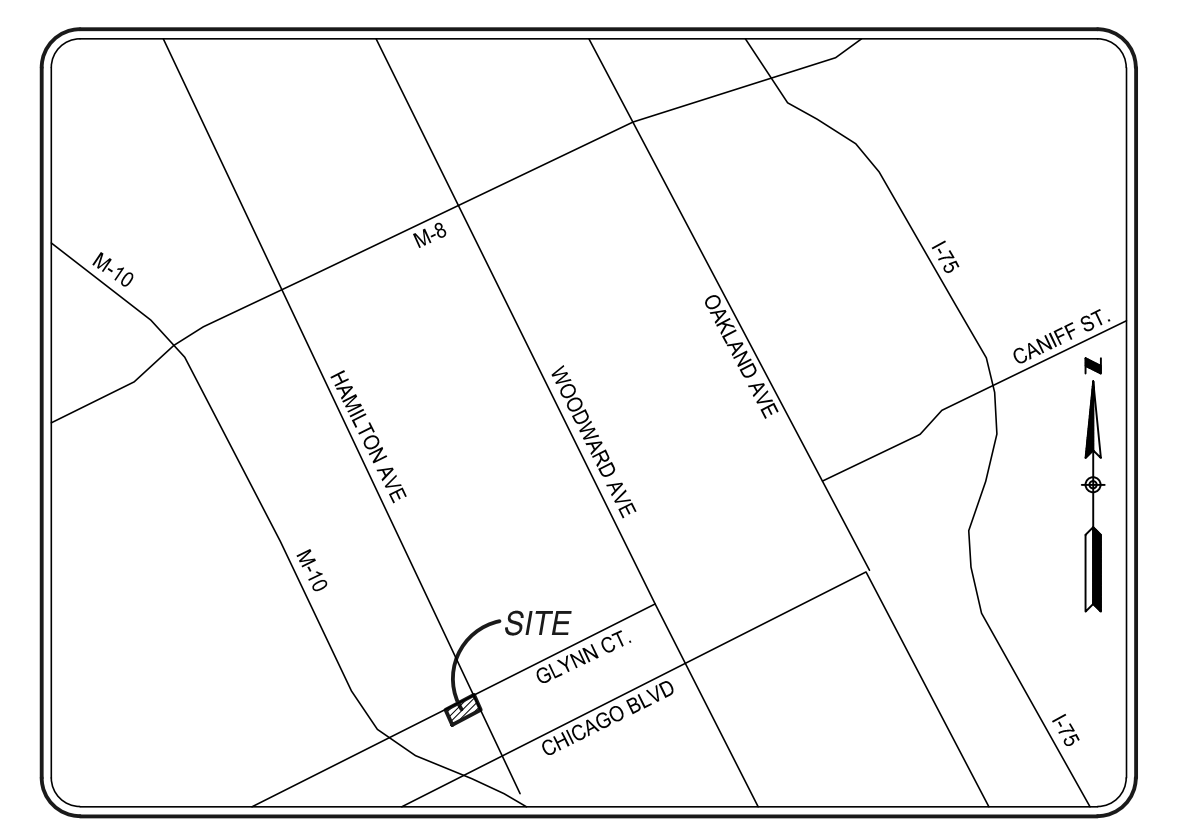


**LEGEND**

- MANHOLE
- CATCH BASIN
- SEWER CLEAN OUT
- GAS METER
- GAS SHUT OFF VALVE
- VALVE BOX
- GATE VALVE & WELL
- WATER SHUT OFF VALVE
- FIRE HYDRANT
- SPRINKLER VALVE BOX
- LAWN SPRINKLER HEAD
- HAND HOLE
- ELECTRIC RISER OR METER
- TELEPHONE RISER
- CABLE TV RISER
- AIR CONDITION UNIT
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
- LIGHT POLE
- LIGHT POLE WITH LAMP EXTENSION
- TRAFFIC SIGNAL
- POLE W/ TRAFFIC SIGNAL (OVER ROAD)
- QUIP WIRE
- QUIP POLE
- GROUND LEVEL / DECORATIVE LIGHTING
- FLAG POLE
- PHONE OR PHONE BOOTH
- METAL OR CONC. POST
- MAILBOX
- SIGN
- WATER FOUNTAIN
- PARKING METER
- BILLBOARD OR LARGE SIGN
- BASKETBALL HOOP
- BOULDER
- STATUE OR SCULPTURE
- BENCH
- STUMP
- DOWNSPOUT INTO STORM DRAIN
- DOWNSPOUT TO GROUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- SECTION CORNER
- TRAVERSE POINT
- STRUCTURE NUMBER
- SDA POINT NO.
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF PAVEMENT ELEVATION
- EDGE OF METAL ELEVATION
- TOP OF WALK ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- GROUND ELEVATION
- UNDERGROUND
- FIBER OPTIC
- CONCRETE
- ASPHALT
- FINISH FLOOR ELEVATION
- DOOR LEDGE ELEVATION
- FOUND IRON
- F.M. FOUND MONUMENT
- F.P.K. FOUND P.K. NAIL
- S.I. SET IRON WISDA CAP
- SET P.K. NAIL
- SET P.K. NAIL WISDA TAG
- MAG SET MAGNETIC NAIL
- MAGTAG SET MAGNETIC NAIL WISDA TAG
- MEASURED
- RECORD
- CALCULATED
- INVERT ELEVATION
- CORRUGATED METAL PIPE
- GAS
- SANITARY SEWER (SAN)
- STORM SEWER (STM)
- WATERMAIN (WM)
- OVERHEAD WIRE
- COMBINED SEWER
- STEAM LINE
- OIL LINE
- UG FIBER (COMM.)
- UG ELECTRIC (ELEC.)
- UG PHONE (PH)
- UG CABLE (CBL)
- CHAIN LINK FENCE (CL)
- WOOD FENCE
- WIRE FENCE (WF)
- GUARD RAIL
- EDGE OF BRUSHWOODS
- CENTERLINE OF DITCH
- CULVERT
- BANKTOP OF SLOPE
- MAJOR CONTOUR
- MINOR CONTOUR
- BOUNDARY LINES
- ROW LINES
- SECTION LINES
- PROPERTY LINES
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK / PAVERS
- WATER



**LOCATION MAP**  
NOT TO SCALE

**ZONING NOTE**

AS OF 02-06-23 THE SURVEYOR HAS NOT BEEN FURNISHED A ZONING REPORT THAT WOULD DISCLOSE THE PERTINENT ZONING INFORMATION.

PER THE CITY OF DETROIT ZONING INDEX MAP #9, PARCEL 1 IS ZONED B4, GENERAL BUSINESS DISTRICT AND PARCELS 2-4 ARE ZONED R3, LOW RESIDENTIAL DENSITY. SEE TABLES BELOW FOR CITY OF DETROIT ZONING REQUIREMENTS.

**PARCEL 1**

**Sec. 61-13-25. B4.**  
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 26-12, §1, 11-21-12)

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Fraternity or sorority houses	7000	70	20	Formula A	30	35			
Libraries or museums	10000	70	20	Formula B	30	35		Sec. 61-13-32	
Motels or hotels	7000	70	20	Formula A	30	35			
Motor vehicle filling station	See Sec. 61-13-93		See Sec. 61-13-98 and Sec. 61-13-99			35	See Sec. 61-13-97		
Motor vehicles, used: salesroom or sales lot	4000	40				35			
Motor vehicle washing and steam cleaning	10000					35			
Multiple-family dwellings	7000	70	20	Formula A	30			2.00	
Parking lots or parking areas								Sec. 61-13-102; Article XIV, Division 1, Subdivision I	
Religious institutions	10000	70	20	Formula B	30	35		Sec. 61-13-32; Sec. 61-13-104	
Single family dwellings: Religious residential facilities	5000	50	20	4 ft minimum/14 ft combined	30	35			
Two family dwellings	6000	55	20	Formula A	30	35			
Town houses (attached group)	7000	70	20	Formula A	30	35		Sec. 61-13-106	
All other residential and public, civic and institutional uses	7000	70	20	Formula B	30	35		Sec. 61-13-32	
All other uses						35			

**PARCELS 2-4**

**Sec. 61-13-4. R3.**  
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width	Front	Side*	Rear				
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I

**SURVEYOR'S COMMENTS**

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS INDICATED ON THE SURVEY (GLYNN COURT & HAMILTON AVE.). THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES NO OBSERVABLE EVIDENCE IN SIDEWALK CONSTRUCTION.
- NO ENCROACHMENT OR ENCUMBRANCES WERE FOUND DURING THE PREPARATION OF THE ALTA/NSPS SURVEY OF THE SUBJECT PROPERTIES COMPLETED BY SPALDING DEDECKER.
- AS OF FEBRUARY 8, 2023, SPALDING DEDECKER HAS NOT BEEN FURNISHED A CURRENT TITLE SEARCH THAT WOULD IDENTIFY ANY EASEMENTS OF RECORD THAT WOULD ENCUMBER THE PROPERTY. THEREFORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIVE COVENANTS THAT ARE NOT SHOWN.
- THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. A MISS DIG DESIGN TICKET NUMBER OF 2023012601475-000 HAS BEEN REFERENCED TO THIS PROJECT. THERE ARE NO ASSURANCES THAT ALL PROVIDERS HAVE RESPONDED AND THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

**LEGAL DESCRIPTION**

AS PROVIDED BY:  
COVENANT DEED RECORDED IN LIBER 57933, PAGE 1487, WAYNE COUNTY RECORDS DATED OCTOBER 31, 2022

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1: 06004346  
LOTS 10, 11, AND 12 INCLUDING VACATED ALLEYS ADJACENT THERETO, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS; ALSO THE NORTH 24 FEET OF LOTS 453 AND 454, BOSTON BOULEVARD SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 29 OF PLATS, PAGE 23, WAYNE COUNTY RECORDS/

PARCEL 2: 06002635-7  
THE WEST 32.02 OF LOT 13, AND ALL OF LOTS 14 AND 15, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

PARCEL 3: 06002638  
LOT 16, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

PARCEL 4: 06002639  
LOT 17, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

**FLOODPLAIN NOTE**

PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, COMMUNITY PANEL NO. 26163C0125E, PANEL 125 OF 541, EFFECTIVE DATE FEBRUARY 02, 2012, PARCEL IS IN ZONE X, AREAS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD.

**EVIDENCE OF EARTH MOVING**

THERE IS NO EVIDENCE OF RECENT EARTHMOVING ON THIS PARCEL.

**COORDINATE SYSTEM**

THE COORDINATE SYSTEM FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (2113) BASED ON NAD83(2011).

**BASIS OF BEARING**

THE BASIS OF BEARINGS IS THE STATE PLANE GRID AND UNITS ARE INTERNATIONAL FEET, AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). THEREFORE, THE BEARINGS WILL NOT MATCH THE PLAT BEARINGS OF RECORD.

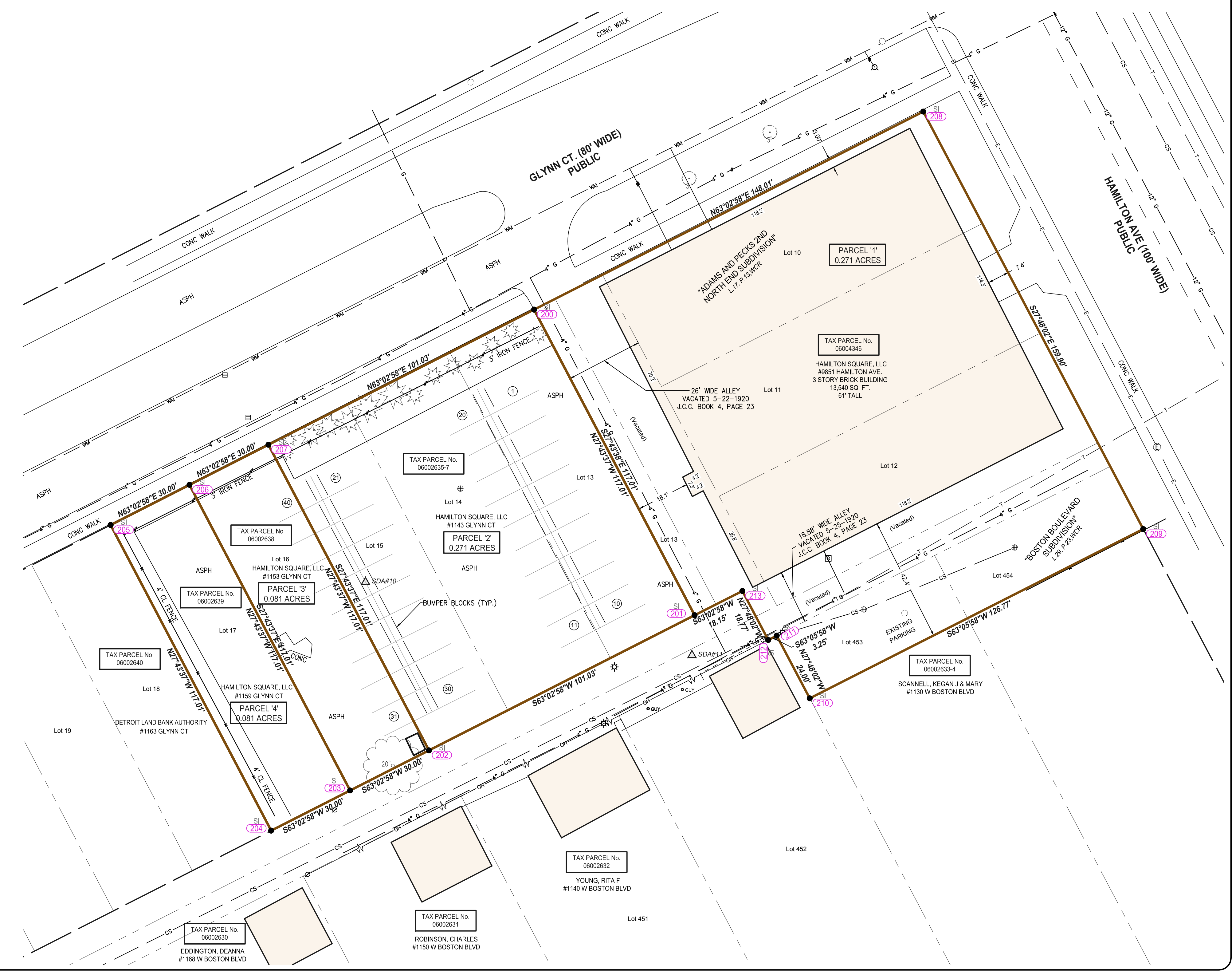
**SURVEYOR'S STATEMENT**

TO: HAMILTON SQUARE DETROIT, LLC  
TITLE CONNECT LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(b), 7(a, b1, c), 8, 9, 11(b), 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01-18-23.

DATE OF PLAT OR MAP: 02-06-23

*Steven E. Dunn*  
STEVEN E. DUNN  
PROFESSIONAL SURVEYOR No. 4001028408



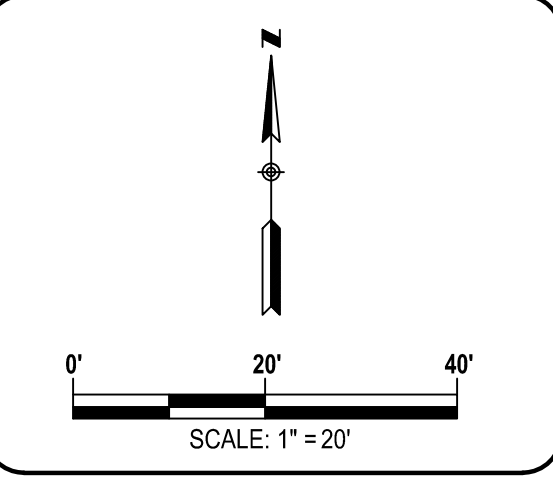
905 South Blvd. East  
Rochester Hills, MI 48307  
Phone (248) 844-5400  
Fax (248) 844-5404

15 E. Baltimore St.  
Detroit, MI 48202  
Phone (313) 305-9120  
Fax (313) 305-9121

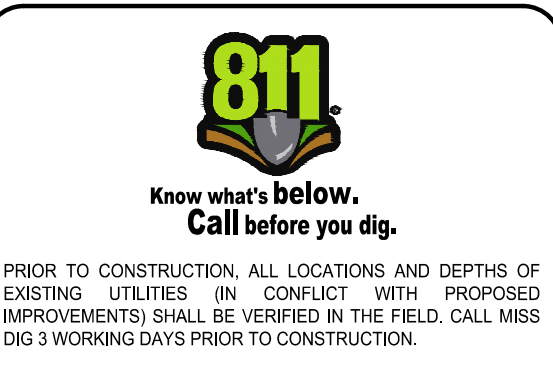
27333 Meadowbrook Rd., Suite 210  
Novi, MI 48377  
Phone (248) 844-6274

400 Ann St. NW, Suite 204  
Grand Rapids, MI 49504  
Phone (616) 885-5802

www.sda-eng.com  
(800) 598-1600



**CLIENT:**  
HAMILTON SQUARE DETROIT, LLC



**UTILITY NOTE**

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKERS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

COPYRIGHT © 2023 SPALDING DEDECKER ASSOCIATES, INC. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF SPALDING DEDECKER ASSOCIATES, INC.

**#1143, #1153 & #1159  
GLYNN CT. &  
#9851 HAMILTON AVE.**

DETROIT, MI  
**ALTA/NSPS  
LAND TITLE SURVEY**

SECTION 35  
TOWN 01 SOUTH RANGE 11 EAST  
CITY OF DETROIT  
WAYNE COUNTY, MICHIGAN

NO.	DATE	REVISION

VERIFY SCALES  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAFTER	DATE
N. POOLE	02-06-23
N. DUNN	02-06-23
FIELD LEADER	PROJECT SURVEYOR
J. LONERO	N. DUNN
PROJECT MANAGER	DEPARTMENT MANAGER
N. DUNN	C. PLATZ
JOB NO.	DRAWING NO.
DE23002A	DE23002ALTA
SCALE:	SHEET NO.
1" = 20'	1 OF 1