Oakridge Estates Condominium

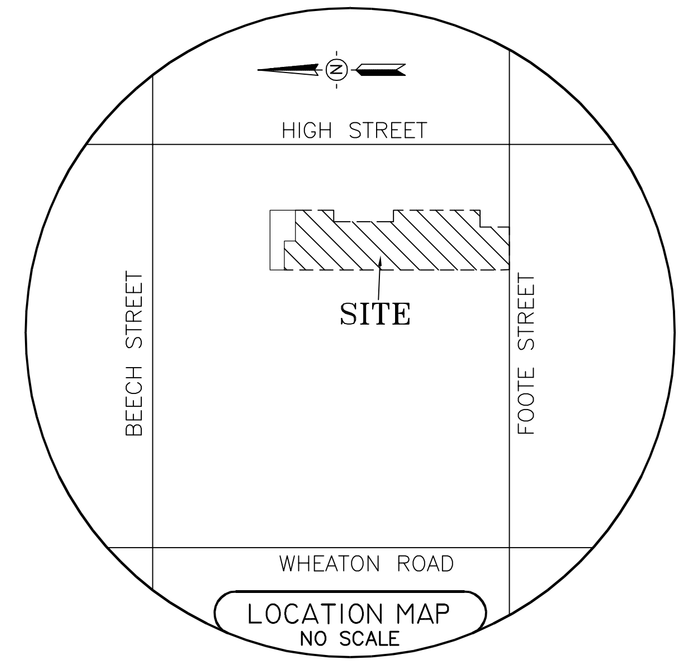
CITY OF CHARLOTTE, EATON COUNTY, MICHIGAN

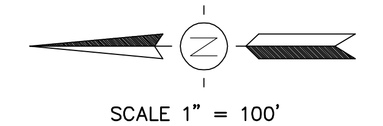
OAKRIDGE CONDOMINIUM PER REPLAT NO. 1 EXHIBIT B DRAWINGS BY KEBS INC.:
A parcel of land in the Southwest 1/4 of Section 12, T2N, R5W, City of Charlotte, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 12; thence N89°58'07"E along the East–West 1/4 line of said Section 12 a distance of 1992.69 feet to the point of beginning of this description; thence N89°58'07"E continuing along said East–West 1/4 line 664.25 feet to the Center of Section 12; thence S00°00'55"E along the North–South 1/4 line of said Section 12 a distance of 285.00 feet; thence S89°58'07"W parallel with said East–West 1/4 line 344.00 feet; thence N00°00'55"W parallel with said North–South 1/4 line 126.25 feet; thence S89°44'42"W 320.14 feet to the West line of the East 1/2 of the East 1/2 of said Southwest 1/4; thence N00°03'22"W along said West line 160.00 feet to the point of beginning; said parcel containing 3.42 acres more or less.

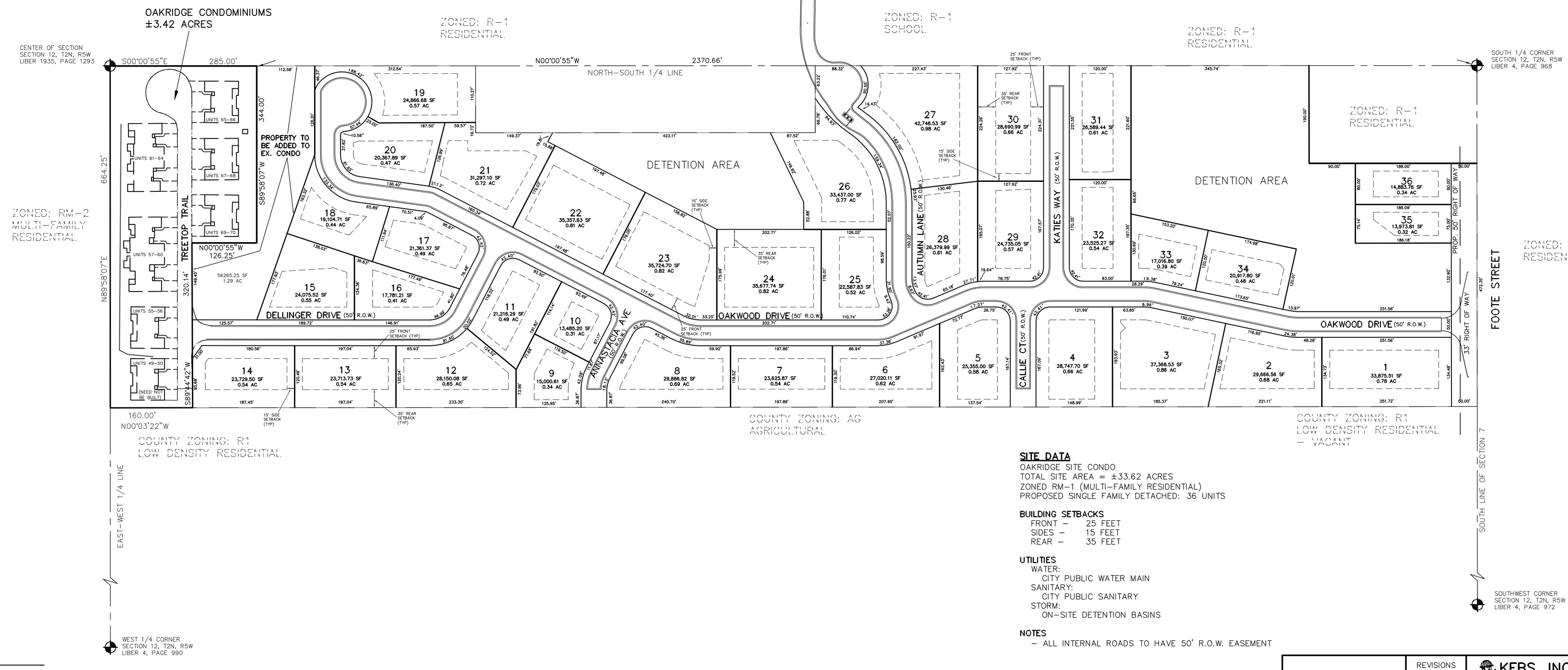
PARENT PARCEL LEGAL DESCRIPTION OF PROPOSED NEW SITE CONDOMINIUM:
A parcel of land in the Southwest 1/4 of Section 12, T2N, R5W, City of Charlotte, Eaton County, Michigan, the boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 12; thence N89°58'07"E along the East–West 1/4 line of said Section 12 a distance of 1992.69 feet to the West line of the East 1/2 of the East 1/2 of the said Southwest 1/4; thence S00°03'22"E along said West line 160.00 feet to the point of beginning of this description; thence N89°44'42"E 320.14 feet; thence S00°00'55"E parallel with the North–South 1/4 line of said Section 12 a distance of 126.25 feet; thence N89°58'07"E parallel with said East–West 1/4 line 344.00 feet to said North–South 1/4 line; thence S00°00'55"E along said North–South 1/4 line 425.12 feet; thence S89°58'17"W 130.00 feet; thence S00°00'55"E parallel with said North–South 1/4 line 660.00 feet; thence N89°58'17"E 130.00 feet to said North–South 1/4 line; thence S00°00'55"E along said North–South 1/4 line 959.53 feet; thence S89°56'25"W parallel with the South line of said Section 12 a distance of 190.00 feet; thence S00°00'55"E parallel with said North–South 1/4 line 326.00 feet to said South line; thence S89°56'36"W along said South line 472.35 feet to said West line; thence N00°03'22"W along said West line 2495.95 feet to the point of beginning; said parcel containing 33.62 acres more or less.

PARCEL TO BE REMOVED FROM NEW SITE CONDOMINIUM SITE:
A parcel of land in the Southwest 1/4 of Section 12, T2N, R5W, City of Charlotte, Eaton County, Michigan, the boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 12; thence N89°58'07"E along the East–West 1/4 line of said Section 12 a distance of 1992.69 feet to the West line of the East 1/2 of the East 1/2 of the said Southwest 1/4; thence S00°03'22"E along said West line 160.00 feet; thence N89°44'42"E 170.69 feet to the point of beginning of this description; thence continuing N89°44'42"E 149.45 feet; thence S00°00'55"E parallel with the North–South 1/4 line of said Section 12 a distance of 126.25 feet; thence N89°58'07"E parallel with said East–West 1/4 line 344.00 feet to said North–South 1/4 line; thence S00°00'55"E along said North–South 1/4 line 112.58 feet; thence N89°59'32"W 172.39 feet; thence N70°42'43"W 340.24 feet; thence N00°00'28"E 125.56 feet to the point of beginning; said parcel containing 1.29 acres more or less.

LEGAL DESCRIPTION OF PROPOSED NEW SITE CONDOMINIUM (REMAINDER):
A parcel of land in the Southwest 1/4 of Section 12, T2N, R5W, City of Charlotte, Eaton County, Michigan, the boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 12; thence N89°58'07"E along the East–West 1/4 line of said Section 12 a distance of 1992.69 feet to the West line of the East 1/2 of the East 1/2 of the said Southwest 1/4; thence S00°03'22"E along said West line 160.00 feet to the point of beginning of this description; thence N89°44'42"E 170.69 feet; thence S00°00'28"W 125.56 feet; thence S70°42'43"E 340.24 feet; thence S89°59'32"E 172.39 feet to the North–South 1/4 line of said Section 12; thence S00°00'55"E along said North–South 1/4 line 312.54 feet; thence S89°58'17"W 130.00 feet; thence S00°00'55"E parallel with said North–South 1/4 line 660.00 feet; thence N89°58'17"E 130.00 feet to said North–South 1/4 line; thence S00°00'55"E along said North–South 1/4 line 959.53 feet; thence S89°56'25"W parallel with the South line of said Section 12 a distance of 190.00 feet; thence S00°00'55"E parallel with said North–South 1/4 line 326.00 feet to said South line; thence S89°56'36"W along said South line 472.35 feet to said West line; thence N00°03'22"W along said West line 2495.95 feet to the point of beginning; said parcel containing 32.33 acres more or less.







SITE DATA
OAKRIDGE SITE CONDO
TOTAL SITE AREA = ±33.62 ACRES
ZONED RM–1 (MULTI–FAMILY RESIDENTIAL)
PROPOSED SINGLE FAMILY DETACHED: 36 UNITS

BUILDING SETBACKS
FRONT – 25 FEET
SIDES – 15 FEET
REAR – 35 FEET

UTILITIES
WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
ON–SITE DETENTION BASINS

NOTES
– ALL INTERNAL ROADS TO HAVE 50' R.O.W. EASEMENT

EX. LEGEND
= DEED LINE

NOTES
UTILITIES AND ROADS SHOWN ON THIS PLAN
ARE "AS–BUILT"

CLIENT:
DIRT WERX EXCAVATING, LLC
13937 WEBSTER RD.
BATH, MI. 48808
PH:(517) 420–1695
FAX:(517) 641–6011

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH:(517) 339–1014
FAX:(517) 339–8047

SHEET INDEX

1. COVER SHEET
2. UTILITY PLAN

CONDO#B30B6SHEET04A

REVISIONS
9–22–17 SUBMITTAL

KEBS, INC.
KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517–339–1014 FAX. 517–339–8047
Marshall Office
Ph. 269–781–9800

Oakridge Estates Condominium
COVER SHEET

SCALE: 1"= 100'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 9–15–17	PROJECT MGR. AJP	SHEET 1 OF 2
AUTHORIZED BY: DIRT WERX EXCAVATING, LLC		JOB #: 92675

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