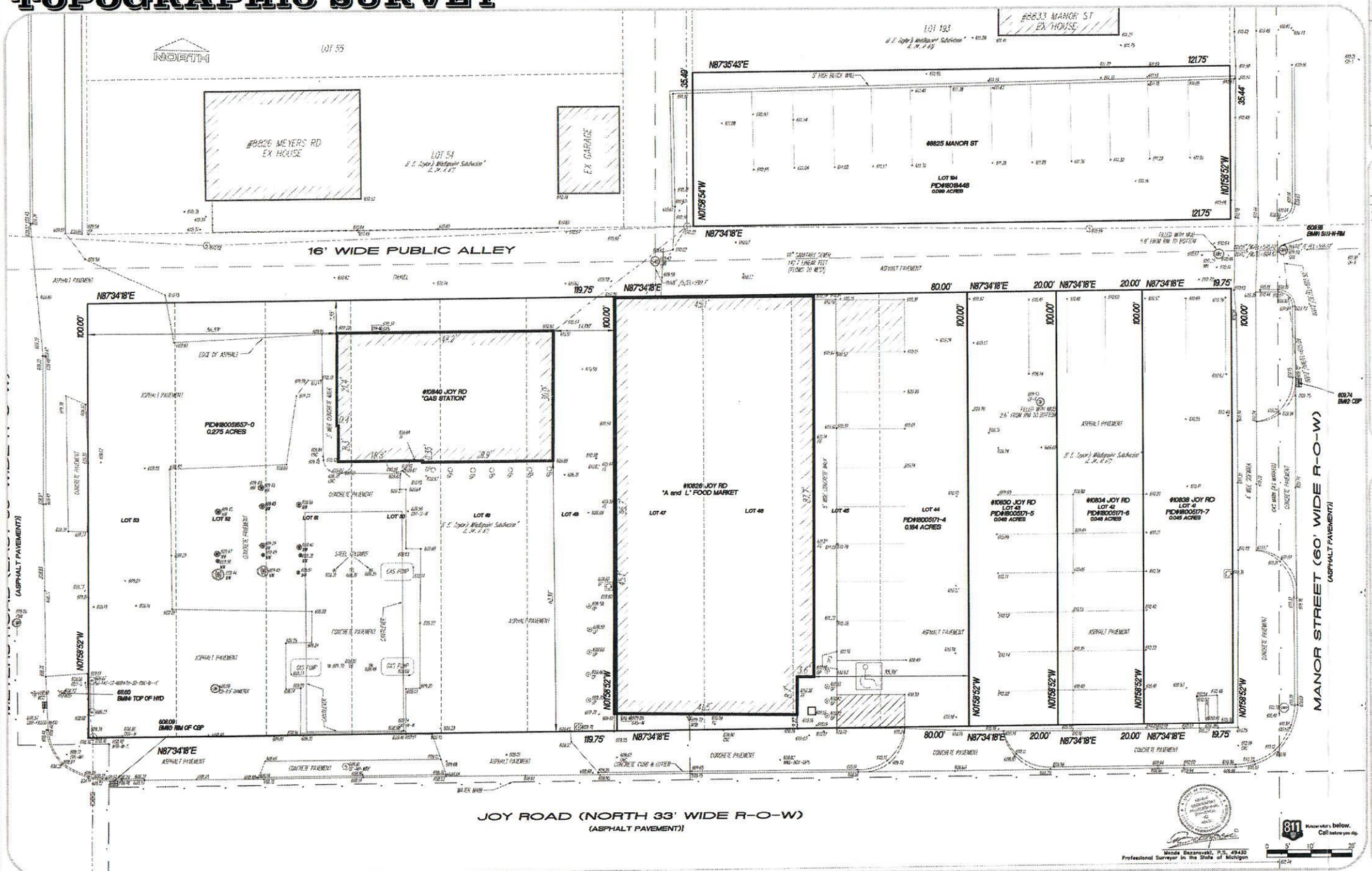
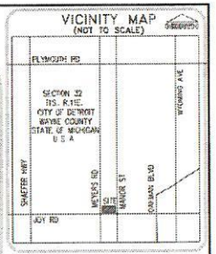
TOPOGRAPHIC SURVEY



VICINITY MAP
(NOT TO SCALE)



LEGEND

- UP = UTILITY POLE
- LP = LIGHT POLE
- OHW = OVER HEAD WIRE
- CLF = CHAIN LINK FENCE
- WSB = WATER STOP BOX
- WSO = WATER SHUT OFF
- FH = FIRE HYDRANT
- UMH = UNKNOWN MANHOLE
- SMH = EX SANITARY M.H.
- CB = EX CATCH BASIN
- GAS-M = GAS METER
- EL = ELEVATION
- FF = FINISH FLOOR
- FG = FINISH GRADE
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- T./R. = TOWN/RANGE
- L./P. = LIBER/PAGE
- FP = FOUND PIPE
- BM = BENCH MARK
- CP = CONTROL POINT
- INV = INVERT
- EX = EXISTING
- TSL = TOP OF SLAB
- NAVD88 = NORTH AMERICAN VERTICAL DATUM AS OF 1988
- GP = GUARD POST
- MW = MONITORING WELL
- CR = CENTER OF ROAD
- A. = ASPHALT PAVEMENT
- CNC = CONCRETE PAVEMENT

#10840 Joy Road, Detroit, MI, 48204
Part of the SE 1/4 of Section 21, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lots: 48 thru 53, both inclusive of "B.E. Taylor's Middlepoint Subdivision", (L.34, P.67)
Containing: 11,975 Square Feet------0.275 Acres, more or less.
Parcel Identification Number:# 18005157-0.

#10826 Joy Road, Detroit, MI, 48204
Part of the SE 1/4 of Section 21, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lots: 44 thru 47, both inclusive of "B.E. Taylor's Middlepoint Subdivision", (L.34, P.67)
Containing: 8,000 Square Feet------0.184 Acres, more or less.
Parcel Identification Number:# 18005171-4.

#10830 Joy Road, Detroit, MI, 48204
Part of the SE 1/4 of Section 21, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lot 43 of "B.E. Taylor's Middlepoint Subdivision", (L.34, P.67)
Containing: 2,000 Square Feet------0.046 Acres, more or less.
Parcel Identification Number:# 18005171-5.

#10834 Joy Road, Detroit, MI, 48204
Part of the SE 1/4 of Section 21, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lot 42 of "B.E. Taylor's Middlepoint Subdivision", (L.34, P.67)
Containing: 2,000 Square Feet------0.046 Acres, more or less.
Parcel Identification Number:# 18005171-6.

#10838 Joy Road, Detroit, MI, 48204
Part of the SE 1/4 of Section 21, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lot 41 of "B.E. Taylor's Middlepoint Subdivision", (L.34, P.67)
Containing: 1,975 Square Feet------0.045 Acres, more or less.
Parcel Identification Number:# 18005171-7.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.
Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

Vende Bezanvevi, P.S. #49430
Professional Surveyor in the State of Michigan

811 Know what's below. Call before you dig.

0 5' 10' 20'
1" = 10'

GENERAL NOTES

-Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
-All measurements as shown herein are existing.
-All symbols as shown herein are not to scale.
-While surveying the property as shown herein, entire site was covered with snow and ice.
AB-SB Land Survey, P.C. shall not be held liable if some of the site features were omitted.
-All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
-AB-SB Land Survey, P.C retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
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BENCH MARK INFORMATION

Site Bench Mark No. 1:
North Rim of a Sanitary Manhole at the NE site corner of the "ABL Market Store.
EL=609.98"

Site Bench Mark No. 2:
Rim of a Pavement Catch Basin in the West side of manor Street and being Easterly of the "ABL Market Store.
EL=609.74"

Site Bench Mark No. 3:
Rim of a Pavement Catch Basin at the SE intersection of Joy Rd and Meyers Rd, In the North edge of Joy Rd and SW'ly from the SW'ly corner of the "Gas Station".
EL=608.09"

Site Bench Mark No. 4:
Top of Fire Hydrant at the west side of Gas Station.
EL=611.60"

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260222, Panel No. 0260, Suffix "E", being effective as of February 2, 2012.

LEGAL DESCRIPTION

#8825 Manor Street, Detroit, MI, 48204
Part of the SE 1/4 of Section 21, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lot 194 of "B.E. Taylor's Middlepoint Subdivision", (L.34, P.67)
Containing: 4,318 Square Feet------0.099 Acres, more or less.
Parcel Identification Number:# 18018448.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.
Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

AB-SB LAND SURVEY, P.C.
30636 North Pointe Dr. New Baltimore, MI, 48047
TEL: (586) 822-4964, FAX: (586) 393-5833
info@ab-sb-landsurvey.com
www.ab-sb-landsurvey.com

SCALE: 1" = 10'	PAGE: 1 OF 1
JOB NUMBER: 2020-09-23-255-ZA	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS: #1: 02-21-2023	DATE: 09-26-2020

CLIENT: Mr. Firas Ayar
ADDRESS: 10826 Joy Road, Detroit, MI, 48204
TEL: (248)-866-1107
FAX: