

LEGAL DESCRIPTION

(AS SURVEYED BY PEA, INC.)

PARCEL NO. 12-26-300-031

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26;
THENCE ALONG THE SOUTH LINE OF "ROLLING MEADOWS ESTATES NO. 1" (AS RECORDED IN LIBER 28, PAGES 92-94), N88°27'43"E, 60.00 FEET; SAID LINE ALSO BEING THE EAST-WEST 1/4 LINE OF SAID SECTION, TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF "ROLLING MEADOWS ESTATES NO. 2" (AS RECORDED IN LIBER 30, PAGES 1-2) AND THE EXTENSION THEREOF, N88°27'43"E, 1649.52 FEET;
THENCE S01°32'17"E, 55.31 FEET; THENCE S12°54'55"W, 147.73 FEET; THENCE 37.08 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CHORD THAT BEARS S35°15'39"E, 36.70 FEET; THENCE N84°20'24"E, 83.52 FEET; THENCE S54°46'53"E, 65.23 FEET; THENCE S00°42'27"W, 89.78 FEET; THENCE S41°49'43"W, 54.77 FEET; THENCE S01°32'17"E, 132.61 FEET; THENCE S74°59'36"E, 30.40 FEET; THENCE S38°16'14"E, 137.82 FEET; THENCE S02°28'59"E, 138.71 FEET; THENCE S33°33'14"W, 139.68 FEET; THENCE S39°17'44"E, 154.66 FEET; THENCE N66°14'38"E, 162.20 FEET; THENCE N81°34'02"E, 166.66 FEET; THENCE S42°03'03"E, 157.47 FEET; THENCE S39°31'39"W, 117.87 FEET; THENCE S12°02'12"W, 169.92 FEET; THENCE S89°01'24"W, 438.72 FEET; THENCE N00°29'30"W, 336.56 FEET TO A LINE PARALLEL TO THE AFOREMENTIONED EAST-WEST 1/4 LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, S88°27'43"W, 1734.17 FEET TO THE EAST LINE OF PLATT ROAD (60' HALF WIDTH); THENCE ALONG SAID EAST LINE, N00°55'23"W, 970.10 FEET TO A POINT ON THE AFOREMENTIONED EAST-WEST 1/4 LINE OF SECTION 26 AND THE POINT OF BEGINNING.
CONTAINING 42.854 ACRES OF LAND, MORE OR LESS.

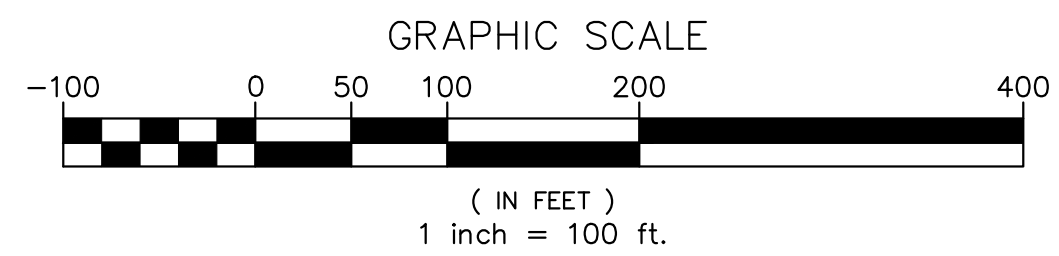
ARBOR OAKS SITE DATA:

PRESENT ZONING:	R1A
PROPOSED ZONING:	CONSENT JUDGEMENT
TOTAL AREA	42.85 AC.
PLATT ROAD ROW	1.34 AC.
NET AREA	41.51 AC. (96.9%)
LOT AREAS	23.15 AC.
INTERNAL R.O.W.	6.97 AC.
PARK AREAS	28.12 AC.
LOT DENSITY	2.05 LOTS/ACRE
NUMBER OF LOTS	88
AVERAGE LOT AREA	11,458 SQ.FT.
MAX LOT COVERAGE	30%

TYPICAL BUILDING ENVELOPES SHOWN. BUILDING ENVELOPES MAY BE EXTENDED TO SETBACK LINE.

SOILS:

ON SITE SOIL CONSISTS OF APPROXIMATELY
70% ST. CLAY LOAM AT <4% SLOPES AND
APPROXIMATELY 30% BLOUNT LOAM AT <4%
SLOPES



LEGEND

EXISTING	PROPOSED
● IRON FOUND	⊗ BRASS PLUG SET
⊗ IRON SET	⊗ MONUMENT FOUND
● NAIL FOUND	⊗ MONUMENT SET
⊗ NAIL & CAP SET	⊗ SEC. CORNER FOUND
	⊗ RECORDED
	⊗ MEASURED
	⊗ CALCULATED
— OH-ELEC—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
— UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
— UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
— UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
— GAS—	GAS MAIN, VALVE & GAS LINE MARKER
— WTR—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
— SAN—	SANITARY SEWER, CLEANOUT & MANHOLE
— STORM—	STORM SEWER, CLEANOUT & MANHOLE
— COMB—	COMBINED SEWER & MANHOLE
— S&B—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
— POST—	POST INDICATOR VALVE
— WTR VALVE—	WATER VALVE, SOUVIRANT VALVE BOX, SERVICE SHUTOFF
— MTR—	MALCOLM TRANSFORMER, IRRIGATION CONTROL VALVE
— UNID—	UNIDENTIFIED STRUCTURE
— SPOT—	SPOT ELEVATION
— CONTOUR—	CONTOUR LINE
— FENCE—	FENCE
— GUARD RAIL—	GUARD RAIL
— STREET LIGHT—	STREET LIGHT
— SIGN—	SIGN
— CONC.—	CONCRETE
— ASPH.—	ASPHALT
— GRAVEL—	GRAVEL SHOULDER
— WETLAND—	WETLAND
— STD DUTY—	STD DUTY
— HEAVY DUTY—	HEAVY DUTY
— R.O.W.—	R.O.W.
— DUTY—	DUTY
— STRENGTH—	STRENGTH

CAUTION!!

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OVERALL SITE PLAN

ARBOR OAKS SITE CONDOMINIUM

PART OF THE SW 1/4 OF SECTION 26, T. 3 S. R. 6 E.,
PITTSFIELD TWP., WASHTENAW COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:
OCTOBER 29, 2019

PEA JOB NO. 2018-296

SCALE: 1" = 100'

DRAWING NUMBER:

3

XREF: S:\PROJECTS\2018\2018-296\DWG\18296-TOPBASE.DWG
XREF: S:\PROJECTS\2018\2018-296\DWG\CONSTRUCTION-V-BASE-18296.DWG
XREF: S:\PROJECTS\2018\2018-296\DWG\CONSTRUCTION-V-TBLK-18296.DWG