

MACK AVE. ERSKINE ST. WATSON ST.

Location Map



NOWAK FRAUS

Consulting Engineers Land Surveyors Land Planners

1310 N. Stephenson Highway Royal Oak, MI 48067-1508

Tel. (248) 399-0886 Fax. (248) 399-0805

PROJECT LOCATION 3100 Woodward Ave.

City of Detroit, Wayne County, Michigan

ALTA / ACSM Land Title Survey

DATE/REVISION

DRAWN BY:

A.G. **DESIGNED BY:**

APPROVED BY: A.N. DATE: 12-15-2006

SCALE: 1''=30'

N/F JOB NO. SHEET NO. E326 1 of 1

BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 RECORDED IN L.8 PG.33 WAYNE COUNTY RECORDS. (N.60°17'00"E.)

Flood Hazard Note

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 260222 0030 B EFFECTIVE DATE: JULY 2, 1981.

Title Notes:

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 04-1021, DATED 02-14-2005 ISSUED BY FIDELITY TITLE COMPANY.

3C. SUBJECT TO MODIFIED DEVELOPMENT PLAN AS TO BRUSH PARK REHABILITATION PRIJECT DATED OCTOBER 9, 1996 IN LIBER 29551, PAGES 1902.0 THRU 1947.0, WAYNE COUNTY RECORDS.

Site Data

Zoned: B4-(H) (Business District-Historic)

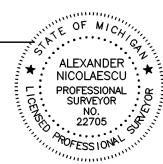
Building Setbacks: varies per use, surveyor assumes "All other uses" designation as shown in Art. XIII, Sec. 61-13-25 of the City of Detroit Zoning Ordinance. Said use indicates no building setback requirements.

Max. bldg. ht. (allowed)= 35'

PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 RECORDED IN LIBER 8, PAGE 33 WAYNE COUNTY RECORDS LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ALL BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 5 OF SAID SUBDIVISION OF PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY INTERSECTION OF WATSON STREET (48 FEET WIDE) AND JOHN R. STREET (60 FEET WIDE); THENCE ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION OF PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 AND THE NORTHERLY RIGHT-OF-WAY OF SAID WATSON STREET S.6017'00"W., 261.00 FEET THE SOUTHWESTERLY RIGHT-OF-WAY INTERSECTION OF SAID WATSON STREET AND A PUBLIC ALLEY (20 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION OF PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 AND THE SOUTHERLY LINE OF SAID BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 AND THE NORTHERLY RIGHT-OF-WAY OF SAID WATSON STREET S.6047'00"W., 288.61 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY INTERSECTION OF SAID WATSON STREET AND WOODWARD AVENUE (120 FEET WIDE—AS WIDENED); THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID WOODWARD AVENUE N.2617'30"W., 128.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 6; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 6 N.6017'00"E., 249.48 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6 ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF SAID SUBDIVISION OF PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF SAID SUBDIVISION OF PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 N.26"21'00"W., 2.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 ALSO THE SOUTHERLY LINE OF A PUBLIC ALLEY (18 FEET WIDE) AS SHOWN IN SAID SUBDIVISION OF PART OF LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID PUBLIC ALLEY (18 FEET WIDE) N.6047'00"E., 30.25 FEET TO THE NORTHWESTERLY INTERSECTION OF SAID PUBLIC ALLEY (18 FEET WIDE) AND SAID PUBLIC ALLEY (20 FEET WIDE); THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC ALLEY (20 FEET WDE) S.3012'33"E., 129.78 FEET TO THE POINT OF BEGINNING.

INCLUDING UNITS 1 THROUGH 20 OF THE CRYSTAL LOFTS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN No. 934, RECORDED IN LIBER ______ PAGE _____, WAYNE COUNTY RECORDS. CONTAINING 36,379 SQUARE FEET OR 0.84 ACRES.

> Alex Nicolaescu, P.S. Dated: 12-15-2006



meet such requirements, except as otherwise indicated.

quantity of land described in the legal description.

E. There are no paved, marked on—site parking spaces.

liber and page recording reference.

A. The Survey correctly shows, on the basis of a field transit survey and in accordance with current Minimum Standard Details for Requirements for Land

Title Surveys jointly established by the ALTA and ACSM: (i) the fixed and determinable position and location of the land described thereon (including the

B. Except as shown on the Survey, there are no visible easements or rights—of—way affecting the Property or other easements or rights—of—way of which

the undersigned is aware or of which the undersigned has been advised, nor, except as shown, are there any improvements upon such easements, such rights—of—way or adjacent land, or encroachment by improvements located on adjacent land upon the Property. Building set—back requirements, if any, required by the City of Detroit, Michigan Zoning Ordinances are as shown on the Survey, and all buildings, structures and improvements on the Property

C. That all recorded easements and rights—of—way either across the Property or benefitting the Property are marked on the Survey by description and

D. There are no streams, rivers, springs, ponds, lakes, ditches, or drains located or bordering on or running through the Property except as shown; there are no gaps, gores, or overlaps between parcels or roads, highways, streets, or alleys, and all parcels which comprise the whole Property are contiguous. All

public roads, highways, streets, and alleys running adjacent to or on the Property are shown; all physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description; there are no boundary line discrepancies in the

G. The location of all utilities shown on the Survey, whether owned by the City of Detroit, private utility companies, or the Property owner, are evidenced,

F. The Property does not fall within a federally designated flood hazard area, as determined by the applicable HUD Flood Hazard Boundary Map.

where possible, by the location of surface appurtenances. Any underground information shown is taken from records furnished the undersigned.

position of the point of beginning for circumference measurements); (ii) the location of all buildings, structures and all improvements situated on the

property; and (iii) all driveways or all cuts in the curb along any street upon which the Property abuts.

H. The print of the Survey reflects boundary lines of described land which "close" by engineering calculation.

Max. bldg. ht. (provided)= //'

Legend

L/S

SAN

STM

(R)

= Asphalt

= Concrete

= Catch Basir

= Gate Valve

= Detroit Edison (Electric)

= Physically Handicapped

= Record Measurement = Surveyed Measurement

All Utilities are underground unless otherwise noted.

GRAPHIC SCALE 1"=30"

= Clean Out

= Manhole

= Hydrant

= Light Pole = Utility Pole

= Landscape

= Property Line

= Right of Way

= Sanitary Sewei

= Storm Sewer

= Water Main

= Center line

= Found Iron

(W.C.R.) = Wayne County Records

= Set Iron

= Typical

OH LINES = Overhead Lines