

# ASSESSOR'S PLAT OF WERNER'S LANDING NORTH

PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 23, AND PART OF THE NORTHWEST QUARTER OF SECTION 24,  
TOWN 6 SOUTH, RANGE 8 WEST, MATTESON TOWNSHIP, BRANCH COUNTY, MICHIGAN

**ASSESSOR'S CERTIFICATE:**

I, AS ASSESSOR, BY VIRTUE OF THE AUTHORITY VESTED IN SECTION 201 (2), ACT 288 OF P. A. OF 1967, HAVING BEEN DULY AUTHORIZED BY THE MATTESON TOWNSHIP BOARD, BRANCH COUNTY, STATE OF MICHIGAN, HAVE CAUSED THE LAND DESCRIBED IN THE ANNEXED PLAT TO BE SURVEYED, LAID OUT AND PLATTED AND CERTIFY THAT MATTESON LAKE ROAD IS AN EXISTING PUBLIC HIGHWAY; THAT NORTH WERNER'S LANDING DRIVE AND N. DRIVE IS NOW BEING USED AS A PRIVATE STREET; THAT THE PLAT CONFORMS TO SECTIONS 201 THROUGH 213 OF ACT 288 OF P. A. OF 1967, AS AMENDED; AND THAT THE PLAT INCLUDES ALL LAND TO THE WATERS EDGE AS SHOWN.

**WITNESS:**

*Edward R. Reed*  
EDWARD R. REED  
*Patricia K. Kubasiak*  
PATRICIA K. KUBASIAK

*Earl Thrans*  
EARL THRANS ASSESSOR  
1138 WATTLES ROAD  
SHERWOOD, MICHIGAN 49089

**ACKNOWLEDGMENT:**

STATE OF MICHIGAN SS.  
COUNTY OF BRANCH

ON THIS 4 DAY OF March, A.D. 1992, BEFORE ME PERSONALLY CAME THE ABOVE NAMED EARL THRANS, ASSESSOR OF MATTESON TOWNSHIP, BRANCH COUNTY, MICHIGAN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED AS SUCH ASSESSOR.

MY COMMISSION EXPIRES:

3-7-94

*Patricia K. Kubasiak*  
PATRICIA K. KUBASIAK  
NOTARY PUBLIC,  
BRANCH COUNTY, MICHIGAN.

**SURVEYOR'S CERTIFICATE:**

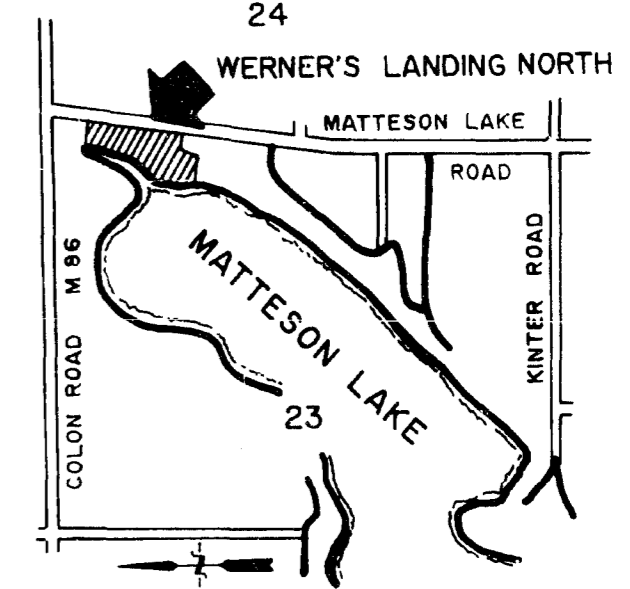
I, EDWARD R. REED, SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:  
ASSESSOR'S PLAT OF WERNER'S LANDING NORTH, PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 23, AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWN 6 SOUTH, RANGE 8 WEST, MATTESON TOWNSHIP, BRANCH COUNTY, MICHIGAN, AND BEGINNING AT A POINT IN THE CENTER OF MATTESON LAKE ROAD, LOCATED DUE EAST 370.46 FEET AND THENCE SOUTH 07° 19' 05" WEST 292.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23; RUNNING THENCE FROM THIS POINT OF BEGINNING SOUTH 07° 19' 05" WEST 681.96 FEET ALONG THE CENTERLINE OF MATTESON LAKE ROAD; THENCE NORTH 83° 33' 45" WEST 172.08 FEET; THENCE SOUTH 34° 26' 08" WEST 123.41 FEET; THENCE SOUTH 24° 47' 57" EAST 84.80 FEET; THENCE SOUTH 16° 13' 07" WEST 185.05 FEET; THENCE SOUTH 09° 02' 44" WEST 169.03 FEET; THENCE SOUTH 11° 01' 21" WEST 106.48 FEET; THENCE NORTH 79° 07' 59" WEST 155.05 FEET TO THE SHORELINE OF MATTESON LAKE; THENCE ALONG THE SHORELINE OF MATTESON LAKE AND CHANNEL ON THE INTERMEDIATE TRAVERSE LINE AS FOLLOWS: NORTH 34° 14' 07" EAST 54.15 FEET; NORTH 13° 29' 34" EAST 160.34 FEET; NORTH 06° 23' 05" WEST 70.00 FEET; NORTH 14° 31' 46" WEST 78.00 FEET; NORTH 22° 07' 42" WEST 103.15 FEET; NORTH 38° 56' 57" WEST 157.67 FEET; NORTH 60° 20' 21" EAST 244.90 FEET; NORTH 57° 42' 36" EAST 169.82 FEET; NORTH 25° 32' 56" EAST 25.19 FEET; NORTH 05° 24' 00" EAST 349.73 FEET; NORTH 30° 24' 29" EAST 150.84 FEET; THENCE LEAVING THE SHORELINE SOUTH 82° 40' 55" EAST 165.27 FEET TO THE POINT OF BEGINNING. CONTAINING 25 LOTS; 6.7 ACRES, M/L, TO THE WATERS EDGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE TOWNSHIP BOARD OF MATTESON TOWNSHIP, ON NOVEMBER 4, 1987.  
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.  
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.

January 8, 1992  
DATE

*Edward R. Reed*  
EDWARD R. REED  
LICENSED LAND SURVEYOR NO. 7437  
226 S. SPRAGUE ROAD  
COLDWATER, MICHIGAN 49036



\*\* TO THE N.W. CORNER OF LOT 5, WERNER'S LANDING NO. 1, (L. 7, PG. 75, B.C.R.)  
\* ALONG SAID PLAT BOUNDARY

**CERTIFICATE OF MUNICIPAL APPROVAL:**

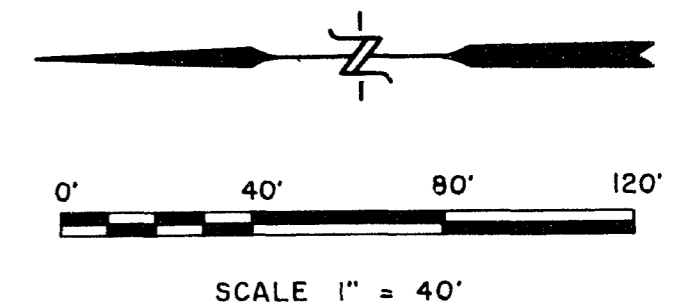
THIS PLAT WAS APPROVED ON March 4, 1992 BY THE TOWNSHIP BOARD OF MATTESON TOWNSHIP, BRANCH COUNTY, MICHIGAN, AS HAVING BEEN MADE AND COMPLYING WITH THE REQUIREMENTS OF SECTION 201 AND 209 (4) OF P. A. 288 OF 1967.

*Patti A. Miller*  
PATTI A. MILLER CLERK

**RECORDING CERTIFICATE:**

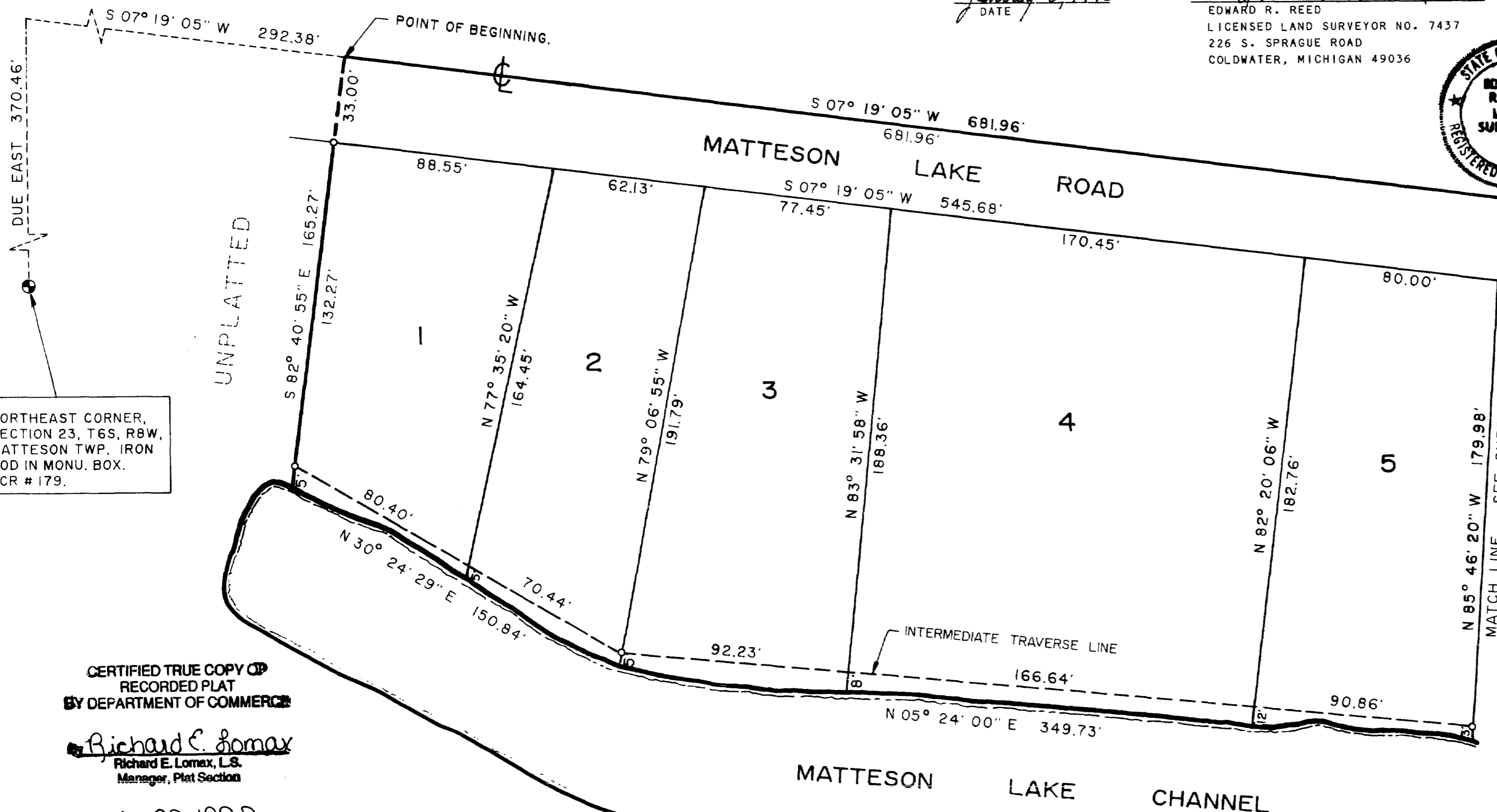
STATE OF MICHIGAN  
BRANCH COUNTY  
THIS PLAT WAS RECEIVED FOR RECORD ON THE 1st DAY OF July, 1992, AT 1:04 P.M., AND RECORDED IN LIBER 7 OF PLATS ON PAGE(S) 76.

*Linda Lee Morrison Mathews*  
LINDA LEE MORRISON MATHEWS, REGISTER OF DEEDS



**LEGEND:**

1. ALL DIMENSIONS ARE IN FEET.
2. CONCRETE MONUMENTS, (1/2" x 36" IRON BAR ENCASED IN CONCRETE 4" DIA. x 36" LONG), HAVE BEEN PLACED AT ALL POINTS MARKED: O
3. ALL LOT CORNERS ARE MARKED BY A 1/2" x 18" STEEL ROD.
4. BEARINGS ARE REFERENCED TO EAST LINE OF SECTION 23, AS ESTABLISHED BY 1969 M.D.O.T. PROJECT C. S. 12041A FOR HIGHWAY M-86.
5. ALL CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.



NORTHEAST CORNER, SECTION 23, T6S, R8W, MATTESON TWP. IRON ROD IN MONU. BOX. LCR # 179.

CERTIFIED TRUE COPY OF RECORDED PLAT BY DEPARTMENT OF COMMERCE

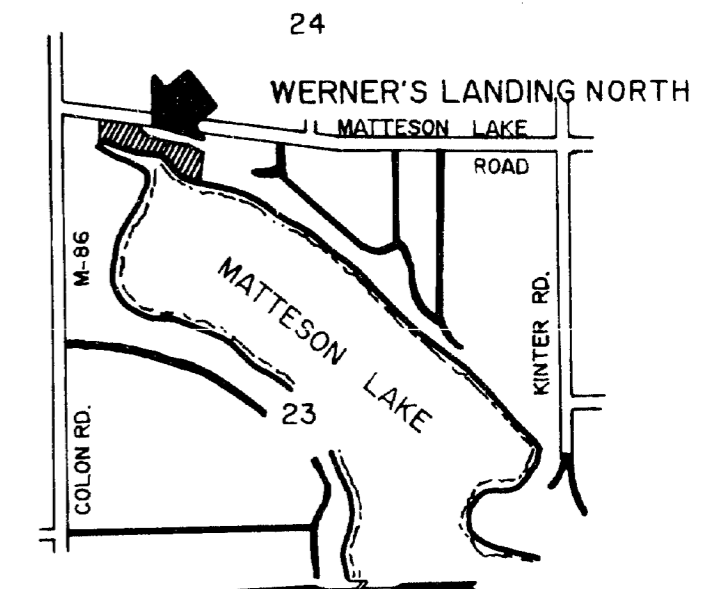
*Richard E. Lomax*  
Richard E. Lomax, L.S.  
Manager, Plat Section

Date July 20, 1992

061909

# ASSESSOR'S PLAT OF WERNER'S LANDING NORTH

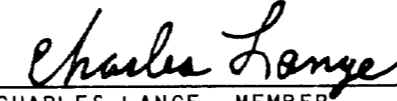


PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 23, AND PART OF THE NORTHWEST QUARTER OF SECTION 24,  
TOWN 6 SOUTH, RANGE 8 WEST, MATTESON TOWNSHIP, BRANCH COUNTY, MICHIGAN

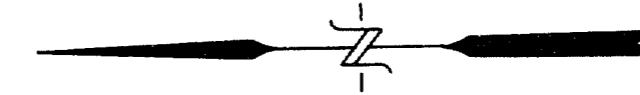


LOCATION MAP  
[ NO SCALE ]

**CERTIFICATE OF COUNTY ROAD COMMISSION:**

THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF BRANCH HEREBY CERTIFIES THAT MATTESON LAKE ROAD IS AN EXISTING COUNTY HIGHWAY, AND THAT THE PRIVATE ROADS AS SHOWN ON THE PLAT WERE IN EXISTENCE AT THE TIME THIS PLAT WAS MADE. THIS CERTIFICATION WAS MADE THIS Jan 10, 1992 IN ACCORDANCE WITH SECTION 209 (1) OF ACT 288 OF 1967.

  
 CHARLES LANGE, MEMBER  
  
 ROBERT E. OLDS, MEMBER  
  
 CECIL O. PARADINE, CHAIRMAN

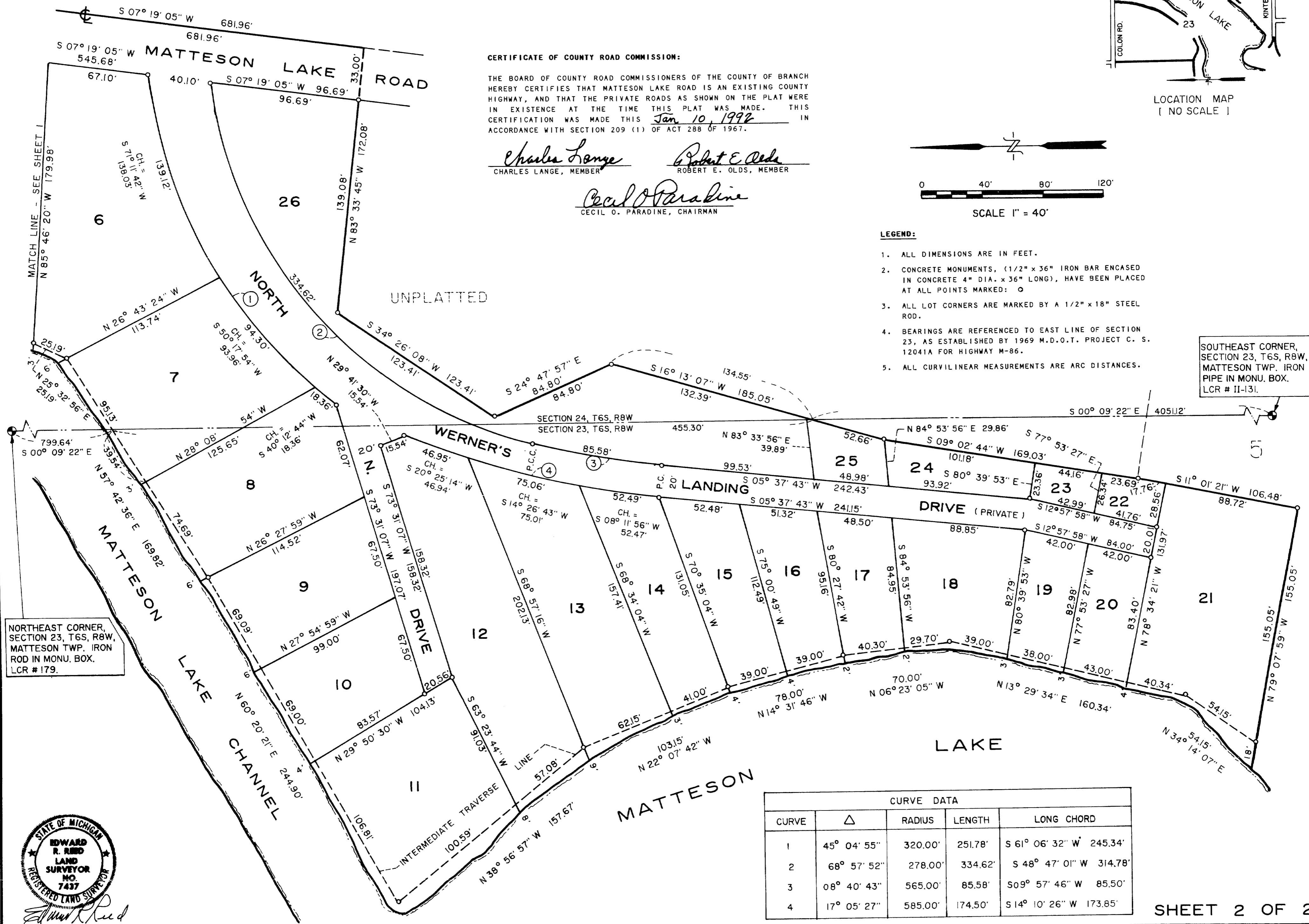


SCALE 1" = 40'

**LEGEND:**

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3. ALL LOT CORNERS ARE MARKED BY A 1/2" x 18" STEEL ROD.
4. BEARINGS ARE REFERENCED TO EAST LINE OF SECTION 23, AS ESTABLISHED BY 1969 M.D.O.T. PROJECT C. S. 12041A FOR HIGHWAY M-86.
5. ALL CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.

SOUTHEAST CORNER,  
SECTION 23, T6S, R8W,  
MATTESON TWP. IRON  
PIPE IN MONU. BOX.  
LCR # II-131.



NORTHEAST CORNER,  
SECTION 23, T6S, R8W,  
MATTESON TWP. IRON  
ROD IN MONU. BOX.  
LCR # 179.



*Edward R. Reed*

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	LONG CHORD
1	45° 04' 55"	320.00'	251.78'	S 61° 06' 32" W 245.34'
2	68° 57' 52"	278.00'	334.62'	S 48° 47' 01" W 314.78'
3	08° 40' 43"	565.00'	85.58'	S 09° 57' 46" W 85.50'
4	17° 05' 27"	585.00'	174.50'	S 14° 10' 26" W 173.85'

"WERNER'S LANDING NO. 1" (L. 7, PG. 75 - PLATS)

061909