

VICINITY MAP
(NOT TO SCALE)

RAMP AREA

THE LAND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN.
A PARCEL OF LAND BEGINNING AT A POINT ON THE NORTHERLY LINE OF PLUMMER AVENUE, DISTANT SOUTH 61 DEGREES, 46 MINUTES, WEST, 102.80 FEET FROM THE SOUTHEAST CORNER OF LOT 206, LEAVITT'S SUBDIVISION OF PART OF PRIVATE CLAIMS 574 AND 171; THENCE SOUTH 28 DEGREES 14 MINUTES 00 SECONDS EAST, 5.00 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 00 SECONDS WEST, 36.00 FEET; THENCE NORTH 28 DEGREES 14 MINUTES 00 SECONDS WEST, 5.00 FEET; THENCE NORTH 61 DEGREES 46 MINUTES 00 SECONDS EAST, 36.00 FEET TO THE POINT OF BEGINNING, CONTAINING 180± SQUARE FEET.

PARCEL AREA

38,270± SQUARE FEET = 0.879± ACRES

BENCHMARK

SITE BENCHMARK #1
NAIL IN WEST FACE OF STREET LIGHT POST AT MERRITT AVENUE.
ELEVATION = 592.84' (NAVD 88)

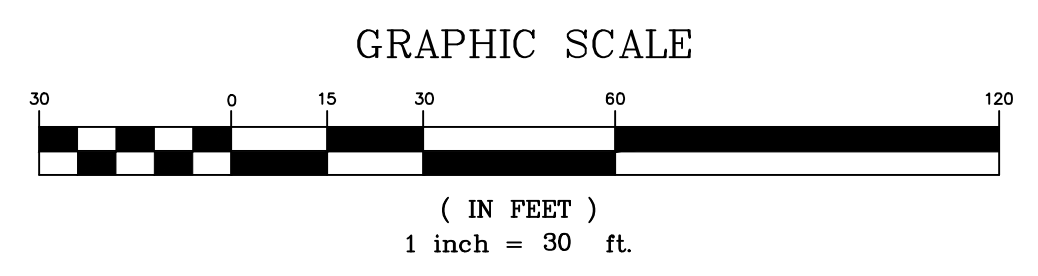
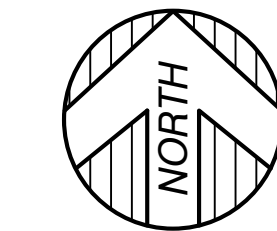
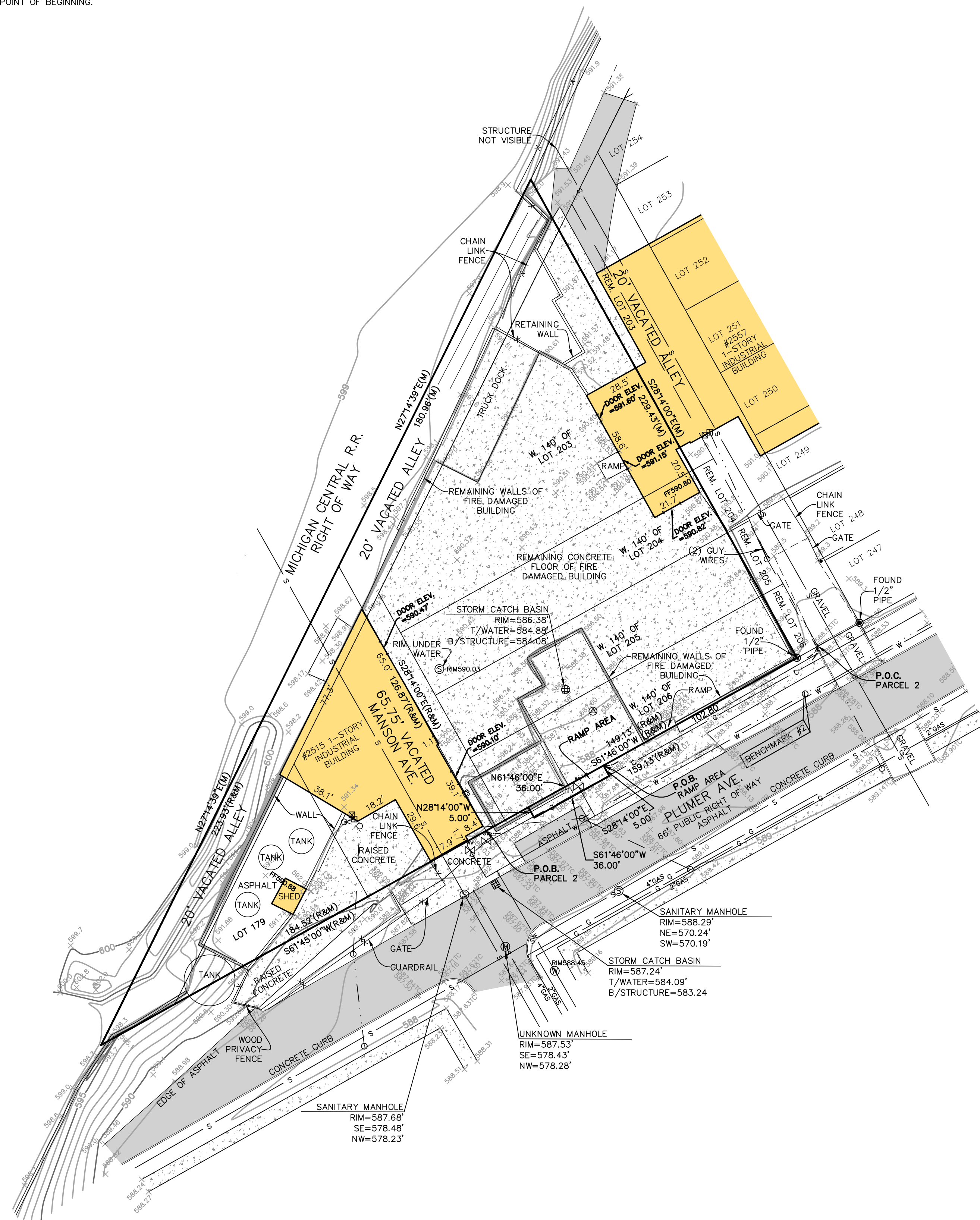
SITE BENCHMARK #2
NAIL IN NORTH FACE OF POWER POLE ON PLUMMER AVENUE.
ELEVATION = 590.09' (NAVD 88)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊞	ELECTRIC METER
⊞	ELECTRIC PANEL
○	UTILITY POLE
⊞	GAS METER
⊞	GAS VALVE
⊞	SEWER MANHOLE
⊞	ROUND CATCH BASIN
⊞	WATER GATE MANHOLE
⊞	WATER VALVE
⊞	MONITOR WELL
⊞	UNKNOWN MANHOLE
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING OVERHANG
---	CONCRETE CURB
---	RAISED CONCRETE
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
x	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
g	GAS LINE
s	SEWER LINE
w	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
■	BUILDING AREA
■	ASPHALT
■	CONCRETE



PROPERTY DESCRIPTION

SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN.
LOT 179, LEAVITT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF PLUMMER AVENUE, DISTANT SOUTH 61 DEGREES, 46 MINUTES, WEST, 159.13 FEET FROM THE SOUTHEAST CORNER OF LOT 206, LEAVITT'S SUBDIVISION OF PART OF PRIVATE CLAIMS 574 AND 171, AND PROCEEDING; THENCE ALONG THE SAID NORTHERLY LINE OF SOUTH 61 DEGREES, 46 MINUTES WEST 184.52 FEET; THENCE ALONG THE SOUTHERLY LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT-OF-WAY 223.93 FEET; THENCE SOUTH 28 DEGREES, 14 MINUTES EAST 126.87 FEET, TO THE POINT OF BEGINNING, ALSO THE WEST 140 FEET OF LOTS 203 TO 206, INCLUSIVE, ALSO THAT PART OF VACATED MANSON AVENUE (BEING A STRIP OF LAND 9.13 FEET WIDE OFF FROM THE EASTERLY SIDE OF MANSON AVENUE) THAT LAYS BETWEEN THE NORTHERLY LINE OF PLUMMER AVENUE AND THE SOUTHERLY LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT-OF-WAY; ALSO ALL THAT PART OF VACATED ALLEY 20 FEET WIDE THAT LAYS ADJACENT TO THE NORTH LINE OF LOT 203 AND BETWEEN THE WESTERLY LINE OF LOTS 203 TO 206, INCLUSIVE, IF EXTENDED IN A DIRECT LINE OF NORTHERLY AND EASTERLY LINE OF THE WEST 140 FEET OF LOTS 203 TO 206, INCLUSIVE, IF SAME WERE EXTENDED IN A DIRECT NORTHERLY LINE, LEAVITT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE REPUTATION FIRST TITLE AGENCY, LLC COMMITMENT No. 2022-110505, DATED 10/28/2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

- EASEMENT(S) AND/OR SETBACK LINES IF ANY AS DISCLOSED BY THE RECORDED PLAT, IF ANY. (NONE)
- EASEMENTS, IF ANY, FOR PUBLIC UTILITIES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED ALLEY, HEREIN DESCRIBED PRIOR TO THE VACATION THEREOF, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME. (UNKNOWN)
- TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN DEED OF ASSIGNMENT OF NON-CABLE SIDE SETTLEMENT CORRIDOR EASEMENTS, RECORDED IN LIBER 51796, PAGE 988. (SPECIFIC LOCATION OF EASEMENTS NOT GIVEN, SEE DOCUMENT FOR TERMS AND CONDITIONS)
- TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN RESOLUTION, RECORDED IN LIBER 28005, PAGE 117. (THE DOCUMENT AS PROVIDED IS PARTIALLY ILLEGIBLE, BUT APPEARS TO VACATE THE STREETS AND ALLEYS WITHIN THE SUBJECT PARCEL. IT IS UNCLEAR IF ANY PORTION OF VACATED STREETS AND ALLEYS HAVE AN EASEMENT RETAINED OVER THEM. SEE DOCUMENT FOR TERMS AND CONDITIONS)
- TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNERS ACTION, RECORDED IN LIBER 51040, PAGE 689. (SPECIFIC LOCATION OF EASEMENTS NOT GIVEN, SEE DOCUMENT FOR TERMS AND CONDITIONS)
- TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN PARTIAL RELEASE OF RIGHTS UNDER EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED IN LIBER 52405, PAGE 477. (SPECIFIC LOCATION OF EASEMENTS NOT GIVEN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

DRAFT

ANTHONY T. SYCKO, JR., P.S.
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TOPOGRAPHIC SURVEY
PREPARED FOR: IC BEAL CONSTRUCTION, LLC.
5658 PLUMMER STREET, DETROIT, MICHIGAN,
PART OF PRIVATE CLAIMS 524 AND 121

NO.	DATE	BY	REVISION	DESCRIPTION
1	11/21/22	JDM	1	11/21/22
2	03/20/23	MRJ	2	03/20/23
3	02/03/23	MRJ	3	02/03/23
4	03/20/23	MRJ	4	03/20/23