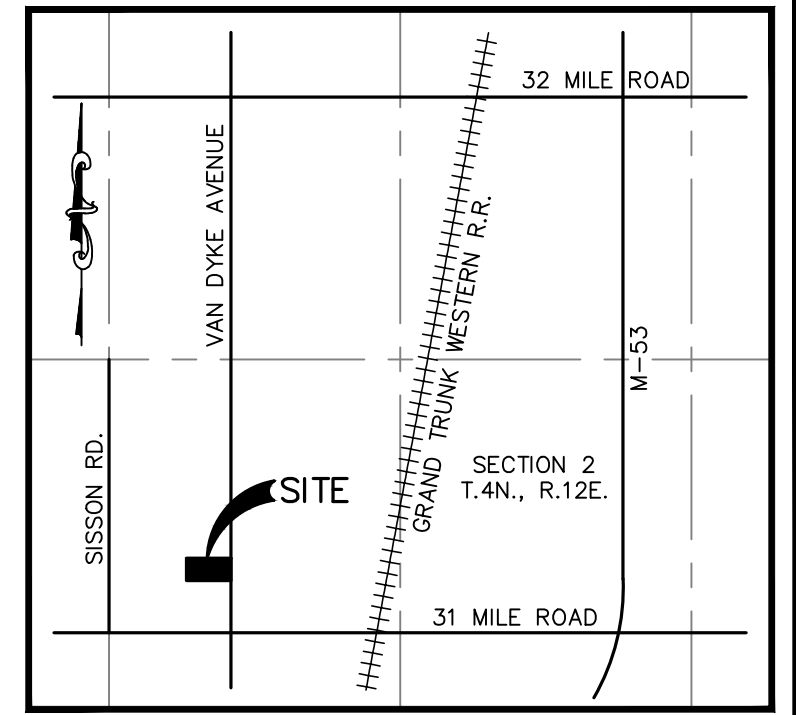
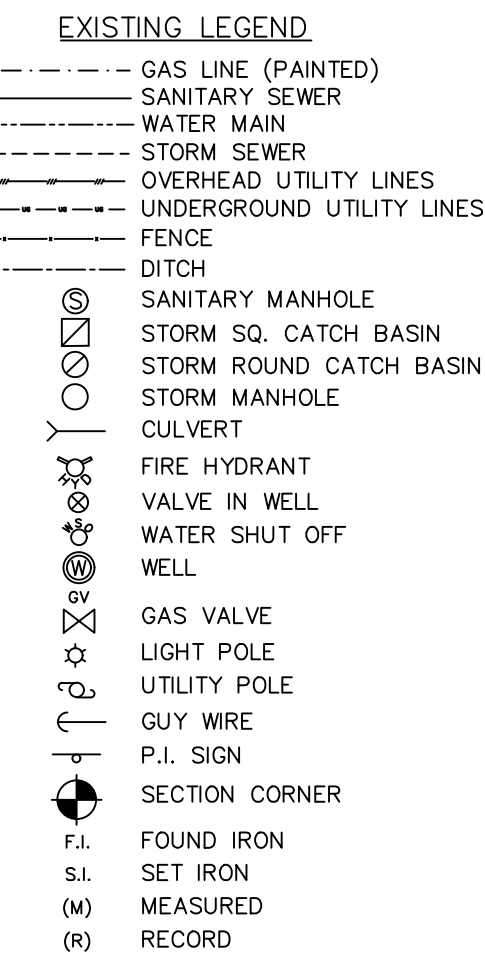
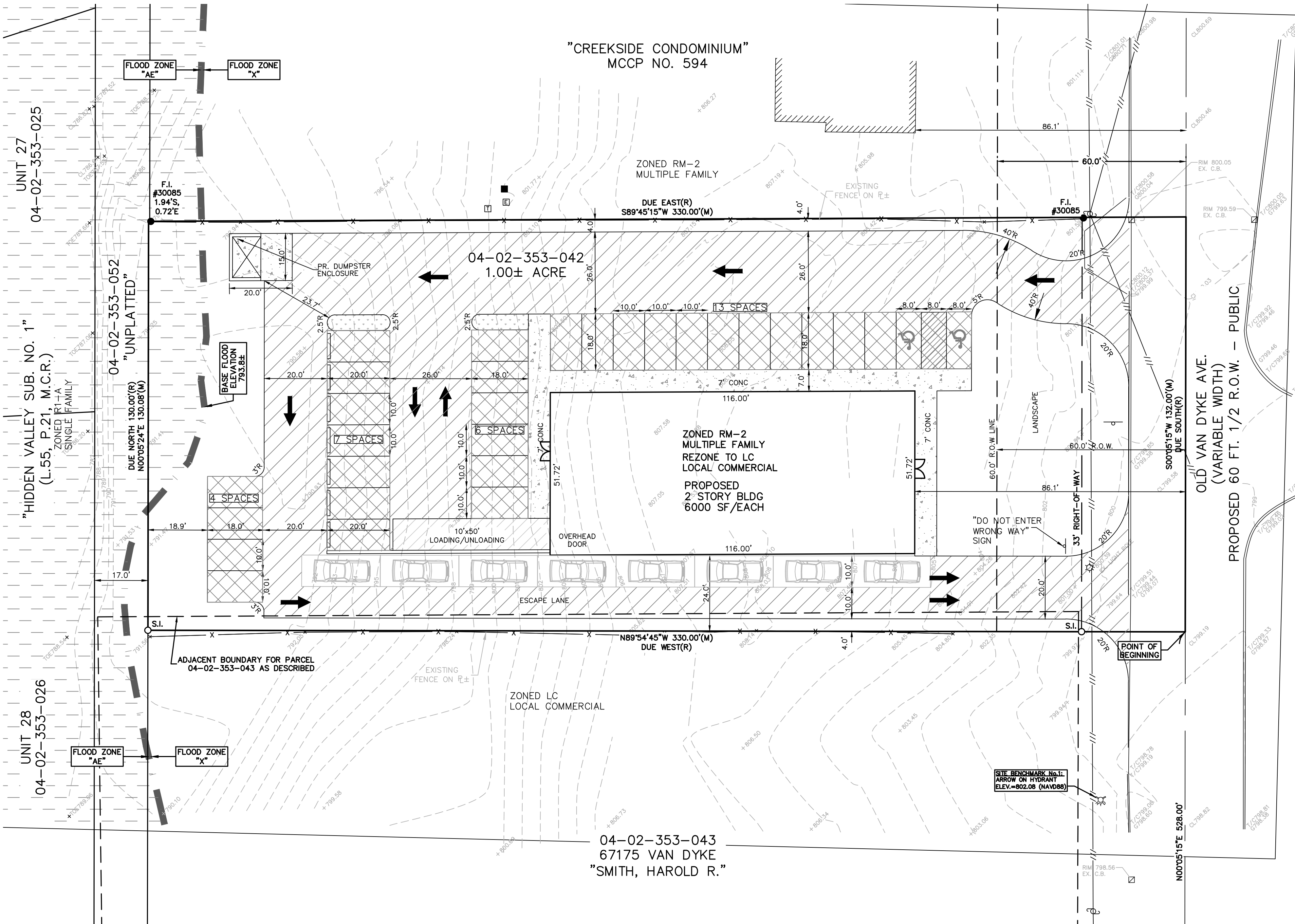


LEGAL DESCRIPTION (PER TAX RECORDS):
 TAN. R12E, SEC. 2; BEG. AT A PT. 32 RODS (528 FT) NORTH OF
 INTER OF C.V. OF VAN DYKE AVE & S LINE SEC. 2; TH EAST 20
 RODS (330 FT); TH NORTH 8 RODS (132 FT); TH EAST 20
 RODS (330 FT); TH SOUTH 8 RODS (132 FT) TO POB; 1.00 AC

LEGAL DESCRIPTION (AS SURVEYED BY LEHNER):
 BEING PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWN 4
 NORTH, RANGE 12 EAST, WASHINGTON TOWNSHIP, MACOMB
 COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2;
 THENCE N89°45'15"E 1539.63 FEET, ALONG THE CENTERLINE OF
 31 MILE ROAD (33 FT. 1/2 WIDTH R.O.W.) AND THE SOUTH
 LINE OF SAID SECTION 2 TO A POINT ON THE CENTERLINE OF
 OLD VAN DYKE AVENUE (VARIABLE WIDTH - PROPOSED 60 FT.
 1/2 WIDTH R.O.W.); THENCE N00°05'15"E 528.00 FEET ALONG
 THE SAID CENTERLINE OF SAID OLD VAN DYKE AVENUE, TO
 THE POINT OF BEGINNING; THENCE N89°54'45"W (RECORDED AS
 DUE WEST) 330.00 FEET; THENCE N00°05'24"E 130.08 FEET
 (RECORDED AS DUE NORTH 130.00 FEET), TO A POINT ON THE
 SOUTH LINE OF "CREEKSIDE CONDOMINIUMS" MCCP NO. 594;
 THENCE S89°45'15"W (RECORDED AS DUE EAST) 330.00 FEET,
 ALONG SAID SOUTH LINE OF SAID "CREEKSIDE CONDOMINIUMS";
 TO A POINT ON THE SAID CENTERLINE OF SAID OLD VAN DYKE
 AVENUE; THENCE S00°05'15"W (RECORDED AS DUE SOUTH)
 132.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.00
 ACRES OF LAND, BEING SUBJECT TO THE RIGHTS OF THE
 PUBLIC OVER THE EASTERLY 33 FEET, AS OCCUPIED BY "OLD
 VAN DYKE AVE", BEING SUBJECT TO EASEMENT AND
 RESTRICTIONS OF RECORD, IF ANY.



BENCHMARKS:
 SITE BENCHMARK NO. 1
 ARROW ON HYDRANT
 LOCATED WEST SIDE OF VAN DYKE AVE
 50' S. SOUTH OF SOUTH PROPERTY LINE
 ELEVATION=802.08 (NAVD88)

SITE BENCHMARK NO. 2
 FINISH FLOOR
 EXISTING GARAGE LOCATED ON NORTH SIDE
 OF PROPERTY
 ELEVATION=809.36 (NAVD88)

PARCEL DATA:
 24-04-02-353-042
 TOTAL SITE: 1.00 ACRES
 ZONED: RM-2 (REZONE TO LC)
 ADJACENT ZONING: RM-2, LC, R1-A

LOT AREA:
 REQUIRED: 20,000 SQ. FT.
 PROVIDED: 43,560 SQ. FT.

WIDTH:
 REQUIRED: 80 FT.
 PROVIDED: 132 FT.

SETBACKS:
 FRONT: REQUIRED: 110 FT. MINIMUM OF VAN DYKE
 PROVIDED: 86.1 FT. FROM CENTERLINE OF VAN DYKE
 SIDE: REQUIRED: 20 FT.
 PROVIDED: 24 FT.

PARKING:
 REQUIRED:
 RESTAURANT: CARRY OUT ONLY (GROUND FLOOR)
 RESIDENCE ON THE SECOND FLOOR
 19 (1 SPACE FOR EVERY 150 SQ.FT. DIVIDED BY 2)
 (5687/150/2=19 SPACES)
 + 6 (1 SPACE FOR EACH EMPLOYEE-6 EMPLOYEES)
 + 5 FOR THE 2 RESIDENTIAL UNITS
 = 30 PARKING SPACES
 PROVIDED:
 30 SPACES PROVIDED WHICH INCLUDES 2 H.C. SPACES

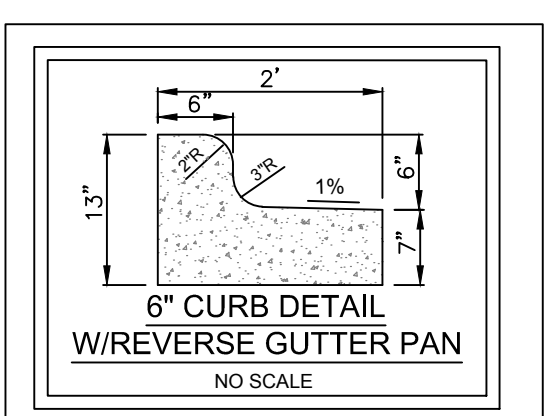
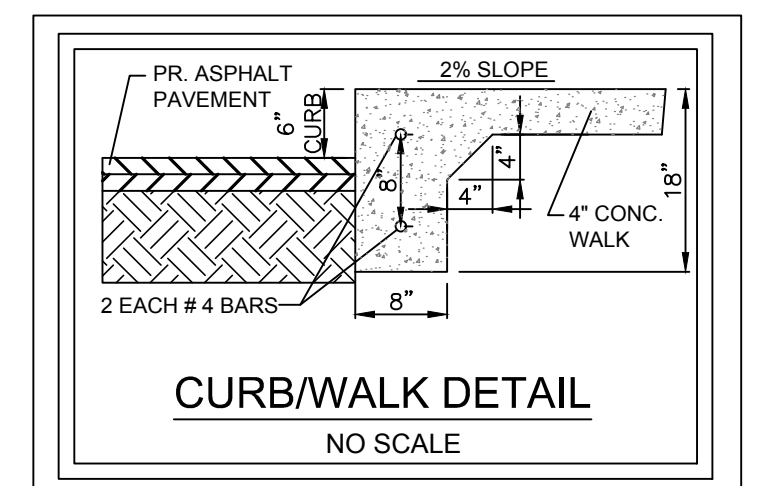
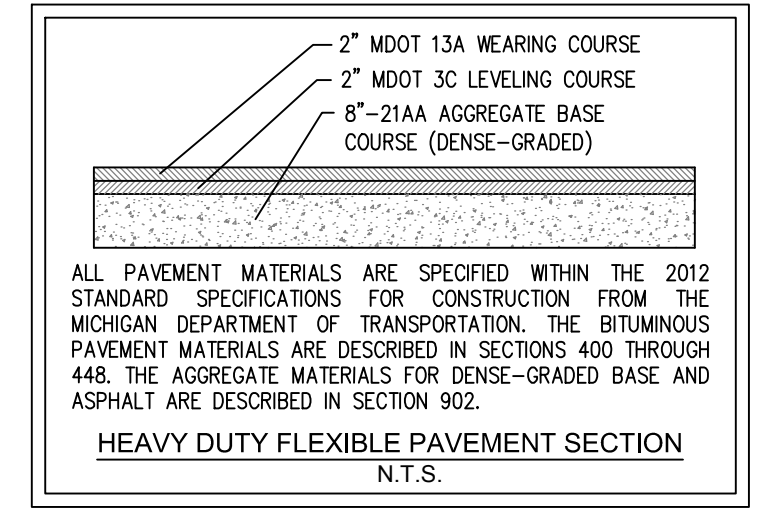
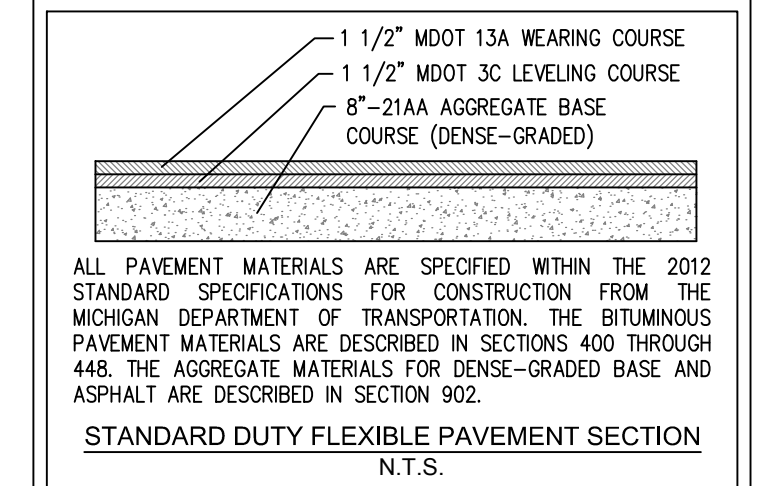
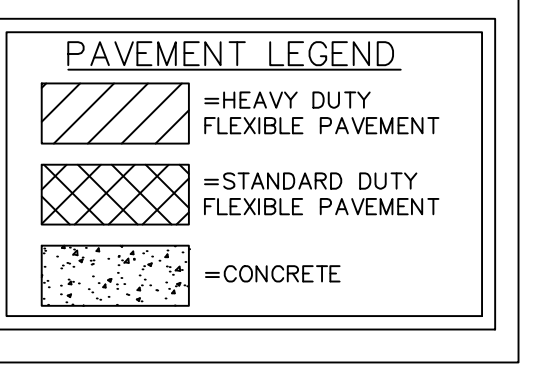
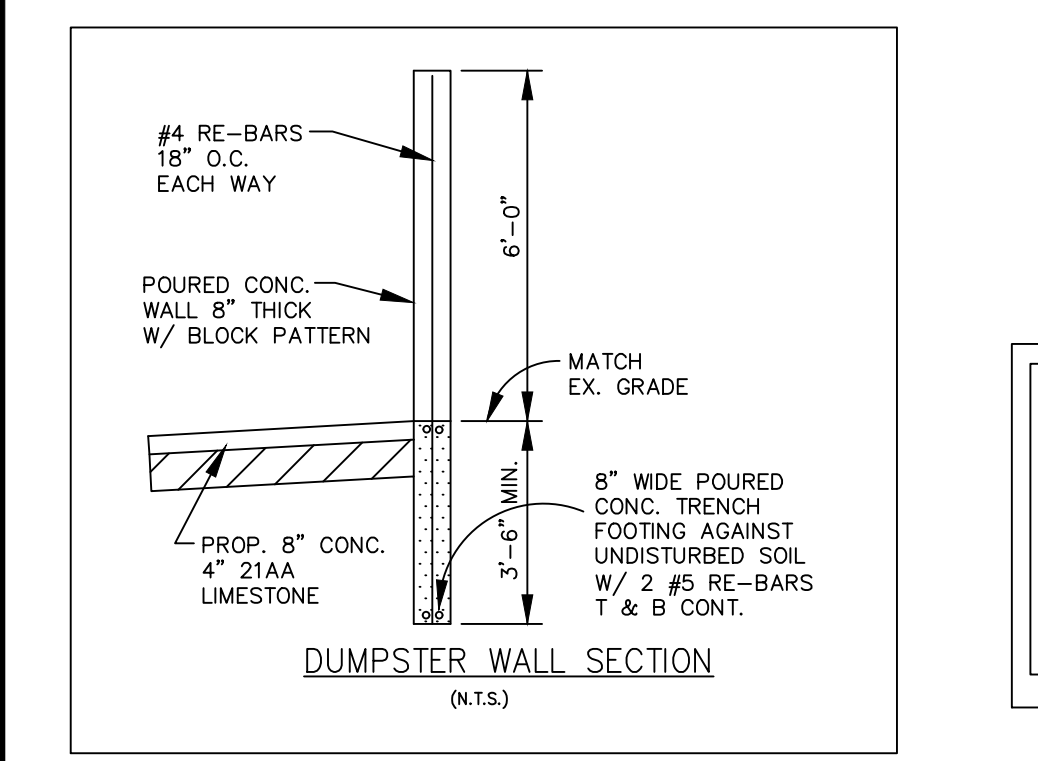
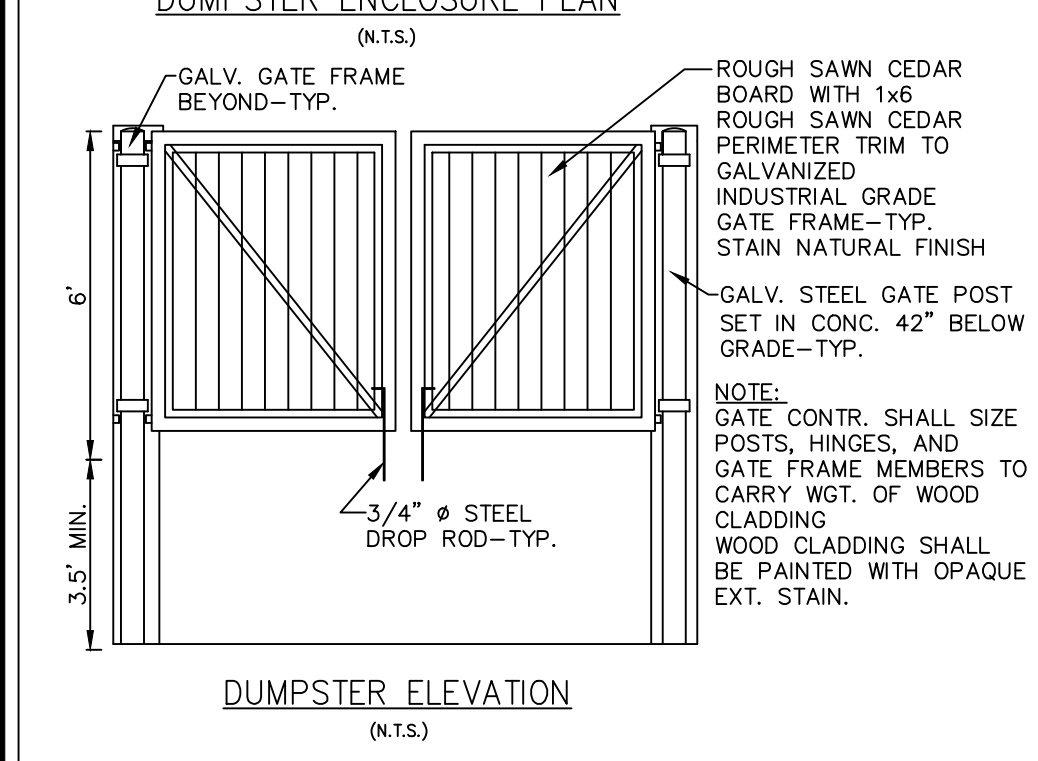
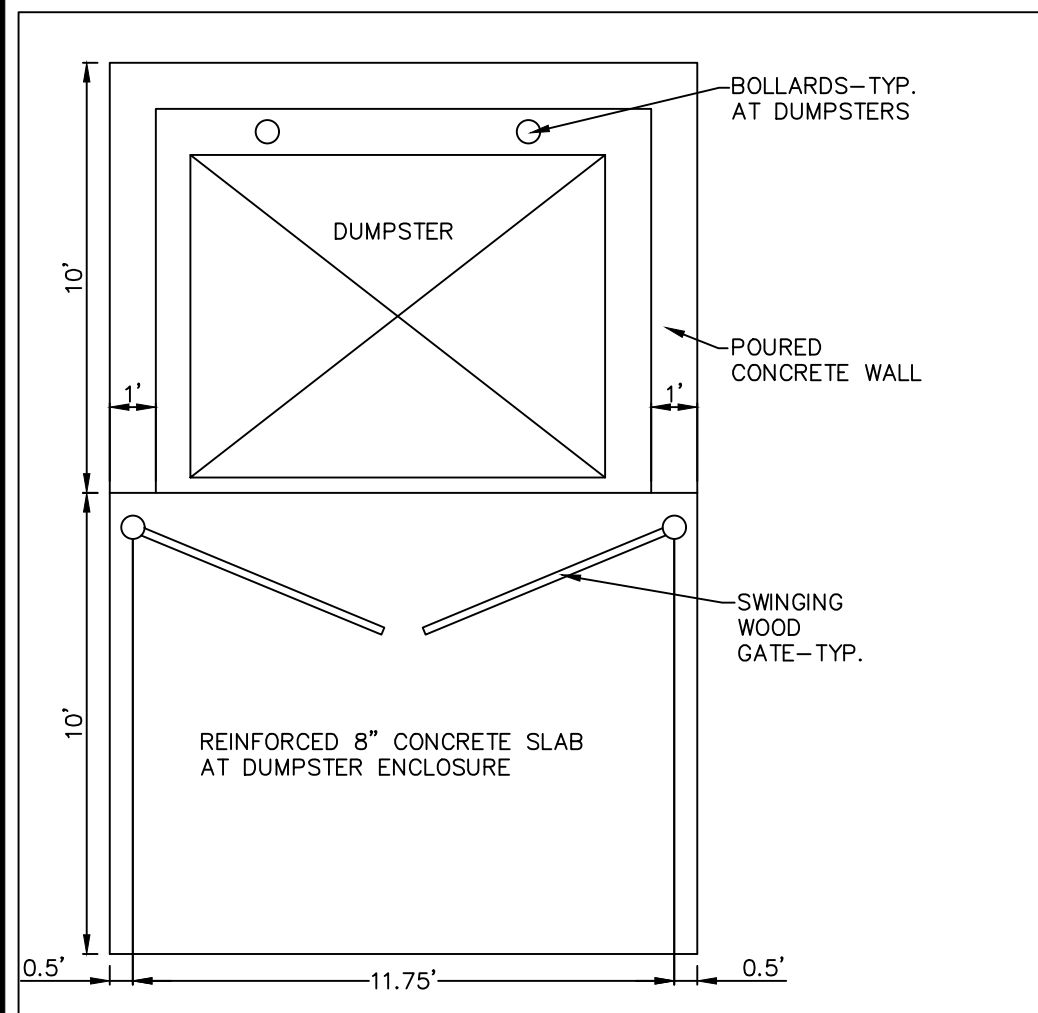
UTILITIES:
 SANITARY SEWER: IN VAN DYKE TO BE EXTENDED
 STORM SEWER AND DETENTION: ON SITE TO HEALY BROOK DRAIN
 WATER MAIN: IN VAN DYKE
 LOADING/UNLOADING:
 LOADING AND UNLOADING SHALL BE SCHEDULED DURING
 NON BUSINESS HOURS.

FLOOD_ZONE CLASSIFICATION:
 MAP No.: 26099C0117G
 DATED: SEPTEMBER 29, 2006
 COMMUNITY PANEL NO.: 260447 0117 G

THIS SITE IS ZONE "X", AREA TO BE DETERMINED TO BE
 OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AND ZONE "AE", SPECIAL FLOOD HAZARD AREA SUBJECT
 TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
BASE FLOOD ELEVATION = 793.8±

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED
 UPON "CREEKSIDE CONDOMINIUM" AS RECORDED IN
 MACOMB COUNTY CONDOMINIUM PLAN NO. 594.



NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMANS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 (SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

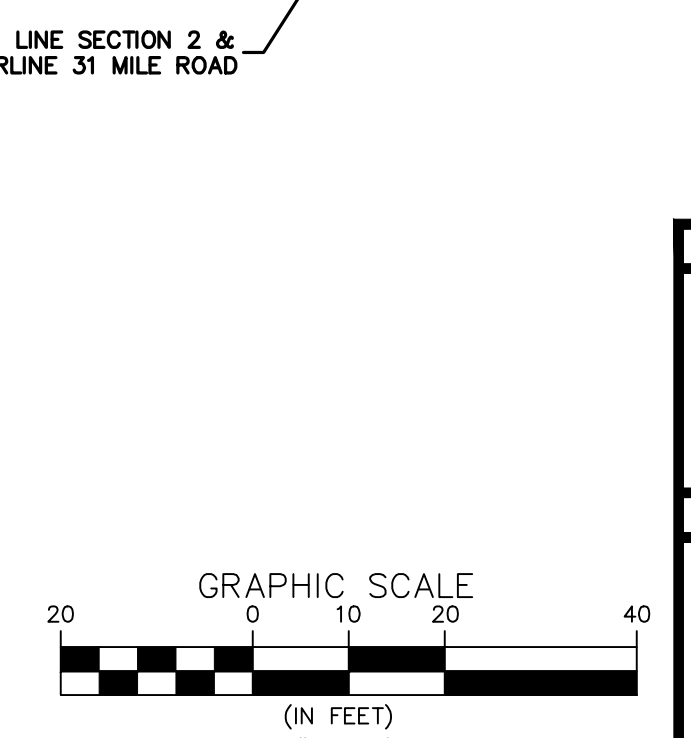
CONTRACTOR SHALL OBTAIN AND PAY FOR PERMIT (AND ALL NECESSARY FEES) FROM MACOMB COUNTY OFFICE OF THE PUBLIC WORKS COMMISSIONER FOR ANY CONSTRUCTION BEING DONE WITHIN MACOMB COUNTY OFFICE OF THE PUBLIC WORKS COMMISSIONER RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN AND PAY FOR PERMIT (AND ALL NECESSARY FEES) FROM MACOMB COUNTY DEPARTMENT OF ROADS FOR ANY CONSTRUCTION BEING DONE WITHIN THE MACOMB COUNTY DEPARTMENT OF ROADS RIGHT-OF-WAY.



POINT OF COMMENCEMENT
 SOUTHWEST CORNER
 SECTION 2, T.4N., R.12E.,
 WASHINGTON TWP.,
 MACOMB CO., MI
 FND. REMON IN BOX(L-3)
 (L.7298, P.214, M.C.R.)

31 MILE ROAD
 (33' 1/2 WIDE R.O.W.)
 PUBLIC



Revisions:	Lehner Associates, Inc. Civil Engineers Surveying Planning Consulting Serving Michigan Since 1912 17001 Nineteen Mile Road, Suite 3 Clinton Township, Michigan 48038 o: 586.412.7050 f: 586.412.7114 www.lehnerassociates.com	Scale: 1"=20'
Client:		67255 VAN DYKE AVE. SITE PLAN
DEVELOPER: VITO VITALE 53627 AZALEA DRIVE MACOMB, MI 48042 (586)-291-1791 vitalo@me.com	PART OF THE SOUTHWEST 1/4 OF SECTION 2, T.4N., R.12E., WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN	