

VICINITY MAP  
(NOT TO SCALE)

**PROPERTY DESCRIPTION**

PROPERTY LOCATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, TO-WIT:

**PARCEL 1:** THE WEST 86.00 FEET OF LOT 44, ASSESSOR'S PLAT No. 46, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 16 OF PLATS, PAGES 19 AND 20, WASHTENAW COUNTY RECORDS.

**PARCEL 2:** LOT 44 EXCEPT THE WEST 86.00 FEET, ASSESSOR'S PLAT No. 46, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 16 OF PLATS, PAGES 19 AND 20, WASHTENAW COUNTY RECORDS.

**BASIS OF BEARING**

NORTH 88°38'00" WEST, BEING THE NORTH LINE OF SUMMIT STREET, AS PLATTED.

**BENCHMARK**

**SITE BENCHMARK**  
MAG NAIL WEST FACE OF UTILITY POLE NEAR THE NORTHEAST CORNER OF SUMMIT STREET AND HILLCREST DRIVE  
ELEVATION = 869.19' (NAVD 88 DATUM)

**PARCEL AREA**

PARCEL 1: 5,693± SQUARE FEET = 0.13± ACRES  
PARCEL 2: 6,367± SQUARE FEET = 0.15± ACRES  
TOTAL: 12,060± SQUARE FEET = 0.28± ACRES

**ZONING REGULATIONS**

R2A - TWO FAMILY RESIDENTIAL DISTRICT

- \*MINIMUM LOT AREA PER D.U. - 2,500 SQUARE FEET
- \*MINIMUM LOT DIMENSIONS - 5,000 SQ. FT.
- \*MINIMUM LOT WIDTH - 40 FEET

- \*REQUIRED MINIMUM SETBACK LINES -
- FRONT - 25 FEET
- SIDE - 5 FEET
- REAR - 20 FEET

- \*MAXIMUM HEIGHT - 30 FEET/2 STORIES

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF ANN ARBOR WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

**SURVEYOR'S NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

3. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

**LEGEND**

●	SET 1/2" REBAR WITH CAP P.S. 47976	— — — — —	BUILDING OVERHANG
⊙	FOUND MONUMENT (AS NOTED)	=====	CONCRETE CURB
(R&M)	RECORD AND MEASURED DIMENSION	=====	EDGE OF CONCRETE (CONC.)
(R)	RECORD DIMENSION	=====	EDGE OF ASPHALT (ASPH.)
(M)	MEASURED DIMENSION	-----x-----	FENCE (AS NOTED)
○	GROUND ELEVATION	-----	WALL (AS NOTED)
○	UTILITY POLE	-----	OVERHEAD UTILITY LINE
○	GAS LINE MARKER	-----	GAS LINE
⊗	GAS METER	-----	SANITARY LINE
⊗	CLEANOUT	-----	STORM LINE
⊗	SANITARY MANHOLE	-----	WATER LINE
⊗	SQUARE CATCH BASIN	-----	MINOR CONTOUR LINE
⊗	STORM DRAIN MANHOLE	-----	MAJOR CONTOUR LINE
⊗	WATER GATE MANHOLE	=====	BUILDING AREA
⊗	DECIDUOUS TREE (AS NOTED)	=====	ASPHALT
⊗	CONIFEROUS TREE (AS NOTED)	=====	CONCRETE
-----	PARCEL BOUNDARY LINE	-----	
-----	PLATTED LOT LINE	-----	
-----	BUILDING	-----	
-----	CENTERLINE ROAD	-----	

**MANHOLE SCHEDULE**

<b>STORM MANHOLE #90003</b> RIM=866.10' INV. 8", E=862.85' INV. 8", W=862.85' INV. 8", S=862.50'	<b>SANITARY MANHOLE #90007</b> RIM=863.31' INV. 8", E=854.16' INV. 8", W=854.31'	<b>STORM MANHOLE #90107</b> RIM=862.06' INV. 24", E=854.91' INV. 12", W=856.66' INV. 21", N=856.21' INV. 12", SW=856.66'
<b>STORM CATCH BASIN #90004</b> RIM=865.99' INV. 8", E=863.37'	<b>STORM MANHOLE #90081</b> RIM=860.02' INV. 24", E=853.97' INV. 24", W=854.02' INV. 12", N=854.82' INV. 12", S=855.02' INV. 12", NW=855.97'	<b>SANITARY MANHOLE #90108</b> RIM=862.44' INV. 8", E=855.54' INV. 8", W=855.29' INV. 8", N=855.89'
<b>STORM MANHOLE #90005</b> RIM=863.95' INV. 24", E=853.25' INV. 24", W=853.25' INV. 8", N=859.30'	<b>STORM MANHOLE #90102</b> RIM=860.62' INV. 24", E=854.27' INV. 24", W=854.37' INV. 10", N=855.82'	<b>STORM MANHOLE #90109</b> RIM=862.62' INV. 21", N=856.82' INV. 21", S=856.32' INV. 12", NW=857.22' INV. 12", NE=857.22'
<b>SANITARY MANHOLE #90006</b> RIM=863.41' INV. 8", E=854.14' INV. 8", W=854.14' INV. 8", N=854.71'	<b>STORM CATCH BASIN #90111</b> RIM=861.99' INV. 12", SW=856.67'	<b>STORM CATCH BASIN #90005</b> RIM=865.00' INV. 12", SW=856.67'

**TITLE REPORT NOTE**

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 17-MI-00994, DATED MAY 30, 2017, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

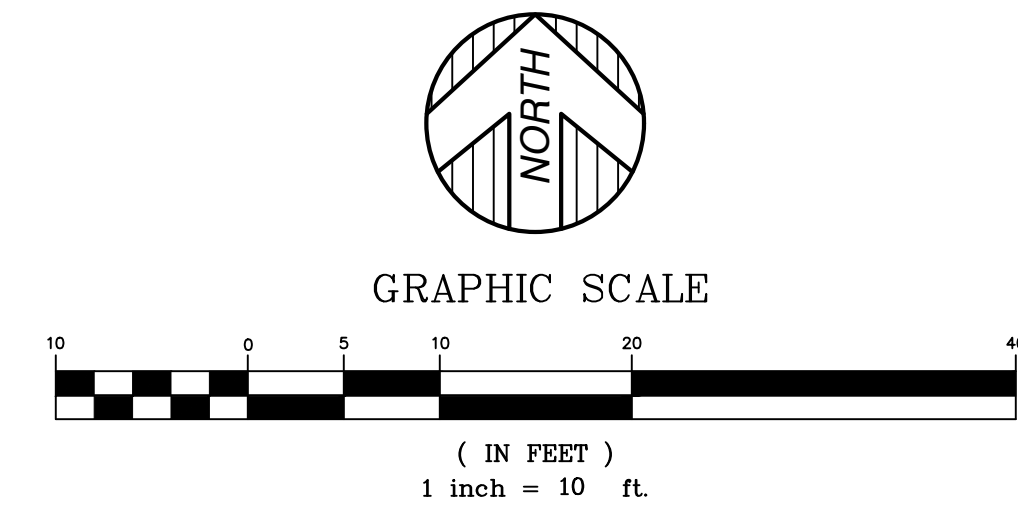
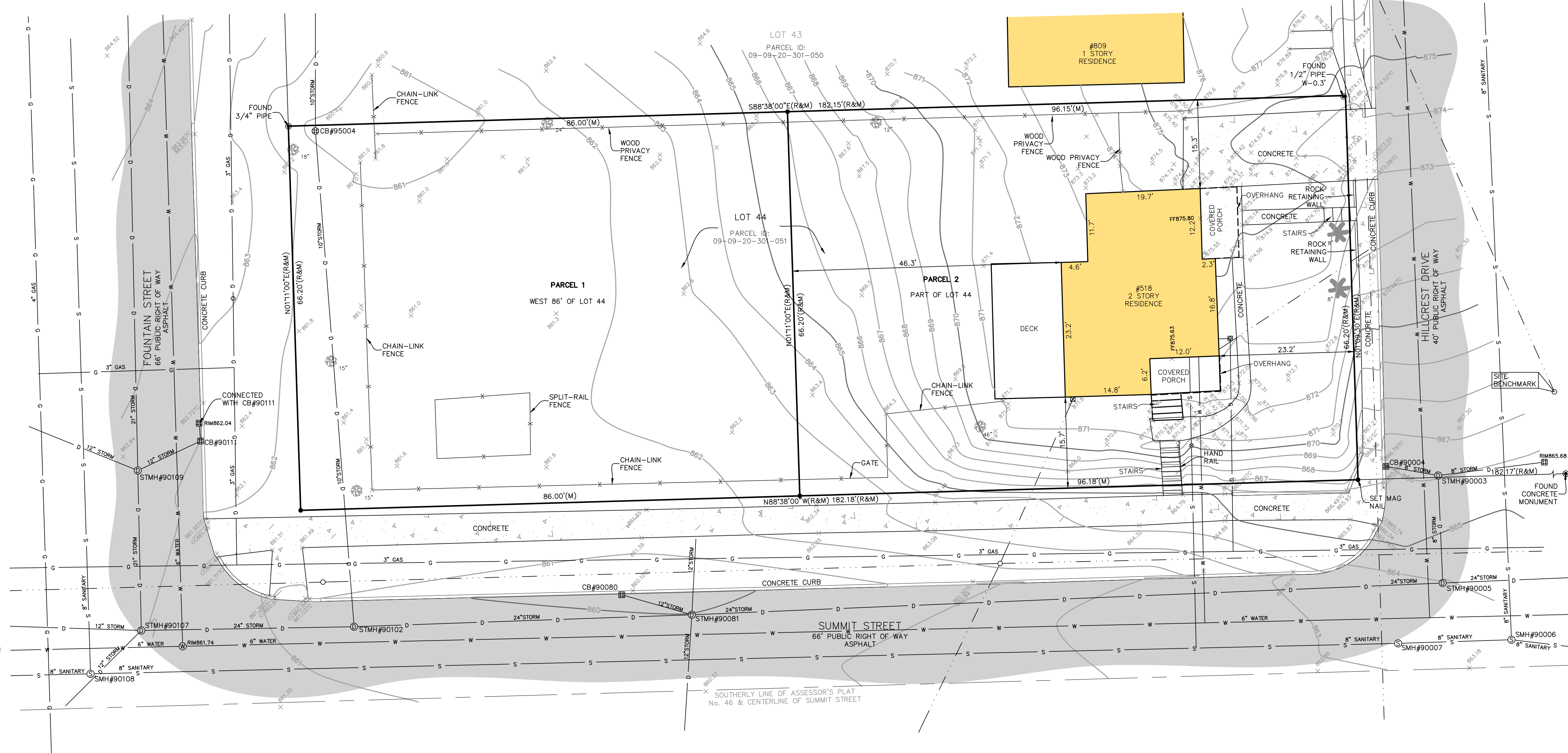
7. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 276 OF DEEDS, PAGE 297 AND MODIFICATION OF RESTRICTIONS RECORDED IN LIBER 454, PAGE 265. (DOES NOT APPEAR TO AFFECT SUBJECT PARCEL.)

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

**DRAFT**

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
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TSycko@kemttec-survey.com



**BOUNDARY / TOPOGRAPHIC SURVEY**  
PREPARED FOR: TOM WATERS  
518 WEST SUMMIT STREET, ANN ARBOR, MICHIGAN,  
PART OF SECTION 20,  
TOWN 2 SOUTH, RANGE 6 EAST

DATE	04/10/19	BY	CMC
DATE	04/15/19	BY	ATS
DATE	APRIL 15, 2019	BY	MRJ
DATE	07/29/20	BY	DLD
DATE	07/29/20	BY	DLD
DATE	19-06923	BY	REVISION

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