

# CERTIFIED SURVEY



## LOCATION MAP

NOT TO SCALE



## AERIAL VIEW

NOT TO SCALE

## INDEX TO SHEETS

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3. ENLARGED DETAILED CORNERS
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THIS BOUNDARY SURVEY  
WAS PERFORMED FOR:  
U.S. COAST GUARD

## SPALDING DeDECKER

Engineers | Surveyors

905 South Blvd. East  
Rochester Hills, MI 48307

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www.sda-eng.com

DRAWN: S.PALAZZOLA

DATE: 12-21-17

CHECKED: J.VIDICAN

DATE: 12-21-17

MANAGER: J.VIDICAN

SCALE: N/A

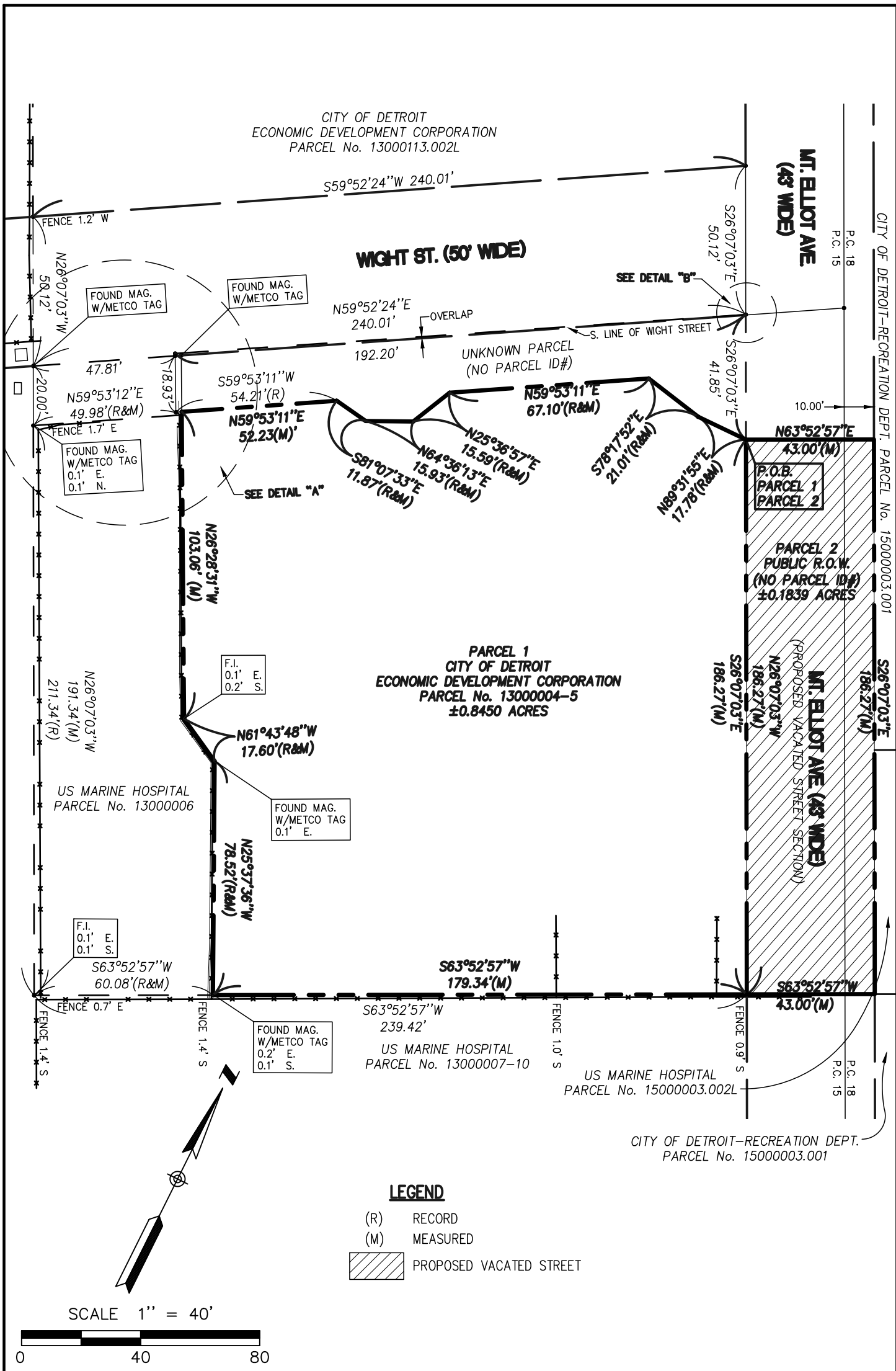
JOB No. SM17136BDY

SHEET: 1 OF 6

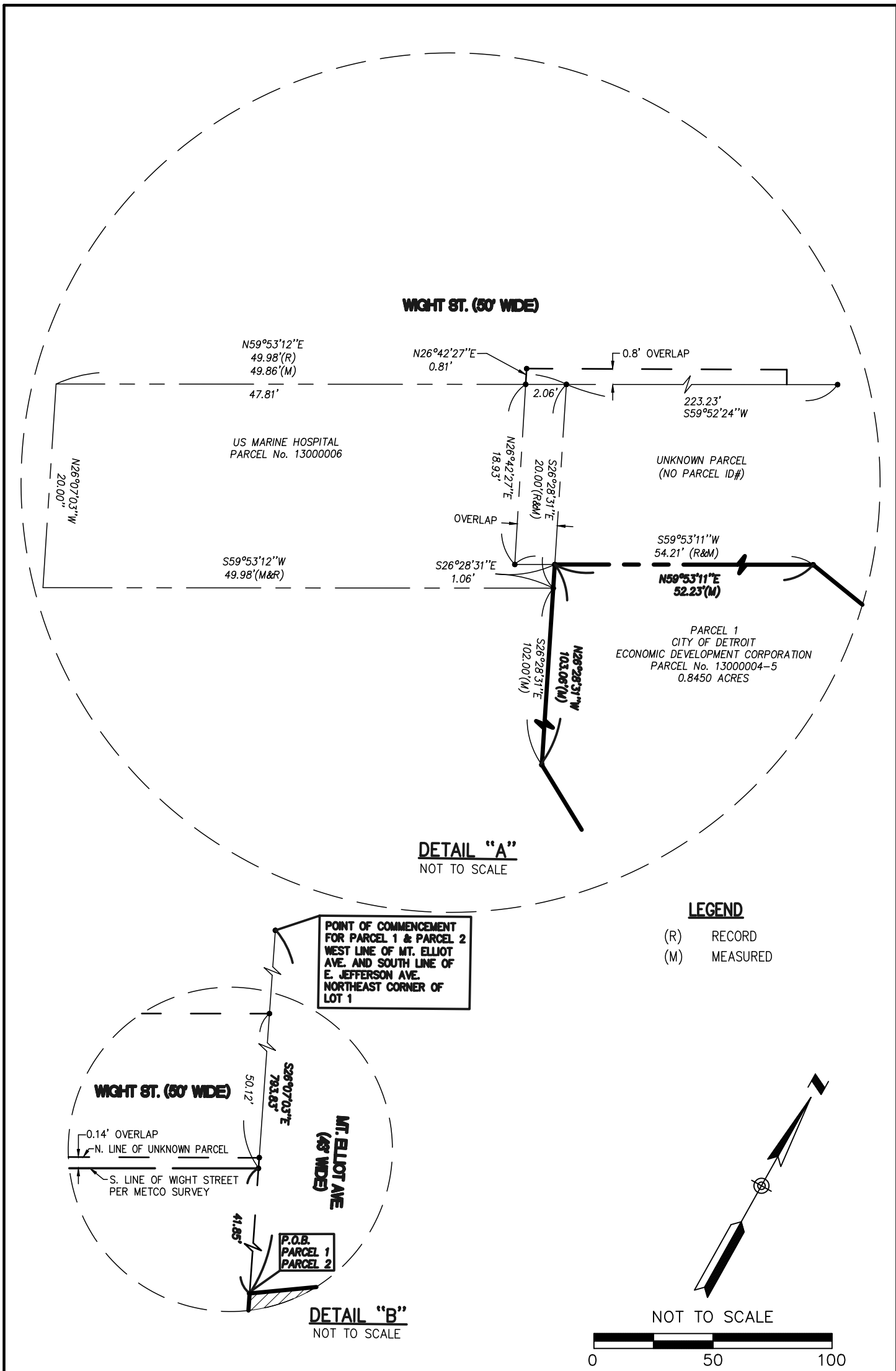
PRIVATE CLAIM 15 & 18

CITY OF DETROIT

WAYNE COUNTY, MI



<p><b>SPALDING DeDECKER</b> Engineers   Surveyors</p> <p>905 South Blvd. East Phone: (248) 844-5400 Rochester Hills, MI 48307 Fax: (248) 844-5404 www.sda-eng.com</p>	DRAWN: S.PALAZZOLA	DATE: 12-21-17
	CHECKED: J.VIDICAN	DATE: 12-21-17
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	JOB No. SM17136BDY	SHEET: 2 OF 6
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PRIVATE CLAIM 15 & 18	
CITY OF DETROIT	WAYNE COUNTY, MI

## LEGAL DESCRIPTION

**AS FIELD SURVEYED BY SPALDING DEDECKER ASSOCIATES, INC. (SDA)**

**PARCEL #1:** LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER," RECORDED ON OCTOBER 11, 1855 IN LIBER 60, PAGE 427 OF DEEDS, WAYNE COUNTY RECORDS, PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER," SAID NORTHEASTERLY CORNER OF LOT NO. 1 BEING THE SOUTHWESTERLY CORNER OF MT. ELLIOTT AVENUE, 43 FEET WIDE, AND JEFFERSON AVENUE, 120 FEET WIDE, THENCE ALONG THE WESTERLY LINE OF MT. ELLIOT AVENUE, S26°07'03"E 793.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE OF MT. ELLIOT AVENUE, S26°07'03"E 186.27 FEET; THENCE S63°52'57"W 179.34 FEET; THENCE N25°37'36"W 78.52 FEET; THENCE N61°43'48"W 17.60 FEET; THENCE N26°28'31"W 103.06 FEET; THENCE N59°53'11"E 52.23 FEET; THENCE S81°07'33"E 11.87 FEET; THENCE N64°36'13"E 15.93 FEET; THENCE N26°36'57"E 15.59 FEET; THENCE N59°53'11"E 67.10 FEET; THENCE S78°17'52"E 21.01 FEET; THENCE N89°31'53"E 17.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.8450 ACRES OF LAND MORE OR LESS AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD OR OTHERWISE.

**PARCEL #2: PROPOSED VACATED STREET SECTION OF MT. ELLIOT AVENUE:**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN BEING A PART OF MT. ELLIOT AVENUE HAVING A 43 FOOT WIDE RIGHT-OF-WAY, PRIVATE CLAIM 15, PRIVATE CLAIM 18, THE "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER" AS RECORDED ON OCTOBER 11, 1855 IN LIBER 60, PAGE 427 OF DEEDS, WAYNE COUNTY RECORDS AND ALSO PART OF LOT 1 OF THE "PLAT OF THE MELDRUM FARM" AS RECORDED ON MARCH 5, 1851 IN LIBER 41, PAGES 87 THROUGH 89 INCLUSIVE OF DEEDS, WAYNE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER," SAID NORTHEASTERLY CORNER OF LOT NO. 1 BEING THE SOUTHWESTERLY CORNER OF MT. ELLIOTT AVENUE, 43 FEET WIDE, AND JEFFERSON AVENUE, 120 FEET WIDE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MT. ELLIOT AVENUE S26°07'03"E 793.83 FEET TO THE POINT OF BEGINNING; THENCE N63°52'57"E PERPENDICULAR TO THE WESTERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE, 43.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE; THENCE S26°07'03"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE, 186.27 FEET TO A POINT; THENCE S63°52'57"W PERPENDICULAR TO THE WESTERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE, 43.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MT. ELLIOT AVENUE N26°07'03"W 186.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1839 ACRES OF LAND MORE OR LESS AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD OR OTHERWISE.



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JOB No. SM17136BDY	SHEET: 4 OF 6
PRIVATE CLAIM 15 & 18	
CITY OF DETROIT	WAYNE COUNTY, MI

## SURVEY REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY PREPARED BY METCO SERVICES, INC., JOB NUMBER 02-009, REVISED 11/11/2005. THE DRAWING INCLUDES THE AREA DESIGNATED NOW AS BEING OWNED BY THE US MARINE HOSPITAL, HAVING A PARCEL # OF 13000006.
2. EXHIBIT FOR VARIABLE WIDTH LEASE AREA FOR RIVERWALK IMPROVEMENTS PREPARED BY GIFFELS-WEBSTER ENGINEERS, INC., JOB NUMBER 16667, REVISED 03/14/2005. RELATES TO THE AREA DESIGNATED AS EXCEPTION PARCEL ON THIS SURVEY DRAWING BY SDA.

## SURVEYOR'S COMMENTS

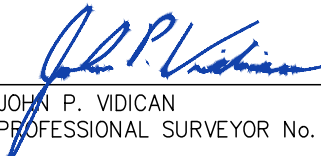
1. SPALDING DEDECKER ASSOCIATES, INC. (SDA) HAS SURVEYED THIS PARCEL IN MARCH, 2009 AND IT WAS UPDATED ON NOVEMBER 6, 2014 (SEE NOTE 3), AND FIELD VERIFIED ON 12/05/17.
2. THE LEGAL DESCRIPTION FOR PARCELS 1 & 2 IS ALSO REFERENCED IN SCHEDULE C IN THE INFORMATIONAL TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT/FILE NUMBER OF C-148270 AND AN EFFECTIVE DATE OF NOVEMBER 16, 2017, REVISION No. 2.
3. THE ORIGINAL BASIS OF BEARINGS WAS THE WESTERLY LINE OF MT. ELLIOT STREET AS DEFINED IN THE MODIFICATION OF AGREEMENT TO EXCHANGE REAL ESTATE. (RECORDED IN LIBER 222607, PAGE 747, WAYNE COUNTY RECORDS). THE RECORDED BEARING WAS S26°31'45"E THE BEARINGS WERE ROTATED PER CITY OF DETROIT REQUEST 11/06/14. THE NEW BASIS OF BEARINGS IS THE BEARING OF MT. ELLIOT AVE. AS LISTED ON AN ALTA/ACSM LAND TITLE SURVEY AS PREPARED BY METCO SERVICES, INC. LAST REVISED ON NOVEMBER 11, 2005) AS N26°07'03"W.
4. WE HAVE SURVEYED THE LOCATION OF WIGHT STREET. THE LOCATION OF WIGHT STREET OVERLAPS THE EXCEPTION PARCEL AS SHOWN ON THE DETAILS.
5. THE FURNISHED LEGAL DESCRIPTION FOR PARCELS 1 & 2 APPEARING IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 2 AGREES WITH THE LEGAL DESCRIPTION APPEARING ON THIS SURVEY EXCEPT FOR THE ACREAGE OF THE PARCELS.
6. THERE WERE NO EASEMENTS OF RECORD TO BE PLOTTED ON PARCEL 1 ACCORDING TO THE INFORMATIONAL TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT/FILE NUMBER OF C-148270 AND AN EFFECTIVE DATE OF NOVEMBER 16, 2017.
7. UTILITY NOTE: SDA HAS MADE A REASONABLE AND PURDENT ATTEMPT TO IDENTIFY THE OUTLETS FOR STORM WATER DRAINAGE AND SANITARY SEWER. THE OUTLETS FOR THIS SITE MAY BE MASKED BY TRAPS IN THE STRUCTURES AND/OR BLIND TAPS DIRECTLY INTO THE TRUNK LINES. THE SEWERS IN DETROIT ARE PART OF A COMBINED STORM/SANITARY SYSTEM. WHERE SDA HAS NOT BEEN ABLE TO PROPERLY DETERMINE WHETHER A PARTICULAR LINE IS "STORM" OR "SANITARY". WE HAVE LABELED THE UTILITY AS SEWER (SWR.)

## SURVEYOR'S STATEMENT

TO: U.S. COAST GUARD  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO TABLE A ITEMS, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 12/21/17

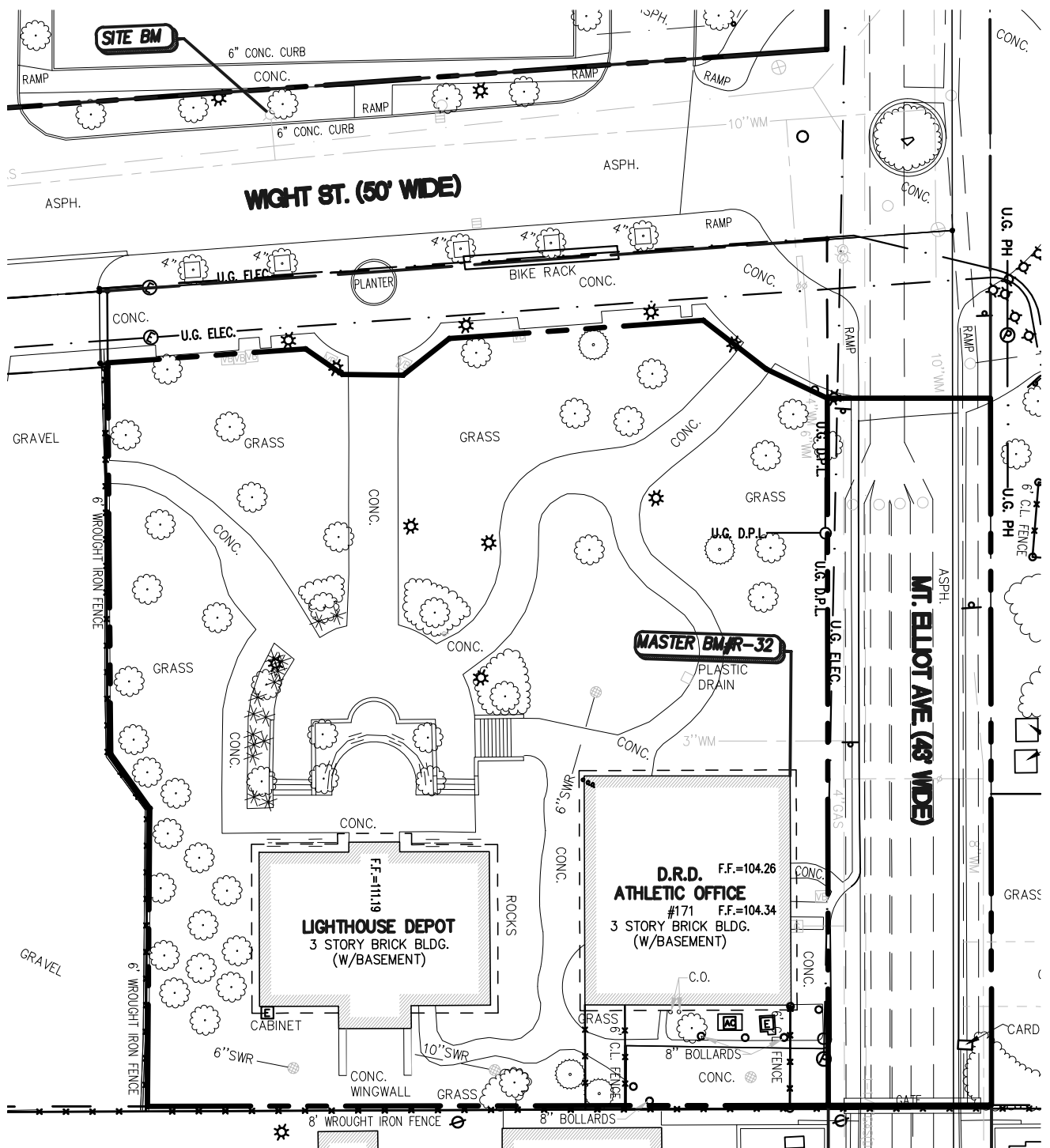
  
JOHN P. VIDICAN  
PROFESSIONAL SURVEYOR No. 54058



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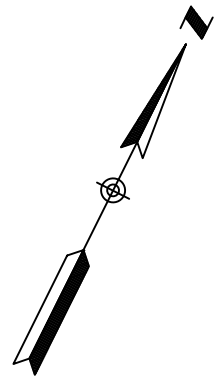
## BENCHMARK DESCRIPTIONS

### MASTER BENCHMARK

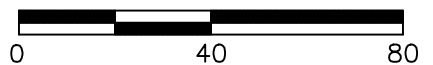
**BM#R-32** FOUND BRASS DISC IN NORTHEAST CORNER OF OLD COAST GUARD BUILDING LOCATED AT #203 MT. ELLIOTT AND THE DETROIT RIVER. THE DISK IS STAMPED "R-32 1930 U.S. COAST GEODETIC SURVEY BENCHMARK 588.175 FEET ABOVE MEAN SEA LEVEL". SOURCE: CITY OF DETROIT DATUM ELEV.=108.42

### SITE BENCHMARK

**SITE BM** ARROW ON HYDRANT LOCATED ON THE NORTH SIDE OF WIGHT STREET, 1.5' OFF BACK OF CURB AND 145' WEST OF MT. ELLIOTT AVENUE. ELEV.=111.01



SCALE 1" = 40'



## FLOOD PLAIN NOTE

PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, COMMUNITY PANEL No. 285 OF 575, PANEL 0285E, DATED FEBRUARY 2, 2012, THE SURVEY PARCEL IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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SHEET: 6 OF 6

PRIVATE CLAIM 15 & 18

CITY OF DETROIT

WAYNE COUNTY, MI