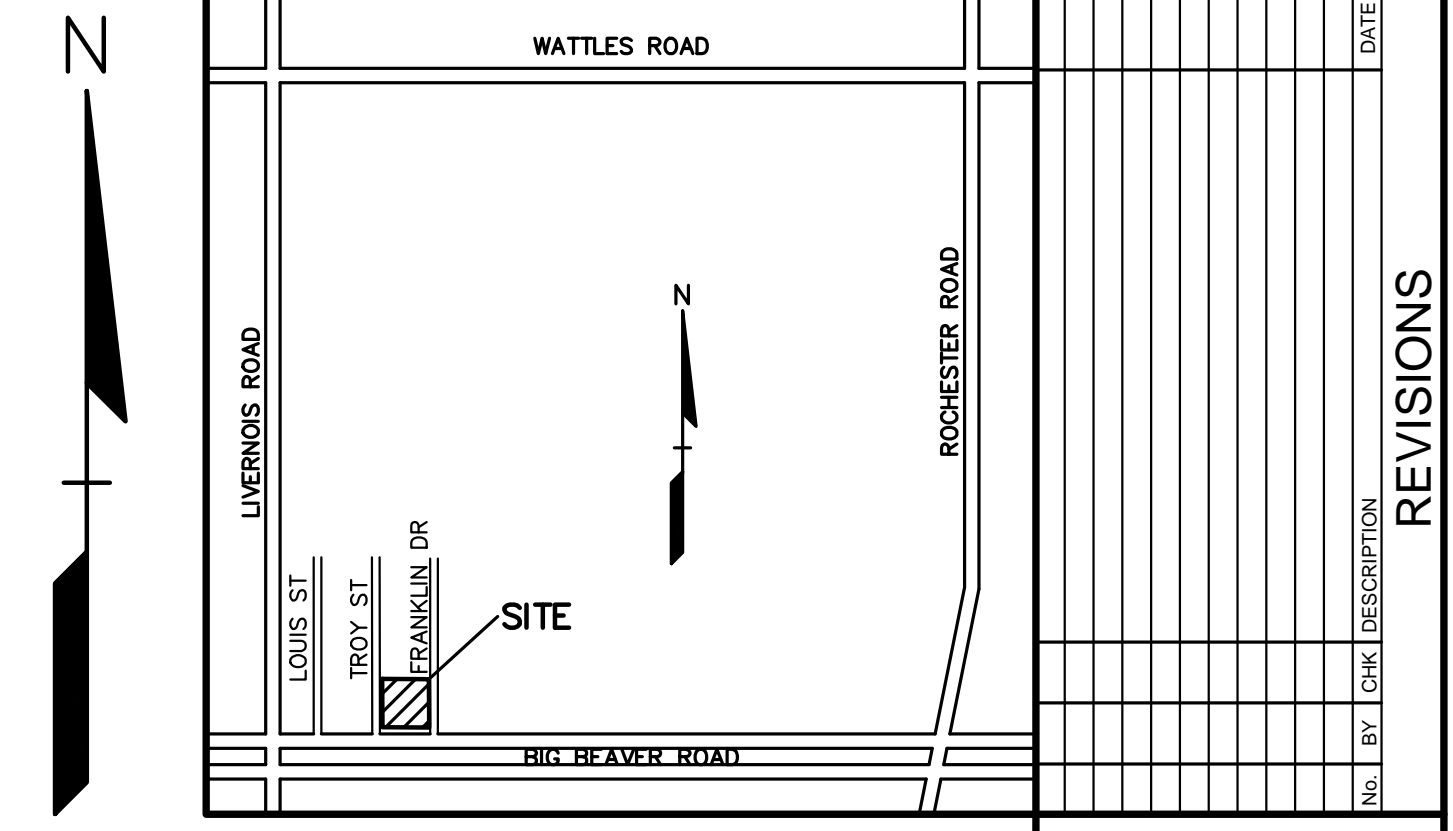
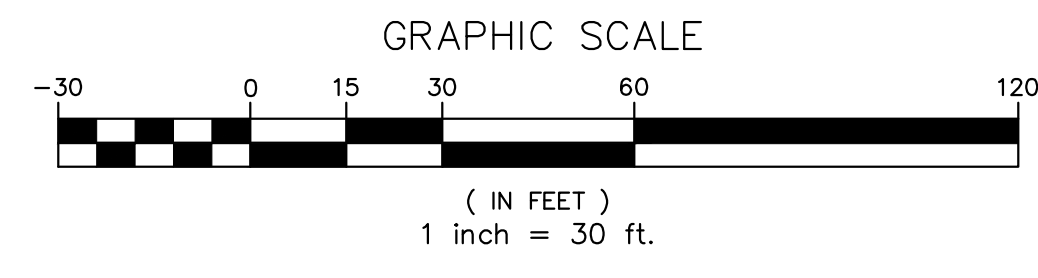


BENCHMARKS:
(GPS DERIVED - NAVD88)

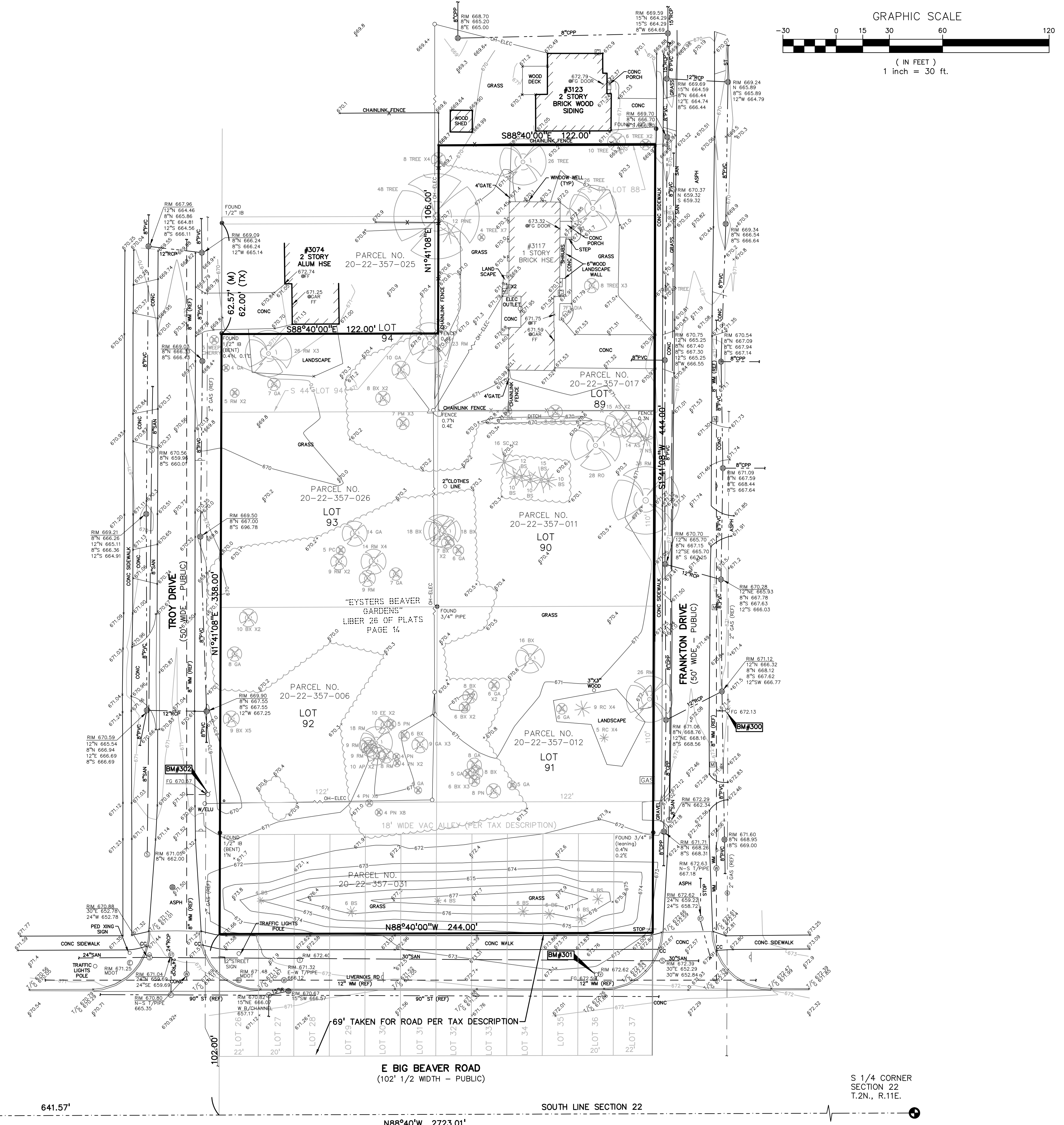
BM#300
ARROW ON HYDRANT 20' EAST OF CENTERLINE OF FRANKTON DRIVE, ±120' NORTH OF NORTH RIGHT-OF-WAY OF BIG BEAVER ROAD.
ELEV. - 674.75

BM#301
ARROW ON HYDRANT ±50' WEST OF CENTERLINE OF FRANKTON DRIVE 20' SOUTH OF NORTH RIGHT-OF-WAY OF BIG BEAVER ROAD.
ELEV. - 674.76

BM#302
ARROW ON HYDRANT 18' EAST OF CENTERLINE OF TROY DRIVE ±70' NORTH OF NORTH RIGHT-OF-WAY OF BIG BEAVER ROAD.
ELEV. - 673.88



NO.	BY	CHK	DESCRIPTION	DATE



LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ NAIL FOUND	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL & CAP SET	⊗ MONUMENT SET	⊗ MEASURED
		○ CALCULATED

EXISTING

- OH-ELEC—V—O— ELEC. PHONE OR CABLE TV G.H. LINE, POLE & GUY WIRE
- UG-CATV— UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC— ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS— GAS MAIN, VALVE & GAS LINE MARKER
- WATER— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SEWER— SANITARY SEWER, CLEANOUT & MANHOLE
- STORM— STORM SEWER, CLEANOUT & MANHOLE
- COMB— COMBINED SEWER & MANHOLE
- CATCH— CATCH BASIN, INLET, YARD DRAIN
- POST— POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX— MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED— UNIDENTIFIED STRUCTURE
- SPOT— SPOT ELEVATION
- CONTOUR— CONTOUR LINE
- FENCE— FENCE
- RAIL— GUARD RAIL
- STREET— STREET LIGHT
- SIGN— SIGN
- CONC.— CONCRETE
- ASPH.— ASPHALT
- GRAVEL— GRAVEL SHOULDER
- WETLAND— WETLAND

FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26125C-0534F, EFFECTIVE SEPTEMBER 29, 2006.

LEGAL DESCRIPTION:
(Per Tax Descriptions)

Parcel Number: 88-20-22-357-006
T2N, R11E, SEC 22 EYSTERS BEAVER GARDENS LOT 92, ALSO ALL OF VAC ALLEY ADJ TO SAME 8-14-06 CORR

Parcel Number: 88-20-22-357-011
T2N, R11E, SEC 22 EYSTERS BEAVER GARDENS LOT 90

Parcel Number: 88-20-22-357-026
T2N, R11E, SEC 22 EYSTERS BEAVER GARDENS LOT 92, ALSO S 44 FT OF LOT 94

Parcel Number: 88-20-22-357-012
T2N, R11E, SEC 22 EYSTERS BEAVER GARDENS LOT 91, ALSO ALL OF VAC ALLEY ADJ TO SAME 8-14-06 CORR

Parcel Number: 88-20-22-357-031
T2N, R11E, SEC 22 EYSTERS BEAVER GARDENS LOTS 26 TO 37 INCL EXC S 69 FT TAKEN FOR RD. 5/10/02 FR -013, -014 & -015

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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website: www.peainc.com

ANDALE INVESTMENT COMPANY
5877 LIVERNOIS ROAD, SUITE 103
TROY, MI 48068

TOPOGRAPHIC SURVEY
ANDALE COMMONS
PART OF THE SW 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES.	KMK	DN.	MEB	SUR.	JCW	P.M.	JPB
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ORIGINAL ISSUE DATE:
JANUARY 21, 2016

PEA JOB NO. 2015-104

SCALE: 1" = 30'

DRAWING NUMBER:
C-1.1