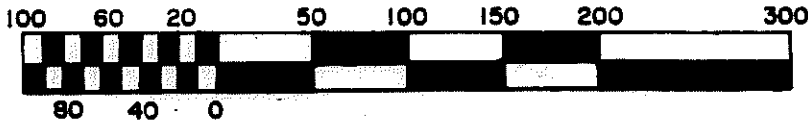


# “GRAND RAVINES”

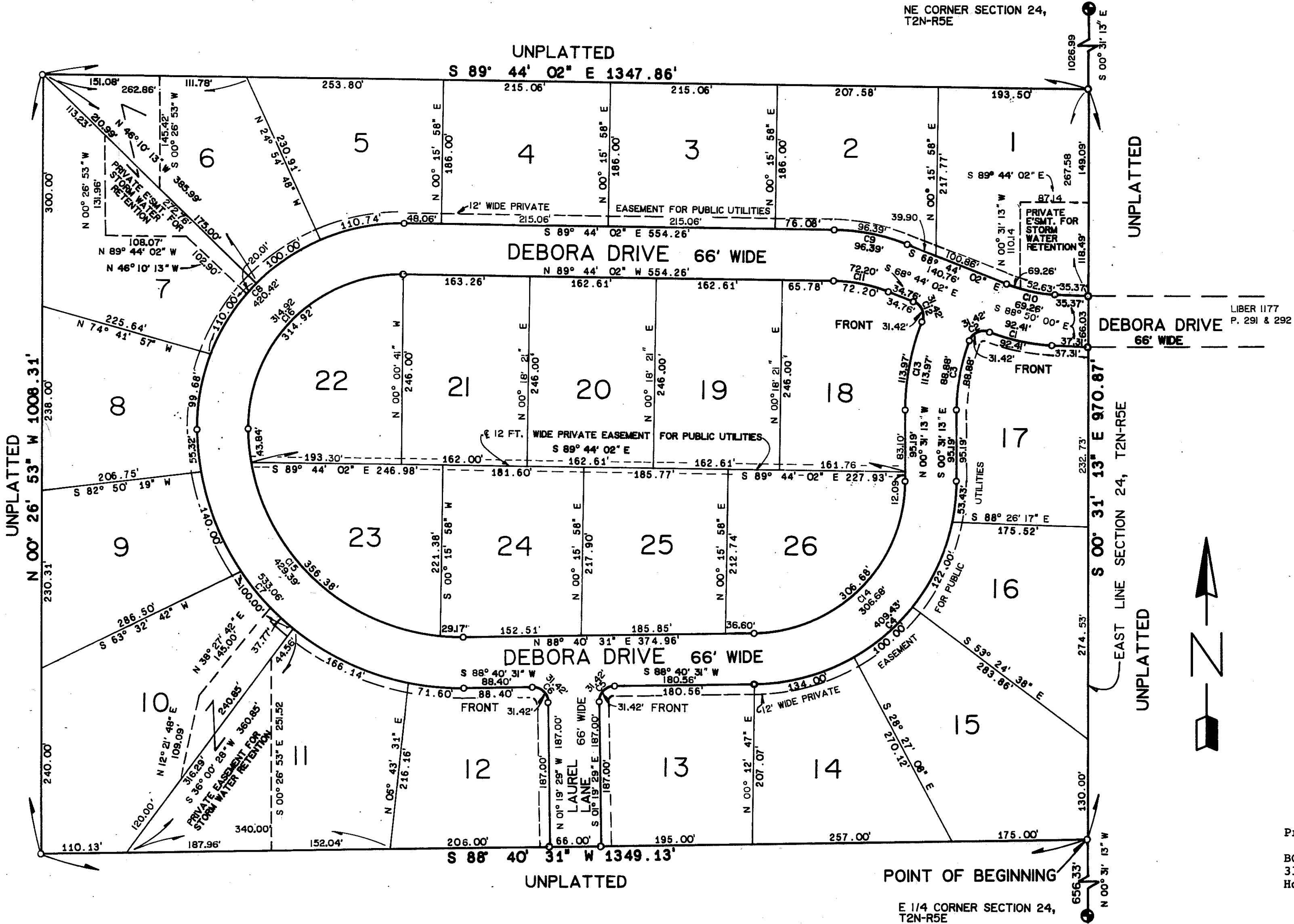
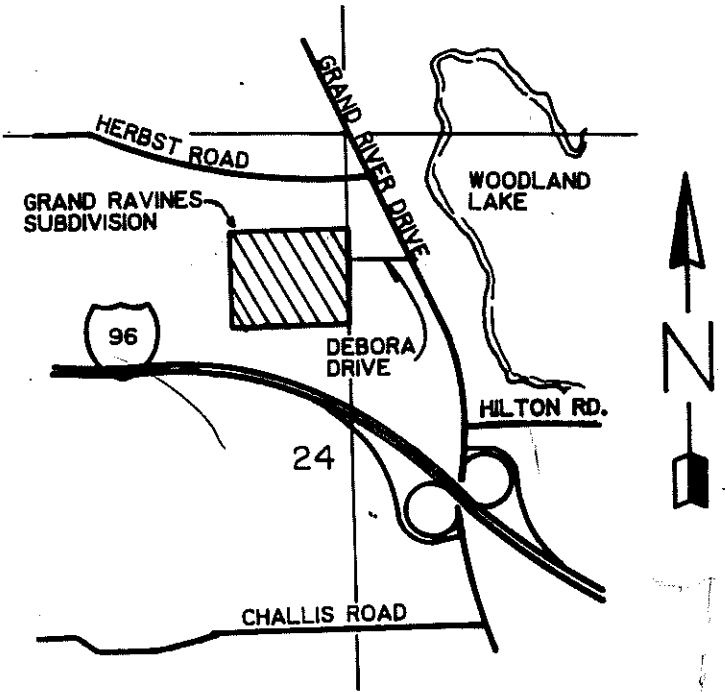
A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 24  
T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICH.

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"	96.39	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.

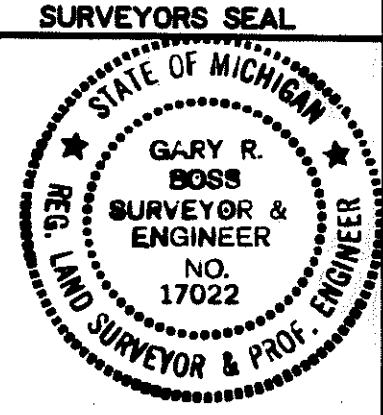
All bearings are in relation to the plat of "Shore Acres" as recorded in Liber 3, page 45, Livingston County Records.

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) 201-212, 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

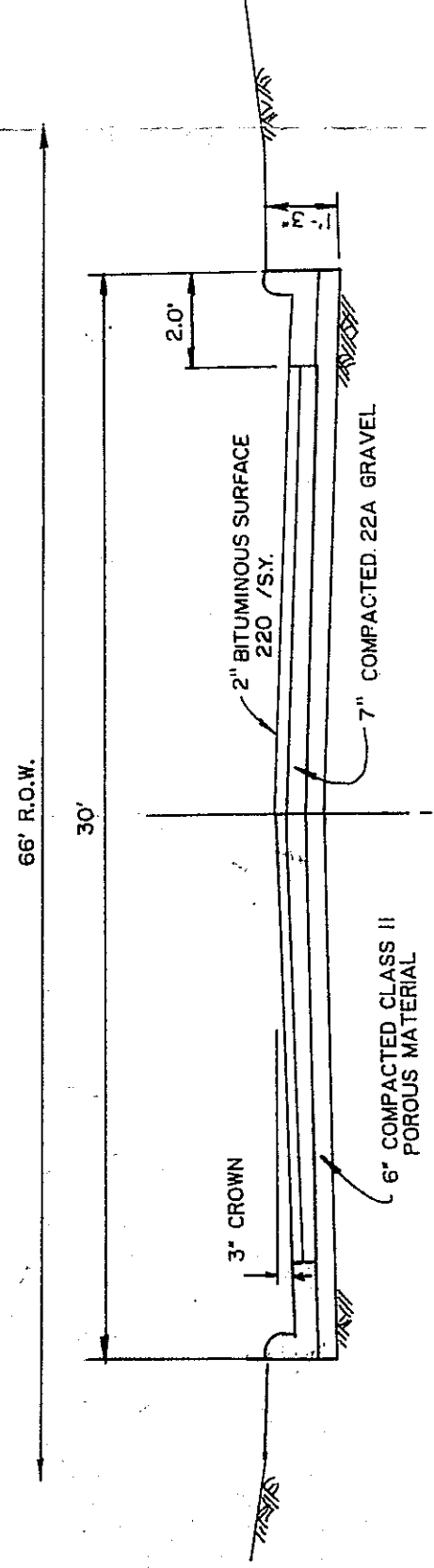
*Gary R. Boss*  
Gary R. Boss



PRELIMINARY PLAT

"GRAND RAVINES"

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



TYPICAL ROAD CROSS-SECTION

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.

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

PROPOSED MINIMUM HOUSE ELEVATIONS

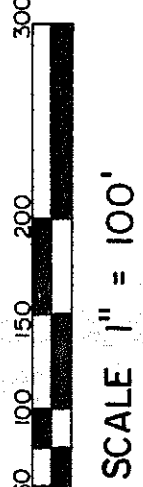
LOT 1	990	LOT 10	1010	LOT 19	1014
LOT 2	1002	LOT 11	1004	LOT 20	1002
LOT 3	1000	LOT 12	1014	LOT 21	1000
LOT 4	990	LOT 13	1014	LOT 22	1000
LOT 5	990	LOT 14	1006	LOT 23	1004
LOT 6	1000	LOT 15	1010	LOT 24	1004
LOT 7	1004	LOT 16	1002	LOT 25	1012
LOT 8	1010	LOT 17	990	LOT 26	1020
LOT 9	1012	LOT 18	1022		

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  
RALPH B. SHIRLEY  
MEZEL  
ZONED A-1

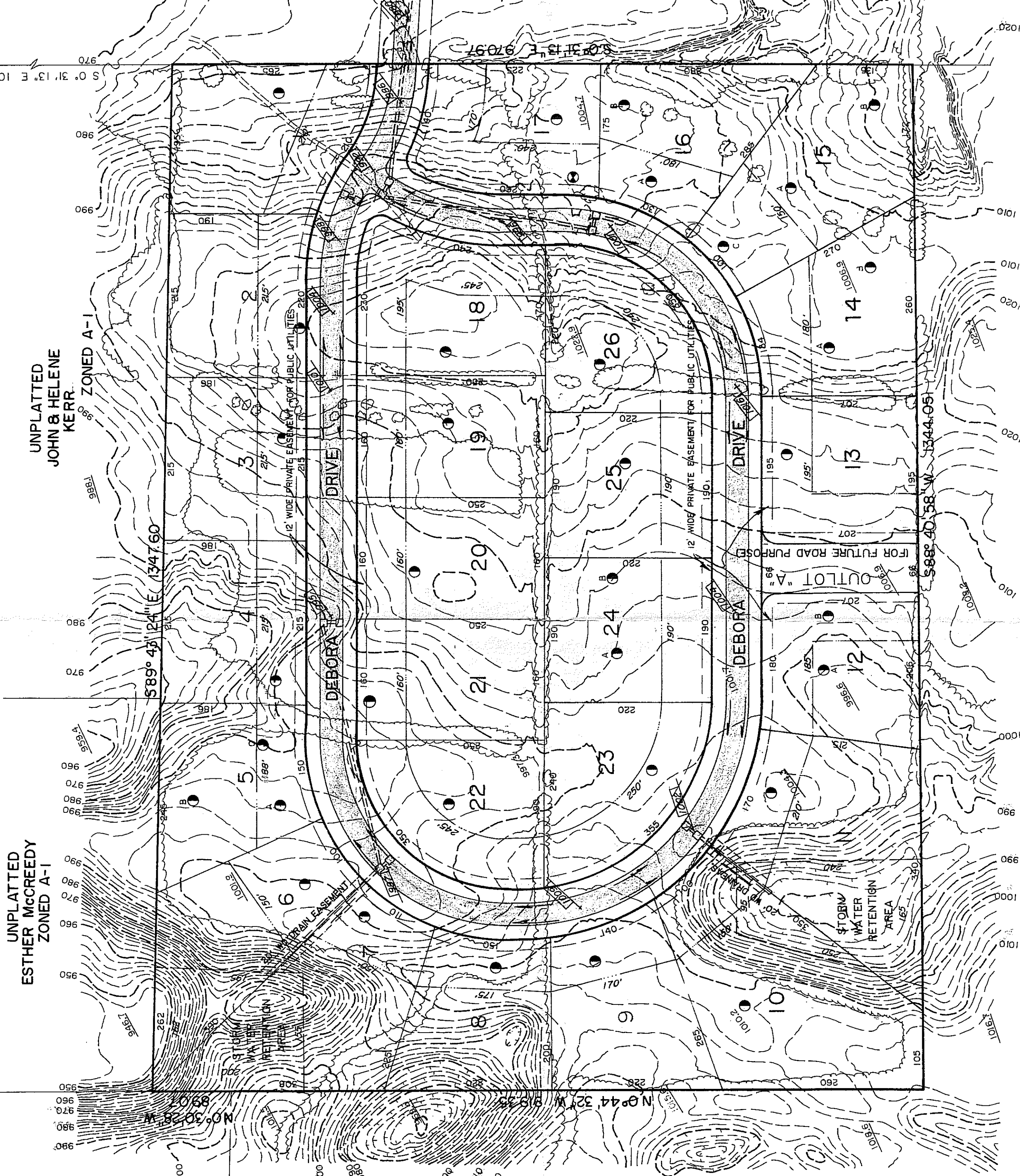
UNPLATTED  
ESTHER MCCREEDY  
ZONED A-1

UNPLATTED  
JOHN B. HELENE  
KERR  
ZONED A-1

UNPLATTED  
JOHN A. HESLUP  
ZONED A-1

UNPLATTED  
BANFIELD - 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/L RADIUS = 230 FEET MINIMUM
- MINIMUM ROAD ELEVATION = 984.0 (U.S.G.S.)
- FRONT BUILDING SETBACK = 65 FEET MINIMUM



UNPLATTED  
NEW CENTURY BANK  
ZONED B-3

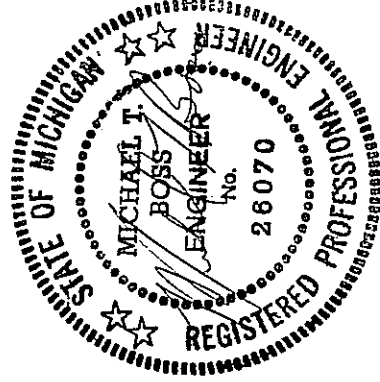
UNPLATTED  
FONSON CONSTRUCTION  
ZONED B-3

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

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	PROJECT
	BOSS ENGINEERING COMPANY	CIVIL ENGINEERS - LAND SURVEYORS
	3121 E. GRAND RIVER, HOWELL, MICHIGAN 48843	(617) 646-4688
	BOX 28 A, FORT AIR PLAZA, CHARLEVILLE, MICHIGAN 48720	(616) 547-2872
	SECTION 24, T2N, R5E, L12N, R5E	COUNTY: LIVINGSTON
	LEGEND	SCALE: 1" = 100'
	4-29-86 MTB	JOB NO.: 86006
	2HS-86 MTB	DATE: JAN. 7, 1986
		CHD. BY: MJB