

PROJECT  
 Royal Oak School District  
 Parcel 815 East Farnum

CLIENT  
 Royal Oak School District  
 1123 Lexington Blvd  
 Royal Oak, MI 48073  
 Contact: G. Amders Linell  
 248.435.8400: Phone  
 248.435.6170: Fax

PROJECT LOCATION  
 Part of the SW 1/4  
 of Section 15  
 T. 1 North, R. 11 East,  
 City of Royal Oak,  
 Oakland County, Michigan

SHEET  
 Boundary / Topographic /  
 Tree Survey



REVISIONS  
 05-07-10 ISSUED FOR REVIEW

BOUNDARY NOTE  
 ALL BEARINGS ARE IN RELATIONSHIP TO THE PREVIOUSLY  
 ESTABLISHED N-S 1/4 LINE OF SECTION 15 AS RECORDED IN "TOWAR  
 PARK SUB" LIBER 19, PAGE 3, OAKLAND COUNTY RECORDS.

TOPOGRAPHIC SURVEY NOTES  
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE  
 NOTED.

DRAWN BY:  
 D. McConkey

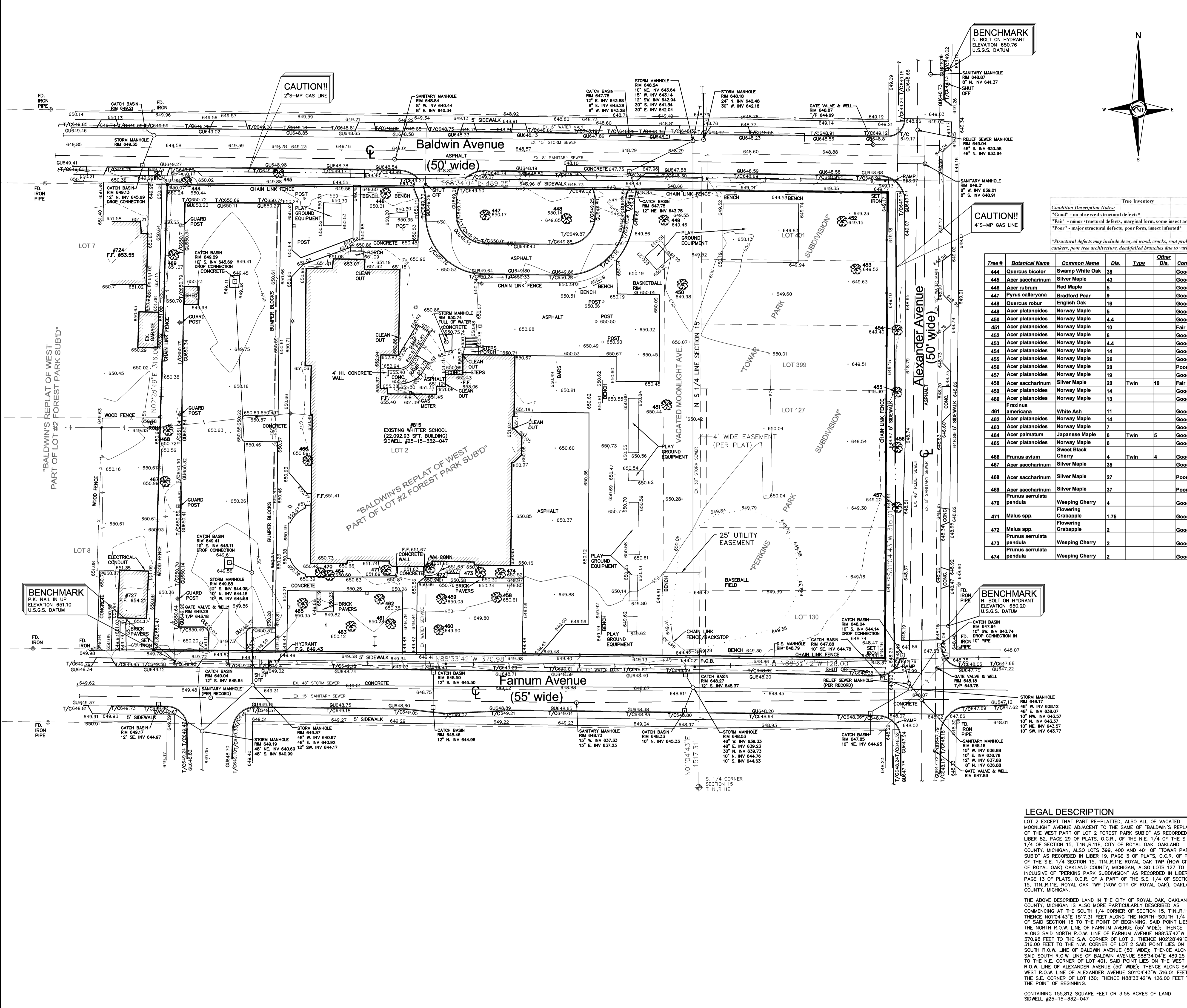
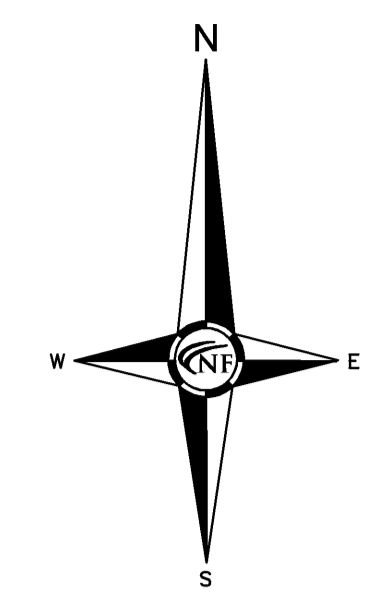
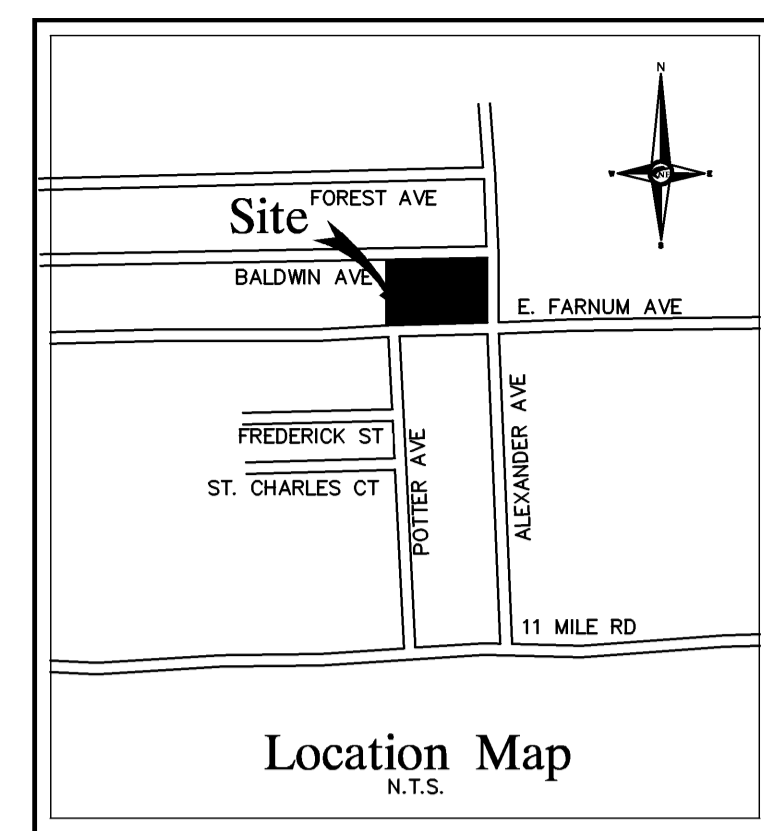
DESIGNED BY:

APPROVED BY:  
 K. Navaroli

DATE:  
 May 6, 2010

SCALE:  
 1" = 30'

NFE JOB NO. SHEET NO.  
**E626 2 of 2**



BENCHMARK  
 N. BOLT ON HYDRANT  
 ELEVATION 650.76  
 U.S.G.S. DATUM

CAUTION!!  
 4"-MP GAS LINE

BENCHMARK  
 N. BOLT ON HYDRANT  
 ELEVATION 650.20  
 U.S.G.S. DATUM

BENCHMARK  
 P.K. NAIL IN UP  
 ELEVATION 651.10  
 U.S.G.S. DATUM

Tree Inventory

Condition Description Notes:  
 "Good" - no observed structural defects\*  
 "Fair" - minor structural defects, marginal form, insect activity noted\*  
 "Poor" - major structural defects, poor form, insect infested\*  
 \*Structural defects may include decayed wood, cracks, root problems, weak branch unions, cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
444	Quercus bicolor	Swamp White Oak	38			Good	
445	Acer saccharinum	Silver Maple	43			Good	Some small branch deadwood
446	Acer rubrum	Red Maple	5			Good	
447	Pyrus calleryana	Bradford Pear	9			Good	
448	Quercus robur	English Oak	16			Good	
449	Acer platanoides	Norway Maple	5			Good	'Crimson King' variety
450	Acer platanoides	Norway Maple	4.4			Fair	'Crimson King' variety
451	Acer platanoides	Norway Maple	10			Fair	Being girdling by metal collar, low vigor
452	Acer platanoides	Norway Maple	8			Good	'Crimson King' variety
453	Acer platanoides	Norway Maple	4.4			Good	'Crimson King' variety
454	Acer platanoides	Norway Maple	14			Good	Minor trunk decay, small branch deadwood
455	Acer platanoides	Norway Maple	28			Good	
456	Acer platanoides	Norway Maple	20			Poor	Scaffold branch failure, trunk decay
457	Acer platanoides	Norway Maple	19			Good	girdling root
458	Acer saccharinum	Silver Maple	20	Twin	19	Fair	Weak trunk union, basal trunk decay
459	Acer platanoides	Norway Maple	14			Good	'Schwedler' variety
460	Acer platanoides	Norway Maple	13			Good	'Schwedler' variety
461	Fraxinus americana	White Ash	11			Good	
462	Acer platanoides	Norway Maple	14			Good	'Schwedler' variety
463	Acer platanoides	Norway Maple	7			Good	
464	Acer palmatum	Japanese Maple	6	Twin	5	Good	
465	Acer platanoides	Norway Maple	6			Good	
466	Prunus avium	Cherry	4	Twin	4	Good	Asymmetrical & unbalanced crown, some scale insects noted
467	Acer saccharinum	Silver Maple	35			Good	Small branch deadwood
468	Acer saccharinum	Silver Maple	27			Poor	Large branch failure, scaffold branch decay, weak branch attachments
469	Prunus serrulata	Weeping Cherry	4			Good	1 dead scaffold branch, unbalanced crown, general decline
470	Malus spp.	Flowering Crabapple	1.75			Good	'Sargeant' variety
471	Malus spp.	Flowering Crabapple	2			Good	'Sargeant' variety
472	Prunus serrulata	Weeping Cherry	2			Good	
473	Prunus serrulata	Weeping Cherry	2			Good	
474	Prunus serrulata	Weeping Cherry	2			Good	

**CERTIFICATE OF SURVEY**  
 WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE  
 PROPERTY HEREIN DESCRIBED AND THAT WE HAVE  
 PLACED MARKER IRONS AT THE CORNERS OF THE  
 PARCEL OR AS INDICATED IN THE ABOVE SKETCH.

KEVIN NAVAROLI, PLS DATE: 05-06-10  
 NO. 55503

**FLOOD HAZARD NOTE**  
 THE CITY OF ROYAL OAK DOES NOT PARTICIPATE IN THE  
 FLOOD INSURANCE RATE MAP (FIRM) PROGRAM.

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**TOPOGRAPHIC SURVEY NOTES**  
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 NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS  
 AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN  
 BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD  
 UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE  
 SURVEYOR BY THE OWNER.

THE ABOVE DESCRIBED LAND IN THE CITY OF ROYAL OAK, OAKLAND  
 COUNTY, MICHIGAN IS ALSO MORE PARTICULARLY DESCRIBED AS  
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 15, T1N, R11E,  
 THENCE NORTH 04°43'E 157.31 FEET ALONG THE NORTH-SOUTH 1/4 LINE  
 OF SAID SECTION 15 TO THE POINT OF BEGINNING, SAID POINT LIES ON  
 THE NORTH R.O.W. LINE OF FARNUM AVENUE (55' WIDE); THENCE  
 ALONG SAID NORTH R.O.W. LINE OF FARNUM AVENUE N88°33'42"W  
 370.98 FEET TO THE S.W. CORNER OF LOT 2, THENCE S02°28'49"E  
 316.00 FEET TO THE N.W. CORNER OF LOT 2 SAID POINT LIES ON THE  
 SOUTH R.O.W. LINE OF BALDWIN AVENUE (50' WIDE); THENCE ALONG  
 SAID SOUTH R.O.W. LINE OF BALDWIN AVENUE S89°34'04"E 499.25 FEET  
 TO THE N.E. CORNER OF LOT 401, SAID POINT LIES ON THE WEST  
 R.O.W. LINE OF ALEXANDER AVENUE (50' WIDE); THENCE ALONG SAID  
 WEST R.O.W. LINE OF ALEXANDER AVENUE S01°43'W 316.01 FEET TO  
 THE S.E. CORNER OF LOT 130; THENCE N88°33'42"W 126.00 FEET TO  
 THE POINT OF BEGINNING.

CONTAINING 155,812 SQUARE FEET OR 3.58 ACRES OF LAND  
 SOWELL #25-15-332-047

