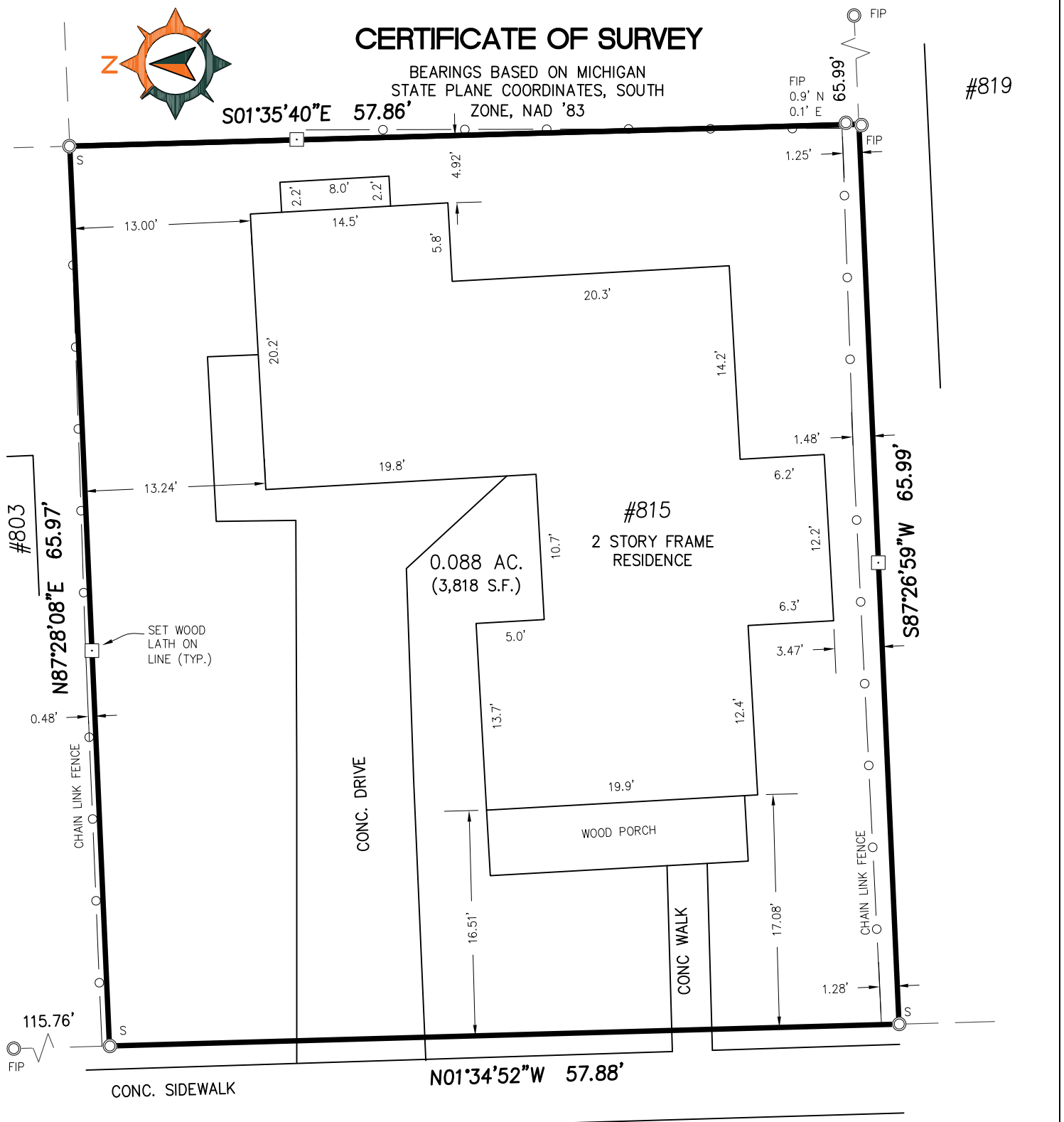




CERTIFICATE OF SURVEY

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

#819



NOTE: DIMENSIONS
ARE TO FACE OF
EXTERIOR SIDING

SMITH ROAD
(66' WIDE, PUBLIC)

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON NOVEMBER 20, 2022, 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.

THE WEST 1/2 OF LOT 11, WILLIAM A. BENEDICT'S PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 44 OF DEEDS, PAGE 748, WASHTENAW COUNTY RECORDS.



CLIENT: **BRESKMAN**

BOUNDARY SURVEY

#815 BROWN ST.
IN THE NE 1/4 OF
SECTION 32, 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
- RECORDED
- CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

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JOB NO.: 21022 DATE: 10-10-2022

FLD. BOOK: 22-5 REVISED: -

SHEET 1 OF 1 BY: KJG

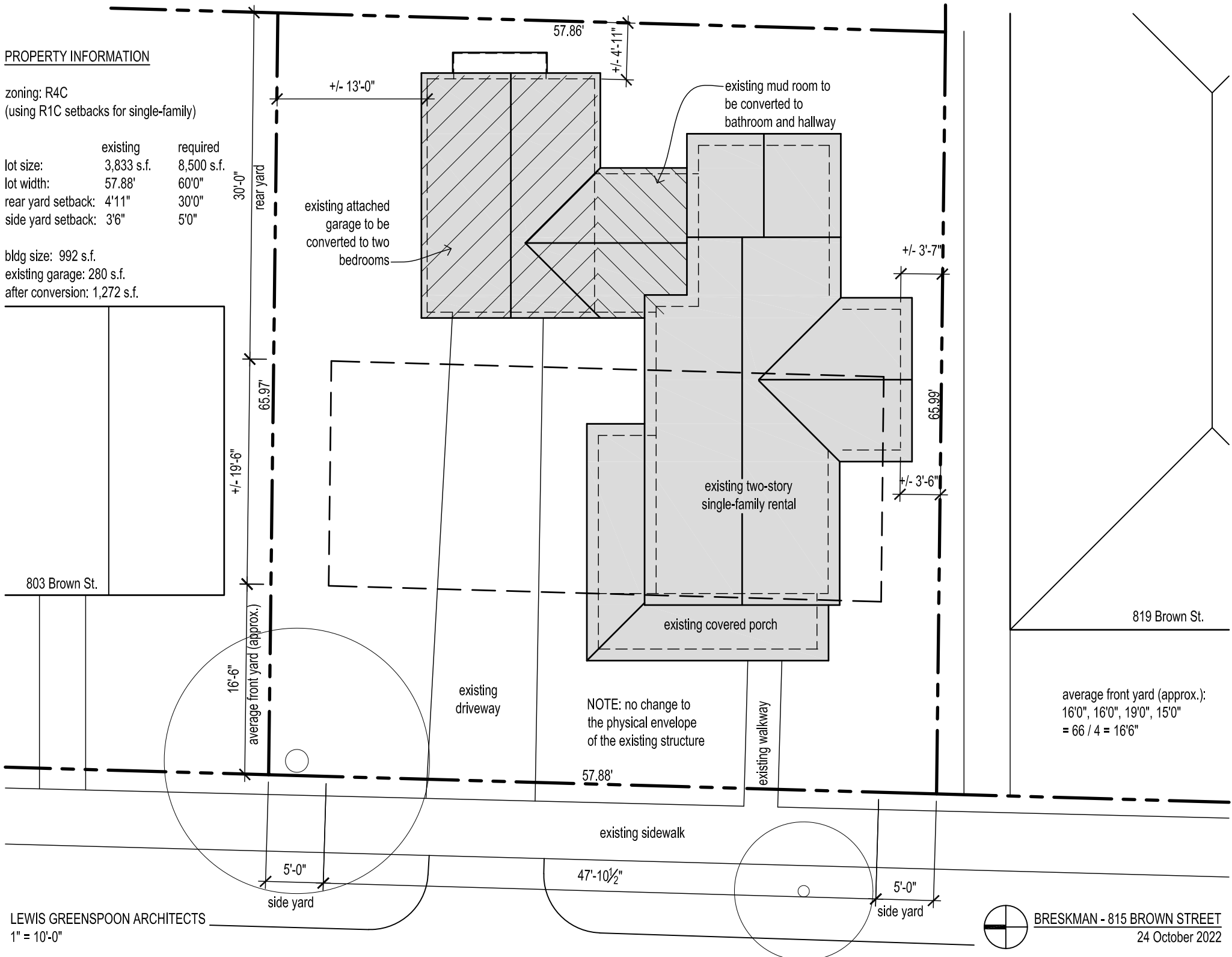
SCALE: 1" = 10'

PROPERTY INFORMATION

zoning: R4C
 (using R1C setbacks for single-family)

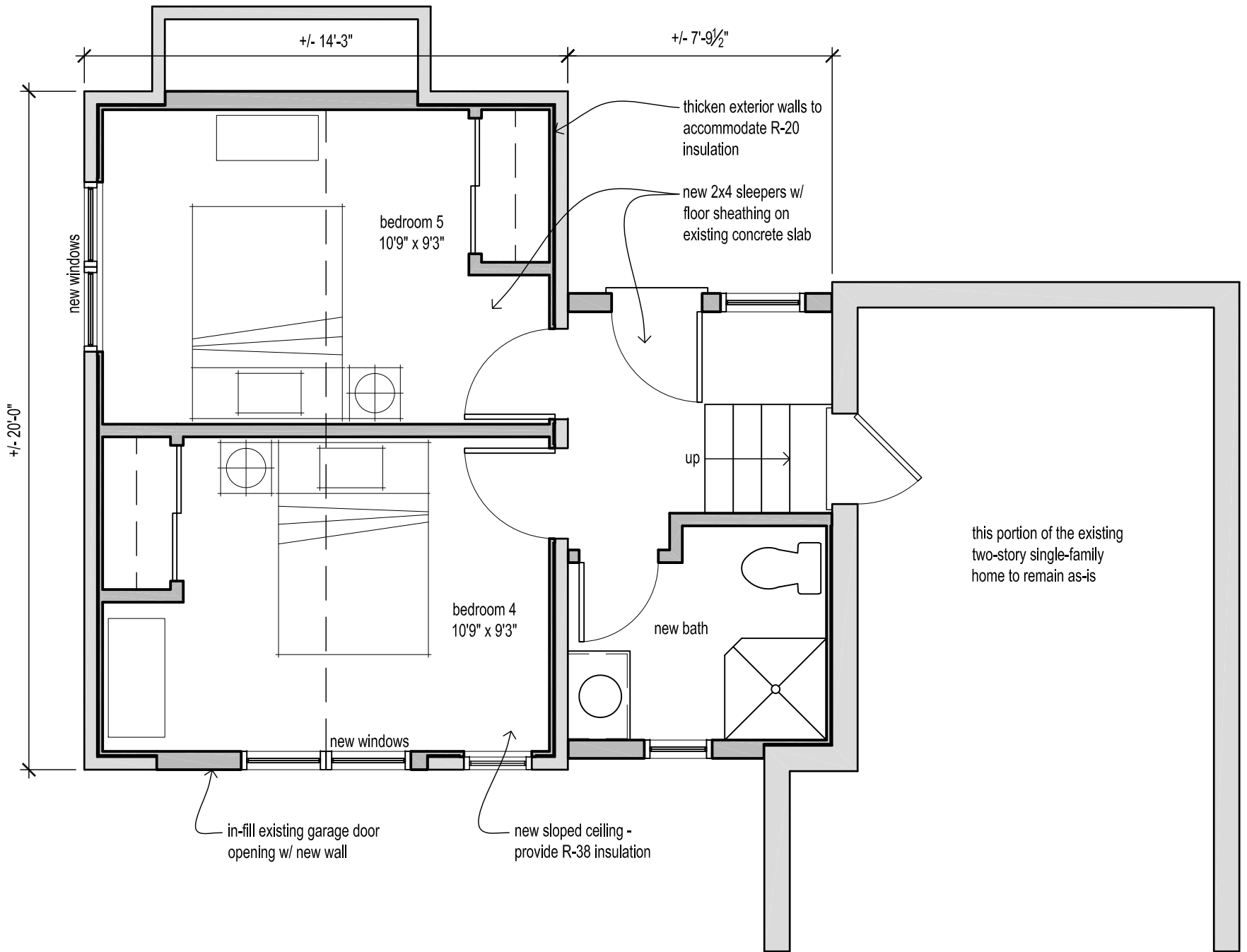
	existing	required
lot size:	3,833 s.f.	8,500 s.f.
lot width:	57.88'	60'0"
rear yard setback:	4'11"	30'0"
side yard setback:	3'6"	5'0"

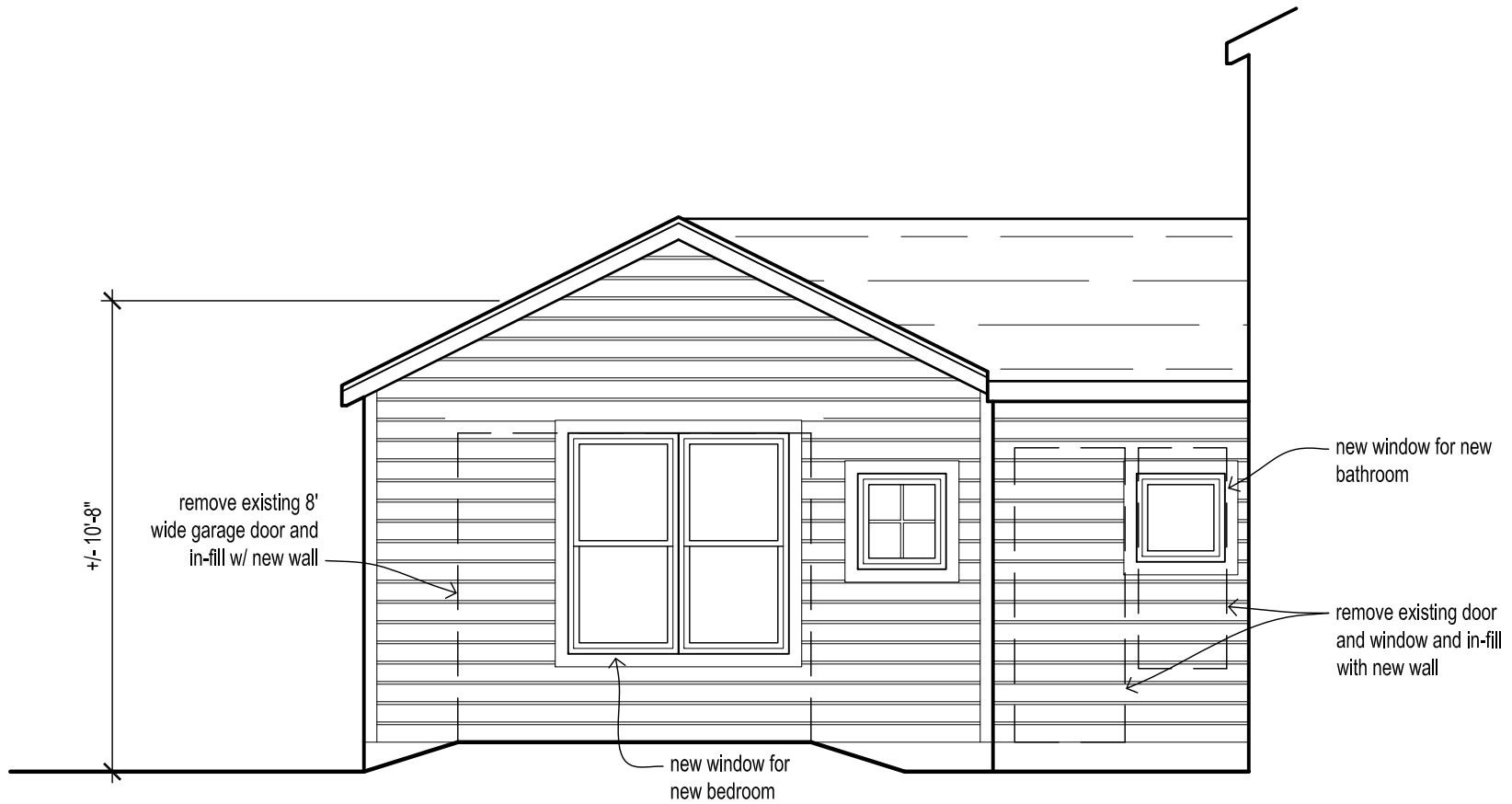
bldg size: 992 s.f.
 existing garage: 280 s.f.
 after conversion: 1,272 s.f.



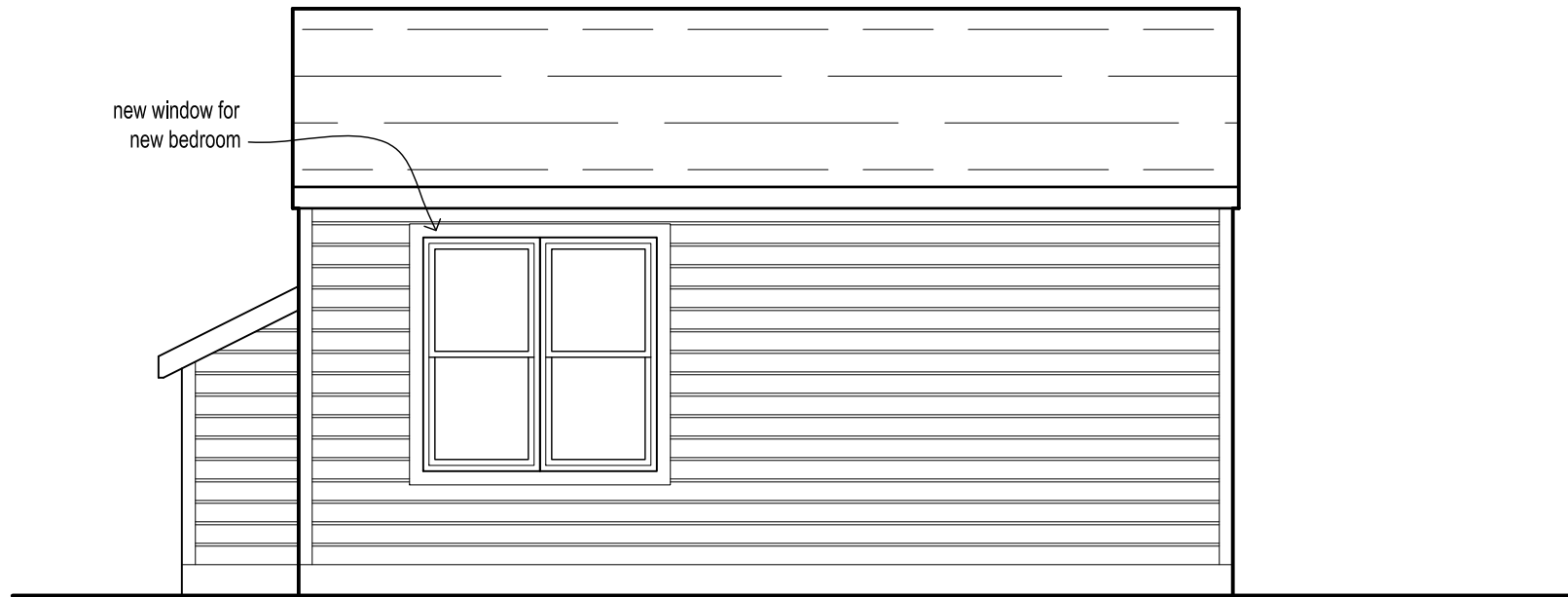
NOTE: no change to the physical envelope of the existing structure

average front yard (approx.):
 16'0", 16'0", 19'0", 15'0"
 = 66 / 4 = 16'6"



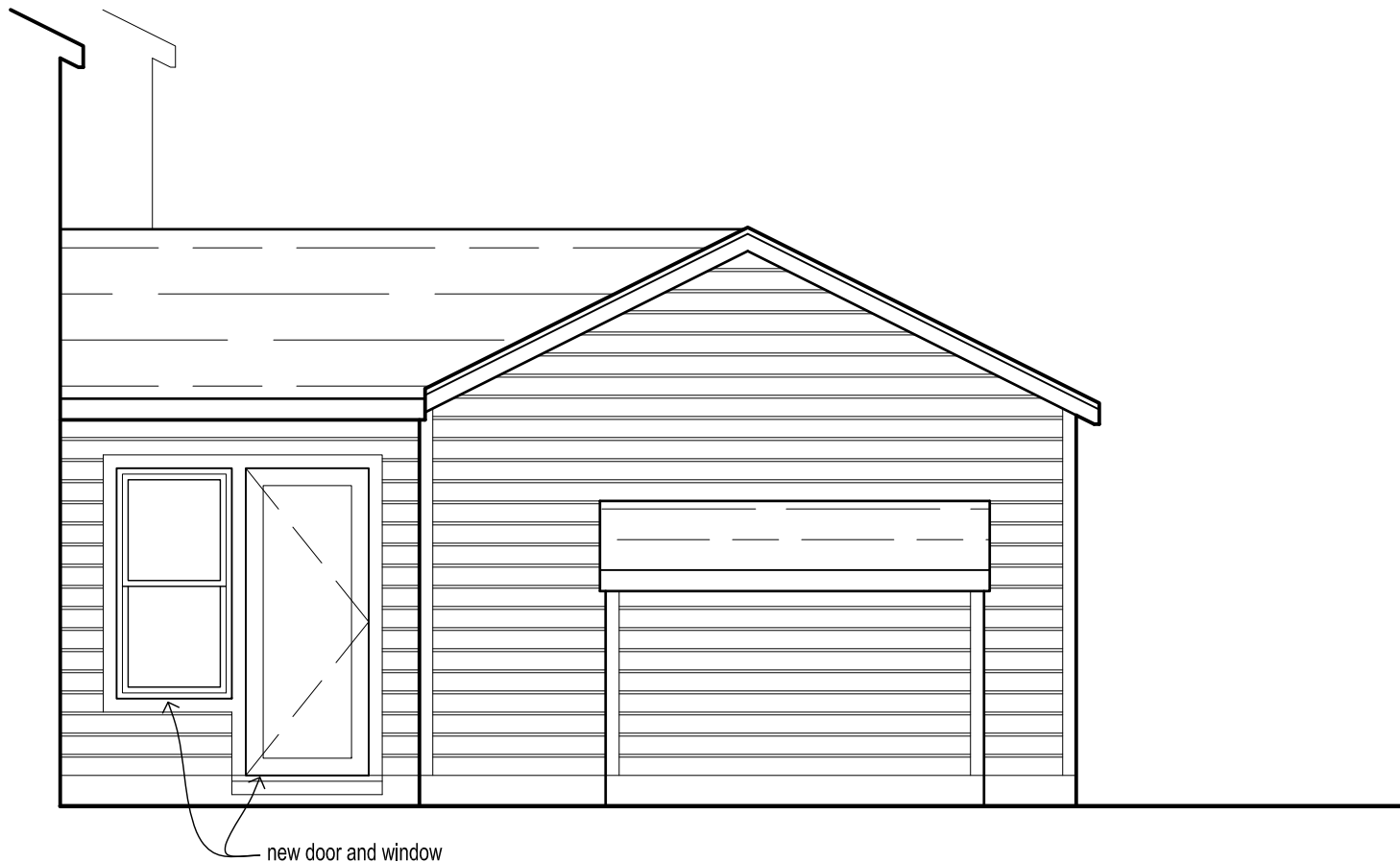


WEST ELEVATION



new window for
new bedroom

NORTH ELEVATION



EAST ELEVATION