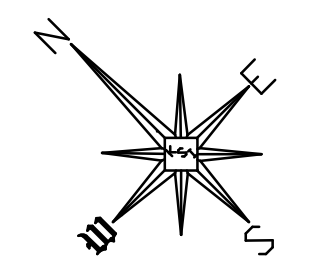




CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

TREE LEGEND

TREE TAG #	DIAMETER	TREE NAME
2238	36"	Callalpa
2239	23"	Cherry
370	12"	Pine
371	16"	Pine
372	16"	Pine
373	24"	Catalpa
374	X	Pine
375	10"	Pine
376	15"	Maple
377	12"	Pine
378	12"	Oak
379	14"	Pine
380	10"	Pine
381	12"	Pine
382	15"	Pine
383	17"	Walnut
384	12"	Walnut
385	12"-25"	Walnut
386	15"	Walnut
387	8"	Pine
388	26"	Beach-dead
389	16"	Walnut
390	14"	Walnut
391	10"	Elm



PROPERTY DESCRIPTION: Tax Item 15-01-302-003

Part of the Southwest 1/4 of Section 1, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan. Being more particularly described as commencing at the intersection of the centerline of Washington Road, 66 feet wide (so called), with the extension of the Northeastly line of Lot 108 of "STONEY CREEK", a plat recorded in Liber 3 of Plats, on page 22 of Oakland County Records; thence North 44°15'00" East 472.74 feet (as recorded) and North 42°09'14" East 485.12 feet (as measured) along the centerline of said Washington Road to the Point of Beginning, also being more particularly described as commencing at the Southwest corner of said Section 1; thence South 89°45'06" East 1,245.89 feet along the South line of said Section 1 to a point; thence North 00°14'54" East 1,101.04 feet to a point on the centerline of said Washington Road; thence North 42°09'14" East 472.74 feet along the centerline of said Washington Road to the Point of Beginning; thence proceeding North 44°15'00" East 30.03 feet along the centerline of said Washington Road to a point; thence North 43°18'26" West 563.04 feet to a point; thence South 48°36'18" West 30.69 feet to a point; thence North 43°06'42" West 193.45 feet to a point; thence North 72°42'35" West 86.17 feet to a point; thence South 08°17'10" West 197.09 feet to Traverse Point "A" which is located on the Intermediate Traverse Line for Stoney Creek; thence continuing South 08°17'10" West 50 feet ± to the approximate centerline of said Stoney Creek (the next six (6) courses following along the approximate centerline of said Stoney Creek); thence South 62°25'42" East 36.70 feet to a point; thence South 17°05'42" East 130.98 feet to a point; thence South 38°57'42" East 51.00 feet to a point; thence South 74°01'42" East 60.60 feet to a point; thence South 59°24'42" East 57.75 feet to a point; thence South 08°04'43" East 15.01 feet to a point; thence North 48°36'18" East 50 feet ± to Traverse Point "B" which is located the next five (5) courses following along the Intermediate Traverse Line for said Stoney Creek from the last mentioned Traverse Point "A"; thence South 43°55'05" East 88.08 feet to a point; thence South 28°33'29" East 52.78 feet to a point; thence South 25°28'48" East 120.48 feet to a point; thence South 81°53'13" East 82.48 feet to a point; thence South 39°18'27" East 37.35 feet to said Traverse Point "B"; thence North 48°36'18" East 196.00 feet to a point; thence South 43°32'19" East 349.35 feet the Point of Beginning. Containing 2.435 Acres (Gross Area) to the Intermediate Traverse Line for Stoney Creek or 2,771 Acres (Gross Area) to the approximate centerline of Stoney Creek. Reserved therefrom all easements and right of ways of record. Also subject to easement rights for ingress and egress described hereafter.

REVISED DESCRIPTION OF 15 FOOT EASEMENT FOR INGRESS & EGRESS

Part of the Southwest 1/4 of Section 1, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan. Being more particularly described as commencing at the intersection of the centerline of Washington Road, 66 feet wide (so called), with the extension of the Northeastly line of Lot 108 of "STONEY CREEK", a plat recorded in Liber 3 of Plats, on page 22 of Oakland County Records; thence North 44°15'00" East 472.74 feet (as recorded) and North 42°09'14" East 470.08 feet (as measured) along the centerline of said Washington Road to the Point of Beginning, also being more particularly described as commencing at the Southwest corner of said Section 1; thence South 89°45'06" East 1,245.89 feet along the South line of said Section 1 to a point; thence North 00°14'54" East 1,101.04 feet to a point on the centerline of said Washington Road; thence North 42°09'14" East 470.08 feet along the centerline of said Washington Road to the Point of Beginning; thence proceeding North 44°15'00" East 15.04 feet along the centerline of said Washington Road to a point; thence North 43°32'19" West 349.35 feet to a point; thence South 48°36'18" West 15.01 feet to a point; thence South 43°32'19" East 351.04 feet to the Point of Beginning. Reserved therefrom all easements and right of ways of record.

DESCRIPTION OF 35 FOOT EASEMENT FOR INGRESS & EGRESS

A private easement for Ingress and Egress with Public Utilities over, across and under a strip of land, 35 feet in perpendicular width, and described as part of the Southwest 1/4 of Section 1, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan. Being more particularly described as commencing at the Southwest corner of said Section 1; thence South 89°45'06" East 1,245.89 feet along the South line of said Section 1 to a point; thence North 00°14'54" East 1,101.04 feet to the intersection of the centerline of Washington Road, 66 feet wide (so called), and the extension of the Northeastly line of Lot 108 of "STONEY CREEK", a plat recorded in Liber 3 of Plats, on page 22 of Oakland County Records; thence North 44°15'00" East (as recorded) and North 42°09'14" East (as measured) 470.08 feet along the centerline of said Washington Road to the Point of Beginning; thence proceeding North 44°15'00" East (as recorded) and North 42°09'14" East (as measured) 15.04 feet along the centerline of said Washington Road to a point; thence North 44°15'00" East 20.02 feet along the centerline of said Washington Road to a point; thence North 43°32'19" West 347.83 feet to a point; thence North 43°06'42" West 216.00 feet to a point; thence South 48°36'18" West 35.02 feet to a point; thence South 43°06'42" East 216.00 feet to a point; thence South 43°32'19" East 351.04 feet to the Point of Beginning. Reserved therefrom all easements and right of ways of record.

- LEGEND:**
- 742.2 x = EXISTING ELEVATION
 - 750 --- = EXISTING CONTOUR LINE
 - BM = BENCH MARK
 - = FND. 1/2" IRON ROD UNLESS NOTED
 - = SET 1/2" IRON ROD W/ ID CAP
 - P.P. ○ = EX. POWER POLE
 - = EX. UTILITY RISER / PANEL
 - ⊙ = EX. SANITARY SEWER MANHOLE
 - = EX. SIGN
 - F.F. = FINISHED FLOOR
 - O.H. = OVERHEAD LINES
 - UG = UNDER GROUND LINES
 - GM = GAS METER
 - EM = ELECTRIC METER
 - DS = DOOR SILL
 - R = RECORDED DISTANCE
 - M = MEASURED DISTANCE
 - C = CALCULATED DISTANCE
 - = DIRECTION OF FLOW
 - [Pattern] = EX. BITUMINOUS SURFACE
 - [Pattern] = EX. CONCRETE SURFACE
 - [Pattern] = EX. GRAVEL SURFACE
 - [Pattern] = EX. PAVER SURFACE

BENCH MARK (BM)
 BM #1=Set #60 Nail in East face Power Pole
 Elev. = 792.54 (Oakland County GIS Datum)

WASHINGTON ROAD 66 FT. WD. (Public)
RUNYON ROAD 66 FT. WD.
 South line of Section 1
 1245.89'
 589°45'06" E
 1245.89'

No.	By	Chk	Description	DATE
REVISIONS				
TOPOGRAPHICAL SURVEY & PROPOSED RESIDENCE For:				
JAY EASTMAN 1271 Washington Road Rochester Hills, Michigan 48306				
Phone: (248) 425-2360				
KENNEDY SURVEYING, INC. 105 N. Washington St. Oxford, Michigan 48371				
Fax: (248) 628-7191		Phone: (248) 628-4241		
Drawn By: SST	Date: 11/05/19	Scale: 1" = 30'	Sheet No. 1	
Chk'd: HKK	Drawing No.: 18-80902	Job No.: 18-8090		