PATRICK FUNKE
Landscape Architect

STATE OF MICHIGAN
PATRICK FUNKE
LANDSCAPE ARCHITECT
NO. 1368
REGISTERED LANDSCAPE ARCHITECT

SUNSET POINT

20' FRONT YARD SETBACK

OPEN LAWN

133'-8"

SETBACK ENCROACHMENT
PROPOSED: 99 S.F.

EXISTING
POLE BARN

15' SIDE YARD SETBACK

EXISTING
SHED

PROPOSED
ADDITION
FF. ELEV. 100.00

FIRE PIT
TERRACE
BRICK

EXISTING
RESIDENCE
1ST FF. ELEV. 100.00
2ND FF. ELEV. 108.79
BSMT. FF. ELEV. 94.71

COVERED
PORCH
ELEV. 99.67

PROPOSED
ADDITION
FF. ELEV. 100.00

EXISTING
GARAGE
FF. ELEV. 98.52

PROPOSED
GARAGE
FF. ELEV. 98.52

SETBACK ENCROACHMENT
EXISTING: 61 S.F.
PROPOSED: 423 S.F.

EXISTING GRADE (TYP.)

PROPOSED GRADE (TYP.)

DRIVE
CONCRETE

WALK
BRICK

25' REAR YARD SETBACK

BENCHMARK
WELL CAP ELEV. 99.23

EXIST. ASPHALT DRIVE

PROPERTY LINE (TYP.)

EXIST. GRAVEL DRIVE

33' EASEMENT FOR UTILITIES & ACCESS

EXISTING EVERGREEN
TREE TO BE SAVED (TYP.)

EXISTING DECIDUOUS
TREE TO BE SAVED (TYP.)

LEGAL DESCRIPTION
PARCEL A. THAT PART OF GOVERNMENT LOT 1, SECTION 10, T21N, R10W, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S 00°09'45" W (RECORDED AS SOUTH), 200.00 FEET, ALONG THE EAST LINE OF SAID SECTION 10, THENCE 89°30'00" W, 604.91 FEET (RECORDED AS 607.00 FEET) PARALLEL WITH THE NORTH LINE OF SAID SECTION 10, TO A POINT ON THE EAST LINE OF LOT 25 IN AN UNRECORDED PLAT BY C.E. STACKUS, SURVEYOR, DATED SEPTEMBER 1925, THENCE S 00°09'45" W (RECORDED AS SOUTH) 63.00 FEET, ALONG THE EAST LINE OF SAID LOT 25, TO THE SOUTHEASTERLY CORNER OF SAID LOT, THENCE S 00°09'45" W, 189.67 FEET, PARALLEL TO THE EAST LINE OF SAID SECTION 10, THENCE N 86°16'22" W (RECORDED AS N 86°41' W), 337.12 FEET, THENCE N 88°49'10" W (RECORDED AS N 86°41' W), 105.40 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF A 30 FOOT WIDE PUBLIC ROAD, THENCE N 01°06'18" W, 143.21 FEET, ALONG THE SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, THENCE N 01°06'18" W, 106.69 FEET, ALONG THE SAID RIGHT OF WAY LINE, THENCE S 82°26'05" E, 13.52 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 33 OF SAID UNRECORDED PLAT BY C.E. STACKUS, THENCE S 86°26'05" E, 49.43 FEET, ALONG THE SOUTHERLY LINE OF SAID UNRECORDED PLAT, THENCE S 73°34'00" E, 45.81 FEET, ALONG THE SOUTHERLY LINE OF SAID UNRECORDED PLAT, THENCE S 70°07'45" E, 50.74 FEET, ALONG THE SOUTHERLY LINE OF SAID UNRECORDED PLAT, THENCE S 77°17'30" E, 62.28 FEET, ALONG THE SOUTHERLY LINE OF SAID UNRECORDED PLAT, THENCE S 84°28'51" E, 271.17 FEET, ALONG THE SOUTHERLY LINE OF SAID UNRECORDED PLAT, THENCE S 00°09'45" W, 92.50 FEET, PARALLEL THE THE EASTERLY LINE OF SAID SECTION 10, THENCE N 80°22'12" W, 243.01 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A HEREINAFTER DESCRIBED EASEMENT FOR ACCESS AND UTILITIES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, CONTAINING 0.55 ACRES, MORE OR LESS.

SIDWELL #: 2110-10-1116

FUNKE RESIDENCE
221 Sunset Point
Cherry Grove Township
Cadillac, Michigan 49601

PROPOSED
SITE PLAN
Scale 1/8"=1'-0"
November 22, 2022

NORTH

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