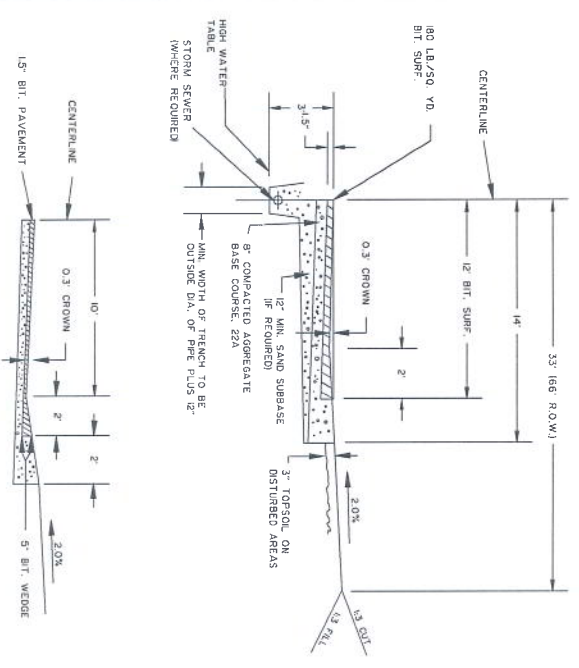
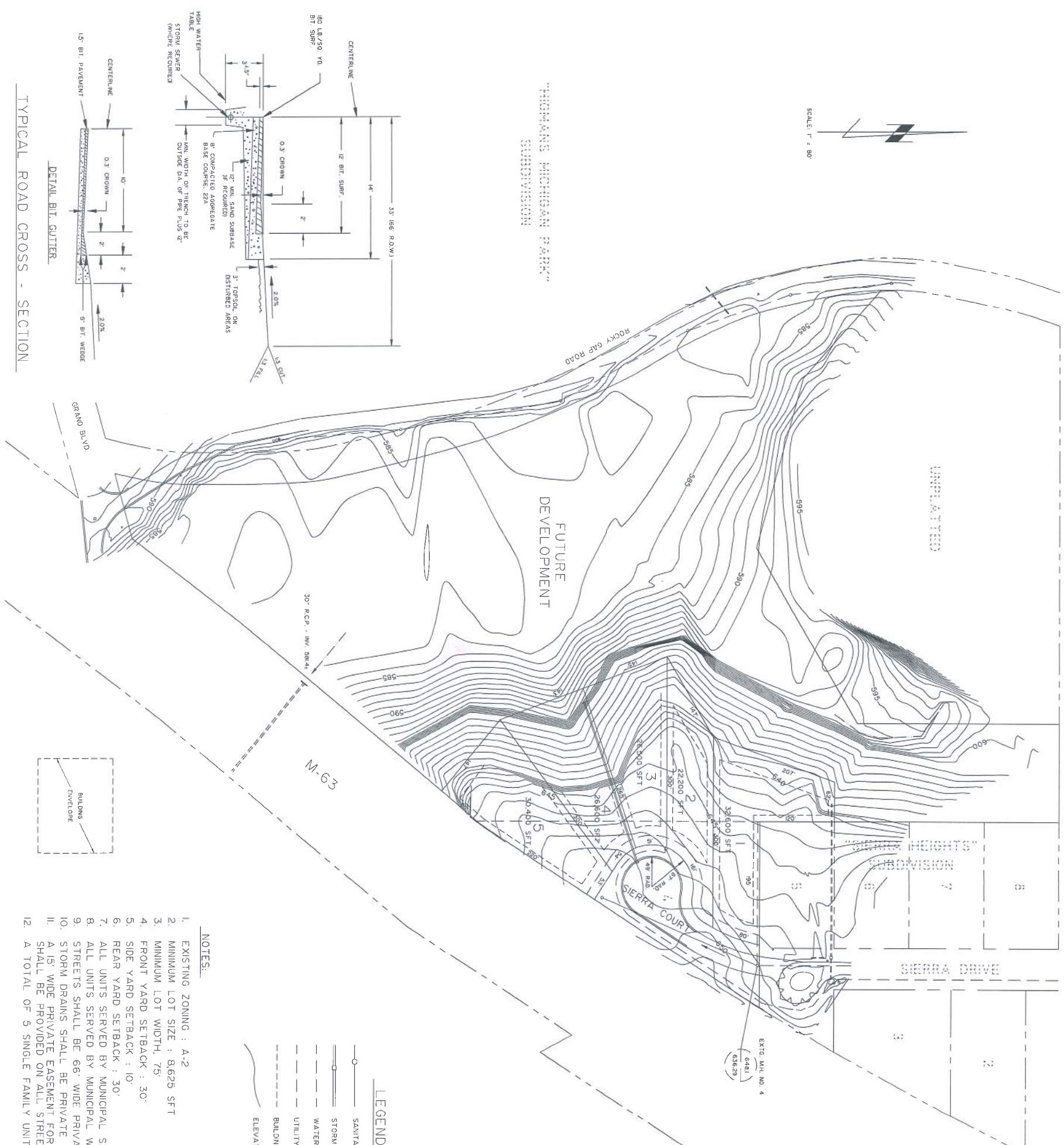
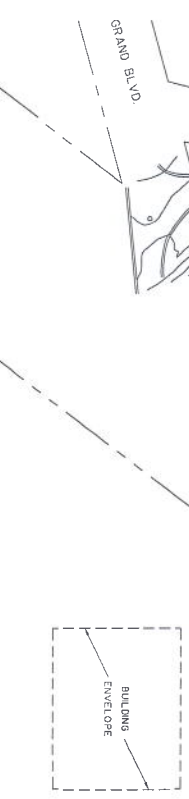


A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 13, TOWN 4 SOUTH, RANGE 19 WEST, BENTON CHARTER TOWNSHIP, BERRIEN COUNTY, MICHIGAN



TYPICAL ROAD CROSS - SECTION



LEGEND

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UTILITY EASEMENT
- BUILDING SETBACK
- ELEVATION CONTOUR

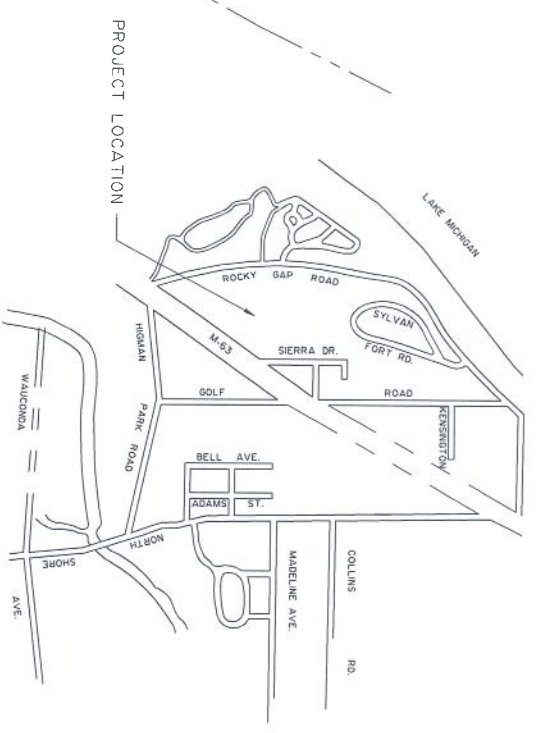
NOTES:

1. EXISTING ZONING : A-2
2. MINIMUM LOT SIZE : 8,625 SFT
3. MINIMUM LOT WIDTH: 75'
4. FRONT YARD SETBACK : 30'
5. SIDE YARD SETBACK : 10'
6. REAR YARD SETBACK : 30'
7. ALL UNITS SERVED BY MUNICIPAL SEWER
8. ALL UNITS SERVED BY MUNICIPAL WATER
9. STREETS SHALL BE 66' WIDE PRIVATE R.O.W.
10. STORM DRAINS SHALL BE PRIVATE
11. A 15' WIDE PRIVATE EASEMENT FOR PUBLIC UTILITIES SHALL BE PROVIDED ON ALL STREETS
12. A TOTAL OF 5 SINGLE FAMILY UNITS

LEGAL DESCRIPTION

LOT 4 OF SIERRA HEIGHTS SUBDIVISION, ALSO THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 13, TOWN 4 SOUTH, RANGE 19 WEST, LYING EAST OF HIGMANS MICHIGAN PARK SUBDIVISION, AND THAT PART OF THE WEST FRACTIONAL HALF OF THE WEST FRACTIONAL HALF OF THE NORTHEAST QUARTER OF SECTION 13 LYING NORTH OF M-63, EXCLUDING COMMENCING 84.44 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, THENCE SOUTH 323.9 FEET, THENCE SOUTH 59°30' WEST 320 FEET, THENCE NORTH 74°20' WEST 277.6 FEET, THENCE NORTH 47°55' WEST 189 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE HIGHWAY, THENCE NORTHERLY ON THE RIGHT-OF-WAY TO A POINT WEST OF THE BEGINNING, THENCE EAST TO THE POINT OF BEGINNING.

LOCATION MAP



SURVEYOR:

GEORGE MITCHELL
404 BROADWAY
SOUTH HAVEN, MI
PHONE NO. 269-637-1107

PROPRIETOR:

FRED CARUS
2209 ELMWOOD
PERU, ILLINOIS 61354
PHONE NO. 815-220-1100

PRELIMINARY PLAT

"CARUS" CONDOMINIUM

SECTION 13, T. 4 S., R. 19 W.,
BENTON CHARTER TOWNSHIP, BERRIEN COUNTY
MERRITT ENGINEERING, INC.
4568 Red Arrow Highway, Stevensville, Michigan 49227 616/428-4424

REV. 08-08-02	Scale	Date	Drawn By	Printed No.	Sheet Number
REV. 07-30-02	1" = 80'	04-01-02	JSW	20149	1 of 1