

# PLOT PLAN

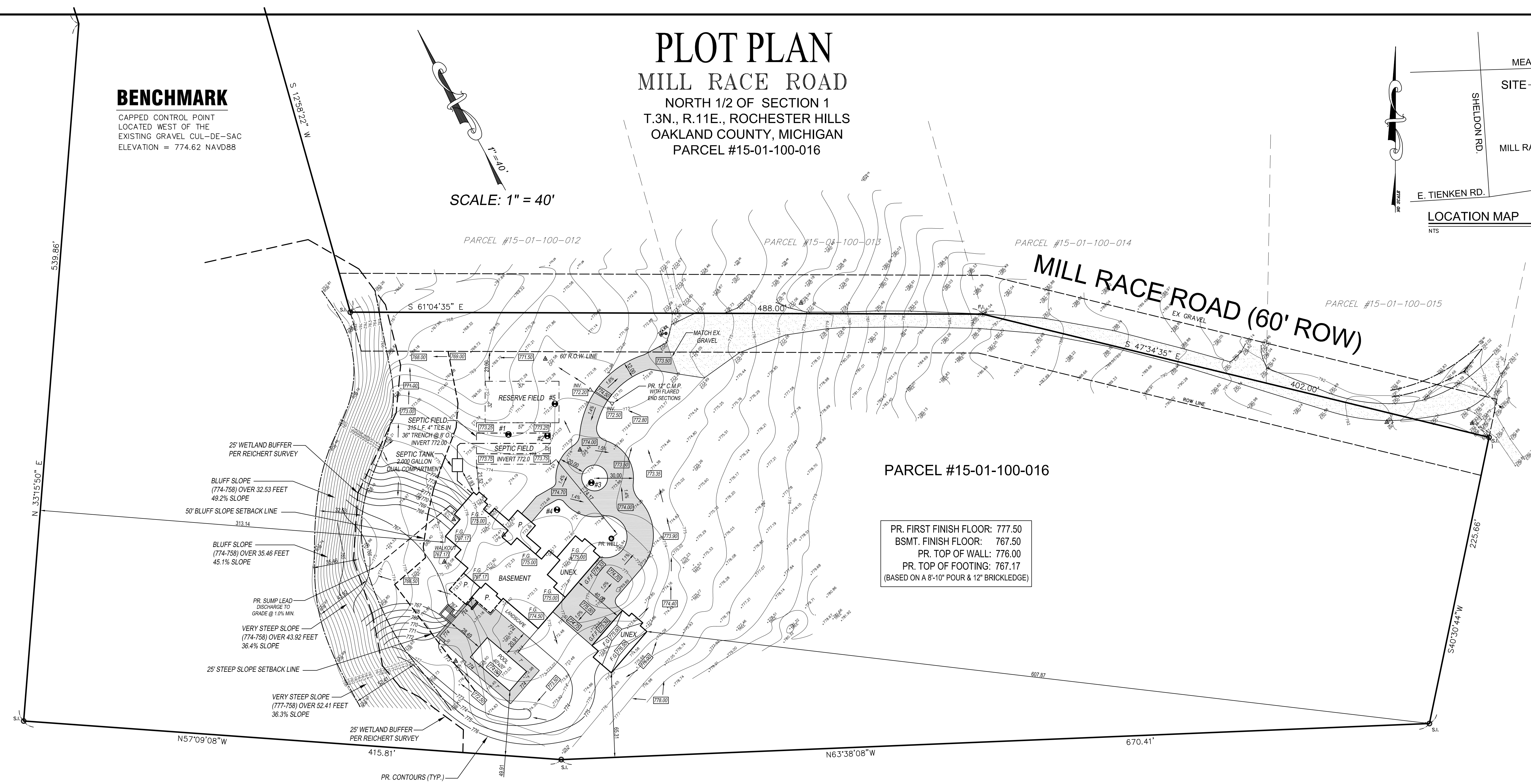
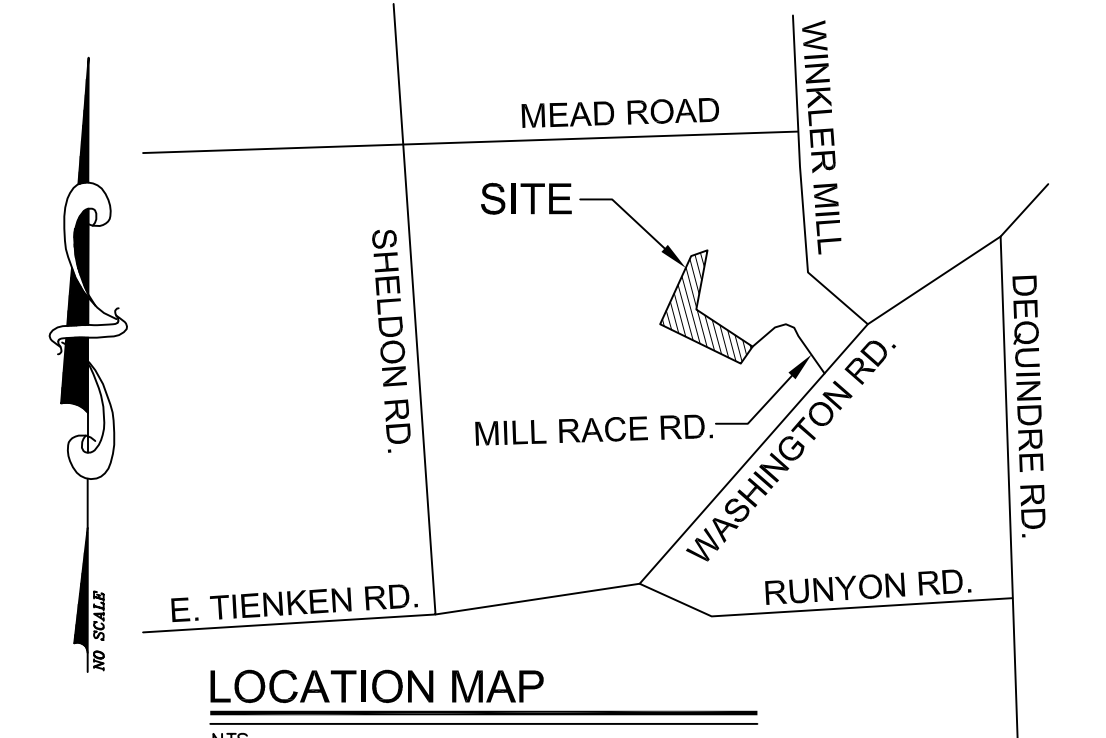
## MILL RACE ROAD

NORTH 1/2 OF SECTION 1  
T.3N., R.11E., ROCHESTER HILLS  
OAKLAND COUNTY, MICHIGAN  
PARCEL #15-01-100-016

### BENCHMARK

CAPPED CONTROL POINT  
LOCATED WEST OF THE  
EXISTING GRAVEL CUL-DE-SAC  
ELEVATION = 774.62 NAVD88

SCALE: 1" = 40'



PARCEL #15-01-100-016

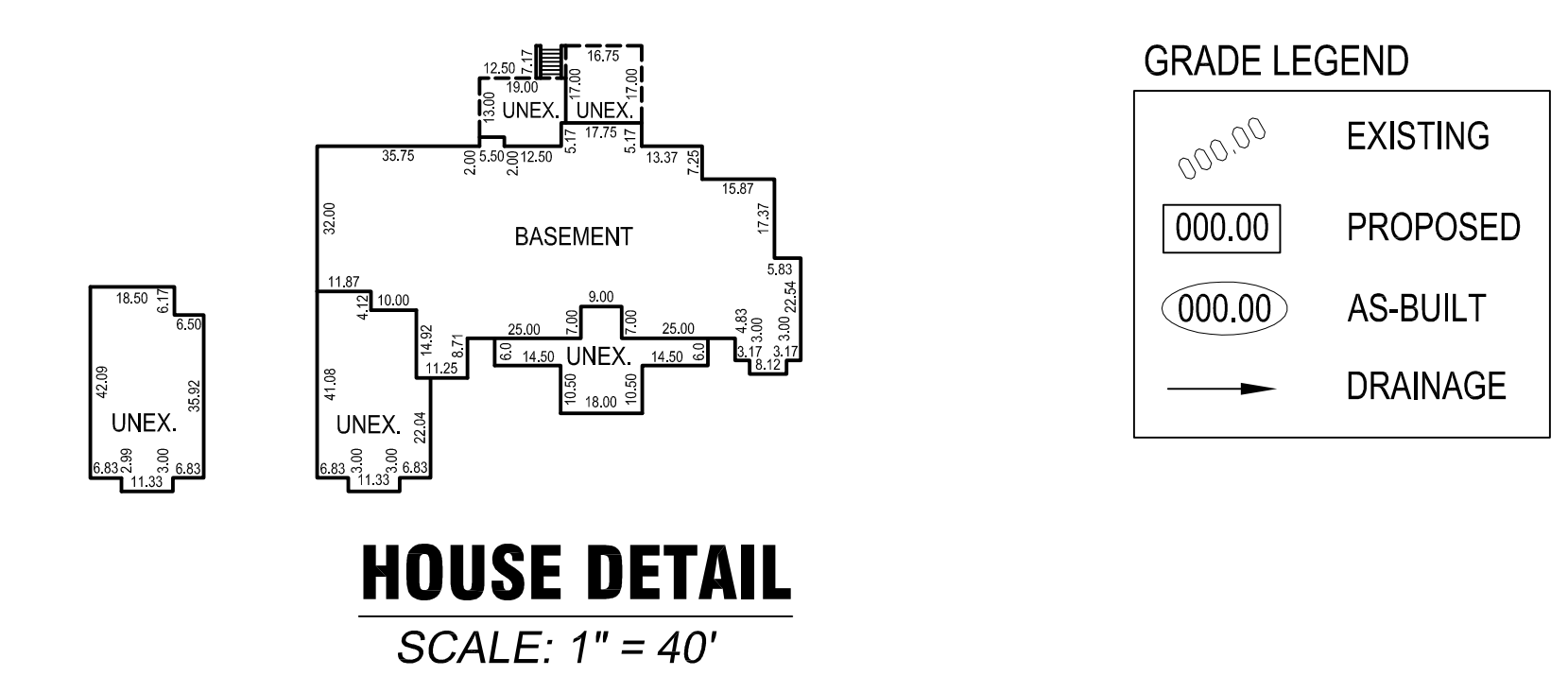
PR. FIRST FINISH FLOOR: 777.50  
BSMT. FINISH FLOOR: 767.50  
PR. TOP OF WALL: 776.00  
PR. TOP OF FOOTING: 767.17  
(BASED ON A 8'-10" POUR & 12" BRICKLEDGE)

**SOIL TYPES:**  
13E - OSHTEMO-BOYER LOAMY SANDS  
0 TO 6 PERCENT SLOPES

**NEAREST WATERCOURSE:**  
STONY CREEK  
LOCATED 500' TO THE NORTHWEST

**LIMITS OF EARTH DISRUPTION:**  
1.60 ACRES

**INSTALL:**  
1"-3" STONE ACCESS DRIVE IN THE  
LOCATION OF THE PROPOSED CONC.  
DRIVE, A MINIMUM OF 12'X50' AREA

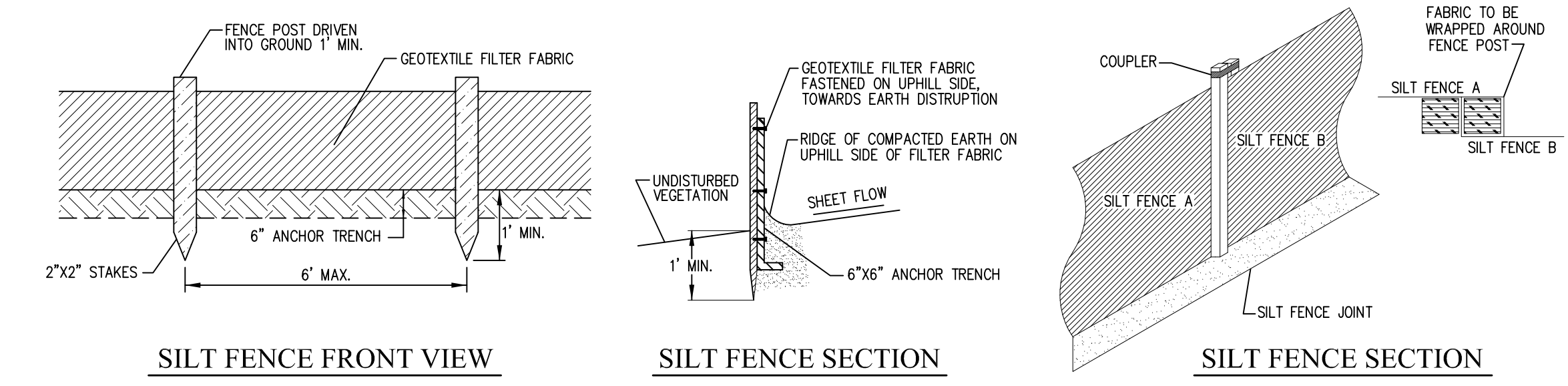


**SEPTIC NOTES:**  
APPLICATION TRACKING NUMBER: 63296008  
-PROPOSED 4 BEDROOM HOME  
-2,000 GALLON DUAL COMPARTMENT CONCRETE SEPTIC TANK  
-305 L.F. 4" TILE IN 36" TRENCH @ 8' O.C.  
-LOCATE FIELD OVER BORINGS 1 AND 2  
-LOCATE RESERVE OVER BORING 5  
-INVERT: 772.00  
-BACKFILL WITH 2NS SAND TO PROPOSED GRADE  
-SEWER EJECTOR PUMP REQUIRED

### LEGAL DESCRIPTION

PARCEL ID #15-01-100-016

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 1, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 1; THENCE S.00°38'32"E, 1345.00 FT.; THENCE S.27°19'04"W, 541.15 FT. TO A POINT IN THE CENTERLINE OF STONEY CREEK; THENCE ALONG THE CENTERLINE OF SAID STONEY CREEK FOUR (4) COURSES 1. N.76°27'04"W, 88.95 FT., 2. N.72°14'57"W, 59.01 FT., 3. N.62°25'25"W, 83.91 FT., 4. N.54°34'10"W, 45.55 FT.; THENCE S.15°26'20"W, 599.17 FT. TO THE POINT OF BEGINNING ALSO BEING A POINT IN THE CENTERLINE OF MILL RACE RD. A PRIVATE ROAD 60 FT. WIDE; THENCE S.47°34'35"E, 402.00 FT. ALONG THE CENTERLINE OF MILL RACE RD.; THENCE S.40°30'44"W, 225.66 FT. TO A POINT ON THE NORTH LINE OF CONSUMERS POWER COMPANY; THENCE N.63°38'08"W, 670.41 FT. ALONG SAID NORTH LINE OF CONSUMERS POWER COMPANY; THENCE CONTINUING ALONG SAID NORTH LINE OF CONSUMERS POWER COMPANY N.57°09'06"W, 415.81 FT.; THENCE N.53°15'50"E, 539.86 FT.; THENCE N.1°34'20"E, 391.74 FT. TO A POINT IN THE CENTERLINE OF STONEY CREEK; THENCE ALONG THE CENTERLINE OF SAID STONEY CREEK THE FOLLOWING 2 COURSES 1. N.85°22'05"E, 72.55 FT., 2. N.83°17'46"E, 112.46 FT.; THENCE S.12°58'22"W, 708.96 FT. TO A POINT IN THE CENTERLINE OF MILL RACE ROAD; THENCE S.61°04'35"E, 488.00 FT. ALONG THE CENTERLINE OF MILL RACE ROAD TO THE POINT OF BEGINNING, CONTAINING 10.250 ACRES OF LAND TOTAL, TOGETHER WITH SUBJECT TO AN EASEMENT FOR ROWWAY PURPOSES AND UTILITIES 60 FT. IN PERPENDICULAR WIDTH OF THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT N.61°04'35"W, 488.00 FT. FROM THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL; THENCE S.61°04'35"E, 488.00 FT.; THENCE S.47°34'35"E, 402.00 FT.; THENCE N.40°30'44"W, 402.00 FT.; THENCE S.86°52'40"E, 115.83 FT.; THENCE S.29°28'20"E, 696.87 FT. TO THE POINT OF ENDING IN WASHINGTON ROAD. SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF RECORD, IF ANY.



REVISION PER CITY: 5-23-19

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<p><b>MILL RACE ROAD</b> ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN</p> <p><b>PLOT PLAN</b></p>	