

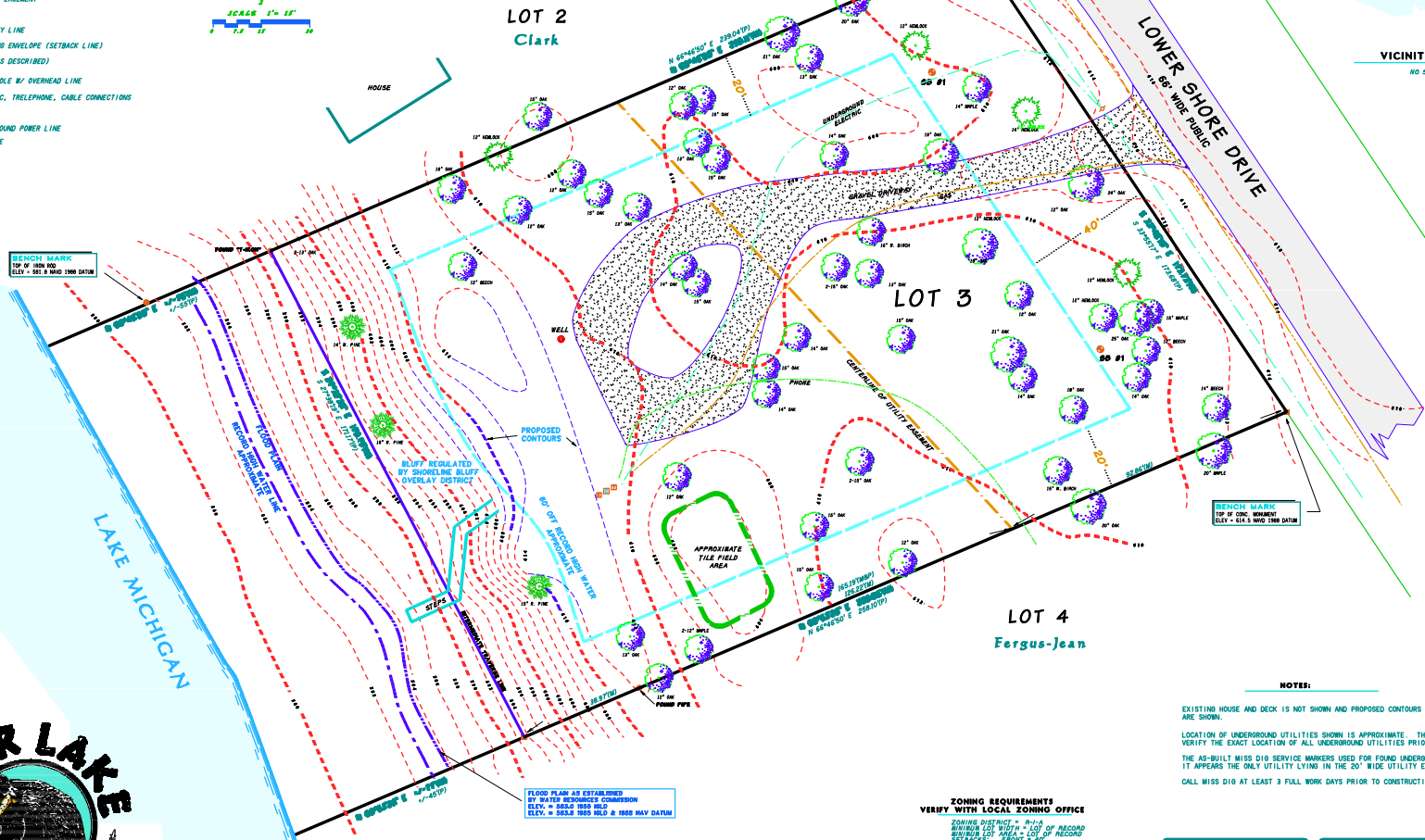
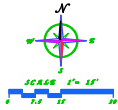
TOPOGRAPHIC SURVEY

STUART ISSAC PROPERTY
LOT 3, WOODLAND TRAILS SOUTH

SECTION 5, T35N, R6W
WEST TRAVERSE TWP., EMMET COUNTY, MICHIGAN

LEGEND

- FOUND SURVEY IRON
- FOUND CONCRETE MONUMENT
- ▭ PAVED SURFACE
- ▨ SLOPES GREATER THAN 33%
- ▩ GRAVEL SURFACE
- ▧ UTILITY EASEMENT
- PROPERTY LINE
- BUILDING ENVELOPE (SETBACK LINE)
- TREE (AS DESCRIBED)
- POWER POLE W/ OVERHEAD LINE
- ELECTRIC, TELEPHONE, CABLE CONNECTIONS
- PHONE
- UNDERGROUND POWER LINE
- GAS LINE



SOIL BORINGS

SOIL BORING NO. 1	0' - 3.5' SAND 3.5 COURSE STONE
SOIL BORING NO. 2	0' - 3.0' SAND 3.0 COURSE STONE

FLOOD PLAIN AS ESTABLISHED BY WATER RESOURCES COMMISSION
ELEV. = 263.8 1985 MSL
ELEV. = 263.8 1985 MSL R 1985 NAV DATUM

**ZONING REQUIREMENTS
VERIFY WITH LOCAL ZONING OFFICE**

ZONING DISTRICT = R-1
MINIMUM LOTS WIDTH = 100' OF RECORD
MINIMUM LOTS DEPTH = 100' OF RECORD
SETBACKS: FRONT = 30' FROM R/W
SIDE = 10'

**CAUTION!
GAS MAIN PRESENT**

BIDSTRUP ENGINEERING INC.
SURVEYORS • CIVIL ENGINEERS

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Client :	W.G. TAIT	Date (revisions) by	
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LOT 3, WOODLAND TRAILS SOUTH

NOTES:

EXISTING HOUSE AND DECK IS NOT SHOWN AND PROPOSED CONTOURS AFTER HOUSE REMOVAL. ARE SHOWN.

LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE. THE OWNER SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

THE AS-BUILT MISS DIG SERVICE MARKERS USED FOR FOUND UNDERGROUND UTILITIES. IT APPEARS THE ONLY UTILITY LYING IN THE 20' WIDE UTILITY EASEMENT IS TELEPHONE.

CALL MISS DIG AT LEAST 3 FULL WORK DAYS PRIOR TO CONSTRUCTION OR EXCAVATION.