

# CERTIFICATE OF SURVEY

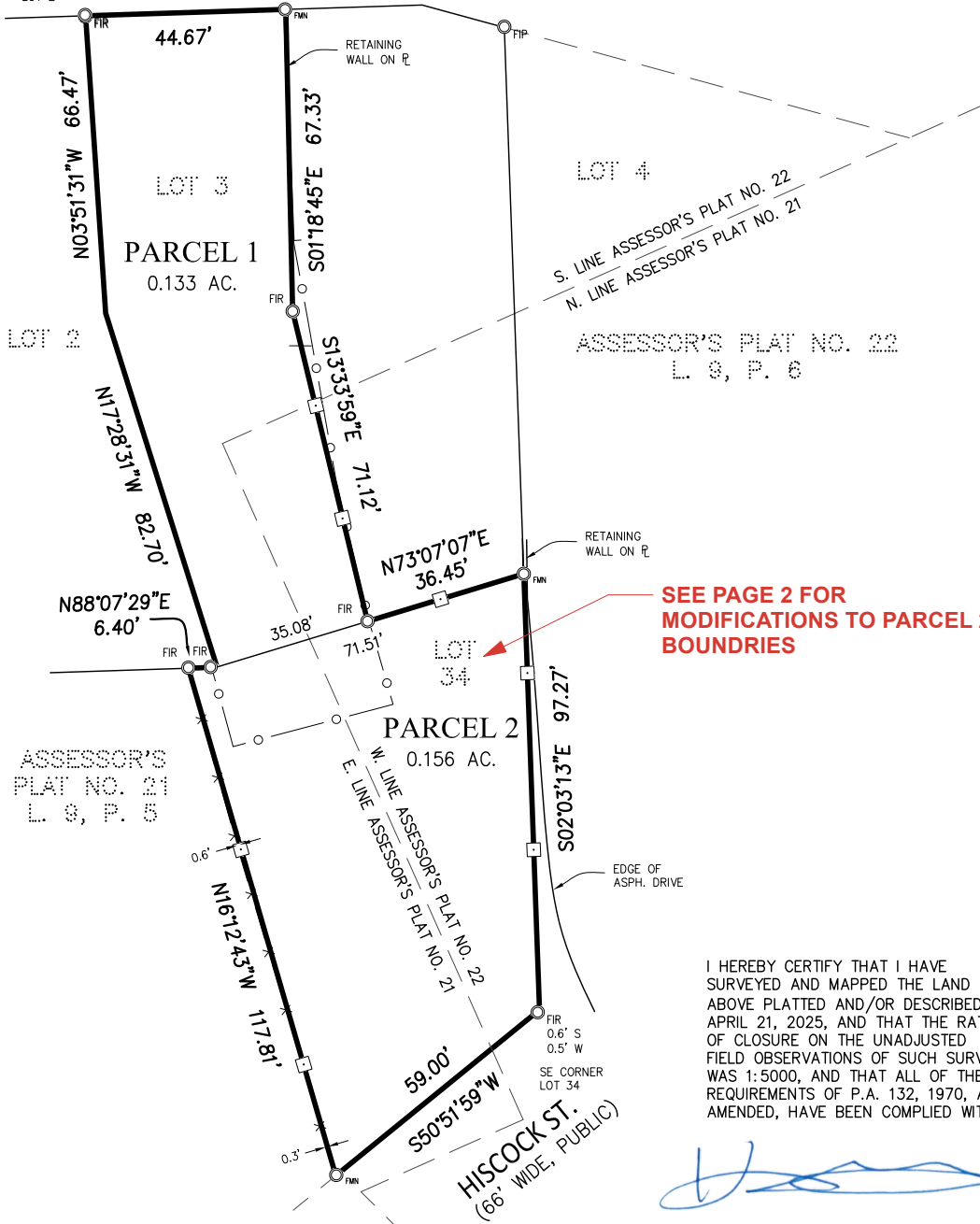
BEARINGS BASED ON MICHIGAN STATE PLANE  
COORDINATES, SOUTH ZONE, NAD '83



SUMMIT ST.  
(66' WIDE, PUBLIC)

NE CORNER  
LOT 2

N88°09'56"E



SEE PAGE 2 FOR  
MODIFICATIONS TO PARCEL 2  
BOUNDRIES

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON APRIL 21, 2025, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: KAY

**BOUNDARY SURVEY**  
OF 2 PARCELS OF LAND  
IN THE SE 1/4 OF  
SECTION 20, T2S, R6E  
CITY OF ANN ARBOR,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

- LEGEND:**
- SECTION CORNER
  - FOUND IRON PIPE
  - FOUND IRON ROD
  - FOUND MAG NAIL
  - FOUND MONUMENT
  - SET IRON PIPE
  - SET WOOD LATH
  - (R) RECORDED
  - (C) CALCULATED



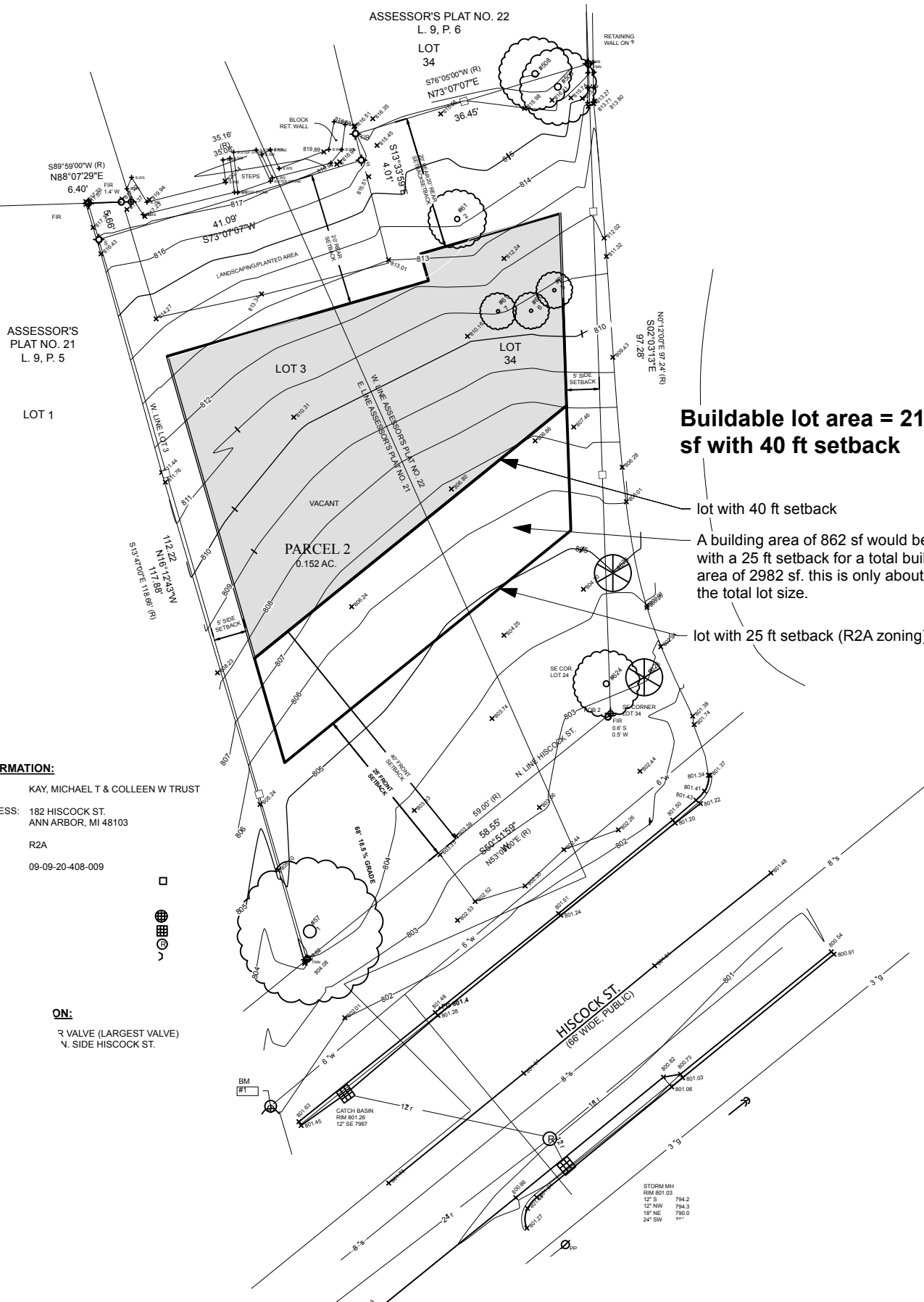
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JOB NO.:	08225	DATE:	4-23-2025
FLD. BOOK:	25-1	REVISED:	-
SHEET 1 OF 2		BY:	KJG

SCALE: 1" = 30'





**Buildable lot area = 2120  
sf with 40 ft setback**

lot with 40 ft setback  
A building area of 862 sf would be added with a 25 ft setback for a total buildable area of 2982 sf. this is only about 45% of the total lot size.

lot with 25 ft setback (R2A zoning)

**FORMATION:**  
KAY, MICHAEL T & COLLEEN W TRUST  
RESS: 182 HISCOCK ST.  
ANN ARBOR, MI 48103  
R2A  
09-09-20-408-009

**ON:**  
2 VALVE (LARGEST VALVE)  
N. SIDE HISCOCK ST.





**GIS PHOTO ABOVE**

The photo above illustrates the setbacks of adjacent parcels within 100 feet of the subject parcel. Since both setbacks are greater than 40 feet, the average setback is assumed to be 40 feet. At a setback line 25 feet from the ROW much of the house and garage could be placed in the less steeply sloping part of the lot.



Note that the parcel across the street (Triangle Towing) has virtually no setback from the ROW

**SITE PLAN PAGE T-2**

The survey's shaded area depicts the lots buildable area which is 32% of the total lot area.

The diverging non-parallel side lot lines make is difficult to use all of the buildable area. Aligning a house with one side lot line creates unuseable triangular shaped areas on the opposite side.

A garage must be placed at a relatively high elevation at the 40 foot setback line. Since a drive way must start sloping up to a garage near the front lot line, the relatively short driveway distance would creat a gradient approaching 20% which is much greater than the accepted 15% for this climate.