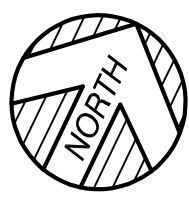
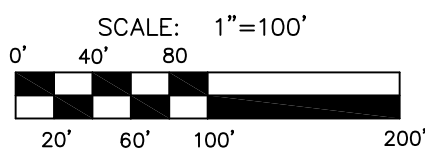
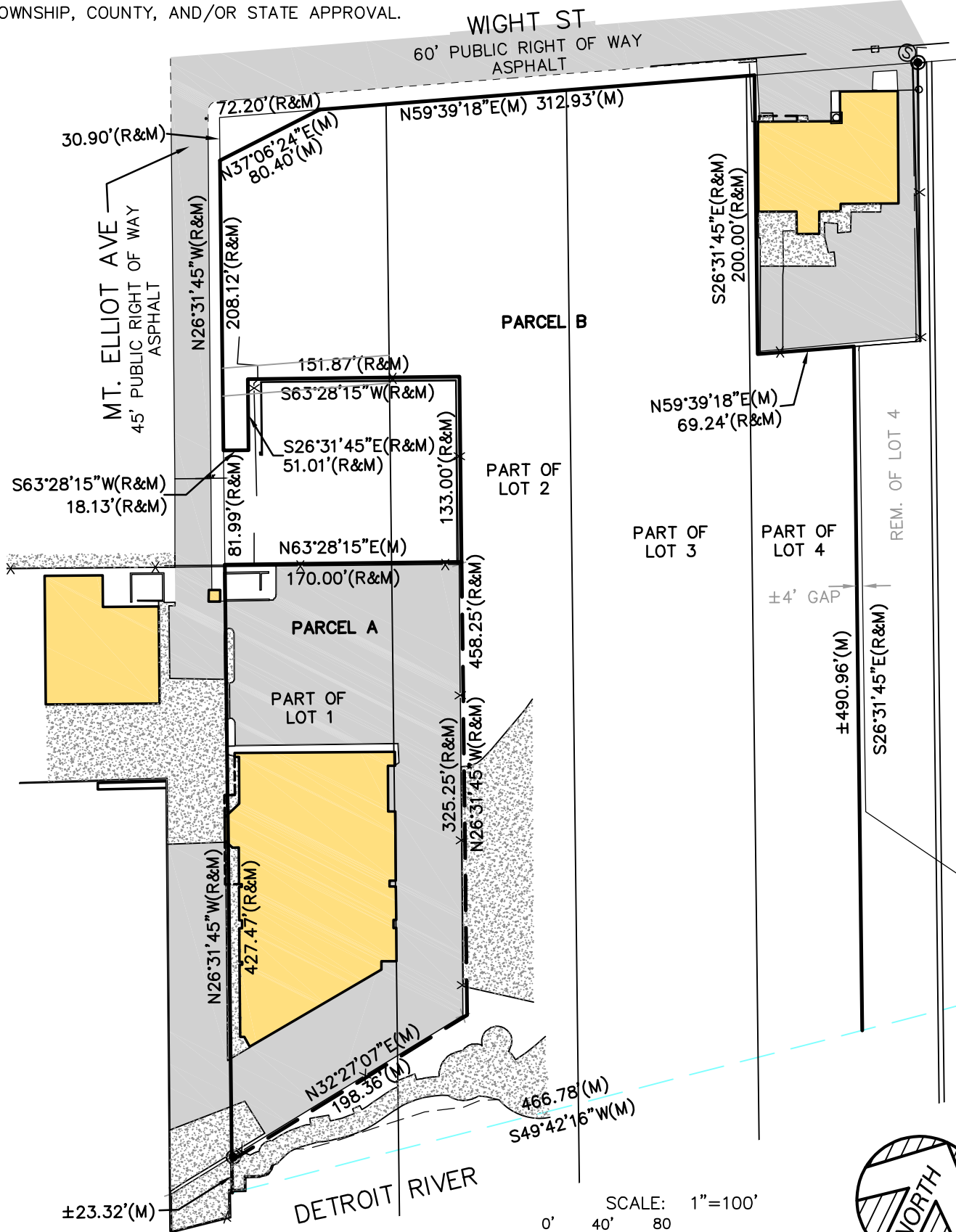


CERTIFIED SURVEY

PROPERTY DESCRIPTION:
SEE SHEET 2 of 2

NOTE:

ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.



LEGEND

- SET 1/2" REBAR WITH CAP, #53499
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

DRAFT

DANIEL J. JACKSON, P.S. NO. 53499

KEM-TEC				PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
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FAX: (586) 772.4048		FAX: (586) 772.4048		
FAX: (734) 994.0667		FAX: (810) 694.9955		
www.kemtecagroupofcompanies.com				
CERTIFIED TO: USCG				
FIELD SURVEY: MK AW		DATE: MARCH 26, 2020		
DRAWN BY: MRJ		SHEET: 1 OF 2		
SCALE: 1" = 100'		JOB NO.: 20-00651		

CERTIFIED SURVEY

TITLE WORK PROPERTY DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

PART OF LOTS 1 & 2, PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41 OF DEEDS, PAGES 87, 88 AND 89, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF MT. ELLIOTT AVENUE, 43 FEET WIDE, WHICH IS SOUTH 26 DEGREES 31' 45" EAST 980.10 FEET AND NORTH 63 DEGREES 28' 15" EAST 43.00 FEET, FROM THE NORTHEASTERLY CORNER OF LOT 1 OF 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; THENCE NORTH 63 DEGREES 28' 15" EAST 170.00 FEET; THENCE SOUTH 26 DEGREES 31' 45" EAST 325.25 FEET; THENCE SOUTH 32 DEGREES 27' 07" WEST 198.36 FEET TO THE EASTERLY LINE OF MT. ELLIOTT AVENUE; THENCE NORTH 26 DEGREES 31' 45" WEST 427.47 FEET TO THE POINT OF BEGINNING.

THE SUBJECT PROPERTY IS PART OF TAX LEGAL: S WIGHT W 75 FT 4 EXC N 200 FT OF E 69.24 FT 3 THRU 1 EXC A POR BG DESC AS COM AT INT OF ELY EXT OF SLY LN OF WIGHT ST (50 FT WD) & WLY LN PC 18 TH S 26D 7M 3S E ALG SD WLY LN PC 18 148.45 FT TH N 63D 52M 57S E 10 FT TO POB TH N 63D 52M 57S E 18.13 FT TH N 26D 7M 3S W 51.01 FT TH N 63D 52M 57S E 151.87 FT TH S 26D 7M 3S E 133 FT TH S63D 52M 57S W 170 FT TH N 26D 7M 3S W 81.99 FT TO POB MELDRUM FARM L41 P87 DEEDS, W C R 15/274 A EXC TRIANG POR IN NW COR BG 72.20 FT ON N LN & 30.90 FT ON W LN & POR OF PRIV ALLEY LYG S & ADJ SD LOT A BLK 1 SUB OF PT OF MELDRUM FARM L1 P109 PLATS, W C R.

AREA: 294,969± SQUARE FEET = 6.77± ACRES

PROPOSED PARCEL A PROPERTY DESCRIPTION:

PART OF LOTS 1 & 2, PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41 OF DEEDS, PAGES 87, 88 AND 89, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 26°31'45" WEST 321.01 FEET TO THE POINT OF BEGINNING; NORTH 63°28'15" EAST 170.00 FEET; THENCE SOUTH 26°31'45" EAST 325.25 FEET; THENCE SOUTH 32°27'07" WEST 198.36 FEET; THENCE NORTH 26°31'45" WEST 427.47 FEET TO THE POINT OF BEGINNING.

AREA: 63,981± SQUARE FEET = 1.47± ACRES

PROPOSED PARCEL B PROPERTY DESCRIPTION:

PART OF LOTS 1 THROUGH 4, PLAT OF MELDRUM FARM, AS RECORDED IN LIBER 41 OF DEEDS, PAGES 87, 88 AND 89, WAYNE COUNTY RECORDS, BEING THE WEST 75 FEET OF LOT 4 EXCEPT THE NORTH 200 FEET OF THE EAST 69.24 FEET, LOT 3, AND PART OF LOTS 2 AND 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 59°39'18" EAST 72.20 FEET ALONG THE SOUTH LINE OF WIGHT STREET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°39'18" EAST 312.93 FEET; THENCE SOUTH 26°31'45" EAST 200.00 FEET; THENCE NORTH 59°39'18" EAST 69.24 FEET; THENCE SOUTH 26°31'45" EAST 490.96 FEET PLUS OR MINUS TO WATER LINE OF THE DETROIT RIVER; THENCE SOUTH 49°42'16" WEST 466.78 FEET ALONG SAID WATER LINE; THENCE NORTH 26°31'45" WEST 23.32 FEET PLUS OR MINUS; THENCE NORTH 32°27'07" EAST 198.36 FEET; THENCE NORTH 26°31'45" WEST 458.25 FEET; THENCE SOUTH 63°28'15" WEST 151.87 FEET; THENCE SOUTH 26°31'45" EAST 51.01 FEET; THENCE SOUTH 63°28'15" WEST 18.13 FEET THE TO EASTERLY LINE OF MT. ELLIOT AVE.; THENCE NORTH 26°31'45" WEST 208.12 FEET ALONG SAID EASTERLY LINE TO A POINT SOUTH 26°31'45" EAST 30.90 FEET OF SAID NORTHWEST CORNER OF LOT 1; THENCE NORTH 37°06'24" EAST 80.40 FEET TO THE POINT OF BEGINNING.

AREA: 230,988± SQUARE FEET = 5.30± ACRES



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CERTIFIED TO: BB&E

FIELD SURVEY: MK AW

DATE: MARCH 26, 2020

DRAWN BY: MRJ

SHEET: 2 OF 2

SCALE: 1" = 100'

JOB NO.: 20-00651