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Kim Markee, Clerk
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Waterford, Michigan 48329-3773
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www.waterfordmi.gov

DEVELOPMENT SERVICES

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: April 1, 2023
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2024-Z-006
Scooters Coffee
Rezone from C-4, Extensive Business to C-3, General Business
Location: Outlot of 4200 Highland Rd (address TBD)
Applicant: Three Boys Java, LLC

The applicants seeks to rezone a portion of the subject parcel in order to proceed with their desired project. If the rezoning is approved, the applicant intends to apply for a lot split. The lot split would create an outlot of the rezoned portion and the applicant intends to develop a restaurant with drive-thru facilities on the property. The lot is currently zoned C-4, Extensive Business, but their desired out-lot will not be large enough to qualify for the C-4 zoning district. Section 3-900 of the Zoning Ordinance requires that C-4 lots be a minimum of 87,120 sqft (2 acres).

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on May 23, 2023 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the May 23, 2023 regular meeting for this rezoning, should the Board want to consider adopting the requested rezoning, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the April 22, 2024 meeting. However, if the Board does not want to adopt the requested rezoning, the appropriate motion would be to not introduce the Ordinance and deny the zoning amendment.

Should you have any questions prior to Mondays's meeting please do not hesitate to reach out to me.

**With us there are no
boundaries**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2024-Z-006

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property with conditions on its use and development as authorized by MCL 125.3405 and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The portion of the parcel of property that is assigned tax parcel number 13-22-277-014, legally described below, with current address of 4200 Highland Rd, is rezoned from **C-4, Extensive Business to C-3, General Business** with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on April 22, 2024.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2023-Z-XXX

COMMENCING AT THE SE CORNER OF SECTION 22, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE N02°39'41"E 1,008.10 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N41°29'30"W 1,218.15 FEET ALONG THE CENTERLINE OF HIGHLAND ROAD M-59 (120' WIDE); THENCE N48°30'30"E 60.00 FEET; THENCE N41°29'30"W 534.42 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND ROAD M-59 TO THE POINT OF BEGINNING; THENCE CONTINUING N41°29'30"W 150.00 FEET ALONG SAID HIGHLAND ROAD M-59; THENCE N48°30'30"E 194.80 FEET; THENCE S41°29'30"E 150.00 FEET; THENCE S48°30'30"W 194.80 FEET TO THE POINT OF BEGINNING. BEING PART OF THE E ½ OF SECTION 22, T3N, R9E WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AND CONTAINING 0.67 ACRES OF LAND MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Planning & Zoning Department

REZONING REVIEW

May 23, 2023 Meeting

Report by Justin Daymon

Application Number	PRSA 23-04-04	Action Requested	Rezoning Approval
Request	Rezone from C-4, Extensive Business to C-3, General Business		
Project Name	Scooter’s Coffee		
Proposed Use(s)	Restaurant Establishment with Drive-Thru Facilities		
Address	Out-lot of 4200 Highland Rd – Address TBD	Parcel Number	13-22-277-014
Owner	Meijer, Inc 2929 Walker Ave NW Grand Rapids, MI 49544	Applicant	Three Boys Java, LLC / Scooter’s 10237 Reese Rd Clarkston, MI 48348
Property Information			
General Location	North/North-East side of Highland Rd, south of Pontiac Lake Rd		
Property Size	.67 acres (proposed out-lot)		
Frontage	150 ft on Highland Rd		
Current Zoning	C-4, Extensive Business	Proposed Zoning	C-3, General Business
Master Plan Designation	Central Community Business: This designation is exclusively intended for property in the geographic center of the Township, along the M-59 commercial corridor. It allows for a mixture of land uses including office, commercial, and residential. Since Waterford does not have a downtown area, the goal is to develop a central focal point for the community, with an emphasis on streetscape aesthetics and walkability. The highlighted area shown in Figure 8-2 should be redeveloped with a mixture of commercial, office, and residential land uses in a setting that includes the following characteristics: allowance for reduced front yard setbacks when building aesthetic provisions are met; small clusters of free-standing retail shops, restaurants, and offices; formal landscape plantings along M-59, creation of a linear landscape pattern; provision of infrastructure improvements to improve non-motorized pathways and traffic calming; provision of town houses and above-store residential units at moderate density; and coordinated streetscape amenities throughout the designation area. Automotive related services, industrial uses, outdoor merchant retail, and other uses which tend to interfere with the continuity of retail frontage and hinder pedestrian circulation are discouraged.		
Current Use	Portion of the off-street parking facilities for Meijer		
Zoning History	1950 – Commercial-1 1960 – Agricultural-1 1975 – C-3, Extensive Business 2011 – C-4, Extensive Business		
Surrounding Development			
North-West	C-3, General Business – out-lot plaza: Flaming Wok, Hungry Howie’s, Subway, Nail Salon		
North-East	C-4, Extensive Business – Meijer		
South-East	C-4, Extensive Business – Meijer		
South-West	C-3, General Business – Dollar Tree, Pizza Hut C-4, Extensive Business – Gordon Food Service		

Request Summary

The applicants seeks to rezone a portion of the subject parcel in order to proceed with their desired project. If the rezoning is approved, the applicant intends to apply for a lot split. The lot split would create an out-lot of the rezoned portion and the applicant intends to develop a restaurant with drive-thru facilities on the property. The lot is currently zoned C-4, Extensive Business, but their desired out-lot will not be large enough to qualify for the C-4 zoning district. Section 3-900 of the Zoning Ordinance requires that C-4 lots be a minimum of 87,120 sqft (2 acres).

Master Plan Conformity

The breadth of uses allowed in the proposed C-3, General Business district (3-705) are largely in line with the Master Plan designation of Central Community Business. This designation may change in the near future when the new Master Plan is adopted, but the proposed zoning district is still likely to be in line with the future Master Plan.

Zoning District Evaluation

The current lot and the applicant's desired lot both meet the Zoning Ordinance's minimum lot area and width standards of the proposed zoning district (3-900).

Planning Comments:

1. Staff recommends approval of the rezoning request.

Planning Commission Approval Recommendation Guidelines

The following is a summary of Section 4-009.3 of the Zoning Ordinance and the Planning Commission's approval recommendation guidelines that have been established for rezoning application requests:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make its recommendations to the Township Board based upon the evidence presented to it in each specific case with respect to the following matters:

- A. The requested zoning change is consistent with the adopted Master Plan, as amended.

Staff Comment: The rezoning request is consistent with the Master Plan.

- B. The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.

Staff Comment: The property is entirely surrounded by C-3, General Business and C-4, Extensive Business districts.

- C. The subject zoning lot's physical suitability to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.

Staff Comment: The intended lot is able to provide all dimensional and site requirements.

- D. The trend of development in the general area of the subject zoning lot is consistent with the requested zoning change.

Staff Comment: The requested zoning change is consistent with the trend of development in the general area.

- E. The Township and other public agencies possess the capacity to provide all utility and public services that would be required for the range of uses permitted under the proposed zoning classification.

Staff Comment: Public utilities are available to the site and the Township along with other related public service agencies possess the capacity to provide all utility and public services to the property.

- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification will not result in any significant environmental impacts.

May 23, 2023

Staff Comment: This rezoning request is a reduction in intensity and will not result in any significant environmental impacts.

G. Whether the amendment will be detrimental to the public interest.

Staff Comment: It is unlikely that this zoning change will be detrimental.

Summary / Conclusions

The proposed zoning district is appropriate for the location and will be in line with the Master Plan and surrounding development.

Recommendation and Planning Commission Action

Following the required public hearing, the Planning Commission shall provide a recommendation to the Township Board on the rezoning request. In making this recommendation, the Planning Commission shall consider the approval recommendation guidelines referenced above. Staff has attached a motion template for your use in formulating your recommendation.

Upon your review, if you have any questions or require additional information prior to Tuesday's meeting, please contact this office.

**MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. 23-04-04,
Proposed Zoning Map Amendment to Rezone From:
C-4, Extensive Business to C-3, General Business**

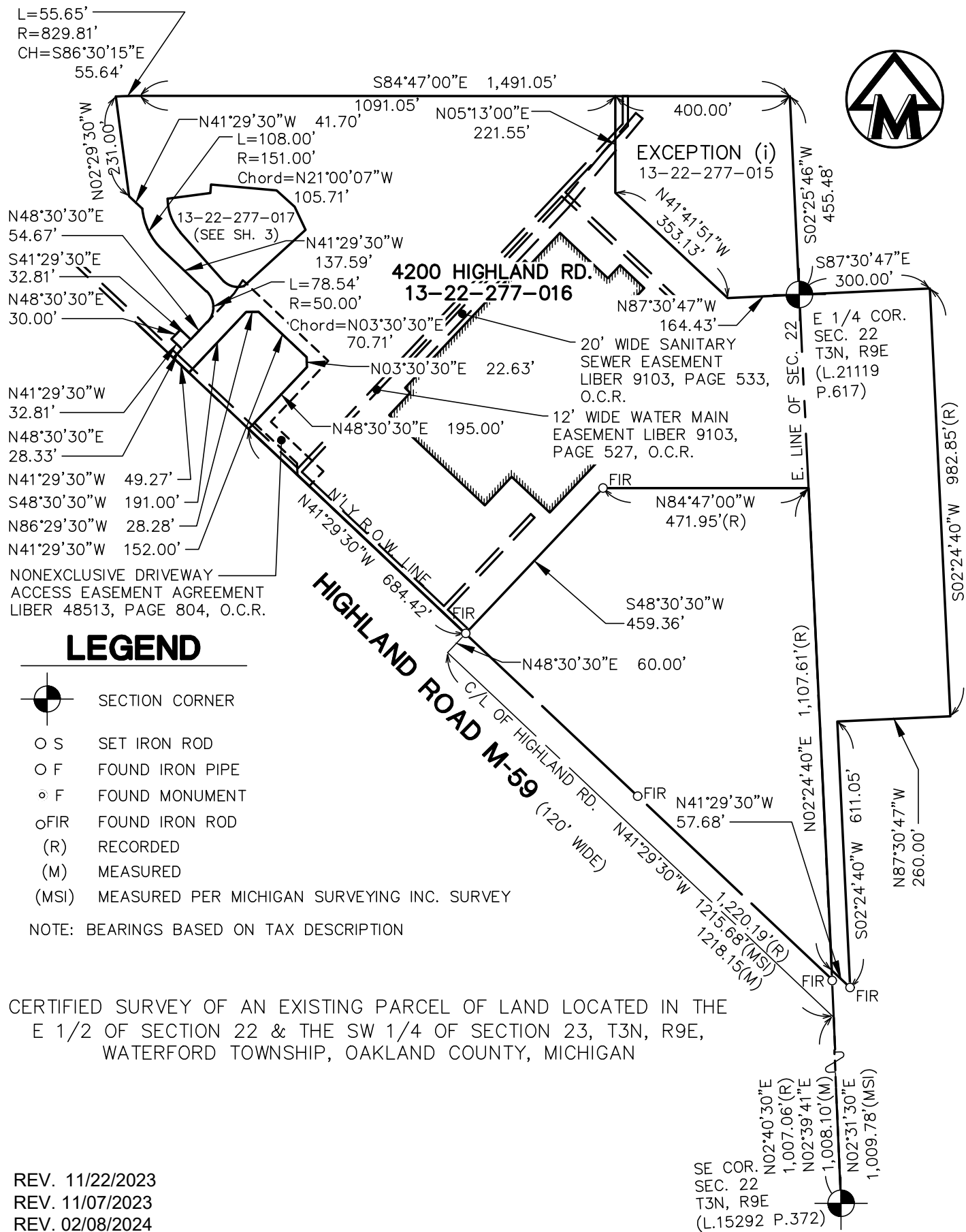
Motion:

I move to forward a favorable/unfavorable **[Strike One]** recommendation in Case No. 23-04-04 on to the Township Board, to rezone a portion of the subject parcel #13-22-277-014 from C-4, Extensive Business to C-3, General Business based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

Findings:

- A. The requested zoning change **is/is not [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is/is not [Strike One]** is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is/is not [Strike One]** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.
- D. The trend of development in the general area of the subject zoning lot **is/is not [Strike One]** consistent with the requested zoning change.
- E. The Township and other public agencies **do/do not [Strike One]** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.
- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will not/will [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will not/will [Strike One]** be detrimental to the public interest.

EXISTING PARENT PARCEL



REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 1 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in. = 300 ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



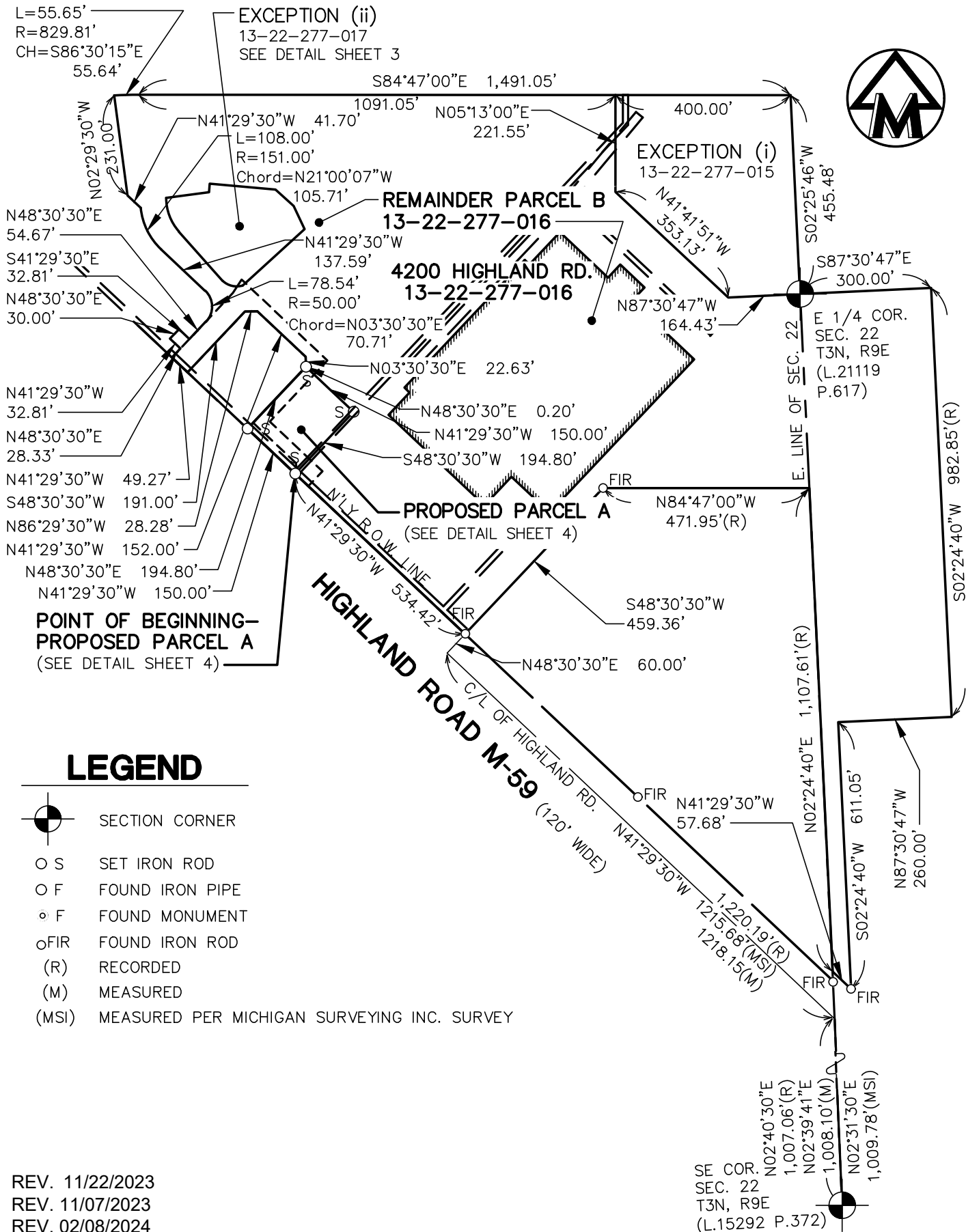
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PATRICK L. HASTINGS PS NO. 4001037277

PATRICK L. HASTINGS
License No. 4001037277

PROPOSED PARCEL A & REMAINDER PARCEL B



REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 2 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in. = 300 ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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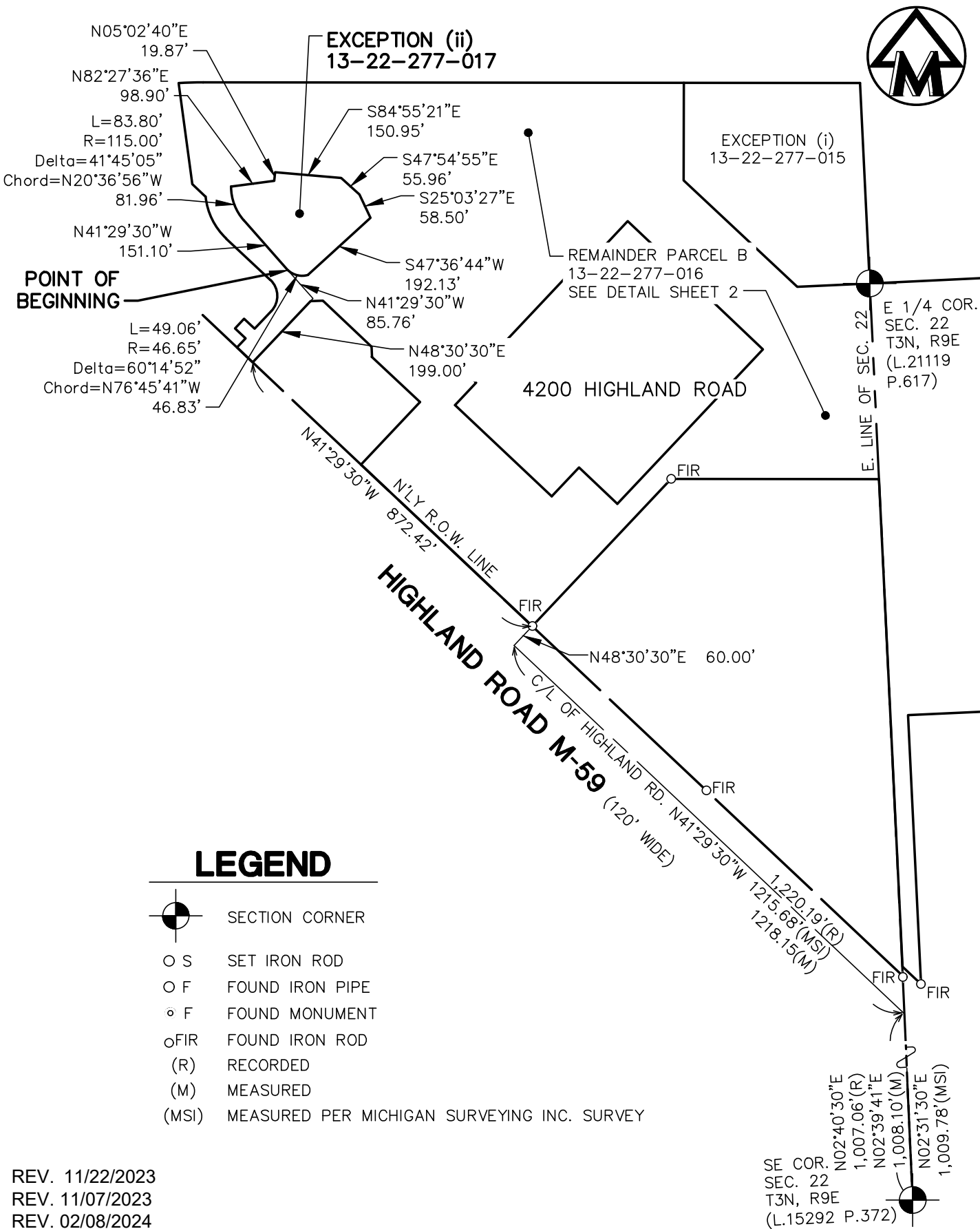
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License No. 4001037277

STATE OF MICHIGAN
LICENSED PROFESSIONAL SURVEYOR

DETAIL - EXCEPTION (ii) - PIN 13-22-277-017



REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 3 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= 300 ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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Patrick L. Hastings

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STATE OF MICHIGAN

PATRICK L. HASTINGS

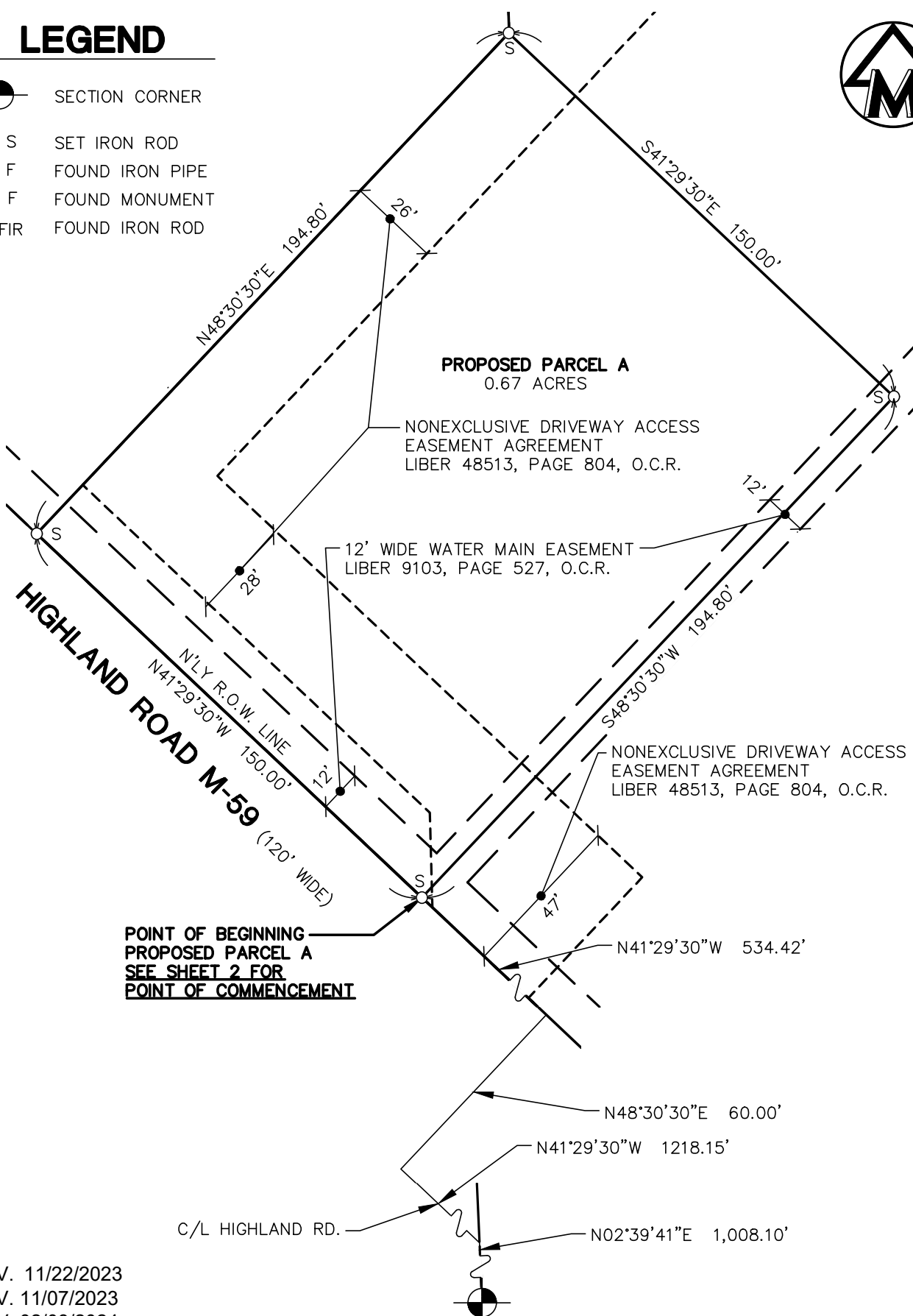
License No. 4001037277

LICENSED PROFESSIONAL SURVEYOR

DETAIL - PROPOSED PARCEL A

LEGEND

- SECTION CORNER
- S SET IRON ROD
- F FOUND IRON PIPE
- F FOUND MONUMENT
- FIR FOUND IRON ROD



REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 4 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= 40 ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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Patrick L. Hastings
PATRICK L. HASTINGS PS NO. 4001037277

STATE OF MICHIGAN
PATRICK L. HASTINGS
License No. 4001037277
LICENSED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION - PARENT PARCEL

(PID 13-22-277-016)

Part of the East 1/2 of Section 22 and part of the West 1/2 of Section 23, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan described as:

Beginning at the point distance North 02°31'30" East 1009.78 feet (recorded as North 02°40'30" East 1007.06 feet), along the East line of Section 22;
and North 41°29'30" West 1215.68 feet (recorded as 1220.19 feet), along the centerline of Highland Road (120.00 feet wide);
and North 48°30'30" East 60.00 feet from the Southeast corner of Section 22;
thence North 41°29'30" West 684.42 feet;
thence North 48°30'30" East 195 feet;
thence North 03°30'30" East 22.63 feet;
thence North 41°29'30" West 152 feet;
thence North 86°29'30" West 28.28 feet;
thence South 48°30'30" West 191 feet;
thence North 41°29'30" West 49.27 feet;
thence North 48°30'30" East 28.33 feet;
thence North 41°29'30" West 32.81 feet;
thence North 48°30'30" East 30.00 feet;
thence South 41°29'30" East 32.81 feet;
thence North 48°30'30" East 54.67 feet;
thence 78.54 feet along the curve to the left, having a radius of 50.00 feet and
a chord bearing North 03°30'30" East 70.71 feet;
thence North 41°29'30" West 137.59 feet;
thence 108.00 feet along the curve to the right, having a radius of 151.00 feet
and a chord bearing North 21°00'07" West 105.71 feet;
thence North 41°29'30" West 41.70 feet;
thence North 02°29'30" West 231 feet;
thence 55.65 feet along the curve to the right, having a radius of 829.81 feet
and a chord bearing South 86°30'15" East 55.64 feet;
thence South 84°47'00" East 1491.05 feet;
thence South 02°25'46" West 455.48 feet;
thence South 87°30'47" East 300 feet;
thence South 02°24'40" West 982.85 feet;
thence North 87°30'47" West 260 feet;
thence South 02°24'40" West 611.05 feet;
thence North 41°29'30" West 57.68 feet;
thence North 02°24'40" East 1107.61 feet;
thence North 84°47'00" West 471.95 feet;
thence South 48°30'30" West 459.36 feet to the Point of Beginning,

Except (i),
Beginning at the point distance North 02°31'30" East 1009.78 feet (recorded as North 02°40'30" East 1007.06 feet), along the East line of Section 22;
and North 41°29'30" West 1215.68 feet (recorded as 1220.19 feet), along the centerline of Highland Road (120.00 feet wide);
and North 48°30'30" East 60.00 feet from the Southeast corner of Section 22;
and North 41°29'30" West 684.42 feet;
and North 48°30'30" East 195.00 feet;
and North 03°30'30" East 22.63 feet;
and North 41°29'30" West 152.00 feet;
and North 86°29'30" West 28.28 feet;
and South 48°30'30" West 191.00 feet;
and North 41°29'30" West 49.27 feet;

REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

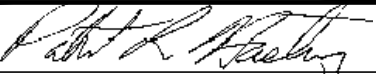
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 5 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= N/A ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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PATRICK L. HASTINGS PS NO. 4001037277

STATE OF MICHIGAN

PATRICK L. HASTINGS

LICENSE NO. 4001037277

LICENSED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION - PARENT PARCEL (CONTINUED)

and North 48°30'30" East 28.33 feet;
and North 41°29'30" West 32.81 feet;
and North 48°30'30" East 30.00 feet;
and South 41°29'30" East 32.81 feet;
and North 48°30'30" East 54.67 feet;
and 78.54 feet along the curve to the left, having a radius of 50.00 feet and a chord bearing
North 03°30'30" East 70.71 feet;
and North 41°29'30" West 137.59 feet;
and 108.00 feet along the curve to the right, having a radius of 151.00 feet and
a chord bearing North 21°00'07" West 105.71 feet;
and North 41°29'30" West 41.70 feet;
and North 02°29'30" West 231.00 feet;
and 55.65 feet along the curve to the right, having a radius of 829.81 feet and a
chord bearing South 86°30'15" East 55.64 feet;
and South 84°47'00" East 1091.05 feet from the Southeast corner of Section 22;
thence South 84°47'00" East 400.00 feet;
thence South 02°25'46" West 455.48 feet;
thence North 87°30'47" West 164.43 feet;
thence North 41°41'51" West 353.13 feet;
thence North 05°13'00" East 221.55 feet to the Point of Beginning.

Except (ii), (Developer Parcel)
Part of the East 1/2 of Section 22, Town 3 North, Range 9 East, Waterford Township, Oakland County,
Michigan described as:
Commencing at the Southeast corner of Section 22;
thence North 02°31'30" East 1009.78 feet (recorded as North 02°40'30" East
1007.06 feet), along the East line of Section 22;
thence North 41°29'30" West 1215.68 feet (recorded as 1220.19 feet), along the
centerline of Highland Road (120.00 feet wide);
thence North 48°30'30" East 60.00 feet, to the Northeasterly line of Highland Road;
thence North 41°29'30" West 872.42 feet, along the Northeasterly line of Highland Road;
thence North 48°30'30" East 199.00 feet;
thence North 41°29'30" West 85.76 feet, to the Point of Beginning;
thence North 41°29'30" West 151.10 feet;
thence 83.80 feet along the curve to the right, having a radius of 115.00 feet, a
central angle of 41°45'05" and a chord bearing North 20°36'56" West 81.96 feet;
thence North 82°27'36" East 98.90 feet;
thence North 05°02'40" East 19.87 feet;
thence South 84°55'21" East 150.95 feet;
thence South 47°54'55" East 55.96 feet;
thence South 25°03'27" East 58.50 feet;
thence South 47°36'44" West 192.13 feet;
thence 49.06 feet along the curve to the right, having a radius of 46.65 feet, a central angle of 60°14'52"
and a chord bearing North 76°45'41" West, 46.83 feet to the Point of Beginning.
Containing 33.3720 acres, or 1,453,685 sq.ft., more or less.
Tax Parcel No. 13-22-277-016.

REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024


I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023
AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE
OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF
P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.


CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 6 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= N/A ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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PATRICK L. HASTINGS PS NO. 4001037277



LEGAL DESCRIPTION - PROPOSED PARCEL A

LEGAL DESCRIPTION FOR A 0.67 ACRE PARCEL OF LAND LOCATED IN THE E 1/2 OF SECTION 22, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

Commencing at the SE Corner of Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan; thence N02°39'41"E 1,008.10 feet (N02°40'30" E 1007.06 feet recorded), along the East line of said Section 22; thence N41°29'30"W 1,218.15 feet (1220.19 feet recorded), along the centerline of Highland Road M-59 (120' wide); thence N48°30'30"E 60.00 feet; thence N41°29'30"W 534.42 feet along the Northerly right-of-way line of said Highland Road M-59 to the POINT OF BEGINNING;
thence continuing N41°29'30"W 150.00 feet along said Highland Road M-59;
thence N48°30'30"E 194.80 feet;
thence S41°29'30"E 150.00 feet;
thence S48°30'30"W 194.80 feet to the POINT OF BEGINNING. Being part of the E 1/2 of Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan and containing 0.67 acres of land, more or less. Being subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION - REMAINDER PARCEL B

(REVISED PID 13-22-277-016)

Part of the East 1/2 of Section 22 and part of the West 1/2 of Section 23, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan described as:

Beginning at the point distance North 02°31'30" East 1009.78 feet (recorded as North 02°40'30" East 1007.06 feet), along the East line of Section 22;
and North 41°29'30" West 1215.68 feet (recorded as 1220.19 feet), along the centerline of Highland Road (120.00 feet wide);
and North 48°30'30" East 60.00 feet from the Southeast corner of Section 22;
thence North 41°29'30" West 684.42 feet;
thence North 48°30'30" East 195 feet;
thence North 03°30'30" East 22.63 feet;
thence North 41°29'30" West 152 feet;
thence North 86°29'30" West 28.28 feet;
thence South 48°30'30" West 191 feet;
thence North 41°29'30" West 49.27 feet;
thence North 48°30'30" East 28.33 feet;
thence North 41°29'30" West 32.81 feet;
thence North 48°30'30" East 30.00 feet;
thence South 41°29'30" East 32.81 feet;
thence North 48°30'30" East 54.67 feet;
thence 78.54 feet along the curve to the left, having a radius of 50.00 feet and a chord bearing North 03°30'30" East 70.71 feet;
thence North 41°29'30" West 137.59 feet;
thence 108.00 feet along the curve to the right, having a radius of 151.00 feet and a chord bearing North 21°00'07" West 105.71 feet;
thence North 41°29'30" West 41.70 feet;
thence North 02°29'30" West 231 feet;
thence 55.65 feet along the curve to the right, having a radius of 829.81 feet and a chord bearing South 86°30'15" East 55.64 feet;
thence South 84°47'00" East 1491.05 feet;
thence South 02°25'46" West 455.48 feet;
thence South 87°30'47" East 300 feet;

REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

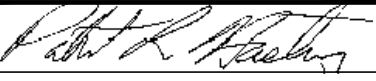
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.


CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 7 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= N/A ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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PATRICK L. HASTINGS PS NO. 4001037277



LEGAL DESCRIPTION - REMAINDER PARCEL B

(REVISED PID 13-22-277-016 CONTINUED)

thence South 02°24'40" West 982.85 feet;
thence North 87°30'47" West 260 feet;
thence South 02°24'40" West 611.05 feet;
thence North 41°29'30" West 57.68 feet;
thence North 02°24'40" East 1107.61 feet;
thence North 84°47'00" West 471.95 feet;
thence South 48°30'30" West 459.36 feet to the Point of Beginning,

Except (i),
Beginning at the point distance North 02°31'30" East 1009.78 feet (recorded as North 02°40'30" East 1007.06 feet), along the East line of Section 22;
and North 41°29'30" West 1215.68 feet (recorded as 1220.19 feet), along the centerline of Highland Road (120.00 feet wide);
and North 48°30'30" East 60.00 feet from the Southeast corner of Section 22;
and North 41°29'30" West 684.42 feet;
and North 48°30'30" East 195.00 feet;
and North 03°30'30" East 22.63 feet;
and North 41°29'30" West 152.00 feet;
and North 86°29'30" West 28.28 feet;
and South 48°30'30" West 191.00 feet;
and North 41°29'30" West 49.27 feet;
and North 48°30'30" East 28.33 feet;
and North 41°29'30" West 32.81 feet;
and North 48°30'30" East 30.00 feet;
and South 41°29'30" East 32.81 feet;
and North 48°30'30" East 54.67 feet;
and 78.54 feet along the curve to the left, having a radius of 50.00 feet and a chord bearing North 03°30'30" East 70.71 feet;
and North 41°29'30" West 137.59 feet;
and 108.00 feet along the curve to the right, having a radius of 151.00 feet and a chord bearing North 21°00'07" West 105.71 feet;
and North 41°29'30" West 41.70 feet;
and North 02°29'30" West 231.00 feet;
and 55.65 feet along the curve to the right, having a radius of 829.81 feet and a chord bearing South 86°30'15" East 55.64 feet;
and South 84°47'00" East 1091.05 feet from the Southeast corner of Section 22;
thence South 84°47'00" East 400.00 feet;
thence South 02°25'46" West 455.48 feet;
thence North 87°30'47" West 164.43 feet;
thence North 41°41'51" West 353.13 feet;
thence North 05°13'00" East 221.55 feet to the Point of Beginning.

REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024

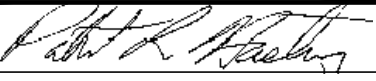
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.


CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 8 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= N/A ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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PATRICK L. HASTINGS PS NO. 4001037277



LEGAL DESCRIPTION - REMAINDER PARCEL B

(REVISED PID 13-22-277-016 CONTINUED)

Except (ii), (Developer Parcel)
Part of the East 1/2 of Section 22, Town 3 North, Range 9 East, Waterford Township, Oakland County, Michigan described as:
Commencing at the Southeast corner of Section 22;
thence North 02°31'30" East 1009.78 feet (recorded as North 02°40'30" East 1007.06 feet), along the East line of Section 22;
thence North 41°29'30" West 1215.68 feet (recorded as 1220.19 feet), along the centerline of Highland Road (120.00 feet wide);
thence North 48°30'30" East 60.00 feet, to the Northeasterly line of Highland Road;
thence North 41°29'30" West 872.42 feet, along the Northeasterly line of Highland Road;
thence North 48°30'30" East 199.00 feet;
thence North 41°29'30" West 85.76 feet, to the Point of Beginning;
thence North 41°29'30" West 151.10 feet;
thence 83.80 feet along the curve to the right, having a radius of 115.00 feet, a central angle of 41°45'05" and a chord bearing North 20°36'56" West 81.96 feet;
thence North 82°27'36" East 98.90 feet;
thence North 05°02'40" East 19.87 feet;
thence South 84°55'21" East 150.95 feet;
thence South 47°54'55" East 55.96 feet;
thence South 25°03'27" East 58.50 feet;
thence South 47°36'44" West 192.13 feet;
thence 49.06 feet along the curve to the right, having a radius of 46.65 feet, a central angle of 60°14'52" and a chord bearing North 76°45'41" West, 46.83 feet to the Point of Beginning.

Except the following:

Commencing at the SE Corner of Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan;
thence N02°39'41"E 1,008.10 feet (N02°40'30" E 1007.06 feet recorded), along the East line of said Section 22; thence N41°29'30"W 1,218.15 feet (1220.19 feet recorded), along the centerline of Highland Road M-59 (120' wide); thence N48°30'30"E 60.00 feet; thence N41°29'30"W 534.42 feet along the Northerly right-of-way line of said Highland Road M-59 to the POINT OF BEGINNING;

thence continuing N41°29'30"W 150.00 feet along said Highland Road M-59;
thence N48°30'30"E 194.80 feet;
thence S41°29'30"E 150.00 feet;
thence S48°30'30"W 194.80 feet to the POINT OF BEGINNING. Being part of the E 1/2 of Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan.

Containing 32.69 acres, or 1,424,167 sq. ft., more or less.

REV. 11/22/2023
REV. 11/07/2023
REV. 02/08/2024


I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON APRIL 25, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.


CLIENT: STANTEC	DATE: 04/25/23
JOB NO.: 23086	SHEET 9 OF 9
SECTION: 22 & 23 TOWN: 3N RANGE: 9E	SCALE: 1in.= N/A ft.
TOWNSHIP OF WATERFORD	BOOK: N/A
OAKLAND COUNTY, MICHIGAN	BY: KJV, KMW



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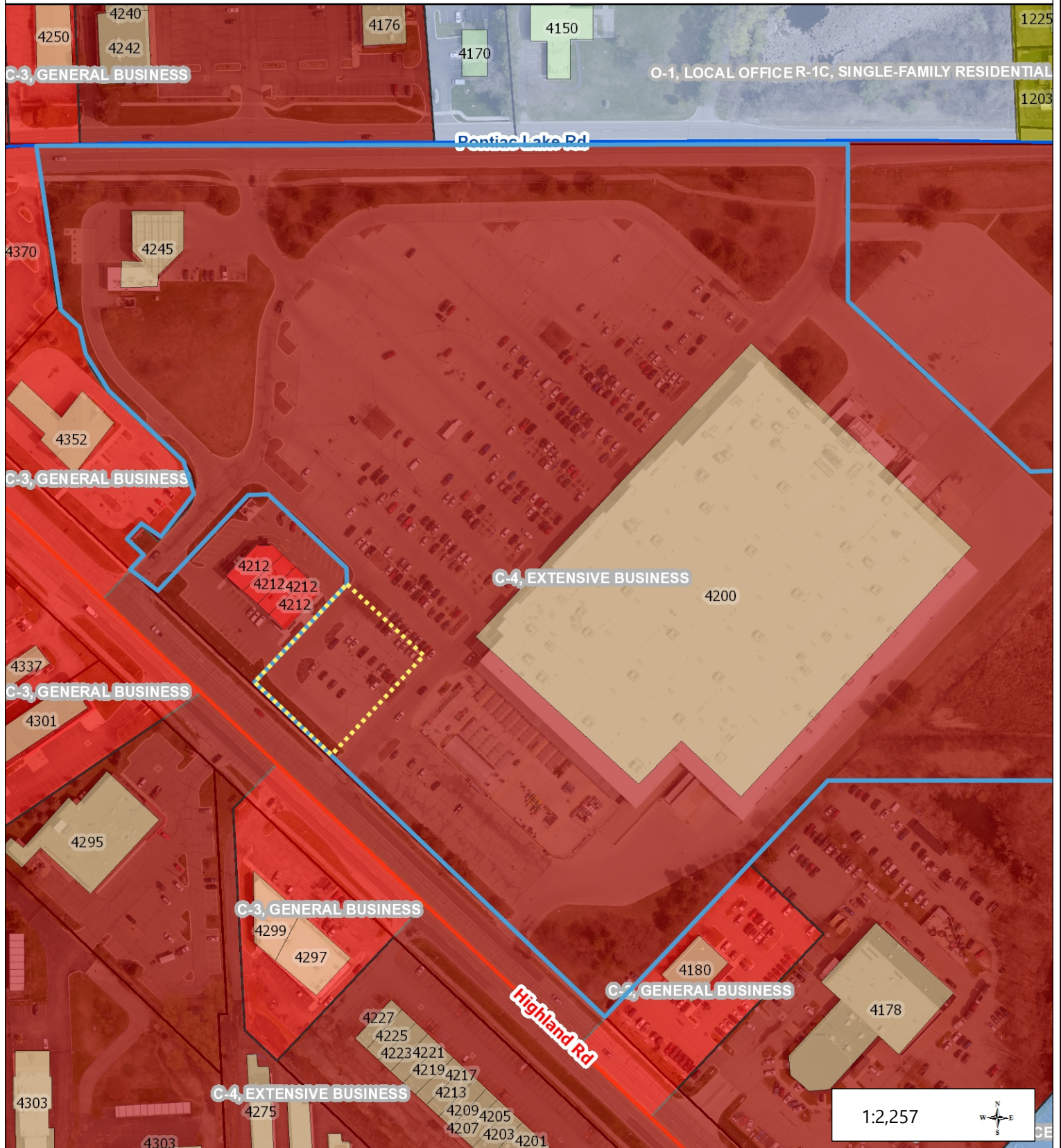
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PKSA 23-U4-U3 & -U4
Zoning Map
Dashed Yellow Outline is Proposed Out-Lot



376.2 0 188.08 376.2 Feet

SOURCES: The Charters Township of Waterford and Oakland County, MI.
Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.