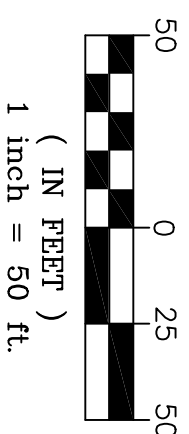


**NORTH**

GRAPHIC SCALE



**LEGEND**

- EX. SURFACE ELEVATION
- EX. SURFACE CONTOUR
- BENCHMARK LOCATION
- EX. UTILITY POLE W/ GUY WIRE
- EX. LIGHT POLE
- EX. OVERHEAD POWERLINES
- EX. BURIED TELEPHONE
- EX. TRANSFORMER
- EX. ROAD SIGN
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. SANITARY CLEAN-OUT
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. WATER SHUT OFF
- EX. FIRE HYDRANT
- EX. GAS MAIN
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- EX. TREE STUMP
- DESIGNATES BARRIER FREE SPACE
- NUMBER OF PARKING SPACES

**LEGAL DESCRIPTION (PER TAX ROLL)**

Parcel Number: 12-30-400-013  
 A 90' DEG N 89 DEG 54 MIN 40 SEC W 375' FR SF COR TH N 89 DEG 54 MIN 40 SEC W 247.89' TH N 0 DEG 54 MIN 20 SEC E 400' TH N 89 DEG 54 MIN 40 SEC W 23' TH N 0 DEG 54 MIN 40 SEC E 920' TH S 90 DEG 54 MIN 40 SEC E 271.07' TH S 0 DEG 54 MIN 20 SEC W 1320' TO POG SEC 30 18N R7E 8.0 A

**FLOOD PLAIN NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 260490318D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 23, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**WETLAND NOTE:**

ACCORDING TO THE WDOE WETLAND ASSESSMENT REPORT NO. 04-25-0001-WA, THERE ARE NO REGULATED WETLANDS ON THIS PROPERTY.

**BENCHMARK NO. 1**

ARROW ON TOP OF FIRE HYDRANT, EAST SIDE OF EX. PARKING LOT, 180'± NORTH OF BALDWIN RD ELEVATION - 882.07 (N.A.V.D.)

**BENCHMARK NO. 2**

NORTH EDGE OF EX. STORM CATCHBASIN, 15'± NORTHWEST OF NORTHEAST PROPERTY CORNER ELEVATION - 859.37 (N.G.V.D.)

**BENCHMARK DATUM**

THE GROUND ELEVATIONS ARE BASED ON A G.P.S. IRANDOWN DATUM IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

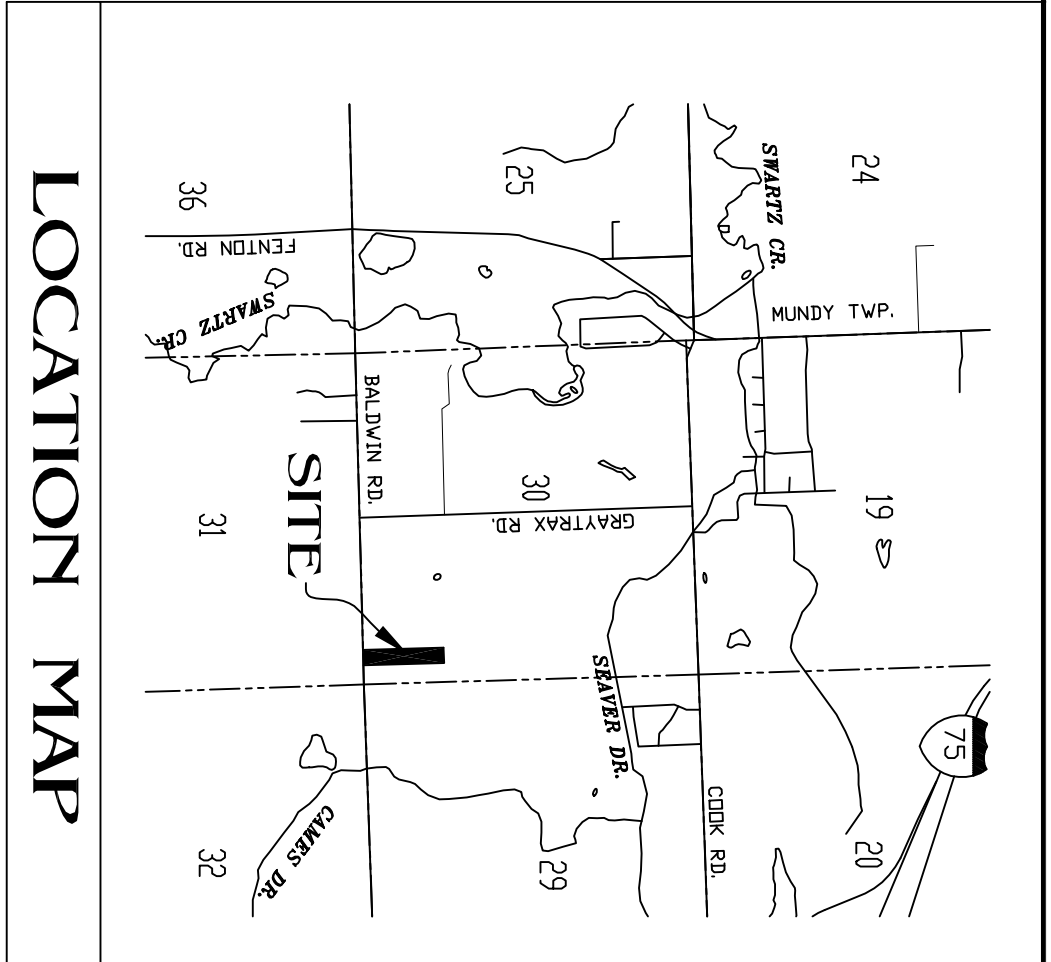
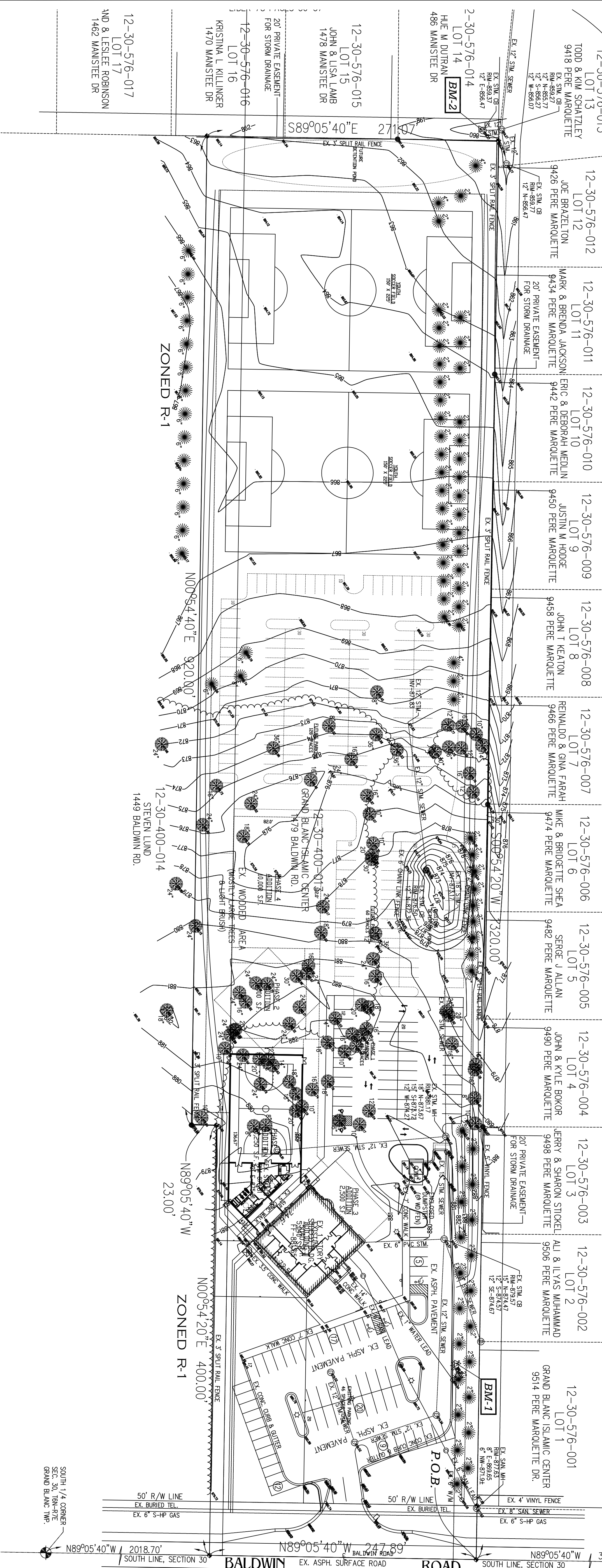
**ZONING INFORMATION:**

ACCORDING TO THE GRAND BLANC TOWNSHIP ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED R-1 (SINGLE FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 21,780 SQ. FT. or 0.5 ACRES
- 2) MINIMUM LOT WIDTH = 120 FEET
- 3) FRONT SETBACK = 35 FEET (FROM R/W LINE)
- 4) SIDE SETBACK = 15 FEET
- 5) REAR SETBACK = 35 FEET
- 6) MINIMUM BUILDING SQUARE FOOTAGE = 1,650
- 7) MAXIMUM LOT COVERAGE = 25%
- 8) MAXIMUM BUILDING SQUARE FOOTAGE = 1,650
- 9) MAX. HEIGHT = 3 STORES OR 35 FEET

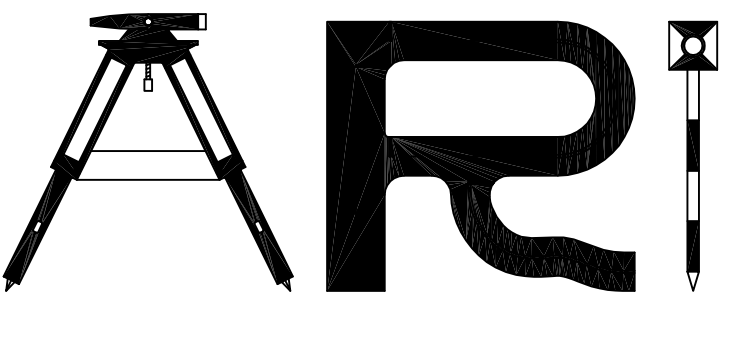
**SPRING OAK SUBDIVISION**

LIBER 78 PAGES 30-37



**LOCATION MAP**

**Andrew Roberts, Inc.**  
*Surveying & Engineering*  
 5376 McCandlish Road, Suite 101  
 Grand Blanc, MI 48439  
 Phone: 810.629.4222 Fax: 810.694.2229  
 E-Mail info@AndrewRobertsInc.com



DATE: 03.23.2010

FIELD BY: BMCC

DRAWN BY: J.R.B.

CHECKED BY: D.A.C.

APPROVED BY: D.A.C.

REVISIONS:

SCALE: 1" = 50'

LOCATION:

PART OF THE SE 1/4 OF SECTION 30, T6N-R7E, GRAND BLANC TWP, GENESSEE COUNTY, MI

PREPARED FOR: CRESCENT CONTRACTING

1471 S. ELMS ROAD

SWARTZ CREEK, MI 48473

PHONE: 810.720.3833

FILE NAME: 200210-SLR

PROJECT NO: 200210

SEAL

DRAWING NAME:  
 SURVEY OF EX. CONDITIONS & REMOVAL PLAN

SHEET: C-2

UTILITY STATEMENT

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.