KINGSLEY S SITE MILLER AVE HURON ST **VICINITY MAP** (NOT TO SCALE)

PARCEL A = 8,824± SQUARE FEET = 0.202± ACRES
PARCEL B = 10,183± SQUARE FEET = 0,234± ACRES
TOTAL = 19,007± SQUARE FEET = 0.436± ACRES

MASTER BENCHMARK:
ANN ARBOR BENCHMARK No. 0013A, BRASS DISC IN
MONUMENT BOX LOCATED AT WEST HURON STREET AND

ASHLEY STREET, ELEVATION = 829.12' (NAVD 88 DATUM).

STIE BENCHMARK:
FOUND MAG NAIL IN THE SOUTH FACE OF POWER POLE
LOCATED ON THE EAST SIDE OF N. FIRST STREET IN FRONT
OF ADDRESS #412, ELEVATION = 782.76' (NAVD 88 DATUM)

TOPOGRAPHIC SURVEY

N89'54'06"W(M)

FLOODWAY

AC

EXTENSION CONC.

7 A0132.00'(R)132.24'(M)

(787.02

#412 2-STORY RESIDENCE

CHAIN-LINK GRAVEL

RESIDENCE

STRUCTURE FULL

132.00'(R

S89'54'06"E(R&M)

ASPHALT

786.51 #400 2-STORY

ASPHALT CROSSES

F.F. = 784.93'

FENCE

PORCH

FOUND PIPE

W/ CAP/ #37/271⊕

CONCRET

FOUND PIPE

W/ CAP

132.00'(R) 132.24'(M)

GARAGE

CURB

26' WIDE ACCESS EASEMENT, L. 2921, P. 889 AND DRAINAGE EASEMENT, L. 2921, P. 884

I ASPH.

ASPHALT

CONC

FOUND 1/2" PIPE W/ CAP #37271 3.0' NORTH OF PROPERTY CORNER

FENCE LIES SOUTH

PARCEL A

LOT 7

PARCEL B

LOT 6

OF PROPERTY LINE,

SHED

FENCE

L. 4970, P. 481

FENCE LIES WEST OF PROPERTY LINE, AS SHOWN

FLOOD ZONE

WOOD

-PRIVACY FENCE

LOT IC

FOUND 1/2" PIPE

W/ CAP #37271

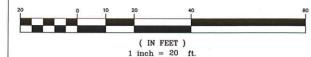
N89'54'06"W(M)

132.00'(R) 132.37'(M)

ASPHALT



GRAPHIC SCALE



PARCEL A:
LOT 7, BLOCK 3 NORTH, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

(NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHIENAW COUNTY RECORDS.

STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS. WASHTENAW COUNTY, MICHIGAN, AND THAT PORTION OF THE WEST 1/2 OF THE ABANDONED ALLEY WHICH LIES

PARCEL B: LOT 6, AND THE NORTH 11 FEET OF LOT 5, BLOCK 3 NORTH OF HURON

SURVEYOR'S NOTES

PARCEL AREA

BENCHMARK

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

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN: ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26161C0242E, COMMUNITY — PANEL NUMBER 260213 0242 E, DATED APRIL 3, 2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

*BASE FLOOD ELEVATION = 789.0"

LEGEND

•	SET 1/2" REBAR WITH CAP P.S.
•	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENS
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
09.0.0	GROUND POINT
	ELECTRIC METER
0	UTILITY POLE
63	GAS METER
(ROUND CATCH BASIN
¥₩	WATER VALVE
AC	AIR CONDITIONING UNIT
*	LIGHTPOST/LAMP POST
0	PARKING METER
-0-	SINGLE POST SIGN
# · · · · · · · · · · · · · · · · · · ·	TREE
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	— EASEMENT (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	- EDGE OF ASPHALT (ASPH.)
	EDGE OF BRICK

S. 47976 NSION

---- EDGE OF GRAVEL FENCE (AS NOTED) WALL (AS NOTED) · - · · · - OVERHEAD UTILITY LINE

> SANITARY LINE STORM LINE WATER LINE CONTOUR MAJOR CONTOUR MINOR

GAS LINE

24" SANITARY_

ż

N P

FOUND 1/2" PIPE 0.16'E-

AND 0.50'S

BENCHMARK

26' WIDE PARKING EASEMENT, L. 2921, P. 895 & L. 3040, P. 277

SANITARY MANHOLE RIM = 789.40'

36" PIPE N. INV. = 775.40' I.E. 36" PIPE S. INV. = 775.40' I.E.

8"

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.

ANTHONY T. SYCKO, JR., P.S. PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 47976

REVISED: AUGUST 19, 2014 - UPDATED TITLE WORK REVISED: JULY 15, 2014 - CONTOURS



KEM-TEC & ASSOCIATES

PROFESSIONAL SURVEYORS — PROFESSIONAL ENGINEERS 22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021 (586)772-2222 * (800)295-7222 * FAX (586)772-4048

CERTIFIED TO: HURON CONTRACTIN	NG
DATE: MARCH 28, 2013	JOB #: 13-00867
SCALE: 1" = 20'	SHEET: 1 OF 1
DRAWN BY: RCE	REV.: JULY 15, 2014