

OVER 1,300 FT OF BELLE RIVER FRONTAGE!



PILOT

PROPERTY GROUP

13+ ACRES!

0 MEISNER ROAD, EAST CHINA, MI 48054

PROPERTY OVERVIEW:

Site plans were previously approved with East China Township with up to 21 units. Subject to split from 717 Meisner. All utilities at the street.

- Property Type:..... Vacant Residential
- Cross Streets:..... Meisner & Belle River Rd.
- Total Square Feet:..... 13 Acres
- Sale Price:..... \$295,000.00
- Lot Size:..... 13 Acres

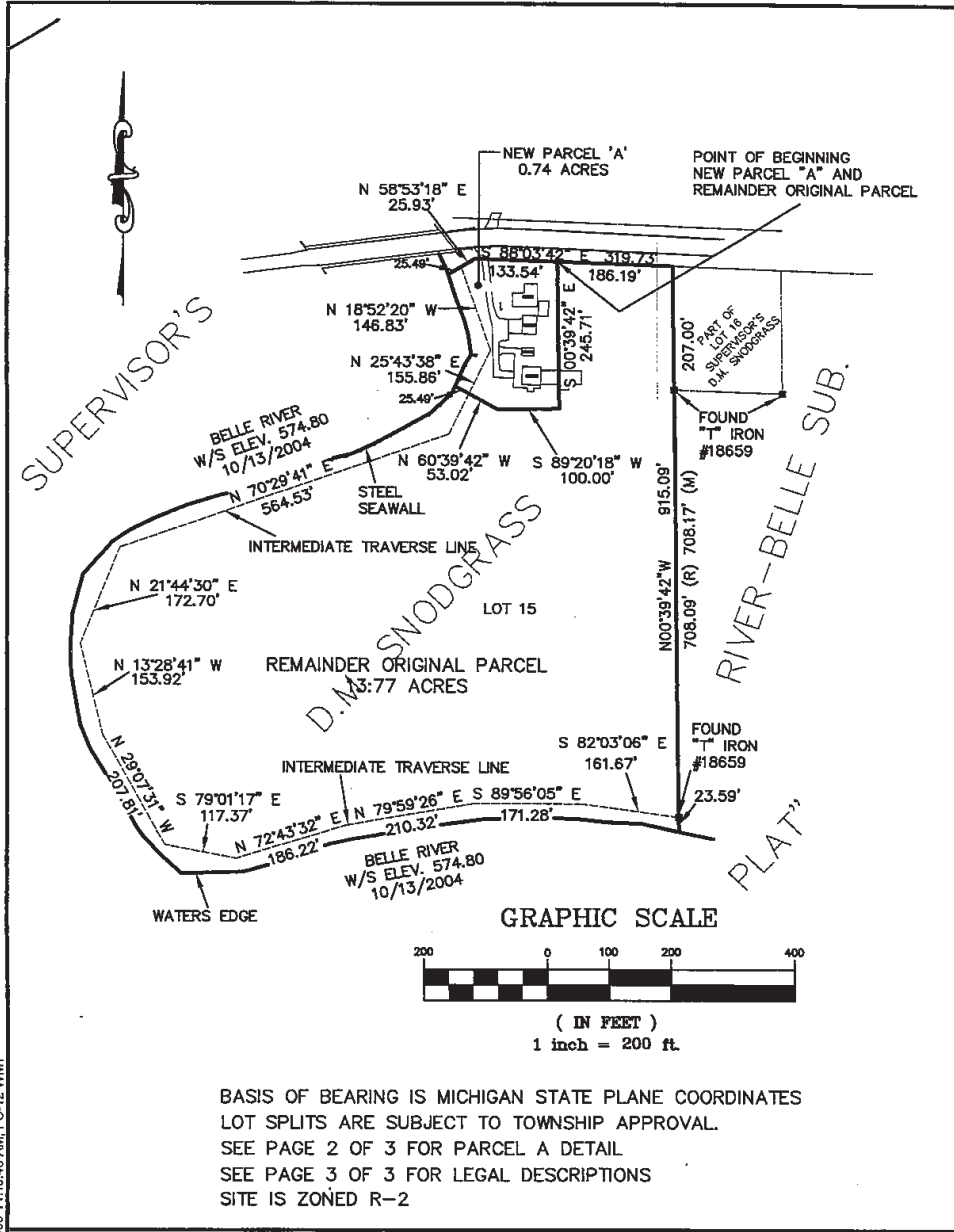


AGENT CONTACT INFO

KEN MINNE O: 586.254.0900 • C: 586.291.5525 • ken@pilotpg.com

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SURVEY



W:\new_server\1\Projects\Meisner_RollDwg\Boundary.dwg, 6/13/2005 11:18:46 AM, PC-12 WMT

LEGEND

- SET 1/2" IRON WITH CAP
- SET CONCRETE MONUMENT
- FOUND PROPERTY IRON
- FOUND CONCRETE MONUMENT
- FENCE LINE
- ⊕ GOVERNMENT CORNER
- CENTERLINE
- RIGHT-OF-WAY LINE
- (R) RECORDED DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA

SURVEYOR'S CERTIFICATE

AS A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, I HEREBY STATE THAT I HAVE CAUSED TO BE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON, THAT SAID PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS DIRECTED BY ME, AND THAT THERE ARE NO ENCRAGEMENTS OTHER THAN AS SHOWN HEREON; THAT SAID SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5,000 AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 1, ACT 382, P.A. 1976.

James M. Gornac
 James M. Gornac, P.S. No. 41921

CERTIFICATE OF SURVEY

**PROPOSED PARCEL SPLIT OF LOT 15,
 "SUPERVISOR'S D.M. SNODGRASS
 PLAT", IN P.C. 243,
 EAST CHINA TOWNSHIP,
 ST. CLAIR COUNTY, MICHIGAN
 FOR: RANDALL KOHN**

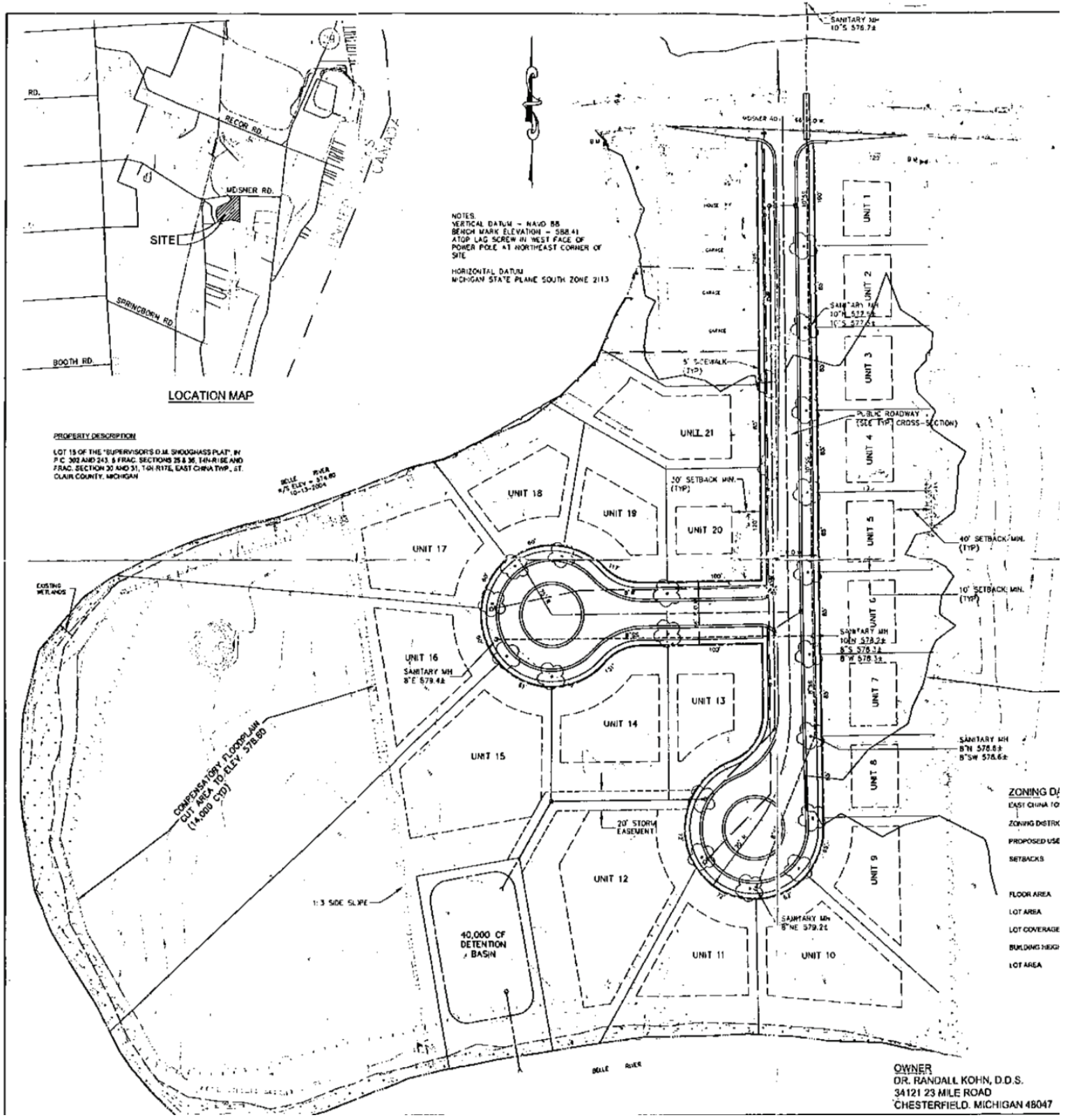
BMJ
 ENGINEERS & SURVEYORS, INC.

CIVIL ENGINEERS & LAND SURVEYORS
 519 HURON AVE. PORT HURON, MI 48060
 TEL: 810-984-5596 FAX: 810-984-8760
 Web Page: www.bmjinc.com
 Email: mail@bmjinc.com

SCALE: 1" = 200'		DATE: June 6, 2005	
SURVEYED: ML	DRAWN: TDH	CHK'D: JMG	
JOB NO. 0409.342	PAGE 1 OF 3		

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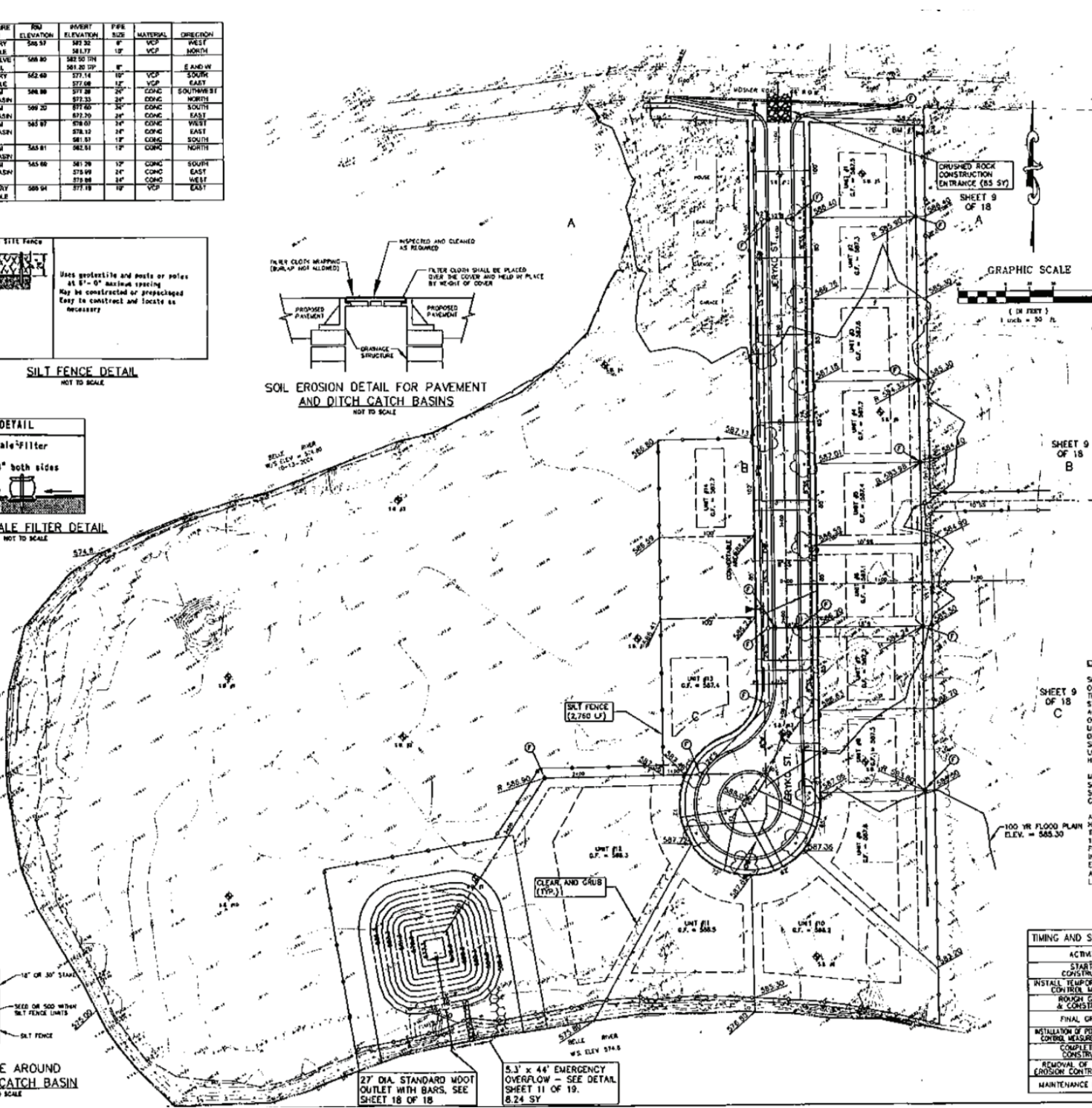
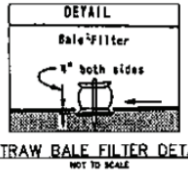
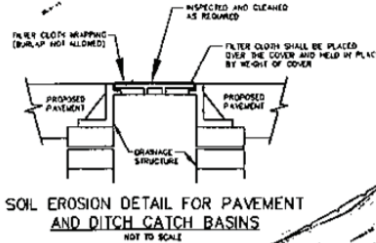
CONDOMINIUMS SITE PLAN - 1



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CONDOMINIUMS SITE PLAN -2

EXISTING STRUCTURES						
STRUCTURE NUMBER	TYPE/USE	R/W ELEVATION	INVERT ELEVATION	PFR SIZE	MATERIAL	DIRECTION
C	SANITARY MANHOLE	545.57	542.32	8"	VCP	WEST NORTH
D	GATE VALVE & WELL	546.30	542.50 (IN)	8"	VCP	E AND W
E	SANITARY MANHOLE	542.49	537.14	12"	VCP	SOUTH
F	STORM CATCH-BASIN	546.88	537.28	24"	CONC	EAST
G	STORM CATCH-BASIN	549.30	537.60	24"	CONC	SOUTHWEST
H	STORM CATCH-BASIN	545.87	537.20	24"	CONC	NORTH
I	STORM CATCH-BASIN	545.87	538.00	24"	CONC	SOUTH
J	STORM CATCH-BASIN	545.87	538.13	24"	CONC	EAST
K	STORM CATCH-BASIN	545.87	537.87	12"	CONC	WEST
L	STORM CATCH-BASIN	545.87	537.87	12"	CONC	EAST
M	SANITARY MANHOLE	545.94	537.18	12"	VCP	EAST



TIMING AND SEQ	
ACTIVITY	SEQUENCE
START OF CONSTRUCTION	1
INSTALL TEMPORARY EROSION CONTROL MEASURES	2
ROUGH GRADE & CONSTRUCTION	3
FINAL GRADE	4
INSTALLATION OF PERMANENT EROSION CONTROL MEASURES & COMPLETION OF CONSTRUCTION	5
REMOVAL OF TEMPORARY EROSION CONTROL MEASURES	6
MAINTENANCE PERIOD	7

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