

**SUPERIOR CHARTER TOWNSHIP ZONING BOARD OF APPEALS
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT RD., YPSILANTI, MI 48198**

**AGENDA
May 14, 2025 - 7:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the April 9, 2025, meeting minutes
6. CITIZEN PARTICIPATION
7. COMMUNICATIONS
8. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS
 - A. ZBA #25-02: Front Yard Setback Variance – 7115 Plymouth-Ann Arbor Road
9. OLD BUSINESS
10. OTHER BUSINESS AS NECESSARY
11. ADJOURNMENT

**SUPERIOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DRAFT MINUTES
APRIL 9, 2025
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1. CALL TO ORDER

The meeting of the Superior Charter Township Zoning Board of Appeals was called to order by Chair Brennan at 7:00 p.m.

2. ROLL CALL

The Zoning Board of Appeals members present were Brennan, Smith, Greene, Winslow, Gilbreath and Markos-Vanno. None were absent. Ben Carlisle, Township Planner was also in attendance.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

A motion was made by Member Smith and supported by Member Gilbreath to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A motion was made by Member Gilbreath and supported by Member Winslow to adopt the minutes from the February 27, 2025, as amended. The motion carried.

6. CITIZEN PARTICIPATION

Chair Brennan called for Citizen Participation. There was none.

7. COMMUNICATIONS

None

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8. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

A. ZBA #25-01: Rear Yard Setback Variance - 3420 Deward

Chair Brennan called for a motion to open public hearing.

Motion by Member Gilbreath to open public hearing. Member Smith seconded. The motion carried.

Chair Brennan called for the applicant to petition their request for a variance.

David Sluga, applicant, was present to explain the petition and need for a variance from Section 3.101 (Dimensional Standards) to allow for a building addition to be constructed in the rear yard setback. The property is located at 3420 Deward (J-10-07-300-014) and is zoned R-2 (Single-Family Residential). He provided additional background on the property and explained the unique conditions and circumstances that exist due to the house already built into the setback and thus it is an existing non-conformity. He was attempting to extend the rear wall of the house.

Chair Brennan called for a motion to close the public hearing. Motion by Member Smith to close the public hearing. Member Winslow seconded. The motion carried.

Member Gilbreath noted that he is a neighbor to the applicant and asked the Board if they felt it was a conflict of interest. Member Greene made a motion that Member Gilbreath did not have a conflict of interest and may vote on the matter. Winslow seconded the motion. The motion carried.

The Board discussed the matter. Member Smith asked the applicant to clarify the requested relief. Mr. Sluga clarified the relief. Member Smith asked if the applicant considered alternative plans that did not require a variance. Mr. Sluga noted that he had considered alternative plans. Mr. Carlisle clarified the requested relief and noted that the existing house is currently non-conforming.

Chair Brennan reviewed the Standards for Review set forth in section 13.08B1-5 of the Zoning Ordinance. After review of the standards, the Board found that they had been met. Chair Brennan called for a motion to approve or deny the request.

Motion by Member Gilbreath, supported by Member Winslow to approve a variance from Section 3.101 (Dimensional Standards) to allow for a

**SUPERIOR CHARTER TOWNSHIP
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building addition to be constructed in the rear yard setback. at 3420 Deward (J-10-07-300-014).

Roll Call Vote:

Yes: Brennan, Greene, Winslow, Gilbreath, Markos-Vanno

No: Smith.

Absent: None

Abstain: None.

The motion carried.

9. OLD BUSINESS

None

10. ADJOURNMENT

Motion by Member Greene to adjourn the meeting. All member's agreed and the meeting adjourned at 7:48 PM

Respectfully submitted,

Thomas Brennan, III, Chair

Ben Carlisle, Recording Secretary
Superior Charter Township
3040 N. Prospect, Ypsilanti, MI 48198

**ZONING BOARD OF APPEALS
SUPERIOR CHARTER TOWNSHIP
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
WEDNESDAY, MAY 14, 2025
7:00 p.m.**

ZBA #25-02

The Superior Township Zoning Board of Appeals will hold a public hearing on **Wednesday, May 14, 2025, at 7:00 p.m.** at the Superior Township Hall, 3040 N. Prospect, on an appeal of the decision of the Township Zoning Administrator.

The Case (ZBA #25-02) is a petitioner request for a variance from Section 3.101 (Dimensional Standards) to allow for a building addition to be constructed onto an existing single-family residence in the front yard setback. The property is located at **7115 Plymouth Road** (J-10-09-200-006) and is zoned R-2 (Single-Family Residential).

A complete copy of the petition for a variance is available for inspection or copying at the Township Hall 9:00 a.m. – 4:00 p.m. Wednesdays or online at the following link: www.superiortownship.org/meetings/zoning-board-of-appeals.

Persons wishing to express their views may do so in person at the public hearing, or in writing addressed to the Zoning Board of Appeals at the above address. Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days' notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing to the Township Clerk.

Michelle Marin, AICP
3040 N. Prospect
Ypsilanti, MI 48198
734-482-6099

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Ann Arbor News

SUPERIOR CHARTER TOWNSHIP, LYNETTE
FINDLEY
3040 N PROSPECT RD
YPSILANTI, MI 48198

AD#: 0010986413

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Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
04/20/2025	Public Notices MI	ZONING BOARD OF APPEALS SUPERIOR CHARTER TOWNSHIP	ZBA #25-02	1 x 78 L	
				Affidavit Notary Fee - 04/20/2025	\$15.00
				Basic Ad Charge - 04/20/2025	\$112.62
				Total	\$127.62

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423

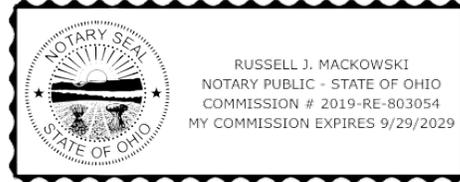


AD#: 0010986413

State of Ohio,) ss
County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Ann Arbor News is a public newspaper published in the city of Ann Arbor, with general circulation in Washtenaw county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Ann Arbor News 04/20/2025



Principal Clerk of the Publisher

Sworn to and subscribed before me this 21st day of April 2025

Notary Public

**ZONING BOARD OF APPEALS
SUPERIOR CHARTER TOWNSHIP
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
WEDNESDAY, MAY 14, 2025
7:00 p.m.
ZBA #25-02**

The Superior Township Zoning Board of Appeals will hold a public hearing on **Wednesday, May 14, 2025**, at 7:00 p.m. at the Superior Township Hall, 3040 N. Prospect, on a variance application.

The case (ZBA #25-02) is a petitioner request for a variance from Section 3.101 (Dimensional Standards) to allow for a building addition to be constructed onto an existing single-family residence in the front yard setback. The property is located at **7115 Plymouth Road (J-10-09-200-006)** and is zoned R-2 (Single-Family Residential).

A complete copy of the petition for a variance is available for inspection or copying at the Township Hall 9:00 a.m. - 4:00 p.m. Wednesdays or online at the following link: www.superiortownship.org/meetings/zoning-board-of-appeals.

Persons wishing to express their views may do so in person at the public hearing, or in writing addressed to the Zoning Board of Appeals at the above address. Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days' notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing to the Township Clerk.

Michelle Marin, AICP
3040 N. Prospect
Ypsilanti, MI 48198
734-482-6099

ZONING BOARD OF APPEALS APPLICATION

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

Request is hereby made for one of the following:

Variance from the requirements of the following Zoning Ordinance
Section(s): _____

Appeal of the decision of the Township Zoning Official

APPLICANT INFORMATION

Name Larissa Herrera

Address 7115 Plymouth Road, Ann Arbor, MI 48105

Phone Number 224-240-4141

Email risahary@gmail.com

Is the property owned by the applicant? YES NO

If "NO", what is the applicant's interest in the property? _____

Name, address and telephone number of owner(s): _____

DESCRIPTION OF THE PROPERTY

Address 7115 Plymouth Road, Ann Arbor, MI 48105

Parcel ID# J-10-09-200-006

Parcel size 2.98 acres

Size of the proposed building or addition, if any 960 square feet addition, 240 square feet porch

Use of existing building (if any) and property Residence

Zoning classification of property R2

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

Has there been any previous land use application involving this property? YES NO

If "YES", state the date of filing, the character of appeal and the disposition.

No

DESCRIBE THE REASONS FOR YOUR APPEAL

Note: The Zoning Board of Appeals is required to use the standards listed in Section 13.08(B) of the Zoning Ordinance when considering an appeal. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed. A copy of the standards is attached to the application.

A variance is requested to build an addition that includes a dining room, great room, and second bathroom. The existing structure is fairly small with two bedrooms, one bathroom, and a galley style kitchen. There is not currently a designed dining area. The expansion will allow for family get togethers. Additionally, the homeowners retired mother recently moved in and the additional space will provide her with living space and a handicapped accessible bathroom that is not possible with in the existing footprint.

YOU MAY WISH TO ASK YOUR NEIGHBORS TO SIGN THE FOLLOWING SECTION IF THEY HAVE NO OBJECTION TO THE APPEAL YOU ARE MAKING.

We the undersigned, as owners of property any part of which is located within 300 feet if any part of the property involved in this appeal, have no objections to the granting of the request made in this appeal:

NAME (PLEASE PRINT)	SIGNATURE	STREET ADDRESS
Michael Spelman		6955 Plymouth Rd

DESCRIBE THE REASONS FOR YOUR APPEAL

Note: The Zoning Board of Appeals is required to use the standards listed in Section 13.08(B) of the Zoning Ordinance when considering an appeal. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed. A copy of the standards is attached to the application.

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We the undersigned, as owners of property any part of which is located within 300 feet if any part of the property involved in this appeal, have no objections to the granting of the request made in this appeal:

NAME (PLEASE PRINT)	SIGNATURE	STREET ADDRESS
Neil Kalakay		7135 Plymouth Rd.

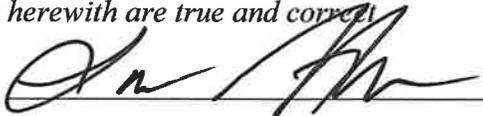
INFORMATION REQUIRED TO BE SUBMITTED WITH APPEAL

The following must attached and submitted with the application:

- Ten (10) sets of drawings, all on sheets 8 ½ inches by 11 inches or 8 ½ inches by 14 inches, drawn to scale and showing all measurements, features and structures, including the general location of all natural features on the property, measurements to show distances between structures, measurements between structures and property lines, measurements for lot width and lot area, and height of structures. Rights-of-way and easements must also be shown.
- A letter of authority, or power of attorney, in the event the appeal is being made by a person other than the actual owner of the property.
- A complete legal description of the premises (as stated on the property deed or property tax bill.)

APPLICANT'S DEPOSITION – Must be completed by applicant.

I hereby state that all of the statements and information contained in this application and the supporting documents herewith are true and correct.

Signature of applicant  Date 4-11-25

NOTARY PUBLIC – Applicant's signature must be notarized.

VIVIAN BLAIS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jun 4, 2031
ACTING IN COUNTY OF *Washtenaw*

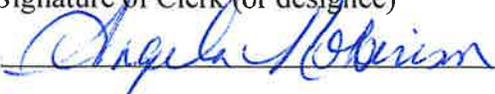
Sworn to before me this 11 day of April 2025

My commission expires 
(Notary Public, Washtenaw County, Michigan)

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

I hereby state that this petition was properly received and filed on 4.14.25 (date)

Signature of Clerk (or designee)



Fee paid \$175.00

Notice to Applicants for the Zoning Board of Appeals

Filing Applications

You must call and schedule an appointment with the Township Zoning Official Richard Mayernik to file an application. He may be reached at the Township Office at (734) 482-6099.

Meeting Schedule

The Zoning Board of Appeals does not have a regular meeting schedule. Meetings are called whenever there is an application for a variance. Because variance requests require a public hearing, it generally takes four (4) weeks from the date an application is received until a meeting of Zoning Board of Appeals can be held. This time is needed to schedule the meeting date and to mail out notices of the public hearing.

Reasons for the Appeal

The Zoning Board of Appeals is required to use the standards listed in Section 13.08 of the Zoning Ordinance when considering the appeals. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed.

Site Visits

Filing an application gives the implied consent for Township officials and/or consultants to visit the subject site.

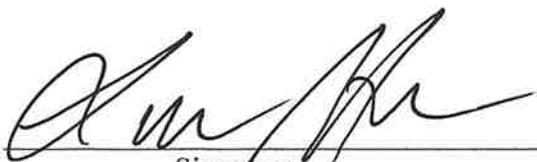
Application Fees

An application fee must be paid when you file your application. The fees are as follows:

1. Appeals brought by the owner of a single-family dwelling for a variance from density and height regulations of the Zoning Ordinance = **\$175.00**
2. Any other appeal = **\$500.00**

Applicant's Acknowledgement

I hereby acknowledge that I have read and agree to the above and that I have been given a copy of this notice.



Signature

4-11-25

Date

PRESCRIBED BY BUREAU OF LOCAL GOVERNMENT SERVICES
MICHIGAN DEPARTMENT OF TREASURY

OFFICIAL
RECEIPT

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

050932

DATE 4.11.25

RECEIVED FROM Larissa Herrera \$ 175⁻
One hundred seventy five DOLLARS

FUND	ACCOUNT NO.	AMOUNT
	<u>1545</u>	<u>175</u>
<u>101-000-628-002</u>		

IN PAYMENT FOR 7115 Plymouth-
Ahn Arbor Rd
Zoning Board of Appeals
Application Fee

AWO
AUTHORIZED SIGNATURE

April 10, 2025

Building Official
Superior Township – Building Department
bbalmes@superior-twp.org
(734) 482-6099

Re: Building Variance
Site Name: 7115 Plymouth Road, Ann Arbor, MI 48105

To Whom It May Concern:

As the homeowner, I, Larissa Herrera of 7115 Plymouth Road, Ann Arbor, Michigan, submitting a variance request to the zoning board of appeals under Zoning Ordinance No. 174, Article 13.

Information Request / Response:

1. Legal description, address, tax parcel number, and zoning classification of the subject property, and zoning classifications of adjacent parcels.

The legal description is provided in the attached official survey document. The tax parcel is J-10-09-200-006. The parcel is zoned R-2.

2. An accurate, scaled drawing of the property, showing all property lines, dimensions, and bearing or angles correlated with the legal description; all existing and proposed structures and uses on the property; and dimensions of structures and their dimensioned locations; and lot areas and all calculations necessary to show compliance with the regulations of this Ordinance. Such drawings shall include all septic systems, wells, and easements and all significant trees and natural features.

The survey plan with the property lines, dimensions, and legal description is included. The septic system and well are shown on the septic permit SEW2012-00044. The property is almost 3 acres and contains numerous trees as the majority of the parcel is undeveloped outside of the existing residential structure. The trees are mostly invasive Siberian elm, invasive black locust, and common Eastern cottonwood. No high quality, large oaks or hickories are present.

3. A statement of the specific reasons for the request for a variance.

A variance is requested to build an addition that includes a dining room, great room, and second bathroom. The existing structure is fairly small with two bedrooms, one bathroom, and a galley style kitchen. There is not currently a designed dining area. The expansion will allow for family get togethers. Additionally, the homeowner's retired mother recently moved in and the additional space will provide her with living space and a handicapped accessible bathroom that is not possible with in the existing footprint. The requested porch will allow the homeowner to sit and enjoy watching the migratory birds that live in the march. That side of the house is also quieter with less traffic.

4. Name and address of the applicant and the property owner, and the interest of the applicant in the property.

The applicant is the property owner.

5. Special conditions and circumstances exist that are unique to the land, structures, or buildings involved, and are not applicable to other lands, structures, or buildings in the same district, subject to the following:

- a. The existence of nonconforming dwellings, lots of record, structures, uses, or sites on neighboring lands in the same zoning district or other zoning districts shall not be considered grounds for a variance.**
- b. The special conditions and circumstances on which the variance request is based do not result from the action of the applicant**

The easement was added in 1984, prior to the current setback restrictions, 17 years after the house was constructed. If the property owner had anticipated the increase in restrictions, they likely would not have agreed to the easement. The easement is for one parcel to access their residence, electric lines, and for a natural gas distribution line. It is a private driveway and does not act as a private road. All of the other residences that abut the easement have access directly to Plymouth Road. The easement is 66 feet wide and the entire length of the parcel, approximately 0.31 acres. The setback from the easement limits development on approximately 0.24 additional acres. The setback from Plymouth Road restricts another ~0.26 acres. Due to the presence of the existing septic and utilities, the residence can't be expanded to the south. The west part of the house has the same issue with setbacks from the easement. Therefore, due to the presence of the easement and the subsequent setback, this parcel is extremely restricted in a way that other nearby parcels are not. Additionally, the purpose of the setback is to ensure adequate space between residences and maintain the character of the area. The area north of the 7115 parcel is designated floodplain, regulated marsh, and is not suitable for residential construction. There is no visual or other reason to have a setback from this area that is greater than the existing easement. The pipeline is in the middle of the easement and is subsequently already protected from development. The parcel at 7115 is almost 3 acres and the upland buildable areas are restricted by the setback. If the goal is to preserve the character of the area, expanding on currently mowed, non natural land is in compliance with the stated goals of the Township.

6. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this Ordinance.

The R-2 district is to provide areas for single-family, rural, non-farm residences. The average size of single family houses is approximately 2,514 square feet (Statista 2024). The limitations of the parcel prevent the homeowner from having a house that is still 500 square feet less than the average. The new development across Ford Road is zoned as R2. They are all planned to be between 2,700 and 4,400 square feet on lots a third of the size. That is a minimum of 19 new homeowners who will have more rights. Therefore, the property owner is being deprived of rights commonly enjoyed by other property owners in the same district.

7. ***Granting the variance requested would not confer upon the applicant any special privilege that is denied by the Ordinance to other lands, structures, or buildings in the same district.***

The R-2 district is designed to be used in those portions of Superior Township in which rural, non-farm residences are planned. The addition would be in compliance with the original intent of the district type. Much larger houses with outbuildings are common nearby with smaller lots than the subject property. The requested addition would not provide any special privilege.

8. ***A variance granted shall be the minimum that will that will make possible a reasonable use of the land, building, or structure. The Board of Appeals may consider lesser variances than that requested by an applicant.***

The requested addition will double the square footage of a currently small house. However, it will not make the house larger than many others nearby. Only one of the adjacent houses is smaller than the property house. The house at 6995 is 2,664/720 square feet, the house at 7135 is 1,008 square feet, the house at 7181 is 6,197 square feet, and the house at 7271 is 1,786 square feet.

9. ***The variance granted shall be in harmony with the intent of this Ordinance and will not be injurious to the environment, neighborhood, or otherwise detrimental to the public interest.***

The requested addition is in a mowed, upland area and will not degrade any natural features. The homeowner is a wetland biologist who is attempting to remove invasive species and provide habitat for endangered plants and pollinators.

Thank you again for your continued attention to this project. Should you have any questions or if you need additional information, please contact Ms. Larissa Herrera at (224) 240-4141 or risahary@gmail.com.

Regards,



A handwritten signature in cursive script that reads 'Larissa Herrera'.

Larissa Herrera, Professional Wetland Scientist

SUPERIOR CHARTER TOWNSHIP
3040 NORTH PROSPECT, YPSILANTI, MI 48198
TELEPHONE (734) 482-6099 FAX (734) 482-3842

Zoning Compliance Application

(Revised 02-01-2025)

This application must be accompanied by a site plan which is drawn to scale and contains the following information: 1) scale, date and north point. 2) location, shape and dimensions of the lot. 3) dimensioned location, outline and dimensions of all existing and proposed structures, and location and extent of uses not involving structures. 4) \$50 fee required per application, per Resolution 2018-25 (Adopted August 20, 2018).

Address of Property: 7115 plymouth Ann Arbor RD

Applicant Name: Donald Dean Reeds III

Address: 2325 IFEH RD

City, State, Zip Code: Glasgow MI 48624

Phone Number: 989-387-4070 Email Address: ddreeds3@gmail.com

Provide a complete description of existing and intended uses of the property and structures, existing and proposed:

NEW ADDITION - 30x32 -
Bathroom / Dining Rm / GREAT RM -

The undersigned certifies that he/she is the owner or agent of the owner authorized to submit this application.

[Signature]
 Applicant Signature

3-6-2025
 Date

Township Use Only

Parcel Number: J-10-09-200-006

Site Plan Number: _____

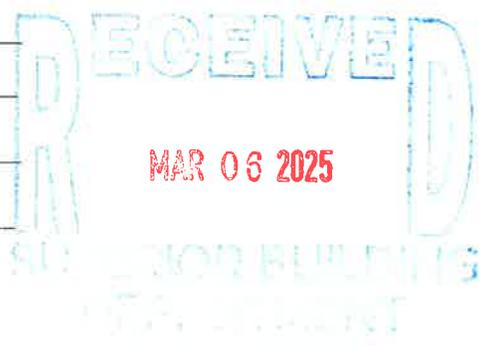
Parcel Zoning District: R-2 (RURAL RES)

Zoning Administrator: [Signature] 4/9/25
 Date

Zoning Compliance Approved

Zoning Compliance Denied

Comments: See memo



Zoning Compliance Application Fee \$50 - Paid on 3/6/25 [Signature]
 Date Initials



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Donald Dean Reeds III and Larissa Herrera, Applicants
FROM: Michelle Marin, AICP
DATE: April 9, 2025
RE: Parcel J-10-09-200-006

Dear Applicant,

Carlisle Wortman Associates (CWA) has been contracted by Superior Township to assist with Planning and Zoning related matters.

The Township received a zoning compliance permit application on March 6, 2025, for a proposed building addition to the existing single-family home at 7115 Plymouth Road in the R-2 Single-family residential zoning district. Per Section 3.101 of the Superior Charter Township zoning ordinance, yard/setbacks for properties zoned R-2 are as follows: 50 ft front yard; 15 ft one-side yard; 50 ft combined side yards, and 50 ft rear yard.

Setbacks are the minimum horizontal distance between any front lot line, road right-of-way, or private road easement. This property has two fronts: (1) Plymouth Road and (1) the 66 ft wide existing ingress/egress easement. Based on the survey, the existing residential structure does not meet the required 50 ft front yard setback from the ingress/egress easement along the property's northern boundary. Non-conforming structures are allowed to continue, but the structure cannot be expanded in a manner that increases the non-conformity, as is proposed in the zoning compliance permit application.

As such, the zoning compliance permit application is denied. The applicant may seek a variance from the Zoning Board of Appeals. A variance may be granted if the five standards detailed in Section 13.07-B are met.

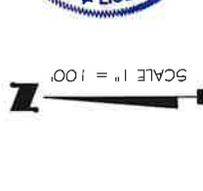
Please let me know if you have any questions.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

CERTIFICATE OF SURVEY

FOR: LARISSA HERRERA

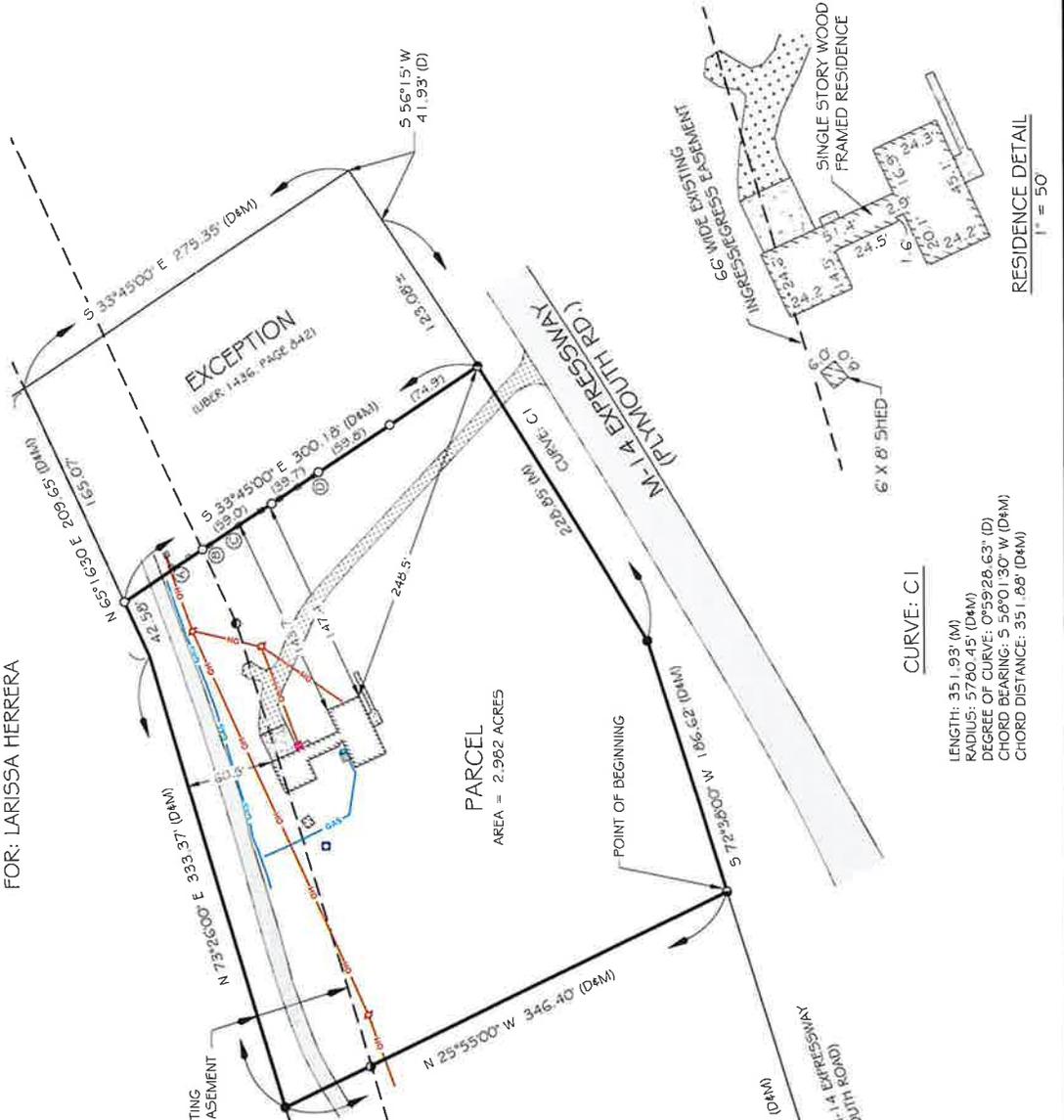


SCALE
0' 50' 100'
FEET

- Ⓐ WOOD FENCE CORNER 1.3' EAST OF PARCEL LINE.
- Ⓑ SOUTH END WOOD FENCE 0.4' WEST OF PARCEL LINE.
- Ⓒ NORTH END WOOD FENCE ON PARCEL LINE.
- Ⓓ SOUTH END WOOD FENCE 0.3' WEST OF PARCEL LINE.

WEST 1/4 CORNER SECTION 9
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
REMOM. L.C.C. LIBER 10, PAGE 56
FOUND IRON PIPE
POINT OF COMMENCEMENT

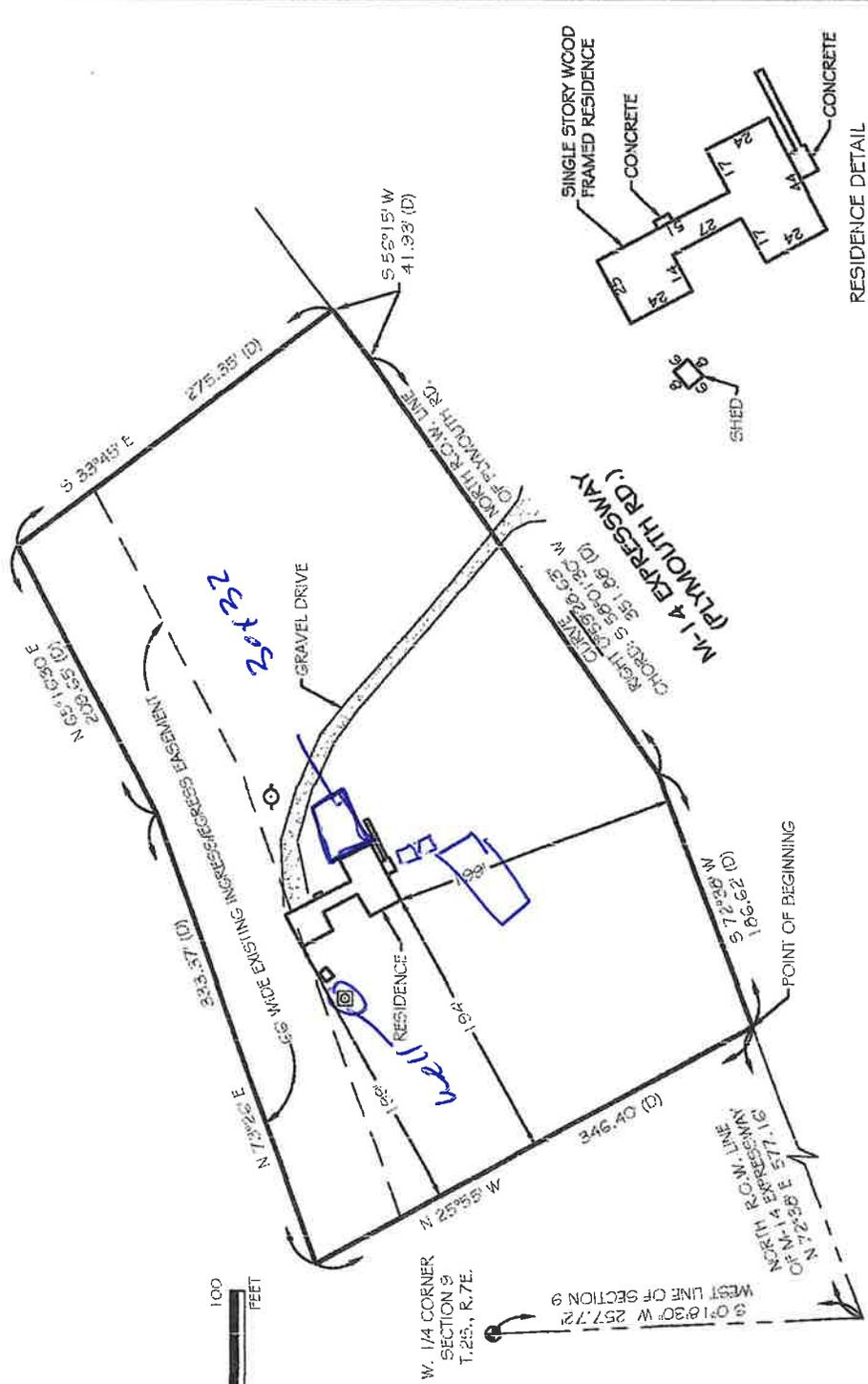
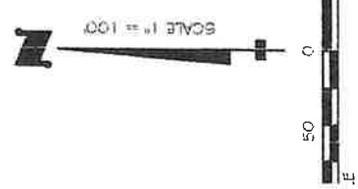
SOUTHWEST CORNER SECTION 9
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
REMOM. L.C.C. LIBER 10, PAGE 59-61
FOUND WASHTENAW COUNTY REMOM. IN
MONUMENT BOX



RESIDENCE DETAIL
1" = 50'

Date revised		By	
<p>LEGEND</p> <ul style="list-style-type: none"> ○ 1/4" DIA. IRON PIPE ○ 1/2" DIA. IRON PIPE ○ 3/4" DIA. IRON PIPE ○ 1" DIA. IRON PIPE ○ 1 1/2" DIA. IRON PIPE ○ 2" DIA. IRON PIPE ○ 3" DIA. IRON PIPE ○ 4" DIA. IRON PIPE ○ 6" DIA. IRON PIPE ○ 8" DIA. IRON PIPE ○ 10" DIA. IRON PIPE ○ 12" DIA. IRON PIPE ○ 14" DIA. IRON PIPE ○ 16" DIA. IRON PIPE ○ 18" DIA. IRON PIPE ○ 20" DIA. IRON PIPE ○ 24" DIA. IRON PIPE ○ 30" DIA. IRON PIPE ○ 36" DIA. IRON PIPE ○ 42" DIA. IRON PIPE ○ 48" DIA. IRON PIPE ○ 54" DIA. IRON PIPE ○ 60" DIA. IRON PIPE ○ 72" DIA. IRON PIPE ○ 84" DIA. IRON PIPE ○ 96" DIA. IRON PIPE ○ 108" DIA. IRON PIPE ○ 120" DIA. IRON PIPE ○ 144" DIA. IRON PIPE ○ 168" DIA. IRON PIPE ○ 192" DIA. IRON PIPE ○ 216" DIA. IRON PIPE ○ 240" DIA. IRON PIPE ○ 270" DIA. IRON PIPE ○ 300" DIA. IRON PIPE ○ 324" DIA. IRON PIPE ○ 348" DIA. IRON PIPE ○ 372" DIA. IRON PIPE ○ 396" DIA. IRON PIPE ○ 420" DIA. IRON PIPE ○ 444" DIA. IRON PIPE ○ 468" DIA. IRON PIPE ○ 492" DIA. IRON PIPE ○ 516" DIA. 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<p>HOLLAND ENGINEERING</p> <p>ENGINEERING SURVEYING PIPING SERVICES</p> <p>220 Hoover Boulevard Holland, Michigan 49423-3766 www.hollandengineering.com T 616-392-5938 F 616-392-2116</p>	<p>Date: 04-04-2025 Sheet: 1 of 2</p> <p>Drawn By: JMR Checked By: JCD RD</p> <p>Surveyed By: RD</p> <p>Section: SECTION 9, T25, R7E</p> <p>Typ. or Day: SUPERIOR TOWNSHIP</p> <p>Job No.: 18-11-042</p>		
<p>Horizontal Datum: LOCAL Vertical Datum: N/A</p>	<p>Mark O. Scovill Professional Surveyor #4001045504</p>		

is to certify to HOMEASURE LENDING that we have examined the premises herein described, that the buildings are located entirely hereon as shown, and that they do not encroach except as shown hereon. This report, intended for mortgage purposes only, does not represent a property line survey, and no property corners were set. This report is not to be used for the establishment of any fence, building, or other improvements. The locations of lines, walls, or other indications of occupancy along or near boundary lines are not to be shown. This report was made from the legal description shown on sheet 2 of 2. The description should be compared with the abstract file or title policy for accuracy, easements, and exceptions. This examination was prepared for the mortgagee in connection with a new mortgage, and no responsibility is extended herein to the present or future land owner. The surveyor's liability for any and all claims, including but not limited to those arising out of the Surveyor's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.



RESIDENCE DETAIL
1" = 50'

As used in not widely collected, this drawing is a copy that should be assumed to contain unauthorized alterations. The certifications contained on this document shall not apply to any copies.

Date revised	By
Date revised	By

LEGEND

- SET 1/2" STEEL ROD W/ CAP
- FOUND 1/2" STEEL ROD W/ CAP
- WELL
- POWER POLE
- (M) MEASURED DIMENSION
- (D) DESCRIPTION DIMENSION
- ▭ CONCRETE
- ▭ ASPHALT

HOLLAND ENGINEERING
ENGINEERING | SURVEYING | PIPELINE SERVICES
220 Hoover Boulevard, Suite 2
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

Date	11-30-2018	Sheet	1 of 2
Drawn By	AJN	Checked By	MRH
PGM		Surveyed By	MRH
S-T-R	SECTION 9, T25, R7E		
Twp. or City	SUPERIOR TOWNSHIP		
Job No.	18-11-042		

Hours: N/A Vertical Datum: N/A

KEITH E. OSTERHAVEN
PROFESSIONAL SURVEYOR #617265

PROPERTY DESCRIPTION

The land is described as follows:

Land situated in the Township of Superior, County of Washtenaw, State of Michigan, to wit:

Commencing at the West one-quarter corner of Section 9, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 0 degrees 18 minutes 30 seconds West 257.72 feet along the West line of Section 9; thence North 72 degrees 38 minutes East 577.16 feet along the North right-of-way line of M-14 Expressway for a Place of Beginning; thence North 25 degrees 55 minutes West 346.40 feet; thence North 73 degrees 26 minutes East 333.37 feet; thence North 65 degrees 16 minutes 30 seconds East 209.65 feet; thence South 33 degrees 45 minutes East 275.35 feet; thence South 56 degrees 15 minutes West 41.93 feet along the North right-of-way line of Plymouth Road; thence along the arc of a 0 degrees 59 minutes 28.63 seconds circular curve to the Right chord South 58 degrees 01 minute 30 seconds West 351.88 feet along the North line of Plymouth Road; thence South 72 degrees 38 minutes West 186.62 feet along the North right-of-way line of M-14 Expressway to the Place of Beginning, being part of the West one-half of said Section 9, except the East 165 feet thereof as deeded in Liber 1436 on Page 842, Washtenaw County Records; Together with and subject to a private road easement for ingress and egress and installation and maintenance of public utilities over the following-described parcel of land: Commencing at the West one-quarter corner of Section 9, Town 2 South, Range 7 East Superior Township, Washtenaw County, Michigan; thence South 0 degree 18 minutes 30 seconds West 257.72 feet along the West line of said Section 9 to a point on the Northernly right-of-way line of Highway M-14 that lies North 0 degree 18 minutes 30 seconds East 200.00 feet along the West line of said Section 9 from the intersection of the West line of said Section 9 with the original centerline of Plymouth Road, 100.00 feet wide, thence North 72 degrees 38 minutes East 233.34 feet along the Northernly right-of-way line of Highway M-14; thence North 25 degrees 55 minutes West 284.38 feet to the Place of Beginning; thence continuing North 25 degrees 55 minutes West 70.91 feet; thence North 64 degrees 05 minutes East 33.00 feet; thence South 25 degrees 55 minutes East 9.45 feet; thence North 73 degrees 26 minutes East 644.51 feet; thence North 65 degrees 16 minutes 30 seconds East 530.63 feet; thence South 33 degrees 45 minutes East 225.00 feet; thence South 56 degrees 15 minutes West 66.00 feet along the Northwesternly right-of-way line of Plymouth Road, 100.00 feet wide; thence North 33 degrees 45 minutes West 168.65 feet; thence South 65 degrees 16 minutes 30 seconds West 478.99 feet; thence South 73 degrees 26 minutes West 671.80 feet to the Place of Beginning.

In the event a copy of this drawing is made, the drawings shall be assumed to contain unauthorized alterations. The certifications contained on this document shall not apply to any copies.

Date revised	By		
Date revised	By		
LEGEND ● SET 1/2" STEEL ROD W/ CAP #15500 FOUND 1/2" STEEL ROD W/ CAP #57279 ○ WELL ○ POWER POLE (M) MEASURED DIMENSION (D) DESCRIPTION DIMENSION [] CONCRETE [] ASPHALT			
Horizontal Datum	N/A		
Vertical Datum	N/A		
			
ENGINEERING SURVEYING PIPELINE SERVICES 220 Hoover Boulevard, Suite 2 Holland, Michigan 49423-3766 www.hollandengineering.com T 616-392-5938 F 616-392-2116			
Date	11-30-2018	Sheet	2 of 2
Drawn By	PGM	Checked By	AJN
		Survived By	MRH
S-T-R	SECTION 9, T2S, R7E		
Twp. or City	SUPERIOR TOWNSHIP		
Job No.	18-11-042		
KEITH E. OSTERHAVEN PROFESSIONAL SURVEYOR #57268			

CERTIFICATE OF SURVEY

FOR: LARISSA HERRERA

PARCEL DESCRIPTION:

PER WARRANTY DEED RECORDED IN LIBER 5284 PAGE 458 D, WASHTEENAW COUNTY RECORDS, MICHIGAN.

THE LAND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTEENAW, STATE OF MICHIGAN, TO WIT:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 9, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTEENAW COUNTY, MICHIGAN; THENCE SOUTH 0 DEGREES 18 MINUTES 30 SECONDS WEST 257.72 FEET ALONG THE WEST LINE OF SECTION 9; THENCE NORTH 72 DEGREES 38 MINUTES EAST 577.16 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF M-14 EXPRESSWAY FOR A PLACE OF BEGINNING; THENCE NORTH 25 DEGREES 55 MINUTES WEST 346.40 FEET; THENCE NORTH 73 DEGREES 26 MINUTES EAST 333.37 FEET; THENCE NORTH 65 DEGREES 16 MINUTES 30 SECONDS EAST 209.65 FEET; THENCE SOUTH 33 DEGREES 45 MINUTES EAST 275.35 FEET; THENCE SOUTH 56 DEGREES 15 MINUTES WEST 41.93 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF PLYMOUTH ROAD; THENCE ALONG THE ARC OF A 0 DEGREES 59 MINUTES 28.63 SECONDS CIRCULAR CURVE TO THE RIGHT, CHORD SOUTH 58 DEGREES 01 MINUTE 30 SECONDS WEST 351.88 FEET ALONG THE NORTH LINE OF PLYMOUTH ROAD; THENCE SOUTH 72 DEGREES 38 MINUTES WEST 186.62 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF M-14 EXPRESSWAY TO THE PLACE OF BEGINNING, BEING PART OF THE WEST ONE-HALF OF SAID SECTION 9, EXCEPT THE EAST 1.65 FEET THEREOF AS DEDED IN LIBER 1436 ON PAGE 842, WASHTEENAW COUNTY RECORDS, TOGETHER WITH AND SUBJECT TO A PRIVATE ROAD EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER THE FOLLOWING-DESCRIBED PARCEL OF LAND: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 9, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTEENAW COUNTY, MICHIGAN; THENCE SOUTH 0 DEGREE 18 MINUTES 30 SECONDS WEST 257.72 FEET ALONG THE WEST LINE OF SAID SECTION 9 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY M-14 THAT LIES NORTH 0 DEGREE 18 MINUTES 30 SECONDS EAST 200.00 FEET ALONG THE WEST LINE OF SAID SECTION 9 FROM THE INTERSECTION OF THE WEST LINE OF SAID SECTION 9 WITH THE ORIGINAL CENTERLINE OF PLYMOUTH ROAD, 100.00 FEET WIDE; THENCE NORTH 72 DEGREES 38 MINUTES EAST 293.34 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY M-14; THENCE NORTH 25 DEGREES 55 MINUTES WEST 284.38 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 25 DEGREES 55 MINUTES WEST 70.91 FEET; THENCE NORTH 64 DEGREES 05 MINUTES EAST 33.00 FEET; THENCE SOUTH 25 DEGREES 55 MINUTES EAST 9.45 FEET; THENCE NORTH 73 DEGREES 26 MINUTES EAST 644.51 FEET; THENCE NORTH 65 DEGREES 16 MINUTES 30 SECONDS EAST 530.63 FEET; THENCE SOUTH 33 DEGREES 45 MINUTES EAST 225.00 FEET; THENCE SOUTH 56 DEGREES 15 MINUTES WEST 66.00 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLYMOUTH ROAD, 100.00 FEET WIDE; THENCE NORTH 33 DEGREES 45 MINUTES WEST 162.65 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 30 SECONDS WEST 478.99 FEET; THENCE SOUTH 73 DEGREES 26 MINUTES WEST 671.80 FEET TO THE PLACE OF BEGINNING.

GENERAL NOTES:

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

UNDERGROUND IMPROVEMENTS, INCLUDING UTILITIES AND BUILDING FOUNDATIONS, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, HAVING A BEARING OF SOUTH 00°18'30" WEST.

THE SURVEYOR'S LIABILITY FOR ANY AND ALL CLAIMS, INCLUDING BUT NOT LIMITED TO THOSE ARISING OUT OF THE SURVEYOR'S PROFESSIONAL SERVICES, NEGLIGENCE, GROSS MISCONDUCT, WARRANTIES OR MISREPRESENTATIONS SHALL BE DEEMED LIMITED TO AN AMOUNT NO GREATER THAN THE SERVICE FEE.

DATE OF FIELD SURVEY: MARCH 27, 2025.

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF 1970 PUBLIC ACT 132, MCL 54.213, AS AMENDED. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-5938

Mark O. Scovill

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



Date revised	By

LEGEND

- SET POINT, STEEL NAIL W/ CAP#495904
- ROUND IRON PIPE W/ CAP #15855
- ROUND IRON PIPE W/ CAP #24218
- ROUND METEORIC CEMENT CAP
- ROUND 1/2" STEEL BAR, 1/2" CAP
- UTILITY POLE
- GAS METER
- AIR CONDITIONER
- PAINT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- EASEMENT LINE
- BUILDING SET BACK LINE
- FENCE LINE
- CHAIN
- WOOD PILE LINE
- UNDERGROUND GAS LINE
- UNDEVELOPED DIVISION
- M-14 W/ASBESTOS CONTAMINATION
- DISCLOSED DIVISION
- LAND CORNER RECONSTRUCTION
- CERTIFICATE

Horizontal Datum	LOCAL	Vertical Datum	N/A
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HOLLAND ENGINEERING

ENGINEERING | SURVEYING | PIPELINE SERVICES

220 Hoover Boulevard
Holland, Michigan 49423-3786
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

Date	04-04-2025	Sheet	2 of 2
Drawn By	JMR	Checked By	JCD
Surveyed By	RD		
SECTION 9, T25, R7E			
Twp. of City			
SUPERIOR TOWNSHIP			
Job No.	1811-042		

6955

7135

7135

7115

7135

7135

7115

7136

Well

Replacement
PLAN APPROVED

SEW2012-00044

Permit No.
Washtenaw County Health
Department

This plan has been approved this 27 day of
March 2012 and no changes will be made without written approval.

Signed: *[Signature]*

Abandon Existing Tank - replace w/ 1500g Tank

1500

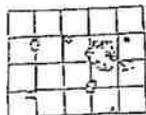
old DF

20x50

AS-BUILT PLAN 4/6/12

Plymouth Rd
Plymouth Rd

1:50



1:500

3/21/2012



NOTE: Parcels may not be to scale.

The information contained on this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conditions shown herein are not a warranty of legal status of the data shown hereon.



wetland

open ended wetland

Flats plain / Marsh

Fleming's Creek

Marsh

Emergent wetland

