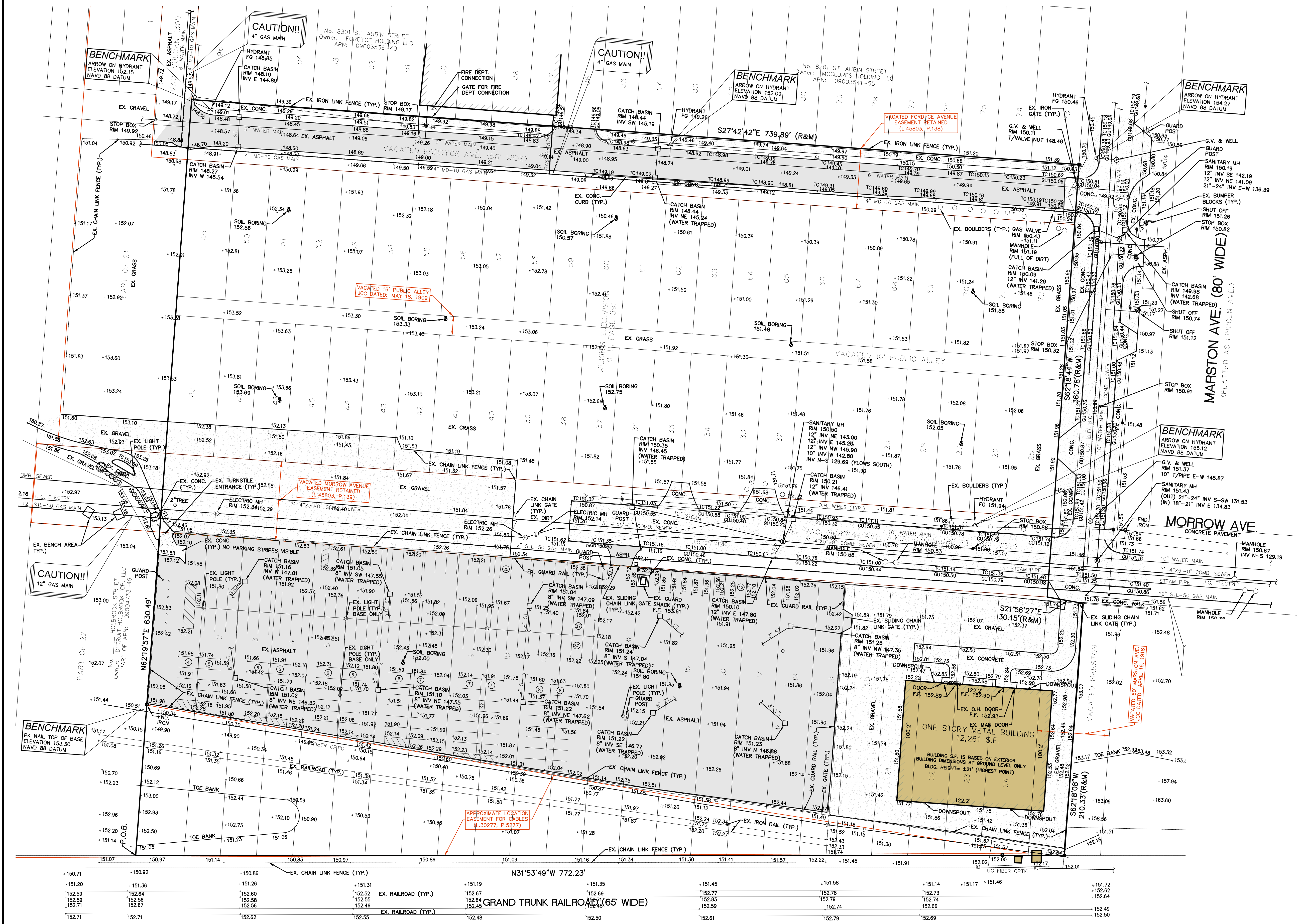
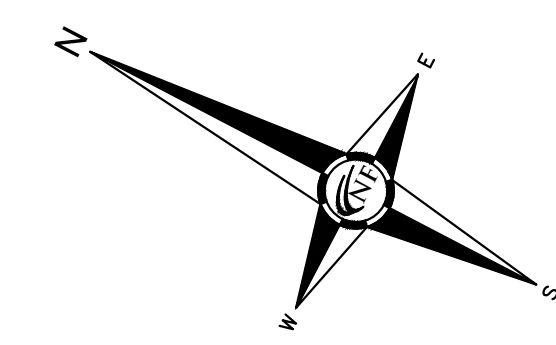
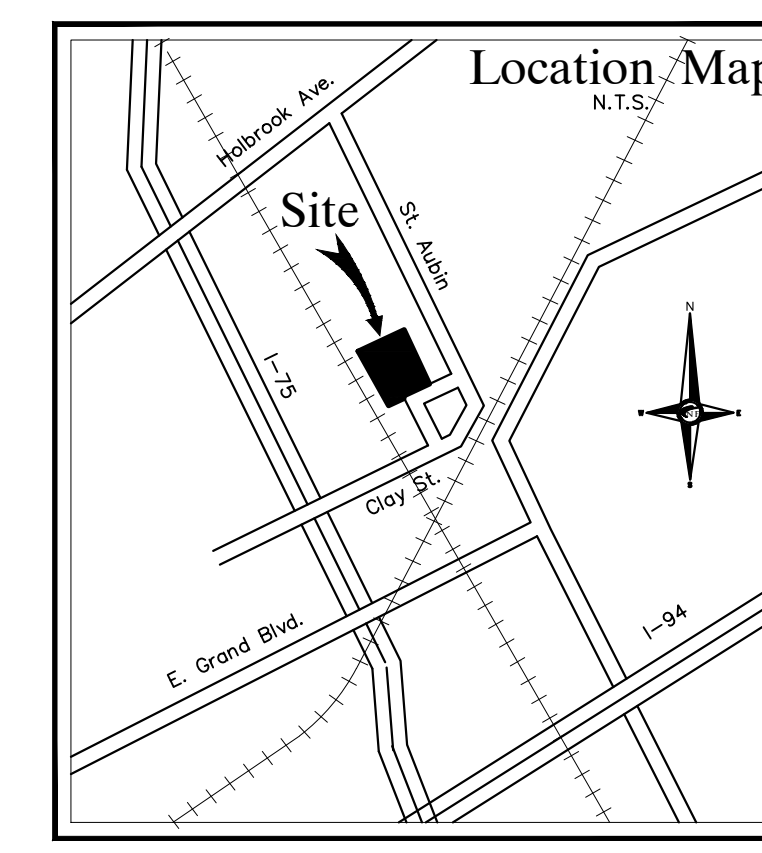




NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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



LEGAL DESCRIPTION - (SUBJECT PARCEL)

Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (Platted as Dequindre Street - 66 feet wide) and the North 1/2 of vacated Marston Avenue (Platted as Lincoln Avenue - 80 feet wide) lying adjacent to said Lot 24 of WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10.000 ACRE TRACT, 630.49 feet to the intersection of said North line and the East line of said Vacated Fordyce Avenue; thence South 27 degrees 42 minutes 42 seconds East along the East line of said Vacated Fordyce Avenue, 739.69 feet to a point on the North line of Marston Avenue (Platted as Lincoln Avenue - 80 feet wide); thence South 62 degrees 18 minutes 44 seconds West along said North line of Marston Avenue, 360.78 feet; thence South 21 degrees 56 minutes 27 seconds East, 30.15 feet to a point on the centerline of Vacated Marston Avenue (Platted as Lincoln Avenue - 80 feet wide); thence South 62 degrees 18 minutes 08 seconds West along said centerline, 210.33 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 772.23 feet to the Point of Beginning.

The Subject Parcel is part of the same land as described within the Title Commitment.
Part of Tax Parcel No. 09004733-49

SEAL

PROJECT
8391 St. Aubin aka
T.B.D. Marston
New Industrial Building

CLIENT
Kemp Building
& Development
275 W. Girard
Madison Hts, MI 48071
Contact:
Tom Kemp / Danny Plantus
Ph: 248-583-9030
Fax: 248-583-3140

PROJECT LOCATION
Part of the 1/4 Sections 41, 42
& 43 of the Ten Thousand
Acres Tract as Recorded in
Liber 1 of Plats, Page 211,
City of Detroit,
Wayne County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBERS 890650396/890710154, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON APRIL 2, 2019. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DESCRIBED 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 FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

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.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

DATE	ISSUED/REVISED
04-30-19	ISSUED FOR SITE PLAN REVIEW
05-24-19	ISSUED FOR ENGINEERING REVIEW
07-03-19	REVISED PER SITE PLAN REVIEW
07-10-19	REVISED PER ENGINEERING REVIEW
09-04-19	REVISED PER DWSD
10-03-19	REVISED PER DWSD
10-22-19	REVISED PER DWSD
01-22-20	REVISED PER DWSD
02-19-20	REVISED PER DWSD
03-03-20	FINAL APPROVED
05-01-20	REVISED BERM GRADING

DRAWN BY:
C. Ellison
DESIGNED BY:
B. Brickel
APPROVED BY:
K. Navaroli
DATE:
March 26, 2019

SCALE: 1" = 40'
40 20 0 20 40 60
NFE JOB NO. SHEET NO.
K848-01 C1