

# CERTIFIED SURVEY

CERTIFIED SURVEY OF A PARCEL OF LAND IN THE NE 1/4 OF SECTION 33, T2S, R6E,  
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



## BASIS OF BEARINGS

ASSESSOR'S PLAT NO. 1  
OF FERDON'S ADDITION  
L. 2 OF PLATS, P. 30

## LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FENCE
- POST

## ZONING INFORMATION

THE PARCEL HEREIN DESCRIBED IS CURRENTLY ZONED R1C.

**SETBACKS:**

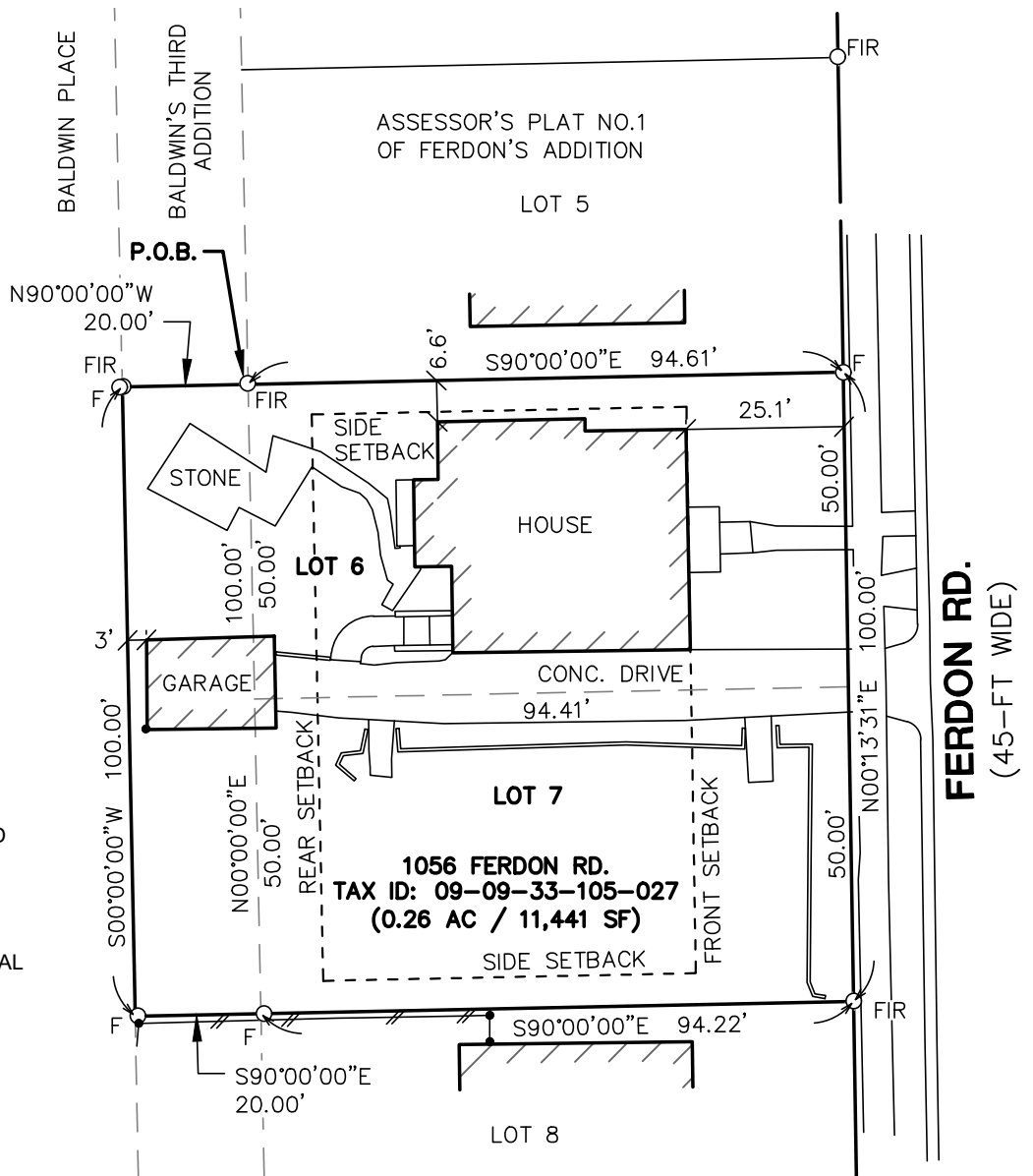
FRONT = 25'  
SIDE = 5' MIN. ONE SIDE / 10' TOTAL  
REAR = 30'

**HEIGHT RESTRICTIONS:**

MAX: 30'

**LOT DIMENSIONS:**

MIN AREA: 7,200 SF  
MIN. WIDTH: 60'



## LEGAL DESCRIPTION

(per Warranty Deed Liber 4999, Page 347, Washtenaw County Records)

Lots 6 and 7, Assessor's Plat No. 1 of Ferdon's Addition in the City of Ann Arbor, as recorded in Liber 2 of Plats, Page(s) 30, Washtenaw County Records.

Also, beginning at a point on the east line of lot one hundred and three of Baldwin's Third Addition at the northwest corner of Bragg's lot; thence west parallel to the north line of lot one hundred and three twenty feet to an iron stake; thence south parallel to the said east line of lot one hundred and three, one hundred feet to an iron stake; thence east parallel to said north line of lot one hundred and three, twenty feet to the east line of lot one hundred and three; thence north along the said east line of lot one hundred and three, one hundred feet to the place of beginning, being a part of lot number one hundred and three of Baldwin's Third Addition to the City of Ann Arbor, County of Washtenaw and State of Michigan.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON FEBRUARY 24, 2026 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: Michael and Kelly McGlashen	DATE: 02/24/2026
JOB NO.: <b>26027</b>	SHEET 1 OF 1
SECTION: 33 TOWN: 2S RANGE: 6E	SCALE: 1in. = 30 ft.
CITY OF ANN ARBOR	BOOK: 1139
WASHTENAW COUNTY, MICHIGAN	BY: OLW

*Mark Vander Veen*

MARK VANDER VEEN PS NO. 4001056788

**MIDWESTERN**  
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com