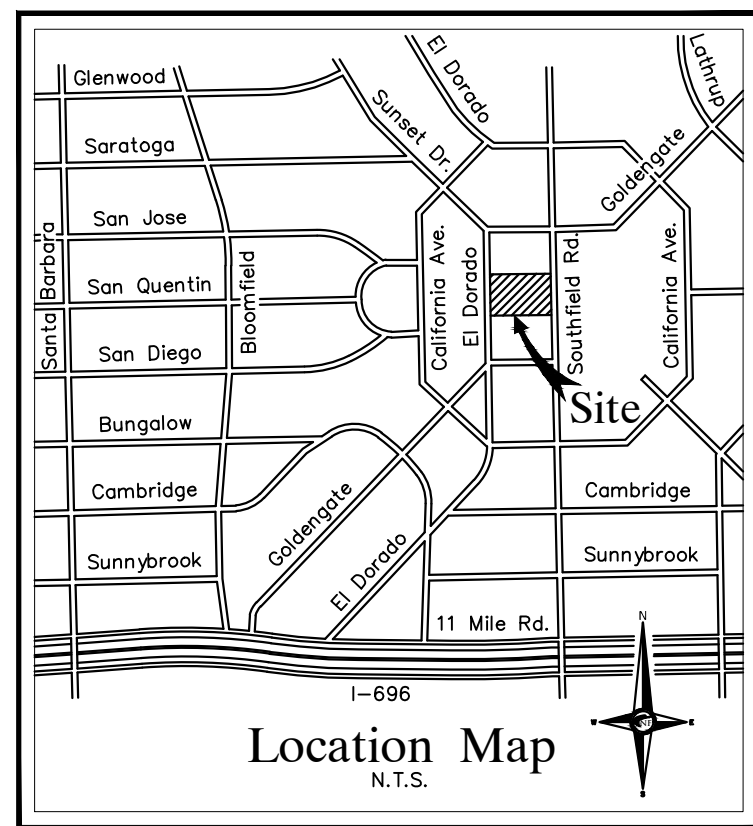




NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT
27661 Southfield Rd.
Lathrup Village, MI 48076

CLIENT
Town Hall Investments, LLC

Contact: Steve Blum
Phone: 248.877.4000
Email: sblum@surnow.com

PROJECT LOCATION
Part of the SE 1/4
of Section 14
T.1N., R.10E.,
Lathrup Village,
Oakland County, Michigan

SHEET
Boundary / Topographic
Survey

811
Know what's below
Call before you dig.

DATE ISSUED/REVISED
04-27-23 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
M. Carnaghi
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
April 24, 2023

SCALE: 1" = 30'
NFE JOB NO. **E875-04** SHEET NO. **SP1**

LEGAL DESCRIPTION - PER TAX RECORD

THE NORTH 206 FEET OF THE SOUTH 420 FEET OF LOT 860 OF
LOUSE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION AS
RECORDED IN LIBER 31 OF PLATS, PAGE 28, OAKLAND COUNTY
RECORDS.

TAX ID NUMBER: 24-14-432-009
ADDRESS: 27661 SOUTHFIELD ROAD, LATHRUP VILLAGE, MI 48076

SURVEY DATA

SITE AREA:
43,520 SQUARE FEET OR 1.04 ACRES
ZONED:
VC, VILLAGE CENTER DISTRICT
ON-SITE PARKING SPACES:
69 PARKING SPACES, INCLUDING 3 BARRIER-FREE SPACES
A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF
AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING
ENDORSEMENT LETTER SHOULD BE OBTAINED FROM LATHRUP
VILLAGE TO INSURE CONFORMITY AS WELL AS MAKE A FINAL
DETERMINATION OF THE REQUIRED BUILDING SETBACK
REQUIREMENTS.

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE MICHIGAN STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE).

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN
A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN
ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP
NO. 26125C0676F BEARING AN EFFECTIVE DATE OF 09-29-2006.

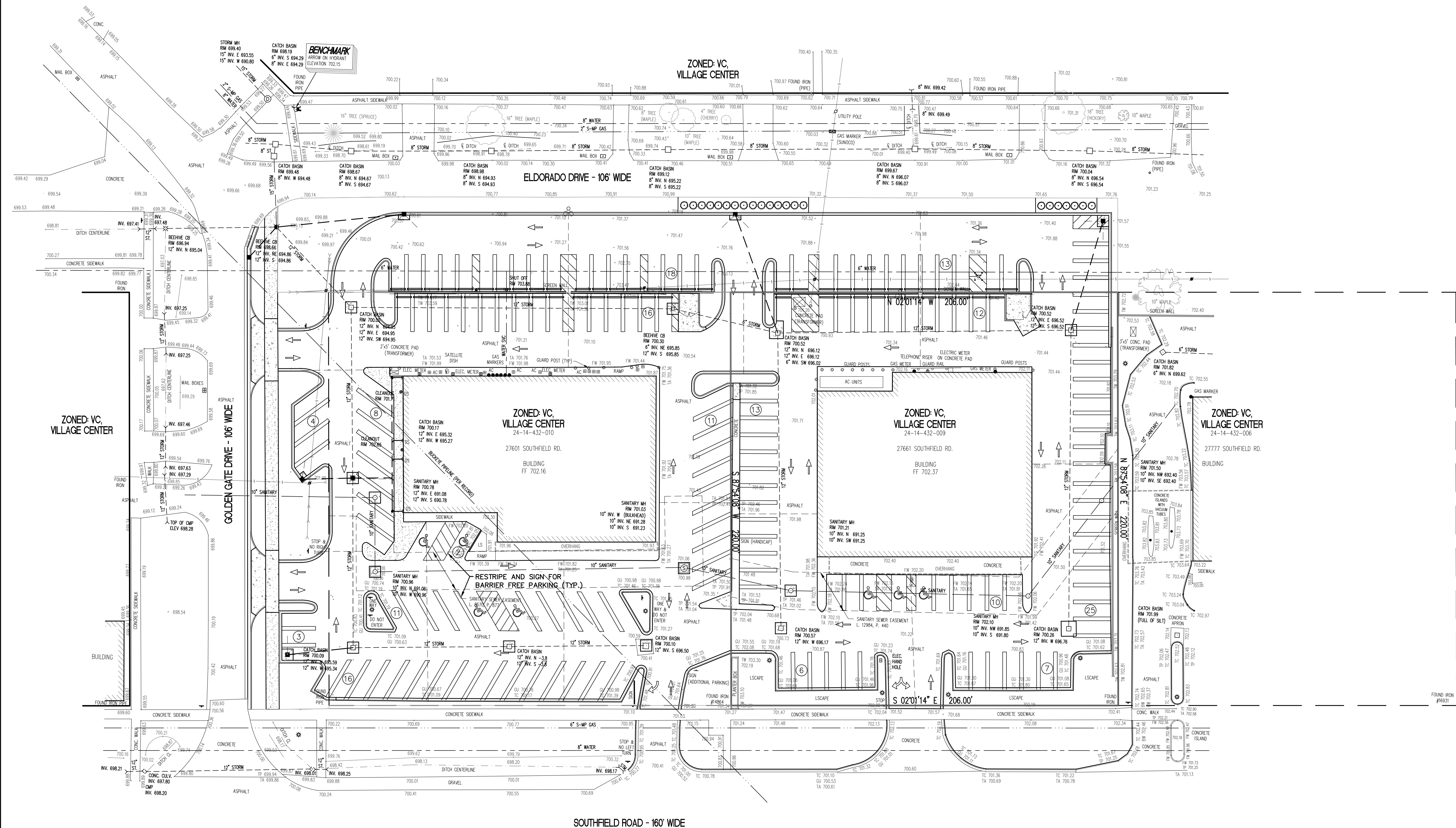
TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE
NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS
AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN
BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS
AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY
THE OWNER.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY
IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC
RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE
"NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY
MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A
STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

LEGEND	
MANHOLE(MH)	EXISTING SANITARY SEWER
HYDRANT(HYD)	EXISTING SAN. CLEAN OUT
GATE VALVE(GV)	EXISTING WATER MAIN
MANHOLE(MH)	CATCH BASIN(CB)
CBB	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
CBB	EX. UNDERGROUND (UG) CABLE
UTILITY POLE GUY POLE	OVERHEAD (OH.) LINES
UP	GUY WIRE
LP	LIGHT POLE
↑	SIGN
---	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX



SECTION LINE