



SECTION 11, T.21 N. - R.17 W.
CITY OF MANISTEE
MANISTEE COUNTY, MICHIGAN

ZONING
The subject property is zoned R-2 "Medium Density Residential".
BUILDING SETBACKS:
Minimum Lot Area 10,000 sq. ft.
Minimum Lot Width 80 ft.
Front Yard Setback 15 ft.
Side Yard Setback 10 ft.
Rear Yard Setback 10 ft.
Maximum Building Height 35 ft.
or 2-1/2 Stories

UTILITY NOTE
The utility locations as hereon shown are based on field observations. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

- LEGEND**
- - MANHOLE
 - ⊗ - CATCHBASIN
 - ⊕ - CURB CATCHBASIN
 - ⊙ - FIRE HYDRANT
 - ⊖ - WATER VALVE
 - ⊕ - GAS VALVE
 - ⊕ - TELEPHONE POLE
 - ⊕ - POWER POLE
 - ⊕ - POWER AND TELEPHONE POLE
 - ⊕ - LIGHT POLE
 - ⊕ - MAIL BOX
 - ⊕ - SIGN
 - ⊕ - SPRINKLER
 - ⊕ - RAILROAD SIGNAL
 - ⊕ - TRANSFORMER
 - ⊕ - BARRIER FREE PARKING
 - ⊕ - BITUMINOUS SURFACE
 - ⊕ - CONCRETE SURFACE
 - ⊕ - CONCRETE CURB
 - ⊕ - FENCE LINE
 - ⊕ - OVERHEAD POWER LINES
 - ⊕ - TREE LINE
 - ⊕ - STUMP
 - ⊕ - PINE
 - ⊕ - BUSH
 - ⊕ - TREE
 - ⊕ - TELEPHONE PEDESTAL
 - ⊕ - FOUND SURVEY CORNER
 - ⊕ - SET 1/2" IRON ROD
 - ⊕ - SET WOOD LATH
 - ⊕ - SET P.K. NAIL
 - ⊕ - GUY ANCHOR AND POLE
 - ⊕ - NOT FIELD LOCATED
 - ⊕ - CABLE TV PEDESTAL
 - ⊕ - SIGN
 - ⊕ - ANTENNA
 - ⊕ - SATELLITE DISH
 - ⊕ - AIR CONDITIONING UNIT
 - ⊕ - SOIL BORING
 - ⊕ - ELECTRICAL PEDESTAL
 - ⊕ - BURIED CABLE LINES
 - ⊕ - BURIED ELECTRIC LINES
 - ⊕ - GASMAINS
 - ⊕ - SANITARY SEWER LINES
 - ⊕ - STORM SEWER LINES
 - ⊕ - TELEPHONE LINES
 - ⊕ - WATERMAINS

PARCEL DESCRIPTION
51-342-703-01
DEED RECORDED IN L. 155, P. 248
Block B of John Canfield's Addition to the City of Manistee, Michigan.
DEED RECORDED IN L. 222, P. 134
That portion of Broad Street lying between Block "B" and "C" of John Canfield's Addition to the City of Manistee, Michigan, beginning on the line of Cedar Avenue on the West and extending to the East line of said Blocks "B" and "C" (if extended) which has become attached to Block "C" since said portion of Broad Avenue was vacated by the order of the Circuit Court of Manistee County, Michigan, and also all the right, title and interest of the above named grantor in and to that part of the premises surrounding said Block "C" which has or may have become vested in grantor by virtue of any vacation decree of said Circuit Court.
DEED RECORDED IN L. 33, P. 385
That portion of the highway some of which is unnamed and the balance of which is originally called Birch Street but which is now known as Locust Street commencing on the North line of Block Two of said H. W. Marsh's Addition (extended westward) and running thence South to a point where it intersects a line extending Eastward through said Locust Street along the South line of Broad Avenue as laid out in John Canfield's Addition to the City of Manistee, Michigan.
4. That part of Bryant Avenue lying immediately North of Block B of John Canfield's Addition and extending Northward to a line even with the North line of Block Two of H. W. Marsh's Addition if extend westward.
DEED RECORDED IN L. 235, P. 58
That portion of Cedar Avenue, as above described, consists of a cinder roadway of approximately fifteen feet to twenty feet in width upon which no public moneys have been expended for a period of several years.
PER TAX DESCRIPTION
J. Canfield's Addition, the entire Block B AND the East 66 feet of Cedar Street, as Vacated by court order, ALSO part of Bryant Avenue and Elm Street extending Northward to a Line even with the North line of Block 2 Extension of H. W. Marsh's Addition, ALSO the West 1/2 of Locust Street Commencing North line of Block 2 EXTENSION of H. W. Marsh's Addition, running South to intersection with centerline of Broad Avenue Vacated, ALSO the North 1/2 of Broad Avenue lying between Blocks B and C of J.C. Canfield's Addition, Commencing West line of Cedar Street, Easterly to East line of Block B and C, Canfield's Addition, ALL VACATED L. 33, P. 385.

51-366-702-01
DEED RECORDED IN L. 155, P. 248
Lots 1 and 2, Block 2 of H. W. Marsh's Addition TO THE City of Manistee, Michigan.
DEED RECORDED IN L. 33, P. 385
1. That portion of Sixth Street as laid out upon the Plot of H. W. Marsh's Addition lying between Block Two and Three of said Addition, commencing at a point in line with the Southwest Corner of Lot One of Block Two of said Addition, running West to a point even with the Southwest Corner of Lot Two of said Block Two.
2. That portion of the highway some of which is unnamed and the balance of which is originally called Birch Street but which is now known as Locust Street commencing on the North line of Block Two of said H. W. Marsh's Addition (extended westward) and running thence South to a point where it intersects a line extending Eastward through said Locust Street along the South line of Broad Avenue as laid out in John Canfield's Addition to the City of Manistee, Michigan.
PER TAX DESCRIPTION
H. W. Marsh's Addition, Lots 1 and 2, Block 2, ALSO East 1/2 of Locust Street, Commencing North line of Block 2 Extending to centerline of Vacated 6th Street, ALSO the North 1/2 of 6th Street, Commencing at centerline of Locust Street Vacated to East line of Lot 1, Block 2 Extended, All Vacated in L. 33, P. 385.
51-366-703-01
DEED RECORDED IN L. 155, P. 245
Lots 1, 2, 3, 11 and 12 of Block 3, H. W. Marsh's Addition to the City of Manistee, Michigan.
DEED RECORDED IN L. 155, P. 246
Lots 9 and 10 of Block 3, H. W. Marsh's Addition to the City of Manistee, Michigan.
DEED RECORDED IN L. 155, P. 247
Lot 4, Block 3, H. W. Marsh's Addition to the City of Manistee, Michigan.
DEED RECORDED IN L. 33, P. 385
1. That portion of Sixth Street as laid out upon the Plot of H. W. Marsh's Addition lying between Blocks Two and Three of said Addition, commencing at a point in line with the Southwest Corner of Lot One of Block Two of said Addition, running West to a point even with the Southwest Corner of Lot Two of said Block Two.
2. That portion of the highway some of which is unnamed and the balance of which is originally called Birch Street but which is now known as Locust Street commencing on the North line of Block Two of said H. W. Marsh's Addition (extended westward) and running thence South to a point where it intersects a line extending Eastward through said Locust Street along the South line of Broad Avenue as laid out in John Canfield's Addition to the City of Manistee, Michigan.
PER TAX DESCRIPTION
H. W. Marsh's Addition, Lots 1, 2, 3, 4, 9, 10, 11 and 12, Block 3, ALSO the South 1/2 of 6th Street, Commencing at the centerline of Locust Street Vacated to the East line of Lot 1, Block 2 Extended, ALSO the East 1/2 of Locust Street, Commencing at centerline of 6th Street Vacated to the South line of Broad Street Extended, All Vacated L. 33, P. 385.
51-366-706-05
PER TAX DESCRIPTION
H. W. Marsh's Addition, the North 21.1 feet of Lot 8, ALL of Lot 9 and the South 20.5 feet of Lot 10, Block 4.

FLOODPLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANEL #2601310002B, EFFECTIVE DATE OF MARCH 18, 1987, THE SUBJECT PROPERTY HAS NOT BEEN MAPPED.

EASEMENTS
SANITARY EASEMENT RECORDED IN 2001R001199 (SHOWN ON DRAWING.)

I hereby certify that I have surveyed the parcel of land hereon shown and described.

Patrick G. Bentley
Patrick G. Bentley
Professional Surveyor No. 47944



BY	MARK	REVISIONS	DATE

THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.

MANISTEE AREA PUBLIC SCHOOLS
550 MAPLE STREET
MANISTEE, MI 49660

JEFFERSON SCHOOL
BOUNDARY SURVEY &
EXISTING CONDITIONS

Spicer group
MANISTEE OFFICE
302 River Street
Manistee, MI 49660
Tel. 231-784-5620
www.SpicerGroup.com

DE. BY: MLW	CH. BY: PGB	PROJECT NO. 130102.21
DR. BY: MLW	APP. BY:	
SDTS.	SHEET 1 OF 7	
DATE 05-06-21	FILE NO. JD-1750	
SCALE 1" = 40'		