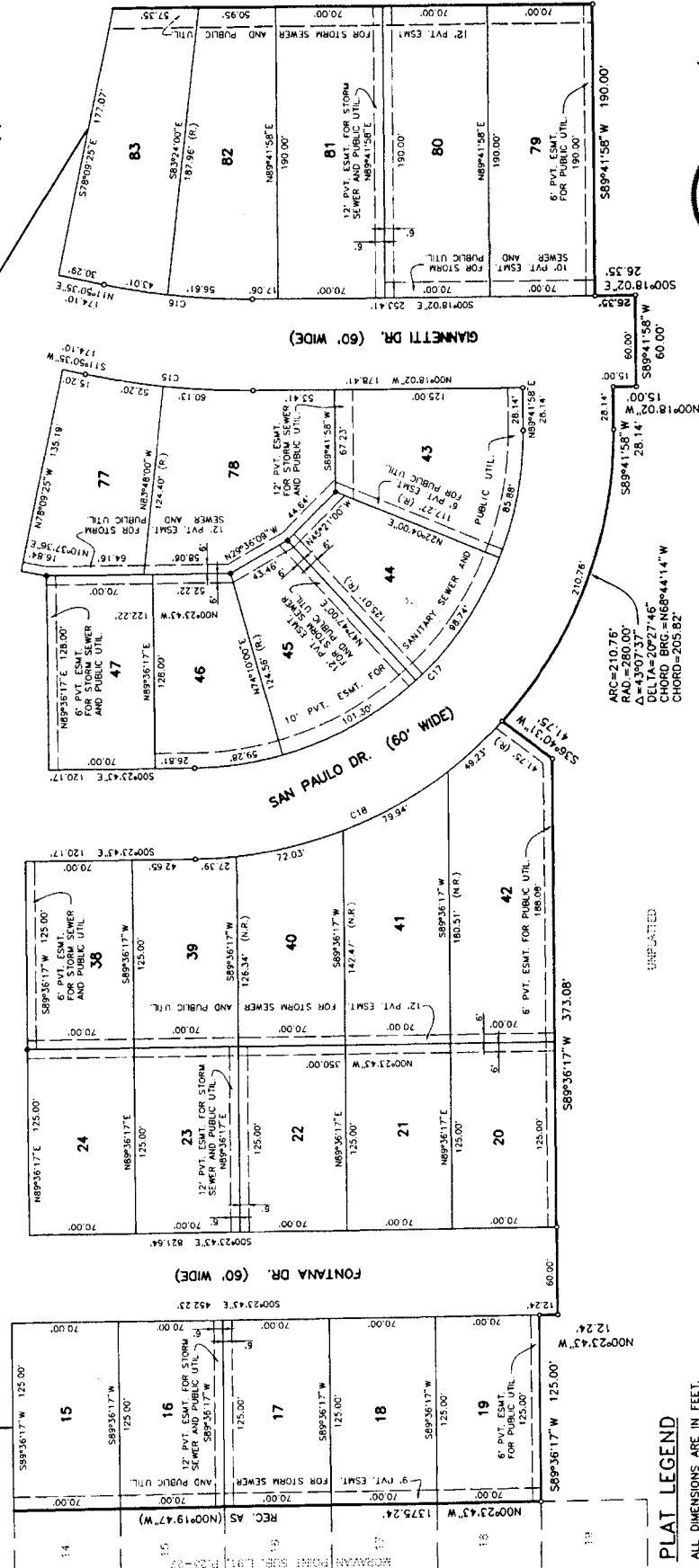
VILLA FONTANA SUBDIVISION No. 1

PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	530.00'	112.33'	112.12'	N02°45'16"E	17°08'37"
C16	470.00'	99.62'	99.43'	N02°46'16"E	17°08'37"
C17	220.00'	345.20'	310.87'	S45°29'52"E	89°54'19"
C18	280.00'	228.39'	222.30'	S52°47'03"E	49°48'40"



MATCH LINE - SHEET 4 OF 8



PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE ALONG THE ARC.
(N) DENOTES NORTH, (S) DENOTES SOUTH, (R) DENOTES RADIAL.
THE SYMBOL "M" INDICATES A MONUMENT FOUND WHICH IS A 1/2" DIAMETER STEEL BAR, ENCASED IN 4" DIAMETER CONCRETE.
THE SYMBOL "D" INDICATES A DEFLECTION POINT IN THE PLAT.
THE SYMBOL "C" INDICATES A MONUMENT WHICH IS IN 4" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNER MARKERS ARE 1/2" DIAMETER STEEL BAR 18" LONG.
ALL BEARINGS ARE IN RELATION TO NORTH LINE OF MORAVIAN POINTE SUB., LIBER 91, PAGES 23 THRU 27



Jenn & Associates Inc.
42802 Mound Road
Sterling Heights, Michigan 48314
PHONE: (810) 254-9577

VILLA FONTANA SUBDIVISION No. 1

PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, JOHN R. FENN, SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT DESCRIBED AS FOLLOWS: VILLA FONTANA SUBDIVISION NO. 1, PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E., CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON THE NORTH LINE OF SAID SECTION 36, S. 87°59'11" W. CORNER OF SAID SECTION 36, SAID LINE 21.50 FEET; BEING THE SOUTH LINE OF "BARTOLA FARMS SUBDIVISION" AS RECORDED IN LIBER 136, OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, MACOMB COUNTY RECORDS. SAID LINE ALSO BEING THE CENTERLINE OF 5 MILE ROAD (1700.00 FEET WIDE) IN SEC. 36, T.2N., R.12E., S. 100°18'02" E. 1007.38 FEET; THENCE S. 89°41'58" W. 190.00 FEET; THENCE S. 00°18'02" E. 26.35 FEET; THENCE S. 89°41'58" W. 60.00 FEET; THENCE N. 00°18'02" W. 15.00 FEET; THENCE S. 89°41'58" W. 28.14 FEET; THENCE 210.76 FEET ALONG A CURVED LINE, IN WHOSE CHORD IS N. 68°41'14" W. 205.82 FEET; THENCE S. 38°40'31" W. 41.75 FEET; THENCE S. 89°36'17" W. 373.08 FEET; THENCE N. 00°23'43" W. 12.24 FEET; THENCE S. 89°36'17" W. 125.00 FEET TO THE EAST LINE OF SAID "MORAVIAN POINTE SUBDIVISION" AND ITS NORTHERLY CORNER, AS SHOWN ON PLAT 109,850 AND REC. 109,850, MACOMB COUNTY RECORDS; THENCE N. 00°23'43" W. (RECORDED AS N. 00°19'47" W.) 1375.23 FEET ALONG THE EAST LINE OF SAID "MORAVIAN POINTE SUBDIVISION" AND ITS NORTHERLY CORNER, AS SHOWN ON PLAT 109,850 AND REC. 109,850, MACOMB COUNTY RECORDS; THENCE S. 89°41'58" W. 109.80 FEET ALONG THE NORTH LINE OF SECTION 36, ALSO BEING THE SOUTH LINE OF SAID SUPERVISOR'S PLAT OF CADDY FARM" AS RECORDED IN LIBER 25, PAGE 19, MACOMB COUNTY RECORDS, AND THE SOUTH LINE OF SAID "BARTOLA FARMS SUBDIVISION" TO THE POINT OF BEGINNING. BEING 33.306 ACRES, MORE OR LESS.

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 THE SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 125 OF THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 125(3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

FENN & ASSOCIATES, INC.
42802 MOUND ROAD
STERLING HEIGHTS, MI 48314
810-254-9577

John R. Fenn
JOHN R. FENN P.S. 23505
PRESIDENT

10 - 18 - 99
DATE

WE AS PROPRIETOR'S 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 STREETS ARE FOR THE USE OF THE PUBLIC. THAT THE ALLOTMENT EASEMENTS ARE FOR THE USES SHOWN THEREON AND THAT THE ALLOTMENT EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 1 THROUGH 4, INCLUSIVE, 93 AND 94 TO 15 MILE ROAD, AND THE PRIVATE DETENTION AREA IS FOR STORMWATER DETENTION.

WITNESSES

General Cox
GERARD COX

Diane L. LaForest
DIANE L. LAFOREST

General Cox
GERARD COX

Diane L. LaForest
DIANE L. LAFOREST

General Cox
GERARD COX

Diane L. LaForest
DIANE L. LAFOREST

Michael Reid
MICHAEL S. REID

Reine Castillo
REINE CASTILLO

Reine Castillo
REINE CASTILLO

Diane L. LaForest
DIANE L. LAFOREST

Silvio Giannetti
SILVIO GIANNETTI,
A MARRIED MAN,
2300 24 MILE ROAD
SHELBY TOWNSHIP, MI 48316

Maria Giannetti
MARIA GIANNETTI, HIS WIFE
AKA MARY GIANNETTI

Carl A. Collier
CARL A. COLLIER
MARRIED MAN
2250 24 MILE ROAD
SHELBY TOWNSHIP, MI 48316

Susan Collier
SUSAN COLLIER, HIS WIFE

Frank Giannetti
FRANK GIANNETTI
MARRIED
12357 FOREST GLENN LANE
SHELBY TOWNSHIP, MI 48316

Yvonne C. Giannetti
YVONNE C. GIANNETTI, HIS WIFE

Lucy Reid
LUCY REID
LUCY REID CROSSING DRIVE
ATLANTA, GA 30329

Ricky Giannetti
RICKY GIANNETTI
RICKY L. GIANNETTI
A MARRIED MAN
5200 HOSNER ROAD
METAMORA, MI 48455

Angela Giannetti
ANGELA GIANNETTI, HIS WIFE

STATE OF MICHIGAN) S.S.
MACOMB COUNTY)

PERSONALLY CAME BEFORE ME THIS 25th DAY OF October, 1999, THE ABOVE NAMED SILVIO GIANNETTI, A MARRIED MAN AND MARIA GIANNETTI, HIS WIFE, HIS WIFE, FRANK L. COLLIER, A MARRIED MAN AND SUSAN COLLIER, HIS WIFE, LUCY REID, A MARRIED MAN, YVONNE C. GIANNETTI, HIS WIFE, RICKY GIANNETTI, A MARRIED MAN, ANGELA GIANNETTI, HIS 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.

Diane L. LaForest
DIANE L. LAFOREST
NOTARY PUBLIC
CLAIR COUNTY, ACTING IN MACOMB COUNTY

MY COMMISSION EXPIRES JUNE 25, 2002.

Fenn & Associates Inc.
42802 Mound Road
Sterling Heights, Michigan 48314
PHONE: (810) 254-9577



VILLA FONTANA SUBDIVISION No. 1

PART OF THE N.E. 1/4, SEC. 36, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

LIBER 143 PAGE 13

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING 7-27-99, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

Patricia A. Chlubinski, Deputy Treasurer
PATRICIA A. CHLUBINSKI
DEPUTY TREASURER - MACOMB COUNTY

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON November 22, 1999 AS COMPLYING WITH SECTION 192 OF ACT 288, P.A. OF 1967 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF MACOMB

Anthony J. Marrocco
ANTHONY J. MARROCCO
DRAIN COMMISSIONER - MACOMB COUNTY

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE MACOMB COUNTY PLAT BOARD ON Jan 1, 2000 AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288, P.A. OF 1967, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

absent
JOHN HERTEL - CHAIRMAN OF THE BOARD OF COMMISSIONERS - MACOMB COUNTY

Ted B. Wahby
TED B. WAHBY - COUNTY TREASURER - MACOMB

Carmella Sabaugh
CARMELLA SABAUGH - COUNTY CLERK - MACOMB

RECORDING CERTIFICATE

STATE OF MICHIGAN
COUNTY OF MACOMB

THIS PLAT WAS RECEIVED FOR RECORD ON THE 22 DAY OF FEBRUARY
2000 AT 8:44 A.M. AND RECORDED IN LIBER 143 OF PLATS ON PAGE(S)
67, 91, 117, 13.

Jill Cochell
CARMELLA SABAUGH - COUNTY CLERK - MACOMB
By Jill Cochell
CHIEF DEPUTY REGISTER OF DEEDS

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF STERLING HEIGHTS AT A MEETING HELD December 27, 1999 AND WAS REVIEWED BY THE CITY ENGINEER December 27, 1999 AND WAS THAT THE MINIMUM SIZE REQUIRED BY SECTION 186 OF THE ACT HAS BEEN WAIVED AND THE LOTS CONFORM WITH THE LEGALLY ADOPTED ZONING AND SUBDIVISION CONTROL ORDINANCE OF THE CITY AND THAT ADEQUATE SURETY HAS BEEN DEPOSITED WITH THE CLERK FOR THE PLACING OF MONUMENTS AND LOT MARKERS WITHIN A REASONABLE PERIOD OF TIME NOT TO EXCEED ONE YEAR. PUBLIC SEWER AND PUBLIC WATER SERVICES HAVE BEEN INSTALLED AND ARE READY FOR SERVICE.

Walter C. Blessed
WALTER C. BLESSED, CLERK



Ferrin & Associates Inc.
42802 Mound Road
Sterling Heights, Michigan 48314
PHONE: (810) 254-9577



Sample

**MACOMB COUNTY CONDOMINIUM
SUBDIVISION PLAN No. 1037
EXHIBIT "B" TO THE MASTER DEED OF
MORAVIAN HILLS CONDOMINIUM ASSOCIATION
PRIVATE CLAIM 136, T.2N., R.13E.,
CLINTON TOWNSHIP, MACOMB COUNTY, MICHIGAN**

ATTENTION COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A NUMBER
HAS BEEN ASSIGNED TO THIS PROJECT. IT MUST BE
PROPERLY SHOWN IN THE TITLE SHEET, SHEET 1, AND THE
SURVEYOR'S CERTIFICATE, SHEET 2.

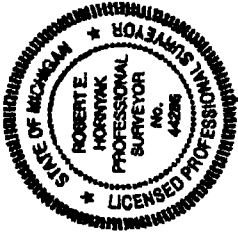
PARCEL DESCRIPTION

Part of Private Claim 136, T2N, R13E, Clinton Township, Macomb County, Michigan,
described as follows:

Commencing at the Southwest corner of Lot 103 of "Street Heights Subdivision", of
part of Private Claim 136, T2N, R13E, Clinton Township, Macomb County, Michigan, as
recorded in Liber 7 of Plans, Page 28, Macomb County Records, thence S87°06'36"E
1839.16 feet along the Southern line of Lots 103-112, Lots 115 and 116, Lots 119-128
and Lot 131 of "Street Heights Subdivision" to the Western right-of-way line of
Greenback Highway (M-97) (20.00 feet wide); thence along the Western right-of-way
line of Greenback Highway (M-97) the following 2 courses: 179.37 feet along the
e. 57°03'45" foot radius non-tangent curve to the left, bearing a central angle of
and a chord bearing S08°16'53"W 129.32 feet and S05°33'07"W 590.40 feet to the Point
of Beginning; thence continuing along the Western 60-ft.-of-way line of Greenback
Highway (M-97) the following 2 courses: S05°33'07"W 834.24 feet and S5°27' feet along
the arc of an 1850.00 foot radius tangent curve to the right, bearing a central angle of
01°42'42" and a chord bearing S08°29'57"W 55.27 feet; thence N82°42'40"W 53.51
feet; thence S83°91' feet along the arc of a 250.00 foot radius tangent curve to the right
having a central angle of 88°26'39" and a chord bearing N38°29'19"W 348.72 feet;
thence N05°44'00"E 365.31 feet; thence S6.90 feet along the arc of a 230.00 foot
tangent curve to the left, having a central angle of 13°23'58" and a chord bearing
N04°00'58"W 56.78 feet; thence S8.50 feet along the arc of a 250.00 foot radius tangent
curve to the right, having a central angle of 13°24'26" and a chord bearing N07°03'43"W
58.37 feet; thence N05°58'30"E 84.28 feet; thence S6.12 feet along the arc of a 182.00
foot radius non-tangent curve to the left, having a central angle of 11°22'13" and a chord
bearing N72°58'15"E 36.06 feet; thence N68°18'16"E 117.79 feet; thence 104.03 feet
along the arc of a 218.00 foot radius tangent curve to the right, having a central angle of
27°20'30" and a chord bearing N01°58'31"E 103.05 feet; thence S84°21'14"E 71.89 feet
to the Point of Beginning, containing 5.80 acres of land, more or less.

DRAWING INDEX:

- 1> TITLE SHEET
- 2> SURVEY PLAN
- 3> SITE PLAN - UNIT DIMENSIONS
- 4> UTILITY PLAN

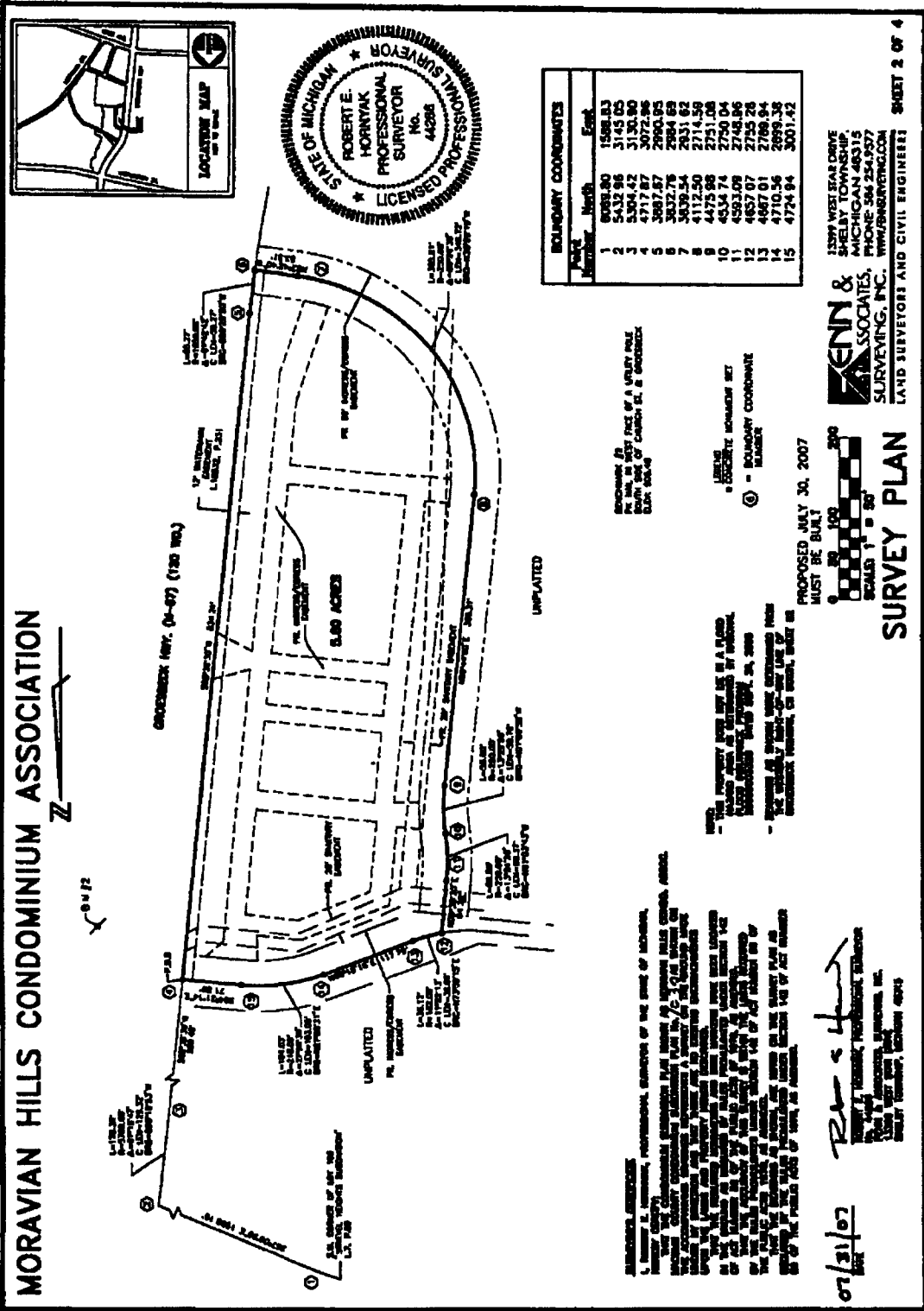


Handwritten signature/initials

DEVELOPER:
GROSSBECK PROPERTIES, LLC
2360 ORCHARD LAKE ROAD, SUITE 110
STUYVAN LAKE, MI 48320

SURVEYOR:
FERN & ASSOCIATES, SURVEYING, INC.
13399 WEST STAR DRIVE
SHELBY TWP., MI 48315

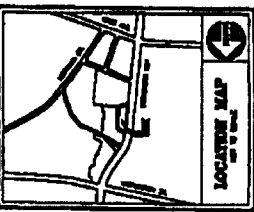
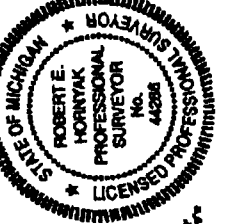
FERN & ASSOCIATES, SURVEYING, INC.
13399 WEST STAR DRIVE
SHELBY TOWNSHIP,
MICHIGAN 48315
PHONE 866.264.9377
WWW.FERNSURVING.COM
LAND SURVEYORS AND CIVIL ENGINEERS



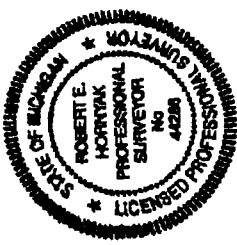
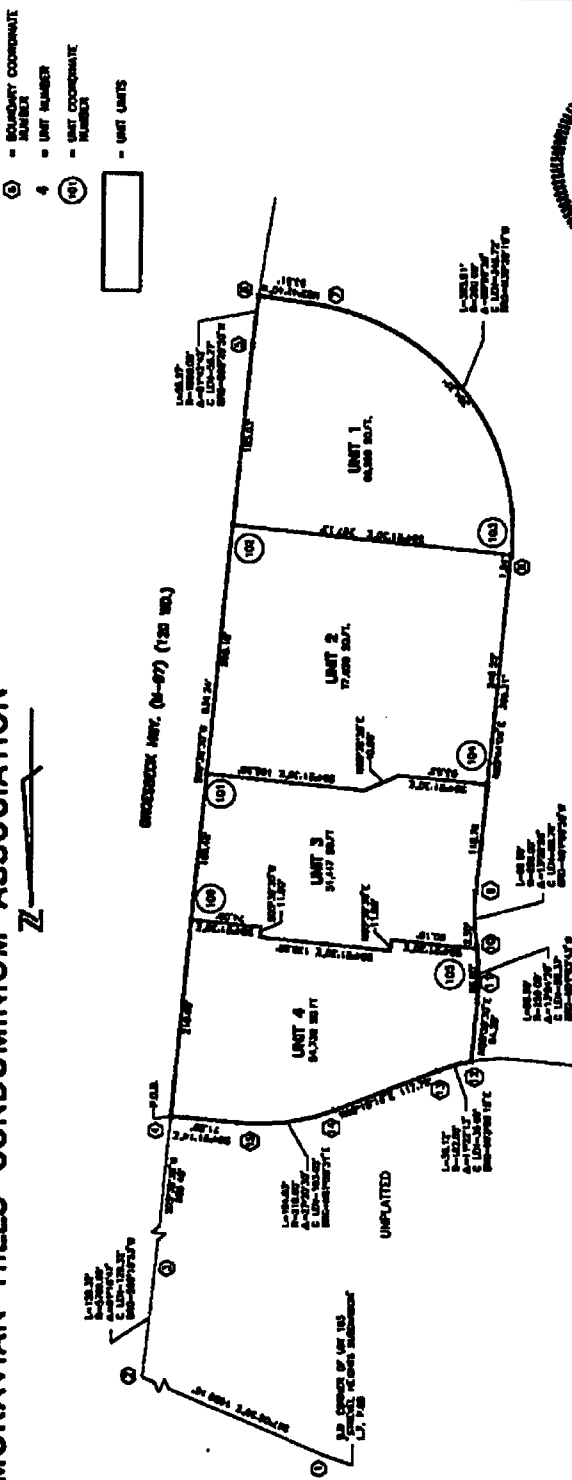
KENN & ASSOCIATES, INC.
 LAND SURVEYOR AND CIVIL ENGINEER
 13299 WEST LEAR DRIVE
 SHELBY TOWNSHIP
 MICHIGAN 48315
 PHONE: 586 254 5577
 WWW.RSNDVING.COM

PROPOSED JULY 30, 2007
 MUST BE BUILT
 IN ACCORDANCE
 WITH SCALES 1" = 50'

THIS PROPERTY MAP IS A RE-ALIGNED PLAT OF COMMON AREAS AND UNITS WITHIN THE MORAVIAN HILLS CONDOMINIUM ASSOCIATION. THE COMMON AREAS AND UNITS ARE BOUNDARIED AS SHOWN ON THIS PLAN. THIS PLAN IS A RE-ALIGNMENT OF THE COMMON AREAS AND UNITS AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY. THE PROPERTY IS BOUNDARIED AS SHOWN ON THIS PLAN. THE PROPERTY IS BOUNDARIED AS SHOWN ON THIS PLAN. THE PROPERTY IS BOUNDARIED AS SHOWN ON THIS PLAN.



MORAVIAN HILLS CONDOMINIUM ASSOCIATION



RA s. H

NOTE:
ALL CURVILINEAR DIMENSIONS
ARE ALONG THE ARC

PROPOSED JULY 30, 2007
MUST BE BUILT



SITE PLAN

FENN & ASSOCIATES, P.C.
SURVEYING, P.C.
13377 WEST STAR DRIVE
SHELBY TOWNSHIP,
MICHIGAN 48315
PHONE: 588.254.9577
WWW.FENNSURV.COM

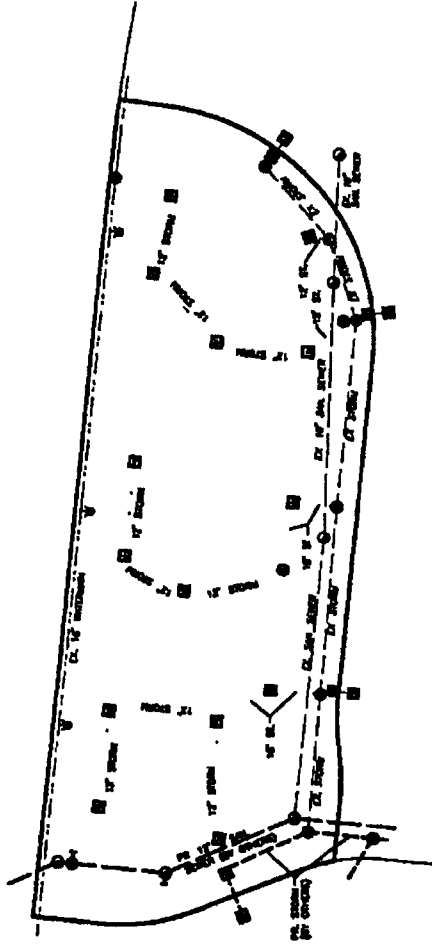
SHEET 3 OF 4

UNIT COORDINATE NUMBER	North	East
100	4500.23	3052.25
101	4348.55	3038.48
102	4081.75	3010.12
103	4110.96	2714.44
104	4357.82	2739.22
105	4537.21	2749.71

BOUNDARY COORDINATE NUMBER	North	East
1	6089.80	1508.83
2	5432.96	3145.05
3	5304.42	3139.90
4	4717.87	3072.96
5	3887.37	2890.95
6	3838.56	2831.82
7	4113.50	2714.42
8	4475.98	2751.08
9	4534.74	2750.04
10	4583.09	2748.96
11	4657.07	2755.28
12	4687.01	2789.94
13	4710.58	2689.38
14	4724.94	3001.42
15		

MORAVIAN HILLS CONDOMINIUM ASSOCIATION

- LEGEND**
- BOUNDARY LINE
 - BOUNDARY MARKER
 - EXISTING UTILITY
 - EXISTING STRUCTURE
 - EXISTING UTILITY MARKER
 - PROPOSED UTILITY
 - A FIRE HYDRANT
 - DRIVE VALVE & WELL



FIELD AND PHOTO SURVEY OF PROPERTY
BY THE RECORDS OF THE PUBLIC RECORDS
AND THE RECORDS OF THE CITY OF CLYDE
CONSIDERED AS AUTHORITY FOR THE
COMPLETION OF THIS PLAN.

THIS PLAN WAS DRAWN BY THE CITY OF CLYDE
AND IS SUBJECT TO THE CITY OF CLYDE
ORDINANCE NO. 100-2007-0001.
ALL UTILITIES SHOWN ARE BASED ON
FIELD SURVEY AND PHOTO SURVEY.
ALL UTILITIES SHOWN ARE BASED ON
FIELD SURVEY AND PHOTO SURVEY.
ALL UTILITIES SHOWN ARE BASED ON
FIELD SURVEY AND PHOTO SURVEY.

PROPOSED JULY 30, 2007
MUST BE BUILT



UTILITY PLAN

KENN & ASSOCIATES, INC.
LAND SURVEYORS AND CIVIL ENGINEERS
1580 WEST STAR DRIVE
ANN ARBOR, MICHIGAN 48103
PHONE: 919.244.8377
WWW.KENNSURV.COM

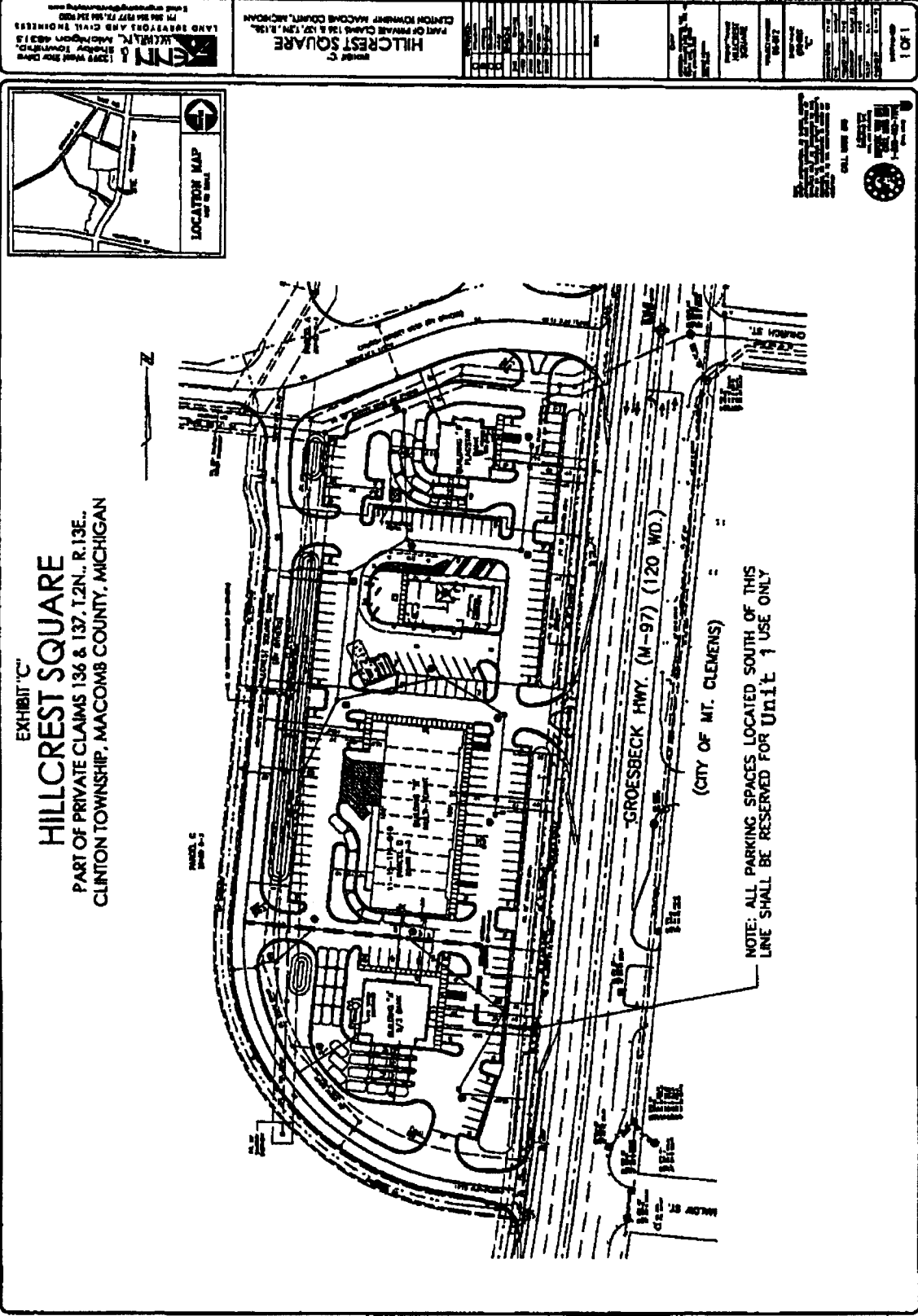
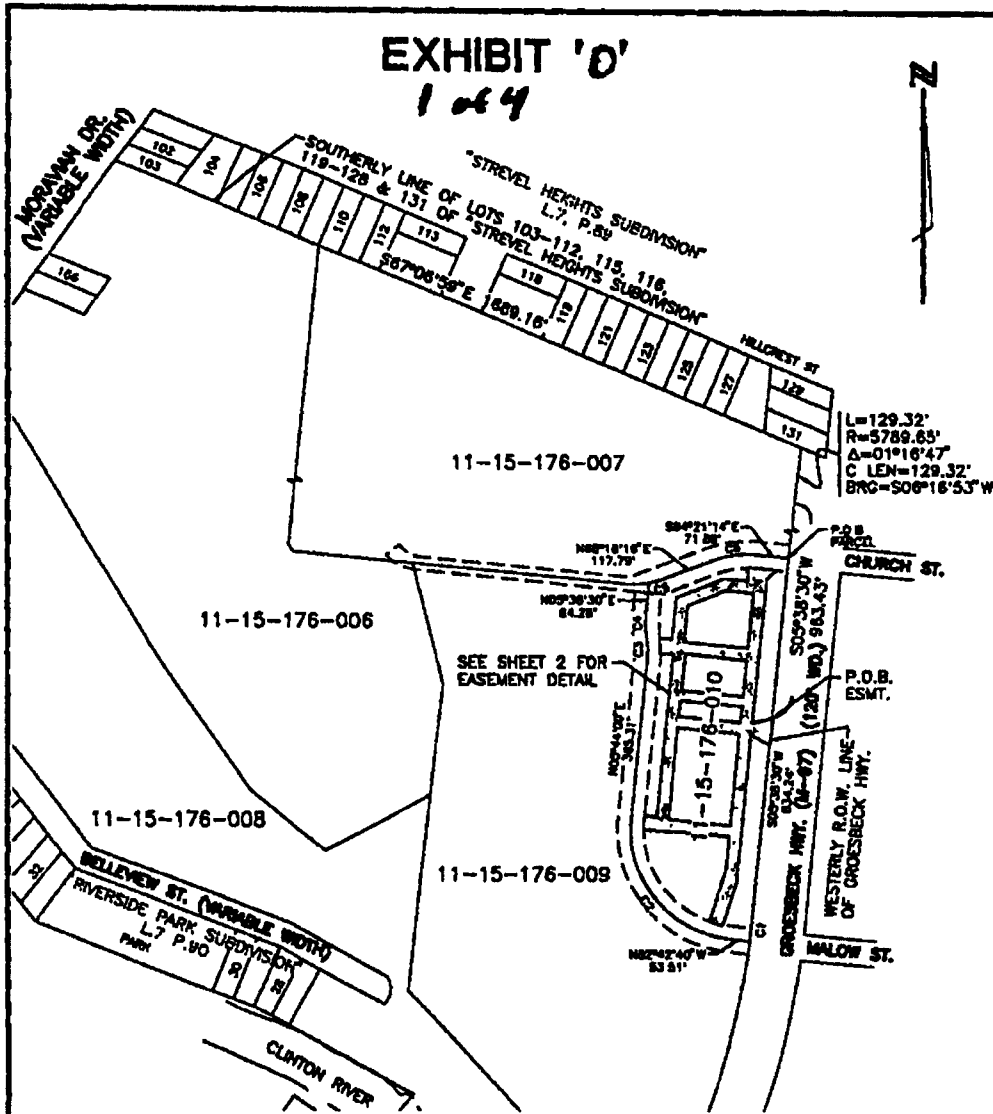


EXHIBIT 'D'

1 of 4

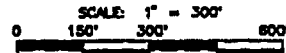


L=129.32'
R=5789.65'
Δ=0°16'47"
C LEN=129.32'
BRC=506°16'53" W

SEE SHEET 2 FOR EASEMENT DETAIL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1850.06'	55.27'	55.27'	S08°29'50" W	01°42'42"
C2	250.00'	385.91'	346.72'	N39°29'19" W	88°28'36"
C3	250.00'	58.90'	58.78'	N01°00'58" W	13°29'56"
C4	250.00'	58.50'	58.37'	N01°03'43" W	13°24'28"
C5	182.00'	36.12'	36.06'	N73°59'15" E	11°22'13"
C6	218.00'	104.03'	103.05'	N81°58'31" E	27°20'30"

• SEE ATTACHED RIDERS FOR DESCRIPTIONS •



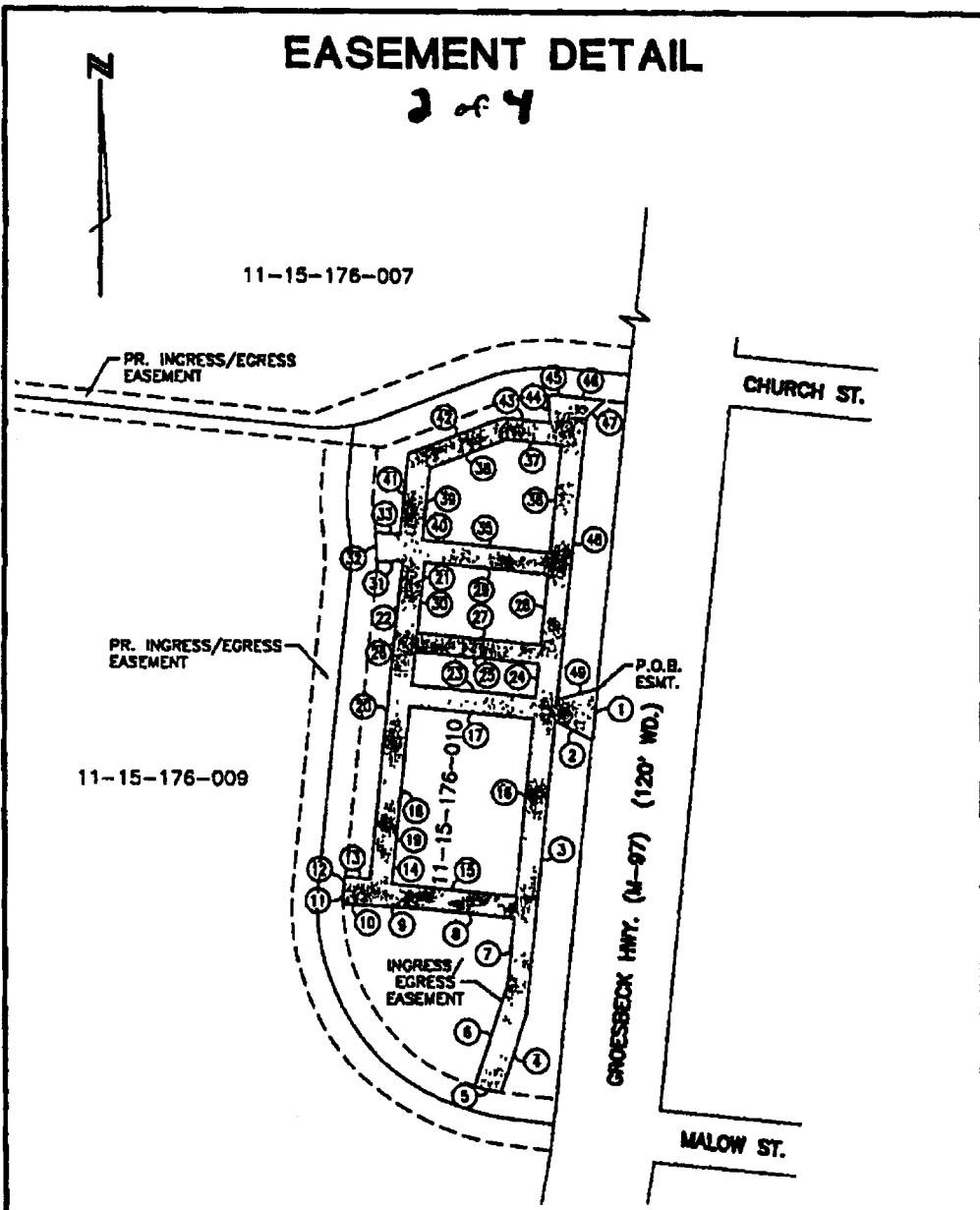
BEARINGS WERE DETERMINED FROM THE WESTERLY RIGHT-OF-WAY LINE OF GROESBECK HIGHWAY, CS 50031, SHEET B2

FENN & ASSOCIATES, INC.
 LAND SURVEYORS AND CIVIL ENGINEERS
 13399 West Star Drive
 Shelby Township, Michigan 48315
 PH: 584.254.9577 FX: 584.254.9020
 www.fennsurveying.com e-mail: surveyng@fennsurveying.com

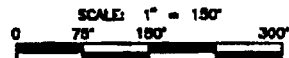
CLIENT: _____
 DATE: 01/18/07 SCALE: 1" = 300'
 DRAWN: D.B. CHECK: R.E.H., P.S.
 JOB NO. 05-012 SHEET: 1 OF 4

EASEMENT DETAIL

2 of 4



• SEE ATTACHED RIDERS FOR DESCRIPTIONS •



BEARINGS WERE DETERMINED FROM THE WESTERLY RIGHT-OF-WAY LINE OF GROESBECK HIGHWAY, CS 80031, SHEET 82

FENN ASSOCIATES, INC. 13399 West Star Drive
Shelby Township, Michigan 48318

LAND SURVEYORS AND CIVIL ENGINEERS
PH: 586.254.9577 FX: 586.254.9020

www.fennsurveying.com e-mail: surveying@fennsurveying.com

CLIENT:

DATE	01/18/07	SCALE	1" = 150'
DRAWN	D.B.	CHECK	R.E.H., P.S.
JOB NO.	06-012	SHEET	2 OF 4

DESCRIPTIONS

3 of 4

PARCEL DESCRIPTION - 11-15-178-010

Part of Private Claim 136, T2N, R13E, Clinton Township, Macomb County, Michigan, described as follows:

Commencing at the Southwest corner of Lot 103 of "Stravel Heights Subdivision", of part of Private Claim 136, T2N, R13E, Clinton Township, Macomb County, Michigan, as recorded in Liber 7 of Plata, Page 86, Macomb County Records; thence S67°05'59"E 1889.16 feet along the Southerly line of Lots 103-112, Lots 115 and 116, Lots 119-128 and Lot 131 of "Stravel Heights Subdivision" to the Westerly right-of-way line of Groesbeck Highway (M-97) (120.00 feet wide); thence along the Westerly right-of-way line of Groesbeck Highway (M-97) the following 2 courses: 129.32 feet along the arc of a 5789.65 foot radius non-tangent curve to the left having a central angle of 01°18'47" and a chord bearing S06°18'53"W 129.32 feet and S05°38'30"W 589.40 feet to the Point of Beginning; thence continuing along the Westerly right-of-way line of Groesbeck Highway (M-97) the following 2 courses: S05°38'30"W 834.24 feet and 55.27 feet along the arc of an 1850.08 foot radius tangent curve to the right having a central angle of 01°42'42" and a chord bearing S06°29'50"W 55.27 feet; thence N82°42'40"W 53.51 feet; thence 385.81 feet along the arc of a 250.00 foot radius tangent curve to the right having a central angle of 88°28'38" and a chord bearing N38°29'19"W 348.72 feet; thence N03°44'00"E 365.31 feet; thence 58.90 feet along the arc of a 250.00 foot radius tangent curve to the left having a central angle of 13°29'56" and a chord bearing N01°00'58"W 58.76 feet; thence 58.50 feet along the arc of a 250.00 foot radius tangent curve to the right having a central angle of 13°24'26" and a chord bearing N01°03'43"W 58.37 feet; thence N05°38'30"E 84.28 feet; thence 36.12 feet along the arc of a 182.00 foot radius non-tangent curve to the left having a central angle of 11°22'13" and a chord bearing N73°59'15"E 36.06 feet; thence N88°18'18"E 117.79 feet; thence 104.03 feet along the arc of a 218.00 foot radius tangent curve to the right having a central angle of 27°20'30" and a chord bearing N81°58'31"E 103.05 feet; thence S84°21'14"E 71.89 feet to the Point of Beginning, containing 5.60 acres of land, more or less, subject to any easements and/or exceptions, recorded or otherwise.

FENN & ASSOCIATES, INC. 13399 West Star Drive
 Shelby Township, Michigan 48315
 LAND SURVEYORS AND CIVIL ENGINEERS
 PH: 584.254.9577 FX: 586.254.9020
 www.fennsurveying.com e-mail: surveying@fennsurveying.com

CLIENT:

DATE	01/18/07	SCALE	-----
DRAWN	D.B.	CHECK	R.P.N., P.S.
JOB NO.	05-012	SHEET	3 OF 4

DESCRIPTIONS

4 of 4

INGRESS-EGRESS EASEMENT

An easement for ingress and egress in Private Claim 136, T2N, R13E, Clinton Township, Macomb County, Michigan, described as follows: Commencing at the Southwest corner of Lot 103 of "Stravel Heights Subdivision", of part of Private Claim 136, T2N, R13E, Clinton Township, Macomb County, Michigan, as recorded in Liber 7 of Plats, Page 89, Macomb County Records; thence S67°06'59"E 1689.18 feet along the Southerly line of Lots 103-112, Lots 115 and 116, Lots 119-128 and Lot 131 of "Stravel Heights Subdivision" to the Westerly right-of-way line of Groesbeck Highway (M-97) (120.00 feet wide); thence along the Westerly right-of-way line of Groesbeck Highway (M-97) the following 2 courses: 129.32 feet along the arc of a 5789.65 foot radius non-tangent curve to the left having a central angle of 01°16'47" and a chord bearing S09°16'53"W 129.32 feet, and S09°38'30"W 863.43 feet to the Point of Beginning;

1. thence continuing S09°38'30"W 59.58 feet;
2. thence N62°00'24"W 48.66 feet;
3. thence S09°38'30"W 347.53 feet;
4. thence S18°11'26"W 96.93 feet;
5. thence 30.08 feet along the arc of a 220.00 foot radius tangent curve to the right having a central angle of 07°30'02" and a chord bearing N75°30'14"W 30.08 feet;
6. thence N18°11'26"E 123.16 feet;
7. thence N05°38'30"E 81.20 feet;
8. thence N84°21'30"W 105.89 feet;
9. thence N86°56'05"W 66.74 feet;
10. thence N84°21'30"W 24.97 feet;
11. thence 18.51 feet along the arc of a 220.00 foot radius tangent curve to the right having a central angle of 04°18'00" and a chord bearing N03°35'00"E 18.51 feet;
12. thence N05°44'00"E 13.50 feet;
13. thence S84°21'30"E 28.98 feet;
14. thence S77°14'43"E 24.18 feet;
15. thence S84°21'30"E 145.12 feet;
16. thence N05°38'30"E 212.10 feet;
17. thence N84°21'30"W 144.78 feet;
18. thence S05°44'00"W 212.10 feet;
19. thence N77°14'43"W 24.18 feet;
20. thence N05°44'00"E 378.55 feet;
21. thence S89°07'17"E 24.09 feet;
22. thence S05°44'00"W 147.44 feet;
23. thence S84°21'30"E 144.74 feet;
24. thence N05°38'30"E 40.67 feet;
25. thence N84°21'30"W 144.68 feet;
26. thence N05°38'30"E 21.25 feet;
27. thence S84°21'30"E 144.68 feet;
28. thence N05°38'30"E 85.52 feet;
29. thence N84°21'30"W 144.51 feet;
30. thence N89°07'17"W 24.09 feet;
31. thence S89°47'46"W 30.16 feet;
32. thence 32.74 feet along the arc of a 280.00 foot radius tangent curve to the left having a central angle of 08°41'57" and a chord bearing N02°27'55"W 32.72 feet;
33. thence S85°43'26"E 28.49 feet;
34. thence S75°18'05"E 25.32 feet;
35. thence S84°21'30"E 149.65 feet;
36. thence N05°38'30"E 130.00 feet;
37. thence N84°21'30"W 65.45 feet;
38. thence S89°18'44"W 94.78 feet;
39. thence S05°38'30"W 86.49 feet;
40. thence N79°18'05"W 25.32 feet;
41. thence N05°38'30"E 96.59 feet;
42. thence N88°18'44"E 116.35 feet;
43. thence S84°21'30"E 55.29 feet;
44. thence N01°40'59"W 32.12 feet;
45. thence 17.23 feet along the arc of a 185.00 foot radius tangent curve to the right having a central angle of 05°20'08" and a chord bearing S87°01'15"E 17.22 feet;
46. thence S84°21'14"E 48.13 feet;
47. thence S47°48'15"W 28.65 feet;
48. thence S05°38'30"W 336.87 feet;
49. thence N74°51'59"E 48.13 feet to the Point of Beginning, containing 1.27 acres of land, more or less.

TENN & 13399 West Star Drive
 ASSOCIATES, INC. Shelby Township,
 Michigan 48315
 LAND SURVEYORS AND CIVIL ENGINEERS
 PH 584.254.9577 FX 584.254.9020
 www.tennsurveying.com e-mail: surveying@tennsurveying.com

CLIENT:
 DATE 01/16/07 SCALE _____
 DRAWN D.B. CHECK R.E.H., P.S.
 JOB NO. 05-012 SHEET 4 OF 4