

**LEGEND - EXISTING**

- SECTION LINE
- E/ PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- E/ WALK
- E/ BRICK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OVERHEAD WRES
- RAILING
- OVERHANG LINE
- T/ BANK
- B/ BANK
- CL DITCH/STREAM
- SHRUB LINE
- TREE LINE
- WATER EDGE
- WETLAND LINE
- STW
- SAN
- W
- GAS
- UG
- UGT
- CTV
- PAINT STRIPE
- COMBINED SEWER
- PLD LINE
- STEAM
- TELEPHONE OVERHEAD

**PROPERTY DESCRIPTION**

(PER TAX DESCRIPTIONS)

**WARD 16, ITEM 004970**  
**10123 GRAND RIVER AVENUE**  
 LOTS 3 THRU 1 EXCEPT ALLEY AS DEEDED OF HUTTON & NALLS GRAND RIVER PARK SUBDIVISION RECORDED IN LIBER 30, PAGE 86 OF PLATS; AND LOTS 1 THRU 6 AND VACATED ALLEY ADJACENT, EXCEPT ALLEY AS DEEDED, OF GILBERT SUBDIVISION AS RECORDED IN LIBER 31, PAGE 10 OF PLATS.

**WARD 16, ITEM 004969**  
**10115 GRAND RIVER AVENUE**  
 THE WEST 0.10 FEET OF LOT 5, AND ALL OF LOT 4 OF HUTTON & NALLS GRAND RIVER PARK SUBDIVISION AS RECORDED IN LIBER 30, PAGE 86 OF PLATS.

**WARD 16, ITEM 004965-8**  
**10101 GRAND RIVER AVENUE**  
 LOTS 8 THRU 6 AND EAST 19.90 FEET OF LOT 5 OF HUTTON & NALLS GRAND RIVER PARK SUBDIVISION AS RECORDED IN LIBER 30, PAGE 86 OF PLATS.

**WARD 16, ITEM 004971-88**  
**10141 GRAND RIVER AVENUE**  
 PART OF LOTS 223 THRU 225 AND PART OF ADJACENT VACATED ALLEY OF GILBERT SUBDIVISION AS RECORDED IN LIBER 31, PAGE 10 OF PLATS, DESCRIBED AS BEGINNING AT A POINT SOUTH 75 DEGREES, 57 MINUTES, 30 SECONDS EAST, 18.66 FEET FROM THE NORTHWEST CORNER OF LOT 223; THENCE S 75 DEGREES, 57 MINUTES, 30 SECONDS EAST, 91.32 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS, 83.96 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES WEST, 35.98 FEET TO A POINT ON THE NORTH LINE OF LOT 225; THENCE NORTH 41 DEGREES, 50 MINUTES WEST 39.34 FEET TO A POINT ON THE NORTH LINE OF LOT 224; THENCE NORTH 39 DEGREES, 47 MINUTES WEST TO THE POINT OF BEGINNING.

**NOTES:**

- TELEPHONE, CABLE TV, STEAM, WATER, AND SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THE FEDERAL INSURANCE RATE MAP NO. 26163C0260E, EFFECTIVE DATE FEBRUARY 02, 2012 WAS NOT AVAILABLE AT TIME OF SURVEY.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO TITLE COMMITMENT POLICY WAS PROVIDED. THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- PROPERTY DESCRIPTIONS AND PARCEL LINES ARE BASED UPON TAX RECORDS.
- NO CERTIFICATION IS GIVEN REGARDING LIMITS OF OWNERSHIP.

**SCHEDULE OF STRUCTURES**

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
64	STORM MANHOLE	12"		-7.15	141.47	NORTH	
		12"		-10.45	138.17	SOUTH	
		24"	148.62	-13.60	135.02	NORTHEAST	
				-13.90	134.72	EAST	
86	ROUND CATCH BASIN	15"	149.26	-14.00	134.62	NORTHWEST	
			149.88		149.88		
97	STORM MANHOLE	6"		-5.50	144.00	SOUTH	
		12"		-3.50	146.00	WEST	
		12"	149.50	-9.70	139.80	SOUTHEAST	
		12"		-7.40	142.10	EAST	
144	CATCH BASIN	18"		-14.70	134.80	SOUTHEAST	
		18"		-14.80	134.70	WEST	
		T/DEBRIS	149.02	-2.10	146.92		15" DIA. CONC.
			150.37		150.37		UNABLE TO OPEN
154	GATE VALVE	12"	150.54		150.54		UNABLE TO OPEN
155	PUBLIC LIGHTING MANHOLE	BOTTOM	150.29	-5.60	144.69	CABLES NORTHWEST, SOUTHEAST, NORTHEAST, & SOUTHWEST	
267	PUBLIC LIGHTING MANHOLE	BOTTOM	149.57	-3.00	146.57		FULL OF DEBRIS; NO CABLES VISIBLE
272	PUBLIC LIGHTING MANHOLE	BOTTOM	149.76	-5.40	144.36	CABLES NORTHEAST & SOUTHWEST	
278	PUBLIC LIGHTING MANHOLE	BOTTOM	149.83	-8.50	141.33		FULL OF WATER; NO CABLES VISIBLE
289	CATCH BASIN	BOTTOM	148.94	-5.40	143.54		FULL OF WATER; NO PIPES VISIBLE
291	GATE VALVE	T/PIPE	149.18	-6.80	142.38		
338	PUBLIC LIGHTING MANHOLE	T/DEBRIS	149.92	-4.00	145.92	NORTH & SOUTH	
344	PUBLIC LIGHTING MANHOLE	BOTTOM	148.97	-5.00	143.97	CABLES NORTH-NORTHWEST & SOUTH-SOUTHWEST	
350	PUBLIC LIGHTING MANHOLE	BOTTOM	148.57	-7.50	141.07		NO CABLES VISIBLE; FULL OF WATER
351	COMBINED MANHOLE	8"		-8.30	140.79	EAST-NORTHEAST	
		12"		-5.40	143.69	EAST-SOUTHWEST	
		12"	149.09	-9.50	139.59	EAST-SOUTHWEST	
		12"		-8.75	140.34	NORTH-NORTHWEST	
352	CATCH BASIN	12"	148.29	-10.30	137.99		12" DIA. CONC.; NO PIPES VISIBLE
353	CATCH BASIN	12"	148.20	-6.00	142.29		
383	COMBINED MANHOLE	12"	149.65	-6.50	143.15	SOUTHWEST	
		12"		-7.80	140.85	SOUTH-SOUTHWEST	
375	CATCH BASIN	BOTTOM	148.65	-4.30	145.35	EAST-SOUTHWEST	NO OTHER PIPES VISIBLE
388	ELECTRIC MANHOLE	BOTTOM	150.91	-3.00	147.91		FULL OF WATER; NO PIPES VISIBLE
389	TELEPHONE MANHOLE	BOTTOM	150.37	-13.70	136.67	CABLES NORTH-NORTHEAST	
390	TELEPHONE MANHOLE	T/DEBRIS	150.35	-15.20	135.15	CABLES NORTHWEST & SOUTHWEST	
407	CATCH BASIN		148.93		148.93		COMPLETELY FULL OF DEBRIS
408	CATCH BASIN		148.85		148.85		COMPLETELY FULL OF DEBRIS
410	GATE VALVE	T/PIPE	149.59	-5.00	144.59		
499	TELEPHONE MANHOLE	BOTTOM	148.81	-13.30	136.51	NORTH & SOUTH	
500	TELEPHONE MANHOLE	BOTTOM	149.89	-13.00	136.89	CABLES NORTH-NORTHEAST & SOUTH-SOUTHWEST	
505	TELEPHONE MANHOLE	BOTTOM	150.02	-9.00	141.02	CABLES NORTHWEST & SOUTHWEST	
506	TELEPHONE MANHOLE	BOTTOM	149.97	-9.00	140.97	CABLES NORTHWEST & SOUTHWEST	
507	CATCH BASIN	T/DEBRIS	149.32	-5.40	143.92		NO PIPES VISIBLE; FULL OF WATER
508	PUBLIC LIGHTING MANHOLE	BOTTOM	150.25	-8.60	141.65	CABLES NORTHWEST	FULL OF WATER
553	PUBLIC LIGHTING MANHOLE	T/DEBRIS	150.49	-4.60	145.89	CABLES NORTHWEST, NORTH, & SOUTH-SOUTHWEST	
554	GATE VALVE	T/PIPE	150.59	-6.18	144.41	NORTHWEST & SOUTHWEST	
561	GATE VALVE		150.50		150.50		UNABLE TO OPEN
578	CATCH BASIN	T/DEBRIS	149.20	-4.40	144.80		15" DIA. CONC.
587	GATE VALVE	T/PIPE	149.93	-10.20	139.73	NORTH & SOUTH	
650	COMBINED MANHOLE	12"		-13.15	135.82	NORTH	
		12"		-13.05	135.92	SOUTH	
		18"	148.97	-9.05	139.02	EAST-SOUTHWEST	
		6"		-4.00	144.97	EAST-NORTHEAST	
651	CATCH BASIN	T/DEBRIS	148.54	-11.90	134.54		15" DIA. CONC.
673	COMBINED MANHOLE	BOTTOM	149.14	-3.95	137.19		NO PIPES VISIBLE
674	PUBLIC LIGHTING MANHOLE	BOTTOM	148.87	-5.40	143.47	CABLES NORTHWEST & SOUTHWEST	
694	CATCH BASIN	12"	149.37	-4.70	144.67	WEST-NORTHWEST	
2001	COMBINED MANHOLE	10"	149.48	-6.70	142.78	EAST	
		12"		-10.35	139.13	SOUTH	
		12"		-10.35	139.13	NORTHWEST	

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

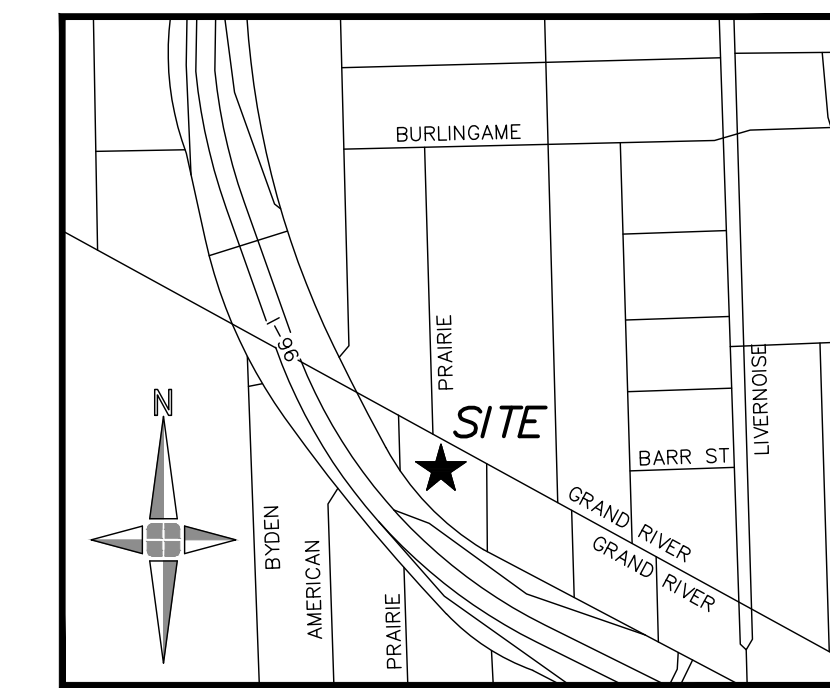
**BENCH MARK DATA**

(CITY OF DETROIT) DATUM

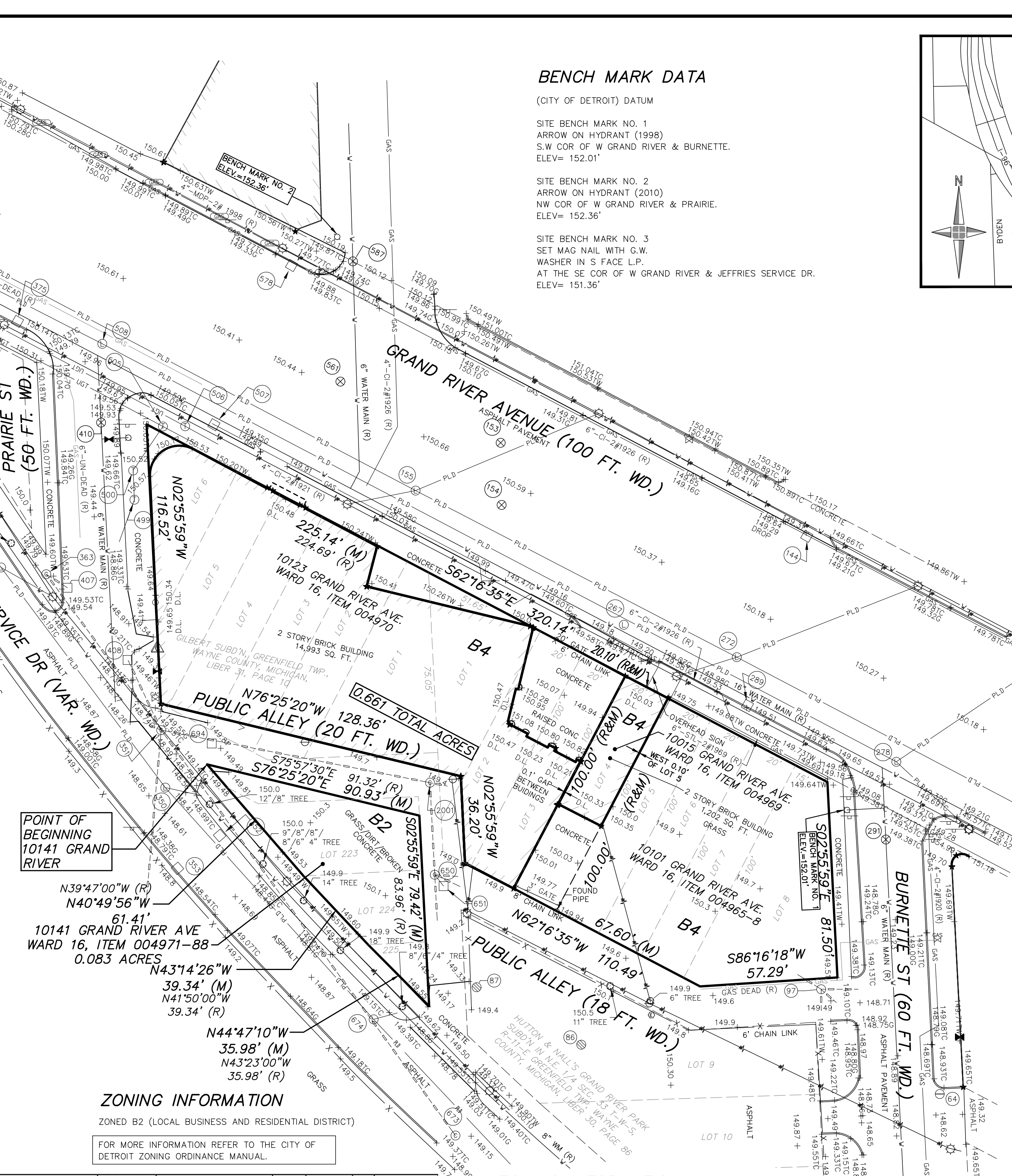
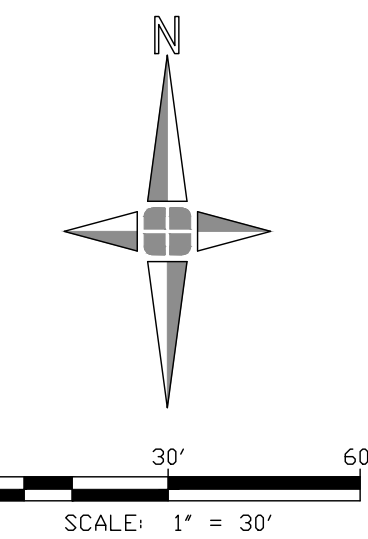
SITE BENCH MARK NO. 1  
 ARROW ON HYDRANT (1998)  
 S.W. COR. OF W GRAND RIVER & BURNETTE.  
 ELEV= 152.01'

SITE BENCH MARK NO. 2  
 ARROW ON HYDRANT (2010)  
 NW COR. OF W GRAND RIVER & PRAIRIE.  
 ELEV= 152.36'

SITE BENCH MARK NO. 3  
 SET MAG NAIL WITH C.W.  
 WASHER IN S FACE L.P.  
 AT THE SE COR. OF W GRAND RIVER & JEFFRIES SERVICE DR.  
 ELEV= 151.36'



LOCATION MAP (NOT TO SCALE)



**ZONING INFORMATION**  
 ZONED B2 (LOCAL BUSINESS AND RESIDENTIAL DISTRICT)  
 FOR MORE INFORMATION REFER TO THE CITY OF DETROIT ZONING ORDINANCE MANUAL.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156	Sec. 61-13-157		
<b>Sec. 61-13-23. B2.</b>									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05)									
Accessory buildings/structures					15				Sec. 61-13-126
Hotel/motel	7000	70	20	Formula A	30	35			
Libraries or museums	10000	70	20	Formula A	30	35			Sec. 61-13-32
Multiple-family dwellings	7000	70	20	Formula A	30	35		1.50	
Neighborhood centers (nonprofit)	7000	70	20	Formula B	30	35			Sec. 61-13-32
Parking lots or parking areas									Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Private club, lodge, or similar use	7000	70				35			
Public utilities								1.50	
Religious institutions	10000	70	20	Formula B	30	35			Sec. 61-13-32; Sec. 61-13-104
Schools	10000	70	20	Formula B	30	35			Sec. 61-13-32
Single-family dwellings; Religious residential facilities	5000	50	20	4 ft minimum/combined	30	35			
Two-family dwellings	6000	55	20	Formula A	30	35			
Town houses (attached group)	7000	70	20	Formula A	30	35			Sec. 61-13-106
All other residential uses and public, civic, and institutional uses	7000	70	20	Formula A	30	35			Sec. 61-13-32
All other uses						35			

**ZONING INFORMATION**  
 ZONED B4 (GENERAL BUSINESS DISTRICT)  
 FOR MORE INFORMATION REFER TO THE CITY OF DETROIT ZONING ORDINANCE MANUAL.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142	Sec. 61-16-172	Sec. 61-16-172	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156	Sec. 61-13-157		
<b>Sec. 61-13-25. B4.</b>									
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 26-12, §1, 11-21-12)									
Fraternity or sorority houses	7000	70	20	Formula A	30	35			
Libraries or museums	10000	70	20	Formula B	30	35			Sec. 61-13-32
Motels or hotels	7000	70	20	Formula A	30	35			
Motor vehicle filling station	See Sec. 61-13-93					35			See Sec. 61-13-97
Motor vehicles, used; balerroom or sales lot	4000	40				35			
Motor vehicle washing and steam cleaning	10000					35			
Multiple-family dwellings	7000	70	20	Formula A	30			2.00	
Religious institutions	10000	70	20	Formula B	30	35			Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Single-family dwellings; Religious residential facilities	5000	50	20	4 ft minimum/combined	30	35			Sec. 61-13-32; Sec. 61-13-104
Two-family dwellings	6000	55	20	Formula A	30	35			
Town houses (attached group)	7000	70	20	Formula A	30	35			Sec. 61-13-106
All other residential and public, civic, and institutional uses	7000	70	20	Formula B	30	35			Sec. 61-13-32
All other uses						35			

**giffels webster**

Engineers  
 Surveyors  
 Planners  
 Landscape Architects

28 West Adams Road  
 Suite 1200  
 Detroit, MI 48226  
 p (313) 962-4442  
 f (313