

# BOUNDARY - TOPOGRAPHIC SURVEY & PRELIMINARY SITE PLAN

**GOODWIN PROPERTY**  
 LOTS 25, 26, & E1/2 OF LOT 27, BLOCK "A",  
 WATSON'S ADDITION TO THE VILLAGE OF TALCOTT,  
 SECTION 8, T33N, R5W  
 MELROSE TWP., CHARLEVOIX COUNTY, MICHIGAN

**WATSON AVE. or NORTH SHORE DRIVE**  
 60' WIDE PUBLIC

**LEGEND**

- FOUND PROPERTY CORNER AS NOTED
- FOUND SURVEY MARKER AS NOTED
- PROPERTY LINE
- BUILDING ENVELOPE (SETBACK LINE)
- SEWER SETBACK LINE
- TREE HARDWOOD (AS DESCRIBED)
- TREE CONIFER (AS DESCRIBED)
- OVERHEAD POWER LINE
- CONTOUR LINE 2' INTERVAL
- PAVED SURFACE
- BUILDABLE AREA
- MEASURED THIS SURVEY
- ORIGINAL PLAT MEASUREMENT
- TOP OF BLUFF
- CONCRETE SURFACE DRAIN

**ZONING REQUIREMENTS  
VERIFY WITH LOCAL ZONING OFFICE**

ZONING DISTRICT = R-1, SINGLE FAMILY LAKE & STREAM  
 MINIMUM LOT WIDTH = 100'  
 MINIMUM LOT AREA = 20,000 SQFT  
 SETBACKS: FRONT = WATER = 50'  
 REAR = 35'  
 SIDE = 15'  
 MAX HEIGHT = 35' OR 2.5 STORIES

**SITE NOTES:**

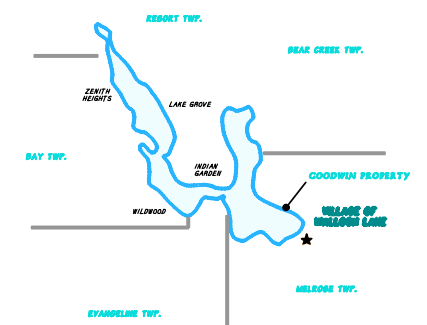
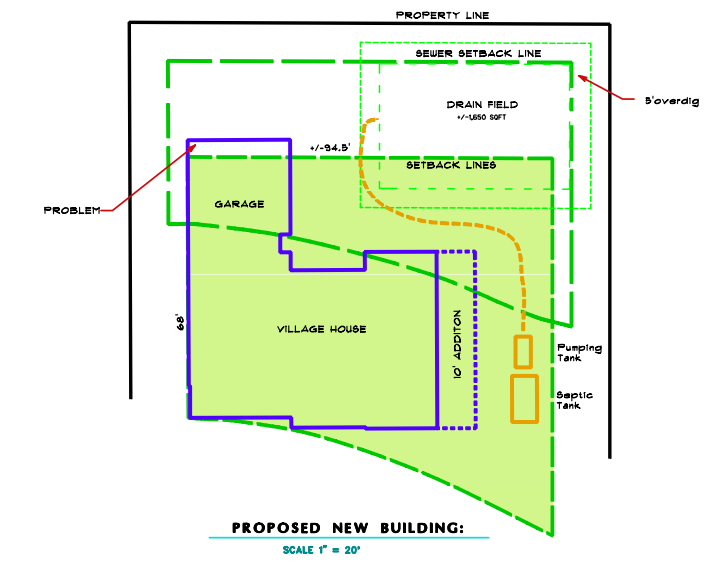
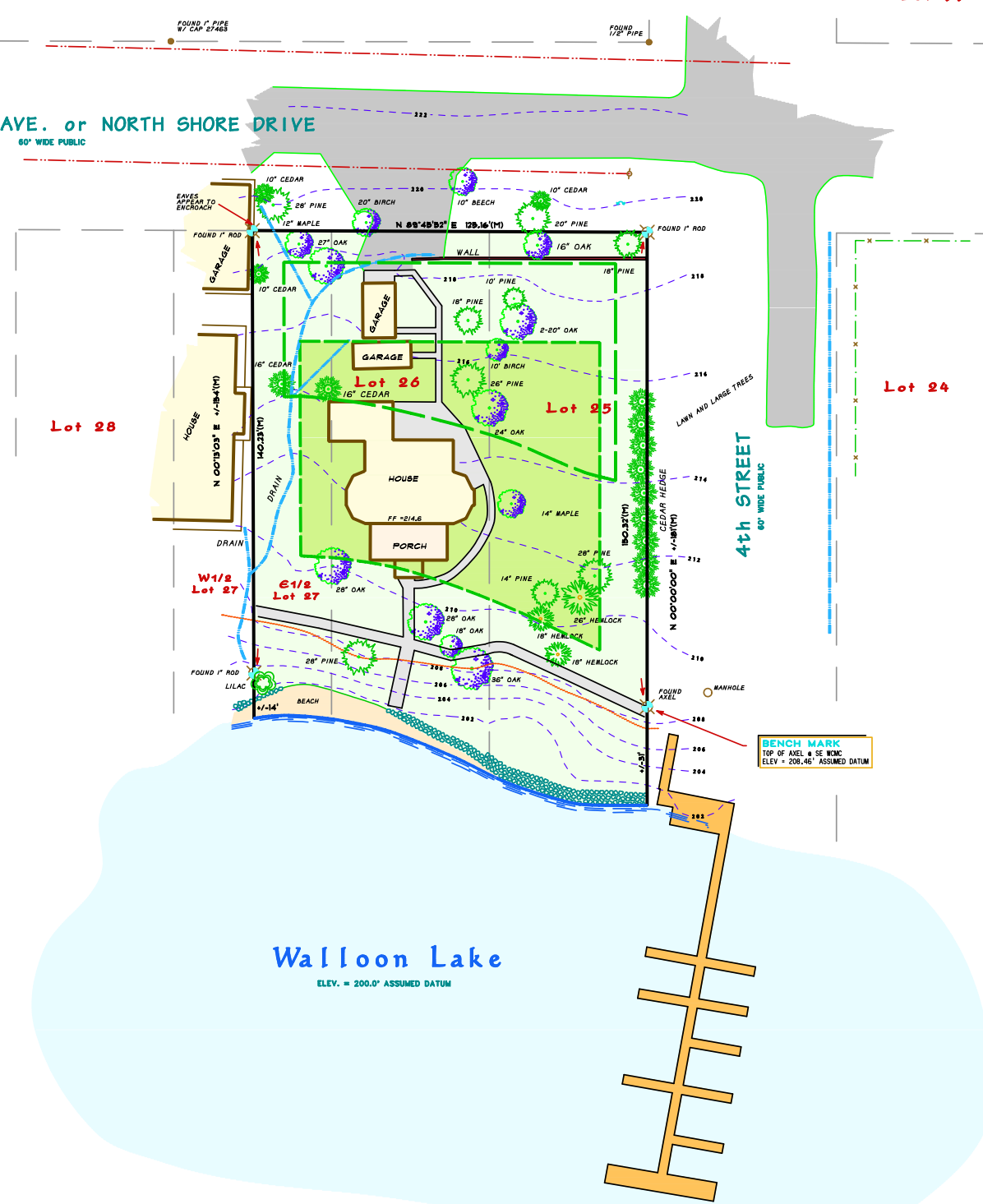
PID: 010-730-026-00  
 ADDRESS: 1758 NORTH SHORE DRIVE  
 WALLON LAKE, MI 49796  
 AREA: +/- 20,800 SQ.FT. GROSS AREA  
 SOILS: NO SOIL BORINGS WERE TAKEN

**CAUTION!**  
GAS MAIN PRESENT

**NOTES:**

The property description was furnished, and no check of title relative to ownership, gaps, overlaps has been performed as part of this sketch.

Riparian lines from the shore to the center of the Lake are not defined this survey.



**WALLOON LAKE  
VICINITY MAP**  
NO SCALE



**BENCHMARK ENGINEERING INC.**  
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Client: **W.G. TAIT, INC.**  
 Project Mgr: **R.E. BELKE**  
 Drawn By: **REO**  
 Field By: **WINTER + BLUMKE**  
 CADD Filename: **R04419\_GCD**  
 Job #: **08-419**  
 Sheet #: **1 OF 1**

Date (revision)	by
26 SEPT. 2004	
7 OCT. 2004	

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 LOTS 25, 26 & E1/2 LOT 27, BLK "A", WATSON'S ADDITION