

June 15, 2026

Mr. Darwin McClary
Village Manager
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Subject: Request to be Placed on Village Council Agenda – Property Access Discussion

Dear Mr. McClary,

I am the owner of the property located at 347 N. Broadway Street and would like to request placement on an upcoming Village Council meeting agenda to discuss potential access options across the adjacent Village-owned parcel to the North (09-02-433-001).

We spoke to Gage Belko in April 2023 about putting a driveway in from Elizabeth street. He had us submit an application to combine parcels. Through this process, it was discovered the Village did not have title to the property. Gage told us we would have to wait until the Village acquired title to determine if the property could be sold or a permanent easement granted.

I would appreciate the opportunity to discuss our options to use a small portion of this parcel for ingress and egress off of Elizabeth Street.

The proposed access route would be right next to the area that is currently used as a parking lot. This would minimize disturbance to Village property while providing safe access to the residence.

I would welcome the opportunity to discuss the matter with Council and receive guidance on the appropriate process for moving forward.

Thank you for your time and consideration. Please let me know if there are any materials I should provide in advance of the meeting.

Sincerely,

Greg Barron
347 N. Broadway Street
Lake Orion, MI 48362
(248)388-4599
gabarron8488@gmail.com

PROPERTY DESCRIPTION

PARCEL NO. 09-02-433-005
WARRANTY DEED - 347 N. BROADWAY ST.
THE FOLLOWING PREMISES SITUATED IN THE TOWNSHIP OF ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT:

THE NORTH 1/2 OF LOT(S) 1, 2 AND 3, EXCEPT THE WEST 36 FEET OF THE NORTH 1/2 OF LOT 3, BLOCK 24, HEMINGWAY'S PLAT SUBDIVISION, ACCORDING TO THE RECORDED IN LIBER 1, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS.

ALSO KNOWN AS FOR TAX PURPOSES: T4N, R10E, SEC 2 HEMINGWAY'S PLAT N 1/2 OF LOTS 1 & 2, ALSO N 1/2 OF LOT 3 EXC W 36 FT BLK 24.

AREA OF DISTURBANCE = 0.10 ACRES

BENCHMARK NO. 1

SET BENCHMARK IN POWERPOLE, AS SHOWN
ELEVATION=1005.28 (NAVD88)

PROPOSED GRADING AND PLOT PLAN:

SOIL EROSION & SEDIMENTATION CONTROL CONSTRUCTION MAINTENANCE SCHEDULE													
MAINTENANCE SEQUENCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	YEAR
STREET SWEEPING													2024
SILT FENCING													2024
MAINTAIN BUFFER STRIPS													2024
INLET STRUCTURES													2024
SEEDING AND MULCH													2024
RIP-RAP													2024
REMOVE TEMPORARY MEASURES													2024

SOIL EROSION & SEDIMENTATION CONTROL CONSTRUCTION OPERATION TIME SCHEDULE													
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	YEAR
TEMPORARY CONTROL MEASURES													2024
CRUSHED CONCRETE ACCESS DRIVE													2024
STRIP & STOCKPILE TOPSOIL													2024
ROUGH GRADE SITE													2024
UNDERGROUND UTILITY CONSTRUCTION													2024
FOUNDATION/HOUSE CONSTRUCTION													2024
FINISH/FINAL SITE GRADING													2024
PERMANENT CONTROL MEASURES													2024
LANDSCAPING													2024

EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT VILLAGE OF LAKE ORION ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED RV (VILLAGE SINGLE FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

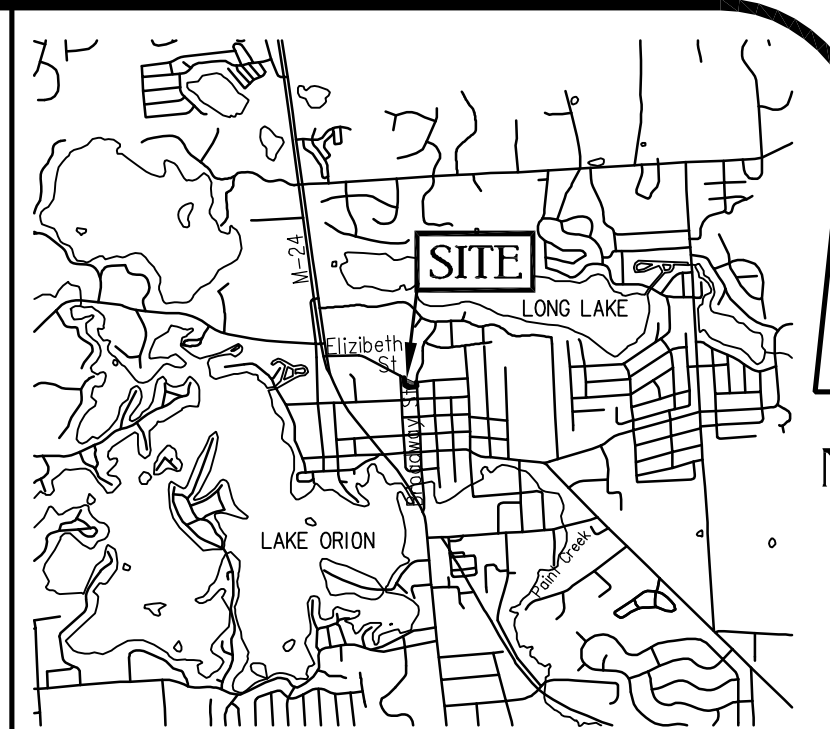
- 1) MINIMUM LOT AREA = 7,200 SQ FEET
- 2) MINIMUM LOT FRONTAGE = 60 FEET
- 3) FRONT SETBACK = 25 FEET
- 4) SIDE SETBACK = 10 FEET
- 5) REAR SETBACK = 25 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 40 PERCENT

ACCESSORY BUILDINGS AND STRUCTURES:

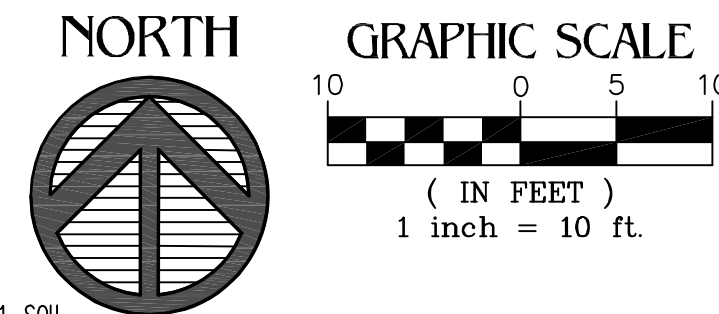
- 1) FRONT LOT LINE = BEHIND FRONT BUILDING LINE OF HOUSE
- 2) SIDE LOT LINE = 3 FEET
- 3) SIDE STREET LOT LINE = 10 FEET
- 4) REAR LOT LINE = 3 FEET
- 5) WATER LOT LINE = 25 FEET

L E G E N D

●	SET IRON #5012	☼	EX DECIDUOUS TREE
■	FOUND IRON	—•—•—	EX TREE LINE
△	FOUND CONCRETE MONUMENT	—•—•—	EX SURFACE ELEVATION
(M)	SCRIBE "X" IN CONCRETE	—•—•—	EX SURFACE CONTOUR
(R)	MEASURED	—•—•—	EX CENTERLINE DITCH
FND	RECORDED	—•—•—	EX TOP OF BANK
R/W	FOUND	—•—•—	PROP CONCRETE AREAS
ASPH	RIGHT OF WAY	—•—•—	PROP HOUSE LOCATION
CONC	ASPHALT	—•—•—	PROP WOOD DECK
B/B	CONCRETE	—•—•—	PROP STORM MANHOLE
EX	BACK TO BACK	—•—•—	PROP STORM CATCHBASIN
FF, FFE	EXISTING	—•—•—	PROP STORM SEWER
—•—•—	FINISHED FLOOR ELEVATION	—•—•—	PROP SAND BACKFILL
—•—•—	EX UTILITY POLE W/GUY WIRE	—•—•—	PROP RIPRAP
—•—•—	EX OVERHEAD POWERLINES	—•—•—	LIMITS OF DISTURBANCE
—•—•—	EX STORM MANHOLE/CATCHBAIN	—•—•—	SOIL EROSION KEY NO.
—•—•—	EX STORM SEWER	—•—•—	DRAINAGE FLOW ARROW
—•—•—	EX PERC TEST	—•—•—	PROP SURFACE ELEVATION
—•—•—	EX SEPTIC LID	—•—•—	PROP REMOVAL
—•—•—	EX WELL	—•—•—	



LOCATION MAP



SOIL EROSION AND SEDIMENTATION CONTROL (SESC) NOTES:

1. SOIL EROSION: THE CONTRACTOR SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE CONTRACTOR AT THE COST OF THE CONTRACTOR.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF VILLAGE OF LAKE ORION AND THE OAKLAND COUNTY DRAIN COMMISSION, WATER RESOURCES COMMISSION (ODC-WRC). THE CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT OR WAIVER FROM ODC-WRC PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS.
3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
4. CONTRACTOR SHALL PLACE AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY VILLAGE OF LAKE ORION AND/OR THE ODC-WRC, AND AS SHOWN ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS ALL PERMANENT EROSION CONTROL MEASURES HAVE BEEN COMPLETED AND APPROVED BY THE VILLAGE OF LAKE ORION AND/OR THE ODC-WRC.
5. EROSION AND ANY SEDIMENT CREATED FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN ANY DRAINAGE FACILITIES. DRAINAGE FACILITIES INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
6. ALL MUD, DIRT, AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. CONTRACTOR MUST IMPLEMENT APPROPRIATE MEASURES AS REQUIRED TO CONTROL DUST AT ALL TIMES, AS APPROVED BY VILLAGE OF LAKE ORION AND/OR THE ODC-WRC.
8. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
9. FAILURE TO COMPLY WITH ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS MAY RESULT IN WORK STOPPAGE BY VILLAGE OF LAKE ORION AND/OR THE ODC-WRC.
10. CONTRACTOR MUST IMMEDIATELY HAUL AWAY ALL EXCAVATED DIRT TO AN APPROVED OFF SITE LOCATION, OR TEMPORARILY STORE THE MATERIAL ON THE SITE. ALL STORED MATERIAL MUST BE PROTECTED TO PREVENT EROSION.
11. THE CONTRACTOR MUST PROVIDE A WRITTEN SCHEDULE INDICATING THE TIMING AND SEQUENCING OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND CONSTRUCTION ITEMS, INCLUDING THE INSTALLATION OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
12. APPROXIMATELY 0.10 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.

ADDITIONAL SESC NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
2. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED AND APPROVED AT TIME OF PLAN REVIEW.
3. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
4. CLEAN-UP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
5. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.

SESC MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING ANY PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AS REQUIRED SUCH THAT THE MEASURES ARE EFFECTIVE AND IN PROPER WORKING ORDER AT ALL TIMES.
4. ALL MUD/DIRT TRACKED ONTO ROADS OR THE PARKING LOT FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, BOTH PERMANENT AND TEMPORARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SEE SHEET 2 FOR THE CONSTRUCTION DETAILS AND MAINTENANCE NOTES. THE CONTRACTOR SHALL CLEAN AND REPLACE OUTER SURFACE AT THE COMPLETION OF THE PROJECT.

SANITARY SEWER & WATER WELL NOTE:

1. THE EXISTING SITE IS CURRENTLY SERVICED BY A PROPOSED WATER WELL, AND A PROPOSED SEPTIC SYSTEM.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND LEADS PRIOR AND DURING CONSTRUCTION.

FLOOD PLAIN NOTE:

THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26123C02250F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: AUGUST 6, 2024.
2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).
3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

WETLAND NOTE:

ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

PROJECT NARRATIVE:

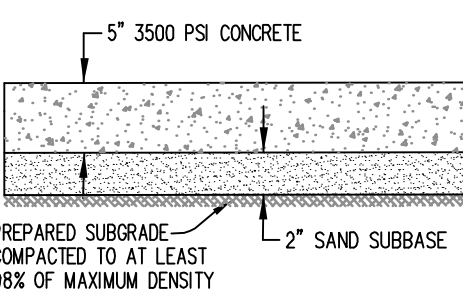
IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOOR, SMOKE FUMES, NOISE OR LIGHTS. THE BUILDING OCCUPANT WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SOIL EROSION CONTROL KEYING SYSTEM

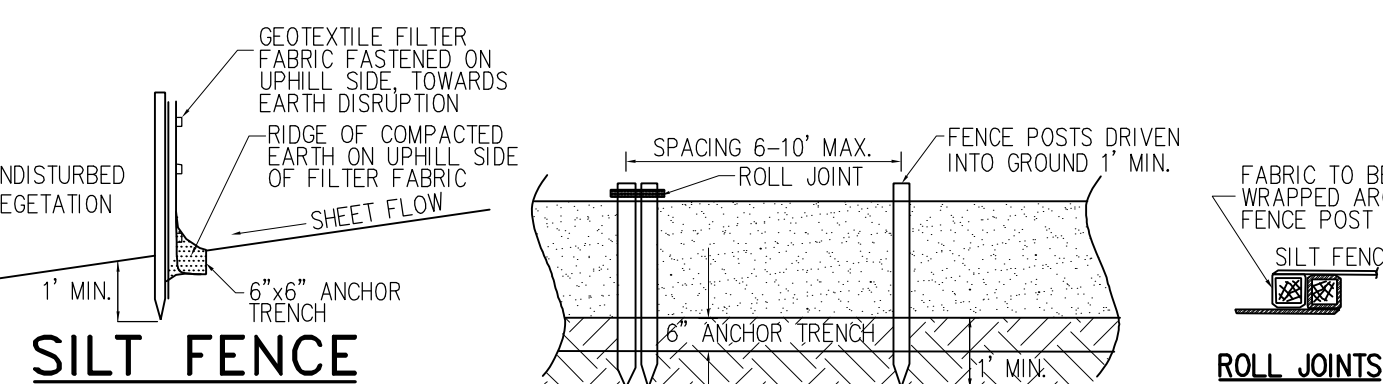
KEY	DETAIL	CHARACTERISTICS
E-9	EROSION CONTROL BLANKETS	WHEN BARE SOIL IS EXPOSED, TEMPORARILY OR PERMANENTLY, TO EROSION FORCES FROM WIND AND/OR WATER ON FLAT AREAS, MILD SLOPES, GRAZED WATERWAYS AND SPILLWAYS, OVERSEED, DITCHES AND OTHER BORROW AND STOCKPILE AREAS, AND SPILL SITES, THESE BLANKETS PREPARED TOPSOIL BED, EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL.
SP-2	SILT FENCE	AS A TEMPORARY MEASURE USED TO CAPTURE SEDIMENT FROM SHEET FLOW, MAY ALSO DIVERT SMALL VOLUMES OF SHEET FLOW TO PROTECTED OUTLETS. USES GEOTEXTILE FABRIC AND POSTS OR POLES, EASY TO CONSTRUCT AND LOCATE AS NECESSARY.
SP-9	AGGREGATE COVER	STABILIZES SOIL SURFACES, THIS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
STP	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEIZED. AFTER CONSTRUCTION COMPLETION, REMOVE ACCESS SPILLS FROM SITE.



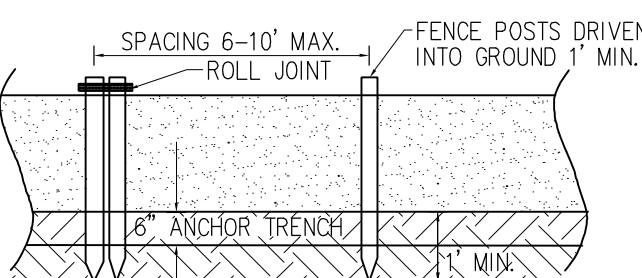
NOTE: SAW-CUT JOINTS IN FINISHED CONCRETE PAVEMENT, 6" MIN TO 8" MAX O.C.

DRAINAGE DITCH/SWALE X-SECTION DETAIL

CONSTRUCT AT 0.40% MIN. SLOPE AT LOCATION SHOWN ALONG SIDE & REAR LOT LINES NOT TO SCALE



SILT FENCE

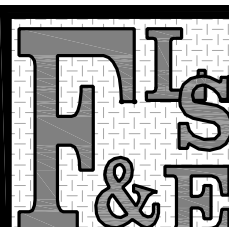


SCALE: 1"=10'

JOB NO. 24-251

OWNER/DEVELOPER:
GREG BARRON
347 NORTH BROADWAY STREET
LAKE ORION, MI 48362

PART OF THE NORTHWEST 1/4,
SECTION 2, T4N-R10E
ORION TWP, OAKLAND CO, MI



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

PROPOSED GRADING & PLOT PLAN FOR:
GREG BARRON
347 NORTH BROADWAY STREET

REVISIONS	DRN. BY:	J.R.M.	01.08.2025	SHEET NO: 1 of 1
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

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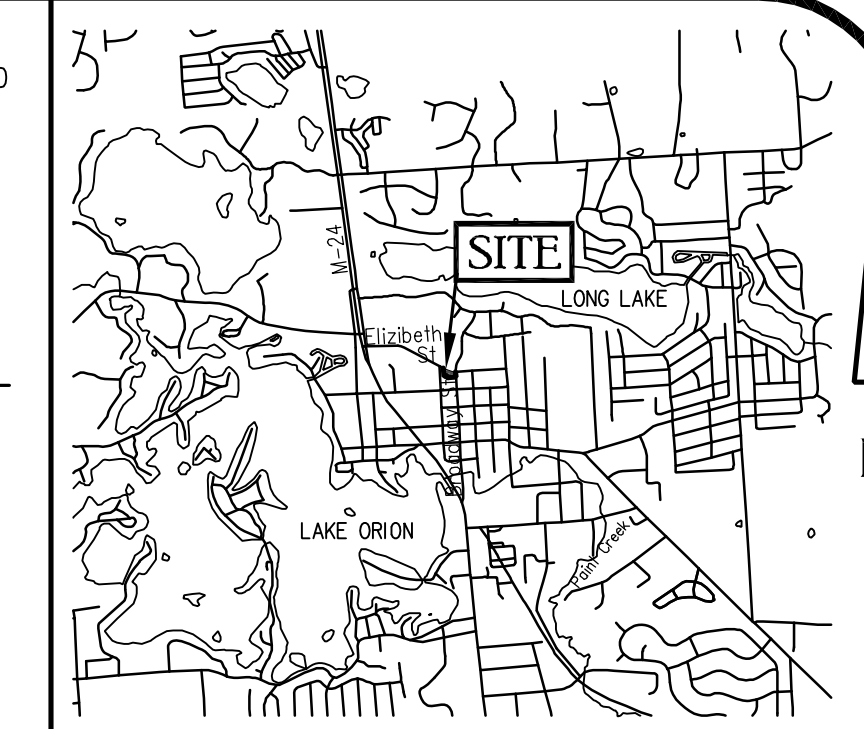
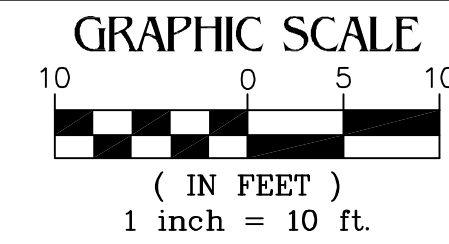
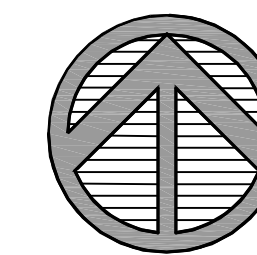
PARCEL NO. 09-02-433-005
WARRANTY DEED - 347 N. BROADWAY ST.
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THE NORTH 1/2 OF LOT(S) 1, 2 AND 3, EXCEPT THE WEST 36 FEET OF THE NORTH 1/2 OF LOT 3, BLOCK 24, HEMINGWAY'S PLAT SUBDIVISION, ACCORDING TO THE RECORDED IN LIBER 1, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS.

ALSO KNOWN AS FOR TAX PURPOSES: T4N, R10E, SEC 2 HEMINGWAY'S PLAT N 1/2 OF LOTS 1 & 2, ALSO N 1/2 OF LOT 3 EXC W 36 FT BLK 24.

SURVEY OF EXISTING CONDITIONS PLAN:

NORTH



LOCATION MAP

EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT VILLAGE OF LAKE ORION ZONING ORDINANCE, THIS PROPERTY IS CURRENTLY ZONED RV (VILLAGE SINGLE FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT AREA = 7,200 SQ FEET
- 2) MINIMUM LOT FRONTAGE = 60 FEET
- 3) FRONT SETBACK = 25 FEET
- 4) SIDE SETBACK = 10 FEET
- 5) REAR SETBACK = 25 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 40 PERCENT

FLOOD PLAIN NOTE:

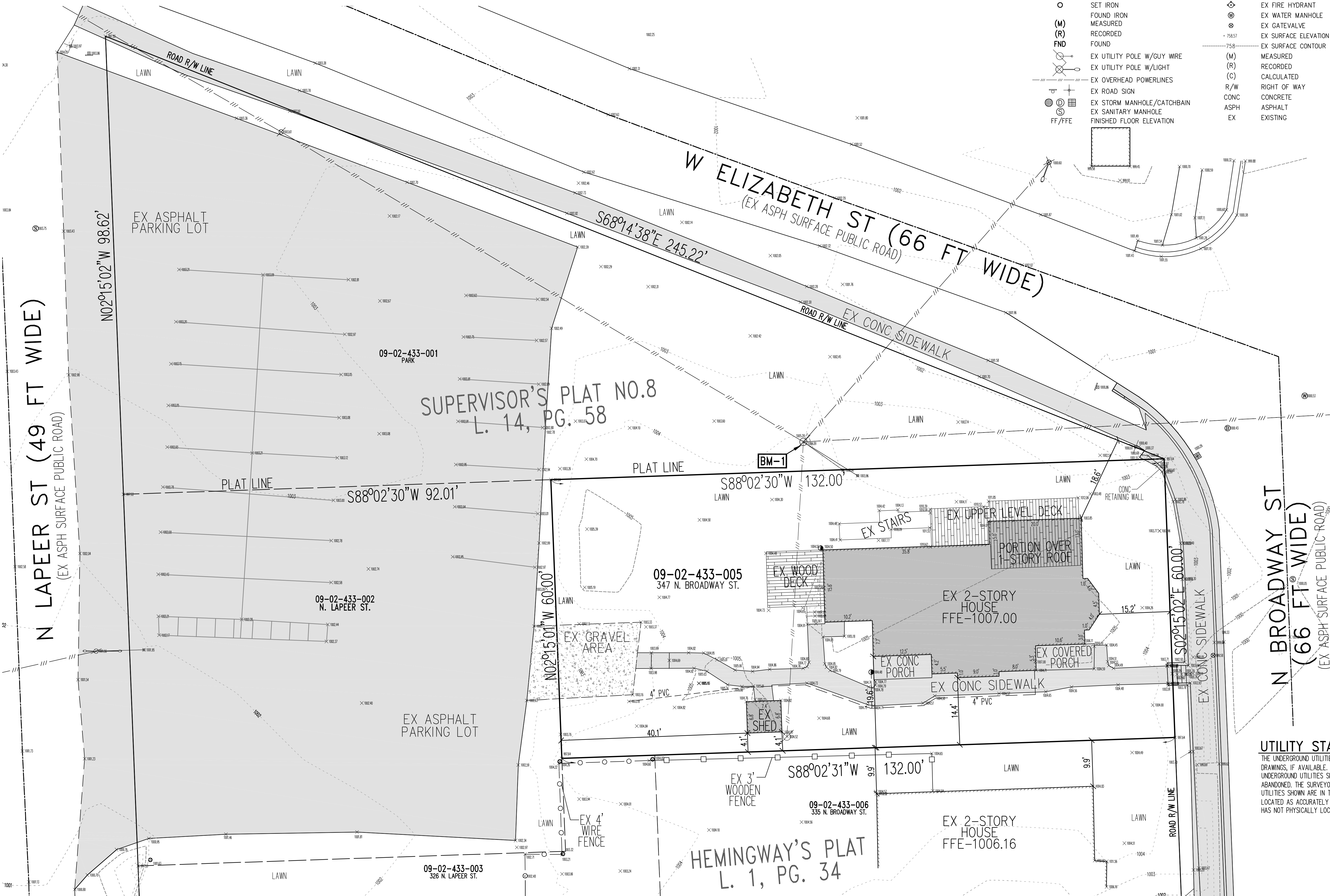
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3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

BENCHMARK NO. 1

SET BENCHMARK IN POWERPOLE, AS SHOWN
ELEVATION=1005.28 (NAVD88)



UTILITY STATEMENT

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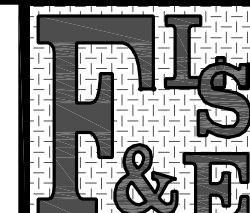
ELSE: LOTS 24-251

SCALE: 1"=10'

JOB NO. 24-251

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PART OF THE NORTHWEST 1/4,
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SURVEY OF EXISTING CONDITIONS FOR:
GREG BARRON
347 NORTH BROADWAY STREET

REVISIONS	DRN. BY:	J.R.M.	08.13.2024	SHEET NO:
	DSN BY:	J.R.B.	"	1 of 1
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	