

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, May 27, 2015 6:30 PM  
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday May 13, 2015

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 15-05-27-1 JOSEPH THOMAS AND JENNIFER EVERHART, 2136 WOODFIELD ROAD, OKEMOS, MI 48864

DESCRIPTION:	2136 Woodfield Road
TAX PARCEL:	28-257-025
ZONING DISTRICT:	RA (Single Family-Medium Density)

The applicant is requesting variances from the following section of the Code of Ordinances:

- Section 86-373(e)(5)(c) which states rear yards for lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.

The applicant is requesting variances to allow an enclosed porch to be constructed on the existing deck at 2156 Woodfield Road.

- ☞ Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT - PATRICIA JACKSON

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS  
TOWNSHIP CLERK

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## ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

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CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING MINUTES \*\*\*DRAFT\*\*\*  
5151 MARSH ROAD, OKEMOS MI 48864-1198  
517.853.4000  
WEDNESDAY, MAY 13, 2015

PRESENT: Members, Jackson, LeGoff, Ohlrogge, Hershiser, Chair Beauchine,  
ABSENT: None  
STAFF: Rick Brown, Associate Planner  
Martha Wyatt, Associate Planner/Landscape Architect;  
Mark Kieselbach, Director of Community Planning & Development

**A. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**B. APPROVAL OF AGENDA**

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN

SECONDED BY MEMBER OHLROGGE

CHAIR BEAUCHINE AMENDED THE AGENDA TO ADD ZBA CASE NO. 15-04-22-1 TO ITEM D.  
UNFINISHED BUSINESS

VOICE VOTE: Motion carried unanimously.

**C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES**

Wednesday, April 22, 2015

MEMBER HERSHISER MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER OHLROGGE

VOICE VOTE: Motion carried unanimously.

**D. UNFINISHED BUSINESS**

- ZBA CASE NO. 15-04-22-1, JOHN DERENGOSKI, 1637 GREENCREST, EAST LANSING, MI 48823**

DESCRIPTION:	6429 E. Reynolds Road
TAX PARCEL:	02-151-034
ZONING DISTRICT:	RB (Single Family-High Density)

Mr. Brown stated the Zoning Board of Appeals (ZBA) heard Case No. 15-04-22-1 at its April 22, 2015 meeting and had approved variance. The building permit was recently submitted showing a 20 square foot (2'x10') addition to the house. The addition had not been shown on the site plan nor was it discussed at the meeting. He stated the 20 square foot addition would not affect the 1.6 foot setback from the east property line and the addition would be built with fire retardant materials.

Mr. Brown asked the ZBA members based on the new information whether the case should be reheard.

Chair Beauchine stated since the addition did not affect the 1.6 foot setback from the property line it would not have influenced his vote to approve the variance.

Member Hershiser agreed with Chair Beauchine and since the addition would be built with fire retardant materials it would not have changed his original decision.

Member Jackson agreed it would not have changed her vote.

The general consensus of the ZBA was no further action on Case No. 15-04-22-1 was necessary.

**E. NEW BUSINESS**

1. ZBA CASE NO. 15-05-13-1, RICHARD NEMETH, 3159 BIRCH ROW DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 3159 Birch Row Drive  
TAX PARCEL: 06-452-001  
ZONING DISTRICT: RB (Single Family-High Density)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting a variance to allow a 532 square foot addition to the existing nonconforming single-family dwelling at 3159 Birch Row Drive.

Mr. Brown outlined the case for discussion.

Member LeGoff remarked the addition seemed to be a reasonable request.

Member Hershiser stated there was practical difficulty since property is a corner lot. He asked the applicant the reason for the stoop.

Mr. Richard Nemeth, 3159 Birch Row, East Lansing, property owner, replied the stoop was for ingress/egress. He stated the proposed addition would cover the existing door and he planned to place the door on the west side of the house.

Member Hershiser stated locating the stoop on the west side would cause further encroachment toward the fence line. He suggested an alternate location for the door.

Mr. Brown noted locating the stoop on the south side of the home would interfere with the driveway. He stated the ordinance allows for a minimum of three feet for the stoop.

Member Ohlrogge agreed with the stoop on the west side even with the encroachment since the neighbor's driveway was set back from the west property line.

Chair Beauchine pointed out the house did not currently meet the minimum size requirement of 800 square feet which would be rectified with the 532 foot addition. The corner lot complicated the setback requirement since there are essentially two front yards. He would support the variance based on these two factors.

Member Ohlrogge agreed the lot changed the situation. The addition would bring the house up to code while a minimal size stoop would handle the ingress/egress issue.

Member Jackson agreed with the analysis presented.

MEMBER JACKSON MOVED TO APPROVE THE VARIANCE AS WRITTEN.

MEMBER LEGOFF SECONDED.

Member Ohlrogge outlined the review criteria (Section 86-221) to be considered for approval of the variance. The unique circumstances are particular to the structure, and are not self-created. Strict interpretation and enforcement would result in practical difficulties, preventing the owner from using the property for its permitted purpose. Granting this variance is the minimum action to make the structure usable, not contrary to public interest, and will not affect the adjacent land and vicinity. Granting this variance will be consistent with the public interest.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Ohlrogge, Chair Beauchine  
NO: None  
Motion carried 5-0.

**2. ZBA CASE NO. 15-05-13-2 COURTESY FORD, 1830 GRAND RIVER AVENUE, OKEMOS, MI 48864**

<b>DESCRIPTION:</b>	1830 Grand River Avenue
<b>TAX PARCEL:</b>	22-176-017
<b>ZONING DISTRICT:</b>	C-3 (Commercial)

The applicant is requesting a variance from the following Section of the Code of Ordinances:

- Section 86-687(3)a., which states one (1) wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.

Ms. Wyatt outlined the case for discussion.

The applicant is requesting a variance to install more than one wall sign on the front façade of the building and to install wall signs on the side of the building (west façade) that is not the front façade, at Courtesy Ford, located at 1830 Grand River Avenue.

Mr. Wendell Barron, 2576 Saranac Lane, Okemos, owner of Courtesy Ford, explained the signage was a large part of their business and benefited the customers.

Mr. Jay Johnson, 2240 Lansing Avenue, Jackson, Johnson Sign Company, pointed out Courtesy Ford operates different types of businesses at this site, and the main purpose of the signage is to direct customers to the appropriate area.

Member Hershiser requested to begin with sign number six (Service), number seven (Used Cars), and number eight (Collision Center). He stated signs are directional and there is a demonstrated need based on the size of the facility for directional signs on the west elevation.

Member Jackson agreed with the need for distinct signs at each doorway denoting the separate functions. She also supported projecting sign number eight.

Member Ohlrogge stated visibility had been a previous problem although she is concerned with sign number eight, as these are not typical in the township.

Member Hershiser proposed addressing the variance for sign number six, number seven and number eight separately.

Chair Beauchine agreed with separating out the variance request into two sections.

Chair Beauchine stated sign number eight is a request for the same 5.1 square footage but the sign is turned perpendicular to the building which he supports as it offers customers a clear sight line to the entrance along the west elevation.

Ms. Wyatt explained sign number six is a new sign at 20.8 square feet. Sign number seven replaces an existing sign measuring 16.5 square feet with a new sign at 27 square feet. Sign number eight replaces an existing sign measuring 5.1 square feet with a new sign at the same 5.1 square feet but turned perpendicular to the building.

Member Ohlrogge indicated sign number seven was approved for 12.5 square feet and currently measured 16.5 square feet, and sign number eight was approved for 10 square feet and currently measured 5.1 square feet.

Member Ohlrogge asked Mr. Barron to verify sign number seven and number eight were a sufficient size to do business.

Mr. Barron replied in the affirmative.

Member Ohlrogge pointed out if both sign number seven and number eight are sufficient, she could not support larger signage than what is necessary.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE FOR SIGN NUMBER SIX, NUMBER SEVEN AND NUMBER EIGHT.

SECONDED BY CHAIR BEAUCHINE

CHAIR BEAUCHINE OFFERED A FRIENDLY AMENDMENT FOR SIGN NUMBER SIX AND NUMBER SEVEN TO BE LIMITED TO 16.5 SQ. FEET.

MEMBER HERSHISER ACCEPTED THE FRIENDLY AMENDMENT.

MOTION TO APPROVE SIGN NUMBER SIX AND NUMBER SEVEN AS AMENDED NOT TO EXCEED 16.5 SQUARE FEET AND SIGN NUMBER EIGHT AS PRESENTED AND NOT TO EXCEED 5.1 SQUARE FEET.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Chair Beauchine  
NO: None.  
Motion carried 5-0.

Chair Beauchine restated the next variance for sign number three (Courtesy), number four (Ford logo) and number five (Ford logo).

Chair Beauchine remarked sign number five on the far right side is redundant of the main Ford logo sign number four in the center.

Member Jackson concurred and the sign did not provide additional information.

Member Ohlrogge noted the redundancy of the freestanding Ford sign closer to the road along with the two Ford logos on the front of the building.

Member Hershiser expressed concern the total square footage of sign number three, number four and number five slightly exceeds the allowed limit of 100 square feet and suggested a condition not to exceed 100 square feet.

Member Ohlrogge asked staff if the previous variance for the signs on the front of the building were still in effect.

Ms. Wyatt explained removing the existing wall signs nullified the previous variance.

Member Ohlrogge confirmed there was no preexisting variance for sign number three, number four and number five.

Member Jackson questioned whether to approve the variance for all three signs separately, or count them as one sign and determine whether it meets the dimensional requirements of the ordinance.

Chair Beauchine asked staff if the variance stayed with the existing building, or if constructing the new front facade required a new variance.

Director Kieselbach explained since Courtesy Ford was building a new front façade, and not just replacing the existing siding, the conditions of the variance changed, and therefore a new variance was required.

Chair Beauchine affirmed handling sign number three, number four and number five were a new variance.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE FOR SIGN NUMBER THREE, NUMBER FOUR AND NUMBER FIVE SO LONG AS THE TOTAL SQUARE FOOTAGE DID NOT EXCEED 100 SQUARE FEET.

MEMBER LEGOFF SECONDED THE MOTION.

Member Ohlrogge stated she could not support two Ford logo signs (number four and number five) on the front of the building when there is an existing freestanding Ford sign.

MEMBER OHLROGGE OFFERED A FRIENDLY AMENDMENT TO LIMIT THE APPROVAL TO TWO SIGNS.

THE FRIENDLY AMENDMENT WAS NOT ACCEPTED BY THE MAKER OR SECONDER OF THE MOTION.

Member Hershiser pointed out the content of the signage was not in the purview of the Zoning Board of Appeals.

Chair Beauchine would support the motion for all three signs with the distinction there previously were three signs on the building. He agreed the combined signage should measure less than 100 square feet.

Member Ohlrogge noted the following concerns in reference to the review criteria (Section 86-221): the circumstances were not unique; the owner would not be prevented from using the property as intended; it is not burdensome; the business could succeed with two signs; it is not the minimum action to maintain the spirit of the zoning ordinance; more signage could adversely affect adjacent land as the goal of the township is simplification; and, it is not in the public interest to allow extra signage.

Member Jackson supported the variance request based on three signs existed there previously with no adverse effect on the township.

CHAIR BEAUCHINE RESTATED THE MOTION TO APPROVE THE VARIANCE WITH THE CONDITION THE TOTAL SQUARE FOOTAGE OF THE SIGNAGE DOES NOT EXCEED 100 SQUARE FEET.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Chair Beauchine  
NO: Member Ohlrogge

Motion carried 4-1.

#### F. OTHER BUSINESS

None

#### G. PUBLIC REMARKS

Mr. Barron thanked the board for a thorough review, said it was a pleasure doing business in the township and looked forward to a continuing relationship.

#### H. BOARD MEMBER COMMENTS

None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:58 p.m.

Respectfully Submitted,

Erin M. Bierly  
Recording Secretary



## VARIANCE APPLICATION SUPPLEMENT

### **A variance will be granted, if the following Review Criteria are met:**

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

### **Effect of Variance Approval:**

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### **Reapplication:**

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

# MEMORANDUM

TO: Zoning Board of Appeals

FROM:

  
Richard F. Brown, Jr., AICP, CBSP  
Associate Planner

DATE: May 22, 2015

RE: ZBA Case No. 15-05-27-1

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**ZBA CASE NO.:** 15-05-27-1, JOSEPH THOMAS & JENNIFER EVERHART, 2156 WOODFIELD ROAD, OKEMOS, MI 48864  
**DESCRIPTION:** 2156 Woodfield Road  
**TAX PARCEL:** 28-257-025  
**ZONING DISTRICT:** RA (Single Family-Medium Density)

The applicant is requesting variance from the following section of the Code of Ordinances:

- Section 86-373(e)(5)(c) which states the rear yard for lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth

The existing, one-story single-family dwelling was built in 1986 and contains 2,477 square feet of floor area. The portion of the existing deck where the screen porch is proposed is located 28.4 feet from the rear property line, which is consistent with the requirements of Section 86-564(b) as the code allows the deck to extend up to eight feet into the required 30 foot rear yard. The addition of an enclosed and roofed screen porch on the deck brings Section 86-564(c) into play, which states:

*"Enclosed porches, either one-story, two-story, or an unenclosed porch having solid foundations and capable of being enclosed shall be considered an integral part of the building and shall, therefore, be subject to all yard and area dimensional requirements established for principal buildings."*

As a result, the applicant is requesting the variance to allow construction of a 192 square foot enclosed and roofed screen porch, which would make the principal building (dwelling) 28.4 feet from the rear property line. Therefore a variance of 1.6 feet is requested from the Zoning Board of Appeals.

REQUIRED SETBACK	PROPOSED SETBACK	VARIANCE REQUESTED
30 feet	28.4 feet	1.6 feet

## Site History

- The 0.23 acre subject site is zoned RA (Single Family-Medium Density).

**ZBA Case No. 15-05-27-1**

**May 22, 2015**

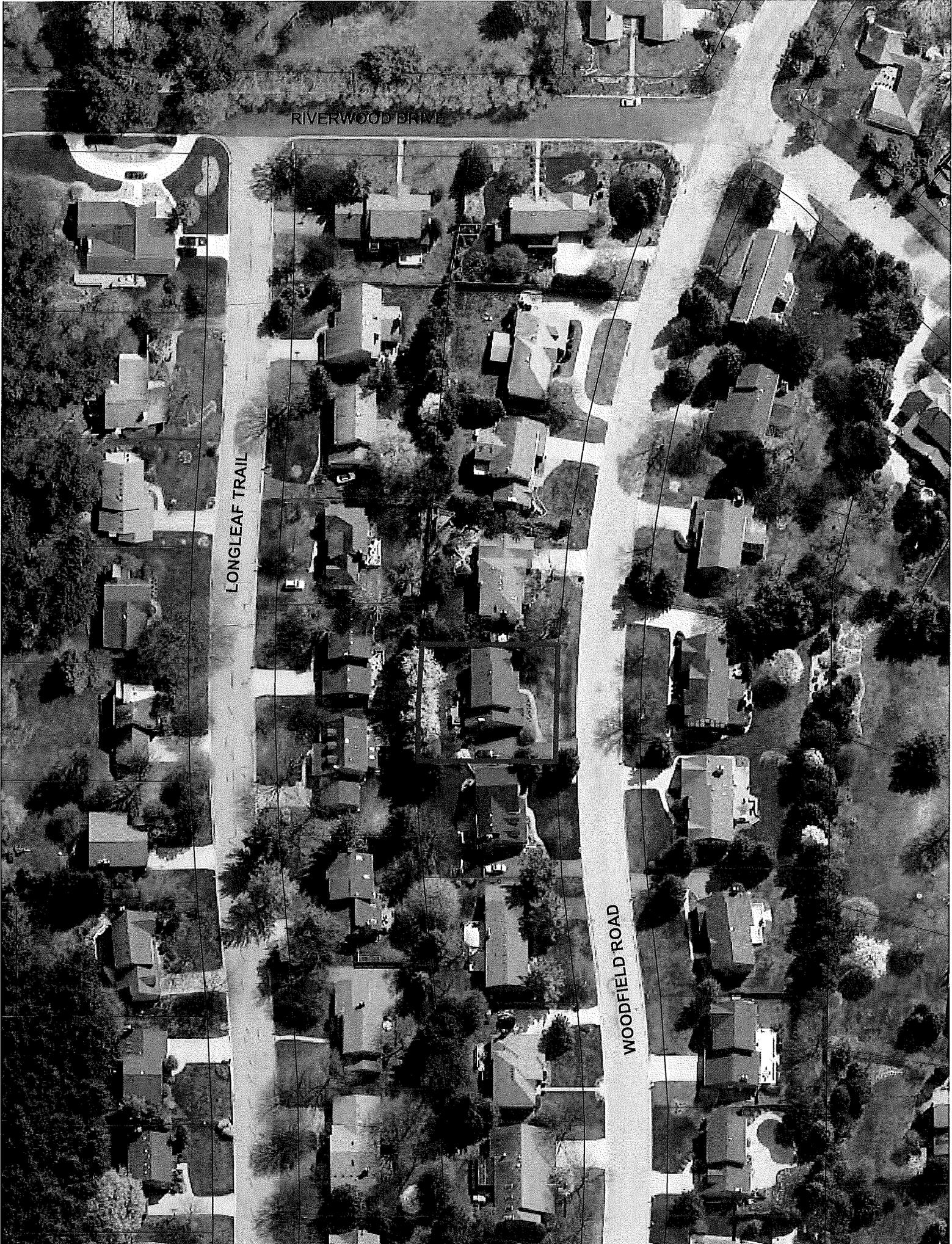
**Page 2**

- Staff could not locate evidence of a building permit having been obtained for the existing deck. Prior to adding the enclosed porch, the existing deck will be required to meet the Township Building Code.
- There have been no previous variance requests for this property.
- The "new" garage on the submitted plan was built in 2013 under Building Permit #13-0133.

**Attachments**

1. Site location map and aerial photo
2. Application materials
3. Survey

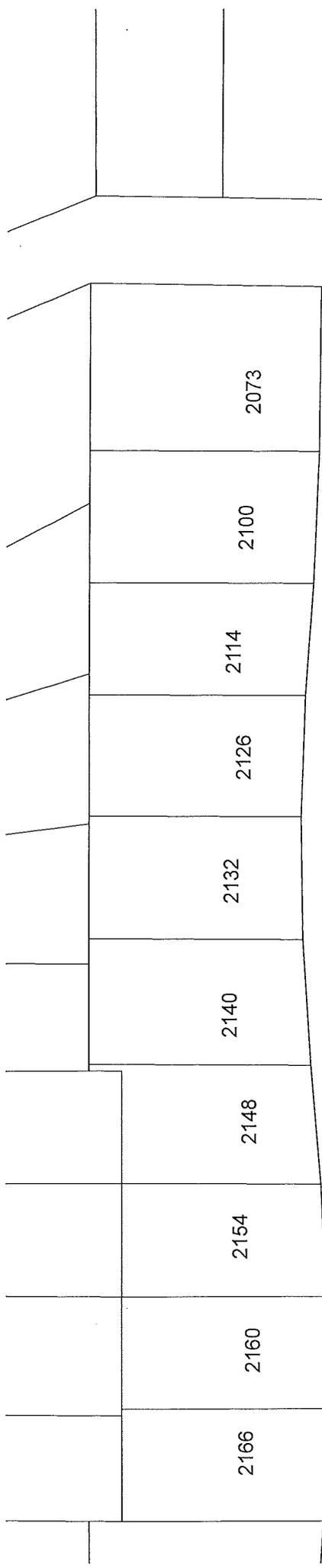
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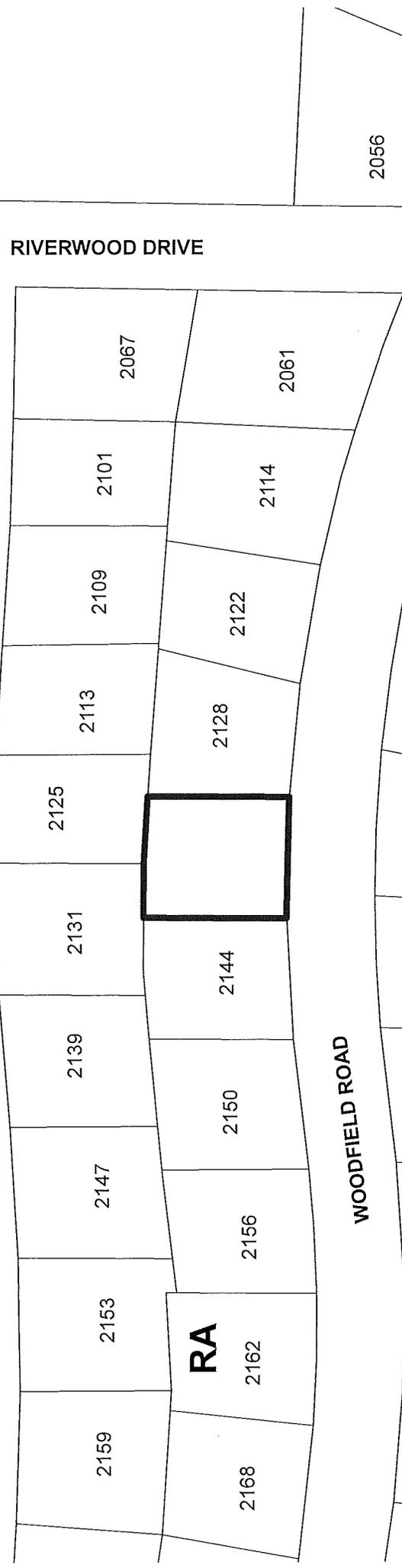
RIVERWOOD DRIVE

LONGLEAF TRAIL

WOODFIELD ROAD

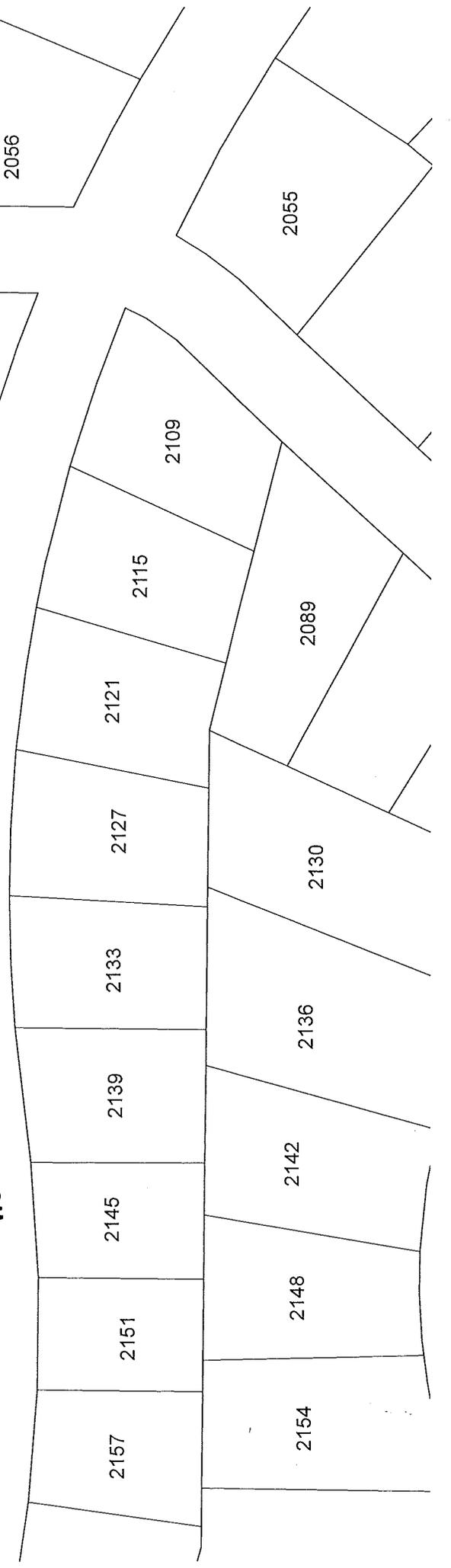


LONGLEAF TRAIL



RIVERWOOD DRIVE

WOODFIELD ROAD



CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

A. Applicant JENNIFER EVERHART  
Address of Applicant 2136 WOODFIELD RD.  
OKEMOS, MI 48864  
Telephone (Work) 517-364-8911 Telephone (Home) 517-347-9081  
Fax \_\_\_\_\_ Email address: everthom@comcast.net  
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2136 WOODFIELD RD., OKEMOS, MI 48864  
Zoning district RA Parcel number 28-257-025

C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) \_\_\_\_\_

D. Required Supporting Material Supporting Material if Applicable  
-Property survey -Architectural sketches  
-Legal description -Other  
-Proof of property ownership or approval letter from owner  
-Site plan to scale  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Jennifer Everhart JENNIFERA EVERHART 5-4-15  
Signature of Applicant Print Name Date

Fee: 150 Received by/Date: [Signature] 5/4/15

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Jennifer Everhart 5-4-15  
Signature of Applicant(s) Date

\_\_\_\_\_  
Signature of Applicant(s) Date

15682

## Variance Application

Name: Jennifer Everhart

Address: 2136 Woodfield Rd., Okemos, MI

1. The unique circumstances that exist with this property are as follows:
  - a. The residence is set back an extra 1.3 feet from the front street right of way line than is necessary, thus reducing the rear yard by that amount. The homeowner is requesting to build on existing deck which encroaches on rear yard setback by 1.8 feet.
  - b. The deck is an existing deck built by the original homeowner when the house was constructed.
  - c. There are mature trees and vegetation which provide adequate screening and privacy from neighbors at existing deck location.
  - d. If the screened porch were to be relocated to an area off the kitchen and dining room, it would block access to existing exterior laundry room door, and would create two doors onto the porch, thus reducing the usability and functionality of the space. Also, the roof line of the relocated screened porch would partially block and existing rear bedroom window.
2. The residence and existing deck were built by prior homeowner. The mature trees were planted by prior homeowner.
3. Strict interpretation of the ordinance would result in partially blocking an existing rear bedroom window if the location of the screened porch were moved. It is impractical to move bedroom window or laundry room door. If the screened porch were to be reduced in size by 1.8 feet, functionally would be compromised. To relocate the screened porch would cause significant additional cost increases because the existing deck support structure could not be used.
4. The practical difficulties resulting from a failure to grant the variance would prevent the construction of the screened porch and/or greatly reduce its functionality.
5. Granting permission to build the screen porch over the existing deck would be the minimum action necessary to allow use and enjoyment of the property.
6. Granting the variance will not adversely affect adjacent land as the deck is already being used for outdoor recreation and enjoyment. In addition, the mature trees and vegetation provide adequate screening and privacy from neighbors.
7. The requested variance is specific to only build the screened porch within 1.8 feet of the rear yard setback. Further, it is specific due to the shape and position of the house on the lot, being that it is set back an additional 1.3 feet from the street and the access to the laundry room egress door.
8. Granting the variance will be generally consistent with public interest, allowing for the full use and enjoyment of the existing property and structure.



6062 Limestone Lane, Dimondale, MI 48821

HOUSE WALL

HOUSE WALL

HOUSE WALL

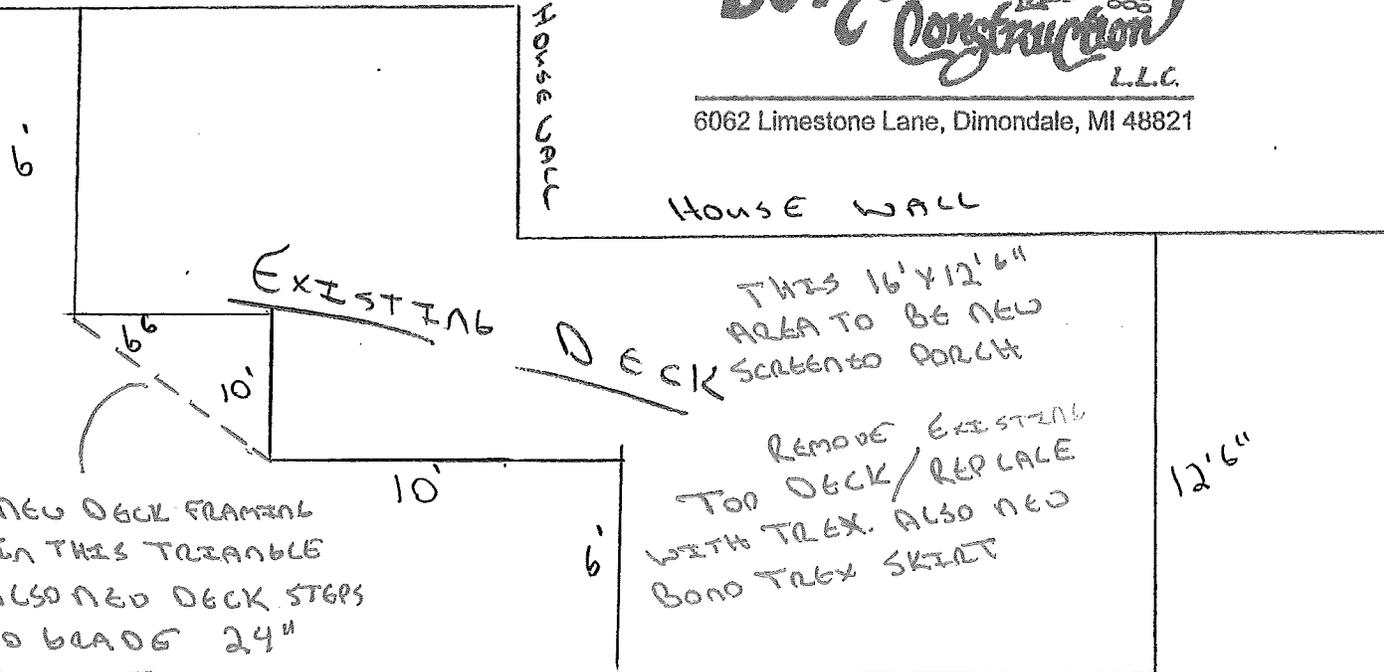
EXISTING

DECK

THIS 16' X 12' 6" AREA TO BE NEW SCREENED PORCH

REMOVE EXISTING TOP DECK/REPLACE WITH TREX. ALSO NEW BOND TREX SKIRT

NEW DECK FRAMING IN THIS TRIANGLE ALSO NEW DECK STEPS TO GRADE 24" 8" WIDE



DECK

SKY LIGHT

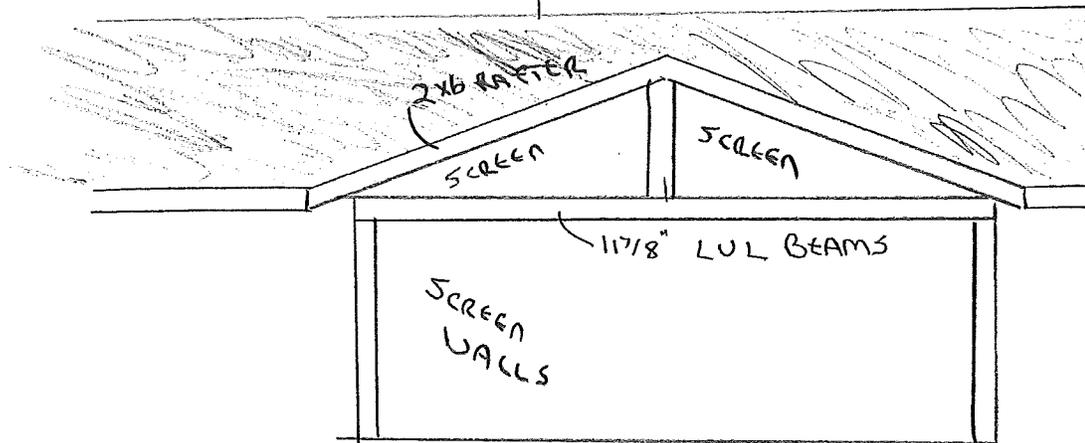
SKY LIGHT

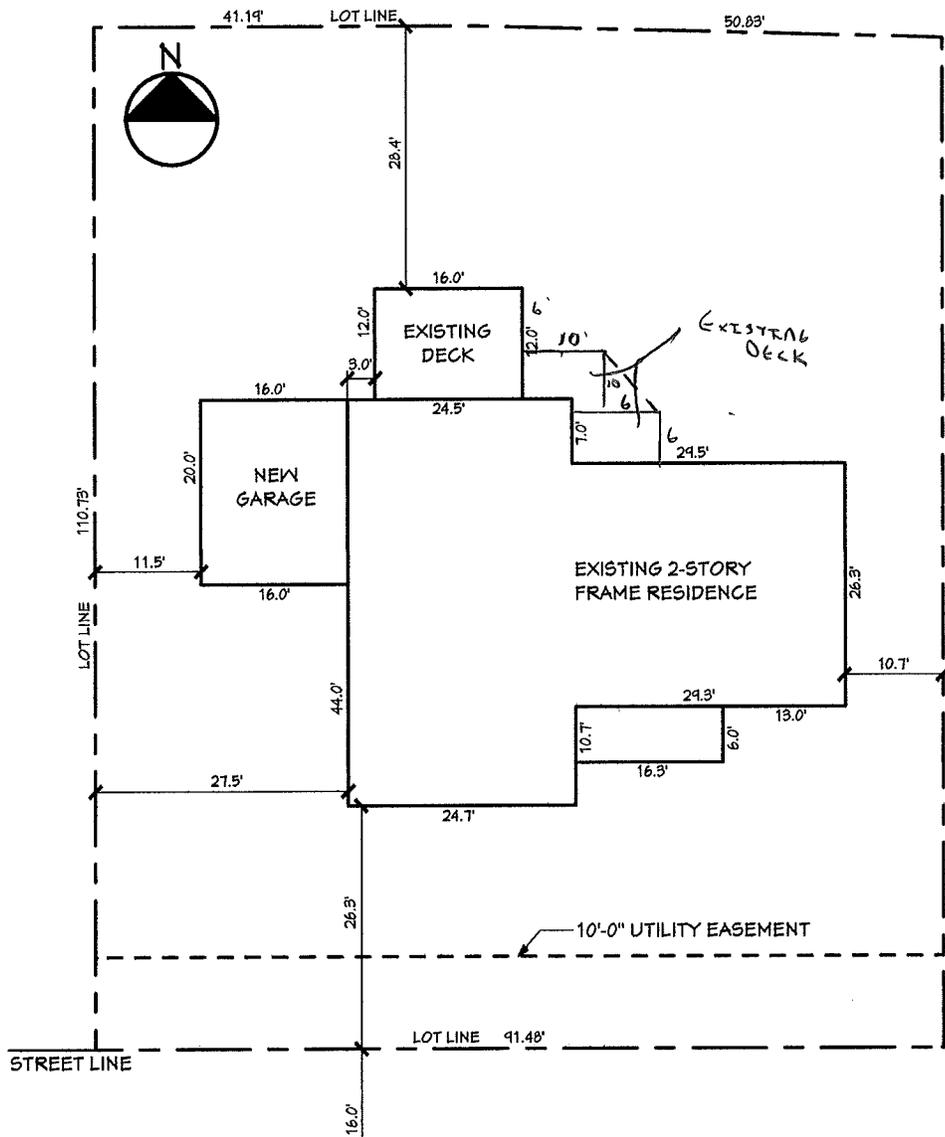
SCREENED PORCH

HOUSE WALL 8' TALL

NEW ROOF/SCREEN PORCH AREA. TO BE R.S. CEDAR WRAP POST BEAMS SOFFIT FASCIA, AND UNDER SIDE OF ROOF 12" OVERHANGS

SECOND FLOOR WALL





BACK OF CURB 2136 THOMAS/EVERHART  
 WOODFIELD ROAD

**SITE PLAN**  
 SCALE: 1" = 20'-0"

















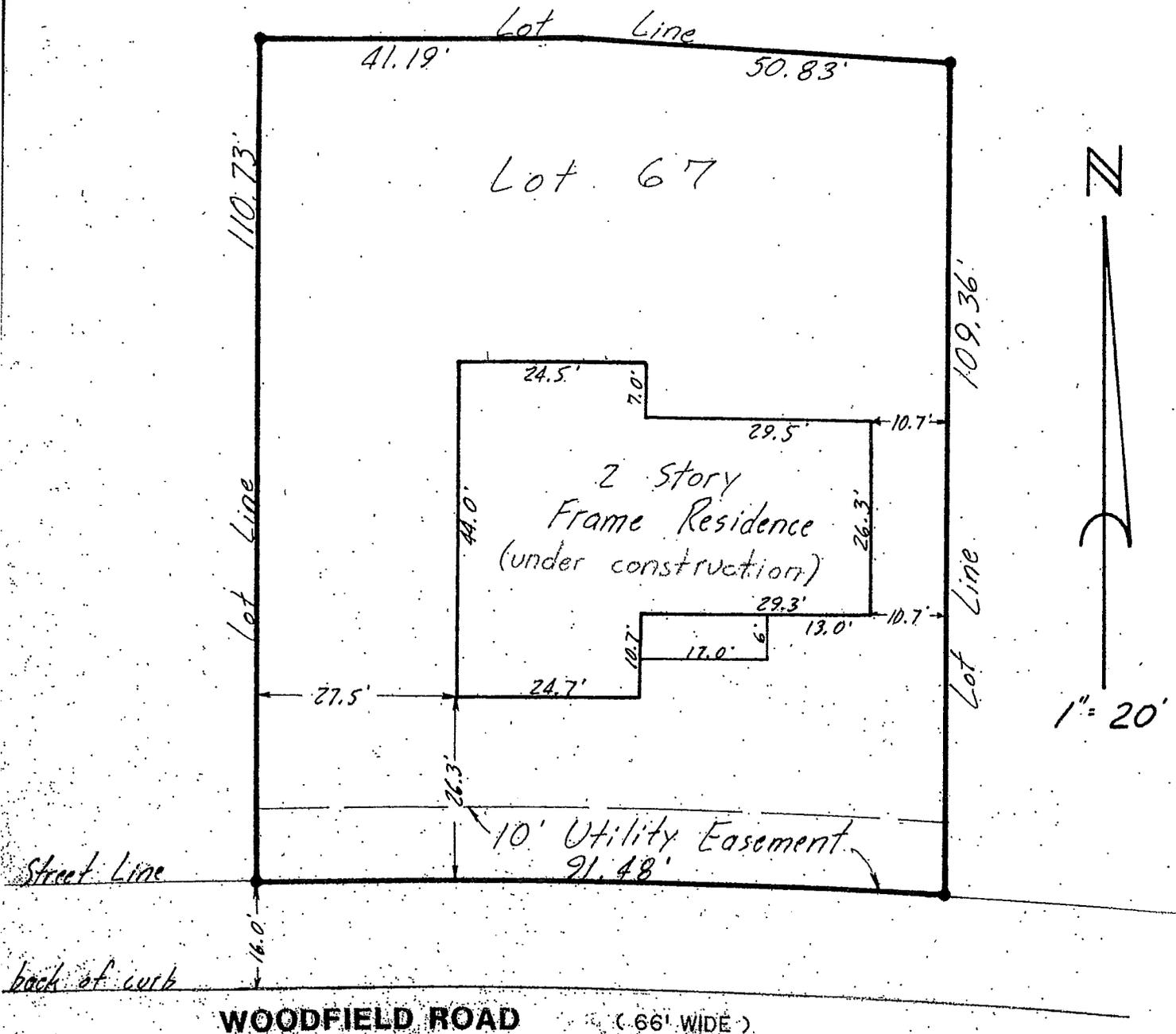


CERTIFICATE OF MORTGAGE SURVEY

For: First Federal of Michigan  
 622 N. Homer  
 Lansing, Michigan

Anita M. and  
 Frank L. Brewer  
 2136 Woodfield Road  
 Okemos, Michigan

Legal Description: Lot 67, Riverwood Park No. 3, a subdivision on a part of the NE 1/4 of Section 28, T4N, R1W, Meridian Township, Ingham County, Michigan.



**WOODFIELD ROAD** (66' WIDE)

- Found Property Corner
- Set Property Corner

We hereby certify that we have surveyed the property herein described; that the buildings and improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the above described property, except