LEGAL DESCRIPTION

A Parcel of land situated in the East 1/2 of the Southeast 1/4 of Section 5, Town 12 North, Range 4 East, Saginaw Township, Saginaw County, Michigan described as: Commencing at the Southeast corner of Section 5; thence North 00°49'30" East, 1377.69 feet along the East Section line to the point of beginning; thence North 89°29'23" West, 403.88 feet; thence South 45°40'04" West, 42.54 feet; thence South 00°49'30" West, 165.69 feet parallel with the East section line; thence North 89°29'23" West, 324.77 feet parallel with the North line of Lots 28, 27, and 26 of HARVEST VIEW FARMS NO. 3 as recorded in Liber 27 of Plats, Pages 28 through 33, Saginaw County Records; thence North 00°21'59" East, 119.62 feet parallel with the East line of Lots 22 and 23 of said HARVEST VIEW FARMS NO. 3; thence North 89°29'23" West, 102.59 feet parallel with the North line of Lots 26, 27, and 28 of said HARVEST VIEW FARMS NO. 3; thence North 00°21'59" East, 687.48 feet parallel with the East 1/8 line to a non-tangent curve concave to the South; thence along said curve with a radius of 107.00 feet, through a central angle of 95°15'16", an arc distance of 177.89 feet, said curve being subtended by a chord bearing South 74°55'27" West an distance of 158.10 feet to a point of non-tangency; thence North 62°42'11" West, 33.00 feet to a non-tangent curve concave to the east; thence along said curve with a radius of 140.00 feet, through a central angle of 26°55'51", an arc distance of 65.80 feet, said curve being subtended by a chord bearing South 13°49'54" West, 65.20 feet to a point of tangency; thence South 00°21'59" West, 36.34 feet; thence North 84°09'32" West, 183.84 feet to the East 1/8 line; thence North 00°21'59" East, 678.99 feet along the East 1/8 line to the South line of the C.S.X. Rail Road right-of-way; thence South 53°14'15" East, 976.47 feet along said South line of the C.S.X. Rail Road right-of-way; thence South 00°21'59" West, 391.65 feet parallel with the East 1/8 line; thence South 89°29'23" East, 220.51 feet; thence South 00°49'30" West, 145.00 feet parallel with the East section line; thence South 89°29'23" East, 238.00 feet to the East section line; thence South 00°49'30" West, 66.00 feet along the East section line to the point of beginning. Containing 14.35 acres.

LEGEND

- (E) STORM SEWER
- (E) CULVERT
- (E) STORM MANHOLE
- (E) CURB INLET
- (E) SANITARY SEWER
- (E) MANHOLE
- (E) WATER MAIN
- (E) FIRE HYDRANT
- (E) WATER VALVE
- (E) GAS LINE
- (E) TELEPHONE LINE
- (E) ELECTRIC LINE
- (E) CABLE TV
- (P) STORM SEWER & MANHOLE
- (P) CATCH BASIN
- (P) CURB INLET
- (P) TRENCH DRAIN
- (P) FLARED END SECTION
- (P) SANITARY SEWER & MANHOLE
- (P) SANITARY SEWER CLEAN-OUT — c.o.
- (P) WATER MAIN & VALVE
- (P) FIRE HYDRANT ASSEMBLY
- (P) GAS LINE — G
- (P) TELEPHONE LINE — T
- (P) ELECTRIC LINE — E
- (E) CHAIN LINK FENCE
- (E) WOOD FENCE
- (E) GUY WIRE
- (E) UTILITY POLE
- (E) LIGHT POLE
- (P) MODIFIED CURB & GUTTER
- (P) REGULAR CURB & GUTTER
- (P) SCREEN WALL OR RETAINING WALL
- (P) CHAIN LINK FENCE — X — X
- (P) WOOD FENCE
- (P) HEAVY DUTY ASPHALT AREA
- (P) LIGHT DUTY ASPHALT AREA
- (P) CONCRETE SURFACE
- (P) AGGREGATE SURFACE
- (E) SPOT ELEVATION
- (E) 1' CONTOURS
- (E) 5' CONTOURS
- (P) SPOT ELEVATION +100.00
- (P) 1' CONTOUR 100
- (P) 5' CONTOUR 100
- (P) SIDE SLOPE
- (P) DRAINAGE SHALE
- DRAINAGE FLOW ARROW ⟹
- LOW POINT L.P.
- HIGH POINT H.P.
- FINISH FLOOR F.F.
- BENCHMARK BM.
- WATER SURFACE W.S.
- FLARED END SECTION F.E.S.
- EDGE DRAIN E.D.

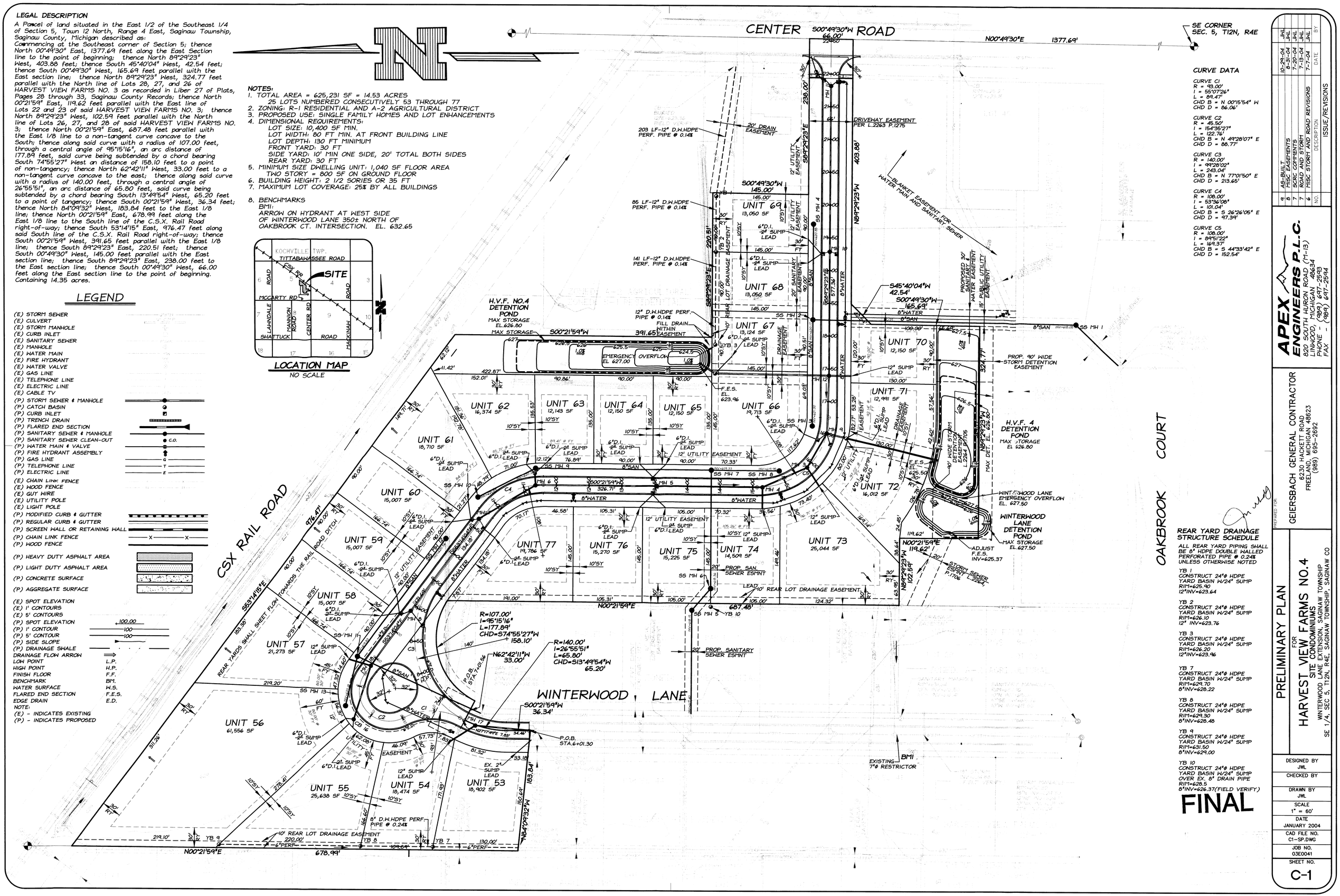
NOTE:
(E) - INDICATES EXISTING
(P) - INDICATES PROPOSED

LOCATION MAP

NO SCALE

NOTES:

1. TOTAL AREA = 625,231 SF = 14.53 ACRES
   25 LOTS NUMBERED CONSECUTIVELY 53 THROUGH 77
2. ZONING: R-1 RESIDENTIAL AND A-2 AGRICULTURAL DISTRICT
3. PROPOSED USE: SINGLE FAMILY HOMES AND LOT ENHANCEMENTS
4. DIMENSIONAL REQUIREMENTS:
   LOT SIZE: 10,400 SF MIN.
   LOT WIDTH: 80 FT MIN. AT FRONT BUILDING LINE
   LOT DEPTH: 130 FT MINIMUM
   FRONT YARD: 30 FT
   SIDE YARD: 10' MIN ONE SIDE, 20' TOTAL BOTH SIDES
   REAR YARD: 30 FT
5. MINIMUM SIZE DWELLING UNIT: 1,040 SF FLOOR AREA
   TWO STORY = 800 SF ON GROUND FLOOR
6. BUILDING HEIGHT: 2 1/2 SORIES OR 35 FT
7. MAXIMUM LOT COVERAGE: 25% BY ALL BUILDINGS
8. BENCHMARKS
   BM1:
   ARROW ON HYDRANT AT WEST SIDE OF WINTERWOOD LANE 350± NORTH OF OAKBROOK CT. INTERSECTION. EL. 632.65



CURVE DATA

CURVE C1
R = 93.00'
I = 55°07'26"
L = 89.47'
CHD B = N 00°15'54" W
CHD D = 86.06'

CURVE C2
R = 45.50'
I = 154°35'27"
L = 122.76'
CHD B = N 49°28'07" E
CHD D = 88.77'

CURVE C3
R = 140.00'
I = 99°28'02"
L = 243.04'
CHD B = N 77°01'50" E
CHD D = 213.65'

CURVE C4
R = 108.00'
I = 53°36'08"
L = 101.04'
CHD B = S 26°26'05" E
CHD D = 97.39'

CURVE C5
R = 108.00'
I = 89°51'22"
L = 169.37'
CHD B = S 44°33'42" E
CHD D = 152.54'

PREPARED FOR:
OAKBROOK COURT

NO.	DESCRIPTION	DATE	BY
9	AS-BUILT	10-29-04	JWL
8	MISC EASEMENTS	8-31-04	JWL
7	SCRC COMMENTS	7-20-04	JWL
7	ROAD AND STORM	7-13-04	JWL
6	MISC STORM AND ROAD REVISIONS	7-7-04	JWL

ISSUE/REVISIONS

APEX ENGINEERS P.L.C.
820 SOUTH HURON ROAD (M-13)
LINWOOD, MICHIGAN 48634
PHONE - (989) 697-2543
FAX - (989) 697-2594

GEIERSBACH GENERAL CONTRACTOR
6230 HACKETT ROAD
FREELAND, MICHIGAN 48623
(989) 695-2692

PRELIMINARY PLAN

FOR

HARVEST VIEW FARMS NO.4

SITE CONDOMINIUMS
WINTERWOOD LANE EXTENSION SAGINAW TOWNSHIP
SE 1/4, SEC 5, T12N, R4E, SAGINAW TOWNSHIP, SAGINAW CO

DESIGNED BY	JWL
CHECKED BY	
DRAWN BY	JWL
SCALE	1" = 60'
DATE	JANUARY 2004
CAD FILE NO.	C1-SP.DWG
JOB NO.	03E0041
SHEET NO.	C-1

FINAL