

# CERTIFICATE OF SURVEY

PART OF N.E. 1/4 OF S.W. 1/4 OF SECTION 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CENTER OF SEC. 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, L.C.R.C. L.51385, P.256 O.C.R. **S87°28'47"W M**

N.W. COR. OF THE N.E. 1/4 OF THE S.W. 1/4, SEC. 15, T.3N., R.11E., CITY OF ROCHESTER HILLS

1363.98'M TOTAL EAST-WEST 1/4 LINE SEC. 15

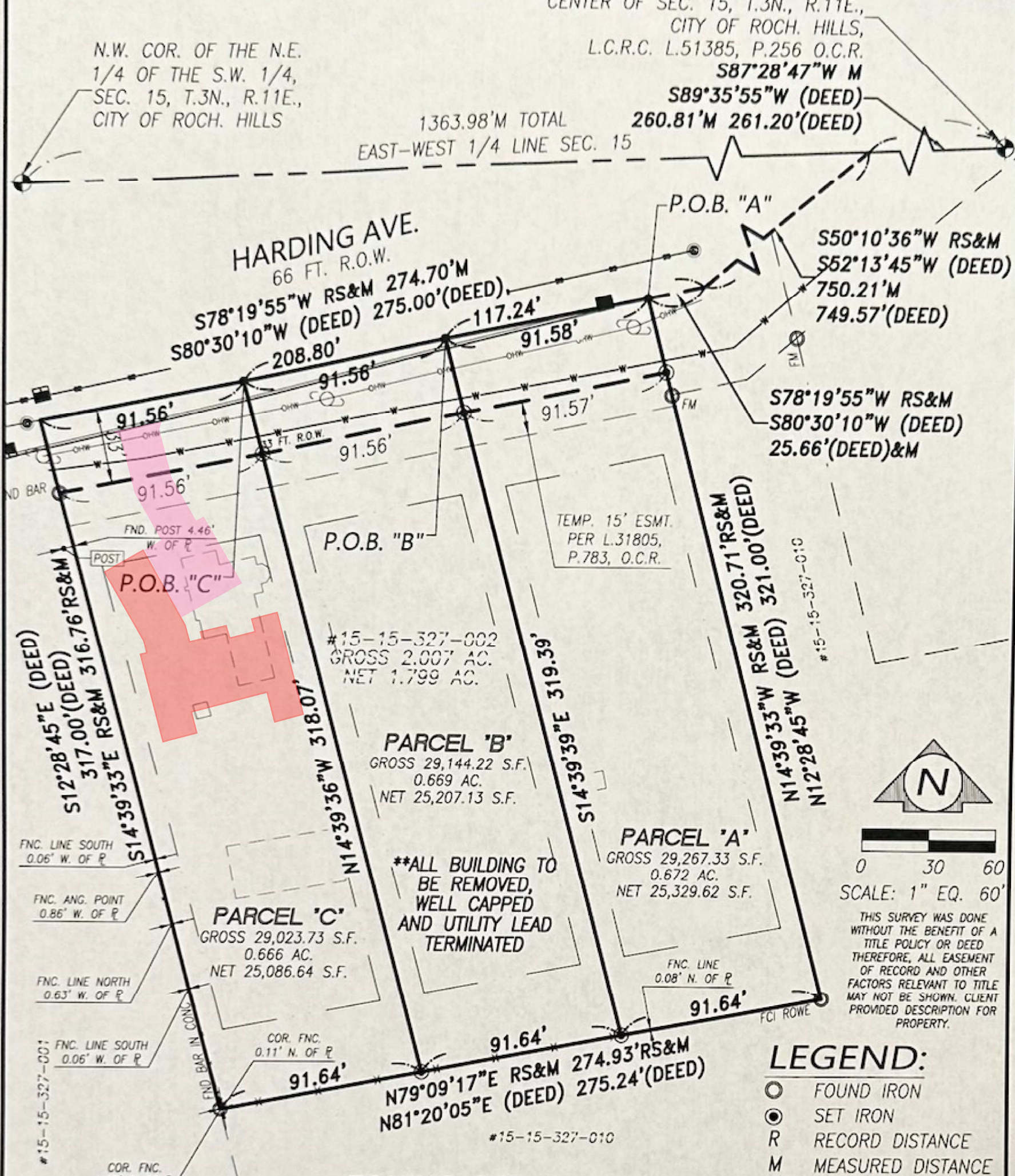
**S89°35'55"W (DEED)**  
**260.81'M 261.20'(DEED)**

**HARDING AVE.**  
66 FT. R.O.W.

**S78°19'55"W RS&M 274.70'M**  
**S80°30'10"W (DEED) 275.00'(DEED)**

**S50°10'36"W RS&M**  
**S52°13'45"W (DEED)**  
**750.21'M**  
**749.57'(DEED)**

**S78°19'55"W RS&M**  
**S80°30'10"W (DEED)**  
**25.66'(DEED)&M**



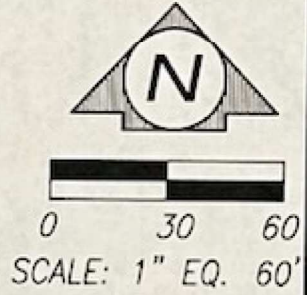
#15-15-327-002  
GROSS 2,007 AC.  
NET 1,799 AC.

**PARCEL 'B'**  
GROSS 29,144.22 S.F.  
0.669 AC.  
NET 25,207.13 S.F.

**PARCEL 'A'**  
GROSS 29,267.33 S.F.  
0.672 AC.  
NET 25,329.62 S.F.

**PARCEL 'C'**  
GROSS 29,023.73 S.F.  
0.666 AC.  
NET 25,086.64 S.F.

**\*\*ALL BUILDING TO BE REMOVED, WELL CAPPED AND UTILITY LEAD TERMINATED**



THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY OR DEED THEREFORE, ALL EASEMENT OF RECORD AND OTHER FACTORS RELEVANT TO TITLE MAY NOT BE SHOWN. CLIENT PROVIDED DESCRIPTION FOR PROPERTY.

- LEGEND:**
- FOUND IRON
  - SET IRON
  - R RECORD DISTANCE
  - M MEASURED DISTANCE
  - RS RECORDED SURVEY
  - DEED DEED DESCRIPTION

**ZONING: RCD**

- FRONT SETBACK: 25 FT.
- SIDE SETBACK: 10 FT.
- TOTAL: 20 FT. COMBINED
- REAR SETBACK: 35 FT.
- PER R3 SEC. 138-6.207
- MIN. AREA OF PARCEL: 12,000 S.F.
- MIN. WIDTH OF LOT: 90 FT. PER R-3
- MIN. FLOOR AREA: 1,200 S.F.
- MAX. LOT COVERAGE: 30%

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON NOVEMBER 11, 2021 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: PER RECORDED SURVEY, L.40825, P.449, O.C.R.

PREPARED FOR:  
NANCY FILIPEK  
311 WESLEY ST.  
ROCHESTER, MI 48307  
(586) 212-1763



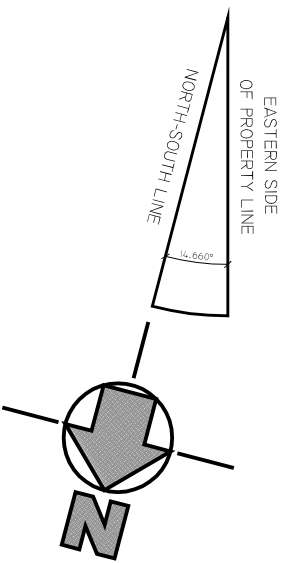
SHEET: 1 OF 2 / BRADLEY GEORGE REICHERT P.S. #4001055923

Scale: 1"=60'  
Date: 11/12/21  
Job No. 21-196S  
Drawn: B.G.R.

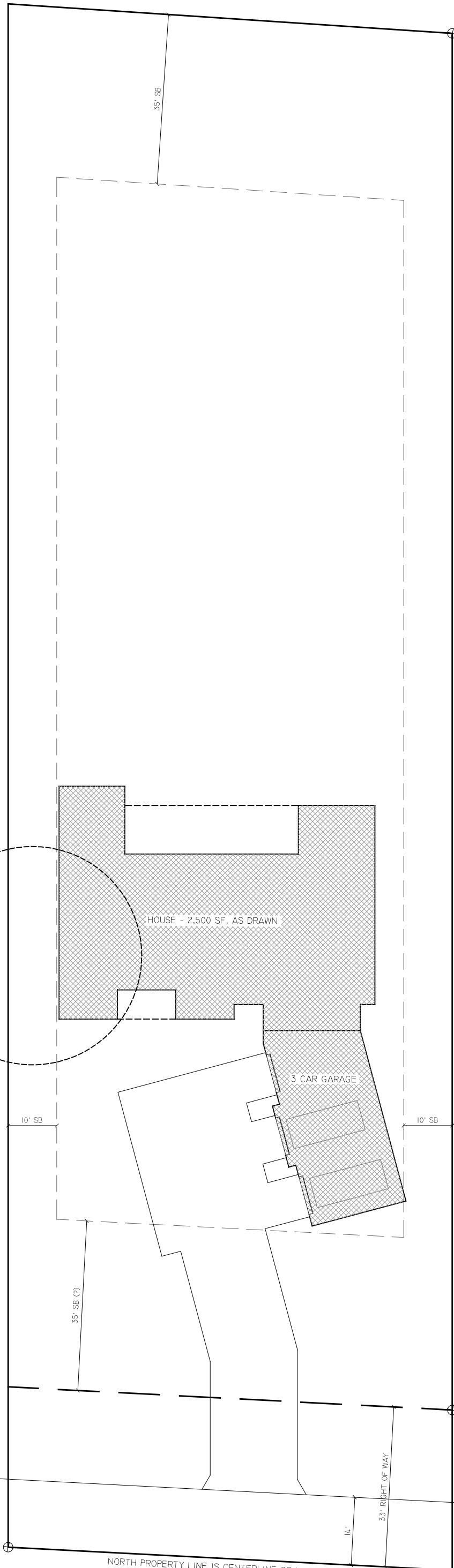
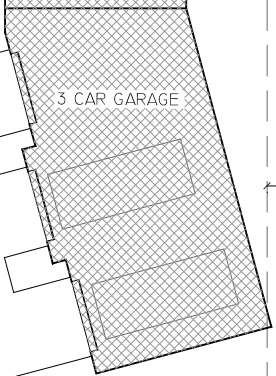
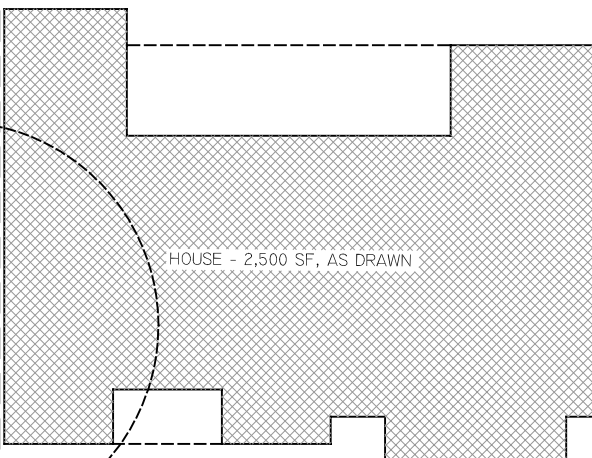
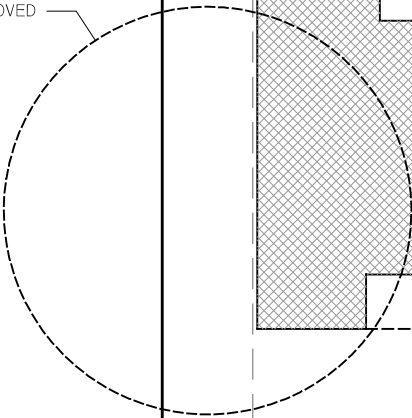


P 248.651.0592 F 248.656.7099  
Mail@ReichertSurveying.com  
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:
10/20/22	GHR



45' DIA TREE, TO BE REMOVED



FOUND IRON

FOUND IRON

P.O.B.

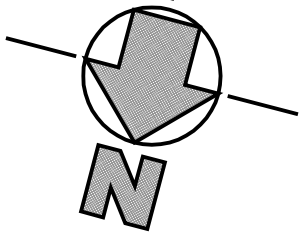
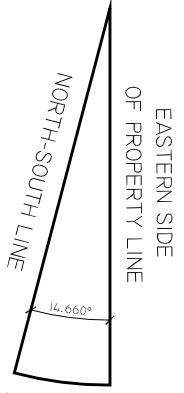
NORTH PROPERTY LINE IS CENTERLINE OF HARDING AVE

HARDING AVE (28' W; 66' W ROW)

45' DIA TREE, TO BE REMOVED

HOUSE - 2,500 SF, AS DRAWN

3 CAR GARAGE



10' SB

10' SB

35' SB (?)

FOUND IRON

28'  
HARDING AVE (28' W; 66' W ROW)

P.O.B.

14'

33' RIGHT OF WAY

NORTH PROPERTY LINE IS CENTERLINE OF HARDING AVE