## T.3N., 9 R. IIE., HE NORTHEAST OF WINKLER WATER ELEV. 773.60 AS SURVEYED ON 7-22-96 9 46.68' /4 OF SECTION ROCHESTER HILL POND WATERS EDGE (TYP.) HILLS, HISTALL SILTATION FENCE (TYP.) OAKLAND COUNTY, + 787.9 + 795.3 792.9 + 787.8 MICHIGAN. *183.0*€ × ⊖ $\Box$ €} •197.6 () +791.3° 1007 1007 ELONE MET **J9313** 791.9 + 792.7 ()8010 -0*0*% + 7<del>9</del>5.| 796.0 <sub>+</sub>795.9 () $\bigvee_{i}$ The state of the s 800.1 + 52027'50" HOUSE (4-BEDROOMS) 199.6 1º07'06'' 736.94 813.50 819 × KELO OSED Z 822.|2 30°43'00'' W 141.80 81/03 × 82|22 × 812.70 D. THE EXISTING WELL NEEDS TO BE CUT DOWN TO BELOW THE BASEMENT FLOOR ELEVATION AND CAPPED. COORDINATE WITH THE OAKLAND COUNTY HEALTH DIVISION—ENVIRONMENTAL HEALTH SERVICES. 2). THE SEPTIC SYSTEM INVERT AND FINISH GRADE ELEVATIONS ARE TO BE DETERMINED BY THE OAKLAND COUNTY HEALTH DIVISION—ENVIRONMENTAL HEALTH SERVICES. 3). SEE THE PLANS PREPARED BY HISTORICAL COURTYARDS AND GARDENS FOR INFORMATION REGARDING THE EXISTING TREES AND PROPOSED PRESERVATION AND IMPROVEMENTS. BENCHMARK NO. 1: SET BENCHTIE IN UTILITY POLE. APPROX. 20 FEET SOUTHEAST OF CENTERLINE OF WASHINGTON AND 34 FEET SOUTHWEST OF CENTERLINE OF DRIVE TO BUILDING NO. 1900. ELEVATION 810.06 $\Box$ 3. DIA. RYCB RIM (794.50 12.1 INV. 794.50 \* 804.5 × 81009 + 811.2 + 800.0 ()()+ 802.4 7<del>98</del>.2 + $\mathbb{C}$ × 8|8.78 $\oplus_{\ell}$ N 41001'51'' 1 $\Box$ $\Box$ + 02/5 $\Box$ 806A + SOIL EROSION NOTES: -THE ESTIMATED GROSS ACREAGE DISTURBED IS 2.0 ACRES. -THE NEAREST WATERCOURSE IS THE LAKE AT THE REAR OF THE SITE. SOIL TYPE: - 13B: OSHTEMO-BOYER LOAMY SANDS. - 45B: ARKPORT FINE LOAMY SANDS. $\Box$ × 811.73 2019 × 809.11 808.91 S29°11'46''W ASPHALT 8|0.|0 ×260.45' GRAVEL 809.99 8||05 809.4 WASHINGTON ROAD 66 FT. B.M. #1 \$000 B.M. #1 \$000 B.M. #1 \$000 FN/FN ST 107:00 WE 810.68 (GRAVEL) <u>LEGEND</u> EBI O FOUND IRON (F.I) OR FOUND PIPE (F.P.) EXISTING FENCE CL ROAD OR DITCH AS NOTED TREE/BRUSH LINE = TOP OF BANK = TOP OF WALL = BOTTOM OF WALL FIRE HYDRANT GATE WELL OR D-BOX MANHOLE AS NOTED PAVEMENT CATCH BASIN UTILITY POLE EXISTING TREE EDGE OF ASPHALT EDGE OF CONCRETE TEXT TYPE (HAND) DENOTES EXISTING TOP OF CURB MAIL BOX GUY WIRE BASE EAST I/4 CORNER SECTION I T.3N., R.IIE. Part of the NE 1/4 of Section I, T.3N., R.IIE., Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N00°35'30"W 1578.55 feet along the East line of Section I and the centerline of Dequindre Road (R.O.W. Varies) to the centerline of Washington Road (R.O.W. Varies) and S58°52'30"W 595.00 feet along said centerline of Washington Road (R.O.W. Varies) from the East 1/4 Corner of Section I; thence continuing S58°52'30"W 115.00 feet along the centerline of Washington Road (R.O.W. Varies); thence N31°8'19"W 198.99 feet; thence N78°30'25"W 136.28 feet; thence N31°8'19"W 198.99 feet; thence N54°02'48"E 100.00 feet; thence N31°5'58"W 346.02 feet; thence N44°25'34"E 140.00 feet; thence S31°07'06"E 736.94 feet to the centerline of Washington Road (R.O.W. Varies) being also the Point of Beginning. Part of the NE 1/4 of Section I, T.3N., R.IIE., Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N00°35′30″W I578.55 feet along the East Line of Section I and the centerline of Dequindre Road (R.O.W. Varies) to the Centerline of Washington Road (R.O.W. Varies) and S58°52′30″W 710.00 feet along said centerline of Washington Road (R.O.W. Varies) from the East I/4 Corner; thence continuing S58°52′30″W 100.00 feet along the centerline of Washington Road (R.O.W. Varies); thence N3I°18′18″W 291.27 feet; thence S78°30′25″E I36.28 feet; thence S3I°18′19″E 198.99 feet to the centerline of Washington Road (R.O.W. Varies) also being the Point of Beginning. Containing 24,512 square feet ——— 0.563 acres (Gross) Containing 21,212 square feet ——— 0.487 acres (Net), more or less. Part of the NE 1/4 of Section I, T.3N., R.IIE., Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N00°35'30"W I578.55 feet along the East line of Section I and centerline of Dequindre Road (R.O.W. Varies) to the centerline of Washington Road (R.O.W. Varies) and S58°52'30"W 810.00 feet along said centerline of Washington Road (R.O.W. Varies) from the East 1/4 Corner of Section I; thence continuing S58°52'30"W 45.45 feet along the centerline of Washington Road (R.O.W. Varies); thence N41°01'51"W 145.89 feet; thence N30°43'00"W 141.80 feet; thence N42°27'50"W 100.82 feet; thence N58°28'35"W 272.95 feet; thence N44°25'48"E 321.30 feet; thence N58°28'35"W 272.95 feet; thence S54°02'48"W 100.00 feet; thence S35°56'58"E 346.02 feet; thence S31°18'18"E 291.27 feet to the centerline of Washington Road (R.O.W. Varies) also being the Point of Beginning. Containing 106,596 square feet ——— 2.441 acres (Net), more or less. DATE Aug. 15, 2 DRAWN BY R.S.H. REV. 4/18/12 REMOVE RETAINING WALLS, TERRACE REV. 3/29/12 LOWER/MOVE BUILDING REV. 1/3/12 CITY SUBMITTAL REV. 12/27/11 ROUGH GRADES REV. 12/21/11 PLOT PLAN COMMUNITY ENGINEERING & SURVEYING C/O RICHARD HODSDON, P.E. #48078 6303 26 MILE ROAD, STE. 110 WASHINGTON, MI 48094 PH: (586) 677-4081 FX: (586) 677-4084 E-MAIL: RICH@COMMUNITYENG.COM AUTHORIZED REPRESENTATIVE: CHRIS COUSINO CP VENTURES 12955 23 MILE ROAD SHELBY TWP., MI 48315 (586) 254-4367 CHECKED BY C.D.P LEGAL DESCRIPTION: Parcel 15-01-227-035 Subject to the rights of the public and of any governmental unit in any part of land taken thereof, used or deeded for street, road or highway purposes. LEGAL DESCRIPTION: Parcel 15-01-227-015 Subject to the rights of the public and of any governmental unit in any part of land taken thereof, used or deeded for street, road or highway purposes. © 2011 — COMMUNITY E.S. INC. ALL RIGHTS RESERVED. THE PLANS AND DRAWINGS ARE OWNED BY AND THE SOLE PROPERTY OF COMMUNITY E.S., INC. ANY REPRODUCTION, COPYING, REUSE OR DISTRIBUTION OF THESE PLANS AND DRAWINGS IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF COMMUNITY E.S., INC. PREPARED BY: COMMUNITY ENGINEERING Subject to the correlative rights of the riparian owners and the public trust in the waters of Winkler Pond. Subject to the rights of the public and of any governmental unit in any part of land taken thereof, used or deeded for street, road or highway Subject to the correlative rights of the riparian trust in the waters of Winkler Pond. eginning. ontaining 95,789 square feet --- 2.199 acres (Gross) ontaining 91,992 square feet --- 2.112 acres (Net), more or less. TOPOGRAPHIC SURVEY 2011 WASHINGTON RESIDENCE 1855 & 1899 WASHINGTON ROAD PART OF THE NORTHEAST 1/4 OF SECITON 1, T.3N., R.IIE., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. PLOT PLAN SHELDON ROAD SECTION I T.3N., R.IIE. LOCATION MAP BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 SECTION I T.3N., R.IIE.