



**LEGAL DESCRIPTION**  
Land situated in the Village of Bingham Farms, County of Oakland, State of Michigan:  
Lot 1, Bingham Road Estates, according to the plat thereof as recorded in Liber 7 of Plots, Page(s) 45, Oakland County Records.

23301 W 14 Mile Road  
Tax ID: 24-04-126-006

**BASIS OF BEARING NOTE**  
The basis of bearing for this survey was established by the aforesaid recorded Plat.

**ACCESS NOTE**  
The subject land has direct vehicle and pedestrian access to publicly dedicated W 14 Mile Road.

**TITLE NOTES**  
2. Rights or claims of parties in possession not shown by the Public Records.

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.

6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

10. Easement for water supply system, disclosed by instrument recorded in Liber 7072 Page 448. [EASEMENTS ARE WITHIN THE SURVEYED LAND AND THEIR LOCATION IS SHOWN].

11. Easement for water main, disclosed by instrument recorded in Liber 10389 Page 655. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN].

12. Easement Agreement disclosed by document recorded in Liber 12492 Page 763. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN].

13. Building and use restrictions and other terms, covenants, conditions, agreements, obligations and easements, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 69MR, Page 323 [LOCATION OF BUILDING SETBACK RESTRICTIONS IS SHOWN] and Liber 7927 Page 1. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

14. Easements as disclosed by the subdivision plat. [NONE].

15. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.

16. Claim of Interest by Bret Russell, disclosed by instrument recorded October 12, 2018 in Liber 52265 Page 649. [DOCUMENT NOT PROVIDED TO THE SURVEYOR].

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. BS/BH-247094, WITH A COMMITMENT DATE OF 06-10-2024, ISSUED BY BLUE SKIES TITLE AGENCY, LLC.

**SITE DATA**  
Gross Land Area: 306,066 Square Feet or 7.026 Acres.  
There exist No Striped Parking Spaces on the surveyed land.  
Zoned: R-1 (One Family Residential District)  
Building Setbacks:  
Front= 100'  
Sides= 25'  
Rear= 100'

Max. Building Height permitted: 27'

The above zoning and zoning requirements were obtained from the Village of Bingham Farms online Zoning Map and Zoning Ordinance.

**NOTE:** The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the Village of Bingham Farms to insure conformity as well as make a final determination of the required building setback & height requirements.

**FLOOD HAZARD NOTE**  
The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the current available Flood Insurance Rate Map identified as Map No. 26125C0519F with an effective date of 09-29-2006.

**CEMETERY NOTE**  
There was no observable evidence of cemeteries or burial grounds within the subject property.

**UTILITY NOTE**  
All utilities are underground unless otherwise noted.  
The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

**NOTE:** DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

**SURVEYOR'S CERTIFICATION**  
To:  
Garden Trust Company, LLC as trustee of the Pebblestone Trust  
DCK Holding, L.L.C., a Michigan limited liability company  
Blue Skies Title Agency, LLC  
Fidelity National Title Insurance 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 Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 08-05-2024.

Kevin Christopher Navaroli, P.S.  
No. 4001053503  
Date of Plat or Map: 08-08-2024  
Revised:



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

**NOWAK & FRAUS ENGINEERS**  
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**PROJECT**  
RESIDENTIAL

**PROJECT LOCATION**  
No. 23301  
W. 14 Mile Road  
Part of the NW. 1/4 of  
Section 4, T.1N., R.10E.,  
Village of Bingham Farms,  
Oakland County, MI

**REVISIONS**

**DRAWN BY:**  
A.G.

**APPROVED BY:**  
K.N./R.FRAUS

**EMAIL:**  
rfraus@nfe-engr.com

**DATE ISSUED:**  
08-08-2024

**SCALE:** 1" = 40'

**NFE JOB NO.**  
0281

**SHEET NO.**  
1 of 1