

SEDP Project Ready Sites
City of Durand
Reed Road Property

Site Description

Rural farm area

Vacant field to partially wooded area

Legal description attached

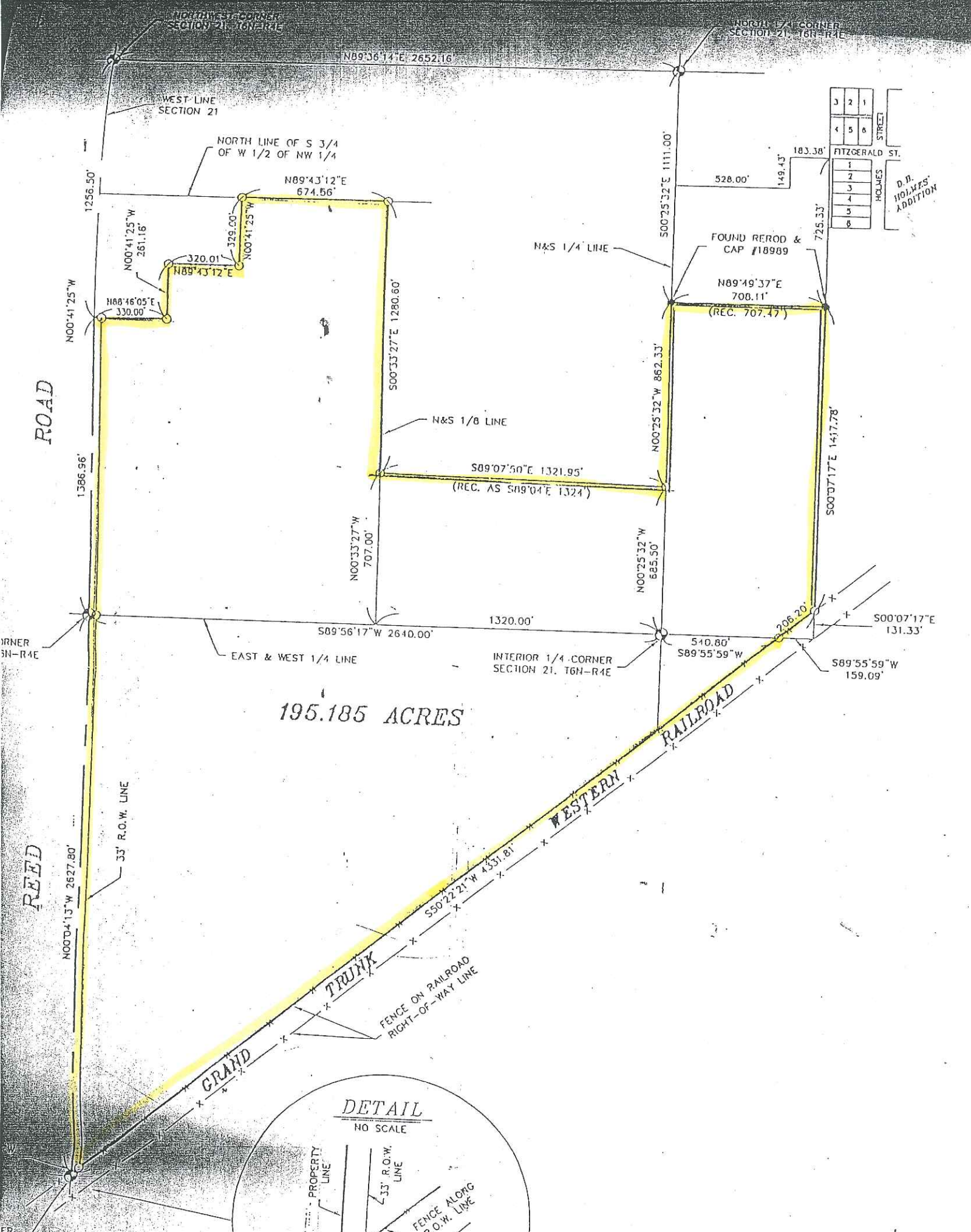
Topographical map attached

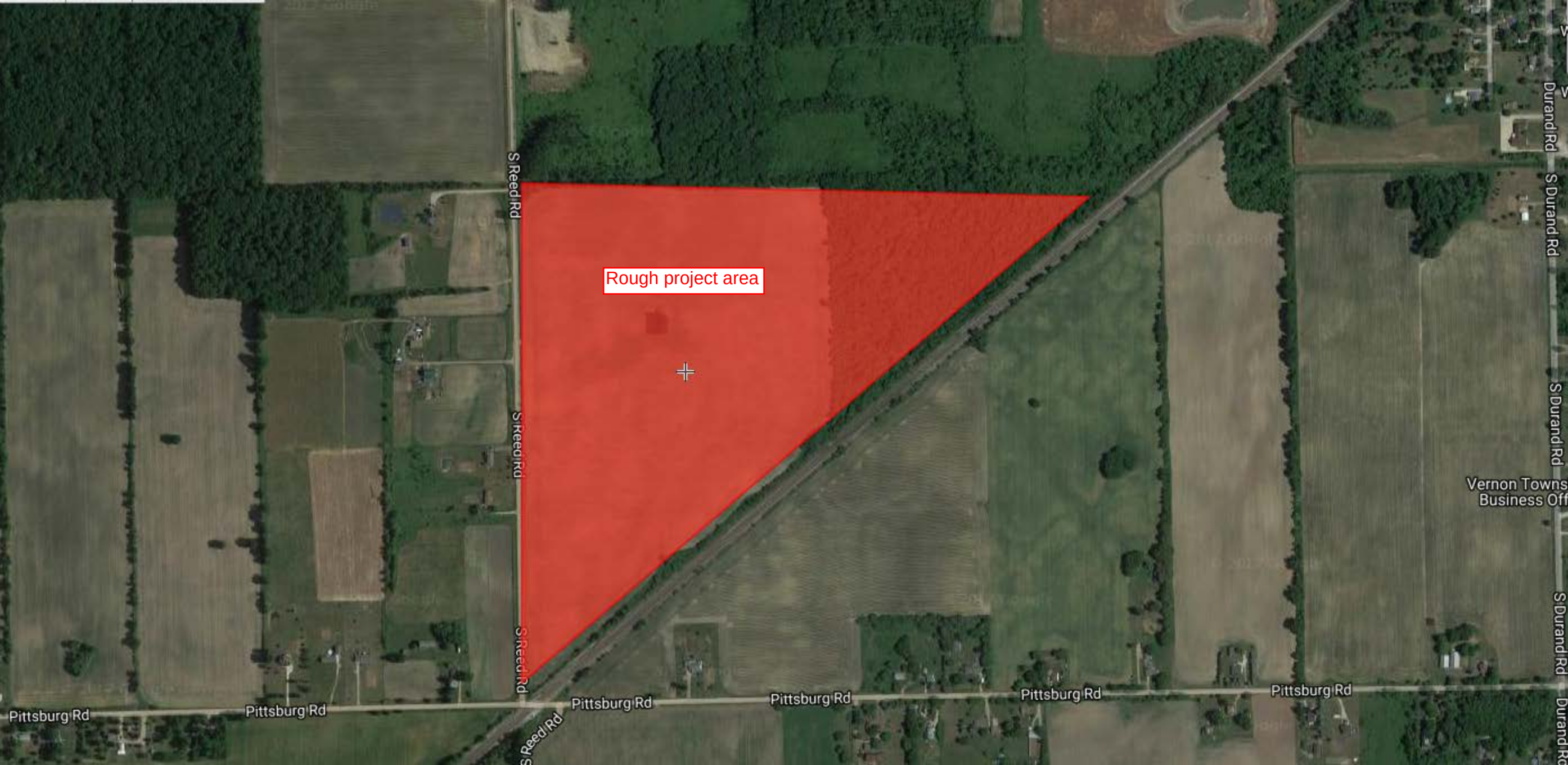
Aerial map attached

No acres are in wetland

Parcel #3, Smith and Shepard drain runs along the South edge of Property

Parcel #3, one water well was reported, but City could not located a map stating such, nor could county





Rough project area

S Reed Rd

S Reed Rd

S Reed Rd

Pittsburg Rd

Pittsburg Rd

Pittsburg Rd

Pittsburg Rd

Pittsburg Rd

Pittsburg Rd

Durand Rd

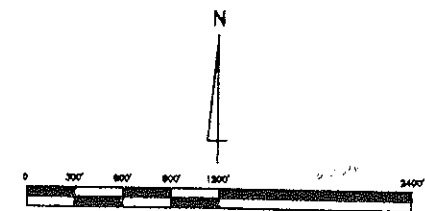
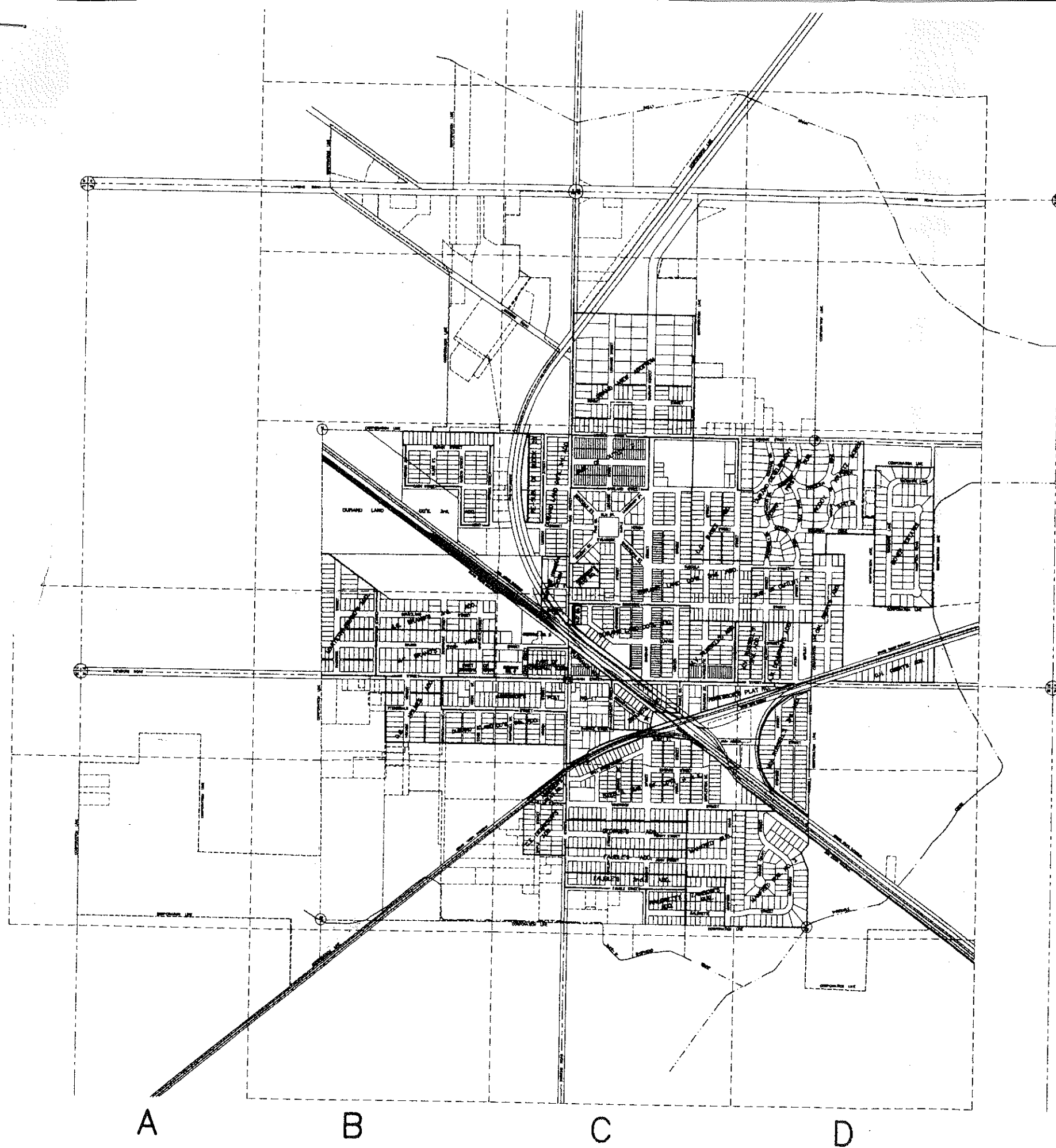
S Durand Rd

S Durand Rd

Vernon Towns
Business Off

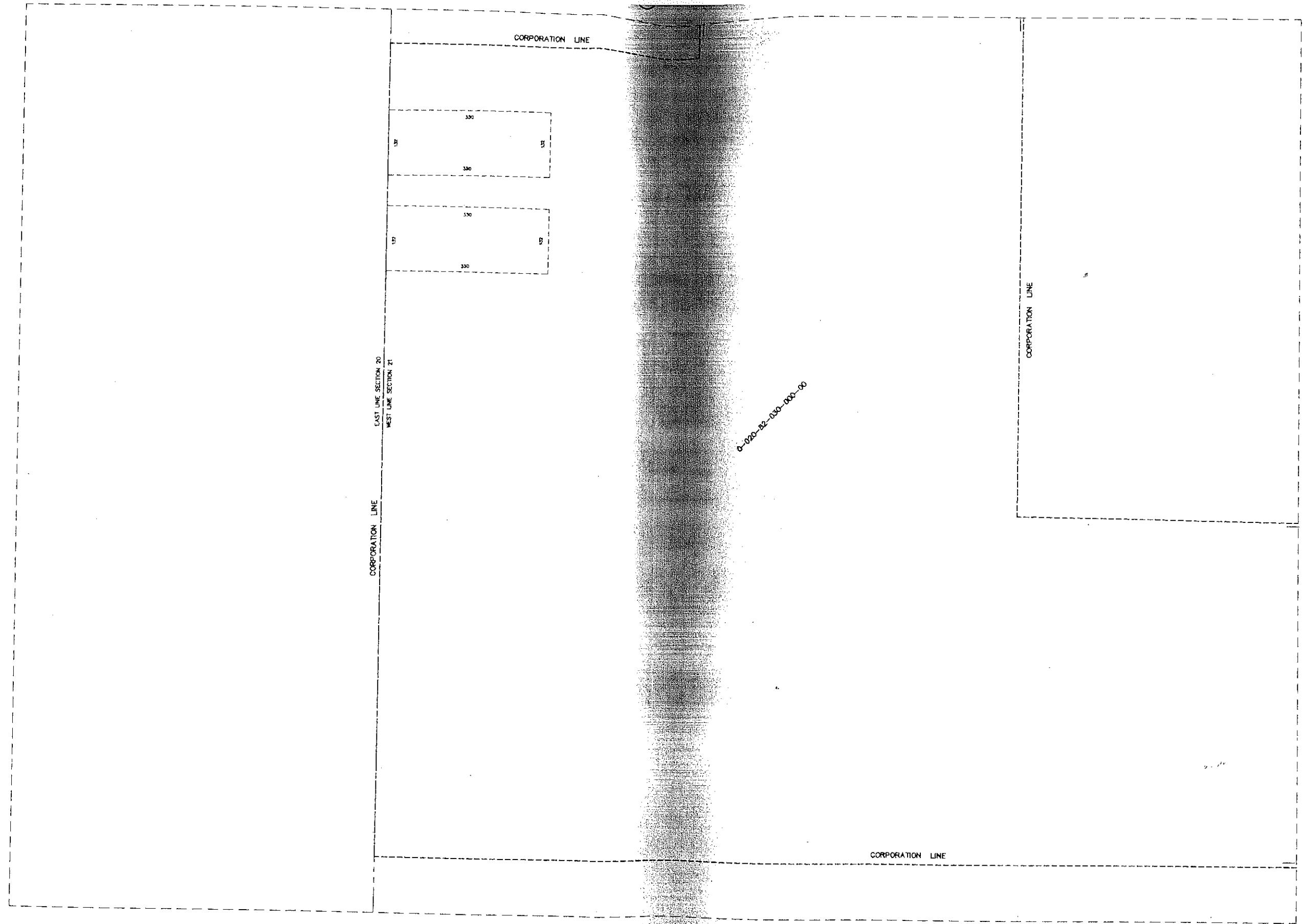
S Durand Rd

Durand Rd



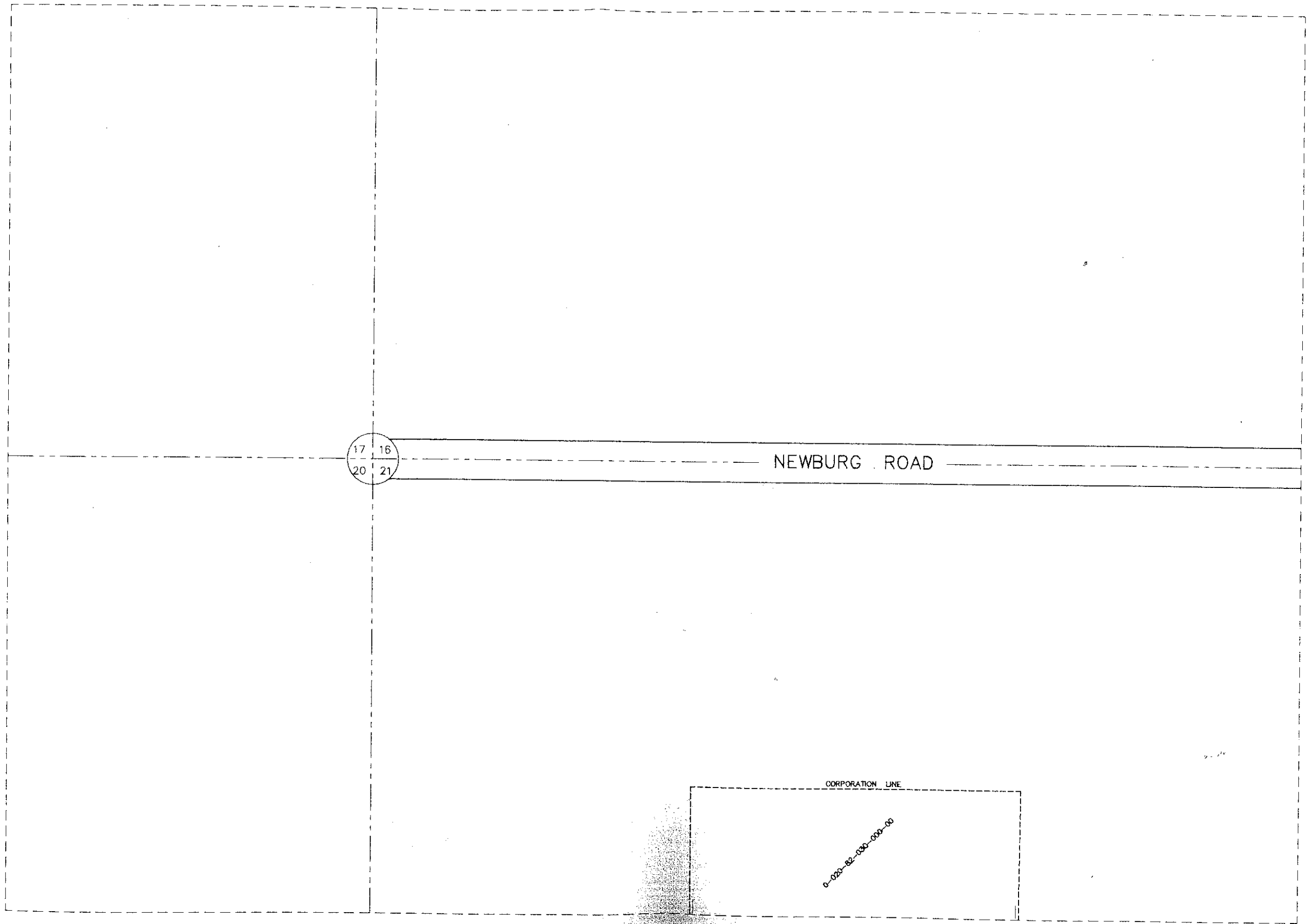
CITY OF DURAND

 Capital
Consultants, Inc.
ENGINEERS
PROJ. NO.: 93-135



A-1

B-2



17 16
20 21

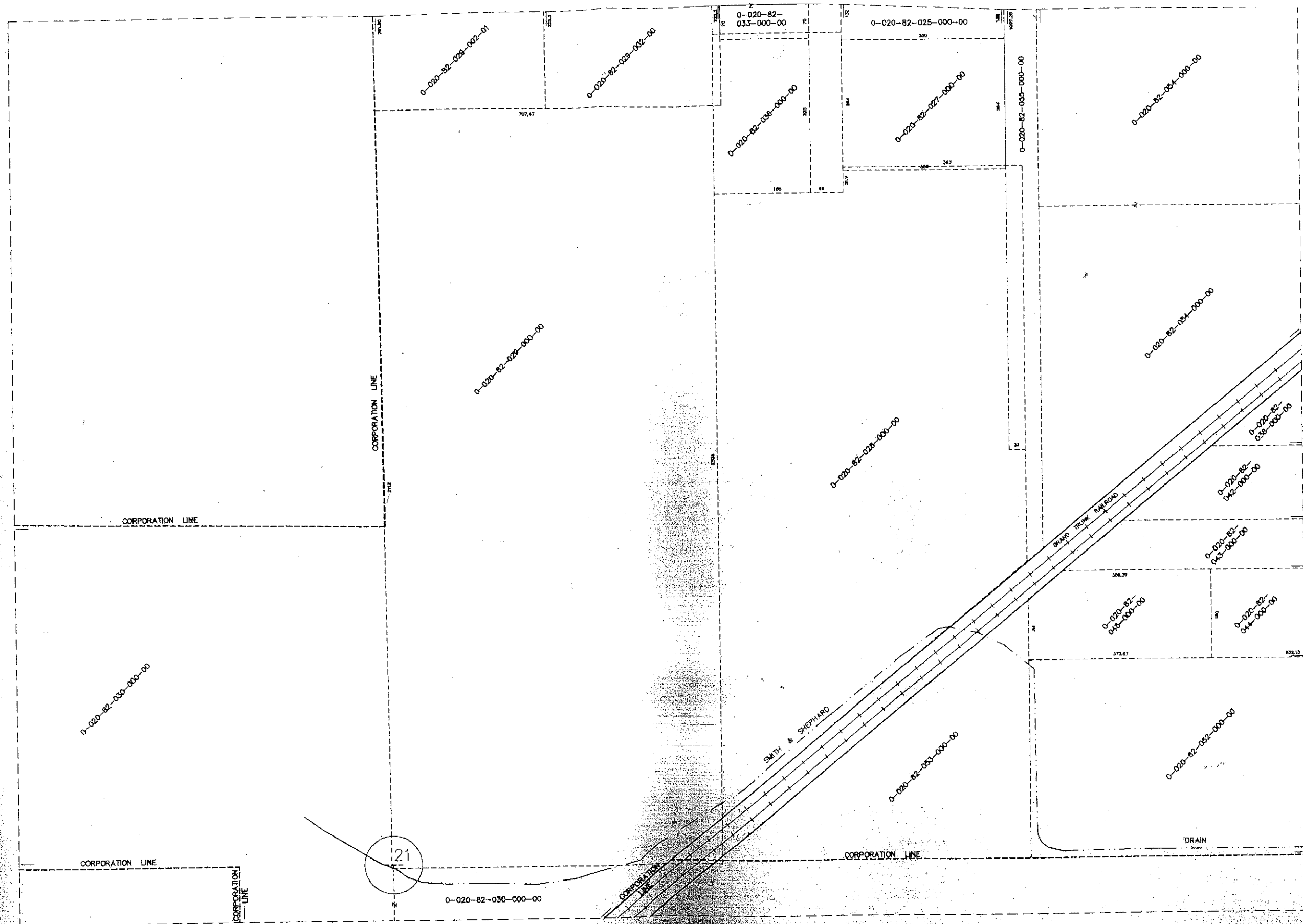
NEWBURG ROAD

CORPORATION LINE

0-020-82-030-000-00

B-3

A-2



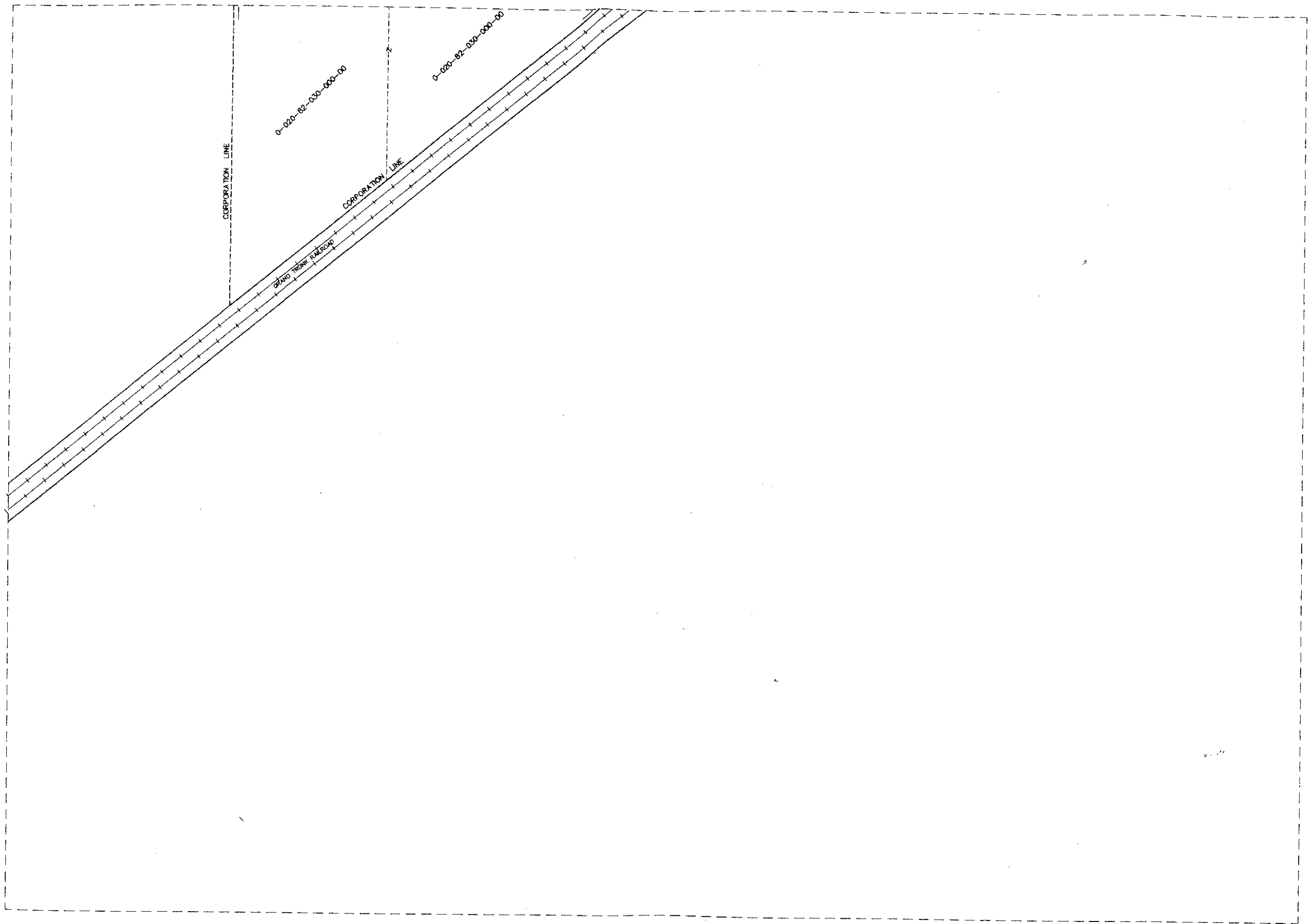
12

C-2

21

12

A-1



C-1

REED

ROAD

N00°04'13"W 2627.80'

1386.96'

N00°41'25"W

1256.50'

33' R.O.W. LINE

N88°16'05"E
330.00'

N00°41'25"W 261.16'
N89°43'12"E 329.01'
N00°41'25"W 329.00'

WEST LINE
SECTION 21

NORTH LINE OF S 3/4
OF W 1/2 OF NW 1/4

N89°43'12"E
674.56'

GRAND

TRUNK
FENCE ON RAILROAD
RIGHT-OF-WAY LINE

195.185 ACRES

EAST & WEST 1/4 LINE

S09°56'17"W 2640.00'

N00°33'27"W
707.00'

S00°33'27"E 1280.60'

N&S 1/8 LINE

S09°07'30"E 1321.95'
(REC. AS S09°04'E 1324')

1320.00'

INTERIOR 1/4 CORNER
SECTION 21, T6N-R4E

N00°25'32"W
625.50'

N00°25'32"W 862.33'

N&S 1/4 LINE

S00°25'32"E 1111.00'

528.00'

149.43'

FOUND RECORDED &
CAP #18908

N89°49'37"E
700.11'
(REC. 707.47')

3	2	1
4	5	6
7	8	9

HOLMES
B.B.
HOLMES
ADDITION

183.38' FITZGERALD ST.

S00°07'17"E 1417.78'

S40°08'01"W
589°55'59"W

S00°07'17"E
131.33'
S09°55'59"W
159.09'

WESTERN

RAILROAD

PROPERTY
LINE

DETAIL
NO SCALE

33' R.O.W. LINE

FENCE ALONG
R.O.W. LINE

General Information:

Reed Road Property

Durand, Michigan 48429

Parcel #1: 020-82-030-000-00

Parcel #2: 020-82-029-000-00

Parcel #3: 020-82-029-000-01

Legal Descriptions attached

Parcel Number:
020-82-030-000-00

OWNER'S ADDRESS:
CITY OF DURAND

215 W CLINTON ST
DURAND, MI 48429

PROPERTY ADDRESS:
707 FITZGERALD ST
DURAND, MI 48429

DATE PRINTED: 04/19/2010

2009 LEGAL DESCRIPTION:

CITY OF DURAND, MISC DESCRIPTION SEC. 21, T6N, R4E. COM AT NW COR OF W 1/2 OF SE 1/4 TH S ON 1/4 LN TO N LN OF GTWRR R/W TH NELY ALG R/WY TO E&W 1/4 LN TH W ON 1/4 LN TO BEG. ALSO E 313 FT OF SW 1/4 LY NLY OF RR. ALSO S 3/4 OF W 1/2 OF NW 1/4. EXCEPT THE N 329 FT OF W 650 FT THEREOF. EX COM 329 FT S OF NW COR OF S 3/4 OF W 1/2 OF NW 1/4, TH S 132 FT, E 330 FT, N 132 FT TO BEG ALSO EX BEG AT PT ON W SEC LN S 1124.50 FT FR NW COR OF SEC, TH S 132 FT, N89°27'30''E 330 FT, N 132 FT, S89°27'30''W 330 FT TO BEG ALSO BEG AT INTR OF N-S 1/4 LN WITH E-W 1/4 LN, TH W 1322.20 FT TO W 1/8 LN N0°50'W 707 FT, S89°04'E 1324 FT TO N-S 1/4 LN, TH S0°03'W 658.50 FT TO BEG. (VACANT)

Parcel Number:
020-82-029-000-00

NEERS ADDRESS:
CITY OF DURAND

215 W CLINTON ST
DURAND, MI 48429

PROPERTY ADDRESS:
FITZGERALD ST
DURAND, MI 48429

DATE PRINTED: 04/19/2010

2009 LEGAL DESCRIPTION:

CITY OF DURAND.- MISC DESCRIPTION SEC. 21, T6N,R4E. A PART OF W 1/2 OF NE 1/4. BEG AT SW COR OF LOT 4, BLK 2, D.B.HOLMES ADD TH S 141 RDS, 1 FT & 6 INCHES TO E-W 1/4 LN, TH W ON 1/4 LN TO N-S 1/4 LN, N ON 1/4 LN 128 RDS, E 32 RDS, N 13 RDS 1 FT & 6 INCHES TH E TO BEG. EX BEG AT SW COR OF LOT 4, BLK 2 OF SD ADD TH W 182 FT, S 66 FT, E 182 FT TH N 66 FT TO BEG. EX BEG ON N-S 1/4 LN S00 *31'19''E 528 FT FROM N 1/4 POST OF SEC TH S89*45'25''E 528 FT, N00*16 '10''W 149.43 FT TO PT ON S LN OF FITZGERALD ST TH S89*31'40''E 183 .38 FT ALG S LN TH S00*10'E 725.33 FT ALG W LN OF D.B.HOLMES ADD TH S 89*43'50''W 707.47 FT TO N-S 1/4 LN TH N00*31'19''W 583 FT TO BEG. (VACANT)

Parcel Number:
020-82-029-000-01

NEERS ADDRESS:
CITY OF DURAND

215 W CLINTON
DURAND, MI 48429

PROPERTY ADDRESS:

DURAND, MI 48429

DATE PRINTED: 04/19/2010

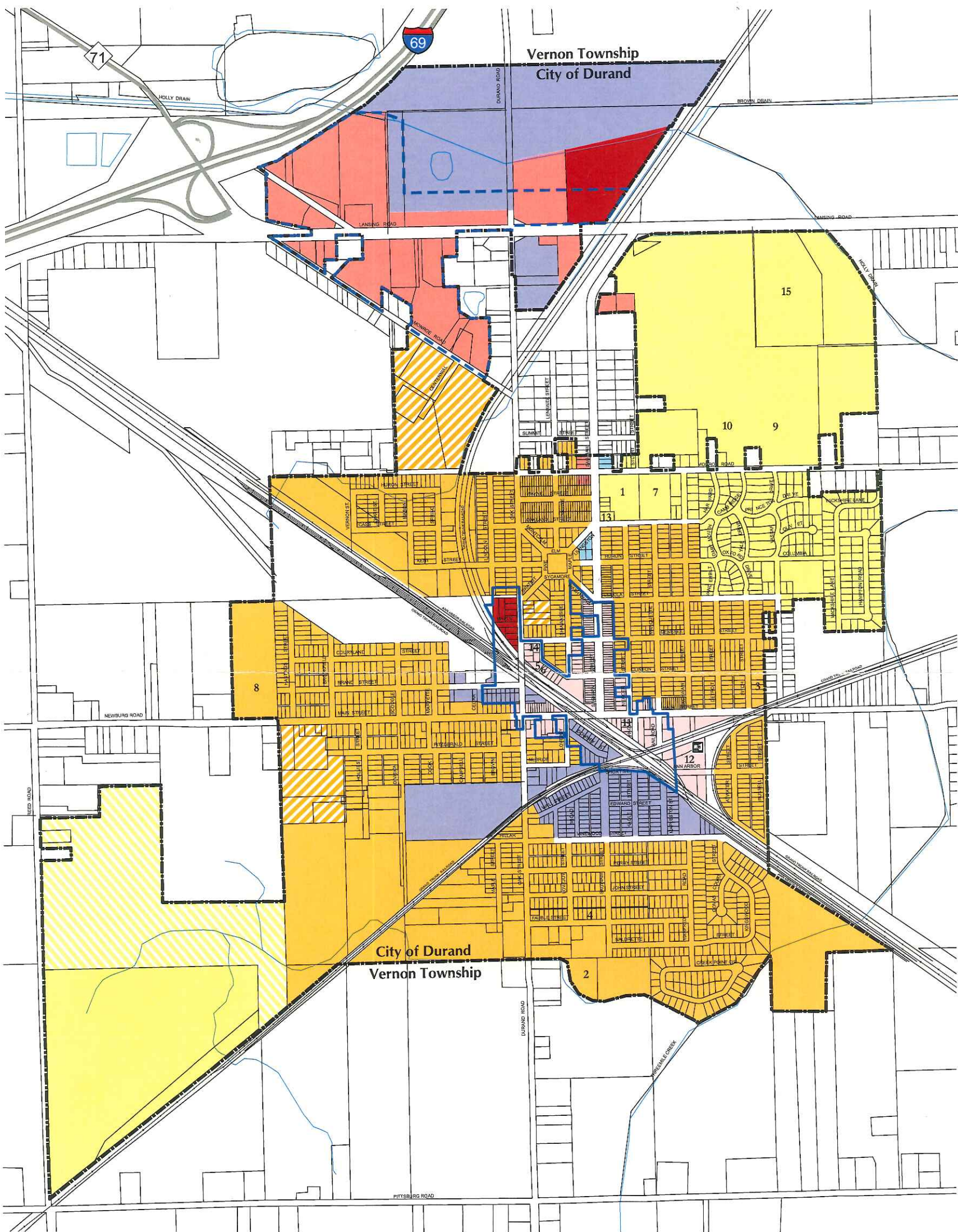
2009 LEGAL DESCRIPTION:

SEC 21 T6N R4E ALL THAT PT OF SW 1/4 LY NLY OF GTRR R/W EX E 313 FT
THEREOF. NOW CITY OF DURAND

City of Durand

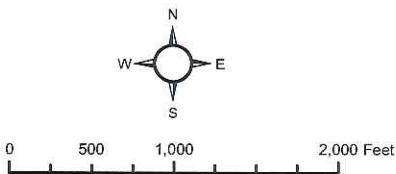
Shiawassee County, Michigan

Zoning Districts Map



Legend

 R-1, One-Family Residential District	 C-2, Service Commercial District	Points of Interest: 1. Trumble Park 2. Optimist Park 3. Fitch Street Park 4. Shaw Park 5. Iron Horse Park 6. Lions Park 7. Goudy Field 8. Bertha Neal School 9. Robert Kerr School 10. Durand Area High School 11. Sandula Clock 12. Train Depot 13. Durand Memorial Library 14. City Hall 15. Durand Area Middle School
 R-2, One-Family Residential District	 C-3, General Business District	
 R-3, One-Family Residential District	 I, Industrial District	
 R-M, Multiple-Family Residential District	 DDA District	
 R-O, Residential - Office District	 Lansing Road Sub-Area	
 C-1, Central Business District		



Amended Through:
August 2009
WADETRIM
25251 Northline Road
Taylor, MI 48180
734.947.9700