CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
WEDNESDAY, APRIL 7, 2016
7:00 PM
AGENDA

1. Meeting called to order at _____p.m.

2. ROLL CALL: Joshua Birk, Kara Giummo, Dan Mooney, Gloria Poirier, and Mike Devine

   ALTERNATES: Ed Krol, Scott Silvers

3. APPROVAL OF MINUTES:
   Regular Meeting – March 3, 2016

4. APPROVAL OF THE AGENDA

5. OLD BUSINESS:
   None.

6. NEW BUSINESS:

   1. Z 16-02 758 N. Holbrook
      Non-Use Variance Requested
      Side Yard Setbacks
      Zoned: R-T, Two-Family Residential
      Applicant: DeWayne White

   2. Z 16-03 1240 Fairground
      Non-Use Variance Requested
      Front Yard Setback
      Zoned: R-1, Single-Family Residential
      Applicant: Marie Everitt

7. REPORTS AND CORRESPONDENCE:

8. COMMISSIONER COMMENTS

9. MOTION TO ADJOURN

City of Plymouth
2016 Goals

The City Commission met on January 4th to conduct a formal goals setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions and Administration members.

* Resolve Last Issues Regarding Dissolution of Plymouth Community Fire Department Agreement (Primarily Pension issues)

* Work Collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality Arts & Recreation Complex.

* Developing a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.

* Develop funding plan for future capital improvements

* Work collaboratively with the DDA, community leaders, and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.

ZONING BOARD OF APPEALS
MEETING NOTICE
CITY OF PLYMOUTH, MICHIGAN
(734) 453-1234

A regular meeting of the Zoning Board of Appeals will be held on Thursday, April 7, 2016 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

1. Z 16-02 758 N. Holbrook
   Non-Use Variance Requested
   Side Yard Setbacks
   Zoned: R-T, Two-Family Residential
   Applicant: DeWayne White

2. Z 16-03 1240 Fairground
   Non-Use Variance Requested
   Front Yard Setback
   Zoned: R-1, Single-Family Residential
   Applicant: Marie Everitt

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 206

Published: Sunday, March 20, 2016

CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS - REGULAR MEETING MINUTES
Thursday, March 3, 2016

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1. - Meeting called to order at 5:30 P.M. by Chairperson Devine

2. - ROLL CALL

MEMBERS PRESENT: Kara Giummo, Dan Mooney, Gloria Poirier, Josh Birk, and Mike Devine

ALTERNATE ABSENT: Scott Silvers, Ed Krol

OTHERS PRESENT: John Buzuvis, Comm. Dev. Director
Greta Bolhuis, Comm. Dev. Coordinator

3. - APPROVAL OF MINUTES
A motion was made by Comm. Giummo, supported by Comm. Mooney to approve the regular minutes of January 7, 2016 as amended.

MOTION CARRIED UNANIMOUSLY.

4. - APPROVAL OF THE AGENDA:
A motion was made by Comm. Poirier and supported by Comm. Birk to approve the agenda.
MOTION CARRIED UNANIMOUSLY.

5. – Old Business:
NONE

6. – New Business:
Z16-01 305 Pacific
Non-Use Variance Requested
Rear Yard Setback, Side Yard Setback and
Attached Front Facing Garage on a lot less than 60 feet wide
Zoned: R-1, Single Family Residential
Applicants: Bill Cowdin, Tarah & Brad Woodberg

Bill Cowdin, applicant, presented their case. He said they wish to maintain the structure of the detached garage and create storage space in a new loft. Mr. Cowdin explained they want to attach the garage to the house by using an enclosed breezeway. He said they will be completing a small addition on the house that does not require any variances.
Tarah Woodberg, owner, explained the need for an enclosed breezeway since the garage will be Brad's office.

Board Discussion

Comm. Poirier asked if there was a basement. It was confirmed that there is one currently.
Comm. Mooney said he saw the request as self-imposed and believed granting the variance could be a slippery slope. He said it would impact the character of the neighborhood.
Chairman Devine believed the request was one of convenience and said that granting it would create a great non-conformity.
Comm. Birk appreciated the applicants' complete drawings and plans. He said that this matter should be brought to the Planning Commission for clarity.
Comm. Birk and Comm. Mooney discussed lot coverage.
Comm. Poirier asked about the rear yard setbacks.
Comm. Mooney explained the existing non-conforming rear yard setback for the detached garage.

Motion

A motion was made by Comm. Mooney, supported by Comm. Poirier, to disapprove Z16-01 as presented based on lack of finding of fact.

YES Birk, Giummo, Mooney, Poirier, Devine
NO None
MOTION APPROVED UNANIMOUSLY, VARIANCE NOT GRANTED

7. Commissioner Comments:
NONE

8. Reports and Correspondence:
Chairman Devine reminded the board of the All Boards Training at 6:30 P.M.

A motion was made by Comm. Poirier, supported by Comm. Mooney, to adjourn. MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 5:50 p.m.

Respectfully Submitted,

Greta Bolhuis,
Community Development Coordinator

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: March 9, 2016

RE: 1240 Fairground, Non-Use Variance Request

Marie Everitt, owner and applicant, seeks a dimensional variance to allow a front yard setback of 21.5 feet when 23.5 feet is required. The property is zoned R-1, Single Family Residential.

Section 78-190 of the Zoning Ordinance requires that the front yard setback for properties zoned R-1 must be 25 feet or 90% of the average front yard setback of neighboring properties within 200 feet. The subject property is irregular in shape and has a curved front property line. After consultation with the Building Inspector, it was determined that the front yard setback worksheet could be completed for those properties within 200 feet of the subject property on both sides of Fairground Street.

This project requires a front yard setback variance of 2 feet. No other variances are required.

I will be glad to answer any questions regarding this agenda item.

1240 Fairground St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°21'40.41" N 83°27'48.85" W elev 709 ft eye alt 1034 ft

Fairground St
Exit Street View
© 2016 Google
© 2016 Google
Google earth
Tour Guide
42°21'40.76" N 83°27'48.74" W elev 711 ft eye alt 716 ft

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

RECEIVED
MAR 16 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Z16-03 1240 Fairground
Front Yard Setback
ZBA Mtg 4/7/16

MENSIONAL – Common regulations subject to dimensional (non-use) gns, height or parking regulations, lot coverage, bulk or landscaping shape, small size, wetland, creek, natural features, big trees or slopes.

Address of Property: 1240 FAIRGROUND

MARIE EVERITT — WILLIAM & MARIE EVERITT
Applicant Name — Property Owner

1240 FAIRGROUND — PLYMOUTH — MI 48170
Address — City — State Zip

mse4@[redacted]wowway.com — 734 655-0025
Email — Phone

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:
FRONT YARD SETBACK

Description of Property

Current zoning classification: R-1

Is it a corner or interior lot? INTERIOR Size and area of lot: .23 ACRES

Total sq. footage of existing main buildings: 1824 accessory structures: 1032

Current use of buildings on premises: PRIMARY RESIDENCE, GARAGE, GAZEBO, STORAGE

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 21.3%

Height and area of existing main and/or accessory structures: MAIN STRUCTURE 12' & 16'; OTHER STRUCTURE LESS
384 SF 1440 SF

Description of Proposed Structures

Height of proposed structure: 23'4" & 21'

Dimensions and area of structure or addition to be constructed: SEE ATTACHED SKETCH; 460, 96, 38 2ND FL

Percentage of lot coverage of all buildings including proposed: 26%

Front yard setback after completion (measured from lot line): 24' BUILDING ~~22'~~ 21'6" W/E PORCH

Back yard setback after completion (measured from lot line): 35'

Side yard setback after completion (measured from lot line): 6' NO CHANGE

☐ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

FRONT YARD SETBACK WORKSHEET

House Address:	House Address: 1205	House Address: 1225	House Address: 1245	Your House Address: 1240	House Address: 1220	House Address: 1200	House Address: 1180	House Address:
	23'	24'10"	28'1"	DO NOT INCLUDE SETBACK	27'1"	26'5"	27'	

1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE

1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE

SIDEWALK SIDEWALK SIDEWALK SIDEWALK SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

**Front yard property begins one foot in from the sidewalk.

*** If there is a porch on the home:
Covered porch: measure to the porch.
Uncovered porch: measure to the house foundation

****There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

PROPOSED FRONT YARD SETBACK: 21'6"

Total sum of neighboring front yard setbacks = 156'5"

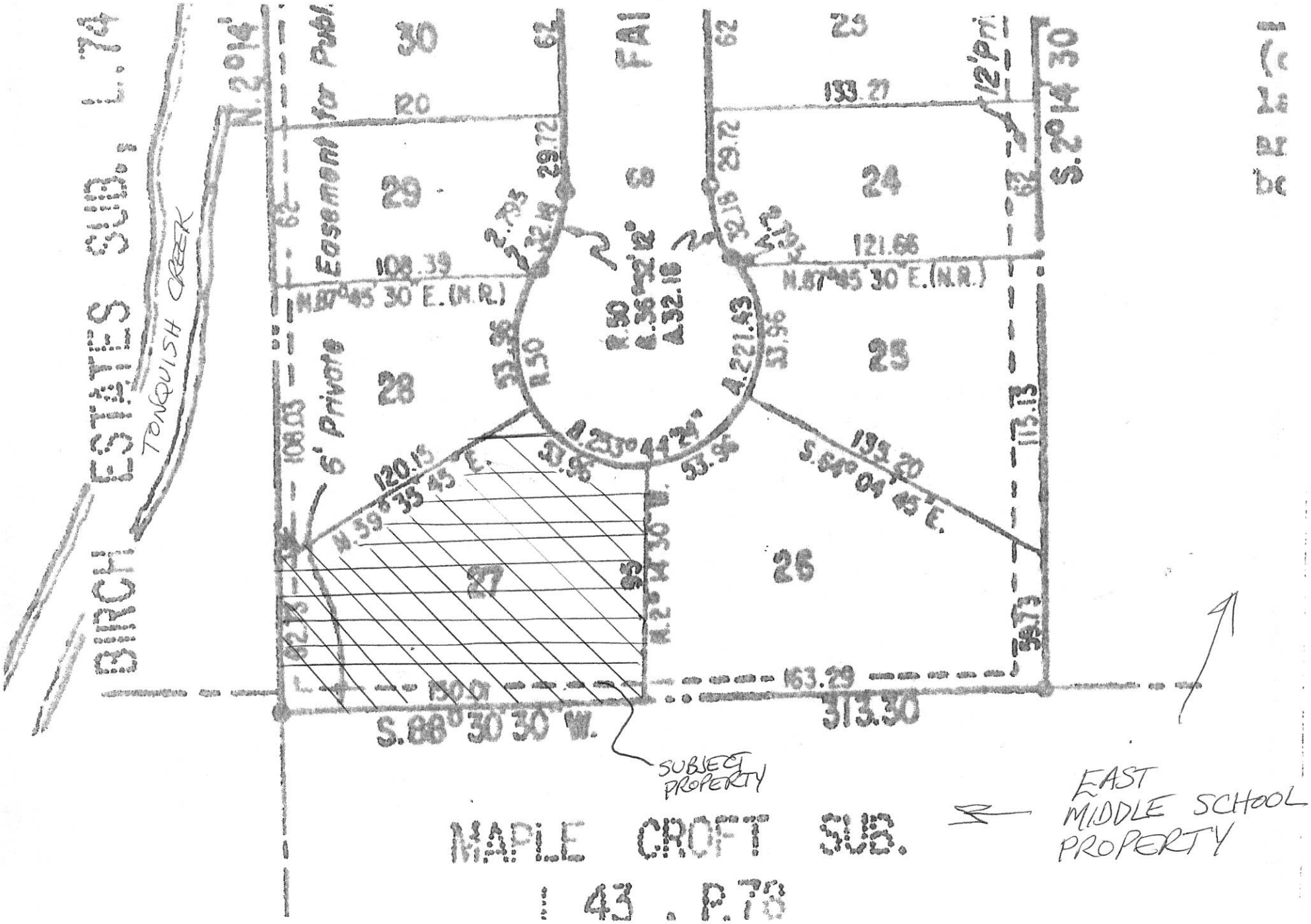
Total number of homes used = 6

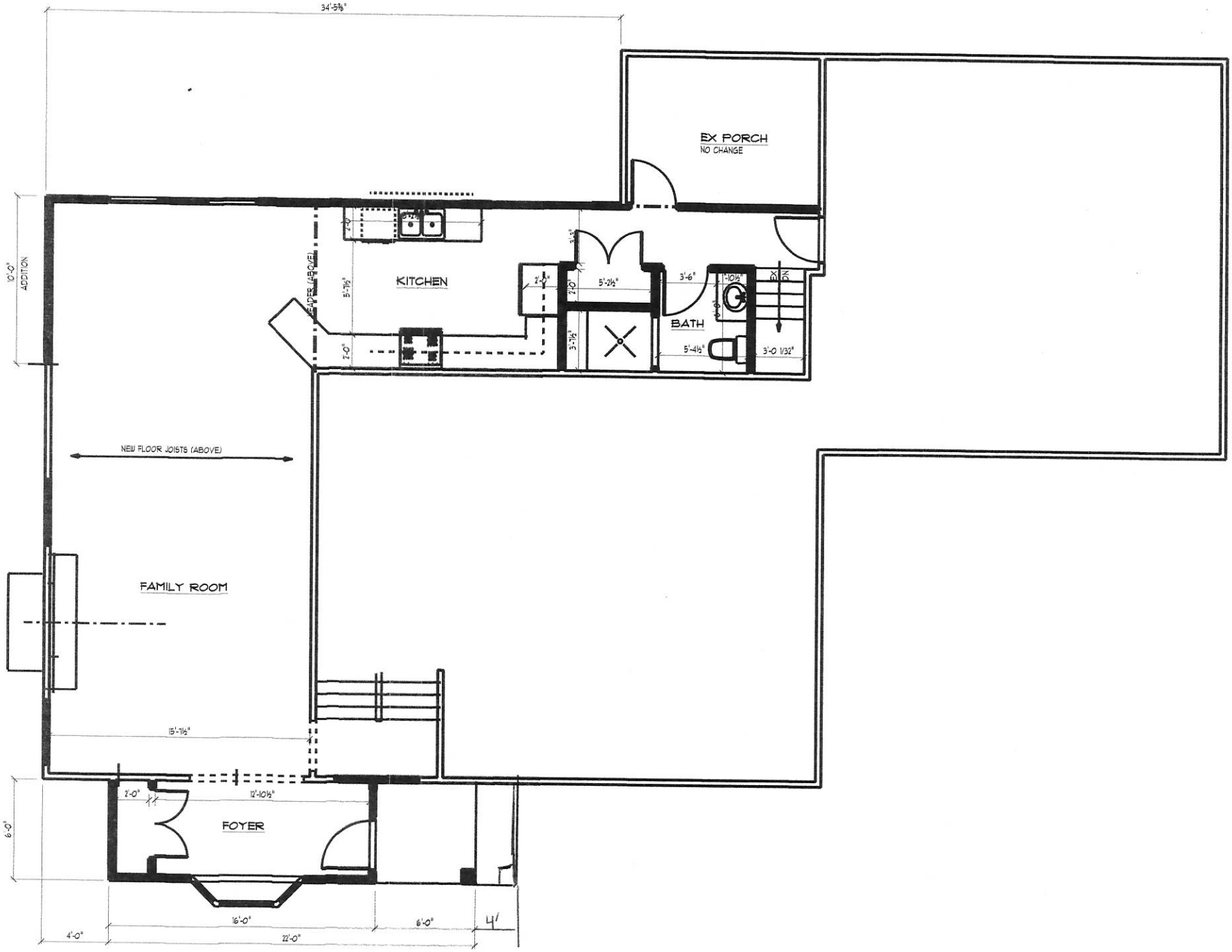
Sum of setbacks divided by homes used = 25'11"

Then multiply this number by .90

The allowed front yard setback for your property = 23'6"

Excerpt from the City of Plymouth Ordinance: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.


BIRCH ESTATES SUB., L. 74
TONQUISH CREEK
N. 2°14'
6' Private Easement for Publ.
30
29
28
27
26
25
24
23
120
133.27
108.39
121.66
N.87°45'30" E. (N.R.)
N.87°45'30" E. (N.R.)
120.15
N.59°35'45" E.
133.20
S.64°04'45" E.
163.29
150.01
S.88°30'30" W.
313.30
S.2°14'30"
12' Pri
SUBJECT PROPERTY
EAST MIDDLE SCHOOL PROPERTY
MAPLE CROFT SUB.
L 43 . P.78



MAIN FLOOR PLAN

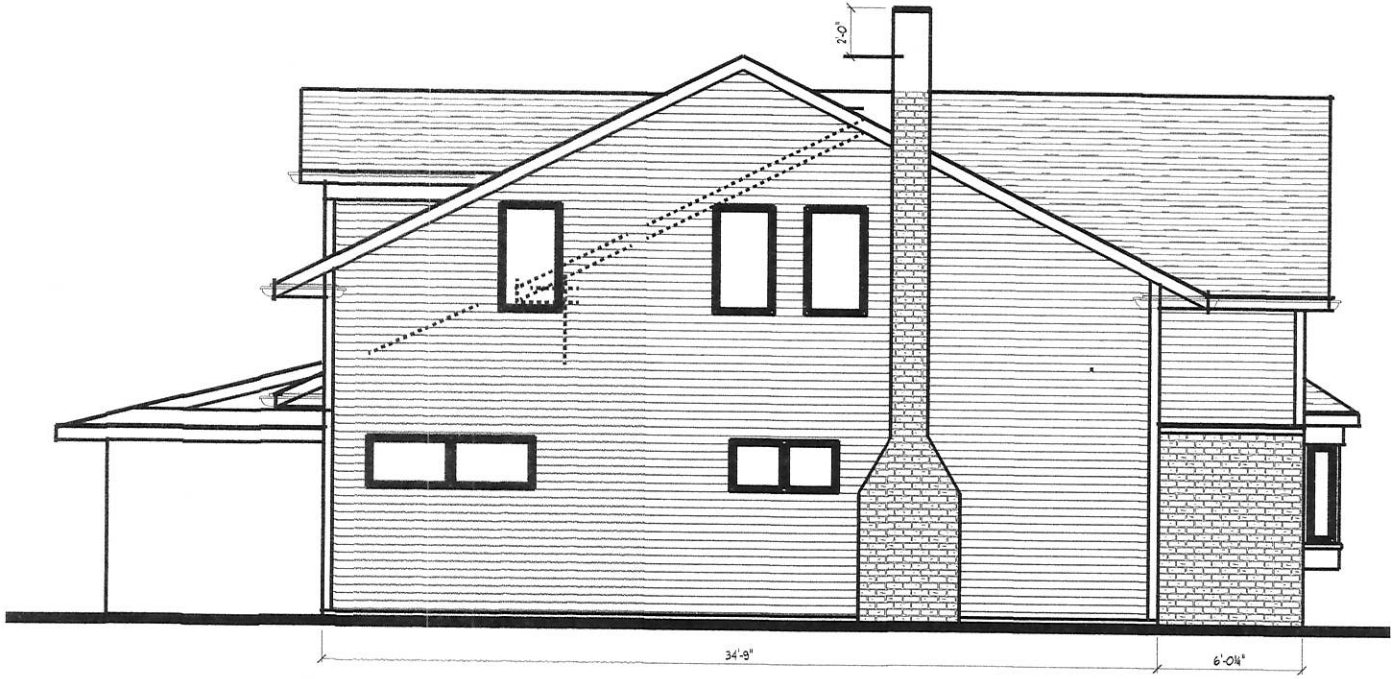
SCALE: 1/4" = 1'-0"

PDF created with pdfFactory trial version www.pdffactory.com

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PDF created with pdfFactory trial version www.pdffactory.com



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

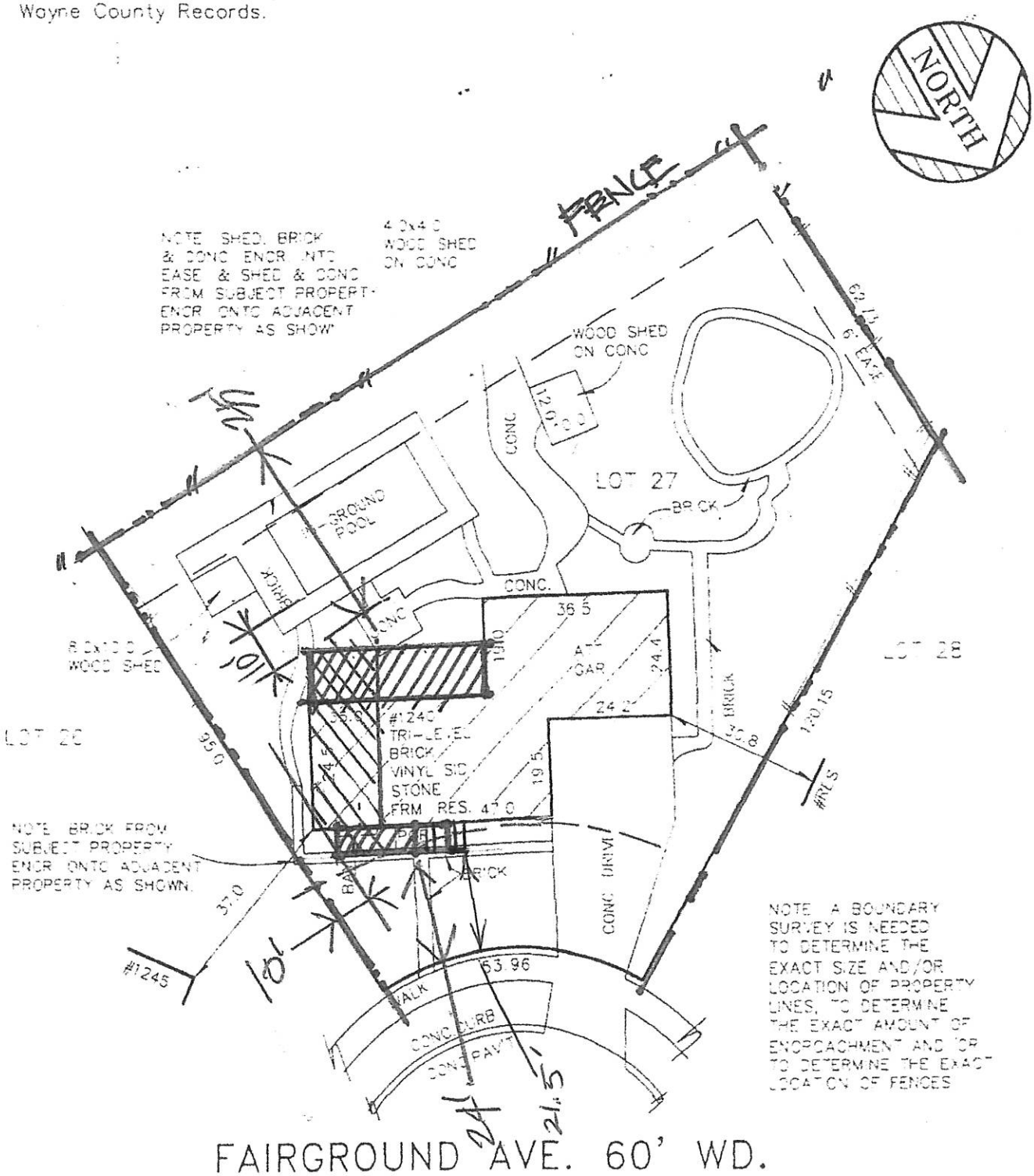
PDF created with pdfFactory trial version www.pdffactory.com

MORTGAGE SURVEY

Certified to: RICK LINDBECK DESIGN, INC.

Applicant: WILLIAM AND MARIE EVERITT

Property Description:
Lot 27; SYMAR SUB., of part of the N.W. 1/4 of Sec. 35, T.1 S., R.8 E., City of Plymouth, Wayne County, Michigan, as recorded in Liber 84 of Plats, Pages 1 and 2 of Wayne County Records.



CERTIFICATE: We hereby certify that we have surveyed the above—

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: March 9, 2016

RE: 758 N. Holbrook, Non-Use Variance Request

Dewayne White, owner and applicant, seeks dimensional variances for all side yards to allow two single family homes to be built. The property is zoned RT-1, Two Family Residential.

Section 78-190 of the Zoning Ordinance requires that the side yard setbacks for properties zoned RT-1 must be 10 feet per side for a total of 20 feet. This section allows for a minimum lot width of 30 feet and a minimum area of 3,500 square feet. The applicant is proposing splitting the existing parcel into two 41-foot parcels. This is allowed by ordinance. The applicant proposes building two single-family homes that would meet the required setbacks of the R-1 zoning district. Single family residential is a permitted use in the RT-1 zoning district. Section 78-273 requires a minimum driveway width of 9 feet for the RT-1 zoning district.

This property was rezoned in 2006 from RM-1, Multiple Family Residential to RT-1, Two-Family Residential. The rezoning caused this property to be legal non-conforming in use. The property has been used as a 3-unit rental for decades and has been inspected as a part of the housing inspection program. This property was inspected on October 20, 2015 at which point many issues were discovered that would require remediation to bring the property to the minimum state level for rental properties.

Parcel 1 requires a variance of 0.08 feet on the north side yard setback and 4 feet on the south side yard setback. Parcel 2 requires a variance of 4 feet on the north side yard setback and 0.1 feet on the south side yard setback. No other variances are required.

I will be glad to answer any questions regarding this agenda item.

N Holbrook St
Exit Street View
© 2016 Google
© 2016 Google
Google earth
Tour Guide
42°22'47.38" N 83°27'33.56" W elev 750 ft eye alt 747 ft

758 N Holbrook St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°22'47.84" N 83°27'31.75" W elev 734 ft eye alt 1056 ft

Z16-02 758 N. Holbrook
Side Yard Setbacks
ZBA Mtg 4/7/16

RECEIVED
MAR 0 8 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

N – DIMENSIONAL (NON-USE) VARIANCE

MENSIONAL – Common regulations subject to dimensional (non-use) gns, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

Address of Property: 758 N. Holbrook Plymouth, MI 48170

Dewayne white — Applicant Name
Dewayne white — Property Owner

143 Cady Centre — Address
northville — City
MI — State
48167 — Zip

Dewaynewhiteptg@gmail.com — Email
(248) 697-8390 — Phone

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: 758 n. holbrook to change the side yard set back to a total of 15ft from minimum of 20ft reducing the overall set back on the sides by 6ft

Description of Property

Current zoning classification: RT-1

Is it a corner or interior lot? Interiors Size and area of lot: 82.50 x 132

Total sq. footage of existing main buildings: 2,432 accessory structures: Shed 380

Current use of buildings on premises: Rentals

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 29.9

Height and area of existing main and/or accessory structures: 25ft

Description of Proposed Structures

Height of proposed structure: 25ft

Dimensions and area of structure or addition to be constructed: 25 x 46

Percentage of lot coverage of all buildings including proposed: 29.9%

Front yard setback after completion (measured from lot line): 25ft

Back yard setback after completion (measured from lot line): 56ft

Side yard setback after completion (measured from lot line): 15.90ft

☑ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? The code allows the Parcel to be split but it does not allow enough set back on the side to actual build a home on this Parcel

2. What effect will the variance have on neighboring properties? None, as the neighboring properties are alread single family homes.

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? Yes, because I do not have split the Parcel. It's what I would like to use this property for.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinance does not allow the proper amount of set back front to construct an single family Home.

Article and Section of the Zoning Ordinance that is being appealed or variance requested:
Section 78-190

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Dewayne White

Signature of Property Owner Signature of Applicant

Subscribed and sworn before me this 10th day of February, 2016

Olivia Konja

Notary Public

OLIVIA KONJA
Notary Public - Michigan
Oakland County
My Commission Expires Jul 14, 2019
Acting in the County of Wayne

My Commission expires July 14th, 2019

RECEIVED
MAR 08 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

NOTE: The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

PROPOSED SKETCH

LEGAL DESCRIPTION:

LOT 456 OF ASSESSOR'S PLYMOUTH PLAT NO. 15, PART OF BRADNER AND HOLBROOK'S SUBD'N. LYING IN SECTION 26 AND OF PART OF THE W. ½ OF THE N.E. ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS ON PAGE 81, WAYNE COUNTY RECORDS.

LEGEND:

EX FENCE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER MAIN
EX. OVERHEAD WIRE

LOT COVERAGE CALCULATIONS:

PROPOSED PARCEL 1:

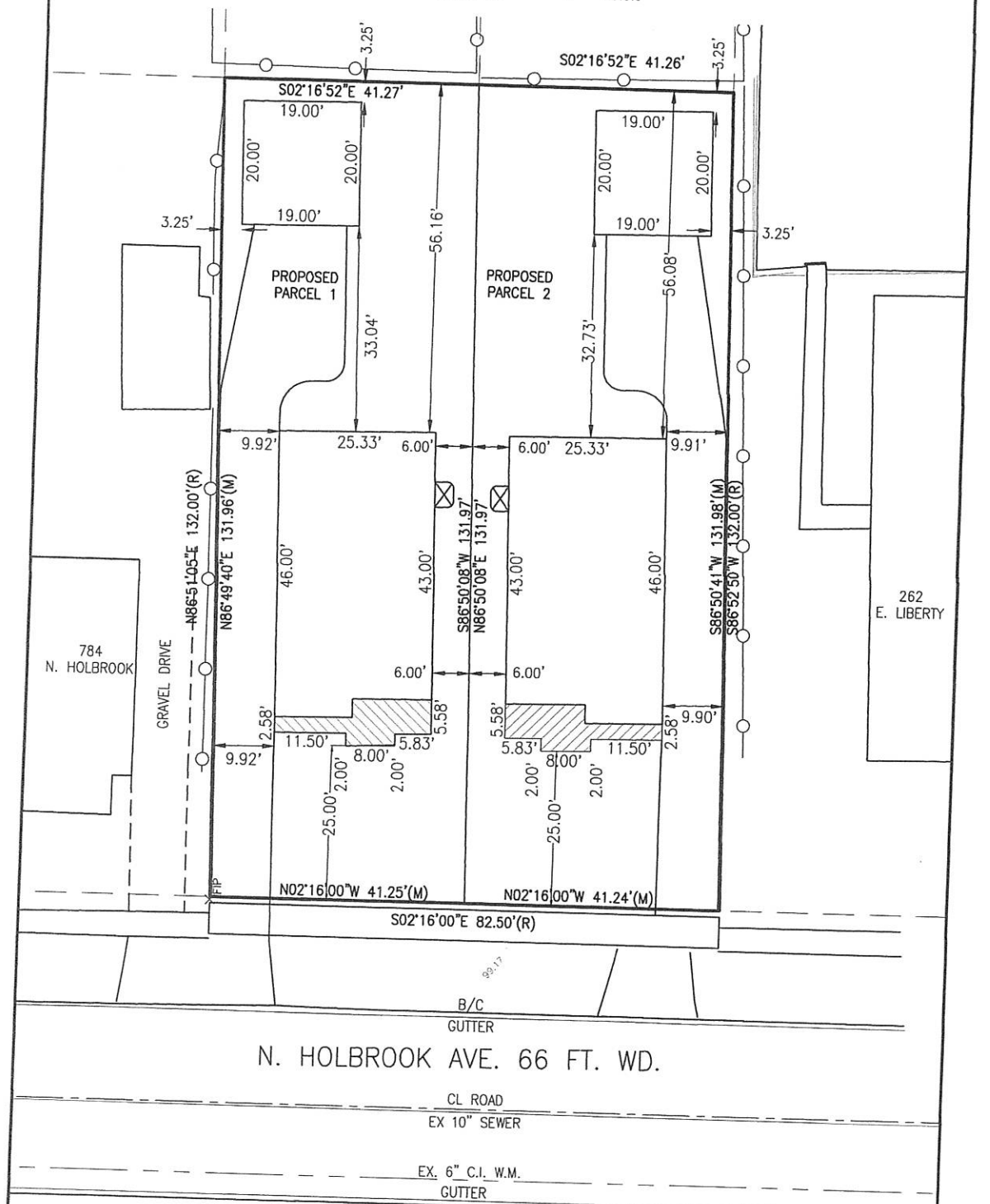
LOT AREA	=	5444.07 S.F.
HOUSE + GARAGE	=	1626.25 S.F.
LOT COVERAGE	=	29.9%

PROPOSED PARCEL 1:

LOT AREA	=	5442.75 S.F.
HOUSE + GARAGE	=	1626.25 S.F.
LOT COVERAGE	=	29.9%

BENCHMARK

HYDRANT ARROW
N.W. CORNER OF N. HOLBROOK & E. LIBERTY ST
ELEVATION: 100.00



DATE: 02-17-16	SCALE: 1" = 20'	SURVEY NO.: EMP 2015.15

EXISTING CONDITIONS

LEGAL DESCRIPTION:

LOT 456 OF ASSESSOR'S PLYMOUTH PLAT NO. 15, PART OF BRADNER AND HOLBROOK'S SUBD'N. LYING IN SECTION 26 AND OF PART OF THE W. ½ OF THE N.E. ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS ON PAGE 81, WAYNE COUNTY RECORDS.

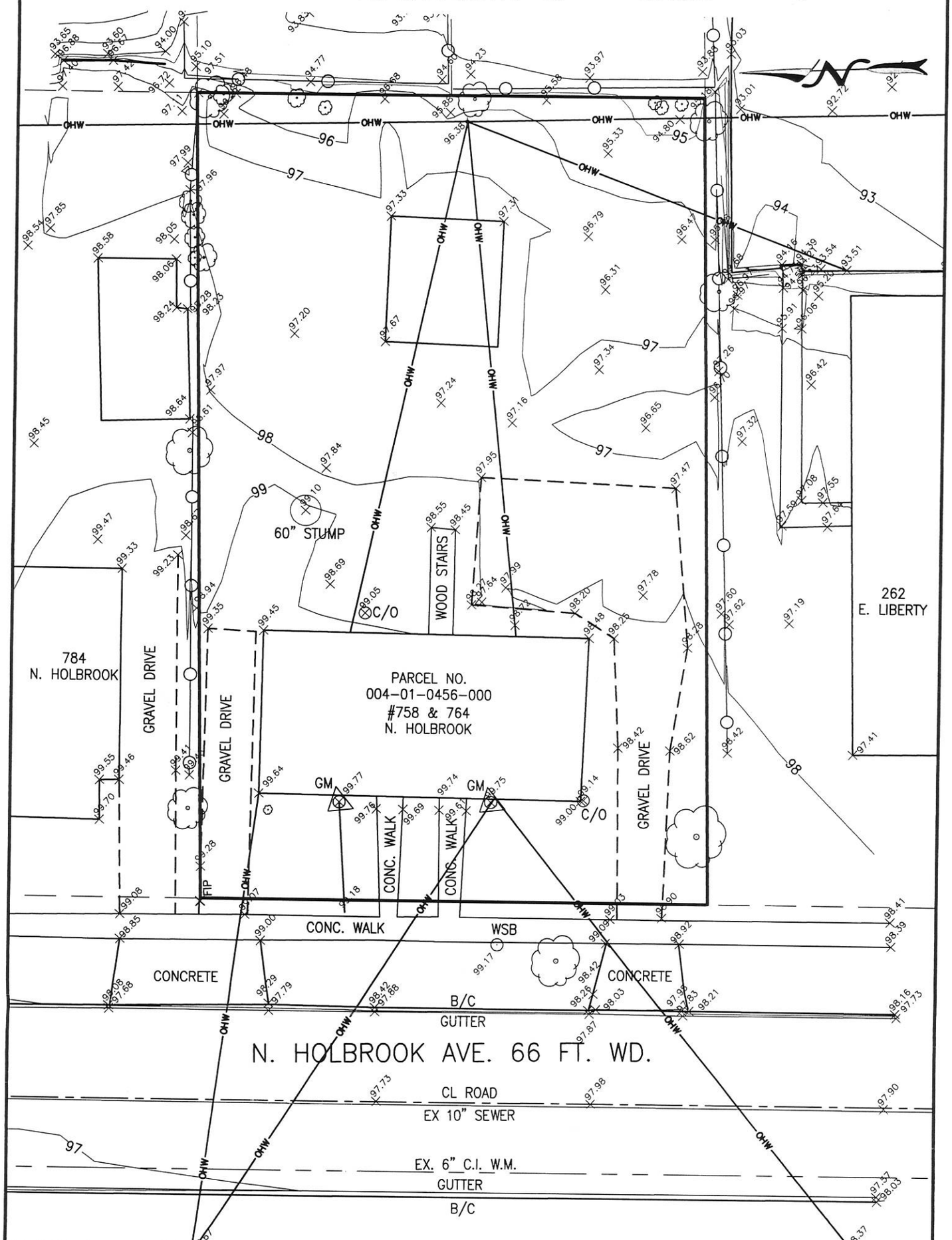
LEGEND:

EX FENCE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER MAIN
EX. OVERHEAD WIRE

SANITARY CLEAN-OUT C/O
GAS MARKER GM
WATER STOP BOX WSB
FOUND CONCRETE MONUMENT FCM
FOUND IRON ROD FIR
FOUND IRON PIPE FIP
FOUND CAPPED IRON PIPE FCIP

BENCHMARK
HYDRANT ARROW
N.W. CORNER OF N.
HOLBROOK & E. LIBERTY ST
ELEVATION: 100.00

EX. GRADE 00.00



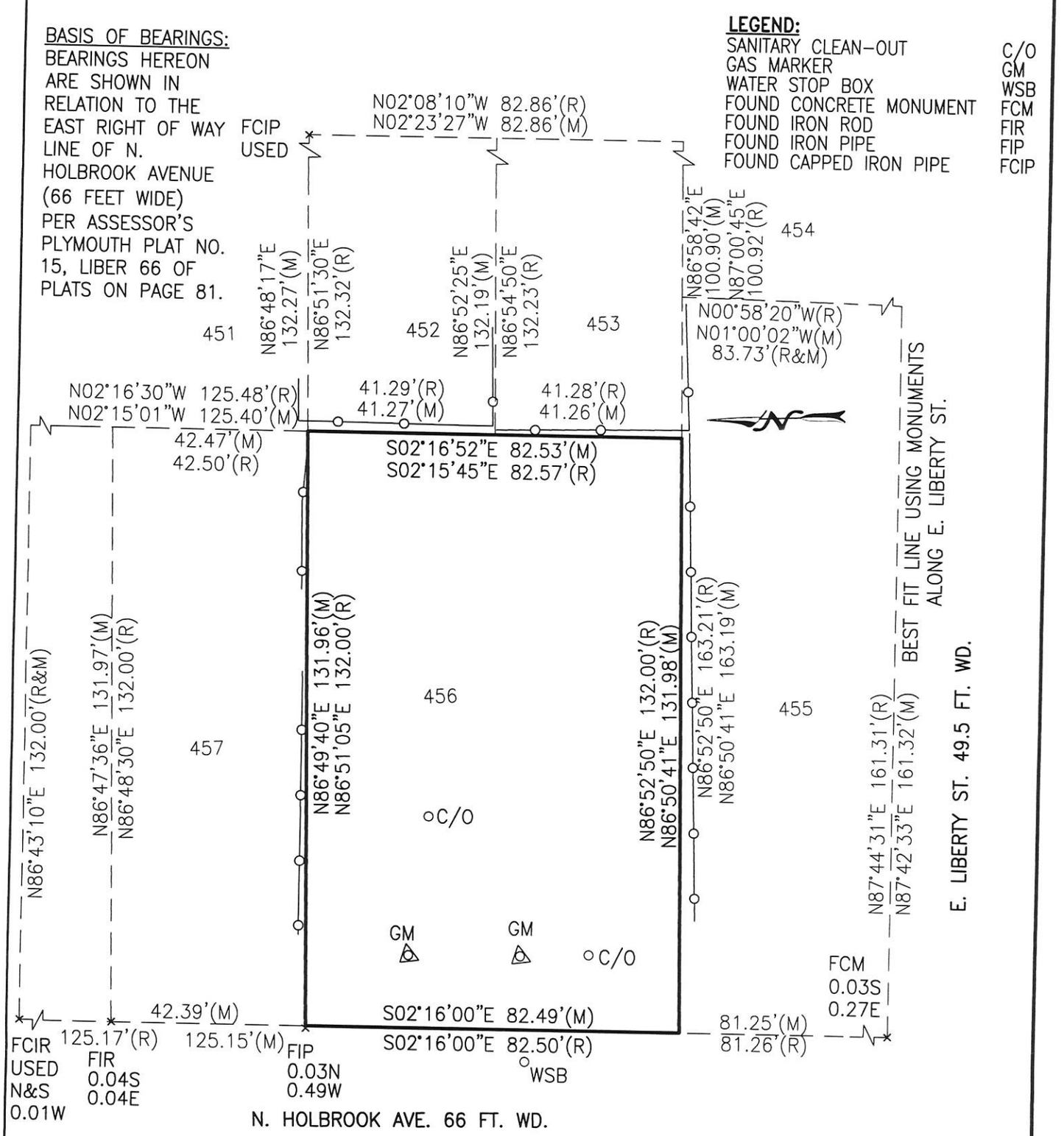
DATE: 02-15-16	SCALE: 1" = 20'	SURVEY NO.: ADB 2015.15

CERTIFIED SURVEY
EXISTING PARCEL

BASIS OF BEARINGS:
BEARINGS HEREON ARE SHOWN IN RELATION TO THE EAST RIGHT OF WAY LINE OF N. HOLBROOK AVENUE (66 FEET WIDE) PER ASSESSOR'S PLYMOUTH PLAT NO. 15, LIBER 66 OF PLATS ON PAGE 81.

LEGEND:

SANITARY CLEAN-OUT	C/O
GAS MARKER	GM
WATER STOP BOX	WSB
FOUND CONCRETE MONUMENT	FCM
FOUND IRON ROD	FIR
FOUND IRON PIPE	FIP
FOUND CAPPED IRON PIPE	FCIP



DATE: 02-15-16 | SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE: WE HEREBY CERTIFY THAT WE SURVEYED AND MAPPED THE ABOVE PLATTED AND DESCRIBED ON **02-11-16** AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS ∞ AND THAT THIS SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

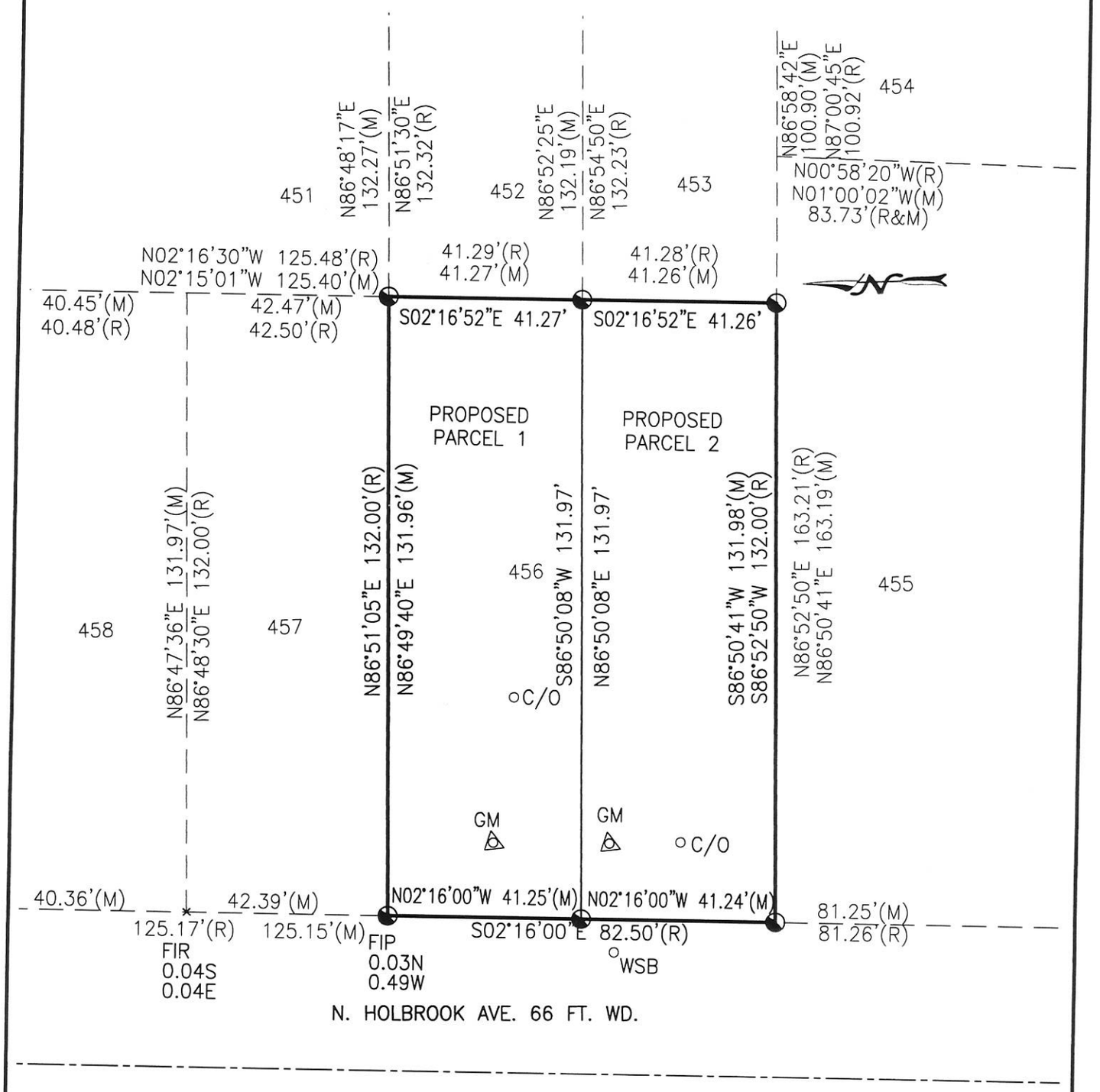
SHEET: 1 OF 3 | SURVEY NO. 2016.04

MLP
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

By Michael L. Priest

STATE OF MICHIGAN
MICHAEL L. PRIEST
LAND SURVEYOR
NO. 22733
Licensed Land Surveyor

CERTIFIED SURVEY
PROPOSED PARCELS



LEGEND:

SANITARY CLEAN-OUT	C/O
GAS MARKER	GM
WATER STOP BOX	WSB
FOUND CONCRETE MONUMENT	FCM
FOUND IRON ROD	FIR
FOUND IRON PIPE	FIP
FOUND CAPPED IRON PIPE	FCIP
SET CAPPED IRON PIPE (5/8" OD)	◔

BASIS OF BEARINGS:
BEARINGS HEREON ARE SHOWN IN RELATION TO THE EAST RIGHT OF WAY LINE OF N. HOLBROOK AVENUE (66 FEET WIDE) PER ASSESSOR'S PLYMOUTH PLAT NO. 15, LIBER 66 OF PLATS ON PAGE 81.

DATE: 02-15-16	SCALE: 1" = 30'	SURVEY NO.: 2016.04

CERTIFIED SURVEY
EXISTING & PROPOSED PARCEL DESCRIPTION

EXISTING PARCEL LEGAL DESCRIPTION:

LOT 456 OF ASSESSOR'S PLYMOUTH PLAT NO. 15, PART OF BRADNER AND HOLBROOK'S SUBD'N. LYING IN SECTION 26 AND OF PART OF THE W. ½ OF THE N.E. ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS ON PAGE 81, WAYNE COUNTY RECORDS.

PROPOSED PARCEL 1:

THE NORTH ½ OF LOT 456 ASSESSOR'S PLYMOUTH PLAT NO. 15, PART OF BRADNER AND HOLBROOK'S SUBD'N. LYING IN SECTION 26 AND OF PART OF THE W. ½ OF THE N.E. ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS ON PAGE 81, WAYNE COUNTY RECORDS.

PROPOSED PARCEL 2:

THE SOUTH ½ OF LOT 456 ASSESSOR'S PLYMOUTH PLAT NO. 15, PART OF BRADNER AND HOLBROOK'S SUBD'N. LYING IN SECTION 26 AND OF PART OF THE W. ½ OF THE N.E. ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS ON PAGE 81, WAYNE COUNTY RECORDS.

DATE: 02-15-16	SCALE: NA	SURVEY NO.: 2016.04