

# FOX RUN GREEN NO 5

A PART OF THE NORTH 1/2 OF SECTION 28, T.2 N., R.9 E.  
WEST BLOOMFIELD TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

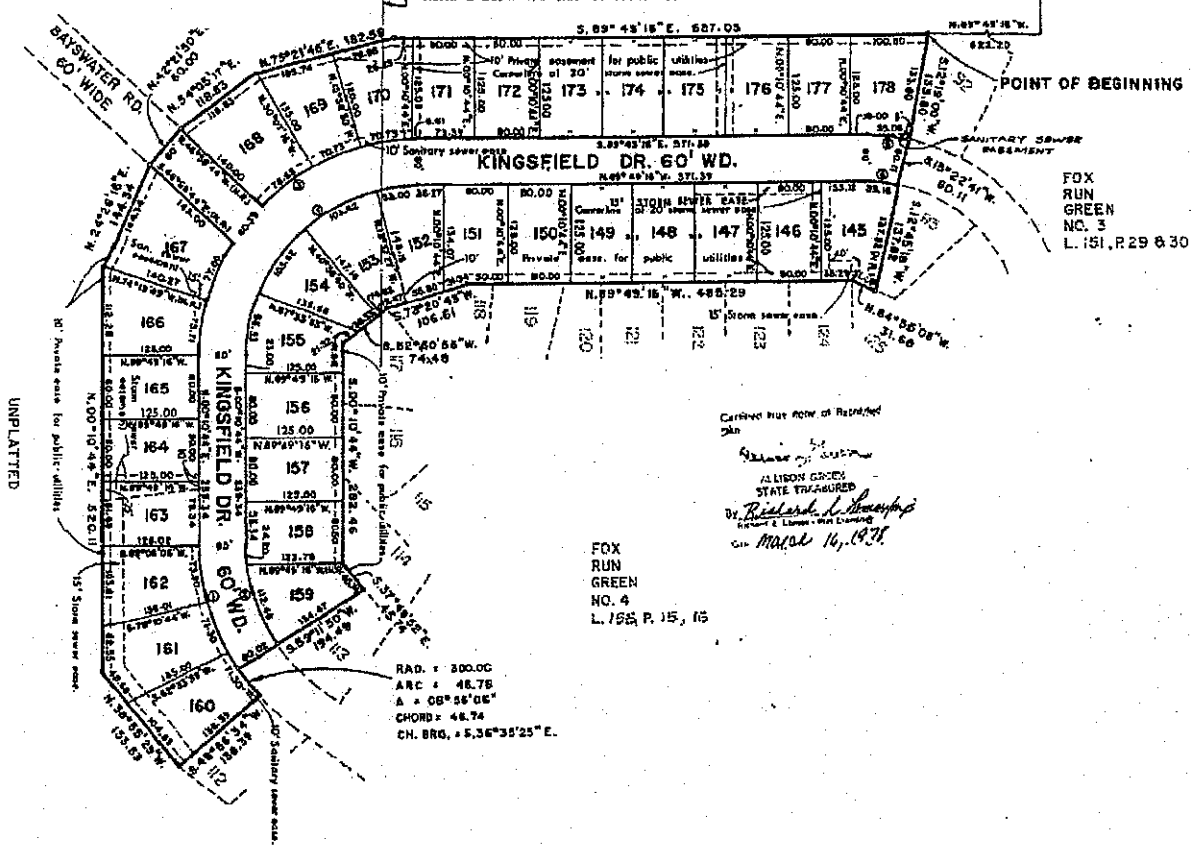
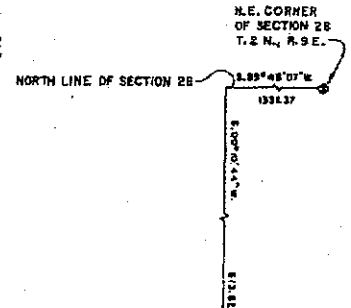
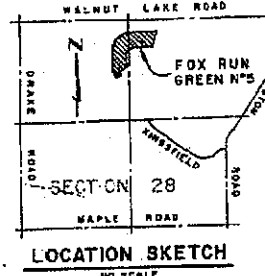
SHEET 1 OF 2 SHEETS

## PLAT LEGEND

All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted as (N.R.)  
All dimensions are shown in feet  
All curvilinear dimensions are shown along the arc  
All bearings are in relation to the west line of POTOMAC VILLAGE NO 1 Liber 131, Pages 18, 19 & 20 and the north line of POTOMAC VILLAGE NO 3 Liber 142, Pages 16, 17, 18 & 19  
The symbol "o" indicates a concrete monument  
All lot markers are 1/2" iron bars and are 18" long



0 20 40 60 80 100  
10 20 30 40 50  
SCALE: 1 INCH = 100 FT.



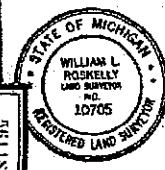
Correct but now of Record  
LILSON CROCK  
STATE TREASURER  
Dr. Richard L. ...  
March 16, 1931

FOX RUN GREEN NO. 4  
L. 156 P. 15, 16

RAD. = 300.00  
ARC = 48.78  
A = 08°26'06"  
CHORD = 48.74  
CN. BRG. = S.36°25'25" E.

### CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	ARC	CHORD DISTANCE	CHORD BEARING
1	300.00	32°18'04"	169.13	166.90	N.15°54'18"W.
2	240.00	32°27'52"	136.68	124.84	N.16°08'14"W.
3	280.00	90°00'00"	439.82	395.28	S.43°10'44"W.
4	270.00	90°00'00"	345.57	331.12	S.43°10'44"W.
5	260.00	17°08'16"	55.08	54.98	N.83°45'03"W.
6	200.00	11°10'05"	39.16	38.07	N.84°12'43"W.



**BASNEY & SMITH INC.**  
CIVIL ENGINEERS  
& LAND SURVEYORS  
DETROIT, MICH.

LIBER PAGE

# FOX RUN GREEN NO 5

A PART OF THE NORTH 1/2 OF SECTION 28, T.2 N., R.9 E.

WEST BLOOMFIELD TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

### SURVEYOR'S CERTIFICATE

I, William L. Roskelly, Surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat, described as follows: FOX RUN GREEN NO. 5 a part of the North 1/2 of Section 28, T.2 N., R.9 E., West Bloomfield Township, Oakland County, Michigan, comprising Lots 145 thru 176, both inclusive, described as beginning at a point, said point being along the North line of Section 28, S. 89 degrees 40 minutes 07 seconds W., 131.37 feet and S. 70 degrees 10 minutes 44 seconds W., 411.82 feet and N. 89 degrees 49 minutes 14 seconds W., 612.10 feet from the Northwest corner of Section 28, T.2 N., R.9 E., and proceeding thence S. 12 degrees 19 minutes 00 seconds W., 133.80 feet; thence S. 13 degrees 21 minutes 41 seconds W., 80.11 feet; thence S. 11 degrees 45 minutes 18 seconds W., 137.18 feet; thence N. 66 degrees 55 minutes 00 seconds W., 21.55 feet; thence N. 89 degrees 49 minutes 16 seconds W., 485.39 feet; thence S. 73 degrees 20 minutes 43 seconds W., 106.41 feet; thence S. 52 degrees 50 minutes 35 seconds W., 74.48 feet; thence S. 00 degrees 10 minutes 44 seconds W., 282.44 feet; thence S. 37 degrees 49 minutes 32 seconds E., 63.74 feet; thence N. 10 degrees 41 minutes 30 seconds W., 194.49 feet; thence along a curve to the left, Radius 300.00 feet, arc distance 46.75 feet, central angle 80 degrees 56 minutes 01 seconds, chord distance 46.74 feet; chord bearing S. 36 degrees 23 minutes 23 seconds E.; thence S. 49 degrees 36 minutes 36 seconds W., 134.39 feet (the last 2 curves being along the boundary line of Fox Run Green #4, L. 156 Pa. 156 AM); thence N. 38 degrees 55 minutes 29 seconds W., 133.53 feet; thence N. 00 degrees 10 minutes 44 seconds E., 320.11 feet; thence N. 24 degrees 28 minutes 14 seconds E., 144.24 feet; thence N. 43 degrees 21 minutes 30 seconds E., 60.00 feet; thence N. 54 degrees 01 minutes 17 seconds E., 118.83 feet; thence N. 75 degrees 21 minutes 46 seconds E., 182.40 feet; thence S. 89 degrees 49 minutes 16 seconds W., 487.05 feet to the point of beginning, containing 10,42643 acres.

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 copies 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.

DATE MAY 18, 1977

William L. Roskelly  
William L. Roskelly, Registered Land Surveyor #10705  
President of Basney & Smith, Inc.  
25200 W. Six Mile Road  
Detroit, MI 48240



### PROPRIETOR'S CERTIFICATE

Mite Homes of Michigan Corporation, a corporation duly organized and existing under the laws of the State of Michigan by William J. Pulite, President and Ronald G. Smith, Vice President, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public and that Cromwell Park is a private park dedicated to the use of the lot owners of this plat and any public utility easements are private easements and that all other easements are for the use shown on the plat.

WITNESSES:

Thomas M. Pulite  
THOMAS M. PULITE  
Patti A. Galliet  
PATTI A. GALLIET

MITE HOMES OF MICHIGAN CORPORATION,  
A Michigan Corporation  
6400 Farmington Road  
West Bloomfield, Michigan 48031  
William J. Pulite  
William J. Pulite, President  
Ronald G. Smith  
Ronald G. Smith, Vice President

### ACKNOWLEDGMENT

State of Michigan) ss  
County of Oakland)

Personally came before me this 18th day of MAY, 1977, William J. Pulite, President and Ronald G. Smith, 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 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.

My Commission expires:  
NOV. 12, 1980

Patti A. Galliet  
PATTI A. GALLIET, Notary Public,  
OAKLAND County, Michigan

### PROPRIETOR'S CERTIFICATE

The Evening News Association, a corporation duly organized and existing under the laws of the State of Michigan by Richard M. Spitzley, Vice President and James T. Dorris, Executive Vice President, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public and that Cromwell Park is a private park dedicated to the use of the lot owners of this plat and any future contiguous plots where title is traceable to the proprietor of this plat and any future contiguous plots where title is traceable to the proprietor of this plat; that the public utility easements are private easements and that all other easements are for the uses shown on the plat.

WITNESSES:

Richard M. Spitzley  
Richard M. Spitzley  
Rachel C. Wood  
Rachel C. Wood

THE EVENING NEWS ASSOCIATION,  
A Michigan Corporation  
615 W. Lafayette, Detroit, MI 48211

Richard M. Spitzley  
Richard M. Spitzley, Vice President  
James T. Dorris  
James T. Dorris, Executive Vice President

### ACKNOWLEDGMENT

State of Michigan) ss  
County of Oakland)

Personally came before me this 18th day of MAY, 1977, Richard M. Spitzley, Vice President and James T. Dorris, Executive 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 Vice President and Executive 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.

My Commission expires:

NOV. 12, 1980

Patti A. Galliet  
PATTI A. GALLIET, Notary Public,  
OAKLAND County, Michigan

### COUNTY TREASURER CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding MAY 19, 1977 involving the lands included in this plat.

Douglas D. Williams  
Douglas D. Williams  
Oakland County Deputy Treasurer

### COUNTY DRAIN COMMISSION CERTIFICATE

Approved JULY 22, 1977 as complying with Section 191 of Act 288, P.A. 1967 and the applicable rules and regulations published by its office in the County of Oakland.

James E. Parkette  
James E. Parkette  
County Drain Commissioner

### CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved SEPTEMBER 27, 1977 as complying with Section 103 of Act 288, P.A. 1967 and the applicable published rules and regulations of the Board of Road Commissioners of Oakland County.

William M. Richards  
William M. Richards, Vice Chairman  
John E. Goss  
John E. Goss, Jr., Chairman

### CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the Township Board of West Bloomfield Township at a meeting held 9-2-77 and was reviewed and found to be in compliance with Act 288, P.A. 1967, also adequate surety has been deposited with the clerk for the placing of monuments and markers within a reasonable length of time, not to exceed one year from the above date, and that adequate survey has been deposited to insure intelligibility of survey and water facilities of this plat. Minimum lot width and area required by Section 186(D) Act 288 of Public Act 1967 has been reviewed and conforms with the legally adopted zoning and subdivision control Ordinance No. 100 ordinances of the Township of West Bloomfield, Harry Sax Dumas, Clerk.

### COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Oakland County Plat Board on 12-20-77 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the Plat Board's applicable rules and regulations.

William M. Richards  
William M. Richards, Chairman  
John E. Goss  
John E. Goss, Jr., Treasurer

### RECORDING CERTIFICATE

State of Michigan) ss  
County of Oakland)

This plat was received for recording on the 15th day of MARCH, 1977, at 8:30 and recorded in Liber 156 of Plats on Pages 31 and 32.

Lynn V. Allen  
Lynn V. Allen, Registrar of Deeds

**BASNEY & SMITH, INC.**  
CIVIL ENGINEERS  
& LAND SURVEYORS  
DETROIT, MICHIGAN

LIBER PAGE

LIBER 7123 PAGE 658

78 10134

SUPPLEMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
FOX RUN GREEN  
(A Planned Subdivision Development)

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, PULTE HOMES OF MICHIGAN CORPORATION, a Michigan Corporation (hereinafter referred to as "Declarant") caused to be recorded a Declaration of Covenants, Conditions and Restrictions for FOX RUN GREEN (a planned subdivision development) in the Recorder's Office of the County of Oakland, State of Michigan, Liber 6857, Page 830, and an Agreement for Planned Subdivision Option for FOX RUN GREEN SUBDIVISION recorded in the Recorder's Office of the County of Oakland, State of Michigan, in Liber 6854, Page 874; and

WHEREAS, Article VI, Section 4 captioned "Annexation", of the Declaration of Covenants, Conditions and Restrictions (hereinafter "Declaration") for FOX RUN GREEN provides for the enlargement of the FOX RUN GREEN planned subdivision development project by Declarant by extending, from time to time portions of the property subject to the Declaration to all or any part of the property described in aforesaid Article VI, Section 4 of the Declaration, such extension to be expressed by annexation of additional land by Declarant under terms expressly provided for in the herein described Article and Section; and

WHEREAS, Declarant desires to subject a part of the real property described in said Article VI, Section 4 of the Declaration to the terms and conditions of said Declaration, which real property is also described on Exhibit "A" (known as FOX RUN GREEN NO. 5 SUBDIVISION and hereinafter referred to as "Real Property"), attached hereto and by this reference made a part hereof; and

WHEREAS, the Declarant desires to provide for the preservation of values and amenities in said planned subdivision development and for the maintenance of said recreational facilities and other common areas; and to this end, desires to subject the Real Property described in Exhibit "A" attached hereto, to the covenants, restrictions, easements, charges and liens hereinafter set forth, and each and all of which is and are for the benefit of said property and each Owner thereof;

NOW, THEREFORE, the Declarant hereby declares that all of the Real Property described in Exhibit "A" is hereby made subject to the Declaration and shall be held, transferred, sold, conveyed, hypothecated or encumbered, used and occupied subject to the covenants, restrictions, easements, charges and liens as set forth in the Declaration, which shall run with the Real Property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each Owner thereof.

49031

*Gas L*

1. Classification of Annexed Territory.

a) The Real Property is hereby designated as residential use areas (indicated by numbered lots) and private park areas as shown on the plat of the Real Property.

b) As used in this Supplemental Declaration, the term "Residential Use" shall mean that no residence shall be used for any purpose other than single-family residential purposes. Unless the context otherwise specifies or requires, all other terms used herein which are defined in the Declaration shall have the definitions and meanings given them in Article I of the Declaration.

2. Residential Use Areas. All of the Real Property designated on the plat as residential use areas shall be subject to the restrictions placed upon the use of residential lots and areas and governing the construction and alteration of improvements thereon as set forth in the Declaration.

3. Private Park Areas. All of the Real Property designated on the plat as Private Park shall be conveyed to the FOX RUN GREEN Homeowner's Association, ("Association") and shall be maintained by the Association in accordance with the provisions of the Declaration.

4. Easements.

a) The Declarant hereby reserves for itself and the Association, their successors and assigns, the rights of easement as set forth in the Declaration as such easements shall be applicable to the annexed Real Property included by this Supplemental Declaration.

b) Each Owner of a Lot subject to this Declaration shall have a nonexclusive easement in common with all other Owners in the properties for the use of all of the Private Parks within the boundaries of the FOX RUN GREEN planned subdivision development.

5. Assessments. All Assessments, general or special, shall be assessed in the manner provided in Article IV of the Declaration.

6. Reservations. Declarant reserves the right to further enlarge this planned residential development as is provided in Article VII, Section 4, captioned "Annexations", of the Declaration of Covenants, Conditions and Restrictions for FOX RUN GREEN.

7. General.

a) This Supplemental Declaration may be amended or repealed at any time only by complying with the requirements of Article VI, Section 3, of the Declaration. Unless amended or repealed as provided herein, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Declaration remains in effect.

b) The provisions of this Instrument shall be in addition and supplemental to the provisions contained in the recorded Declaration for FOX RUN GREEN.

c) If any of the provisions of this instrument or any paragraph, sentence, clause, phrase, or word or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

1887123 PAGE 660

d) That whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, Declarant has duly executed this instrument this 15th day of December, 1977.

ATTEST: [Signature]  
Patti A. Balliet

[Signature]  
Phyllis Warren

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss.

PULTE HOMES OF MICHIGAN CORPORATION

By: [Signature]  
Ronald G. Smith

Its: President

The foregoing instrument was acknowledged before me this 15th day of December, 1977, by Ronald G. Smith as President, of Pulte Homes of Michigan Corporation.

Witness my hand and official seal.

My Commission Expires: 11/22/80

[Signature]  
Patti A. Balliet OAKLAND  
Notary Public

ATTEST:

[Signature]  
Mary Ann Hamilton

[Signature]  
Daphne L. Meyer

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss.

THE EVENING NEWS ASSOCIATION

By: [Signature]  
Richard M. Spitzley  
Vice President

By: [Signature]  
James T. Dorris  
Executive Vice President

The foregoing instrument was acknowledged before me this 20th day of January, 1978, by Richard M. Spitzley and James T. Dorris as Vice President & Executive Vice President respectively of The Evening News Association.

Witness my hand and official seal.

My Commission Expires: 9-19-81

[Signature]  
Jeanne S. Cox OAKLAND  
Notary Public



DRAFTED BY:  
Curtis A. Kime  
6400 Farmington Road  
West Bloomfield, MI 48033

RETURN TO:  
Curtis A. Kime  
6400 Farmington Road  
West Bloomfield, MI 48033

40031

LIBER 7123 PAGE 661

EXHIBIT "A"

Fox Run Green No. 5 a part of the North 1/2 of Section 28, T.2N., R.9E., West Bloomfield Township, Oakland County, Michigan, comprising Lots 145 thru 178, both inclusive, described as beginning at a point, said point being along the North line of Section 28, S.89°48'07"W. 1331.37 feet and S.00°10'44"W. 613.82 feet and N.89°49'16"W. 622.20 feet from the Northeast corner of Section 28, T.2N., R.9E., and proceeding thence S.12°19'00"W., 131.80 feet; thence S.15°22'41"W. 60.11 feet; thence S.12°45'18"W. 137.10 feet; thence N.64°55'08"W. 31.68 feet; thence N.89°49'16"W. 485.29 feet; thence S.73°20'43"W. 106.61 feet; thence S.52°50'55"W. 74.48 feet; thence S.00°10'34"W. 282.46 feet; thence S.37°49'52"E. 45.74 feet; thence S.59°11'50"W. 194.49 feet; thence along a curve to the left, Radius 300.00 feet, arc distance 46.78 feet, central angle 08°56'06", chord distance 46.74 feet; chord bearing N.36°35'25"W.; thence S.48°56'34"W. 136.39 feet (the last 9 courses being along the boundary line of Fox Run Green #4 Liber Page 41); thence N.38°55'29"W. 153.53 feet; thence N.00°10'41"E. 520.11 feet; thence N.24°26'16"E. 144.34 feet; thence N.42°21'50"E. 60.00 feet; thence N.54°05'17"E. 118.83 feet; thence N.75°21'46"E. 182.60 feet; thence S.89°49'16"E. 687.05 feet to the point of beginning. Containing 10.42643 acres.

RECORDED  
 INDEXED  
 JAN FEB - 7 AM 9:24  
 CLERK OF COURTS  
 WEST BLOOMFIELD MI 48304