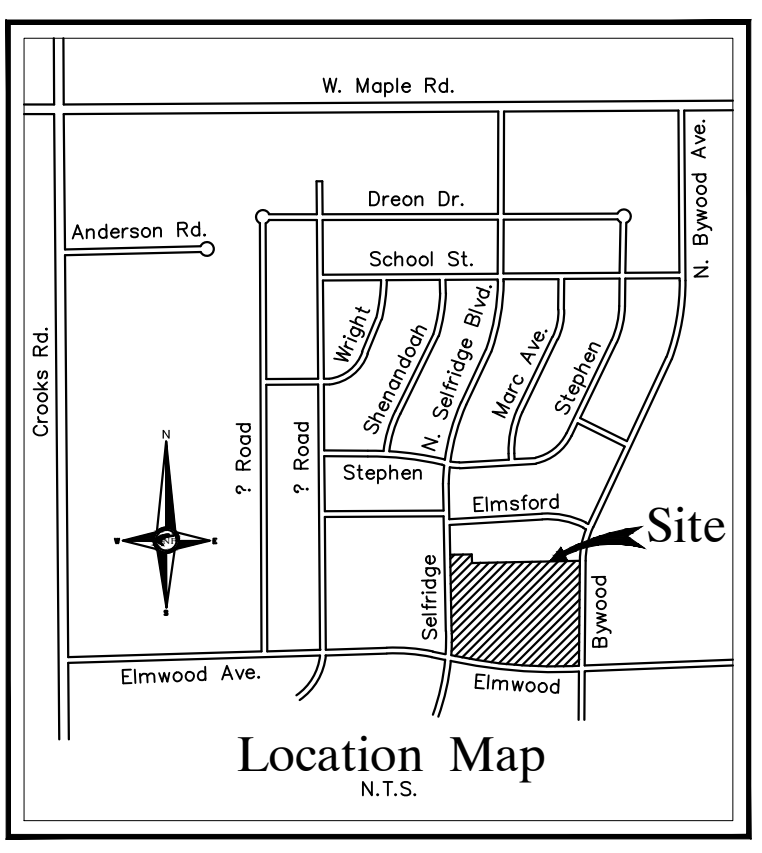
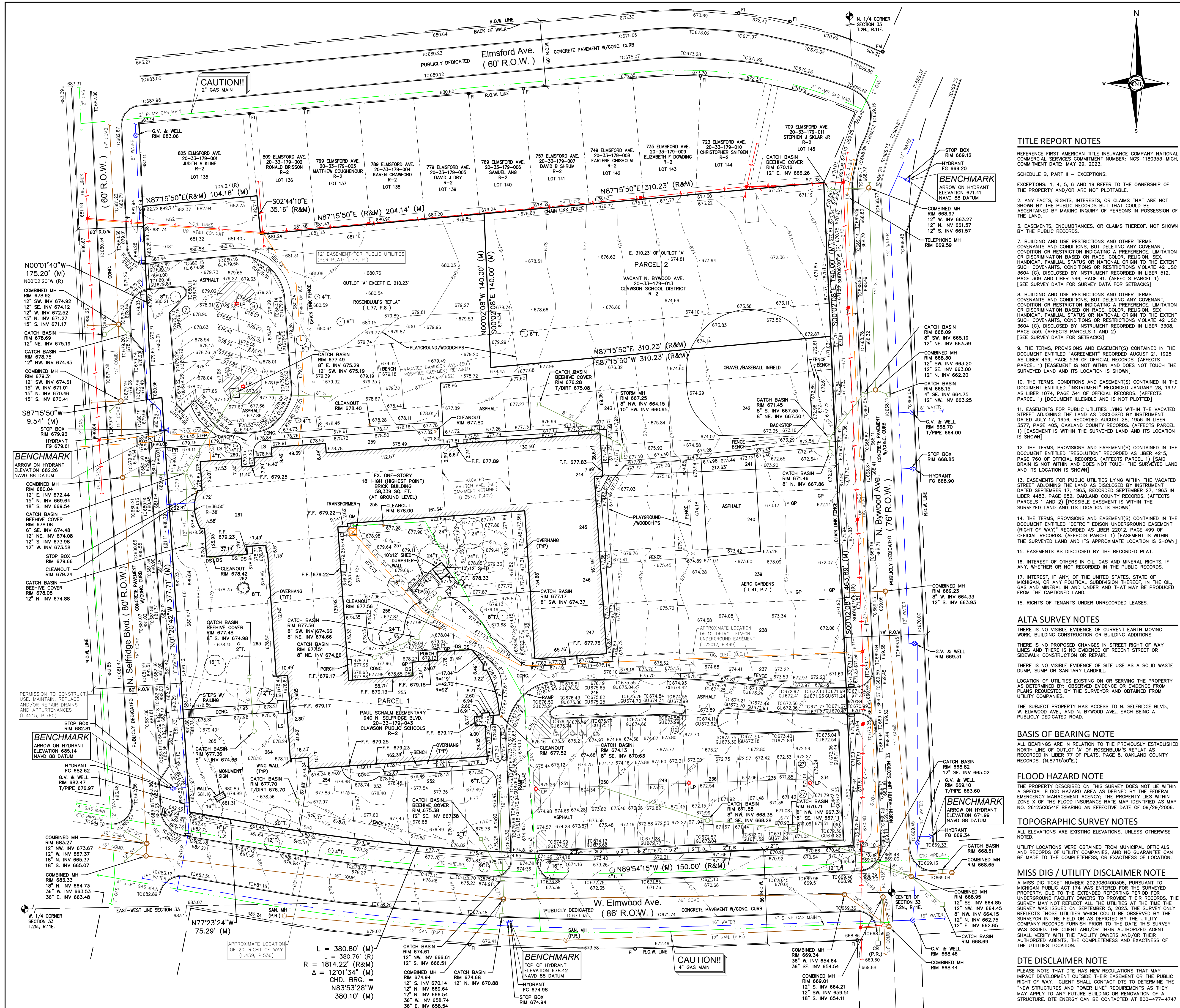


## V. Survey/Utility Survey/Concept Plan

The information contained in this Request For Proposals To Purchase Real Property is provided as an accommodation to the prospective purchasers. It is believed to be correct, but no representations or warranties as to its accuracy should be inferred or are made. Each party responding to this Request For Proposals should independently confirm the accuracy of the information contained herein.





**TITLE REPORT NOTES**

- REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER: NCS-118035-3-MICH. COMMITMENT DATE: MAY 29, 2023.
- SCHEDULE B, PART II - EXCEPTIONS:
- EXCEPTIONS 1, 4, 5, 6 and 19 REFER TO THE OWNERSHIP OF THE PROPERTY AND/OR ARE NOT PLOTTABLE.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
3. EASEMENTS, ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
7. BUILDING AND USE RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), DISCLOSED BY INSTRUMENT RECORDED IN LIBER 512, PAGE 309 AND LIBER 546, PAGE 41. (AFFECTS PARCEL 1) [SEE SURVEY DATA FOR SETBACKS]
8. BUILDING AND USE RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), DISCLOSED BY INSTRUMENT RECORDED IN LIBER 3306, PAGE 559. (AFFECTS PARCELS 1 AND 2) [SEE SURVEY DATA FOR SETBACKS]
9. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 21, 1925 AS LIBER 459, PAGE 536 OF OFFICIAL RECORDS. (AFFECTS PARCEL 1) [EASEMENT IS NOT WITHIN AND DOES NOT TOUCH THE SURVEYED LAND AND ITS LOCATION IS SHOWN]
10. THE TERMS, CONDITIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "INSTRUMENT" RECORDED JANUARY 28, 1937 AS LIBER 1074, PAGE 341 OF OFFICIAL RECORDS. (AFFECTS PARCEL 1) [DOCUMENT ILLEGIBLE AND IS NOT PLOTTED]
11. EASEMENTS FOR PUBLIC UTILITIES LYING WITHIN THE VACATED STREET ADJOINING THE LAND AS DISCLOSED BY INSTRUMENT DATED JULY 17, 1956, RECORDED AUGUST 28, 1956 IN LIBER 3577, PAGE 405, OAKLAND COUNTY RECORDS. (AFFECTS PARCEL 1) [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN]
12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION" RECORDED AS LIBER 4215, PAGE 760 OF OFFICIAL RECORDS. (AFFECTS PARCEL 1) [SAD GRAB IS NOT WITHIN AND DOES NOT TOUCH THE SURVEYED LAND AND ITS LOCATION IS SHOWN]
13. EASEMENTS FOR PUBLIC UTILITIES LYING WITHIN THE VACATED STREET ADJOINING THE LAND AS DISCLOSED BY INSTRUMENT DATED SEPTEMBER 17, 1963, RECORDED SEPTEMBER 27, 1963 IN LIBER 4483, PAGE 652, OAKLAND COUNTY RECORDS. (AFFECTS PARCELS 1 AND 2) [POSSIBLE EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN]
14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION" RECORDED AUGUST 21, 1925 AS LIBER 459, PAGE 536 OF OFFICIAL RECORDS. (AFFECTS PARCEL 1) [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS APPROXIMATE LOCATION IS SHOWN]
15. EASEMENTS AS DISCLOSED BY THE RECORDED PLAT.
16. INTEREST OF OTHERS IN OIL, GAS AND MINERAL RIGHTS, IF ANY, WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
17. INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERAL RIGHTS IN AND UNDER, AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.
18. RIGHTS OF TENANTS UNDER UNRECORDED LEASES.

**ALTA SURVEY NOTES**

THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.

THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMPY LAND OR AS SANITARY LANDS.

THE SUBJECT PROPERTY HAS ACCESS TO N. SELFRIDGE BLVD., W. ELMWOOD AVE. AND N. BYWOOD AVE., EACH BEING A PUBLICLY DEDICATED ROAD.

**BASIS OF BEARING NOTE**

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED NORTH LINE OF OUTLOT 'A' OF ROSENBLUM'S REPLAT AS RECORDED IN LIBER 77 OF PLATS, PAGE 8, OAKLAND COUNTY RECORDS. (N.87°15'50"E)

**FLOOD HAZARD NOTE**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 261250054IF BEARING AN EFFECTIVE DATE OF 09/29/2006.

**TOPOGRAPHIC SURVEY NOTES**

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

**MISS DIG / UTILITY SURVEY NOTE**

A MISS DIG TICKET NUMBER 2023080400306, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT THE UTILITIES AS THEY EXIST AT THE TIME THE SURVEY WAS ISSUED ON SEPTEMBER 5, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

**DTE DISCLAIMER NOTE**

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

**CERTIFICATE OF SURVEY**

CERTIFIED TO:  
 -SCHOOL DISTRICT OF THE CITY OF CLAWSON  
 -FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2023.

KEVIN NAVAROLI, P.E. NO. 400103503  
 DATE OF PLAT OR MAP: 9-5-2023

**LEGAL DESCRIPTION - PER TITLE COMMITMENT**

LAND IN THE CITY OF CLAWSON, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:  
 OUTLOT 'A', EXCEPT THE EASTERLY 310.23 FEET, INCLUDING 1/2 OF VACATED DAVIDSON AVENUE ADJACENT THERETO "ROSENBLUM'S REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 77, PAGE 8 OF PLATS, OAKLAND COUNTY RECORDS. ALSO, LOTS 234 THROUGH 265, INCLUSIVE, INCLUDING 1/2 OF VACATED DAVIDSON AND HAMILTON AVENUES ADJACENT THERETO, "AERO GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 41, PAGE 7 OF PLATS, OAKLAND COUNTY RECORDS.

ADDRESS: 940 NORTH SELFRIDGE BOULEVARD  
 TAX PARCEL NO.: 20-33-179-043

PARCEL 2:  
 THE EASTERLY 310.23 FEET OF OUTLOT 'A', INCLUDING 1/2 OF VACATED DAVIDSON AVENUE ADJACENT THERETO, "ROSENBLUM'S REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 77, PAGE 8 OF PLATS, OAKLAND COUNTY RECORDS.

ADDRESS: VACANT NORTH BYWOOD AVENUE  
 TAX PARCEL NO.: 20-33-179-013

**SURVEY DATA**

SITE AREA:  
 PARCEL 1: 310,187 SQUARE FEET OR 7.121 ACRES  
 PARCEL 2: 43,383 SQUARE FEET OR 0.996 ACRES  
 TOTAL: 353,570 SQUARE FEET OR 8.117 ACRES

ZONED:  
 PARCEL 1: R-2, SINGLE FAMILY RESIDENTIAL-2 DISTRICT  
 PARCEL 2: R-2, SINGLE FAMILY RESIDENTIAL-2 DISTRICT

PARKING SPACES:  
 PARCEL 1: 115 PARKING SPACES INCLUDING 5 BARRIER-FREE PARKING SPACES  
 PARCEL 2: NO PARKING SPACES (VACANT)

BUILDING SETBACK:  
 FRONT: 25 FEET (PER L.512, P.309 & L.546, P.41)  
 25 FEET (PER L.3308, P.559)  
 5 FEET (PER L.512, P.309 & L.546, P.41)  
 9 FEET DRIVE SIDE (L.3308, P.559)

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF CLAWSON TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

LEGEND	
MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD)	EXISTING WATER MAIN
GATE VALVE(GW)	EXISTING STORM SEWER
MANHOLE(MH)	EX. BEEHIVE CATCH BASIN
CATCH BASIN(CB)	EX. UNDERGROUND (UG.) CABLE
CBB	OVERHEAD (OH.) LINES
UTILITY POLE	LIGHT POLE
GUY POLE	SIGN
UP	EXISTING GAS MAIN
LP	ASPH.
+	CONC.
+	FOUND
+	RET. WALL
+	RIGHT-OF-WAY
+	SET PK NAIL
(TYP)	TYPE C
(R)	RECORD
(M)	MEASURED
(C/L)	CENTRLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
FP	FLAG POLE
DS	DOWNSPOUT
PR	PHONE RISER
LP	LANDSCAPE
GS	GRASS
MB	MAIL BOX

SEAL



PROJECT  
**Paul Schalm Elementary**  
 940 N. Selfridge Blvd.  
 Clawson, MI 48017

CLIENT  
 Clawson Public Schools

Contact:  
 Theodore Jaworski,  
 Controller  
 Phone: 248.655.4441  
 Email:  
 theodore.jaworski@oakland.k12.mi.us

PROJECT LOCATION  
 Part of the NW 1/4  
 of Section 33,  
 T.2N., R.11E.,  
 City of Clawson,  
 Oakland County, Michigan

SHEET  
 ALTA/NSPS Land Title /  
 Topographic Survey



DATE ISSUED/REVISED  
 09-05-23 SURVEY ISSUED

DRAWN BY:  
**M. Carnaghi**

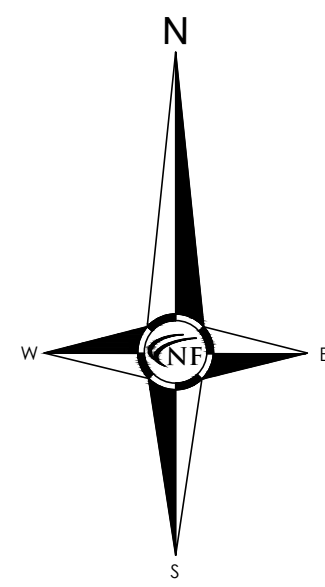
DESIGNED BY:  
**K. Navaroli**

APPROVED BY:  
**K. Navaroli**

DATE:  
**September 5, 2023**

SCALE: 1" = 40'  
 40 20 0 20 40 60

NFE JOB NO. **N729** SHEET NO. **1 of 1**



**CAUTION!!**  
2" GAS MAIN

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 671.41  
NAVD 88 DATUM

N00°01'40"W  
175.20' (M)

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 682.26  
NAVD 88 DATUM

PERMISSION TO CONSTRUCT,  
USE, MAINTAIN, REPLACE  
AND/OR REPAIR DRAINS  
AND APPURTENANCES  
(L-4215, P.760)

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 685.14  
NAVD 88 DATUM

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 671.88  
NAVD 88 DATUM

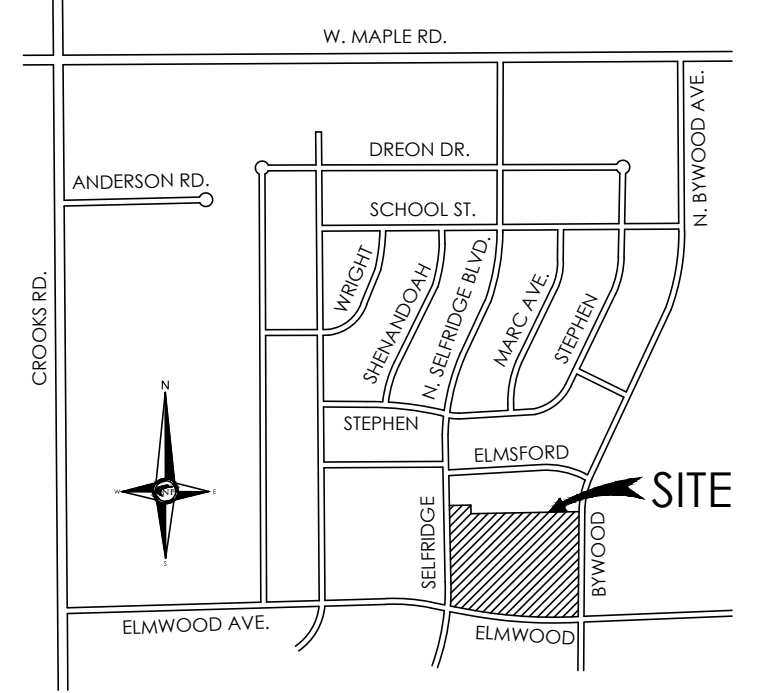
N77°23'24"W  
75.29' (M)

APPROXIMATE LOCATION  
OF 20" RIGHT OF WAY  
(L-426, P.536)

L = 380.80' (M)  
L = 380.76' (R)  
R = 1814.22' (R&M)  
Δ = 12°01'34" (M)  
CHD. BRG. =  
N83°53'28"W  
380.10' (M)

**BENCHMARK**  
ELEVATION 678.42  
NAVD 88 DATUM

**CAUTION!!**  
4" GAS MAIN



LOCATION MAP  
N.T.S.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

SEAL

PROJECT  
Paul Schalm Elementary  
940 N. Selfridge Blvd.  
Clawson, MI 48017

CLIENT  
Clawson Public Schools

Contact:  
Theodore Jaworski,  
Controller  
Phone: 248.655.4441  
Email:  
theodore.jaworski@oakland.k12.mi.us

PROJECT LOCATION  
Part of the NW 1/4  
of Section 33  
T.2N., R.11E.,  
City of Clawson,  
Oakland County, Michigan

SHEET  
Conceptual Plan



REVISIONS

NO.	DESCRIPTION

DRAWN BY:  
G. Ostrowski  
DESIGNED BY:  
G. Ostrowski  
APPROVED BY:  
G. Ostrowski  
DATE:  
September 5, 2023

SCALE: 1" = 40'  
0 20 40 60

NFE JOB NO. SHEET NO.  
**N729 CSP-1**



**SITE SUMMARY**  
EXISTING SITE ZONING: R-2, SINGLE FAMILY RESIDENTIAL DISTRICT  
EXISTING SITE AREA: 353,570.95 S.F. OR 8.12 ACRES

MINIMUM LOT SIZE  
MINIMUM LOT AREA: 5,500 S.F. (GROSS)  
MINIMUM LOT WIDTH: 50 FEET  
ALLOWABLE BLDG HT: TWO STORY OR 25 FEET  
MAXIMUM BLDG LOT COVERAGE: 35%  
MAXIMUM IMPERVIOUS COVERAGE:  
LOTS BETWEEN 5,501-8,000 S.F.: 65%

REQUIRED YARDS  
FRONT: 25'  
SIDE: 5', 10'  
REAR: 35'

PROPOSED  
DEFENTION  
58,000 CF