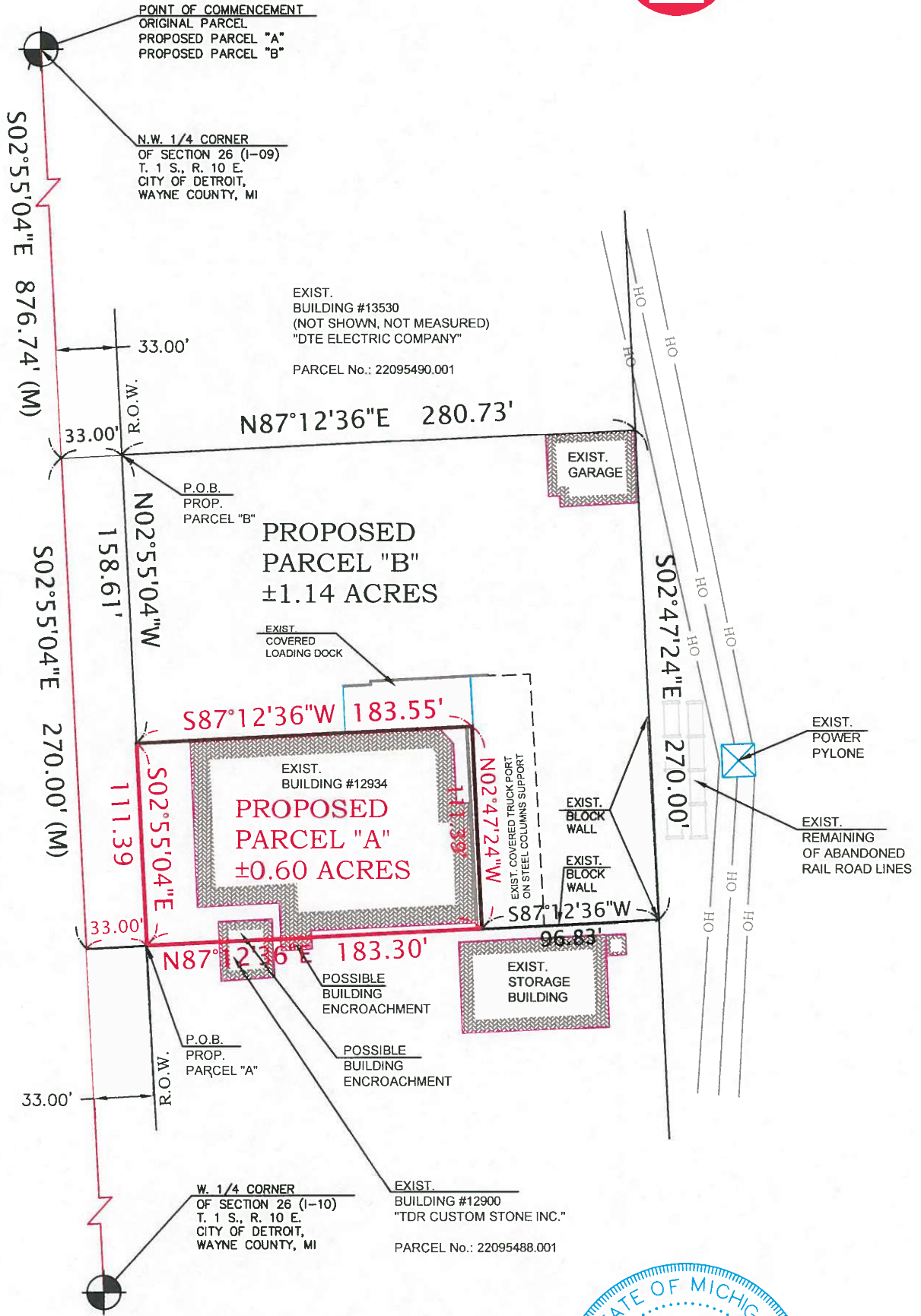


PARCEL SPLIT



EVERGREEN ROAD 86 FT. WIDE (PUBLIC)



LEGEND OF SYMBOLS & ABBREVIATIONS

- SECTION CORNER
- (M)** FIELD MEASUREMENT
- R.O.W.** RIGHT-OF-WAY
- FT.** FEET
- WD.** WIDE
- EXIST.** EXISTING
- P.O.B.** POINT OF BEGINNING
- PROP.** PROPOSED
- BOUNDARY LINE



ENGINEERING SERVICES, INC.

CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING.

CONSULTING ENGINEERS
32200 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150
Ph # (734) 525-7330
FAX # (734) 525-7255

CLIENT: WEST EVERGREEN TRANSPORT, LLC

DATE: 8-30-2019

80 0 40 80

SCALE 1 INCH = 80 FEET

FILE NO. 019-151
JOB NO. 019-151
SHEET 1 OF 2

PARCEL SPLIT

ORIGINAL PROPERTY DESCRIPTION (AS PROVIDED BY CLIENT)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN, TO-WIT:

PARCEL ID: 22095488.002L

E EVERGREEN THAT PT OF NW 1/4 SEC 26 T 1 S, R 10 E DESC AS BEG AT A PTE ON E LINE EVERGREEN RD 86 FT WD DIST S 00D 57M 30S E 1146.74 AND N 89D 10M E 33 FT FROM NW COR SD SEC 26 TH N 89D 10M 10S E 280.13 FT; TH N 00D 49M 50S W 270 FT; TH S 89D 10M 10S W 280.91 FT TO E LINE EVERGREEN RD 86 FT WD ; TH S 00D 57M 30S E ALG SD E LINE EVERGREEN 270 FT TO POB 22/---75,757 SQ FT
C/K/A 12934 EVERGREEN

PROPERTY DESCRIPTION PROPOSED PARCEL "A"

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 10 EAST, CITY OF DETROIT, COUNTY OF WAYNE , STATE OF MICHIGAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE S 02°55'04" E ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 1146.74 FEET; THENCE N 87°12'36" E, A DISTANCE OF 33.00 FEET TO THE EASTERLY 33.00 FEET RIGHT OF WAY LINE OF EVERGREEN ROAD 86 FEET WIDE AND TO THE POINT OF BEGINNING OF PROPOSED PARCEL "A";

THENCE N 87°12'36" E, A DISTANCE OF 183.30 FEET;

THENCE N 02°47'24" W, A DISTANCE OF 111.39 FEET;

THENCE S 87°12'36" W, A DISTANCE OF 183.55 FEET;

THENCE S 02°55'04" E ALONG THE EASTERLY 33.00 FEET RIGHT OF WAY LINE OF EVERGREEN ROAD 86 FEET WIDE, A DISTANCE OF 111.39 FEET TO THE POINT OF BEGINNING OF PROPOSED PARCEL "A"

CONTAINING: ±0.47 ACRES.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANT PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES, AND SUBJECT TO THE EXISTING BUILDING AND USE RESTRICTIONS, EASEMENTS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

PROPERTY DESCRIPTION PROPOSED PARCEL "B"

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 10 EAST, CITY OF DETROIT, COUNTY OF WAYNE , STATE OF MICHIGAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE S 02°55'04" E ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 876.74 FEET; THENCE N 87°12'36" E, A DISTANCE OF 33.00 FEET TO THE EASTERLY 33.00 FEET RIGHT OF WAY LINE OF EVERGREEN ROAD 86 FEET WIDE AND TO THE POINT OF BEGINNING OF PROPOSED PARCEL "B";

THENCE N 87°12'36" E, A DISTANCE OF 280.73 FEET;

THENCE S 02°47'24" E, A DISTANCE OF 270.00 FEET;

THENCE S 87°12'36" W, A DISTANCE OF 96.83 FEET;

THENCE N 02°47'24" W, A DISTANCE OF 111.39 FEET;

THENCE S 87°12'36" W, A DISTANCE OF 183.55 FEET;


THENCE N 02°55'04" W ALONG THE EASTERLY 33.00 FEET RIGHT OF WAY LINE OF EVERGREEN ROAD 86 FEET WIDE, A DISTANCE OF 158.61 FEET TO THE POINT OF BEGINNING OF PROPOSED PARCEL "B"

CONTAINING: ±1.27 ACRES.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANT PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES, AND SUBJECT TO THE EXISTING BUILDING AND USE RESTRICTIONS, EASEMENTS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

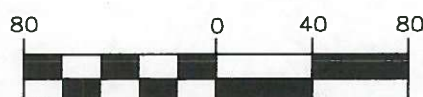
NOTES:

- 1- SINCE OUR SURVEY WORK DOES NOT INCLUDE A TITLE SEARCH AT TIME OF SURVEY, THERE MAY BE EASEMENT AND/ OR ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON OUR SURVEY AT THIS TIME.
- 2- Improvements and utilities (Storm Sewer, Sanitary Sewer, Gas, Water, Overhead Lines, etc...), not measured and not shown on this Map.
- 3- It is the Owner responsibilities to verify with the State Of Michigan, Wayne County and the City of Detroit (Planning, Zoning & Assessor departments) regarding the Lot Split and to obtain the Lot Split approval prior the recordation; the proposed legal descriptions of parcel "A" and parcel "B" listed above are subject to City, County and State approval.
- 4- Property corners have not been set and investigated.
- 5- Walls encroachments, structures encroachments, buildings encroachments, etc... have not been labeled entirely and measured accurately.

	ENGINEERING SERVICES, INC.	CONSULTING ENGINEERS 32200 SCHOOLCRAFT ROAD LIVONIA, MICHIGAN 48150 Ph # (734) 525-7330 FAX # (734) 525-7255
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SHEET 2 OF 2