

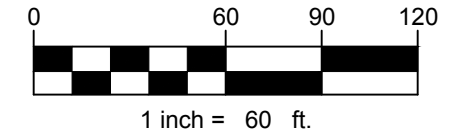
**CONCEPTUAL LAYOUT OF PROPERTY LOCATED IN THE SOUTHWEST QUARTER  
OF FRACTIONAL SECTION 2, TOWNSHIP 5 SOUTH, RANGE 19 WEST,  
ST. JOSEPH TOWNSHIP, BERRIEN COUNTY, MICHIGAN**



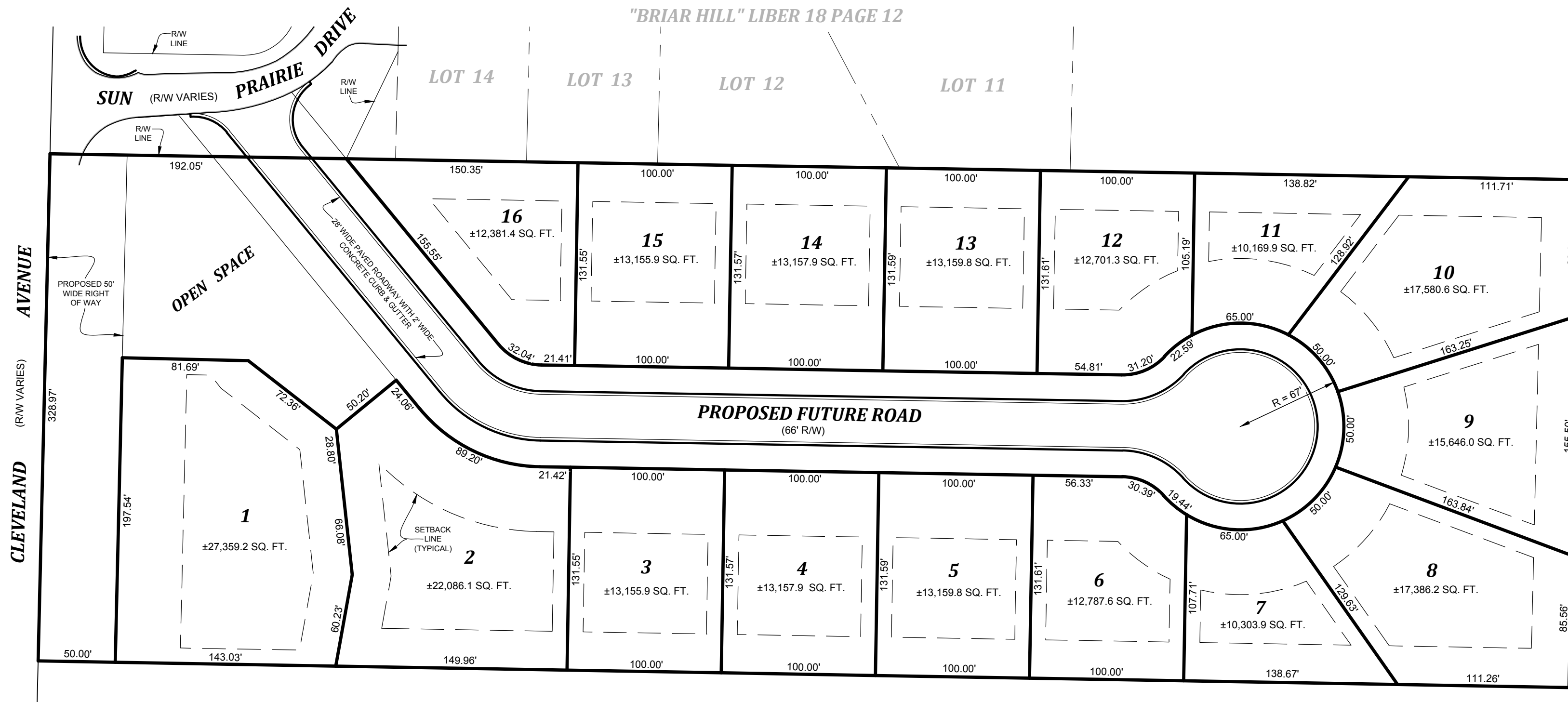
**WIGHTMAN**

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**NOTE: THIS IS NOT A  
BOUNDARY SURVEY**



**LEGAL DESCRIPTION PER ABONMACHE JOB NUMBER 23-1430, DATED 10/06/2023:**

THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 5 SOUTH, RANGE 19 WEST, ST. JOSEPH TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01° 20' 33" EAST ON THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 328.97 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01° 20' 33" EAST ON SAID WEST SECTION LINE 328.97 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89° 01' 44" EAST ON SAID NORTH LINE 992.93 FEET; THENCE SOUTH 01° 20' 33" WEST PARALLEL WITH SAID WEST SECTION LINE 329.36 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89° 00' 23" WEST ON SAID SOUTH LINE 992.93 FEET TO THE POINT OF BEGINNING. CONTAINING 7.50 ACRES MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE.

**INFORMATION FOR PARCEL OF LAND ZONED R-2 - MEDIUM DENSITY DISTRICT - PER ST. JOSEPH TOWNSHIP ZONING ORDINANCE, EFFECTIVE JULY 19, 2021**

SECTION 6.02 R-2 SINGLE FAMILY - MEDIUM DENSITY DISTRICT

- (A) PURPOSE. THE R-2 DISTRICT IS ESTABLISHED TO PROVIDE LOW DENSITY AREAS IN WHICH THE PRINCIPAL USE OF LAND IS FOR SINGLE-FAMILY DWELLINGS ON MEDIUM SIZED LOTS.
- (B) MINIMUM LOT SIZE.
- (1) ONE-FAMILY DWELLINGS. EVERY ONE-FAMILY DETACHED DWELLING HEREAFTER ERECTED SHALL BE LOCATED ON A LOT HAVING AN AREA OF NOT LESS THAN 10,000 SQUARE FEET, FRONTAGE OF NOT LESS THAN 50 FEET AND A WIDTH AT THE ESTABLISHED BUILDING LINE OF NOT LESS THAN 75 FEET. THE STREET AND/OR HIGHWAY RIGHT-OF-WAY LINE BORDERING THE FRONT OF THE LOT OR PARCEL OF LAND SHALL BE THE BEGINNING FOR THE DEPTH MEASUREMENT REQUIRED BY THIS SUBSECTION. ST. JOSEPH CHARTER TOWNSHIP ZONING ORDINANCE 48 RECOMMENDED BY PLANNING COMMISSION
- (2) NONRESIDENTIAL USES. ALL NONRESIDENTIAL PRINCIPAL USES OF BUILDINGS AS PERMITTED IN THIS SECTION SHALL BE LOCATED ON A TRACT OF LAND HAVING AN AREA OF NOT LESS THAN 10,000 SQUARE FEET, FRONTAGE OF NOT LESS THAN 50 FEET, AND A WIDTH AT THE ESTABLISHED BUILDING LINE OF NOT LESS THAN 75 FEET.
- (3) SPECIAL USES. MINIMUM LOT SIZES FOR SPECIAL USES SHALL BE PRESCRIBED AND CONDITIONS IMPOSED AT THE TIME A SPECIAL USE PERMIT IS AUTHORIZED, BUT IN NO CASE SHALL ANY SUCH LOT HAVE AN AREA OF LESS THAN 10,000 SQUARE FEET OR FRONTAGE OF LESS THAN 50 FEET.
- (C) YARD AREAS. NO BUILDING SHALL BE ERECTED OR ENLARGED UNLESS THE FOLLOWING YARDS ARE PROVIDED AND MAINTAINED:
  - (1) FRONT YARD. A FRONT YARD OF NOT LESS THAN 42 FEET; MEASURED FROM THE FRONT LOT LINE TO THE HOUSE.
  - (2) SIDE YARDS. A SIDE YARD ON EACH SIDE OF THE MAIN BUILDING OF NOT LESS THAN TEN FEET; EXCEPT, WHERE A SIDE YARD ADJOINS A STREET, THE MINIMUM WIDTH OF SUCH YARD SHALL BE NOT LESS THAN 25 FEET.
  - (3) REAR YARD. A REAR YARD OF NOT LESS THAN 20 PERCENT OF THE DEPTH OF THE LOT; PROVIDED, HOWEVER, THAT SUCH REAR YARD SHALL NOT BE LESS THAN 25 FEET BUT NEED NOT EXCEED 35 FEET.
  - (D) MAXIMUM LOT COVERAGE. NOT MORE THAN 30 PERCENT OF THE LOT AREA MAY BE OCCUPIED BY BUILDINGS AND STRUCTURES, INCLUDING ACCESSORY BUILDINGS.
  - (E) BUILDING HEIGHT. NO BUILDING SHALL EXCEED A HEIGHT OF 30 FEET OR 2 1/2 STORIES, WHICHEVER IS LOWER.

PROJECT ADDRESS:

**3201 SOUTH  
CLEVELAND  
AVENUE**  
ST. JOSEPH, MI 49085

**MICHAEL COOK**  
4361 E. EMPIRE AVENUE  
BENTON HARBOR, MI 49022

2. REVISED LOT & ROADWAY LAYOUT PER CLIENT'S REQUEST 1-16-2024 (JVB)

1. ADDED ROADWAY 1-4-2024 (JVB)

**REVISIONS**

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DATE: 12/7/2023

SCALE: 1" = 60'

DRAWN BY: AEL

CHECKED BY:

CONCEPTUAL  
LAYOUT

JOB No. 230560