

RECEIVED  
APR 17 2023  
BY: u  
STAMP RECEIVED

### Application for Conceptual PUD



Augusta Charter Township  
8021 Talladay Road, P.O. Box 100  
Whittaker, MI 48190  
Phone 734-461-6117, Fax 734-461-6379  
www.augustatownship.org

RECEIVED  
APR 17 2023  
BY: KNY  
STAMP PAID

<b>TOWNSHIP FILE</b> PUD - <u>23-01</u>	<b>RELATED FILES</b> PAC - _____
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**PAYMENT INFORMATION**  
Escrow balance must be maintained at \$2,000.00 through completion of the project.  
Fee: \$1,730 + \$35 per Acre = 2611.00  
Total Amount Paid \$ 2611.00  
Paid via  Cash  Check # 5804  
Rec'd By KNY Receipt # 90696  
G/L# \_\_\_\_\_

#### GENERAL INFORMATION

Name(s) of Legal Property Owner(s) Mitchel Kalimai  
Street Address (Street # & Name or P.O. Box) 11294 Rawsonville Road  
City Belleville State MI Zip 48111 Email timcox969@gmail.com (Tim Cox, manager)  
Phone 734-461-2447 Fax 734-461-1974 Cell 734-368-1651  
Name of Petitioner (if Different from Owner) \_\_\_\_\_  
Company \_\_\_\_\_ Interest in Property \_\_\_\_\_  
Street Address (Street # & Name or P.O. Box) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Cell \_\_\_\_\_  
Name of Site Planner or Engineer David Arthur Consultants, Inc. David A. Kubiske, P.E.  
Street Address (Street # & Name or P.O. Box) 110 Main street  
City Dundee State MI Zip 48131 Email dac@daceng.com  
Phone 734-823-5080 Fax 734-823-5085 Cell \_\_\_\_\_

#### PLANNED UNIT DEVELOPMENT INFORMATION

Name of Project: Mitchel's Storage, LLC - Planned Unit Development  
Description of Project: Project shall consist primarily of a commercial property to be used as a secure storage facility, as well as two residential lots.  
 Pre-Application Conference held with Planning Commission Date January 18, 2023  
Zoning of Property: AR Land Area (in acres): 25.196 (Gross)  
General Location of Property: West side of Rawsonville Road, between Talladay and Willow Roads.  
Tax I.D. Number(s): T-20-24-100-053  
 Legal Description is attached.  A copy of all the property's Deed Restrictions is attached.  
 All submittal requirements of Article 12.6(B)(2) have been provided herewith.  
 Project has been submitted to the Subdivision Advisory Committee for review (if applicable)

## PUD ELIGIBILITY CRITERIA

The Planning Commission will utilize the following criteria in determining the eligibility of a project for PUD consideration. On an attached sheet of paper, describe how the proposed PUD satisfies the following eligibility criteria:

- A. **Recognizable Benefit.** The PUD will result in a recognizable and substantial benefit, both to the end users of the development and the overall quality of life in the Township. These benefits can be provided through site design elements in excess of the requirements of this Ordinance, such as one or more of the following:
1. Preservation of natural features, specifically, but not limited to, woodlands, specimen trees, riparian systems, wetlands, open spaces and the connectivity thereof.
  2. Improvements in traffic patterns, such as the provision of unified access or improvement of the adjacent road system.
  3. Improvements in the aesthetic qualities of the development itself, such as unique site design features and extensive landscaping.
  4. Provision of pedestrian connectivity, via internal sidewalks, perimeter safety paths and other greenway corridors.
  5. Improvements in public safety or welfare through better water supply, sewage disposal, stormwater management, or control of air and water pollution.
  6. High quality architectural and landscape design.
  7. Provision of transitional areas between adjacent residential land uses.
  8. Preservation of farmland.
  9. Preservation of historic buildings.

Economic benefit to the community shall not, by itself, be deemed sufficient to allow eligibility, but may be considered in conjunction with the benefits listed above.

- B. **Density Impact.** The proposed type, intensity or density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relations to the use or uses otherwise permitted by this Ordinance, and shall not pose an unreasonable impact to the subject site; surrounding land, property owners and occupants; and/or the natural environment. The Planning Commission may require that the applicant prepare an impact statement documenting the significance of any environmental, traffic or socioeconomic impacts resulting from the PUD. The potential impact of the proposed PUD project shall be evaluated in relation to the impacts associated with conventional development. To this end, the Planning Commission may require that the applicant prepare a quantitative comparison of the impacts of a conventional development and the PUD plan to assist in making this determination (such as an overlay of the conceptual development plans on a natural features map, illustrating other site development options to demonstrate that the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant problem relative to the provision of public services or environmental degradation, mitigation shall be provided to alleviate the impacts associated with the PUD.
- C. **Master Plan.** The proposed development shall be consistent with the intent and spirit of the Augusta Charter Township Master Plan, and further its implementation. If the proposed development is not consistent with the Master Plan, but there has been a change in conditions in the area that will explain why the proposed PUD is a reasonable use of land, the Planning Commission can consider an amendment to the master Plan concurrent with the review and approval of the proposed PUD.
- D. **Guaranteed Open Space.** The proposed PUD shall include the perpetual preservation of usable open space in accordance with the provision of Section 12.3(l).
- E. **Economic Impact.** IN relation to the existing zoning, the proposed development shall not result in a material negative economic impact upon surrounding properties, as determined by the Planning Commission.
- F. **Unified Control.** The proposed development shall be under single ownership and/or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.

**SUBMISSION**

Date Rec'd. 4/17/23 by LL

Application Form completed and signed by the Petitioner and/or Property Owner.

Twelve (12) copies of all plans and supplemental information provided.

*Applications must be received twenty-eight (28) days prior to the next Planning Commission meeting to be eligible for placement on the agenda.*

**PAYMENT**

**Escrow balance must be maintained at \$2,000.00 through completion of the project.**

Fee: \$1,730.00 + \$35.00 per Acre = 2611.96

Total Amount Paid \$ 2611.96

Paid Via  Cash  Check # 5804

Rec'd By LL Receipt # 90696

G/L # \_\_\_\_\_

**FILING**

*For all new applications, a Township File number must be assigned and a new file must be created.*

Township File No.: PUD - 23 - 01

Related Township Files cross-referenced

Application tracking spreadsheet updated

Original application and one copy of all materials retained for Township File

One copy of all materials delivered to:

- Township Engineer for review
- Township Attorney for review

Nine copies of all materials delivered to Township Planner for review and distribution to the Planning Commission

Copy of application, with copy of payment, forwarded to Clerk

**EXTERNAL REVIEWS**

The following groups have provided reviews, and have been included in the Township File:

Planner     Engineer     Attorney

MDEQ     WCRC     WCDC

Subdivision Advisory Committee (SAC)

Other \_\_\_\_\_

**PUBLIC HEARING NOTICE**

Legal Notice of Public Hearing:

Delivered to newspaper for publication  
Date of publication \_\_\_\_\_

Delivered to owners and occupants of the subject site and surrounding property and Petitioner  
Date of delivery \_\_\_\_\_

Posted at Township Hall on (Date) \_\_\_\_\_

Recipient list included in Township File

**PLANNING COMMISSION ACTION**

Date of first PC Agenda: \_\_\_\_\_

Copy of plans submitted to Subdivision Advisory Committee (SAC) for review.

Copy of plans submitted to Superintendent of Schools for review.

*After receiving comments from SAC and Schools, the Planning Commission shall take action.*

Date of Public Hearing \_\_\_\_\_

Planning Commission Action (Choose One)

Recommend Approval    Date \_\_\_\_\_

Recommend Approval w/Conditions  
(Conditions Attached)    Date \_\_\_\_\_

Recommend Denial    Date \_\_\_\_\_

PC Secretary Signature \_\_\_\_\_ Date \_\_\_\_\_

Copy of PC Action included in Township File

*Following the PC recommendation, applicant must submit twelve (12) copies of all plans and supplemental materials for Board of Trustees Review.*

**BOARD OF TRUSTEES ACTION**

Date of BOT Agenda \_\_\_\_\_

Approved    Date \_\_\_\_\_

Approved w/Conditions  
(Conditions Attached)    Date \_\_\_\_\_

Denied    Date \_\_\_\_\_

Township Clerk Signature \_\_\_\_\_ Date \_\_\_\_\_

Copy of BOT Action included in Township File

**AFFIDAVIT**

**By submitting this application, authority is given to Township representatives to physically view and inspect the property.**

The undersigned says that (s)he is the Petitioner involved in this Application, and that the foregoing answers and statements herein contained, and the information herewith submitted are, in all respects, true and correct to the best of his/her knowledge and belief.

Petitioner Signature *Michael Kucharski* Date 4-17-23

If the Petitioner and Property Owner are NOT the same individual, the Property Owner, by signing below, says that they have given the Petitioner permission to submit this Application, and accepts that all obligations assumed by the Petitioner in the course of pursuing this Application will become those of the Property Owner should the Petitioner fail to satisfy them.

Property Owner Signature *Michael Kucharski* Date 4-17-23

**IMPORTANT NOTICE**

The Augusta Charter Township Board of Trustees, at their May 24, 2005 meeting, adopted the resolution "adopting a ten percent (10%) fee for Zoning Administration. The fee will be added onto the new currently monthly charges."

The Augusta Charter Township Board of Trustees, at their June 14, 2005 meeting, directed the Clerk's office to invoice applicants, with either new applications and/or applications pending at the effective date of this motion, the costs incurred for engineering, planning and legal services provided by the township in excess of funds deposited by the applicant for this application. The applicant shall reimburse the township for the cost overruns within 30 days of their approval otherwise the approval shall be revoked.

The Augusta Charter Township Board of Trustees took action on January 3, 2008, directing the Clerk's Office to issue STOP Work Orders and subsequent RESUME Work Orders to the township's development review professionals (Engineer, Planner and Attorney).

STOP Work Orders will be issued by the Clerk when the escrow balance on the month end invoice falls below the established \$2,000.00 minimum balance. Notice of the deficient escrow balance is located on the invoice.

RESUME Work Orders will be issued by the Clerk contingent upon receipt of email notification from the Treasurer that (A) a payment has been made and (B) has cleared the bank within 5 business days and (C) that the amount of the deposit was sufficient to bring the escrow balance above the established \$2,000.00 limit.

If you have any questions about the escrow deposit and minimum balance requirement, STOP Work Orders or RESUME Work Orders, please contact the Township Clerk, Kathy Giszczak, at 734-461-6117, ext. 201 or via email to [kgiszczak@augustatownship.org](mailto:kgiszczak@augustatownship.org).

## PROPERTY DESCRIPTION

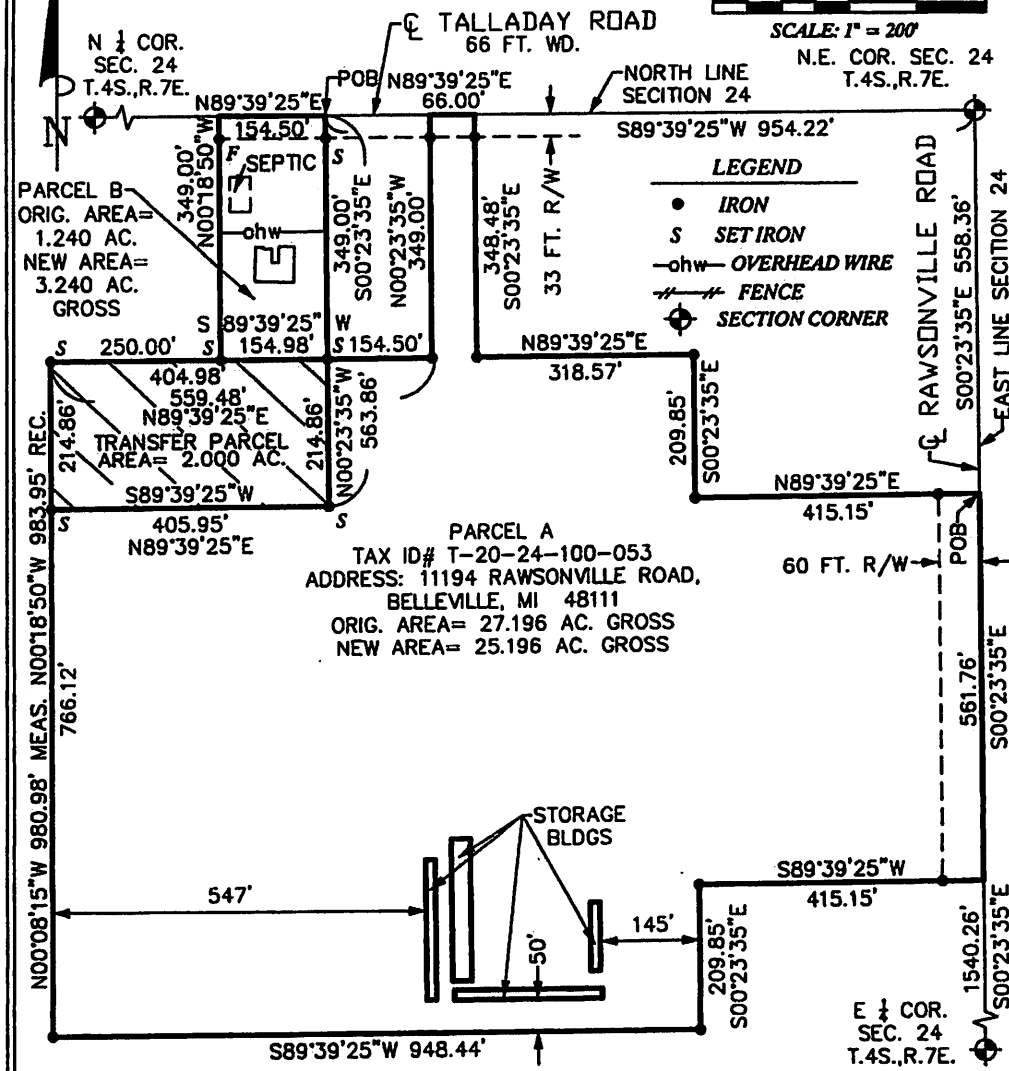
LAND SITUATED IN THE TOWNSHIP OF AUGUSTA, COUNTY OF WASHTENAW, STATE OF MICHIGAN BEING FURTHER DESCRIBED AS "NEW LEGAL DESCRIPTION PARCEL A" OF

PARCEL TRANSFER BY:  
AMERICAN LANDMARK SURVEY P.L.C.  
JOB # 14207  
DATED: 3/21/2014  
SURVEYOR: GERALD F. DESLOOVER, NO. 45166

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35" EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE SOUTH 89°39'25" WEST 948.44; THENCE NORTH 00°08'15" WEST 766.12 FEET; THENCE NORTH 89°39'25" EAST 405.95 FEET; THENCE NORTH 00°23'35" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET; THENCE NORTH 00°23'35" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48 FEET; THENCE NORTH 89°39'25" EAST 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE NORTH 89°39'25" EAST 415.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.196 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

# PARCEL TRANSFER



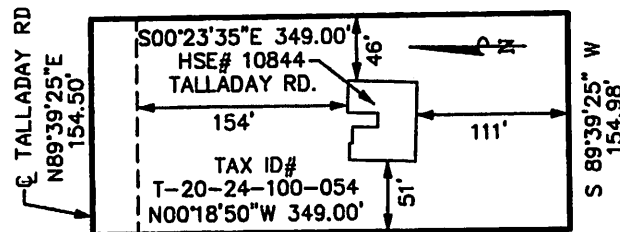
**PARCEL A**  
 TAX ID# T-20-24-100-053  
 ADDRESS: 11194 RAWSONVILLE ROAD,  
 BELLEVILLE, MI 48111  
 ORIG. AREA= 27.196 AC. GROSS  
 NEW AREA= 25.196 AC. GROSS

**PARCEL B**  
 ORIG. AREA= 1.240 AC.  
 NEW AREA= 3.240 AC.  
 GROSS

**TRANSFER PARCEL**  
 AREA= 2.000 AC.

- LEGEND**
- IRON
  - S SET IRON
  - ohw- OVERHEAD WIRE
  - FENCE
  - ⊕ SECTION CORNER

**PARCEL B DETAILS**  
 SCALE: 1"=100'



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MARCH 14, 2014 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/18500, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

**AMERICAN LANDMARK SURVEY P.L.C.**

SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

CLIENT: RODNEY TAYLOR

DATE 3/21/2014  
 DRAWN BY: GFD  
 SCALE: 1"=200'  
 SHEET 1 OF 2  
 JOB# 14207

*Gerald F. Desloover*  
**GERALD F. DESLOOVER**  
 PROFESSIONAL SURVEYOR  
 NO. 45168  
 P.O. BOX 130043  
 ANN ARBOR, MI 48113  
 734-677-7000



# PARCEL TRANSFER

102

**ORIGINAL LEGAL DESCRIPTION PARCEL B AREA = 1.240 ACRES GROSS**  
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7  
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25"  
 WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD)  
 TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'35" EAST 349.00 FEET; THENCE  
 SOUTH 89°39'25" WEST 154.98 FEET; THENCE NORTH 00°18'50" WEST 349.00 FEET; THENCE  
 NORTH 89°39'25" EAST 154.50 FEET TO THE POINT OF BEGINNING.

**NEW LEGAL DESCRIPTION PARCEL B AREA = 3.240 ACRES GROSS**  
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7  
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25"  
 WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD)  
 TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'35" EAST 563.86 FEET; THENCE  
 SOUTH 89°39'25" WEST 405.95 FEET; THENCE NORTH 00°08'15" WEST 214.86 FEET; THENCE  
 NORTH 89°39'25" EAST 250.00 FEET; THENCE NORTH 00°18'50" WEST 349.00 FEET; THENCE  
 NORTH 89°39'25" EAST 154.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.240  
 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

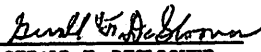
**ORIGINAL LEGAL DESCRIPTION PARCEL A AREA = 27.196 ACRES GROSS**  
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7  
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35"  
 EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE  
 ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76  
 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85  
 FEET; THENCE SOUTH 89°39'25" WEST 948.44 FEET; THENCE NORTH 00°08'15" WEST 980.98  
 FEET, RECORDED AS NORTH 00°18'50" WEST 983.95 FEET; THENCE NORTH 89°39'25" EAST  
 559.48 FEET; THENCE NORTH 00°23'35" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST  
 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48 FEET; THENCE NORTH 89°39'25" EAST  
 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE NORTH 89°39'25" EAST  
 415.15 FEET TO THE POINT OF BEGINNING. CONTAINING 27.196 ACRES MORE OR LESS  
 AND SUBJECT TO ALL EASEMENTS OF RECORD.

**NEW LEGAL DESCRIPTION PARCEL A AREA = 25.196 ACRES GROSS**  
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7  
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35"  
 EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE  
 ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76  
 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85  
 FEET; THENCE SOUTH 89°39'25" WEST 948.44 FEET; THENCE NORTH 00°08'15" WEST 766.12  
 FEET; THENCE NORTH 89°39'25" EAST 405.95 FEET; THENCE NORTH 00°23'35" WEST 214.86  
 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET; THENCE NORTH 00°23'35" WEST 349.00  
 FEET; THENCE NORTH 89°39'25" EAST 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48  
 FEET; THENCE NORTH 89°39'25" EAST 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85  
 FEET; THENCE NORTH 89°39'25" EAST 415.15 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 25.196 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF  
 RECORD.

**LEGAL DESCRIPTION TRANSFER PARCEL AREA = 2.000 ACRES GROSS**  
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7  
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25"  
 WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD);  
 THENCE SOUTH 00°23'35" EAST 349.00 FEET TO THE POINT OF BEGINNING; THENCE  
 CONTINUING SOUTH 00°23'35" EAST 214.86 FEET; THENCE SOUTH 89°39'25" WEST 405.95  
 FEET; THENCE NORTH 00°08'15" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 404.98  
 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MARCH 14, 2014  
 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY  
 WAS 1/18500, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN  
 COMPLIED WITH.

<b>AMERICAN LANDMARK SURVEY P.L.C.</b>						
SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.  CLIENT: RODNEY TAYLOR	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DATE 3/21/2014</td></tr> <tr><td>DRAWN BY: GFD</td></tr> <tr><td>SCALE: 1" = 200'</td></tr> <tr><td>SHEET 2 OF 2</td></tr> <tr><td>JOB# 14207</td></tr> </table>	DATE 3/21/2014	DRAWN BY: GFD	SCALE: 1" = 200'	SHEET 2 OF 2	JOB# 14207
DATE 3/21/2014						
DRAWN BY: GFD						
SCALE: 1" = 200'						
SHEET 2 OF 2						
JOB# 14207						

  
**GERALD F. DESLOOVER**  
 PROFESSIONAL SURVEYOR  
 No. 45188  
 P.O. BOX 130043  
 ANN ARBOR, MI 48113  
 734-677-7000



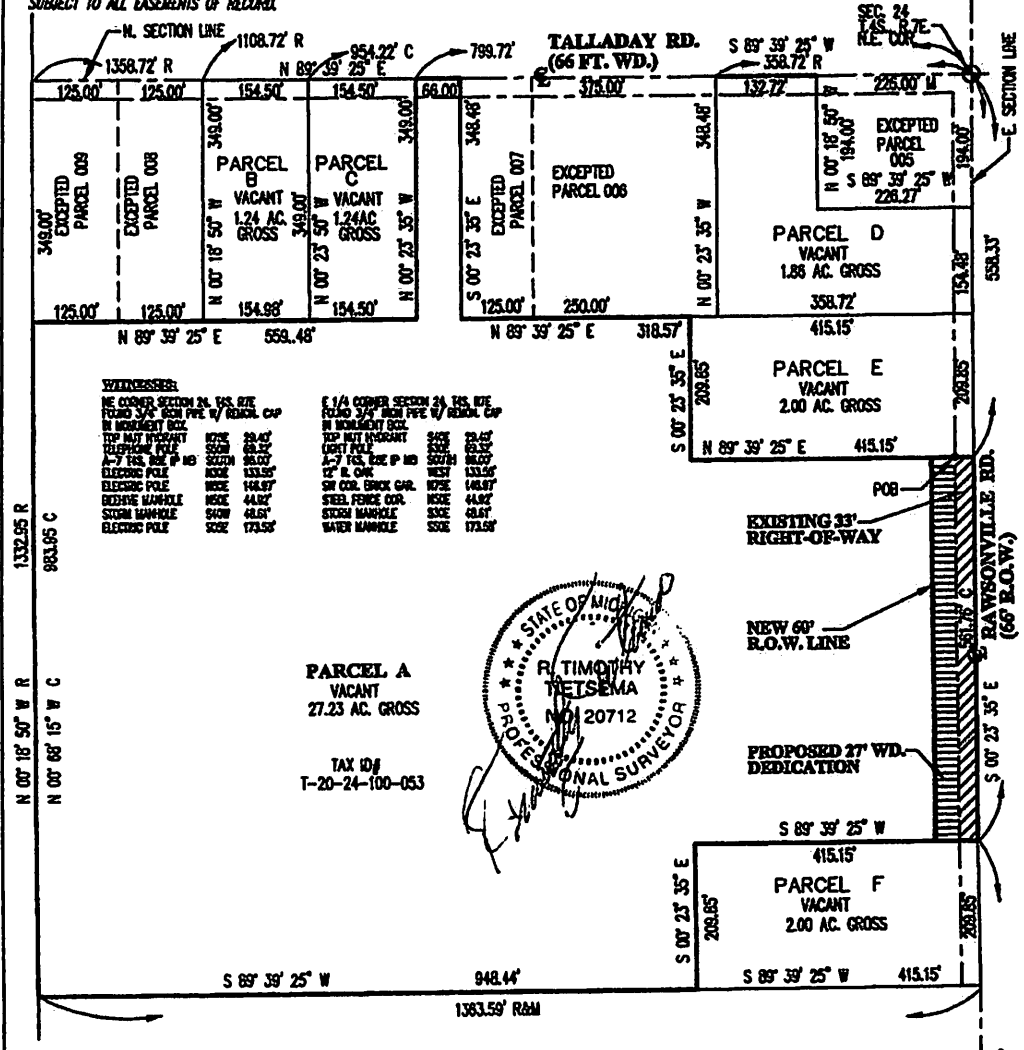
# ATTACHMENT "A"

**LEGAL DESCRIPTION PARCEL A**

COMMENCING AT THE N.E. COR. SEC. 24 T.4S., R.7E., AUGUSTA TOWNSHIP, WASHINGTON COUNTY MI.; THENCE S 00° 23' 35" E 558.35 FT. ALONG THE EAST SEC. LINE (THE CENTERLINE OF RAWSONVILLE RD.) TO THE POINT-OF-BEGINNING, THENCE CONTINUING S 00° 23' 35" E 561.76 FT., THENCE S 89° 39' 25" W 415.15 FT.; THENCE S 00° 23' 35" E 208.85 FT.; THENCE S 89° 39' 25" W 948.44 FT.; THENCE N 00° 18' 50" W (R)983.95 FT N 00° 08' 15" W(C); THENCE N 89° 39' 25" E 558.43 FT.; THENCE N 00° 23' 35" W 348.00 FT.; THENCE N 89° 39' 25" E 68.00 FT.; THENCE S 00° 23' 35" E 348.48 FT.; THENCE N 89° 39' 25" E 318.57 FT.; THENCE S 00° 23' 35" E 208.85 FT.; THENCE N 89° 39' 25" E 415.15 TO THE POINT-OF-BEGINNING. CONTAINING 27.52 AC. MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

**LEGEND**  
 R = RECORD  
 M = MEASURED  
 C = CALCULATED

SCALE: 1" = 200'

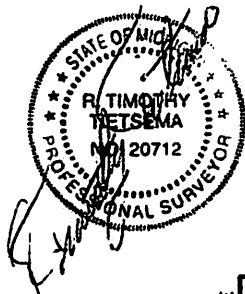


**WITNESSES**

NE CORNER SECTION 24, T.4S., R.7E., SEC. 24, WASHINGTON COUNTY, MICHIGAN	1/4 CORNER SECTION 24, T.4S., R.7E., SEC. 24, WASHINGTON COUNTY, MICHIGAN
1-7' DIA. IRON PIPE W/ RECORD CAP	1-7' DIA. IRON PIPE W/ RECORD CAP
1" R. OAK	1" R. OAK
SH COR. BRICK CAP	SH COR. BRICK CAP
STEEL FENCE COR.	STEEL FENCE COR.
STEEL MANHOLE	STEEL MANHOLE
WATER MANHOLE	WATER MANHOLE

**PARCEL A**  
 VACANT  
 27.23 AC. GROSS

TAX ID#  
 T-20-24-100-053



**R.O.W. LEGAL DESCRIPTION**

A 27 FT. WD. STRIP OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TWP., WASHINGTON COUNTY, MICHIGAN, DESCRIBED AS:  
 COMMENCING AT THE N.E. 1/4 CORNER OF SAID SECTION 24; THENCE S 00° 23' 35" E 558.33 FT.; ALONG THE EAST SECTION LINE, THE CENTERLINE OF RAWSONVILLE ROAD (66 FT. WD.); THENCE S 89° 39' 25" W 33.00 FT. TO THE POINT-OF-BEGINNING; THENCE CONTINUING S 89° 39' 25" W 27.00 FT.; THENCE S 00° 23' 35" SEC. E 567.76 FT.; THENCE N 89° 39' 25" E 27.00 FT.; THENCE N 00° 23' 35" SEC. W 561.76 FT. TO THE POINT-OF-BEGINNING. CONTAINING 15,167.5 SF OR 0.348 AC MORE OR LESS.

FOR: MITCHEL'S STORAGE 11294 RAWSONVILLE RD. BELLEVILLE, MI. 48111	REV. FOR SPLITS 9.27.05 REV. FOR 60' R.O.W. DEDICATION PARCEL A	<h2 style="margin: 0;">ATTACHMENT "A"</h2> <h3 style="margin: 0;">R.O.W. DESCRIPTION</h3>
DATE 3-2-05      REV. 3-8-05 JOB NO. 20421_MS2B      REV. 6-29-07 DRAWN D.P.M. CHECKED J. STENROSE	1 OF 1	<b>STENROSE ASSOCIATES INC.</b> SITE DEVELOPMENT ENGINEERING 30410 PURITAN AVENUE, LIVONIA MI. 48154 PHONE: 734.421.3159