

# CITY OF MASON

201 West Ash St.  
Mason, MI 48854-0370

City Hall 517-676-9155  
Fax 517-676-1330

## ZONING BOARD OF APPEALS MEETING – 2<sup>ND</sup> FLOOR TRAINING ROOM

Wednesday, April 8, 2015  
5:30 p.m.

### Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes: April 9, 2014
4. Unfinished Business
5. Election of Chair and Vice-Chair
6. People from the Floor
7. Announcements
8. Public Hearing
  - A. 368 S. Park St. – Variance – Parking Space Dimensions  
Resolution No. 2015-01 – A Resolution Granting a Variance of 38 Square Feet from the Parking Space Area Requirement and a One Foot Variance from the Parking Space Width Requirement on Property Located at 368 South Park Street
9. Regular Business
10. Unfinished Business
11. New Business
12. Correspondence
13. Administrator Report
14. Adjournment

**CITY OF MASON  
ZONING BOARD OF APPEALS MEETING  
MINUTES OF APRIL 9, 2014**

Maddix called the meeting to order at 5:35 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

Board Member(s) Present: Curtis, Maddix, McCormick, Schaffer (alternate)  
Board Member(s) Absent: Crips, Richards, Sabbadin, Ackerson  
Also present: David Haywood, Zoning and Development Director

**APPROVAL OF MINUTES**

The minutes of the July 30, 2014 special meeting were approved as presented.

**ELECTION OF CHAIR AND VICE-CHAIR**

Haywood opened the floor for nominations for Chairperson.

Nomination by McCormick,  
to elect Doug Crips as Chairperson.

As there were no other nominations for Chairperson, Haywood closed the nominations.

**DOUG CRIPS ELECTED CHAIRPERSON UNANIMOUSLY**

Haywood opened the floor for nominations for Vice-Chairperson.

Nomination by Curtis,  
to elect Jim Maddix as Vice-Chairperson.

As there were no other nominations for Vice-Chairperson, Haywood closed the nominations.

**JIM MADDIX ELECTED VICE-CHAIRPERSON UNANIMOUSLY**

**PEOPLE FROM THE FLOOR**

None.

**REGULAR BUSINESS**

**Variance – 640 West Ash Street**

Haywood reported that after further review of the request from Timothy Zielinski for a variance to construct an addition to the existing office building at 640 W. Ash St., it was discovered that the property to the north is zoned O-1 (Office) and used as such. It was previously thought that the property to the north was zoned RM (Multiple Family Residential) consistent with the residential portion of the Kiwanis property. Typically, when a property zoned O-1 abuts residentially zoned/used property, a 20 foot setback applies. Because the property abuts property that is zoned and used as office, the required side

yard setback may be reduced to 10 feet. Therefore, there is no need to pursue a variance. Since the public hearing notice was announced in the Ingham County Community News, it was necessary to inform the public that the need for the hearing is no longer necessary.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**CORRESPONDENCE**

None.

**ADMINISTRATOR'S REPORT**

Haywood gave a brief report of Zoning and Development business.

**ADJOURNMENT**

By consensus, the meeting adjourned at 5:50 p.m.

---

Deborah J. Cwierniewicz, City Clerk

# City of Mason

201 W. Ash St.  
P.O. Box 370  
Mason, MI 48854-0370  
www.mason.mi.us



City Hall 517 676-9155  
Police 517 676-2458  
Fax 517 676-1330  
TDD 1-800-649-3777

## MEMORANDUM

TO: Zoning Board of Appeals

FROM: David E. Haywood, Zoning & Development Director 

SUBJECT: Variance Request – 368 S. Park Street (Dart Bank)

DATE: April 1, 2015

---

### REQUESTED ACTION:

The applicant is requesting approval for a variance from the parking space dimension requirement listed in Section 94-292(j)(3) to be allowed to create parking spaces having a dimension of nine feet wide by 18 feet deep, with a total square foot area of 162.

Parking space area requirement: 200 square feet  
Minimum parking space width: 10 feet

### LAND USE AND ZONING PATTERN:

	<b>Current Land Use</b>	<b>Zoning</b>	<b>Future Land Use</b>
<b>North</b>	Commercial Institutional (AT&T) Auto body repair	C-1 (Central Business) O-1 (Office) M-1 (Light Manufacturing)	Commercial
<b>East</b>	Commercial Public – Post office	C-1 (Central Business)	Commercial
<b>South</b>	Public – City Hall & Fire Department	C-1 (Central Business)	Commercial
<b>West</b>	Railroad Public utility Public park	O-1 (Office)	Residential

### INTENT:

Section 94-121 of the Zoning Ordinance indicates that the general intent and purpose of zoning district regulations is to “accommodate permitted uses and structures in a manner that minimizes negative impacts on abutting properties and complements the unique character and

identity of the city through appropriate architectural design including building size, building height, building materials, building location, signage, landscaping, buffering, safe circulation of vehicular and pedestrian traffic, and other pertinent development features”.

**NOTIFICATION:**

Twenty-nine letters were sent out notifying the public of this request. As of the writing of this report, no responses have been received.

**ANALYSIS:**

Section 94-292(j)(3) requires, “a minimum area of 200 square feet with a minimum width of ten feet shall be provided for each vehicle parking space”. The applicant is requesting that all of the parking spaces be provided have a dimension of nine feet wide by 18 feet deep, with a total square foot area of 162.

**VARIANCE STANDARDS:**

Section 94-365 gives the Zoning Board of Appeals the authority to grant variances to structures, and states that, “A variance may be granted only when the variance application and other factual evidence demonstrate all of the following:”

1. *The variance must be granted in order to avoid practical difficulties not created by the applicant that would result from strict application of the letter of this chapter.*
2. *A variance will not permit the establishment within a zoning district of any use not permitted within the district.*
3. *A variance will not cause a substantial adverse effect to property or improvements in the zoning district and the immediately surrounding neighborhood.*
4. *A variance will not be contrary to the public interest and will insure that the spirit and intent of this chapter will be observed, public safety secured, and substantial justice done.*
5. *There is no lesser variance than that applied for which would give substantial relief to the applicant.*

**Attachments:**

1. Resolution
2. Application
3. Site Plan

Introduced:  
Seconded:

**CITY OF MASON  
ZONING BOARD OF APPEALS RESOLUTION NO. 2015-01**

**A RESOLUTION GRANTING A VARIANCE OF 38 SQUARE FEET FROM THE  
PARKING SPACE AREA REQUIREMENT AND A ONE FOOT VARIANCE FROM  
THE PARKING SPACE WIDTH REQUIREMENT ON PROPERTY LOCATED AT  
368 SOUTH PARK STREET**

**April 8, 2015**

**WHEREAS**, a request has been received from Dart Bank, owner of record of parcels 368 S. Park St. (parcel # 33-19-10-08-235-025), 222 W. Ash St. (parcel # 33-19-10-08-235-026), 235 W. Maple St. (parcel # 33-19-10-08-235-005), 237 W. Maple St. (parcel # 33-19-10-08-234-004), 241 W. Maple St (parcel # 33-19-10-08-235-003), 245 & 247 W. Maple St. (parcel # 33-19-10-08-235-002), for a variance of 38 feet from the parking space area requirement and one foot from the parking space width requirement; and

**WHEREAS**, the subject property is located in the C-1 (Central Business) and O-1 (Office) zoning districts; and

**WHEREAS**, Section 94-292(j)(3) of the Mason zoning ordinance requires a minimum area of 200 square feet with a minimum width of ten feet shall be provided for each vehicle parking space; and

**WHEREAS**, the variance request complies with the five conditions of approval listed in Section 94-365(c) of the Mason Code; and

**WHEREAS**, a public hearing on the request was noticed and held at the Zoning Board of Appeal's special meeting of April 8, 2015, with testimony given and public comment solicited in accordance with Section 94-101 of the Mason Code.

**NOW THEREFORE BE IT RESOLVED**, that the City of Mason Zoning Board of Appeals does hereby approve the variance request of 38 feet from the parking space area requirement and one foot from the parking space width requirement as based on the plans received by the Zoning and Development Department on March 18, 2015.

Yes ( )

No ( )

**CLERK'S CERTIFICATION:** I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Zoning Board of Appeals at its special meeting held Tuesday, April 8, 2015 the original of which is part of the Zoning Board of Appeals minutes.

\_\_\_\_\_  
Deborah J. Cwierniewicz, Clerk  
City of Mason  
Ingham County, Michigan



**APPLICATION – ZONING BOARD OF APPEALS**

**City of Mason**

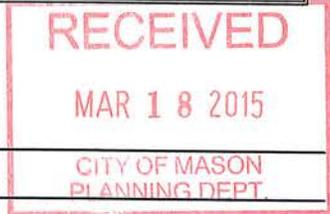
Planning Department • 201 W. Ash Street • Mason, MI 48854

Phone: 517/676-9155 • Fax: 517/676-1330

www.mason.mi.us

Applicant– Please check one of the following:	
<input checked="" type="checkbox"/>	Variance
<input type="checkbox"/>	Appeal of Administrative Decision
<input type="checkbox"/>	Interpretation of Ordinance Text
<input type="checkbox"/>	Zoning District Boundary Interpretation
<input type="checkbox"/>	Temporary Permit

PLANNING DEPARTMENT USE ONLY	
Application Received:	<u>3/18/15</u>
Tax ID:	<u>Various see attached</u>
Fee:	<u>\$250.00</u>
Receipt #:	<u>100173959</u>



**I. APPLICANT INFORMATION**

Name Mr. Peter Kubacki, President

Organization Dart Bank

Address 368 S. Park Street, P. O. Box 40, Mason, MI 48854

Telephone Number 517-244-4402 Facsimile Number 517-676-1317

Interest in Property (owner, tenant, option, etc.) Owner

**Note: If applicant is anyone other than owner, request must be accompanied by a signed letter of authorization from the owner**

**II. PROPERTY INFORMATION**

Owner Dart Bank Telephone Number 517-244-4402

Property Address 368 S. Park Street, P.O. Box 40, Mason, MI 48854

Legal Description: If in a Subdivision: Subdivision Name \_\_\_\_\_ Lot Number \_\_\_\_\_

If Metes and Bounds (can be provided on separate sheet): \_\_\_\_\_

Please see provided sheet.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT CERTIFICATION**

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the person signing represents that he or she is authorized and does hereby grant to City officials a right of entry for the purpose of inspecting the premises to verify compliance with conditions precedent to issuing Zoning Board of Appeals approval.

Signature Peter Kubacki Date 3-18-15

III. **REQUEST DESCRIPTION**

Please use this section to describe your request. Feel free to include additional pages and/or drawings, maps, photographs, and other documentation that might aid the Zoning Board of Appeals in its determination.

- **Variations:** fill in the appropriate boxes in the following table, as shown in the EXAMPLE, and use the blank lines that follow the table to provide a detailed description and reasons for the variance. The Board of Appeals will review a request for variance subject to the standards listed in Sections 94-365(c) and (d) of the Mason Code. Your written response should address these standards.
- **All other requests:** please describe your request in complete detail using the blank lines. Requests are reviewed under the standards listed in Article XI of Chapter 94, Zoning, of the Mason Code. Your written response should address the appropriate standards.

A. **Variance Table**

	Variance Type	Ordinance Requirement	Applicant Proposal*	Variance Request = (Requirement – Proposal)
X	Rear Setback - EXAMPLE -	45 feet	43 feet	
	Front Setback			
	Side Setback			
	Rear Setback			
	Height			
	Lot Coverage			
	Lot Size			
X	Parking Spaces	200 SF (10'x20')	162 SF (18'x9')	
	Other (describe):			

\* Example: If the ordinance requires a rear yard setback of 45 feet, and you propose an addition that would be 43 feet from the rear property line, you would write or type "43 feet" under "Applicant Proposal."

B. **Written Description** (Attach additional pages, if necessary)

~~Parking Space Variance Request: The applicant request that all the parking spaces on the project be a standard size of 18'x9' rather than the required 20'x10'. The applicants design for the project site is incorporating Low Impact Design elements to minimize the development's environmental impact. A part of this design philosophy is to minimize the amount of impervious pavement on the site while providing the number of parking spaces required for employee and customer parking. By decreasing the standard size of the parking spaces, we will net 3,800 SF less of installed impervious surface. This 18'x9" standard parking space dimension is the required parking space dimension for several Mid-Michigan area municipalities such as the City of Lansing, Delta Charter Township and the City of Grand Ledge. Additionally, the predominant vehicle parking on this site will be passenger type vehicles, not large commercial trucks, vans or tractor trailers. 18'x9" standard parking spaces can be easily maneuvered by passenger cars.~~

#### IV. APPLICATION MATERIALS

The following information must be submitted with this completed application form:

1. **Variances:** Variance requests must be accompanied by a basic site plan drawn to a readable scale showing the location of property lines, existing and proposed structures and parking areas, setback dimensions from property lines and other buildings, easements, existing roads, utility connections, floodplain and topography (where it has a bearing on the request), and any other information necessary to adequately show the nature of the request.
3. **All** requests must be accompanied by a fee, as established by City Council. The fee for requests to the Zoning Board of Appeals is \$250.00.
4. **All** requests must be accompanied by any additional information deemed necessary by the Planning Department Staff.
5. Feel free to include written descriptions, elevation or other drawings, maps, photographs, and/or any other documentation that might aid the Board of Appeals in making a determination. Applicants are encouraged to review Article XI of Chapter 94, Zoning, of the Mason Code, which describes the procedures and standards that the Board of Appeals will use to evaluate a request.

Note: The applicant must submit 13 copies of any documents that are larger than 11" by 17".

#### V. APPLICATION DEADLINES

Regular meetings of the Zoning Board of Appeals are held on the second Wednesday of every month, at 5:30 p.m. To be placed on the meeting agenda, all Application Materials must be received at least 4 weeks in advance of the meeting.

**The Board of Appeals will not take action on the request unless the applicant or his/her duly authorized representative is present at the public hearing.**

#### VI. STAFF REPORT

The Planning Department Staff will prepare a report to the Zoning Board of Appeals regarding your request. The report will explain the request to the Board and review whether it complies with the standards in the Zoning Ordinance. Staff will present the findings of that report during the Zoning Board of Appeals meeting. An applicant who wishes to obtain one (1) copy of that report, at no cost, prior to the meeting must provide a written request to the Planning Department. The report is generally complete on the Friday before the meeting and can be mailed to the applicant or picked up by the applicant in the Planning Department.

PROPERTY USE SUMMARY

EXISTING PROPERTY USES				
ADDRESS	EXISTING USE	EXISTING ZONING	PROPOSED ZONING	COMMENTS
368 SOUTH PARK STREET	BANK	C-1: CENTRAL BUSINESS	N/A	
236 STATE STREET	OFFICE	C-1: CENTRAL BUSINESS	N/A	
230 W. MAPLE STREET	OFFICE	O-1: GENERAL OFFICE		
210 STATE STREET	AUTO REPAIR	M-1: LIGHT MANUFACTURING	N/A	
173 W. MAPLE STREET	CONVENIENCE STORE	C-1: CENTRAL BUSINESS	N/A	
144 W. ASH STREET	POST OFFICE	C-1: CENTRAL BUSINESS	N/A	
201 W. ASH STREET	CITY ADMINISTRATION	C-1: CENTRAL BUSINESS	N/A	
221 W. ASH STREET	FIRE STATION	C-1: CENTRAL BUSINESS	N/A	
235 W. MAPLE STREET	VACANT	C-1: CENTRAL BUSINESS	N/A	
222 W. ASH STREET	VACANT	O-1: GENERAL OFFICE	C-1: CENTRAL BUSINESS	REZONING APPLICATION PENDING
237 W. MAPLE STREET	VACANT	O-1: GENERAL OFFICE	C-1: CENTRAL BUSINESS	REZONING APPLICATION PENDING
241 W. MAPLE STREET	VACANT	O-1: GENERAL OFFICE	C-1: CENTRAL BUSINESS	REZONING APPLICATION PENDING
245 W. MAPLE STREET	VACANT	O-1: GENERAL OFFICE	C-1: CENTRAL BUSINESS	REZONING APPLICATION PENDING
247 W. MAPLE STREET	VACANT	O-1: GENERAL OFFICE	C-1: CENTRAL BUSINESS	REZONING APPLICATION PENDING

PAVEMENT MARKING NOTES

BARRIER FREE PAVEMENT MARKINGS SHALL BE 4" BLUE INCLUDING BARRIER FREE SYMBOL. PAINT AS SPECIFIED

PARKING STALL STRIPING SHALL BE 4" YELLOW. PAINT AS SPECIFIED

CROSS WALK PAVEMENT MARKINGS SHALL BE 1" WIDE, WHITE, INSTALLED 2' O.C. THE WIDTH OF THE TRAVEL PATH. PAINT AS SPECIFIED

DRIVEWAY CONSTRUCTION NOTES

ALL DRIVE OPENINGS SHALL BE CONSTRUCTION IN ACCORDANCE WITH MDOT STANDARD PLAN R-29, LATEST EDITION. DRIVE APPROACH CONCRETE THICKNESS IS TO BE 6" CONCRETE PLACED OVER 4" OF MDOT CL II SAND.

ALL ORDINANCE INFORMATION BASED ON C-1: CENTRAL BUSINESS ZONING

HEIGHT, BULK, DENSITY AND AREA REQUIREMENTS  
MIN. LOT WIDTH: 20 FEET PROVIDED LOT WIDTH (MINIMUM): 300.56 FEET

BUILDING DIMENSIONAL REGULATIONS  
MAX. HEIGHT 45' PROPOSED BUILDING HEIGHT: 43'-0 3/4" FEET; SEE ARCHITECTURAL  
MAX. ACCESSORY BUILDING HEIGHT 15' PROPOSED ACCESSORY BUILDING HEIGHT (DRIVE THRU): 15 FEET; SEE ARCHITECTURAL  
SPECIAL USE PERMIT REQUIRED FOR DRIVE THRU FACILITY

PARKING SPACE REQUIREMENTS (ORDINANCE SECTION)  
PROFESSIONAL OFFICES, BANKS - 1 SPACE PER 200 SF OF USABLE FLOOR AREA (UFA)  
BUILDING GROSS AREA: 29,040 SF  
BUILDING UFA: 17,756 SF  
EACH ADDITIONAL 20,000 OR FRACTION THEREOF: 1  
REQUIRED PARKING SPACES: 89 PROVIDED PARKING SPACES: 100  
REQUIRED BARRIER FREE PARKING SPACES: 4 PROVIDED BARRIER FREE SPACES: 4  
REQUIRED PARKING SPACE DIMENSIONS: 200 SF OR 20'x10' APPLICANT REQUESTS STANDARD SPACE VARIANCE TO 162 SF OR 9'x18'

FRONT YARD AREAS: MAPLE STREET, ASH STREET, PARK STREET PROPERTY LINES SETBACK: 0 FEET  
REAR YARD AREA: RAILROAD RIGHT-OF-WAY SETBACK: 0 FEET

LOADING AND UNLOADING SPACE REQUIREMENTS - COMMERCIAL USES

FIRST 1,500 SF OR FRACTION THEREOF: NONE  
NEXT 20,000 OR FRACTION THEREOF: 1  
EACH ADDITIONAL 20,000 OR FRACTION THEREOF: 1  
REQUIRED LOADING/UNLOADING SPACE: 2  
PROVIDED LOADING/UNLOADING SPACE: NONE  
OWNER DETERMINED THAT NO LOADING/UNLOADING IS REQUIRED FOR THIS SITE AND REQUESTS THAT THIS REQUIREMENT BE WAIVED FOR THIS PROJECT

DUMPSTER ENCLOSURE  
NO ON-SITE DUMPSTER IS REQUIRED BY THE OWNER.

EMPLOYEE INFORMATION  
TOTAL EMPLOYEES UPON OCCUPANCY: 66  
ADMINISTRATIVE EMPLOYEES: 19  
BANKING EMPLOYEES: 40  
DRIVE THRU FACILITY IS UNMANNED AND EQUIPMENT IS NOT CONNECTED TO THE BUILDING. DRIVE THRU FACILITY CAN BE ADMINISTERED FROM ANY REMOTE BANKING SITE.

LEGEND

- HMA SURFACE, EMPLOYEE PARKING & DRIVE THRU AREA
- HMA SURFACE, CUSTOMER PARKING AREA
- HMA SURFACE, STREET
- CONCRETE SURFACE
- HEATED (SNOWMELT) CONCRETE SURFACE
- CONCRETE PAVER SURFACE

SIGN LEGEND

- 1 BARRIER FREE PARKING SIGN, SEE DETAIL
- 2 BARRIER FREE "VAN ACCESSIBLE" PARKING SIGN, SEE DETAIL

THICKENED EDGE WALK OR STANDARD STRAIGHT CURB  
CONCRETE CURB & GUTTER

STACKED NATURAL STONE WALL

PARKING LOT LIGHTPOLE & BASE IN GROUND UP-LIGHTING, SEE ELECTRICAL

BOLLARD LIGHTING, SEE ELECTRICAL

SITE SIGN, SEE LEGEND

BENCHMARKS & CONTROL POINTS

BM NO. 1 ELEVATION: 889.10  
CHISELED SQUARE IN NW CORNER OF WEST LINE OF RR BRIDGE OVER THE SYCAMORE CREEK

BM NO. 2 ELEVATION: 915.07  
RAILROAD SPIKE IN POWER POLE SW CORNER OF PARK STREET AND MAPLE STREET

BM NO. 3 ELEVATION: 890.86  
RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF ASH STREET AT PEDESTRIAN CROSSING EAST OF BRIDGE OVER SYCAMORE CREEK

CP 1 ELEVATION: 891.30 1/2" REBAR  
NORTHING: 93429.0531  
EASTING: 13101767.2771

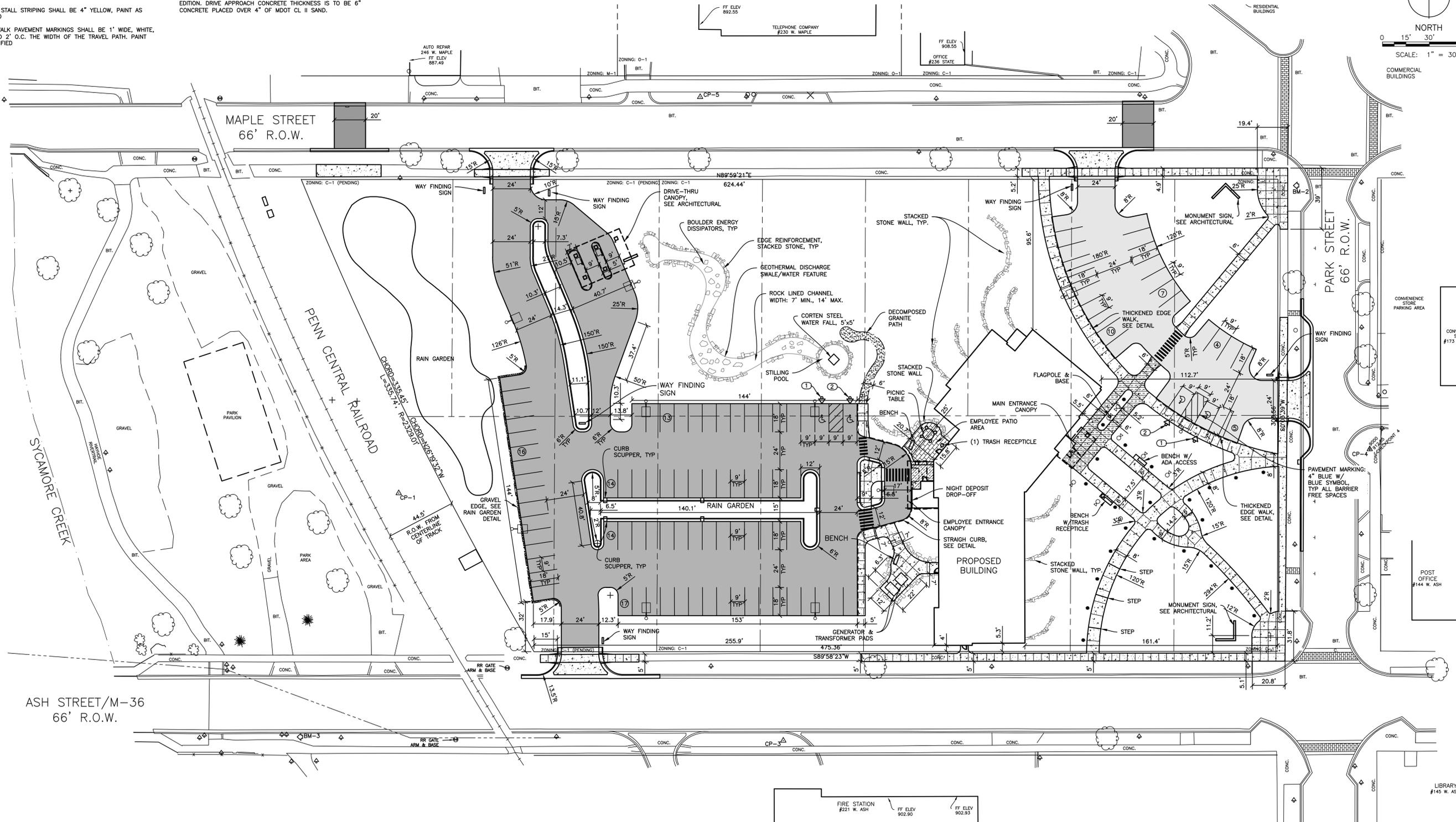
CP 3 ELEVATION: 898.54 1/2" REBAR  
NORTHING: 93271.5080  
EASTING: 13102013.1490

CP 4 ELEVATION: 911.96 MAG NAIL  
NORTHING: 93457.0758  
EASTING: 13102388.0954

CP 5 ELEVATION: 892.95 1/2" REBAR  
NORTHING: 93681.2960  
EASTING: 13101959.9680



SCALE: 1" = 30'



date

checked by

drawn by

civil engineer

landscape architect

03/18/15 Issued for Bids  
03/24/15 Released for Agency Review

jwf

tzf

www.zfeengineering.com

landscaping architect

Zfe

ZIEMNICK FOSTER ENGINEERING, LLC  
12350 Oneida Road  
Grand Ledge, MI 48837  
Tele: 517.627.8086  
www.zfeengineering.com

landscaping architect

DART BANK  
NEW HEADQUARTERS BUILDING  
368 SOUTH PARK STREET  
MASON, MI

100 no.

ZFE NO. 14029

2014-067

sheet no.

C200

C200

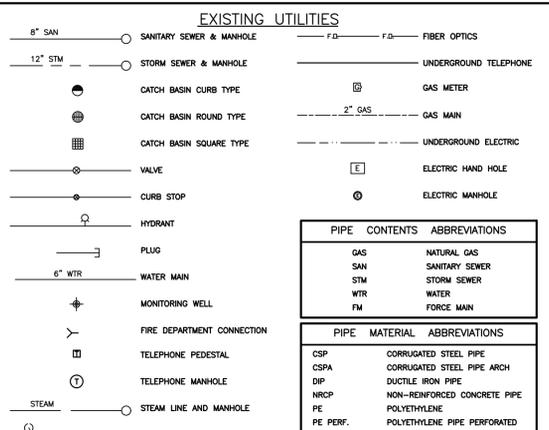
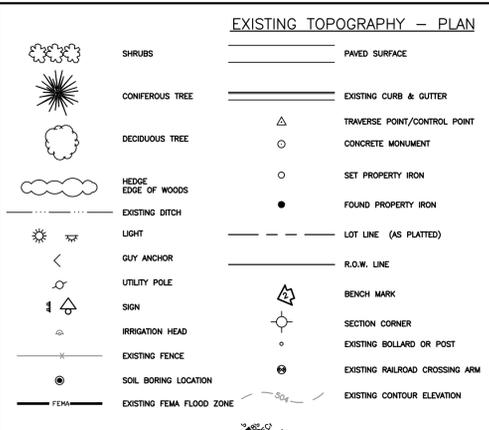
C200

C200

C200

C200

SITE LAYOUT PLAN



### LEGAL DESCRIPTIONS

**REZONING AREA:**  
 LOTS 1, 2, 3, 4 AND 5, BLOCK 44, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234, INGHAM COUNTY RECORDS.

**PARCEL 1 (33-19-10-08-235-025):**  
 LOTS 3, 4, 5, 6, 10, 11 AND 12, BLOCK 14, ALSO THAT PART OF ADJACENT VACATED ALLEY IN BLOCK 14, SECTION 8, T2N, R1W, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234 OF PLATS, INGHAM COUNTY RECORDS. COMMONLY KNOWN AS: 368 PARK

**PARCEL 2 (33-19-10-08-235-026):**  
 THAT PART OF LOTS 1 AND 2, BLOCK 44, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234, INGHAM COUNTY RECORDS, LYING WESTERLY OF A LINE 110.00 FEET EAST AND PARALLEL TO THE CENTERLINE OF PENN CENTRAL RAILROAD, ALSO THE EAST 5 FEET OF LOT 1 AND ENTIRE LOTS 2, 7, 8 AND 9, BLOCK 14, ORIGINAL PLAT OF THE CITY OF MASON, ALSO ADJACENT VACATED ALLEY TO SAID LOTS IN BLOCK 14, SECTION 8, T2N, R1W, CITY OF MASON, INGHAM COUNTY, MICHIGAN. COMMONLY KNOWN AS: 222 W. ASH.

**PARCEL 3 (33-19-10-08-235-005):**  
 LOT 1, EXCEPT THE EAST 5 FEET THEREOF AND EXCEPT THE WEST 8 FEET THEREOF, BLOCK 14, SECTION 8, T2N, R1W, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234 OF PLATS, INGHAM COUNTY RECORDS. COMMONLY KNOWN AS: 235 W. MAPLE.

**PARCEL 4 (33-19-10-08-235-004):**  
 THE EAST 40.5 FEET OF LOT 3, BLOCK 44, ALSO THE WEST 8 FEET OF LOT 1, BLOCK 14, SECTION 8, T2N, R1W, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234 OF PLATS, INGHAM COUNTY RECORDS. COMMONLY KNOWN AS: 237 W. MAPLE.

**PARCEL 5 (33-19-10-08-235-003):**  
 THE EAST 20.5 FEET OF LOT 2 AND THE WEST 25.5 FEET OF LOT 3, BLOCK 44, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234 OF PLATS, INGHAM COUNTY RECORDS. COMMONLY KNOWN AS: 241 W. MAPLE.

**PARCEL 6 (33-19-10-08-235-002):**  
 LOT 2, EXCEPT THE EAST 20.5 FEET THEREOF, ALSO LOT 1, EXCEPT THAT PORTION OCCUPIED BY THE MICHIGAN CENTRAL RAILROAD COMPANY, ALL IN BLOCK 44, CITY OF MASON, OTHERWISE DESCRIBED AS: COMMENCING AT AN IRON STATE IN THE SOUTH LINE OF MAPLE STREET 71.9 FEET TO A POINT 110 FEET FROM AND AT A RIGHT ANGLE TO THE CENTERLINE OF THE MICHIGAN CENTRAL RAILROAD, FORMERLY THE JACKSON, LANSING AND SAGINAW RAILROAD, THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTERLINE TO THE SOUTH LINE OF LOT 2 OF SAID BLOCK 44, THENCE EAST TO A POINT 20.5 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 2 IN SAID BLOCK 44, THENCE NORTH TO PLACE OF BEGINNING, SECTION 8, T2N, R1W, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234, INGHAM COUNTY RECORDS. COMMONLY KNOWN AS: 245 AND 247 MAPLE STREET

**PARCEL 7 (UNKNOWN):**  
 LOTS 4 AND 5, BLOCK 44, ORIGINAL PLAT OF THE CITY OF MASON, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 234, INGHAM COUNTY RECORDS.

### BENCHMARKS & CONTROL POINTS

BM NO.: 1 ELEVATION: 889.10  
 CHISELED SQUARE IN NW CORNER OF WEST LINTEL OF RR BRIDGE OVER THE SYCAMORE CREEK

BM NO.: 2 ELEVATION: 915.07  
 RAILROAD SPIKE IN POWER POLE SW CORNER OF PARK STREET AND MAPLE STREET

BM NO.: 3 ELEVATION: 890.86  
 RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF ASH STREET AT PEDESTRIAN CROSSING EAST OF BRIDGE OVER SYCAMORE CREEK

CP 1 ELEVATION: 891.30 1/2" REBAR  
 NORTHING: 93429.0531  
 EASTING: 13101767.2771

CP 3 ELEVATION: 898.54 1/2" REBAR  
 NORTHING: 93271.5080  
 EASTING: 13102013.1490

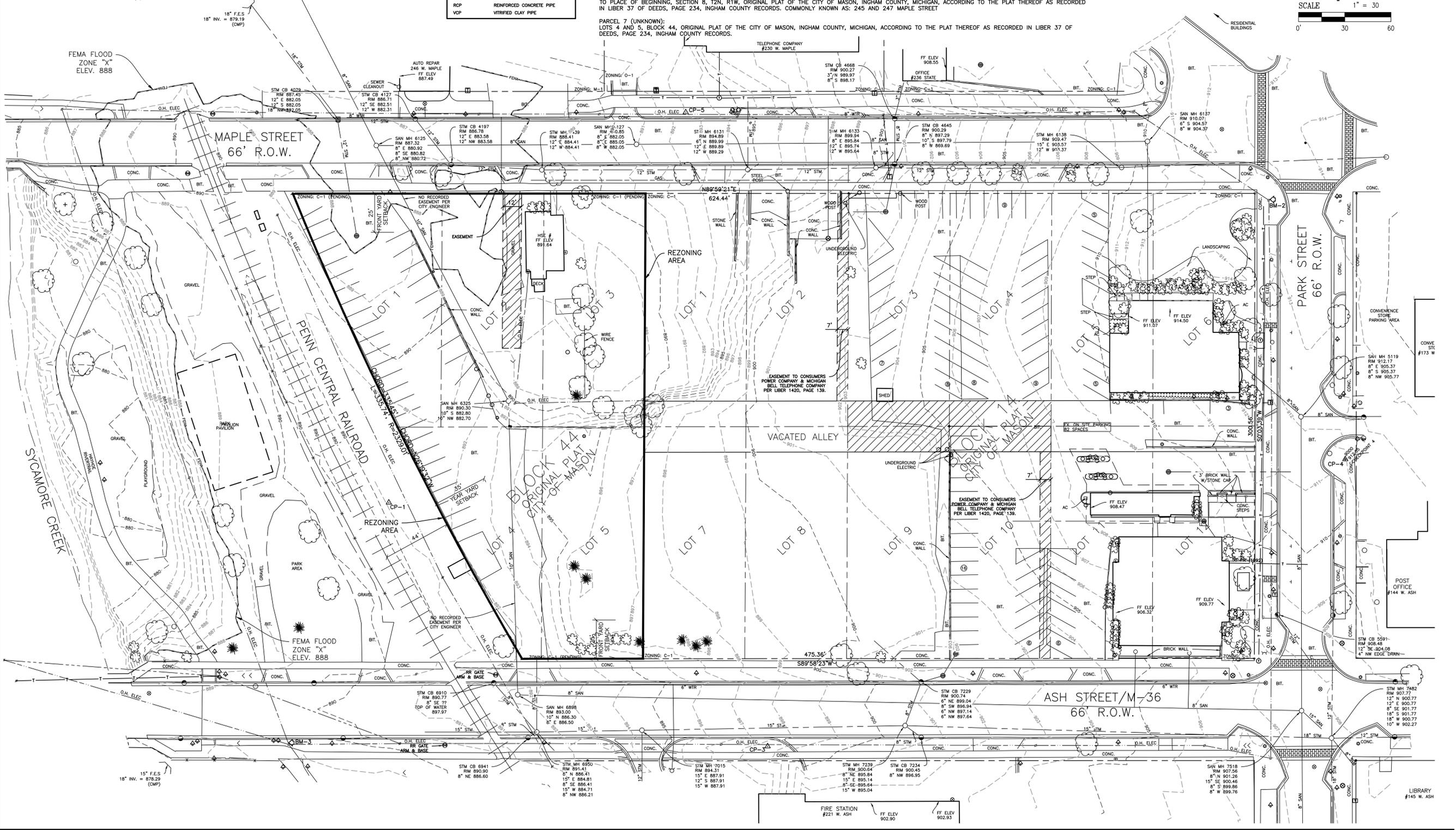
CP 4 ELEVATION: 911.96 MAG NAIL  
 NORTHING: 93457.0758  
 EASTING: 13102388.0954

CP 5 ELEVATION: 892.95 1/2" REBAR  
 NORTHING: 93681.2960  
 EASTING: 13101959.9680

Know what's below.  
Call before you dig.

**Boardman Area Surveying & Mapping**

6421 N SHIPPIY RD SW  
 SOUTH BOARDMAN, MI 49680  
 Tel: (231) 384-2762  
 www.boardmansurveying.com



Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for other sizes.

Location Map

Project Manager: DPG  
 Reviewed By: DPG  
 Surveyor: DPG  
 Drafter: TZF  
 Drawing Scale: AS NOTED

Issue Date: \_\_\_\_\_ Issued for: \_\_\_\_\_

Project Name

**The Dart Bank**

**New Headquarters**

Drawing Title  
**TOPOGRAPHIC SURVEY**

Drawing Number  
**1 of 1**

Project Number  
**2014-034**