

LEGEND

- SEWER MANHOLE
- ▽ FIRE HYDRANT
- CATCH BASIN
- × 715.54 SPOT ELEVATION
- M.E.T. MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- × LIGHT POLE
- GUY ANCHOR
- GATE VALVE & WELL

SANITARY SEWER
STORM SEWER
WATER
OVERHEAD GAS

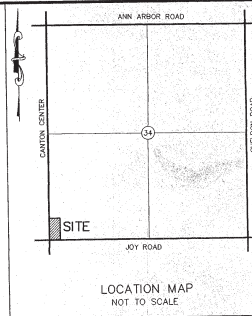
- FCR = CAPPED IRON FOUND
- FIR = IRON FOUND
- GR = 1/2" X 1/8" RE-ROD SET
- (R) = RECORDED ON DEED



BENCH MARK:
WAYNE COUNTY BM 30-60
BRONZE DISC IN CONCRETE POST AT N.W.
CORNER INTERSECTION OF CANTON CENTER
AND JOY ROADS.
ELEV. = 715.69 USC&GS

NOTE:
TITLE WORK WAS NOT PROVIDED, THEREFORE
THERE MAY BE EASEMENTS AND/OR
ENCUMBRANCES UPON THE PROPERTY WHICH
ARE NOT SHOWN ON THIS SURVEY.

PROPERTY DESCRIPTION R-78-058-99-0004-000
(PER DEED DATED 05/04/1992, RECORDED L. 25792, P. 578 W.C.R.)
A PARCEL OF LAND IN THE TOWNSHIP OF PLYMOUTH, COUNTY OF WAYNE,
STATE OF MICHIGAN, KNOWN AND DESCRIBED AS FOLLOWS:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 1 SOUTH, RANGE
8 EAST, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SECTION
34, AND PROCEEDING THENCE NORTH ALONG THE WEST SECTION LINE, 521.70
FEET; THENCE N 89°58'00" E, 250.69 FEET; THENCE S 0°04'45" W, 521.71
FEET; THENCE S 89°58'00" W ALONG THE SOUTH SECTION LINE, 247.91 FEET
TO THE POINT OF BEGINNING.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



PREPARED FOR
KEVIN O'KEEFE
455 PENNMAN
PLYMOUTH MI 48170
734-476-1896

ARPEE/DONNAN, INC.
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36233 SUGARCRAFT RD, SUITE 103
PLYMOUTH, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF THE SW 1/4 OF SECTION 34
T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP
WAYNE COUNTY, MICHIGAN

RECEIVED

NOV 17 2016

County Township of Plymouth
Department of Public Services



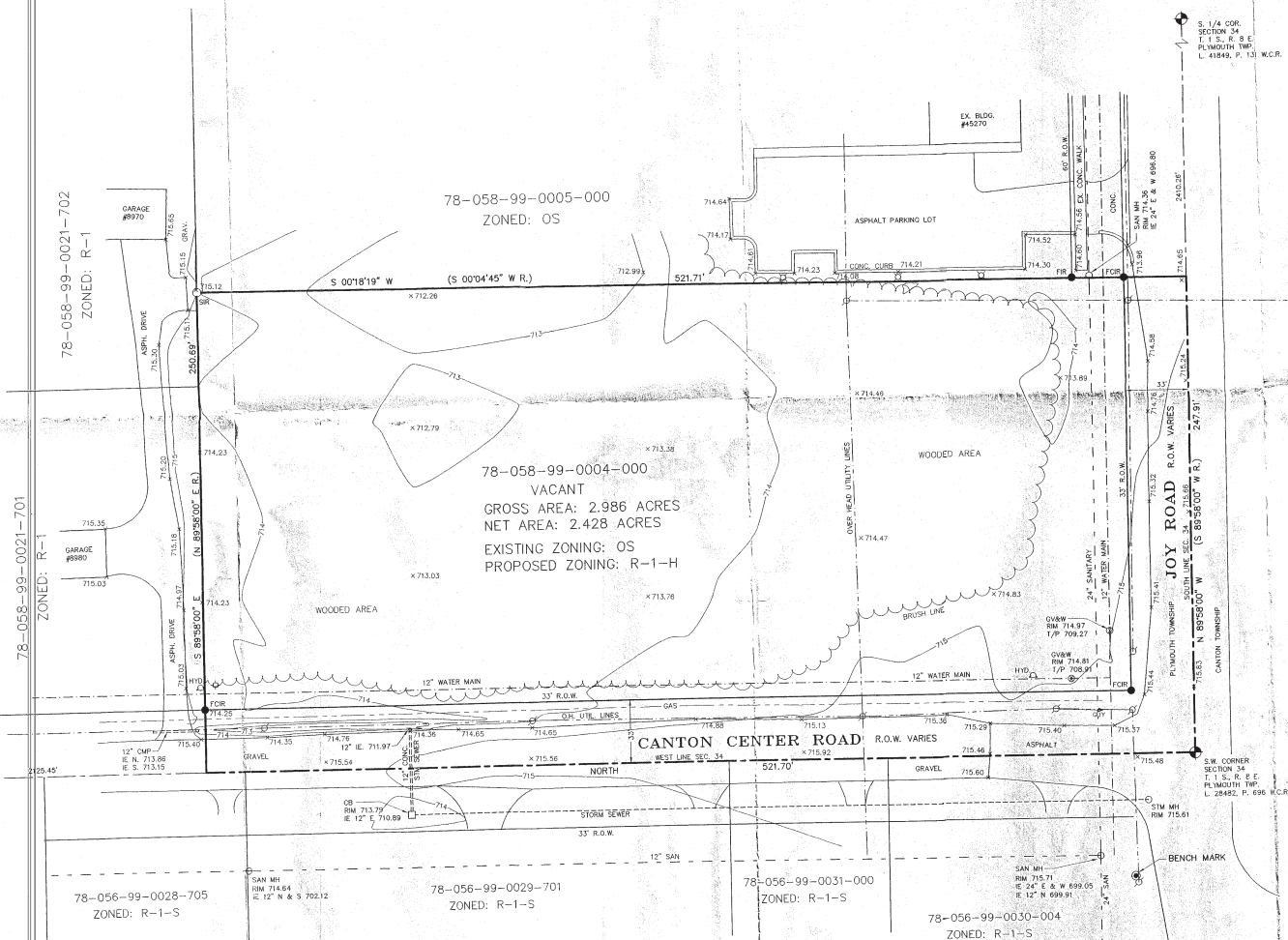
WGD

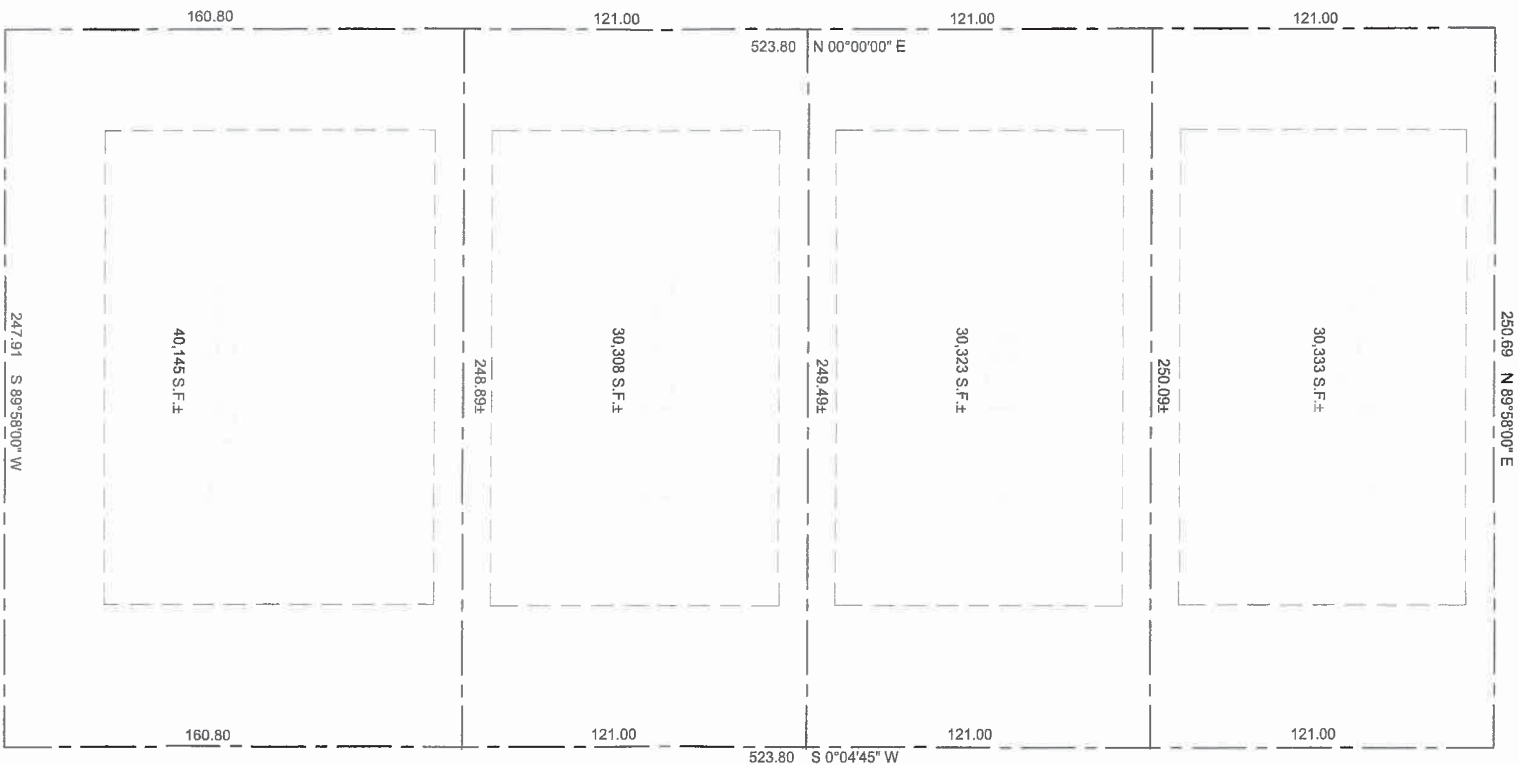
WILLIAM G. DONNAN, P.S. 63483

DATE 10/03/16
DRAFTED BY WRD
CHECKED BY WGD
F.B. 217
FILE:
208

16041

SH. 1 OF 1
3323-1176





NOTES:

EXISTING PROPERTY
IS ZONED OS - OFFICE
SERVICE

PROPOSED ZONING IS
R-1-H - SINGLE
FAMILY RESIDENTIAL

SETBACKS:

PARCELS 1, 2, & 3
FRONT YARD - 35'
SIDE YARD - 10'
REAR YARD - 50'

PARCEL 4
FRONT YARD - 35'
SIDE YARD - 10'
SIDE YARD - 35'
REAR YARD - 50'

LEGAL DESCRIPTION

THAT PT OF THE SW 1/4 SEC 34 DESC AS BEG
AT THE SW COR OF SEC 34 AND PROCEEDING TH N ALONG THE W SEC
LINE 523.80 FT TH N89DEG 58M E 250.69 FT TH S04DEG 04M 45S W
523.80 FT TH S89DEG 58M W ALONG THE S SEC LINE 247.91 FT TO
THE POB 3.00 AC K2.44



LOT SPLIT PLAN

SCALE: 1"=40'-0"