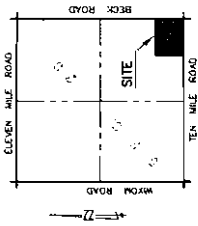


## **SURVEY AND CONCEPT PLAN**

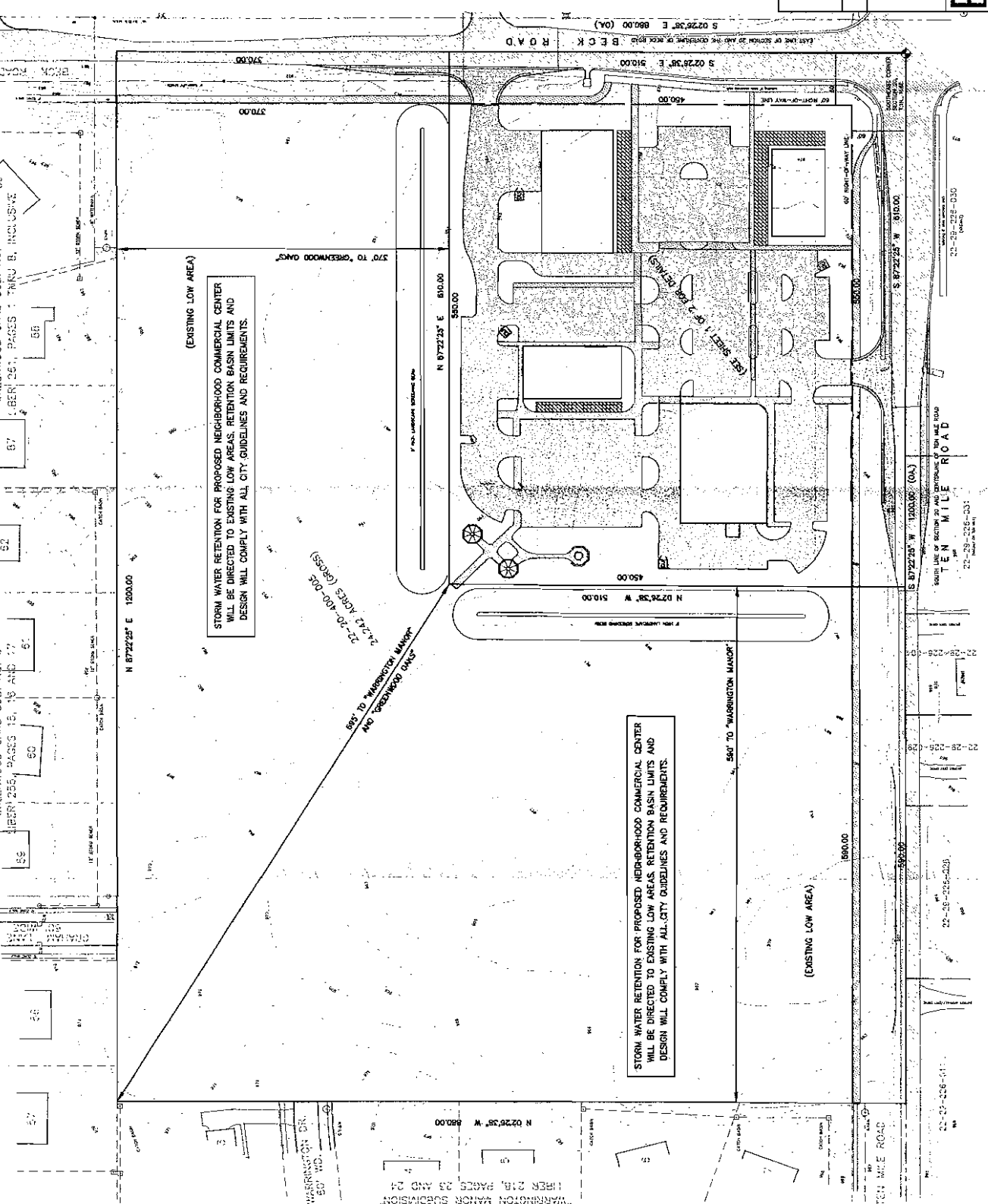
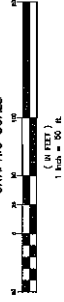


**LOCATION MAP**

SCALE: 1" = 200'



**GRAPHIC SCALE**



**OWNER/APPLICANT**  
 TEN & BECK, L.L.C.  
 P.O. BOX 2418  
 BIRMINGHAM, MICHIGAN 48012  
 PHONE: (248) 498-5858

**PLANNED REZONING OVERLAY**

**CONCEPTUAL LAYOUT**  
**"NOVI CROSSING"**

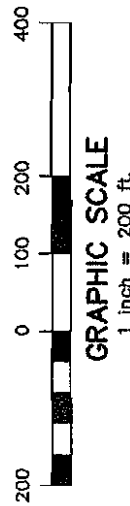
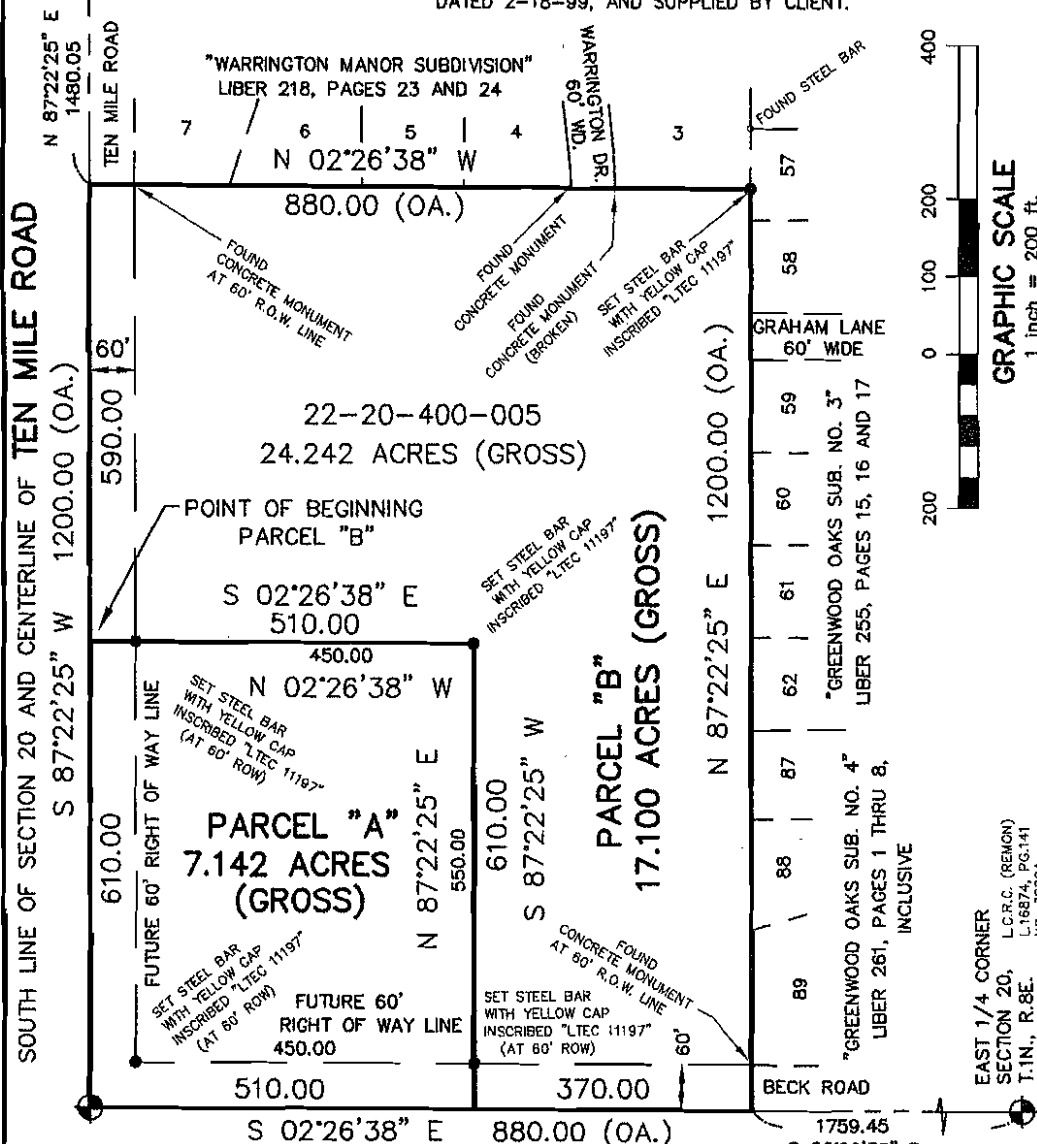
S.E. 1/4 OF SECTION 20, T.1N., R.8E.,  
 CITY OF NOVI  
 OAKLAND COUNTY, MICHIGAN

**D. BENNETT ENTERPRISES, INC.**  
 LAND DEVELOPMENT CONSULTANT  
 15030 Fish Ave., Plymouth, Michigan 48170  
 Phone: (734) 331-3510 fax: (866) 407-4923



SOUTH 1/4 CORNER  
SECTION 20,  
T.1N., R.8E. L.C.R.C. (REMON)  
L.16874, PG.159  
NO. 3900

NOTE:  
REFERENCE MATERIAL INCLUDES "BOUNDARY AND TOPOGRAPHIC  
SURVEY" BY MILLETICS AND ASSOCIATES, JOB NO. 95-109,  
DATED 2-18-99, AND SUPPLIED BY CLIENT.



POINT OF BEGINNING  
"005" & PARCEL "A"

SOUTHEAST CORNER  
SECTION 20,  
T.1N., R.8E.

L.C.R.C. (REMON)  
L.16874, PG.131  
NO. 3881A

EAST LINE OF SECTION 20 AND  
CENTERLINE OF  
BECK ROAD

BASIS OF BEARING:  
BEARINGS SHOWN ARE BASED ON THE  
EAST LINE OF SECTION 20, AS SHOWN ON  
"GREENWOOD OAKS SUB. NO. 4", AS  
RECORDED IN LIBER 261, PAGES 1 THRU 8,  
OAKLAND COUNTY RECORDS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION, THAT I AM A LICENSED PROFESSIONAL  
SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN, AND THAT THE

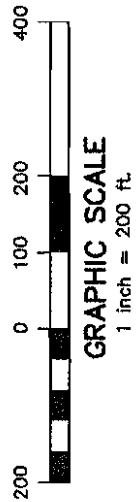
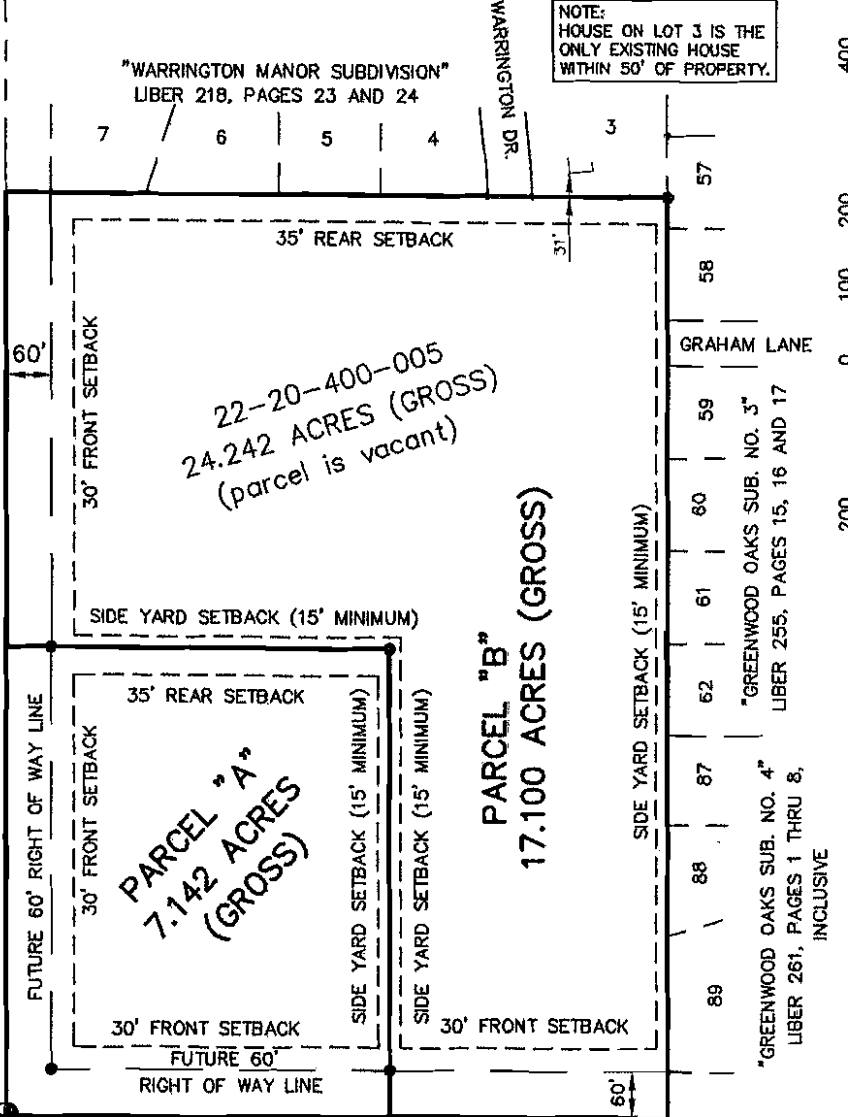
EAST 1/4 CORNER  
SECTION 20,  
T.1N., R.8E. L.C.R.C. (REMON)  
L.16874, PG.141  
NO. 3886A

SOUTH 1/4 CORNER  
SECTION 20,  
T.1N., R.8E.

"WARRINGTON MANOR SUBDIVISION"  
LIBER 218, PAGES 23 AND 24

NOTE:  
HOUSE ON LOT 3 IS THE  
ONLY EXISTING HOUSE  
WITHIN 50' OF PROPERTY.

SOUTH LINE OF SECTION 20 AND CENTERLINE OF TEN MILE ROAD



PARCEL "A"  
7.142 ACRES  
(GROSS)

PARCEL "B"  
17.100 ACRES (GROSS)

22-20-400-005  
24.242 ACRES (GROSS)  
(parcel is vacant)

"GREENWOOD OAKS SUB. NO. 3"  
LIBER 255, PAGES 15, 16 AND 17

"GREENWOOD OAKS SUB. NO. 4"  
LIBER 261, PAGES 1 THRU 8,  
INCLUSIVE

EAST 1/4 CORNER  
SECTION 20,  
T.1N., R.8E.

EAST LINE OF SECTION 20 AND  
CENTERLINE OF  
BECK ROAD

SOUTHEAST CORNER  
SECTION 20,  
T.1N., R.8E.

CITY OF NOVI  
CURRENT ZONING = "R-1"

FRONT SETBACK = 30 FEET  
REAR SETBACK = 35 FEET  
SIDE YARD = 15 FEET, MINIMUM  
SIDE YARD = 40 FEET,  
AGGREGATE

