

#### VICINITY MAP (NOT TO SCALE)

#### SURVEYORS NOTES (NOT TO SCALE)

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION IS ACCURATE. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE, CORRECT, OR CURRENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM RELIANCE ON THIS INFORMATION.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SURVEYOR IS UNWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY, OR REPAIRS, OR OTHER WORK, BEING CONDUCTED ON SCHOENHERR ROAD AND ADJACENT AREAS AS PROVIDED FOR THE VARIOUS USE DISTRICTS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

#### ZONING REGULATIONS

C-2 - GENERAL BUSINESS DISTRICT

MAXIMUM BUILDING LOT COVERAGE IN PERCENT - THE MAXIMUM PERCENTAGE OF COVERAGE SHALL BE DETERMINED ON THE BASIS OF THE AREA OF THE LOT TO BE COVERED BY THE BUILDING. THE AREAS AS PROVIDED FOR THE VARIOUS USE DISTRICTS.

RECORDED STRIPED LINE MINIMUM DIMENSIONS IN FEET -

FRONT - 25 FEET

LEFT ONE SIDE - 15 FEET

RIGHT ONE SIDE - 15 FEET

MAXIMUM HEIGHT IN FEET - 2 STORES / 25 FEET

THE PLANNING COMMISSION MAY RECOMMEND TO HAVE THE NUMBER OF STORES OR SERVICES ON THE PROPERTY LIMITED TO ONE OR TWO OR FROM 20 TO NOT EXCEED 45 SELECTED TO THE REVIEW AND APPROVAL OF A CONDITIONAL USE APPROVAL PURSUANT TO THE REQUIREMENTS FOUND IN SECTION 1802 OF THIS ORDINANCE.

MINIMUM GROSS LOT SIZE

THE MINIMUM LOT AREA AND WIDTH SHALL BE DETERMINED ON THE BASIS OF THE ZONING REGULATIONS AND THE DETROIT EDISON COMPANY AND MICHIGAN BELL OVERHEAD EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL OVERHEAD EASEMENT COMPANY.

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF UTICA WEBSITE. CURRENT ZONING REGULATIONS.

#### LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- ▲ FOUND MAG NAIL
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORDED AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- ⊕ ELECTRIC WATER
- ⊖ ELECTRIC PANEL
- ⊕ TRANSFORMER
- ⊖ GAS METER
- GAS VALVE
- CAMERA
- TRANSPORT SIGNAL MANHOLE
- CLEANOUT
- DOWNSPOUT
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- BOULDER
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- HANDICAP PARKING
- PARCEL BOUNDARY LINE
- ADJOURNER PARCEL LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- PARKING
- EDGE OF CONCRETE (CONC)
- EDGE OF ASPHALT (ASPH)
- FENCE (AS NOTED)
- LANDSCAPING
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATION LINE
- MINOR CONTIGUOUS LINE
- BUILDING AREA
- ASPHALT
- CONCRETE
- BRICK

#### PARKING

HANDICAP PARKING = 8 STALLS

STANDARD PARKING = 133 STALLS

#### BENCHMARK

**SITE BENCHMARK #1** - PERMANENT 5/4" SOUTHWEST OF BUILDING CORNER  
ELEVATION = 615.49 (NAVD 83)

**SITE BENCHMARK #2** - LIGHT POLE BASE ON SOUTH SIDE AT CENTER OF NORTH PROPERTY LINE  
ELEVATION = 614.59 (NAVD 83)

#### PARCEL AREA

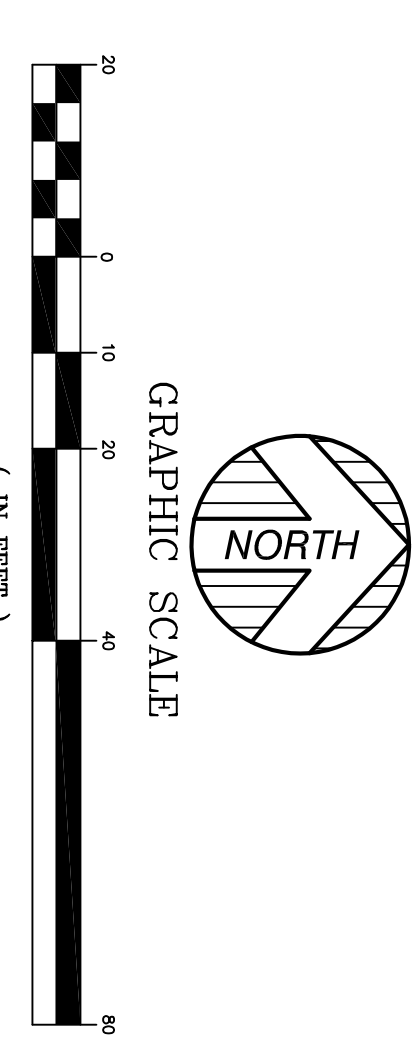
77,852 SQUARE FEET = 1,787.4 ACRES

#### FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:  
OTHER AREA (ZONE X) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
AS SHOWN ON FLOOD INSURANCE RATE MAP MAP NUMBER 26093902980, AGENC Y 19/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

#### MANHOLE SCHEDULE

NUM	TYPE	DIR	INVT ELEV (FT)	RM (FT)	SIZE (IN)
8000	SANITARY MH	N	615.42	10	30"
69187	SANITARY MH	S	615.12	10	30"
69188	SANITARY MH	W	615.12	10	30"
69189	SANITARY MH	E	615.12	10	30"
69190	SANITARY MH	N	615.12	10	30"
69191	SANITARY MH	S	615.12	10	30"
69192	SANITARY MH	W	615.12	10	30"
69193	SANITARY MH	E	615.12	10	30"
10005	STORM/CB	N	611.96	24	36"
61196	STORM/CB	S	611.96	24	36"
61197	STORM/CB	W	611.96	24	36"
61198	STORM/CB	E	611.96	24	36"
10022	STORM/CB	N	611.28	12	30"
61128	STORM/CB	S	611.28	12	30"
61129	STORM/CB	W	611.28	12	30"
61130	STORM/CB	E	611.28	12	30"
10475	STORM/CB	N	604.23	12	30"
61006	STORM/CB	S	604.23	12	30"
61007	STORM/CB	W	604.23	12	30"
61008	STORM/CB	E	604.23	12	30"
61009	STORM/CB	N	604.23	12	30"
61010	STORM/CB	S	604.23	12	30"
61011	STORM/CB	W	604.23	12	30"
61012	STORM/CB	E	604.23	12	30"
85848	STORM/MH	N	611.19	18	36"
85849	STORM/MH	S	611.19	18	36"
85850	STORM/MH	W	611.19	18	36"
85851	STORM/MH	E	611.19	18	36"
85852	STORM/MH	N	611.19	18	36"
85853	STORM/MH	S	611.19	18	36"
85854	STORM/MH	W	611.19	18	36"
85855	STORM/MH	E	611.19	18	36"
85856	STORM/MH	N	611.19	18	36"
85857	STORM/MH	S	611.19	18	36"
85858	STORM/MH	W	611.19	18	36"
85859	STORM/MH	E	611.19	18	36"



#### PROPERTY DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 12 EAST, SHERBURN TOWNSHIP, MACOMB COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 00 DEGREES 04 MINUTES 26 SECONDS WEST 00 SECONDS WEST 102.00 FEET AND NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST 02.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 12 EAST; THENCE SOUTH 00 DEGREES 04 MINUTES 26 SECONDS EAST 285.00 FEET; THENCE NORTH 80 DEGREES 55 MINUTES 34 SECONDS EAST 315.90 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 26 SECONDS WEST 285.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS EAST 300.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS TO AND FROM THE UNDERGROUND UTILITY LOCATED UNDER THE PROPERTY DESCRIBED TO AND FROM THE PUBLIC RECORDS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 4624, PAGE 919 AND RECORDED IN LIBER 4624, PAGE 919, MACOMB COUNTY RECORDS.

#### TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTEE COMPANY CURATED AND ZONING CERTIFICATE, DATED FEBRUARY 22, 2021, AND SUBMITTED TO ME BY THE CURATING SURVEYOR:

- RIGHT OF WAY IN FAVOR OF THE MICHIGAN OIL COMPANY, LIMITED BY INSTRUMENT RECORDED IN LIBER 156, PAGE 103 AND LIBER 156, PAGE 115, BY PARTIAL RELEASE OF LINE COMPANY, AN OIL CORPORATION TO BUCKLE PIPE LINE COMPANY, OF MICHIGAN, INC., ASSUMPTION OF RIGHTS BY ASSUMPTION AND ASSIGNMENT OF OPERATING AGREEMENT RECORDED IN LIBER 1071, PAGE 153, BY ASSIGNMENT OF OPERATING AGREEMENT RECORDED IN LIBER 1607, PAGE 812, BY FIFTH AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 4120, PAGE 723, BY ASSIGNMENT AND ASSUMPTION OF RIGHTS OF WAY BY BUREN SHREKER PIPE LINE COMPANY, OF MICHIGAN, L.P., A DELAWARE CORPORATION AND BUCKLE PIPE LINE COMPANY OF MICHIGAN, L.P., A DELAWARE LIMITED PARTNERSHIP RECORDED IN LIBER 4120, PAGE 724 (THE SPECIFIC TERMS AND CONDITIONS)
- RIGHT OF WAY IN FAVOR OF MICHIGAN GAS STORAGE COMPANY RECORDED IN LIBER 822, PAGE 210 BY ASSIGNMENT OF EASEMENT RECORDED IN LIBER 4503, PAGE 68, BY PAGE 283, (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN INSTRUMENT RECORDED IN LIBER 4071, PAGE 505, BY FIRST AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 4071, PAGE 505, BY SECOND AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 4071, PAGE 505, BY THIRD AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 8884, IN LIBER 1071, PAGE 153, BY ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENT RECORDED IN LIBER 1607, PAGE 812, BY FIFTH AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 4120, PAGE 723, BY ASSIGNMENT AND ASSUMPTION OF RIGHTS FOR ADDITIONAL TERMS AND CONDITIONS) PAGE 100 (AS SHOWN, SEE DOCUMENTS FOR ADDITIONAL TERMS AND CONDITIONS)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN JOINT UNDERGROUND BELL OVERHEAD EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL OVERHEAD EASEMENT COMPANY RECORDED IN LIBER 4189, PAGE 222 (AS SHOWN)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN LIBER 4188, PAGE 250, (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY RECORDED IN LIBER 4223, PAGE 862 (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY RECORDED IN LIBER 4228, PAGE 862 (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN GRANT OF EASEMENT AND DEEDITION IN FAVOR OF THE TOWNSHIP OF SHERBURN RECORDED IN LIBER 4504, PAGE 428, (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS, CONDITIONS, PROVISIONS AND EASEMENTS SET FORTH IN GRANT OF EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY RECORDED IN LIBER 4553, PAGE 833, (DOES NOT AFFECT SUBJECT PROPERTY)
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#### SURVEYORS CERTIFICATION

TO SMOKEY BONES BAR & FIRE GRILL; AND STEWART TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD ESTABLISHED AND ADOPTED BY ALTA AND NSPIS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 08/17/21.

DATE OF PLAN OR MAP: 08/17/21

ANTHONY T. STYCKO, JR., P.S.  
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**DRAFT**

DRAWN BY:	GST/JDM	08/17/21
CHECKED BY:	ATS	08/17/21
DATE:	AUGUST 17, 2021	
PROJECT NO.:	21-02333	SCALE: 1" = 20'

REVISION	DATE	BY	DESCRIPTION
1	08/26/21	MRJ	ADDED SANITARY LEAD

**ALTA / NSPIS LAND TITLE SURVEY**  
 PREPARED FOR: SMOKEY BONES BAR & FIRE GRILL  
 45001 SCHOENHERR ROAD, UTICA, MICHIGAN,  
 PART OF SECTION 35,  
 TOWN 3 NORTH, RANGE 12 EAST

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