





### BENCHMARKS

DATUM: NAVD88

BM A:  
60D NAIL IN UTILITY POLE, 19'± NORTH FROM BACK OF CURB FOR W SHARON AVENUE & 196'± WEST OF SUBJECT'S NORTHEAST PROPERTY CORNER OF PARCEL 2 ALSO BEING NORTHWEST CORNER OF SUBJECT'S PARCEL 1.  
ELEV = 848.08

BM B:  
SOUTHEAST FLANGE BOLT ON HYDRANT, 4'± EAST FROM EDGE OF PAVEMENT FOR EVERGREEN DRIVE & 41'± SOUTH FROM EDGE OF PAVEMENT FOR W SHARON AVENUE.  
ELEV = 894.45

### SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

- ⚠️ A CULVERT DRAINS ON TO THE SUBJECT PARCEL FROM EVERGREEN DRIVE INTO A SEMI ESTABLISHED SWALE/DITCH. NO EASEMENT WAS INCLUDED IN THE TITLE WORK. STORM WATER IS UNDER THE JURISDICTION OF THE CITY OF HOUGHTON. NO PLANS WERE AVAILABLE FROM THE CITY.
- ⚠️ PER THE CITY OF HOUGHTON, A SANITARY LINE CROSSES THE PARCEL EAST TO WEST FROM EVERGREEN DRIVE CONNECTING TO THE SANITARY SERVICING THE STRIP MALL TO THE WEST. PER THE CITY, NO KNOWN PLANS EXIST FOR THIS SANITARY.
- ⚠️ A WATER VALVE WAS FOUND ON SITE.
- ⚠️ UNDERGROUND ELECTRIC AND FIBER OPTIC CROSS THE SUBJECT PARCEL ON EAST END SERVICING PARCEL TO THE SOUTH.



### STRUCTURE SCHEDULE

| EX. SANITARY SEWER |           |  |
|--------------------|-----------|--|
| STRUCTURE          | RIM ELEV. | PIPES  |
| (30009) SMH        | 892.95    | 8" S IE= 883.75<br>8" W IE= 883.65<br>8" E IE= 883.85                    |
| (30025) SMH        | 893.60    | 8" S IE= 886.54<br>8" N IE= 886.55<br>4" W IE= 887.20<br>8" E IE= 887.40 |
| (37101) SMH        | 820.00    | 8" S IE= 818.05<br>8" NE IE= 818.10<br>8" SW IE= 818.00                  |

| EX. STORM SEWER |           |  |
|-----------------|-----------|--|
| STRUCTURE       | RIM ELEV. | PIPES  |
| (30021) CBR     | 893.93    | 12" E IE= 892.33<br>12" N IE= 892.23                   |
| (30096) CBS     | 872.37    | 12" W IE= 868.87                                       |
| (30136) CBS     | 839.73    | 12" W IE= 835.03<br>12" N IE= 835.83                   |
| (30137) CBB     | 835.78    | 10" W IE= 833.08<br>12" E IE= 833.78                   |
| (30152) STMH    | 828.98    | UNABLE TO ACCESS AT TIME OF SURVEY                     |
| (30153) CBS     | 828.87    | 12" S IE= 826.47                                       |
| (35000) STMH    | 813.86    | 6" S IE= 810.76<br>6" N IE= 810.86<br>6" NE IE= 811.86 |
| (35003) CBR     | 893.12    | 12" W IE= 891.32<br>12" S IE= 891.42                   |
| (37102) STMH    | 819.95    | 12" W IE= 813.58<br>12" E IE= 813.68                   |

### EXISTING LEGEND

- DECIDUOUS TREE, CONIFEROUS TREE, SHRUB
- TREE LINE/ CANOPY
- DITCH/ DRAINING COURSE
- UG TELE, MH, TELE PED, CABLE PED
- UG FIBER, PED, LINE MARKER, VAULT
- UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX
- OH ELEC, UTIL POLE, GUY WIRE
- GROUND LIGHT, POLE, W/ ARM LT
- LIGHT MH, LT CTRL BOX, PARK, METER, CAR CHARGER
- ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX
- UG GAS, MH, VALVE, LINE MARKER
- GAS WELL, METER, VENT
- WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC
- WATER WELL, METER, STOP BOX, POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE, SPRINKLER HEAD
- STORM SEWER, MH, CB, INLET, YARD DRAIN, DOWN SPOUT
- CULVERT/ END SECTION
- SANITARY SEWER, MH, CLEAN OUT
- COMBINED SEWER, MH
- STEAM LINE, MH
- MISC. MANHOLE, HAND HOLE, HAND BOX
- PARKING BLOCK, SIGN, FLAG POLE, POST, ROCK, MAIL BOX
- SECTION LINE, SECTION CORNER
- FOUND IRON ROD (FIR), FD MON, FD PK
- SET IRON ROD (SIR), SET PK, MAG NAIL
- FINISH FLOOR ELEVATION, SPOT ELEVATION
- CONTOUR
- FENCE
- RAILROAD SIGNAL, SIGNAL BOX
- SOIL BORING
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL



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**ALTA/NSPS LAND TITLE SURVEY**  
801 W SHARON AVENUE (VACANT LAND) &  
841 W SHARON AVENUE (VACANT LAND)  
PART OF SE 1/4, SEC. 35, T55N-R34W  
CITY OF HOUGHTON, HOUNTON COUNTY, MI

| DATE | PLAN SUBMITTALS/REVISIONS |
|------|---------------------------|
|      |                           |
|      |                           |

ORIGINAL ISSUE DATE:  
7/2/2024  
PROJECT NO: 24-107  
SCALE: 1" = 30'  
0 1/2" 1"  
FIELD: DS, LS  
DRAWN BY: DC  
DESIGN BY:  
CHECK BY: MB

**ALT-2**

NOT FOR CONSTRUCTION