



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: March 12, 2019

REGARDING: 20825 Meadowbrook Road, Parcel # 50-22-35-400-048 (PZ19-0006)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### Applicant

Francis and Pamela Schneider

#### Variance Type

Dimensional

#### Property Characteristics

Zoning District:

Single Family Residential

Location:

West of Meadowbrook Road and North of Eight Mile Road

Parcel #:

50-22-35-400-048

#### Request

The applicant is requesting a variance from the Novi Code of Ordinance Section 3.1.2 D for an 2 foot variance for a proposed lot width of 118 feet, 120 feet minimum required.

This property is zoned Single Family Residential (R-1).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0006**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
  - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because\_\_\_\_\_.
  - (b) The property is unique because\_\_\_\_\_.
  - (c) Petitioner did not create the condition because\_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_.

(e) The relief if consistent with the spirit and intent of the ordinance because \_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.

2. \_\_\_\_\_.

3. \_\_\_\_\_.

4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ19-0006**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>\$200.00</u>	
PROJECT NAME / SUBDIVISION					
ADDRESS <u>20825 MEADOWBROOK</u>			LOT/SUITE/SPACE #		
SIDWELL # <u>50-22-</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>8 MILE / MEADOWBROOK</u>					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>VEGASVICBJ@YAHOO.COM</u>		CELL PHONE NO. <u>248-982-2082</u>	
NAME <u>FRANCIS &amp; PAMELA SCHNEIDER</u>				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS <u>20825 MEADOWBROOK</u>		CITY <u>NORTHVILLE</u>		STATE <u>MI</u>	ZIP CODE <u>48167</u>
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <u>VEGASVICBJ@YAHOO.COM</u>		CELL PHONE NO. <u>248-982-2082</u>	
NAME <u>FRANCIS &amp; PAMELA SCHNEIDER</u>				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS <u>20825 MEADOWBROOK</u>		CITY <u>NORTHVILLE</u>		STATE <u>MI</u>	ZIP CODE <u>48167</u>
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.2(D)</u>	Variance requested	<u>2F+ (allow 118ft lot width)</u>			
2. Section _____	Variance requested	_____			
3. Section _____	Variance requested	_____			
4. Section _____	Variance requested	_____			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>			<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING

USE

OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Francis M. Pamela Schneider  
Applicant Signature

2-8-19  
Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
www.cityofnovi.org

**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
 Not Applicable     Applicable    If applicable, describe below:

*of the two lots proposed  
one of them needs a 2.65 ft. Variance .*

**and/or**

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
 Not Applicable     Applicable    If applicable, describe below:

**and/or**

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
 Not Applicable     Applicable    If applicable, describe below:

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

*The proposed lot split would create two lots.  
New lot would be 120 ft wide (totally conforming).  
The lot with our house would be 117.35 ft. wide.  
Variance of 2.65 ft needed to meet 120 ft requirement.*

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

*without the 2.65 ft Variance we will not be able to split the property.*

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

*all other criteria is met for both lots.  
These include setbacks, square footage and right of ways.*

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

*This variance will have absolutely no effect on surrounding and bordering properties.  
my neighbor to the south will be next to the 120 ft. lot.  
The land to the north is a pond.*



**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Andrew Mutch

Wayne M. Wrobel

Laura Marie Casey

Gwen Markham

Kelly Breen

**City Manager**  
Peter E. Auger

**City Clerk**  
Cortney Hanson

January 17, 2019

Francis Schneider  
20825 Meadowbrook  
Northville, MI 48107

Re: Parcel 50-22-35-400-048

Dear Mr. Schneider;

Please be advised that your requested land combination has been denied. Approval of this request would result in one of the two child parcels created to be non-conforming with the current zoning. R-1 zoning requires a minimum lot width of 120 feet per lot.

If interest in this project remains it is recommended that you contact Barb McBeth in Planning (248-347-0587) to resolve the zoning non-conformance issue through the Zoning Board of Appeals.

Sincerely,

James J. Licari, MAAO, MCPPE  
Commercial /Industrial Appraiser  
City Of Novi

Cc: Barbara McBeth  
Community Development

**City of Novi**  
45175 Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

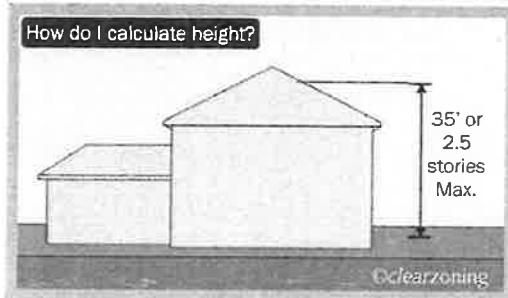
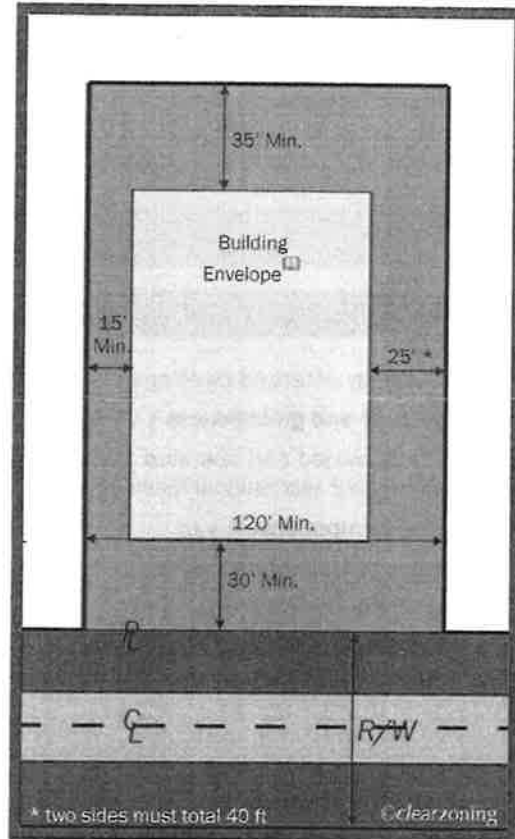
cityofnovi.org

## D. DEVELOPMENT STANDARDS

<b>Lot Size</b>	
Minimum lot area <sup>sq</sup> :	21,780 sq ft
Minimum lot width <sup>sq</sup> :	120 ft
<b>Lot Coverage<sup>sq</sup></b>	
Maximum lot coverage:	25%
<b>Setbacks<sup>sq</sup></b>	
Minimum front yard setback:	30 ft
Minimum rear yard setback:	35 ft
Minimum side yard setback:	15 ft one side 40 ft total two sides
<b>Building Height<sup>sq</sup></b>	
Maximum building height:	35 ft or 2.5 stories, whichever is less
<b>Floor Area<sup>sq</sup></b>	
Minimum floor area per unit <sup>sq</sup> :	1,000 sq ft
<b>Dwelling Unit Density</b>	
Maximum density DU's/Net Site Area:	1.65

### NOTES

- For additions to the above requirements, refer to **Section 3.6.2 Notes to District Standards: A, B, C, and M**
- See *Selected References* below for applicability



The above drawings are not to scale.

### SELECTED REFERENCES

#### 3. Zoning Districts

- RA, R-1, R-2, R-3, and R-4 Required Conditions § 3.7
- One-Family Clustering Option § 3.28
- RUD Residential Unit Development § 3.29
- Open Space Preservation Option § 3.30

#### 4. Use Standards

- Keeping of Cats and Dogs § 4.83
- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

#### 5. Site Standards

- Commercial and Recreational Vehicle Parking § 5.1
- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Residential Entryways § 5.8
- Corner Clearance § 5.9
- Additional Road Design § 5.10

- Fences § 5.11
- Frontage on a Public Street § 5.12
- Performance Standards § 5.14
- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

#### 6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

#### 7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement





3.1.2

# R-1 One-Family Residential

## A. INTENT

The R-1, One-Family Residential district is designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

**i** User Note: For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. One-family detached dwellings
- ii. **Farms** and **greenhouses** § 4.1
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Home occupations** § 4.4
- v. **Keeping of horses and ponies** § 4.8
- vi. **Family day care homes** § 4.5
- vii. **Accessory buildings and uses** § 4.19 customarily incident to any of the above uses

## C. SPECIAL LAND USES

- i. **Places of worship** § 4.10
- ii. **Public, parochial and private elementary, intermediate or secondary schools** § 4.3.2
- iii. **Utility and public service buildings and uses (without storage yards)** § 4.11
- iv. **Group day care homes**, **day care centers**, and **adult day care** § 4.12.1
- v. **Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs** § 4.13
- vi. **Golf courses** § 4.14
- vii. **Colleges, universities and other such institutions of higher learning** § 4.15.1
- viii. **Private pools** § 4.16
- ix. **Cemeteries** § 4.2
- x. Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks
- xi. **Mortuary establishments** § 4.17
- xii. **Bed and breakfasts** § 4.18
- xiii. **Accessory buildings and uses** § 4.19 customarily incident to any of the above permitted uses

RECEIVED

JAN 09 2019

ASSESSING DEPT.  
CITY OF NOVI

CITY OF NOVI  
45175 Ten Mile Road  
Novi, MI 48375

APPLICATION FOR LAND DIVISION/COMBINATION

TO THE CITY ASSESSOR OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:  
I (We) the undersigned do hereby make application to the City Assessor to divide, combine, or otherwise reconfigure the parcel(s) herein described. In support of this application, the following facts are shown:

Is this division for the purpose of sale, lease of more than one year, or building development?

Yes

No

FILL OUT ITEM #1 FOR PLATTED LOTS OR ITEM #2 FOR ACREAGE PARCELS

- The property to be divided/combined is part of a recorded plat located in Section 35, having an address of 20825 MEADOWBROOK NORTHVILLE MI 48167, and is known as Lot(s) \_\_\_\_\_ of \_\_\_\_\_ Subdivision.
- The property to be divided/combined is acreage, is not part of a recorded plat, and is located in Section 35, having an address of 20825 MEADOWBROOK NORTHVILLE MI 48167  
Parcel Identification Number 50-22-35-400-048 Original Acreage 1.19  
Parcel Identification Number \_\_\_\_\_ Original Acreage \_\_\_\_\_

3. It is requested that the above referenced parcel(s) be divided/combined into 2 new parcels.

4. THE PROPERTY TO BE DIVIDED/COMBINED IS OWNED BY:

NAME: FRANCIS AND PAMELA SCHNEIDER  
 ADDRESS: 20825 MEADOWBROOK  
 CITY, ST, ZIP: NORTHVILLE MI 48167  
 PHONE: (248) 982-2082 DATE: 1-8-19  
 OWNER SIGNATURE: [Signature]

I (We), the above signed, am the legal owner(s) of the above referenced property, and hereby request the division of said property per the attached surveys.

This application must be signed by all persons who have any legal or equitable interest in the parent parcel(s). Attach additional ownership information and signatures as necessary.

5. Petitioner Information (if different from the owner)

Petitioner Name \_\_\_\_\_ Petitioner Signature and Date \_\_\_\_\_  
City, State, Zip code \_\_\_\_\_

6. TAX BILLING INFORMATION

Please indicate the name and address information for each new parcel.

A. FRANCIS/PAMELA SCHNEIDER B. FRANCIS/PAMELA SCHNEIDER  
20825 MEADOWBROOK 20825 MEADOWBROOK  
NORTHVILLE MI 48167 NORTHVILLE MI 48167

C. \_\_\_\_\_ D. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Will a transfer(s) of ownership occur as the result of this division? NO  
If yes, complete and attach Michigan State Tax Commission form(s) L-4260.

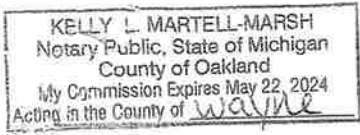
8. Will the parent parcel(s) have any unallocated divisions under the land division act? \_\_\_\_\_  
If yes, complete and attach Michigan State Tax Commission form L-4260a.

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2019

My commission expires:  
05/22/2024

Kelly L Martell-Marsh  
\_\_\_\_\_  
Notary Public Wayne County, Michigan

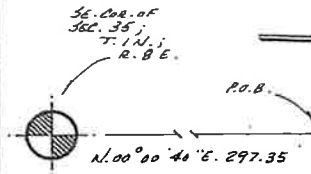
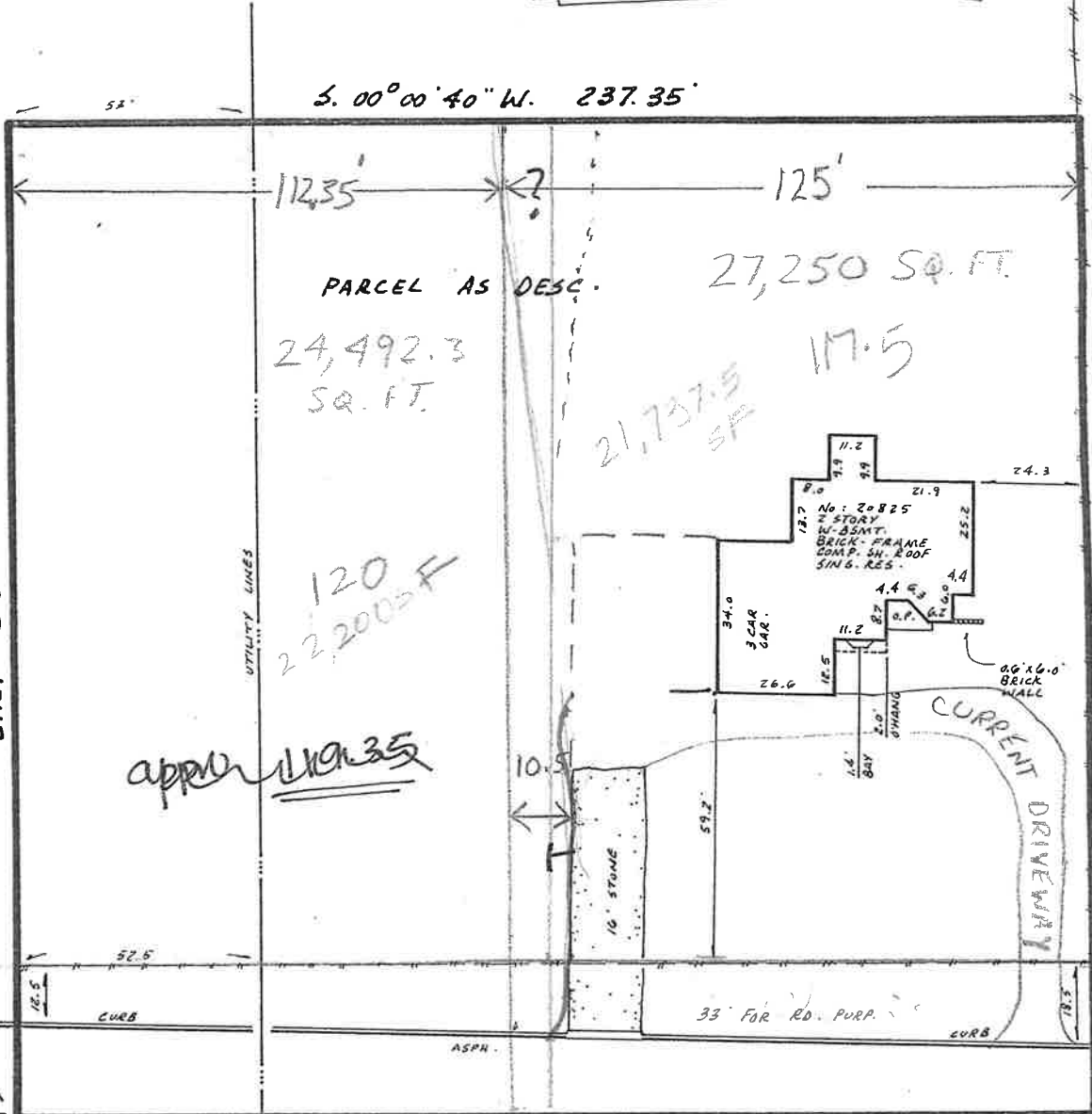


**MORTGAGE REPORT FOR:**

FIRST OF AMERICA BANK-SECURITY



SCALE: 1" = 40' 2



MEADOWBROOK RD. 66' R.O.W.

- ✓ 3 ft. from edge of driveway min.
- ✓ 21,780 sq. ft min.
- ✓ Area within lot lines
- ✓ Area including 33' for Road Purpose:

Front: 30  
Rear: 35  
Side: 15 Side  
40 Total

R-1  
120 ft. min frontage

NOTE: PROPERTY SUBJECT TO

February 1, 2019

**Novi city council**

45175 Ten mile Rd.

Novi Mi 48375

CITY OF NOVI  
CITY CLERK'S OFFICE  
2019 FEB -1 A 9:32

**RE: Parcel 50-22-35-400-048**

**Please review this letter explaining my reasons for appealing the denial of proposed land split.**

**I filed the initial land division application with all necessary documents with James Licari.**

**We paid to get the survey done with the hope of getting it approved.**

**And although each lot will have the necessary square footage he had to deny it because the total frontage of my property is 237.35 feet which would make the lot we plan on selling 120 ft. and the lot frontage with our home 117.35 ft.**

**R1 zoning requires that each lot have 120 feet of frontage.**

**All other criteria for this lot split was met.**

**We would like to get a variance approval of 2.65 feet on our lot with the existing house.**

**Licari was very helpful and seemed to think an appeal would be successful because all other requirements for this land split were met.**

**We purchased this property in 1993 with the intent of doing this when my wife and I retire.**

**I'm 62 now and hoping to retire soon.**

**Sincerely**

*Francis and Pamela Schneider*

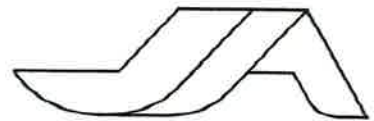
**Francis and Pamela Schneider**

20825 Meadowbrook

Northville Mi 48167

**Phone 248 982-2082**

**Jekabson & Associates, P.C.**  
Professional Land Surveyors



1320 Goldsmith Plymouth, Michigan 48170  
Voice (734) 414-7200 Fax (734) 414-7272

City of Novi,

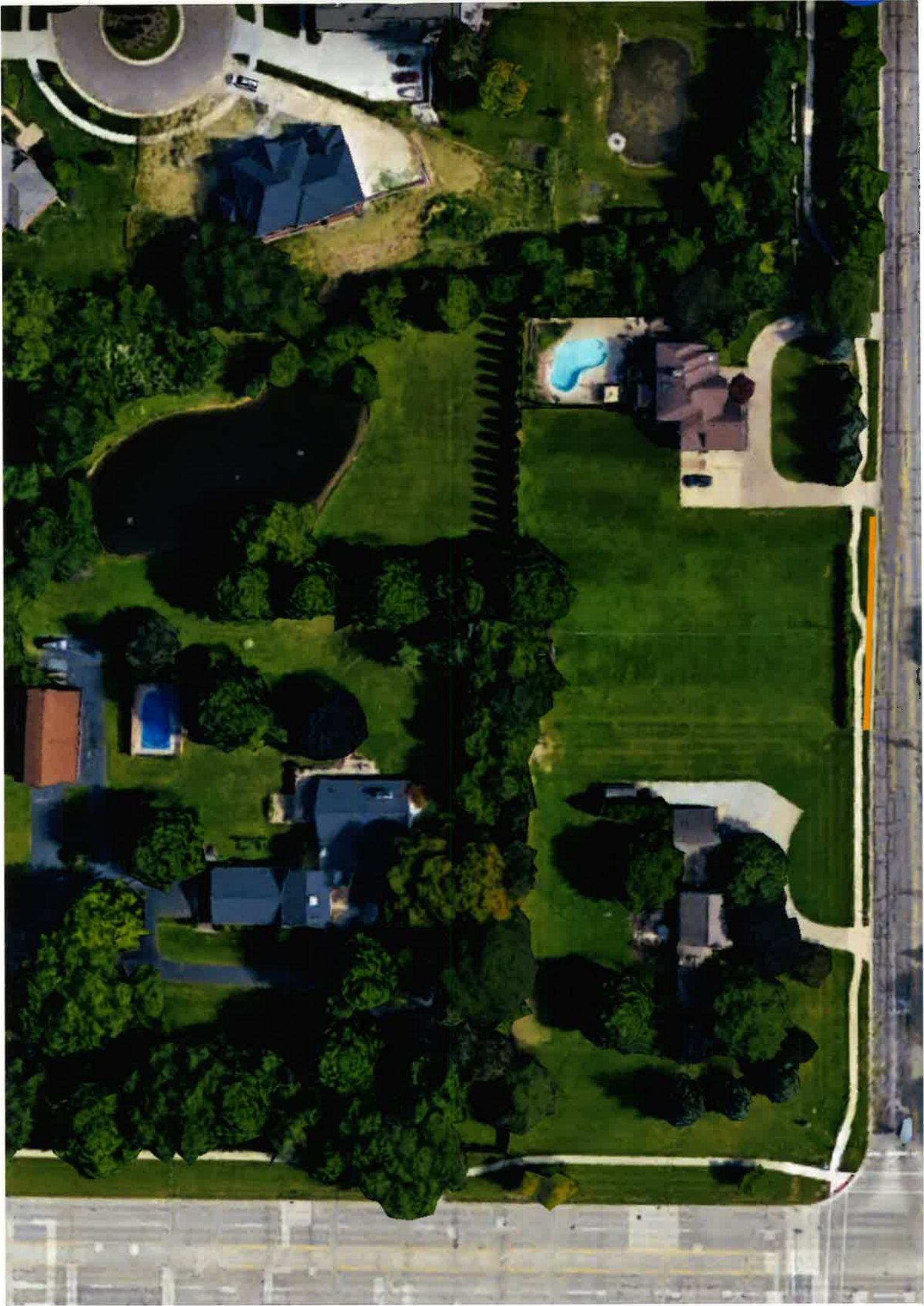
The proposed land division at 20825 Meadowbrook Road, Novi, Michigan does not violate the Land Division Act, P.A. 288 of 1967 as amended by P.A. 591 of 1996 and P.A. 87 of 1997.

Thank you,

I. John Jekabson  
P.S. #19836







Distance 2





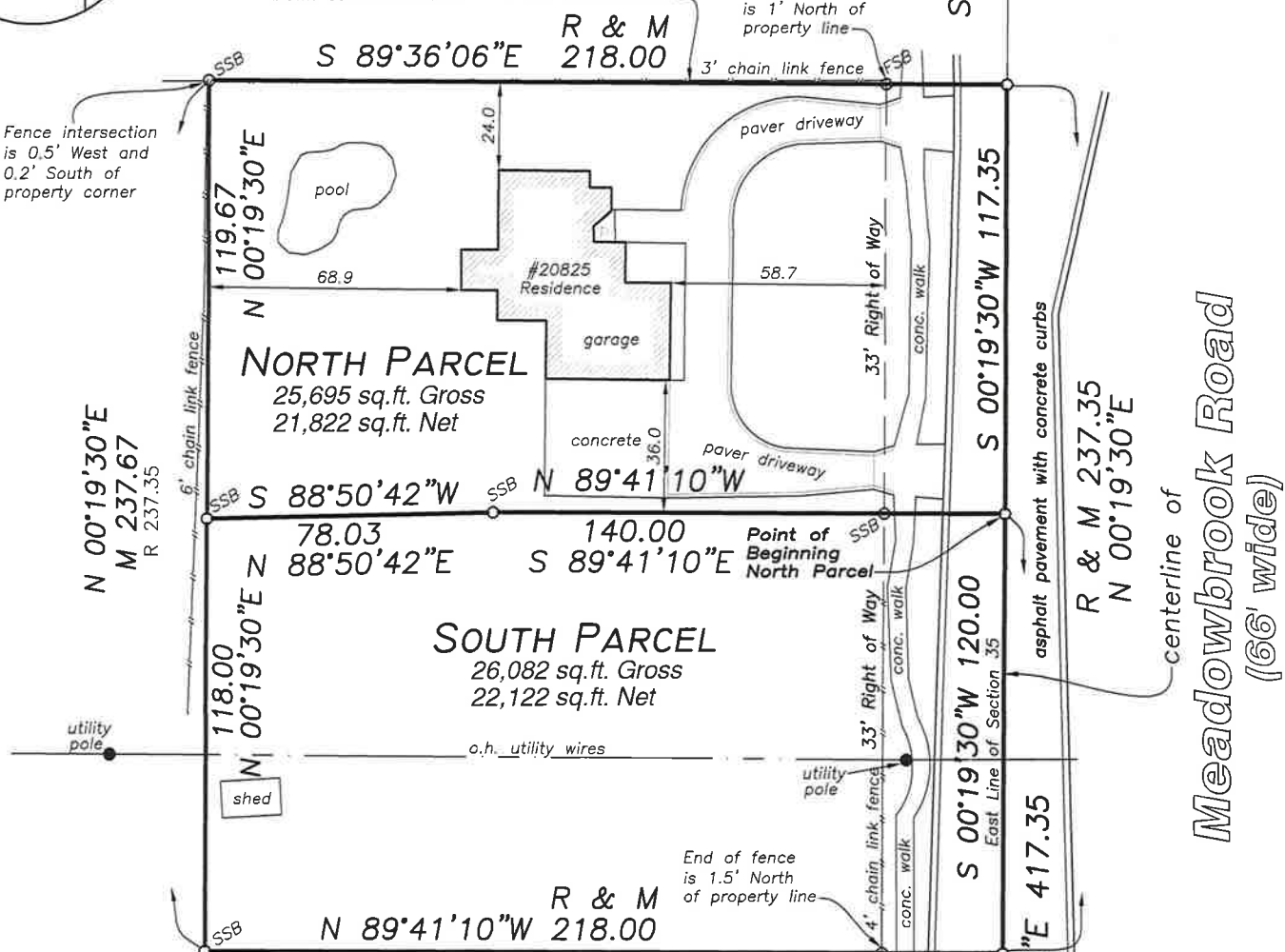
**East 1/4 Corner of Section 35**  
 Found 5/8" Iron Bar w/cap in Mon. Box  
 Nail/tag W face Utility Pole EAST 58.08  
 Cross on NE bolt Light Pole S40°W 152.95  
 Nail/tag NE face Utility Pole S49°W 45.56  
 Nail/tag S face 12" Hickory S87°W 60.70

E 1/4 Corner of Section 35,  
 T.1N., R.8E.

South Line of 'Mirabella Estates, formerly known as Meadowbrook - 8 Site Condominium'

End of fence is 1' North of property line

Fence intersection is 0.5' West and 0.2' South of property corner



**Southeast Corner of Section 35**  
 Found 5/8" Iron Bar w/cap in Mon. Box  
 Nail/tag NW face Utility Pole S52°W 52.79  
 Nail/tag W face Utility Pole S04°W 51.47  
 Nail/tag NW face Utility Pole N40°E 71.06  
 Nail/tag NE face Utility Pole N15°W 79.98

Point of Beginning South Parcel

**LEGEND**

- |                       |                            |
|-----------------------|----------------------------|
| R = Recorded          | SSB = Set 5/8" Rebar w/cap |
| M = Measured          | FIP = Found Iron Pipe      |
| CONC. = Concrete      | FSB = Found Steel Bar      |
| MON. = Monument       | FCM = Found Conc. Mon.     |
| P.C. = Point of Curve | SMAG = Set Mag Nail        |
| ⚡ = Line Break        | SRC = Set Rivet in Conc.   |

**Note:**

Bearings Relate to: "Mirabella Estates, formerly known as Meadowbrook - 8 Site Condominium"

SE Corner of Section 35,  
 T.1N., R.8E.

**SURVEYOR'S CERTIFICATE:** I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN, THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS LESS THAN 1 TO 5,000.

I. JOHN JEKABSON P.S. #19836



**CERTIFIED SURVEY**

Part of the Southeast Quarter of Section 35, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan.

PREPARED FOR: Francis Schneider

**JEKABSON & ASSOCIATES, P.C.**  
 Professional Land Surveyors  
 1320 Goldsmith, Plymouth, MI 48170  
 (734) 414-7200 (734) 414-7272 fax



DATE	31 Dec 2018
JOB NO.	18-12-001
SCALE	1" = 50'
DRAWN	JRN
CHECKED	IJJ
SHEET	1 OF 2