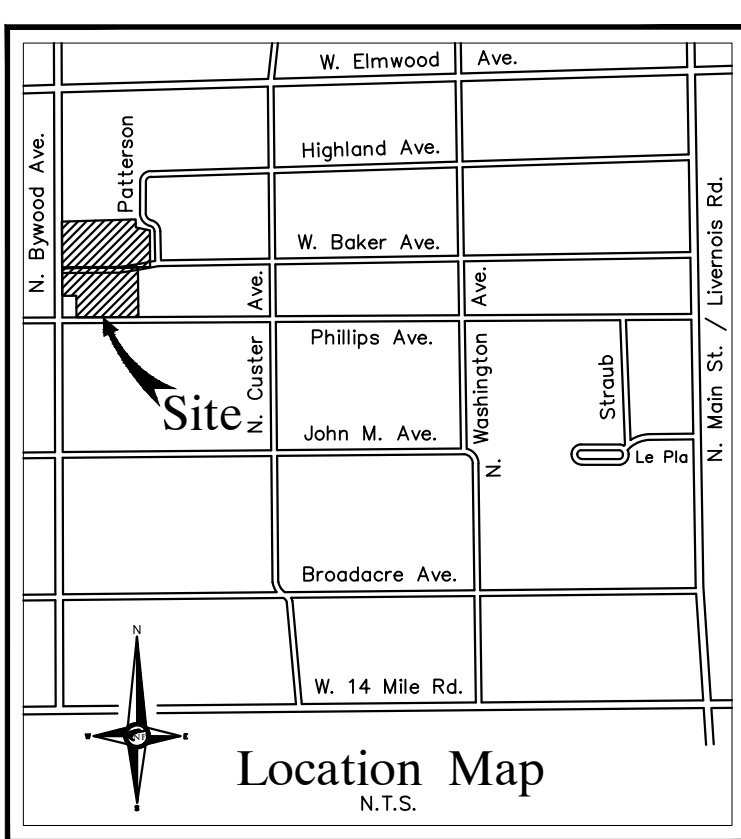
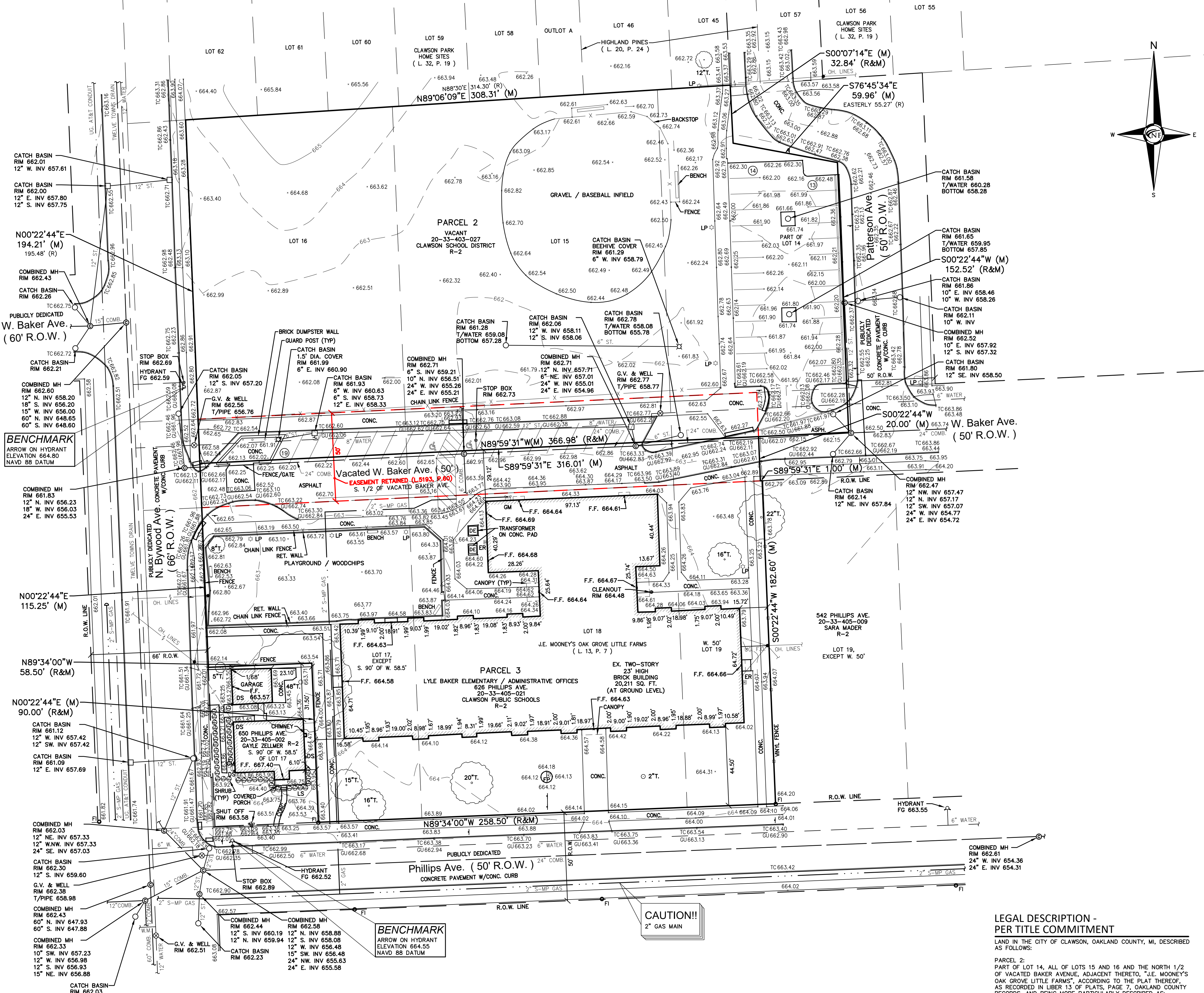


## V. Survey/Utility Survey/Concept Plan

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.





**SURVEY DATA**

**SITE AREA:**  
PARCEL 2: 68,992 SQUARE FEET OR 1.61 ACRES  
PARCEL 3: 60,146 SQUARE FEET OR 1.38 ACRES

**ZONED:**  
PARCEL 2: R-2, SINGLE FAMILY RESIDENTIAL-2 DISTRICT  
PARCEL 3: R-2, SINGLE FAMILY RESIDENTIAL-2 DISTRICT

**PARKING SPACES:**  
PARCEL 2: 46 SPACES, INCLUDING 2 BARRIER-FREE SPACES  
PARCEL 3: NO ONSITE PARKING SPACES

**BUILDING SETBACK:**  
FRONT: 30 FEET (PER L314, P.44 & L1287, P.638)

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.

**TITLE REPORT NOTES**

REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SURVEY COMMITMENT NUMBER: NCS-118774-MICH, COMMITMENT DATE: MARCH 8, 2023, REVISION NUMBER: 1.

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 314, PAGE 44 AND LIBER 1287, PAGE 638. (AFFECTS PARCEL 2) [SEE SURVEY DATA FOR SETBACKS]

8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RELEASE OF RIGHT OF WAY" RECORDED AS LIBER 115 OF MISCELLANEOUS RECORDS, PAGE 135 [SAID "RELEASE OF RIGHT OF WAY" IS NOT ON OR ADJACENT TO SUBJECT PROPERTY, NOT SHOWN] AND LIBER 38900, PAGE 825 [SAID "RELEASE OF EASEMENT" IS NOT ON OR ADJACENT TO SUBJECT PROPERTY, NOT SHOWN] OF OFFICIAL RECORDS.

10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

12. EASEMENTS FOR PUBLIC UTILITIES LYING WITHIN THE VACATED STREET ADJOINING THE LAND AS DISCLOSED BY INSTRUMENT DATED JANUARY 2, 1968, RECORDED MAY 9, 1968 IN LIBER 5193, PAGE 60, OAKLAND COUNTY RECORDS. (AFFECTS PARCELS 2 AND 3) [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN]

13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

15. INTEREST OF OTHERS IN OIL, GAS AND MINERAL RIGHTS, IF ANY, WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

16. INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERAL IN AND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.

17. RIGHTS OF TENANTS UNDER UNRECORDED LEASES.

LEGEND	
MANHOLE(MH)	EXISTING SANITARY SEWER
HYDRANT(HYD)	EXISTING SAN. CLEAN OUT
MANHOLE(MH)	EXISTING WATER MAIN
CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE	EX. UNDERGROUND (UG.) CABLE
GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
+	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
ER	ELECTRIC RISER
FP	FLAG POLE

**LEGAL DESCRIPTION - PER TITLE COMMITMENT**

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

PARCEL 2:  
PART OF LOT 14, ALL OF LOTS 15 AND 16 AND THE NORTH 1/2 OF VACATED BAKER AVENUE, ADJACENT THERETO, "J.E. MOONEY'S OAK GROVE LITTLE FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 13 OF PLATS, PAGE 7, OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING ON THE EAST LINE OF BYWOOD AVENUE ON THE NORTH LINE OF LOT 16 OF "J.E. MOONEY'S OAK GROVE LITTLE FARMS"; THENCE EASTERLY, 314.30 FEET ALONG THE NORTH LINES OF LOTS 14, 15 AND 16 TO THE WEST LINE OF PATTERSON STREET; THENCE SOUTHERLY 32.84 FEET, BEING 33.00 FEET EAST OF AND PARALLEL TO THE SOUTHERLY EXTENSION OF THE LINE COMMON TO LOTS 13 AND 14 OF "J.E. MOONEY'S OAK GROVE LITTLE FARMS", TO THE CENTERLINE OF VACATED BAKER STREET; THENCE WESTERLY, 366.98 FEET ALONG THE CENTERLINE OF VACATED BAKER STREET TO THE EAST LINE OF BYWOOD AVENUE; THENCE NORTHERLY, 195.48 FEET ALONG THE EAST LINE OF BYWOOD AVENUE TO THE NORTH LINE OF LOT 16 OF "J.E. MOONEY'S OAK GROVE LITTLE FARMS" TO THE POINT OF BEGINNING.

PARCEL 3:  
LOT 17, EXCEPTING SOUTH 90 FEET OF WEST 58.5 FEET, ALSO ALL OF LOT 18, ALSO WEST 50 FEET OF LOT 19, ALSO SOUTH 1/2 OF ADJACENT VACATED BAKER AVENUE, "J.E. MOONEY'S OAK GROVE LITTLE FARMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13 OF PLATS, PAGE 7, OAKLAND COUNTY RECORDS.

TAX PARCEL NUMBER: 20-33-405-021

**MISS DIG / UTILITY DISCLAIMER NOTE**

A MISS DIG TICKET NUMBER 2023080400375, 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 ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON SEPTEMBER 7, 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.

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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.

**DTE DISCLAIMER NOTE**

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR 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

**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. 26125C0542G BEARING AN EFFECTIVE DATE OF 01/15/2006.

**ALTA SURVEY NOTES**

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

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 DUMP, SUMP OR SANITARY LANDFILL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE PROPERTY AS DETERMINED BY OBSERVED EVIDENCE OR EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES.

THE SUBJECT PROPERTY HAS ACCESS TO PHILLIPS AVENUE, N. BYWOOD AVENUE AND W. BAKER AVENUE, EACH BEING A PUBLICLY DEDICATED ROAD.

**BASIS OF BEARING NOTE**

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED SOUTH LINE OF J. E. MOONEY'S OAK GROVE LITTLE FARMS AS RECORDED IN LIBER 13 OF PLATS, PAGE 7, OAKLAND COUNTY RECORDS. (N89°34'00\"/>

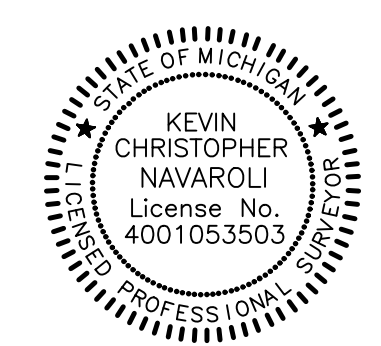
**CERTIFICATE OF SURVEY**

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(c), 6(d), 7(c), 7(d)(1), 7(c), 8, 9, 11(c), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2023.

KEVIN NAVAROLI, P.S. NO. 4001053503  
DATE OF PLAT OR MAP: 9-11-2023



**NF ENGINEERS**

CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

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

**PROJECT**  
Lyle Baker Elementary /  
Administrative Offices  
626 Phillips Ave.  
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 SE 1/4  
of Section 33  
T.2N., R.11E.,  
City of Clawson,  
Oakland County, Michigan

**811**  
Know what's below  
Call before you dig.

**DATE** ISSUED/REVISED  
09-07-23 SURVEY ISSUED  
09-11-23 PARCEL 2 ADDED

**DRAWN BY:**  
M. Carnaghi

**DESIGNED BY:**

**APPROVED BY:**  
K. Navaroli

**DATE:**  
September 7, 2023

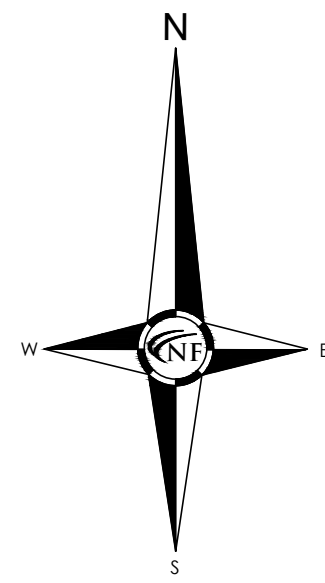
**SCALE:** 1" = 30'

**NFE JOB NO.** **SHEET NO.**  
**N730** **1 of 1**









**NF**  
**ENGINEERS**  
CIVIL ENGINEERS  
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LAND PLANNERS

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SEAL

PROJECT

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Phone: 248.655.4441  
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theodore.jaworski@oakland.k12.mi.us

PROJECT LOCATION

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

SHEET

Conceptual Plan



Know what's below  
Call before you dig.

REVISIONS


DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

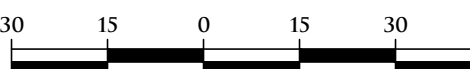
APPROVED BY:

G. Ostrowski

DATE:

September 5, 2023

SCALE: 1" = 30'



NFE JOB NO.

N730

SHEET NO.

CSP-1

