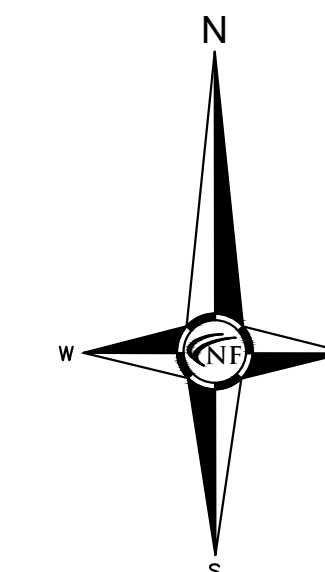


Location Map
N.T.S.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

SEAL



PROJECT
13436 Grove Street
Lincoln King Academy

CLIENT
Resendes Design Group
7451 Third Street
Detroit, Michigan 48202
Contact: Mr. Francis
Resendes
Ph: 313-873-3874

PROJECT LOCATION
Part of the NW 1/4
of Section 17
T.1S, R.11E
City of Detroit,
Wayne County, Michigan

SHEET
Boundary / Topographic /
ALTA/NSPS Survey



DATE ISSUED / REVISED
00-00-0

DATE ISSUED / REVISED

00-00-0

16:

17:

19:

TO:

CHICAGO TITLE INSURANCE COMPANY

PHILIP F. GRECO TITLE COMPANY

THE NEW COMMON SCHOOL FOUNDATION, A MICHIGAN NON-PROFIT CORPORATION

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 ITEMS 1, 2, 3, 4, 5, 6(B), 7, 8, 9, 11, 13, 16, 17 AND 19

OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12-08-2018.

SCALE: 1" = 30'

NO. 53503

DATED: 12-11-2018

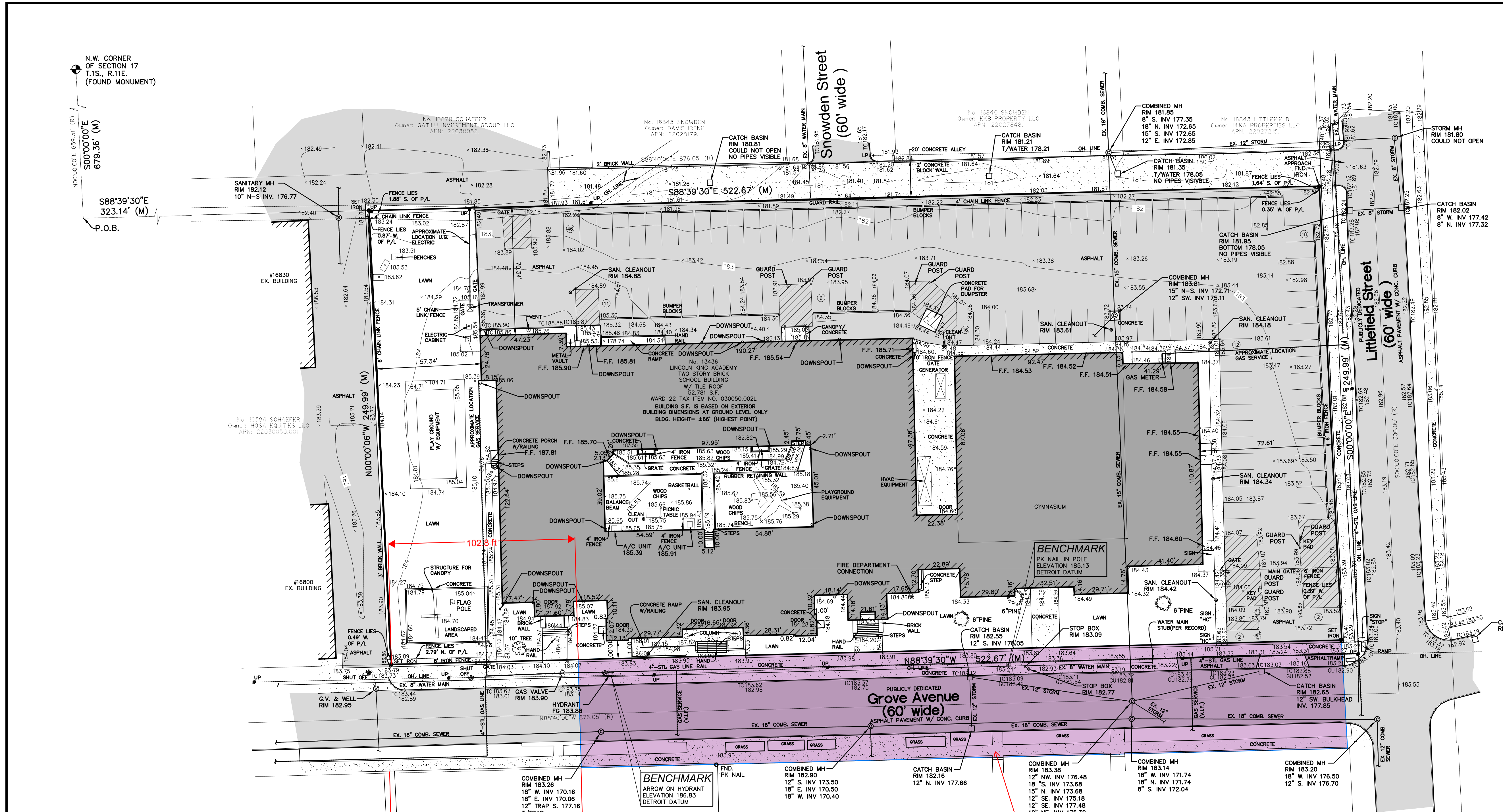
REVISED:

NFE JOB NO.

SHEET NO.

K706

1 of 1



LEGEND

LABEL	SYMBOL	DESCRIPTION
ASPH		= Asphalt
C		= Cable
CATV		= Phone/Fiber Optic/Misc. Riser
CB		= Catch Basin/Beehive Catch Basin
CO		= Clean Out
CONC		= Concrete
DS		= Downspout
E		= Electric
EM		= Electric Meter
EC		= Electric Conduit/Riser
ES		= End Section
F.I.		= Found Iron
FND. MON.		= Found Monument
G		= Gas Meter/Gas Main
GL		= Ground Light
GP		= Guard Post
GV		= Gate Valve
HYD		= Hydrant
LP		= Light Pole
L/S		= Landscape
MH		= Manhole (Miscellaneous)
MW		= Monitor Well
OH		= Overhead Lines
PH		= Physically Handicapped
P/V		= Post Indicator Valve
P/L		= Property Line
PM		= Parking Meter
ROW		= Right of Way
SAN		= Sanitary Manhole/Pipe
SB		= Stop Box (Water)
SC		= Section Corner
SI/SPK		= Set Iron/Set PK Nail
SO		= Shutoff (Water)
STM		= Storm Drain Manhole/Pipe
TRNS		= Telephone Manhole
UP		= Transformer
WM		= Utility Pole
		= Water Main
		= Water Meter
(R)		= Record Measurement
(M)		= Surveyed Measurement
(C)		= Calculated

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF GROVE AVENUE, AS DESCRIBED PER QUIT CLAIM DEED RECORDED IN LIBER 52025, PAGE 1390, W.C.R.

TITLE NOTES

- SUBJECT TO THE TERMS AND CONDITIONS OF A CERTAIN ZONING APPEAL, AS RECORDED IN LIBER 23550, PAGE 146, WAYNE COUNTY RECORDS. [DOCUMENT NOT PROVIDED TO SURVEYOR]
- SUBJECT TO THE TERMS, CONDITIONS AND SEWER EASEMENT, AS SET FORTH IN DEED RECORDED IN LIBER 7710, PAGE 358, WAYNE COUNTY RECORDS. [DOCUMENT NOT PROVIDED TO SURVEYOR]
- SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 82-564093, AN EFFECTIVE DATE OF JANUARY 16 2007, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.

SITE DATA

GROSS LAND AREA: 130,824 SQUARE FEET OR 3.00 ACRES
ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
BUILDING SETBACKS:
FRONT= 20' (SCHOOLS)
SIDES= FORMULA B = LENGTH (FEET) + 2(HEIGHT)/6
REAR= 30' (SCHOOLS)
ZONED: R-3 (LOW DENSITY RESIDENTIAL DISTRICT)
BUILDING SETBACKS:
FRONT= 20' (PARKING LOT)
SIDES= 10' (PARKING LOT)
REAR= NONE (PARKING LOT)

MAX. BUILDING HEIGHT PERMITTED: N/A
TOTAL PARKING: 113 SPACES INCLUDING 2 BARRIER FREE SPACES.

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF DETROIT ZONING ORDINANCE. NOTE: THE BUILDING SETBACK LINES ARE NOT PLOTTED HEREON. THE SURVEYOR CANNOT MAKE A CERTIFICATION BASED ON AN INTERPRETATION OF THE DETROIT ZONING ORDINANCE. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF DETROIT TO INSURE CONFORMITY.

VACATION OF GROVE AVENUE (60 FT. WD.)
WITH RESERVATION OF DWSD EASEMENT

TABLE NOTES
8(B) NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR. THE SETBACK INFORMATION AS SHOWN HEREON WITHIN THE "SITE DATA" TABLE IS BASED ON THE CITY OF DETROIT ZONING ORDINANCE. THE SURVEYOR IS NOT ABLE TO INTERPRET THE ZONING ORDINANCE TO GRAPHICALLY PLOT THE BUILDING SETBACK REQUIREMENTS ON THE FACE OF THE SURVEY.

11. A MISS DIG TICKET NUMBER B082980218, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND UTILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON NOVEMBER 27, 2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE UTILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

16: THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17: THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION.

19: IMPROVEMENTS WITHIN OFFSITE EASEMENTS OR SERVICUES AS PROVIDED BY THE TITLE COMPANY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT LAND ONLY.

SURVEYOR'S CERTIFICATION

CHICAGO TITLE INSURANCE COMPANY
PHILIP F. GRECO TITLE COMPANY
THE NEW COMMON SCHOOL FOUNDATION, A MICHIGAN NON-PROFIT CORPORATION

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 ITEMS 1, 2, 3, 4, 5, 6(B), 7, 8, 9, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12-08-2018.

KEVIN NAVAROLI, P.S.
NO. 53503
DATED: 12-11-2018
REVISED:

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

LEGAL DESCRIPTION
SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
BEING PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON WEST LINE OF AND 659.31 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 17, RUNNING THENCE SOUTH 88 DEGREES 40 MINUTES EAST 876.05 FEET TO A POINT, THENCE SOUTH 300.00 FEET TO A POINT, THENCE NORTH 88 DEGREES 40 MINUTES WEST 876.05 FEET TO A POINT ON WEST LINE OF SECTION 17; THENCE NORTH 300.00 FEET TO PLACE OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN GROVE AND LITTLEFIELD AVENUES AND THE ALLEY ON THE NORTH, DEEDED TO THE CITY OF DETROIT, ALSO EXCEPTING THAT PART LYING WEST OF THE EAST LINE OF HARTWELL AVENUE EXTENDED SOUTHERLY TO GROVE AVENUE.
WARD 22, TAX ITEM NOS. 030050.Q02L & 026874-5

FLOOD HAZARD NOTE
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C0100E BEARING AN EFFECTIVE DATE OF 2-2-2012.

CEMETERY NOTE
THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.

UTILITY NOTE
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.