

CONDITIONAL USE PERMIT APPLICATION

(This application must be typewritten or printed. ALL questions must be answered.)

Request is hereby made for permission to obtain a conditional use permit for the property described below, for the following use: Veterinary Clinic

Applicant Name Mark & Kristin Wilson; DBA Arbor Hills Animal Clinic PLLC

Applicant Address 2717 Plymouth Road, Ann Arbor MI 48105

Telephone 248-763-2936 Fax _____ Email marktwilson@arborhillsvet.com

Is the property owned by the applicant? YES NO

If "NO", what is the applicant's interest in the property? Purchaser - Purchase Order Fully Executed

Name, address and telephone number of owner(s): GROESBECK KARLA N & WEBER PAULA M
PO BOX 130622, ANN ARBOR, MI 48113-0622

DESCRIPTION OF THE PREMISES:

1. Location of property 5347 Plymouth Road, Ann Arbor MI 48105
2. Zoning classification of property VC
3. Adjoining land uses & zoning classifications North - R2 (single family residential)
South - VC (office) East - VC (vacant) West - VC (single family residential)
4. Tax code number J -10-18-155-013
5. Size of property or lot 1.01 Acres
6. Size of proposed building or addition (if any) _____
7. Use of existing building (if any) and property Veterinary Clinic

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? YES NO

Has the department refused a permit? YES NO

8. Has there been any previous land use application involving this property?

YES NO If YES, state date of filing, character of appeal and disposition of same:

The following items are attached as part of the Conditional Use Permit Application:

1. A scaled and accurate survey drawing, correlated with the legal description and showing all existing buildings, drives and other improvements.

CHECK IF ATTACHED

2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.

CHECK IF ATTACHED

3. Complete legal description of the premises (as stated on your deed or tax bills available in the Treasurer's Office).

CHECK IF ATTACHED

4. A detailed description of the proposed use.

CHECK IF ATTACHED

5. A site plan, either a. or b.

- a. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 10 of the Superior Charter Township Ordinance.

CHECK IF ATTACHED

OR

- b. A site plan, meeting all the requirements of a minor site plan as set forth in Article 10 of the Superior Charter Township Zoning Ordinance.

CHECK IF ATTACHED

6. A signed copy of the *Applicant's Acknowledgment*. (See attachment)

CHECK IF ATTACHED


NOTICE TO APPLICANT: You are hereby advised to refer to the Superior Charter Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 11 (Conditional Uses) and Article 10 (Site Plan Review); and any other sections of the Zoning Ordinance which may be applicable.

APPLICANT AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner.

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: MARK T WILSON

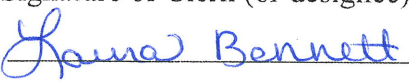
APPLICANT'S SIGNATURE  DATE 7-19, 2021

PROPERTY OWNER'S PRINTED NAME See attached

PROPERTY OWNER'S SIGNATURE _____

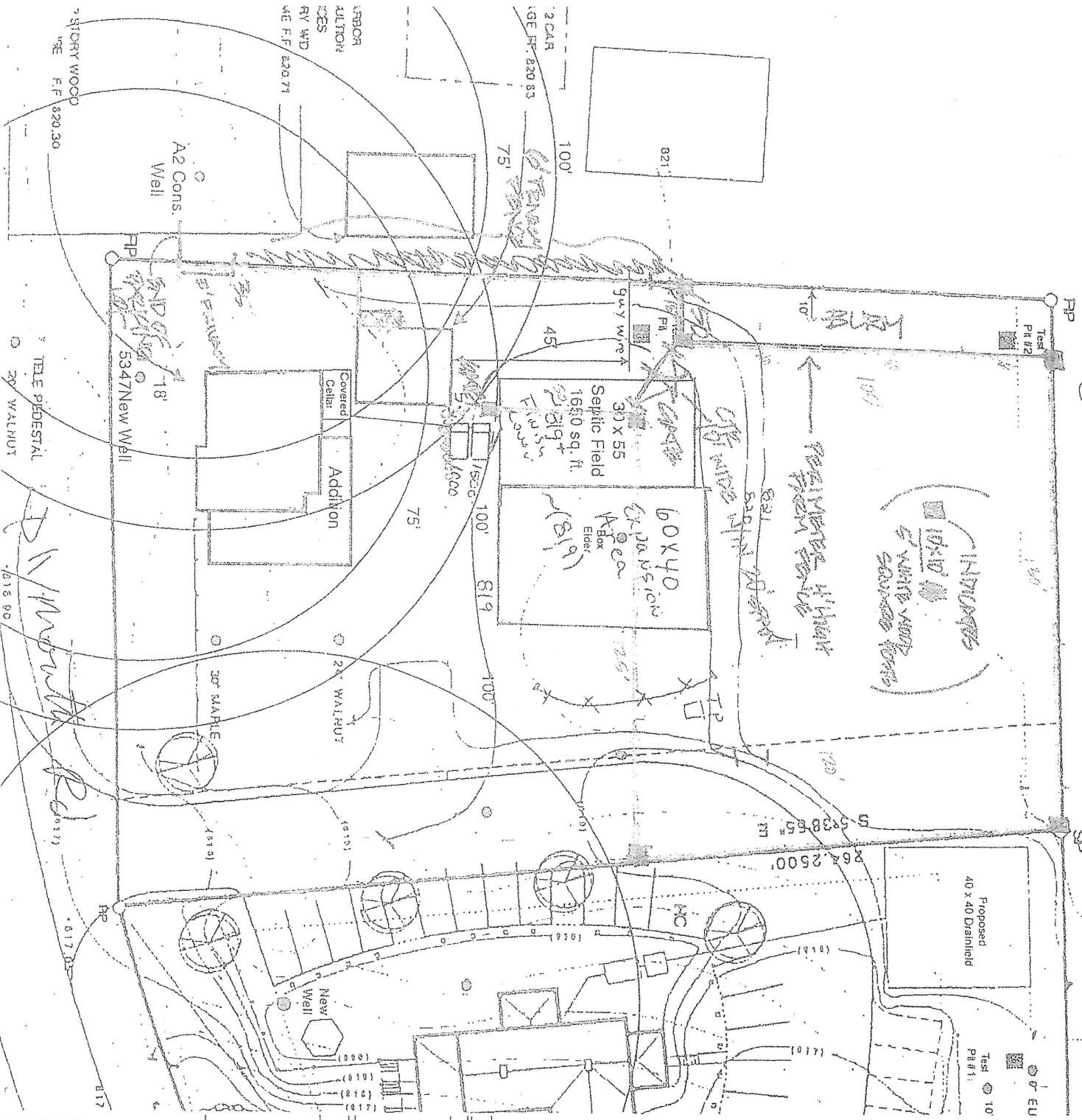
To be filled in by Township Clerk (or designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 7/28/21 (date)

Signature of Clerk (or designee)


Fee paid \$3000.00

Change 1st to 2nd WALNUT



PLAN APPROVAL

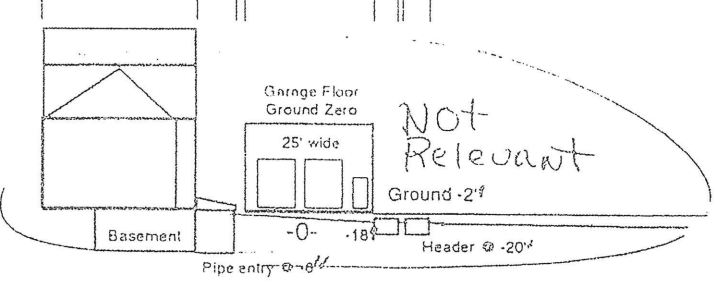
Permit No. 96-02498

Washenaw County Health Department

This plan has been approved this 3 day of 6, 1996 and

changes will be made without written approval.

[Signature]

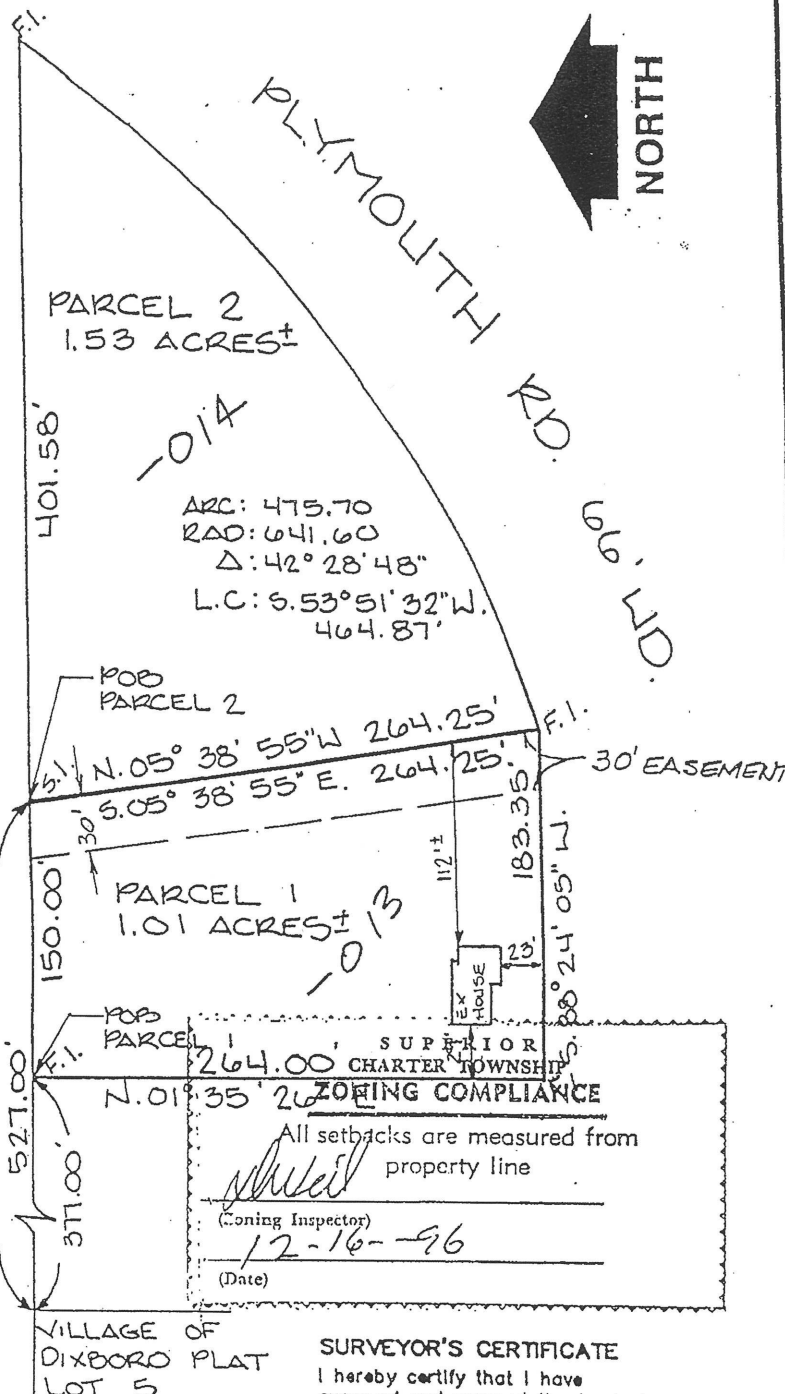


Septic Plot Plan & Elevations	NA
5347 Plymouth Rd	Scale
Diagrams Construction Foundation	1" = 40'

CERTIFICATE OF SURVEY



CHURCH ST. 66' W.D.



ARC: 475.70
RAD: 641.60
Δ: 42° 28' 48"
L.C: S. 53° 51' 32" W.
464.87'

SUPERIOR CHARTER TOWNSHIP ZONING COMPLIANCE

All setbacks are measured from property line

Greg L. Ash
(Surveyor)
12-16-96
(Date)



LEGEND

- R.: RECORD
- M.: MEASURE
- C.: CALCULATED
- S.I.: SET IRON
- F.I.: FOUND IRON
- C.M.F.: CONCRETE MONUMENT FOUND

J10-18-155(-02)

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on 4/3/95 and that the ratio of closure on the unadjusted field observations of such survey was less than 1/5000 and that all requirements of P.A. 132 of 1970 have been complied with.

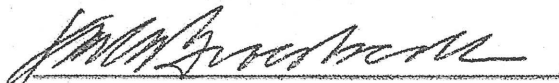
Greg L. Ash
GREG L. ASH, P.L.S. #28400

B/1/96 ADD EASEMENT

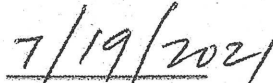
GLA SURVEYOR		40500 E. ANN ARBOR RD. SUITE 101LL PLYMOUTH, MI 48170	CLIENT: Rueter & Associates 515 Fifth Street Ann Arbor, MI 48103
		PHONE: (313) 416-9650 FAX: (313) 416-9657	
DATE: 8-2-96	JOB NO. 598-001	SCALE: 1"=80'	SHEET 1 OF 2
		0 80 160 	

This letter is to verify that the owners of the property located at 5347 Plymouth Road (Karla N. Groesbeck & Paula M. Weber) are aware that Mark & Kristin Wilson, DBA Arbor Hills Animal Clinic PLLC, are engaging with Superior Township seeking approval of a Conditional Use Application for their business. This process is being done, concurrent to the purchase of said property, by Mark and Kristin Wilson, DBA Arbor Hills Animal Clinic PLLC.

We are aware and authorize Mark & Kristin Wilson, DBA Arbor Hills Animal Clinic PLLC, to begin the process of seeking Conditional Approval for Veterinary Use on the property located at 5347 Plymouth Road in Ann Arbor, MI (Superior Twp., Dixboro). This process is happening, concurrent to the sale of the property, to assure approval of the rezoning of the property by the Township Board.



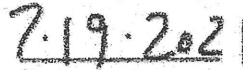
Karla N. Groesbeck



Date



Paula M. Weber



Date

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<p>FROM SUPERIOR CHARTER TOWNSHIP ASSESSING DEPARTMENT 3040 N. PROSPECT RD. YPSILANTI, MI 48198</p>	<p>PARCEL IDENTIFICATION PARCEL CODE NUMBER: J-10-18-155-013 PROPERTY ADDRESS: 5347 PLYMOUTH-ANN ARBOR RD ANN ARBOR, MI 48105</p>
<p>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: GROESBECK KARLA N & WEBER PAULA M PO BOX 130622 ANN ARBOR MI 48113-0622</p>	<p>PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately: \$0	PRIOR AMOUNT YEAR: 2021	[REDACTED]	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	136,936	[REDACTED]	0
2. ASSESSED VALUE:	220,000	[REDACTED]	[REDACTED]
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	220,000	[REDACTED]	[REDACTED]
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS NOT			

The 2021 Inflation rate Multiplier is: 1.014

Legal Description: ASSR REQUEST ****FROM 1018155012 12/18/96TRF 04/09/96 PTA 04/09/96 SU 18-12A-1 PCL " 1 " COM AT NE COR OF LOT 5 NE SEC VILLAGE OF DIXBORO, TH N 88-24-05 E 377.00 FT TO POB, TH CONT N 88-24-05 E 150.00 FT, TH S 05-38-55 E 264.25 FT, TH S 88-24-05 W 183.35 FT, TH N 01-35-26 E 264.00 FT TO POB. PT OF NE 1/4 SEC 18, T2S-R7E. 1.01 AC

Arbor Hills Animal Clinic has been a staple of the Ann Arbor Community for over 36 years. We have served the community of Northern Ann Arbor, Dixboro, and the surrounding areas throughout this time.

Over the past 18 months, during the global pandemic, 11.2 million people have become new pet owners. This has had a profound impact on the veterinary industry. All of these new pets, and pet owners, have needed somewhere to get the health of their pet maintained. Arbor Hills has continued to provide services to our community but has outgrown our current facility. For that reason, we have excitedly entered into a purchase agreement for the property located at 5347 Plymouth Road in Dixboro.

About Arbor Hills

Arbor Hills Animal Clinic has been in business for more than 35 years, and continues to be a family run business. Dr. Wilson, Dr. Lowmsbery, and Dr. Filipiak provide clients and their pets with the highest quality veterinary care imaginable. Dr. Wilson's husband, Mark, functions as the practice manager to ensure that everything that the doctors' and their staff need is available within the clinic.

Arbor Hills Animal Clinic's mission is to provide personalized, high-quality care for beloved pets. We provide preventative services, wellness checks, general surgery, dentistry and general medicine. We have created a practice that we believe in and choose for our own family pets. We are a full-service family practice of dedicated, experienced veterinarians who believe in working with our clients to maintain and improve the health of their pets. Our staff believe in providing comprehensive health care services to our patients in a friendly, relaxed atmosphere. We also believe in educating our clients, as we work with their pets, to achieve the best possible outcome for their pets.

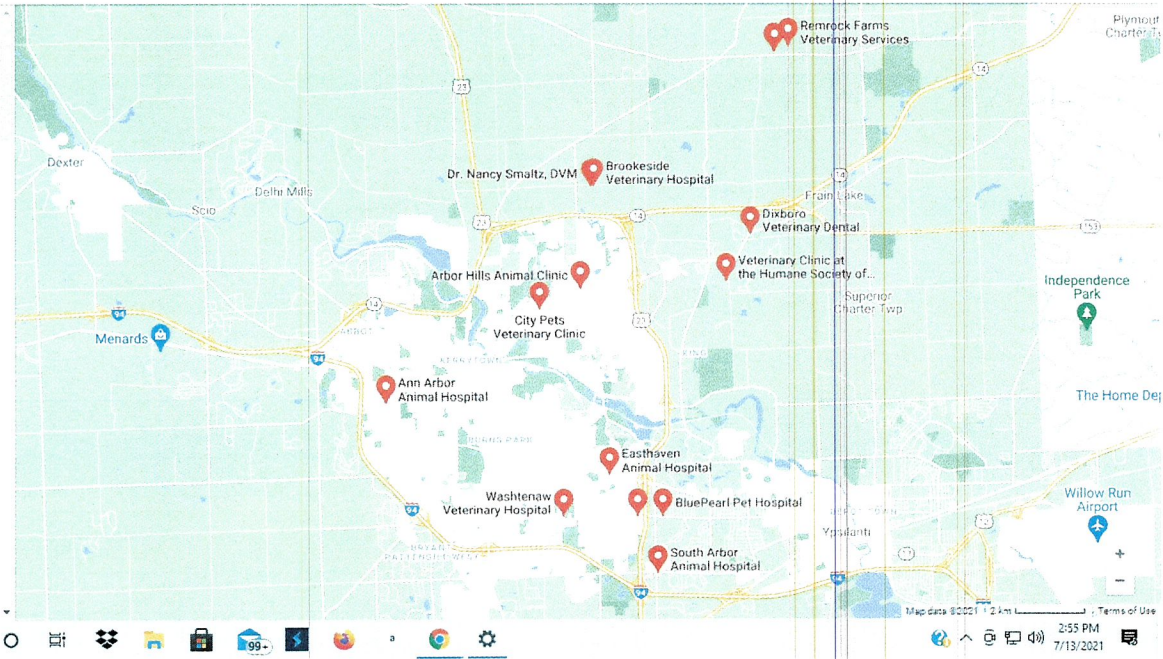
Arbor Hills Animal Clinic provides veterinary care for both companion animals (cats and dogs), small furry pets (hamsters, gerbils, guinea pigs) and farm animals which can be brought to the clinic (sheep, goats, miniature horses).

Arbor Hills Animal Clinic does not provide any boarding services and does not keep [domestic](#) animals overnight at our facility.

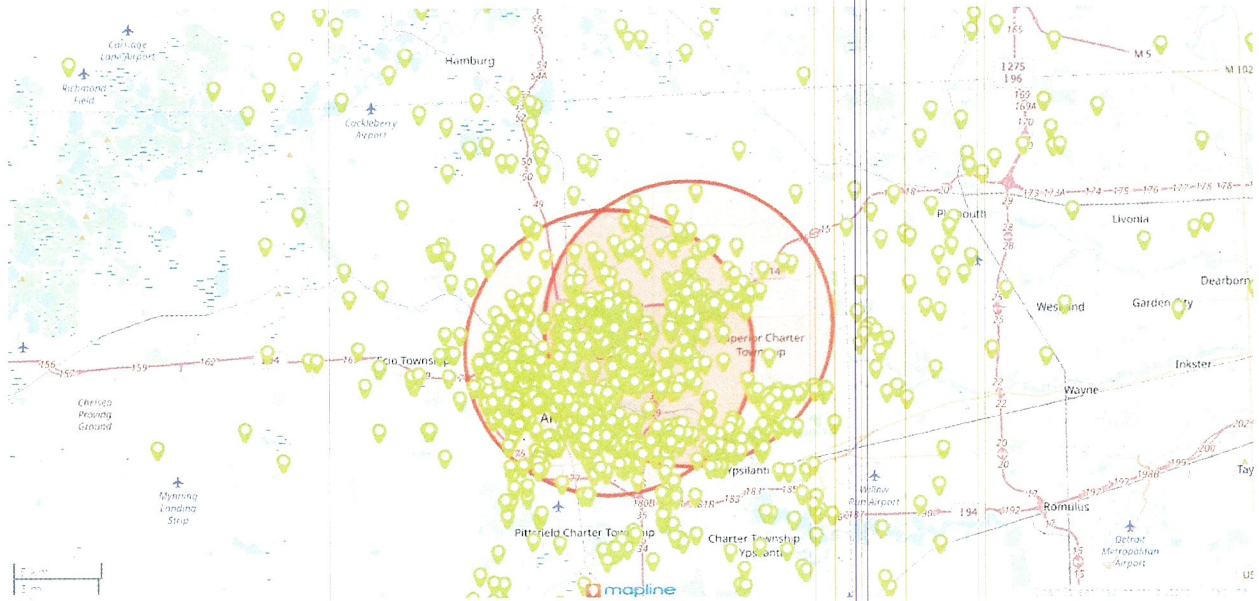
Proposed Use

Arbor Hills Animal Clinic would like to relocate our practice to the Dixboro community. Arbor Hills Animal Clinic would continue to be a full-service veterinary facility. Within the clinic, we provide the following out-patient services: wellness services, surgical services, dental care, nutritional counseling, pharmaceutical services, as well as hospice and euthanasia services.

Dixboro currently does not have a facility that provides general veterinary care to the community. While the Dixboro Veterinary Dental Clinic does provide special services for complex dental cases, no general medicine is practiced within that facility. The nearest animal hospitals to the Dixboro community are the Humane Society of Washtenaw County, our Current Practice located at Plymouth and Nixon in Ann Arbor and Remrock Farms Veterinary Services in Plymouth. Below is a map showing the closest animal clinics to this proposed location:



Our current clientele comes from across the Ann Arbor Community. On the diagram below, you will see two red circles. The circle on the left is a 5 mile radius drawn around our current practice. The circle on the right shows a 5 mile radius drawn around 5347 Plymouth Road. Each yellow dot represents a client at our practice. As you can see, many of our clients fall within a five mile radius of this new location making this a superb location for the practice.



The clinic would include 4-5 examination rooms, a surgical and dental suite, an x-ray facility, a treatment area and a state of the art lab for processing samples. The clinic would use both buildings that currently occupy this property.

Interior Modifications

There are several areas of the main floor of the original home that reflect the architecture of the 1870's, when this portion of the home was originally built. It is our intention to leave these areas, as is, and use these existing spaces as our waiting area and examination rooms. Our desire is to preserve the historic charm of these areas.

The modifications to the main floor would include:

1. Pedestrian access improvements including ADA compliant entry to the facility, creation of an ADA compliant bathroom, and assuring all door openings meet ADA standards.
2. Vehicular Access and Circulation Improvements including paved parking to be located on the east side of the practice to provide adequate parking for both employees and clients,
3. Exterior Lighting Improvements including directional parking lot lighting, landscape lighting, and directional signage lighting on the property.

Areas of the main floor that do not contain the historic architecture would be modified to create treatment space, laboratory space, and hospitalization spaces.

[A copy of the initial draft of the interior floor plan is attached to this document as Appendix A.](#)

In terms of mechanical upgrades, we will be looking to add central air conditioning to this facility. No other major mechanical upgrades are planned, at this time. ~~but the inspection of the site on 7/23/2021 may surface additional concerns in this area.~~ We are discussing the possibility of adding an elevator to the facility.

Exterior Modifications

The following are the planned exterior improvements:

1. Creation of a solid surface parking area and driveway to allow for adequate staff and client parking at the facility. The driveway and parking are planned for the East side of the property when the existing gravel driveway currently exists.
2. Freshening up of the paint on the exterior of both buildings.
3. Creation of a corridor to connect the two buildings on this property.
4. Replace missing sections of exterior fencing to clean up the perimeter of the property.
5. Handicapped ramp access erected at the building.
6. A sign, with external sign illumination, will be placed in an area visible from Plymouth Road. All local ordinances described within Article 9 of the Zoning Ordinances will be followed when designing signage for the facility.

[A copy of the draft of the site plan showing the location of the corridor \(addition\) and the parking area are attached as Appendix B. Appendix C shows the location of the corridor addition.](#)

Traffic Considerations

Generally speaking, Arbor Hills Animal Clinic schedules 4-5 appointments per hour. This would result in 4-5 client vehicles at the clinic at any time. In addition, Arbor Hills Animal Clinic generally has 6 technicians, 2 receptionists, 2 doctors, 1 practice manager and 1 practice assistant at the clinic at all times. Our staff arrives staggered between 7:30am and 9:00am and leaves on a staggered schedule from 6:30pm - 8:00pm daily. Therefore, Arbor Hills Animal Clinic will need 12 parking spots allocated for employee use and an additional 5 for client use. Our goal would be to make 20-22 spots available to provide adequate parking and some additional overflow parking as well.

In consideration of the township requirements, regarding parking, I also wanted to provide the information necessary to calculate the need for parking using the township requirements. The facility is a total of 4,400 square feet (including the proposed addition). In addition, at our maximum staffing, we have a total of 12 employees in the building at any given time. Therefore, $4,400/500 = 9$ parking spots plus the additional 12 employee spots creates the need for 21 (9+12) parking spots within our lot. We are proposing 20-22 total spots.

In addition, we ordered an "Advanced Inspection" for the commercial driveway from the Washtenaw County Road Commission on 8/11/2021 and would anticipate receiving results within the next 2-3 weeks.

Arbor Hills Animal Clinic is open from 8am - 6pm Monday through Friday and Saturday from 8am - 1pm. Arbor Hills Animal Clinic does not service after hour emergency care, does not board domestic animals in the clinic overnight or during non-business hours, and there is no overnight occupancy of the clinic overnight by employees or owners of the practice.

Other Consideration

Arbor Hills Animal Clinic would like to have the option of allowing small farm animals (miniature horses, goats, or other animals of a similar size, live on this property. [These non-domesticated animals would live on the property 24/7/365](#). These animals would be cared for, by the veterinary staff, and be available for clients to interact with while visiting the clinic.

Based upon the grazing space available, Arbor Hills would like to have 2 goats and 1 mini-horse live on this property. An outbuilding would be placed on the property, on the west side, to provide shelter and a feeding area for these animals. The building measures 12x16. A photo of the outbuilding is included as Appendix D.

Good Neighbors

It has always been a priority for Arbor Hills Animal Clinic to be a good neighbor to the families and businesses that are in close proximity to our practice. Since the last meeting, we have reached out to the "neighbors" and invited both homeowners and business leaders to meet with us to discuss any concerns or questions they have about our plans or our practice. We mailed a letter to each of them inviting them to have breakfast with us, join a Zoom call, or call Mark on his cellular phone. We wanted to be fully available to community members. Appendix E is a copy of the letter we sent to community members and neighboring businesses.

In addition, Arbor Hills Animal Clinic is now the newest Business Sponsor of the Village of Dixboro Farmers Market.

Attachments:

- **Appendix A: Initial Draft of Interior Floor Plan (also shows the corridor addition)**
- **Appendix B: Draft Site Plan**
- **Appendix C: Draft Site Plan (including PINK area which represents the new corridor - a bit larger than it actually is)**
- **Appendix D: Photo of outbuilding for non-domesticated animals**
- **Appendix E: Copy of letter sent to Neighbors (double sided)**

SITE PLAN NOTES

- ALL GRADES SHALL BE 6" BELOW FINISH FLOOR ELEVATION & SLOPE AWAY FROM BUILDING.

LEGAL DESCRIPTION:

ROM 1018155012 12/18/96TRF 04/09/96 PTA 04/09/96 SU 18-12A-1 PCL * 1 * COM AT NE COR OF LOT 5 NE SEC VILLAGE OF DIXBORO, TH N 88-24-05 E 377.00 FT TO POB, TH CONT N 88-24-05 E 150.00 FT, TH S 05-38-55 E 264.25 FT, TH S 88-24-05 W 183.35 FT, TH N 01-35-26 E 264.00 FT TO POB. PT OF NE 1/4 SEC 18, T2S-R7E. 1.01 AC

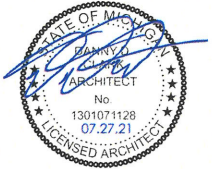


1
AS-1.0
Architectural Site Plan
1" = 40'-0"
NORTH



HDA ARCHITECTS, INC.

101 East 2nd Ave.
Suite 350
Rome, Georgia
30161
Tel: 706.531.9998
Toll: 888.221.9232
hda-architects.com



ARBOR HILLS ANIMAL CLINIC

MARK & KRISTIN WILSON

5347 PLYMOUTH RD
ANN ARBOR MI 48106

OVERALL SITE PLAN

Drawn By: MBH
Checked By: PIH

RELEASE	DESCRIPTION
7-27-21	CONDITIONAL USE

HDA Job Number: 2120

Date: 7-27-21

This drawing is an instrument of service & shall remain the property of the Architect. Do not reproduce publish or use in any way without the consent of the Architect.

AS-1.0

NOT FOR CONSTRUCTION

EQUIPMENT SCHEDULE

NUMBER	DESCRIPTION	PROVIDED BY	INSTALLED BY	COUNT
--------	-------------	-------------	--------------	-------



FLOOR PLAN - FIRST FLOOR
A-10 1/4" = 1'-0"

HDA
ARCHITECTS

HDA
ARCHITECTS, INC.
101 East 2nd Ave.
Suite 350
Rome, Georgia
30161
Tel: 706.531.9998
Toll: 888.221.9232
hda-architects.com

ARBOR HILLS
ANIMAL CLINIC
MARK & KRISTIN WILSON
5347 PLYMOUTH RD
ANN ARBOR, MI 48105

DIMENSION /
REFERENCE
PLAN
Drawn By: SAW
Checked By: P.J.H.

Release 7-27-21 Description CONDITIONAL USE

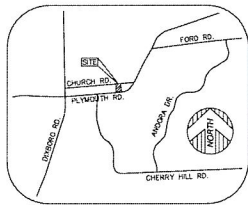
HDA Job Number: 2120
Date: 7-27-21

This drawing is an instrument of service and shall remain the property of the Architect. Do not reproduce, publish or use in any way without the consent of the Architect.

NOT FOR CONSTRUCTION

A-2.0

9/30/2021 5:13:41 PM



VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE

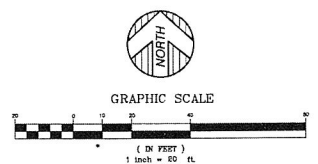
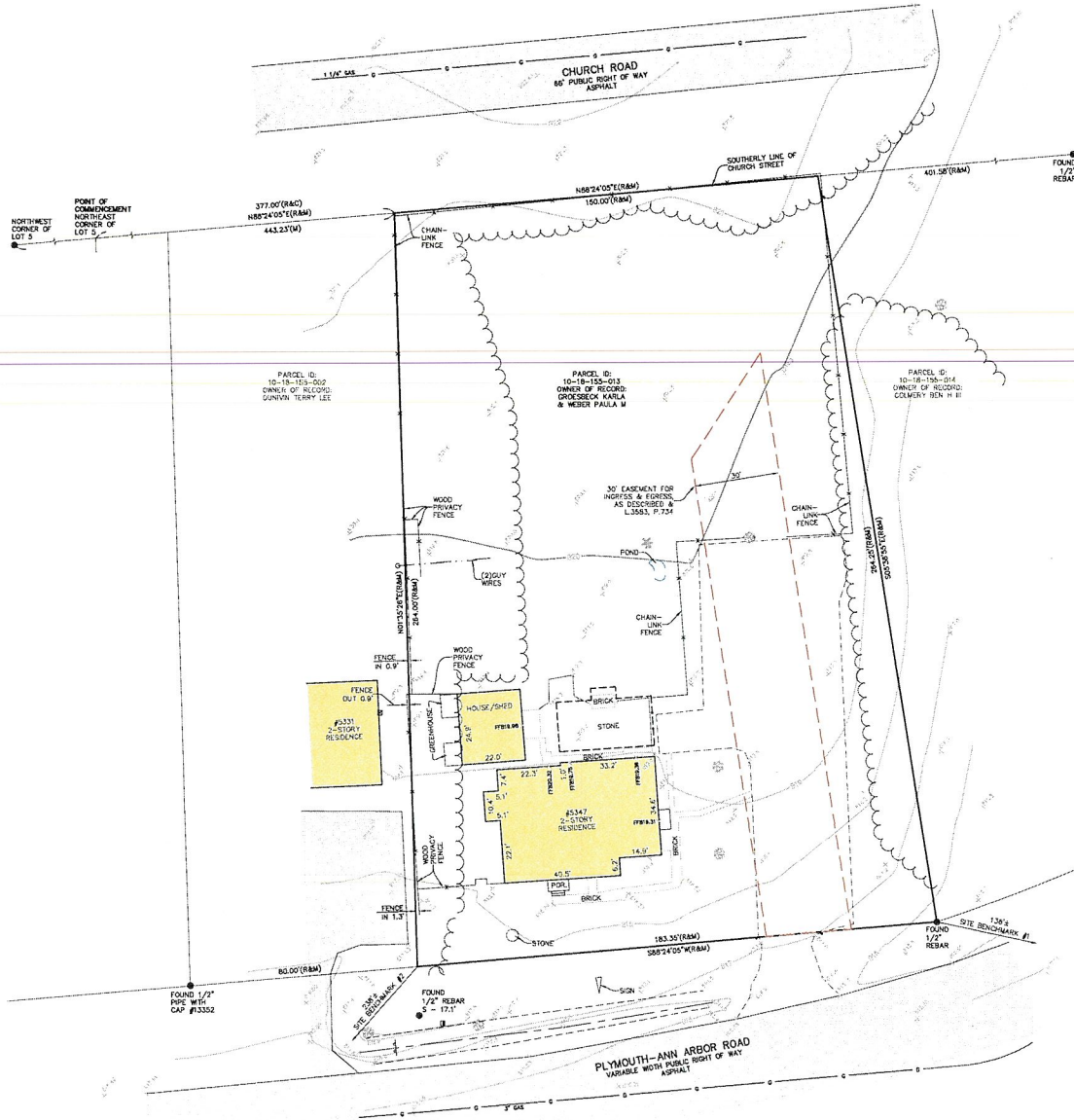
PARCEL AREA
43,934± SQUARE FEET = 1.01± ACRES

BASIS OF BEARING
NORTH 88°24'05" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH ROAD, AS DESCRIBED.

BENCHMARK
SITE BENCHMARK #1
TOP OF A CULVERT 142"± SOUTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION = 816.85' (NAVD 85)
SITE BENCHMARK #2
TOP OF A CULVERT 238"± SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 812.87' (NAVD 85)

LEGEND

●	FOUND MONUMENT (AS NOTED)
(8&4)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
○	GROUND ELEVATION
⊖	ELECTRIC METER
⊕	UTILITY POLE
⊕	TELEPHONE RISER
⊕	BOLLARD
•	FENCE POST
⊕	DOUBLE POST SIGN
○	DECIDUOUS TREE (AS NOTED)
○	CONIFEROUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	ADJOINER PARCEL LINE
---	BUILDING
---	AMKINS
---	CENTERLINE DITCH
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	TREE / BRUSH LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	EDGE OF WATER (AS NOTED)
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



PROPERTY DESCRIPTION
LAND SITUATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS:
1/2 OF THE NORTH 1/2 OF SECTION 18, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CHURCH STREET (1/2 ROW-83.00 FEET) DISTANT NORTH 88°24'05" EAST 277.00 FEET FROM THE NORTHEAST CORNER OF LOT 5, NORTHEAST SECTION OF CONDOGS, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FEBRUARY 28, 1928, IN LITER "A" OF SERIES PAGE 273, WASHTENAW COUNTY RECORDS; THENCE CONTINUING NORTH 88°24'05" EAST 190.00 FEET ALONG THE SOUTHERLY LINE OF WAY LINE OF SAID CHURCH STREET; THENCE SOUTH 02°38'53" EAST 284.25 FEET; THENCE SOUTH 88°24'05" WEST 183.35 FEET AND NORTH 01°55'25" EAST 254.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A CERTAIN EASEMENT ON, OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY TO CREATE A RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY AND PROPERTY IMMEDIATELY ADJACENT TO THE EAST THEREOF, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED IN LITER "A" OF SERIES PAGE 273, WASHTENAW COUNTY RECORDS; THENCE CONTINUING NORTH 88°24'05" EAST 190.00 FEET ALONG THE SOUTHERLY LINE OF CHURCH STREET (1/2 ROW-83.00 FEET) THENCE S 80°58'45" EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 05°58'51" EAST 204.25 FEET; THENCE S 88°43'05" W 30.00 FEET; THENCE N 02°38'53" W 49.25 FEET; THENCE N 35°43'07" E 44.51 FEET TO THE POINT OF BEGINNING.
THE PROPERTY ADJACENT TO THE EAST AND WHICH SHALL BE DENOTED BY THE ABOVE DESCRIBED EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT THE NORTH-EAST CORNER OF LOT 5, NORTHEAST SECTION VILLAGE OF DUNDOD, THENCE NORTH 88°24'05" EAST 227.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 88°24'05" EAST 401.58 FEET; THENCE 475.10 FEET ALONG ARC OF A CURVE, RADIUS OF 641.66 FEET, CHORD SOUTH 53°51'57" W 464.87 FEET; THENCE NORTH 02°38'53" WEST 284.25 FEET TO PLACE OF BEGINNING, BEING PART OF THE NORTH-EAST 1/4 OF SECTION 18, T2S, R7E.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY COMMITMENT NO. L8189202, DATED JULY 16, 2021, AND RELETED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
10. MAINTENANCE AGREEMENT FOR EASEMENT AND RIGHT OF WAY, AS RECORDED IN LITER 3563, PAGE 734, WASHTENAW COUNTY RECORDS. (AS SHOWN)

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN CERTAIN OR UNCERTAIN. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS FEASIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION
TO ARBOR HILLS ANNUAL CLINE PUBLIC, A MICHIGAN DOMESTIC PROFESSIONAL LIABILITY COMPANY, LIBERTY TITLE AGENCY, AND STEWART TITLE GUARANTY COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MICHIGAN STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ONLY ESTABLISHED AND ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS, ONLY AS SHOWN IN TABLE A, THEREOF, AND ALSO INCLUDES ITEMS 2, 4, 7A, B, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 09, 2021.
DATE OF PLAT OR MAP: AUGUST 12, 2021

DRAFT
ANTHONY T. SYDOR, JR., P.E.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47978
22555 GREAT HILL AVE., LANSING, MI 48201
TSydor@antec-survey.com

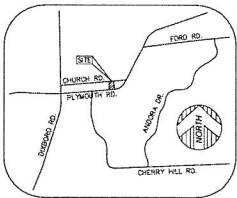
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NEW-TEC
GROUP OF COMPANIES
SURVEYING & ENVIRONMENTAL
LAND SURVEYING
2021 2021 2021 2021 2021
188 188 188 188 188

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: ARBOR HILLS ANNUAL CLINE PUBLIC, TOWNSHIP, MICHIGAN,
5347 PLYMOUTH-ANN ARBOR ROAD, SECTION 18,
TOWN 2 SOUTH, RANGE 7 EAST

NO.	DATE	BY	REVISION	DATE
1	08/12/21	AS		
2	08/12/21	AS		
3	AUGUST 12, 2021	AS		
4	21-03-2021	AS		

1
1 OF 1 SHEETS



VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE

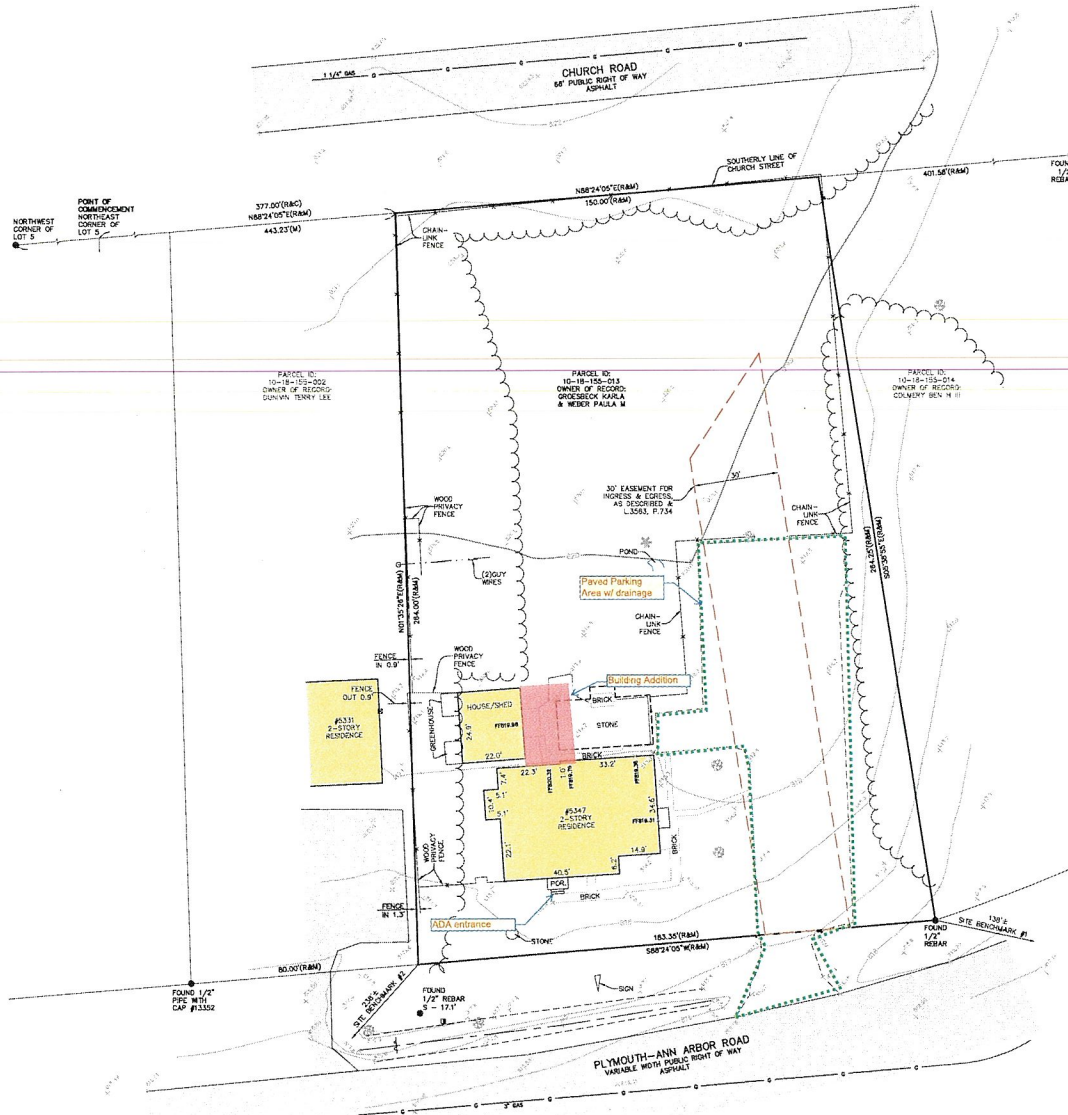
PARCEL AREA
43,934± SQUARE FEET = 1.01± ACRES

BASIS OF BEARING
NORTH 89°20'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH ROAD, AS DESCRIBED.

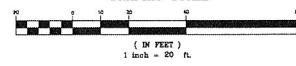
BENCHMARK
SITE BENCHMARK #1
TOP OF A CULVERT 140± SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 818.89' (NAVD 88)
SITE BENCHMARK #2
TOP OF A CULVERT 238± SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 812.97' (NAVD 88)

LEGEND

●	FOUND MONUMENT (AS NOTED)
(RAM)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(E)	ELECTRIC ELEVATION
○	UTILITY POLE
⊕	TELEPHONE RISER
⊙	BOLLARD
⊕	FENCE POST
⊕	DOUBLE POST SIGN
○	DECIDUOUS TREE (AS NOTED)
○	CONTIGUOUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	ADJOINER PARCEL LINE
---	BUILDING
---	MINING
---	CONTIGUOUS DITCH
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	TREE / BRUSH LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	EDGE OF WATER (AS NOTED)
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS:

PART OF THE NORTH 1/2 OF SECTION 18, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CHURCH STREET (1/2 ROW-13.00 FEET DISTANT NORTH THEREOF) EAST 377.00 FEET FROM THE NORTHEAST CORNER OF LOT 5, NORTHEAST SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST, COUNTY OF WASHTENAW, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FEBRUARY 28, 1926, IN LIBER "A" OF DEEDS, PAGE 273, WASHTENAW COUNTY RECORDS; THENCE CONTINUING NORTH 89°24'00" EAST 150.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CHURCH STREET; THENCE SOUTH 00°20'55" EAST 244.25 FEET; THENCE SOUTH 89°24'00" WEST 183.30 FEET AND NORTH 01°32'28" EAST 244.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A CERTAIN EASEMENT ON, OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY TO CREATE A RIGHT-OF-WAY FOR HIGHWAYS AND EGRESS FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY AND PROPERTY IMMEDIATELY ADJACENT TO THE EAST THEREOF, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF THE NORTHEAST SECTION OF THE VILLAGE OF OMBRO AS RECORDED IN LIBER "A" OF DEEDS, PAGE 273, WASHTENAW COUNTY RECORDS; THENCE NORTH 89°24'00" EAST 489.00 FEET ALONG THE SOUTHERLY LINE OF CHURCH STREET (1/2-33 FEET); THENCE S 00°28'55" EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°28'55" W 204.25 FEET; THENCE S 89°24'00" W 300.00 FEET; THENCE N 00°28'55" W 189.25 FEET; THENCE N 89°24'00" E 414.51 FEET TO THE POINT OF BEGINNING.

THE PROPERTY ADJACENT TO THE EAST AND WHICH SHALL BE BENEFITED BY THE ABOVE DESCRIBED EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 5, NORTHEAST SECTION VILLAGE OF OMBRO; THENCE NORTH 89°24'00" EAST 234.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE NORTH 89°24'00" EAST 401.00 FEET; THENCE 475.10 FEET ALONG ARC OF A CURVE, R1 RADIUS OF 641.80 FEET, CHORD SOUTH 53°51'52" W 464.87 FEET; THENCE NORTH 00°28'55" WEST 284.25 FEET TO PLACE OF BEGINNING; 30.00 PART OF THE NORTHEAST 1/4 OF SECTION 18, T2S, R7E.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY COMMITMENT NO. LIBR00040, DATED JULY 16, 2021, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

15. MAINTENANCE AGREEMENT FOR EASEMENT AND RIGHT OF WAY, AS RECORDED IN LIBER 3563, PAGE 734, WASHTENAW COUNTY RECORDS, (AS SHOWN)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO ASSURE HILLS ANIMAL CLINIC PLLC, A MICHIGAN DOMESTIC PROFESSIONAL LIMITED LIABILITY COMPANY, LIBERTY TITLE AGENCY, AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD OF PRACTICE FOR ALTA AND NSPS LAND TITLE SURVEYS, ONLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 4A, 4B, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 09, 2021.

DATE OF PLAT OR MAP: AUGUST 12, 2021

DRAFT

ANTHONY J. STOKO, JR., P.E.
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2200 GRANITE AVE., EASTLANSING, MI 48021
15yc@white-survey.com

PROFESSIONAL SURVEYOR
LICENSED IN MICHIGAN
NEW-TEC
A SURVEY COMPANY
2200 GRANITE AVE., EAST LANSING, MI 48021
313.733.0100
www.new-tec.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: ASSURE HILLS VET
15000 WOODLAND DRIVE
ANN ARBOR, MI 48106
PART OF SECTION 18,
TOWN 2 SOUTH, RANGE 7 EAST

NO.	REVISION	DATE	BY	DESCRIPTION
1		08/12/21	ATC	
2		AUGUST 12, 2021	ATC	
3		21-11-2021	ATC	



E



Arbor Hills Animal Clinic

Arbor Hills Animal Clinic
2717 Plymouth Road
Ann Arbor MI 48105
(734) 668-1466

9/3/2021

Dear Neighbor,

As you may have already heard, we (Mark and Kristin Wilson), owners of Arbor Hills Animal Clinic, have placed an offer on the property located at 5347 Plymouth Road. We plan to renovate the building and make it the future home of Arbor Hills Animal Clinic. We will be meeting with the Township Board in a few weeks to discuss our project and seek conditional approval from them to begin this process.

Prior to this meeting, we wanted to provide an opportunity for community members or other business owners to reach out to talk to us about our project. We understand that when a property changes hands there are things you want to know about the project. We would love to take some time to talk with community members and provide you with all the information that you desire.

That said, here are a few options. Please feel free to participate in any or all of these opportunities:

- MoonWinks Cafe - Meet Mark Wilson, Co-Owner and Practice Manager, at Arbor Hills Animal Clinic. Breakfast and coffee are on us! Thursday, September 9, 2021 at 9:00am.
- Zoom Meet & Greet - If you prefer, meet Mark Wilson online by joining our Zoom room on Thursday, September 9, 2021 at 7:00pm. Our zoom room meeting room can be found at: <https://us02web.zoom.us/j/7495410748>
- Prefer a less formal conversation? Feel free to contact Mark Wilson, anytime, by calling 248-763-2936.

On the back of this letter, I have included a Q & A with some of the more common questions we have been getting about our project.

Mark Wilson
Practice Manager

Kristin Wilson, Owner & DVM,
Audrey Lownsbery DVM Associate Veterinarian

Frequently Asked Questions

Q: What are your hours of operation?

A: Currently, 9am - 6pm, Monday through Friday and 8am-2pm on Saturday.

Q: Do you see after hours emergency cases?

A: No, we are a day practice. We utilize local emergency centers after hours.

Q: Are you putting outdoor boarding facilities on the premises?

A: No, we will have some exercise runs for larger dogs to stretch their legs and use the potty during their stay. However, no boarding will take place at our facility.

Q: What changes are you making to the outside of the building?

A: A fresh coat of paint. In addition, we will be paving the driveway (about 20 spots), connecting the two buildings (the house and the wedding chapel) with a small addition, and possibly adding a small out building for small farm animals (goats, mini-horses). We will also be shoring up some of the fencing that has been destroyed over time.

Q: What are you changing inside the building?

A: That is a more extensive list. The interior will include a waiting room, multiple examination rooms, a surgical suite, a dental area, a treatment area and some office spaces. Public areas (the waiting room and examination rooms) will maintain the historic charm of the existing spaces. We will also be updating the interior of the building to allow for access for community members who require ADA accommodations.

Q: Will anyone be living in the building?

A: No

Q: Will you be accepting new clients?

A: Yes, just call 734-668-1466 and we can get you scheduled.

Q: When do you plan to begin doing business at this location?

A: We anticipate being ready to open between March and June of 2022.

Q: What types of animals do you see?

A: Domestic animals with fur and small farm animals.