

BEDFORD TOWNSHIP ORDINANCE NO. 44A-279

An Ordinance to amend Bedford Township Ordinance No. 44, the Zoning Ordinance of the Township of Bedford, by changing the zoning district classification of the premises herein.

The Township of Bedford, County of Monroe, State of Michigan hereby ORDAINS:

Section 1: That Bedford Township Ordinance No. 44, the Zoning Ordinance of The Township of Bedford is hereby amended in the following particulars:

That the property hereinafter described and now zoned R-2B, Single Family Residential District is changed to R-3 Single Family Residential District, and RM-2 Multiple Family Residential District and that the zoning map of the Township of Bedford is changed accordingly. Said property is further described as follows: **Parcel Numbers 58-02-035-014-00 (459 W. Sterns), 58-02-035-015-00 (453 W. Sterns and 58-02-035-011-00.**

HICKORY CREEK PARCEL ZONED RM-2

A parcel of land being part of the Northwest 1/4 of Section 35, Town 8 South, Range 7 East, Bedford Township, Monroe County, Michigan bounded and described as follows:

Commencing at the north 1/4 corner of said Section 35 as defined by a brass remonumentation plate in monument box;

Thence along the east line of said Northwest 1/4, South 01 degree 11 minutes 47 seconds West, a distance of 600.00 feet to the POINT OF BEGINNING;

thence continuing along said east line South 01 degree 11 minutes 47 seconds West, a distance of 1268.78 feet;

thence North 88 degrees 50 minutes 19 seconds West, a distance of 211.52 feet;

thence North 01 degree 13 minutes 20 seconds East, a distance of 37.56 feet;

thence along a tangent curve to the left with a central angle of 90 degrees 03 minutes 39 seconds, a radius of 125.00 feet, an arc length of 196.49 feet, a chord length of 176.88 feet bearing of North 43 degrees 48 minutes 29 seconds West;

thence North 88 degrees 50 minutes 19 seconds West, a distance of 124.74 feet;

thence along a tangent curve to the right with a central angle of 90 degrees 00 minutes 00 seconds, a radius of 125.00 feet, an arc length of 196.35 feet, a chord length of 176.78 feet bearing of North 43 degrees 50 minutes 19 seconds West;

thence North 01 degree 09 minutes 41 seconds East, a distance of 700.86 feet;

thence along a tangent curve to the right with a central angle of 45 degrees 00 minutes 00 seconds, a radius of 125.00 feet, an arc length of 98.17 feet, a chord length of 95.67 feet bearing of North 23 degrees 39 minutes 41 seconds East;

thence along a non-tangent curve to the right with a central angle of 45 degrees 00 minutes 00 seconds, a radius of 125.00 feet, an arc length of 98.17 feet, a chord length of 95.67 feet bearing of North 21 degrees 20 minutes 19 seconds West;

thence North 01 degree 09 minutes 41 seconds East, a distance of 103.23 feet to a line being 600.00 feet south of and parallel with the north line of said Northwest 1/4;

thence along said line South 88 degrees 50 minutes 19 seconds East 587.00 feet, to the POINT OF BEGINNING.

Containing 15.638 acres.

HICKORY CREEK PARCEL ZONED R-3

A parcel of land being part of the West 1/2, Section 35, Town 8 South, Range 7 East, Bedford Township, Monroe County, Michigan, bounded and described as follows:

Commencing at the north 1/4 corner of said Section 35, said corner defined by a remonumentation brass plate in monument box;

thence North 88 degrees 50 minutes 19 seconds West, a distance of 617.36 feet along the north line of said Section 35, also being the centerline of Sterns Road to the POINT OF BEGINNING;

thence South 01 degree 09 minutes 41 seconds West, a distance of 184.91 feet;

thence along a curve to the left with a central angle of 22 degrees 59 minutes 28 seconds, a radius of 95.00 feet, an arc length of 38.12 feet, a chord length of 37.87 feet bearing of South 10 degrees 20 minutes 03 seconds East;

thence South 21 degrees 49 minutes 47 seconds East, a distance of 102.77 feet;

thence along a curve to the right with a central angle of 15 degrees 28 minutes 59 seconds, a radius of 155.00 feet, an arc length of 41.89 feet, a chord length of 41.76 feet bearing of South 14 degrees 05 minutes 18 seconds East;

thence South 88 degrees 57 minutes 05 seconds East, a distance of 15.32 feet;

thence South 01 degree 09 minutes 41 seconds West, a distance of 243.12 feet to a line being 600.00 feet south of and parallel with the north line of said Northwest 1/4;

thence along said line North 88 degrees 50 minutes 19 seconds West, a distance of 44.00 feet;

thence South 01 degree 09 minutes 41 seconds West, a distance of 103.23 feet;

thence along a tangent curve to the left with a central angle of 45 degrees 00 minutes 00 seconds, a radius of 125.00 feet, an arc length of 98.17 feet, a chord length of 95.67 feet bearing of South 21 degrees 20 minutes 19 seconds East;

thence along a non-tangent curve to the left with a central angle of 45 degrees 00 minutes 00 seconds, a radius of 125.00 feet, an arc length of 98.17 feet, a chord length of 95.67 feet bearing of South 23 degrees 39 minutes 41 seconds West;

thence South 01 degree 09 minutes 41 seconds West, a distance of 700.86 feet; Page 2 of 2 06-27-11 Zoned R-3-Legal.doc

thence along a tangent curve to the left with a central angle of 90 degrees 00 minutes 00 seconds, a radius of 125.00 feet, an arc length of 196.35 feet, a chord length of 176.78 feet bearing of South 43 degrees 50 minutes 19 seconds East;

thence South 88 degrees 50 minutes 19 seconds East, a distance of 124.74 feet;

thence along a tangent curve to the right with a central angle of 90 degrees 03 minutes 39 seconds, a radius of 125.00 feet, an arc length of 196.49 feet, a chord length of 176.88 feet bearing of South 43 degrees 48 minutes 29 seconds East;

thence South 01 degree 13 minutes 20 seconds West, a distance of 37.56 feet;

thence North 88 degrees 46 minutes 40 seconds West, a distance of 530.15 feet;

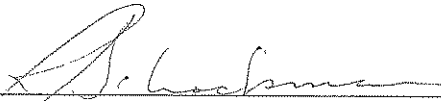
thence North 01 degree 04 minutes 32 seconds East 1867.98 feet to the north line of the Northwest 1/4 of said Section 35, said north line also being the centerline of Sterns Road;

thence along said north line and centerline South 88 degrees 50 minutes 19 seconds East, a distance of 128.25 feet to the POINT OF BEGINNING.

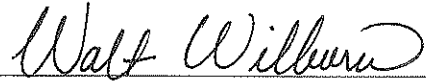
Containing 8.282 acres.

Section 2. This Ordinance shall become effective eight days after publication of a Notice of Adoption in a newspaper of general circulation in the Township of Bedford, Monroe County, Michigan, unless otherwise provided by law.

BY ORDER OF THE TOWNSHIP BOARD
BEDFORD TOWNSHIP,
MONROE COUNTY, MICHIGAN

BY: 
ROBERT A. SCHOCKMAN, CMC
BEDFORD TOWNSHIP CLERK

AUTHENTICATED:


WALTER C. WILBURN
SUPERVISOR

DATE ADOPTED: June 21, 2011

DATE PUBLISHED: July 5, 2011

DATE OF REPUBLICATION: July 11, 2011