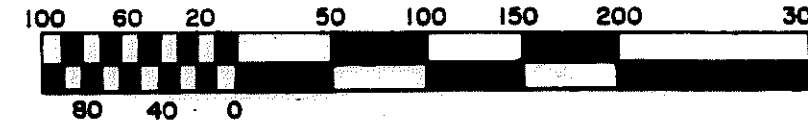


# "GRAND RAVINES"

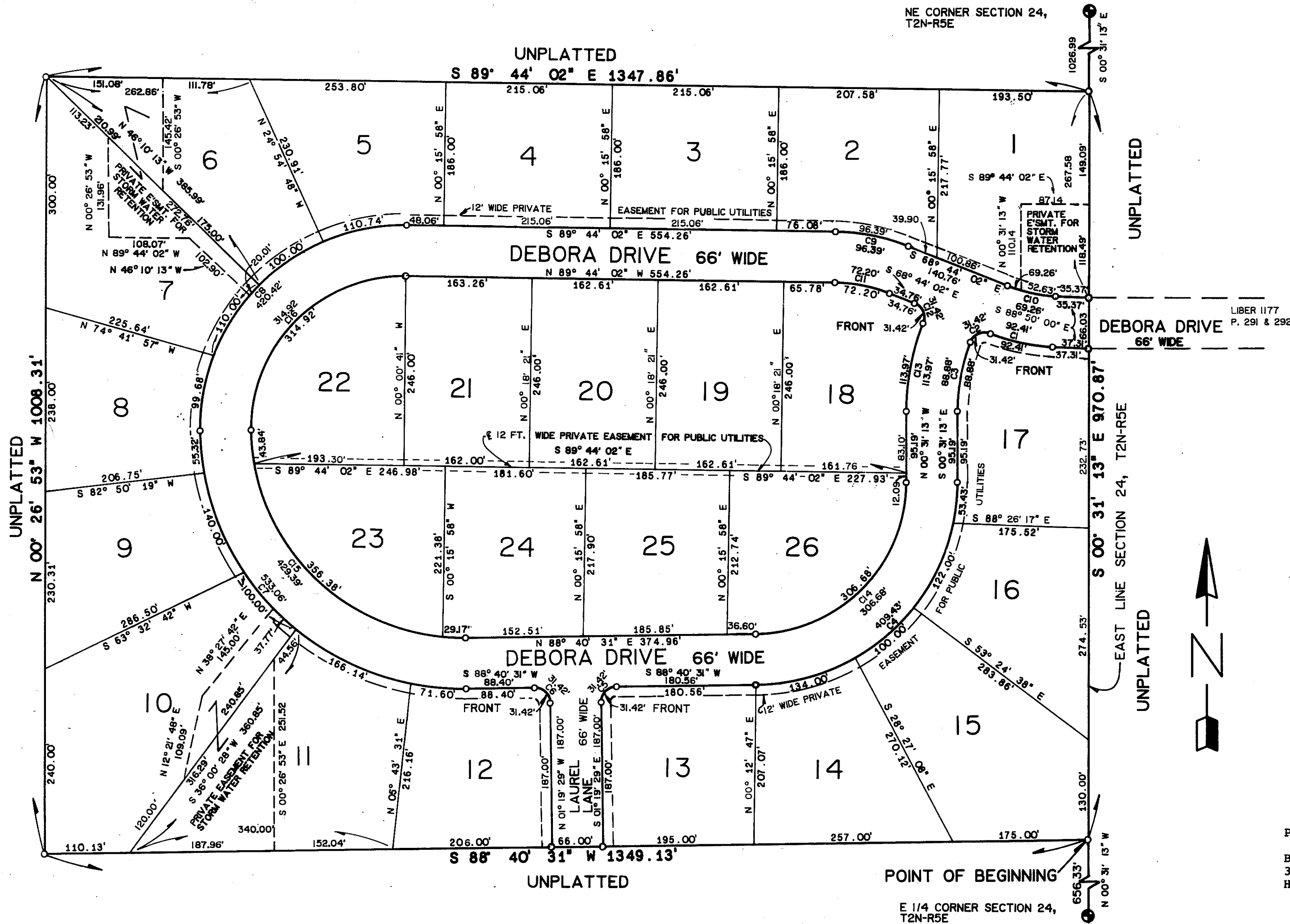
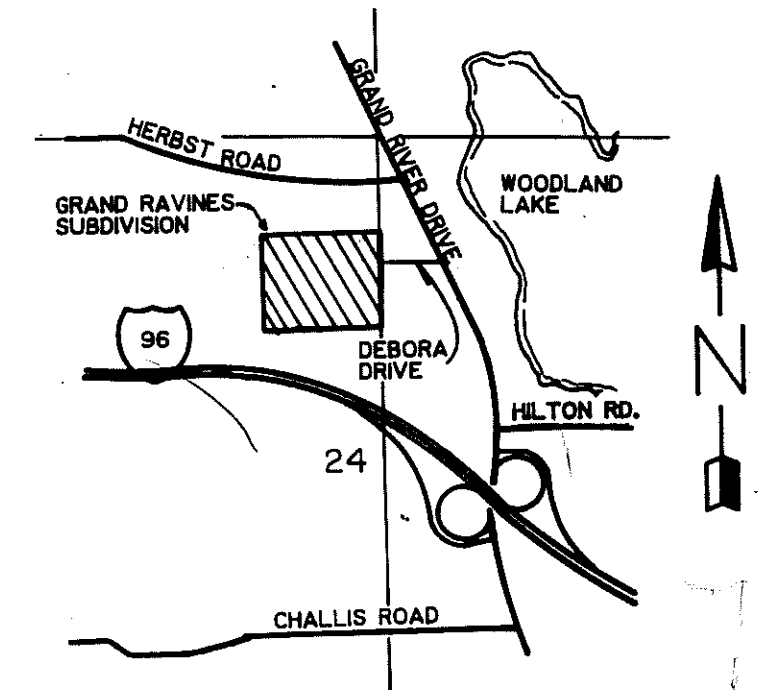
A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 24  
T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICH.

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	263.43'	20° 05' 58"	92.41'	91.94'	N 78° 47' 01" W
C2	20.00	90° 00' 00"	31.42	28.28	S 66° 15' 58" W
C3	233.74	21° 47' 11"	88.88	88.34	S 10° 22' 23" W
C4	263.00	89° 11' 44"	409.43	369.32	S 44° 04' 39" W
C5	20.00	90° 00' 00"	31.42	28.28	S 43° 40' 31" W
C6	20.00	90° 00' 00"	31.42	28.28	N 46° 19' 29" W
C7	339.36	90° 00' 00"	533.06	479.92	N 46° 19' 29" W
C8	263.00	91° 35' 27"	420.42	377.07	N 44° 28' 14" E
C9	263.00	21° 00' 00"	95.86	95.86	S 79° 14' 02" E
C10	197.43'	20° 05' 58"	69.26'	68.90'	S 78° 47' 01" E
C11	197.00	21° 00' 00"	72.20	71.80	S 79° 14' 02" E
C12	20.00	90° 00' 00"	31.42	28.28	S 23° 44' 02" E
C13	299.74	21° 47' 11"	113.97	113.29	S 10° 22' 23" W
C14	197.00	89° 11' 44"	306.68	276.64	S 44° 04' 39" W
C15	273.36	90° 00' 00"	429.39	386.58	N 46° 19' 29" W
C16	197.00	91° 35' 27"	314.92	282.44	N 44° 28' 14" E



SCALE: 1" = 100'

LOCATION MAP  
SCALE: 1" = 2000'



LEGEND

- All dimensions are shown in feet.
- All curvilinear dimensions are shown along the arc.
- The symbol "o" indicates a concrete monument, which is 4" in diameter x 36" long, encasing a 1/2" x 36" iron rod.
- All lot markers are 1/2 inch iron rods and are 18 inches in length.
- All bearings are in relation to the plat of "Shore Acres" as recorded in Liber 3, page 45, Livingston County Records.

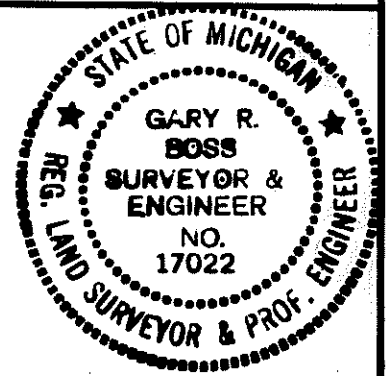
This plat is subject to restrictions as required by Act 288 of 1967, as amended on certain lots with respect to the requirements of the Michigan Department of Natural Resources and/or the Michigan Department of Public Health, which are recorded in Liber 1188, page(s) 201-210, of records of this County.

NOTE: All drain easements are under the jurisdiction of the Livingston County Drain Commission.

Prepared & Drafted by:  
BOSS ENGINEERING COMPANY  
3121 East Grand River  
Howell, Michigan 48843

*Gary R. Boss*  
Gary R. Boss

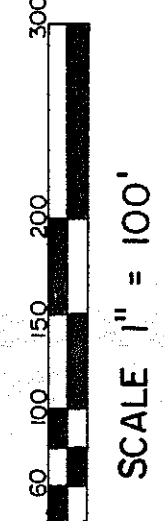
SURVEYORS SEAL



PRELIMINARY PLAT

# " GRAND RAVINES "

A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 24, T2N-R5E, GENOATOWNSHIP, LIVINGSTON COUNTY, MICH. A SINGLE FAMILY RESIDENTIAL DEVELOPMENT 30.6 AC.



UNPLATTED RALPH B. SHIRLEY MEZEL ZONED A-1

UNPLATTED JOHN B. HELENE KERR ZONED A-1

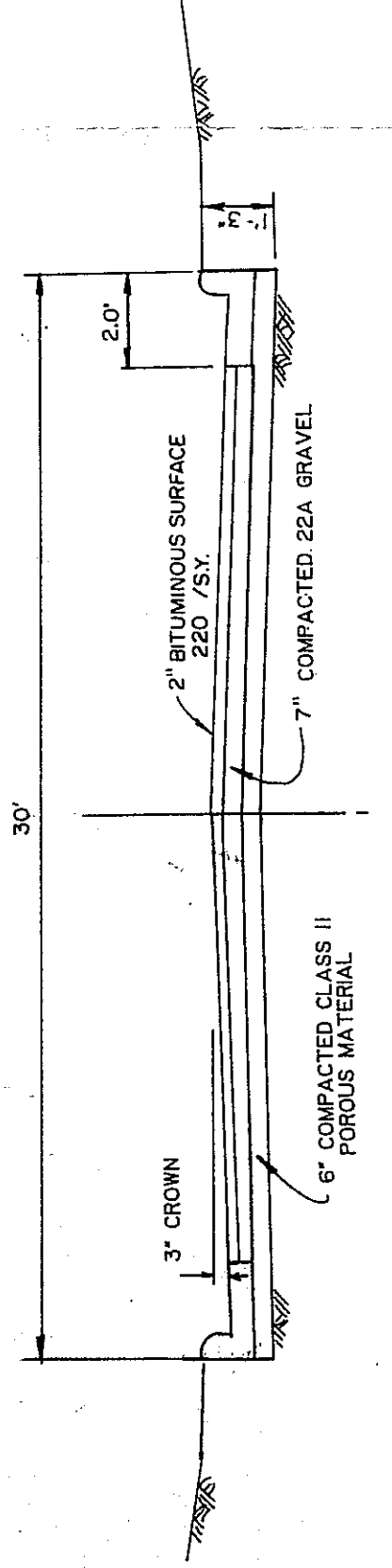
UNPLATTED NEW CENTURY BANK ZONED B-3

VICINITY MAP SCALE 1" = 500'

WATERSHED AREAS OFFSITE - NONE TO S.W. RETENTION - 10 AC. TO GR. RIVER - 8 AC.

Part of the NE 1/4 of Section 24, T2N-R5E, Genoa Township, Livingston County, Michigan, described as: Commencing at the East 1/4 corner of said Section 24; thence N 0°31'13" W along the East section line 656.10 feet to the Point of Beginning; thence S 88°40'58" W 1344.05 feet; thence N 0°44'32" W 919.35 feet; thence N 0°30'28" W 89.07 feet; thence S 89°43'24" E 1347.60 feet; S 0°31'13" E 970.97 feet to the Point of Beginning, containing 30.6 acres.

TYPICAL ROAD CROSS-SECTION



UNPLATTED JOHN A. HESLIP ZONED A-1

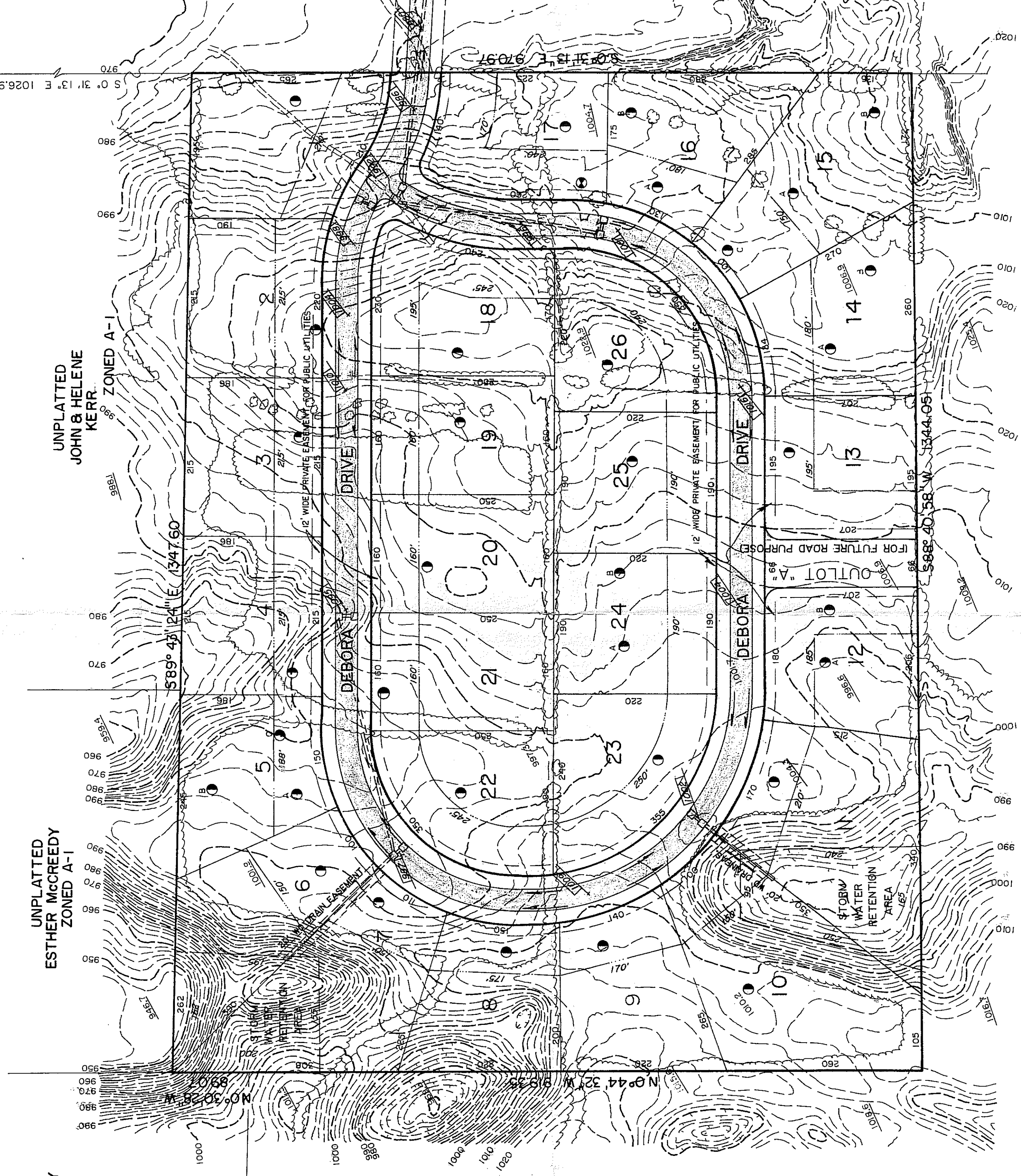
LOT AREAS	LOT AREAS	LOT AREAS
LOT 1 44,600	LOT 10 69,000	LOT 19 40,000
LOT 2 40,000	LOT 11 64,000	LOT 20 40,000
LOT 3 40,000	LOT 12 40,000	LOT 21 40,000
LOT 4 40,000	LOT 13 40,800	LOT 22 40,800
LOT 5 40,500	LOT 14 42,700	LOT 23 40,000
LOT 6 40,500	LOT 15 53,600	LOT 24 41,800
LOT 7 53,750	LOT 16 41,300	LOT 25 41,800
LOT 8 40,000	LOT 17 40,000	LOT 26 40,000
LOT 9 40,000	LOT 18 46,000	

PROPOSED MINIMUM HOUSE ELEVATIONS

LOT 1 990	LOT 10 1010	LOT 19 1014
LOT 2 1002	LOT 11 1004	LOT 20 1002
LOT 3 1004	LOT 12 1014	LOT 21 1002
LOT 4 990	LOT 13 1014	LOT 22 1000
LOT 5 990	LOT 14 1006	LOT 23 1004
LOT 6 1000	LOT 15 1010	LOT 24 1004
LOT 7 1004	LOT 16 1002	LOT 25 1012
LOT 8 1010	LOT 17 990	LOT 26 1020
LOT 9 1012	LOT 18 1022	

BOUNDARY SURVEY INFORMATION FROM SURVEY BY BCA ENGINEERING GRAND HAVEN, MICHIGAN.  
TOPO INFORMATION FROM AERIAL MAP BY AIR-LAND SURVEYS, CLARKSTON, MICHIGAN

NOTE:  
All drain easements and retention areas will be under the jurisdiction of the Livingston County Drain Commission.



UNPLATTED BAN-REYHL CO. ZONED A-1

- MINIMUM LOT WIDTH = 150 FT. (@ BLDG. SETBACK LINE)
- MINIMUM LOT SIZE = 40,000 SQ. FT.
- AVERAGE LOT SIZE = 42,643 SQ. FT.
- PROPOSED STREET R.O.W. = 66 FT. (PUBLIC) 30' WD. CURB & GUTTER
- PROPOSED SEWAGE SYSTEM = INDIVIDUAL SEPTIC TANKS
- PROPOSED WATER SUPPLY = INDIVIDUAL WELLS
- PROPOSED STORM DRAINAGE = CATCH BASINS & UNDERGROUND CONDUIT (PUBLIC)
- PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
- PROPOSED GAS SUPPLY = UNDERGROUND CONSUMERS POWER
- PROPOSED C/I RADIUS = 230 FEET MINIMUM
- MINIMUM ROAD ELEVATION = 984.0 (U.S.G.S.)
- FRONT BUILDING SETBACK = 65 FEET MINIMUM

## GRAND RIVER AVE. 100' WD. 201

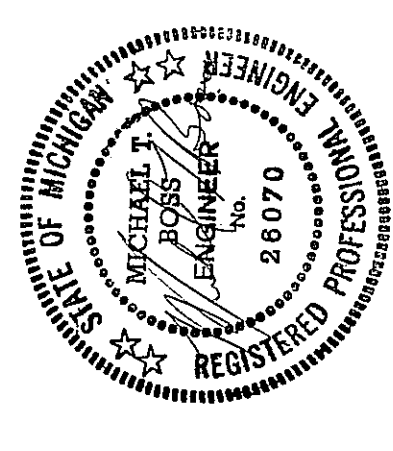
BENCH MARK NE CORNER OF CONCRETE APPROACH TO GARAGE AT #8050 GRAND RIVER ELEV. 963.60 (U.S.G.S.)

UNPLATTED FONSON CONSTRUCTION ZONED B-3

LEGEND

- DENOTES EXISTING CONTOURS (2 FT. INTERVAL)
- DENOTES EDGE OF WOODED AREAS
- DENOTES ASPHALT PAVEMENT
- DENOTES DIRECTION OF STORM WATER FLOW
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED BUILDING SETBACK LINE
- DENOTES PROPOSED CATCH BASIN
- DENOTES PROPOSED STORM SEWER MANHOLE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES SOIL BORING LOCATIONS
- DENOTES TEST WELL LOCATION

PROPRIETOR:  
PROTEAN GROUP LTD.  
34166 CORTLAND  
FARMINGTON, MICH. 48024  
(313) 476-4973  
(713) 363-1553 (OWNER)



REVISIONS:	
CLIENT: HOETGER	DESCRIPTION: PART OF THE NE 1/4
SECTION: 24, T2N, R5E	COUNTY: LIVINGSTON
LEGEND:	SCALE: 1" = 100'
DATE: 4-29-86 MTB	DR BY: TRW
2185-86 MTB	CHKD BY: MTB

BOSS ENGINEERING COMPANY	
CIVIL ENGINEERS - LAND SURVEYORS	
3121 E. GRAND RIVER, HOWELL, MICHIGAN 48843	
(617) 646-4838	
BOX 28 A, PORT AIR PLAZA, CHARLEVOIX, MICHIGAN 49720	
(616) 547-2972	