

PHELPS' ADDITION

To Battle Creek
IN THE CITY OF BATTLE CREEK
CALHOUN COUNTY, MICHIGAN

HARLAN K. WHITNEY, Civil Engineer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we, WILLARD C. PHELPS, as proprietor, and DORA A. PHELPS, his wife, of the city of Battle Creek, Calhoun County, Michigan, have caused the land embraced in the annexed plat to be surveyed, laid out, and platted, to be known as "PHELPS' ADDITION TO BATTLE CREEK," and that the avenues as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in presence of:

Arthur H. Chase..... Willard C. Phelps.....[L.S.]
Nettie M. Hopkins..... Dora A. Phelps.....[L.S.]
Witnesses

STATE OF MICHIGAN,
COUNTY OF CALHOUN

On this 8th day of January, A. D. 1912, before me, a Notary Public in and for said County, personally appeared the above named WILLARD C. PHELPS and DORA A. PHELPS, his wife, known to me to be the persons who executed the above dedication, and severally acknowledged the same to be their free act and deed.

Nettie M. Hopkins.....
Notary Public, Calhoun County, Michigan
My Commission expires Aug 27, 1914

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "Phelps' Addition to Battle Creek," is all that certain piece or parcel of land situate and being in the City of Battle Creek, County of Calhoun, and State of Michigan, and described as follows:

Beginning at a point "A", at the westerly corner of "Allen's Addition to Battle Creek", according to the recorded plat thereof: Running thence S. 49° 20' E., along the southwesterly line of said "Allen's Addition to Battle Creek", and the Southwesterly line of "Gray's Addition to Battle Creek," 530.55 feet to "B"; Thence S. 2° 20' W., along the westerly line of said "Gray's Addition to Battle Creek," 81.5 feet to "C"; on the north line of "Spring Grove Addition to Battle Creek"; Thence S. 89° 30' W., along same 376.1 feet to "D"; Thence N. 54° 30' W., 328.2 feet to "E", on the southeasterly line of Lake Avenue; Thence N. 46° 10' E., along same, 338.2 feet to the place of beginning.

All bearings assumed true meridian. Probable magnetic variation, N. 0° 25' E.

WITNESSES TO MONUMENTS

"A", Center of Sewer Manhole Casting Cover, N. 14° 58' E., 75 feet distant; also a 16-inch Sugar Maple, N. 49° 20' W., 56.6 feet; and Face of the southeasterly Stone Curb of Lake Avenue, northwesterly at right angles, 12.35 feet.

"B", A 14-inch Hickory, S. 28° 30' W., 80.2 feet; also a 12-inch Black Oak, S. 31° E., 94.5 feet.

"C", A 6-inch Black Oak, N. 76½° W., 11.9 feet; also a 15-inch Hickory, S. 83° E., 22.1 feet.

"D", A Quintuple Black Oak, N. 38° W., 20.7 feet; also a Triple Hickory, S. 78° W., 5½ feet.

"E", Center of Sewer Manhole Cover, N. 88° 45' W., 40 feet; also a 3-inch Elm, N. 46° 45' E., 69 feet.

SURVEYORS' CERTIFICATE

WE HEREBY CERTIFY, That the Plat hereon delineated, is a correct one, and that permanent monuments have been planted as thereon shown, at all angles in the boundaries of the land platted, and at all intersections of streets and avenues, the same consisting of Iron Pipe Stakes, about 2 feet long and about one inch in diameter, at all points marked thus

Arthur H. Chase..... Harlan K. Whitney.....
Surveyor..... Civil Engineer

RECORDER'S CERTIFICATE

I HEREBY CERTIFY, That this Plat was approved by the Common Council of the City of Battle Creek, on the

16th day of October, 1911.
Thos. H. Thorne.....
Recorder of the City of Battle Creek, Michigan

CITY TREASURER'S TAX CERTIFICATE

STATE OF MICHIGAN,
COUNTY OF CALHOUN,
CITY OF BATTLE CREEK

On this 8th day of Jan. A. D. 1912, I hereby certify that there are NO tax liens or titles held by the city of Battle Creek, or by individuals on the lands described in the within instrument, for the five years preceding the date of said instrument, and that the taxes for the said period of five years are paid, as shown by the records of this office.

Chas. S. Strong.....
City Treasurer of the City of Battle Creek, Michigan

COUNTY TREASURER'S TAX CERTIFICATE

STATE OF MICHIGAN,
COUNTY OF CALHOUN,

On this Ninth day of January, A. D. 1912, I hereby certify that there are NO tax liens or titles held by the State on the lands described in the within instrument, and that there are NO tax liens or titles held by individuals on said lands for the five years preceding the date of said instrument, and that the taxes for the said period of five years are paid, as shown by the records of this office.

Geo. S. Barnes.....
Treasurer of Calhoun County

Examined and Approved

FEB 3-1912

Geo. S. Hansen
Deputy Auditor General.

COPY
REGISTERED OFFICE
Calhoun County

PLAT OF
Phelps' Addition
WAS RECORDED THIS 5 DAY OF
Feb. A. D. 1912 AT 8 O'CLOCK
A. M. IN BOOK 5 OF PLATS
ON PAGE 14
By Howard W. Shumway
REGISTER OF DEEDS

ORIGINAL ON FILE

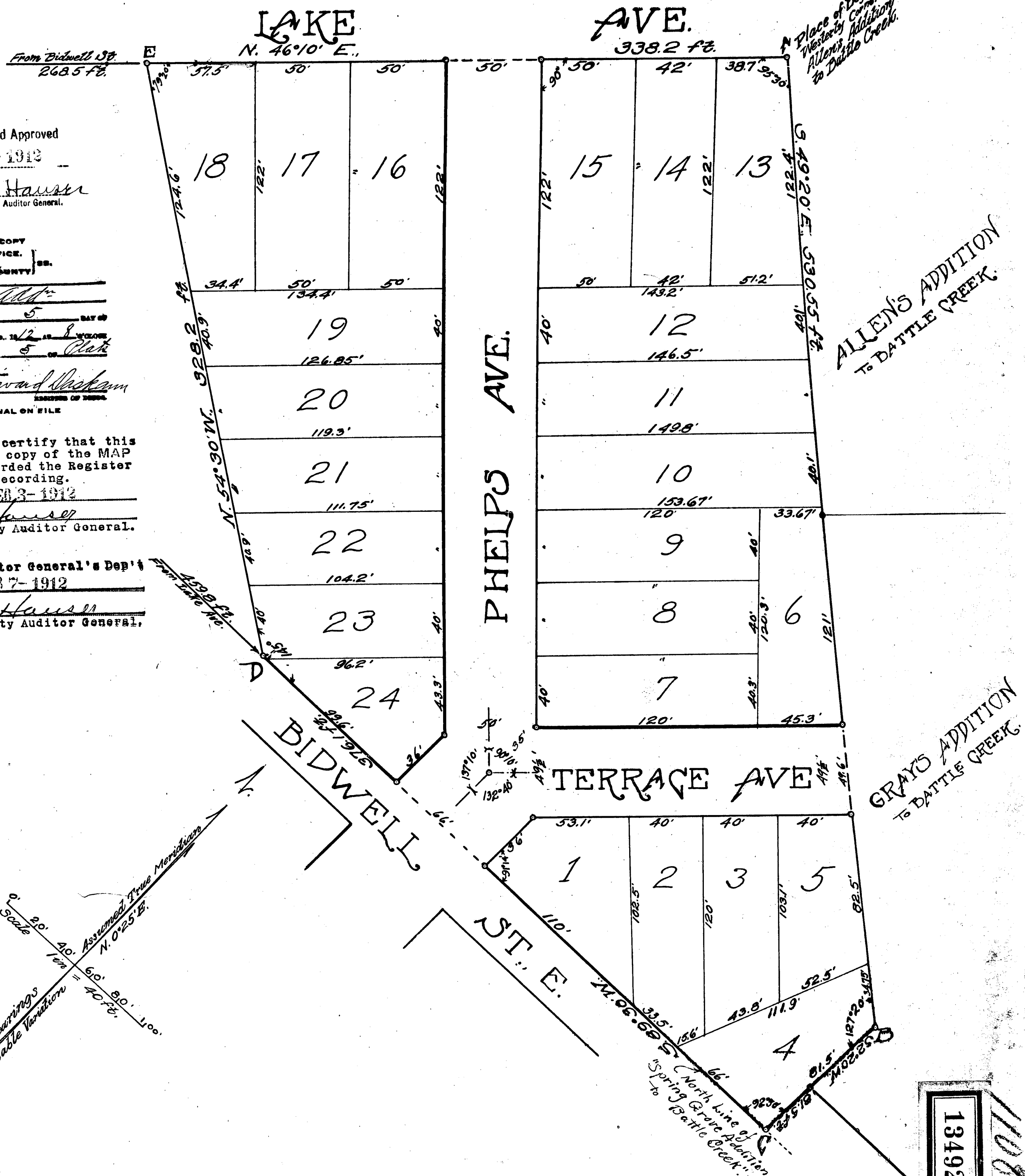
I hereby certify that this copy is a true copy of the MAP or PLAT forwarded the Register of Deeds for recording.

Compared FEB 3-1912
Chas. S. Hansen
Deputy Auditor General.

Filed in Auditor General's Dep't
FEB 7-1912

Geo. S. Hansen
Deputy Auditor General.

All Bearings
Probable Variation = 40' 25' E.
Assumed True Meridian
N. 0° 25' E.



13492

IN THE CITY OF BATTLE CREEK
CALHOUN COUNTY, MICHIGAN

DEDICATION

Signed and sealed in presence of:

STATE OF MICHIGAN, }
COUNTY OF CALHOUN } 82

Nellie M. Hopkins
Notary Public, Calhoun County, Michigan.
My Commission expires *Aug 27-1914*

The land embraced in the annexed plat of "Phelps' Addition to Battle Creek," is all that certain piece or parcel of land situate and being in the City of Battle Creek, County of Calhoun, and State of Michigan, and described as follows:

WITNESSES TO MONUMENTS

"A", Center of Sewer Manhole Casting Cover, N. 14° 56' E., 75 feet distant; also a 16-inch Sugar Maple, N. 49° 20' W., 56.6 feet; and Face of the southeasterly Stone Curb of Lake Avenue, northwesterly at right angles, 12.35 feet.

"B", A 14-inch Hickory, S. 23° 30' W., 90.2 feet; also a 12-inch Black Oak, S. 31° E., 94.5 feet.
 "C", A 6-inch Black Oak, N. 76½° W., 11.9 feet; also a 15-inch Hickory, S. 83° E., 22.1 feet.
 "D", A Quintupole Black Oak, N. 38° W., 20.7 feet; also a Triple Hickory S. 73° W., 5½ feet.
 "E", Center of Sewer Manhole Cover, N. 38° 45' W., 40 feet; also a 3-inch Elm, N. 46° 45' E., 69 feet.

WE HEREBY CERTIFY, That the Plat hereon delineated, is a correct one, and that permanent monuments have been planted as thereon shown, at all angles in the boundaries of the land platted, and at all intersections of streets and avenues, the same consisting of Iron Pipe Stakes, about 2 feet long and about one inch in diameter, at all points marked thus O .

Arthur F. Chase Harlan K. Whitney
Surveyor Civil Engineer

I HEREBY CERTIFY, That this Plat was approved by the Common Council of the City of Battle Creek, on the 16th day of October, 1911.

STATE OF MICHIGAN,
COUNTY OF CALHOUN,
CITY OF BATTLE CREEK

CITY OF BATTLE CREEK

On this 8th day of Jan A. D., 1912, I hereby certify that there are NO tax liens or titles held by the city of Battle Creek, or by individuals on the lands described in the within instrument, for the five years preceding the date of said instrument, and that the taxes for the said period of five years are paid, as shown by the records of this office.

STATE OF MICHIGAN,
COUNTY OF CALHOUN.

COUNTY OF CALHOUN, *North* day of *January*, A. D., 1912.
I hereby certify that there are NO tax liens or titles held by the State on the lands described in the within instrument, and that there are NO tax liens or titles held by individuals on said lands for the five years preceding the date of said instrument, and that the taxes for the said period of five years are paid, as shown by the records of this office.

100-100000
Geo. S. Hauke
 Deputy Auditor General.

I hereby certify that this copy is a true copy of the MAP or PLAT forwarded the Register of Deeds for recording.

Compared _____
Ths. L. H. ...
 Deputy Auditor General.

Filed in Auditor General's Dep't
JUN 7 - 1942
Geo. L. Harbo
Deputy Auditor General,

0° Scale 20° 40° 60° 80° 100°
 Assumed True $N. 0^\circ 25' E.$
 All Bearings
 Probable Variation $= 40^\circ E.$

