	OF STRUCTURES	F	E	D	С	В	Α
	DIRECTION	INVERT		RIM	SIZE OF	TYPE	STRUCTURE
MEAS	CABLES WEST	115.82	-5.05	120.87	PIPE	TELEPHONE MANHOLE	20
	CABLES EAST, WEST, SOUTH & NORTHEAST	117.18	-3.85	121.03		PUBLIC LIGHTING MANHOLE	21
	EAST & WEST	115.64	-5.48	121.12		GATE VALVE	
	EAST & WEST	116.36	-4.55	120.91	6"	-	22
	SOUTH	116.66	-4.25	120.91	12"	-	
	NORTHWEST	113.81	-7.10	120.91	12"		
	WEST	108.36	-12.55	120.91		COMBINATION MANHOLE	23
	SOUTHEAST	109.21	-11.70	120.91		-	
	NORTHEAST	110.06	-10.85	120.91	12"	-	
MEASURED TO BOTTO		115.90	-4.72	120.62		CATCH BASIN	24
MEASURED TO BOTTO		114.63	-5.61	120.24		CATCH BASIN	25
FULL C	SOUTHEAST	114.09	-5.95	120.04	12"		
	WEST	114.09	-5.95	120.04	6"	ROUND CATCH BASIN	29
ROCKET FIBER, FULL C					0		
	CABLES WEST	117.55	-3.00	120.55		ELECTRIC MANHOLE	30
MEAS	CABLES NORTH & SOUTH	112.85	-7.80	120.65		TELEPHONE MANHOLE	31
MEAS	CABLES NORTH & SOUTH	116.20	-4.40	120.60			32
MEAS	CABLES EAST & WEST	113.61	-7.30	120.91		ELECTRIC MANHOLE	41
MEAS	CABLES EAST & WEST	117.89	-3.05	120.94		PUBLIC LIGHTING MANHOLE	42
MEASURED TO BOTTO		115.77	-4.90	120.67			43
MEAS	CABLES EAST & WEST	113.13	-7.45	120.58			60
MEAS	CABLES EAST & WEST & SOUTH INTO BUILDING	116.24	-4.35	120.59			65
N	CABLES EAST & SOUTH INTO BUILDING	116.86	-3.00	119.86			66
	CABLES EAST & SOUTH	116.90	-3.05	119.95		ELECTRIC MANHOLE	68
MEASURED TO BOTTO		115.44	-4.15	119.59			69
MEA	EAST & WEST EAST & WEST	114.79	-5.25	120.04 119.92		GATE VALVE	70
	SOUTH	112.17	-15.05	119.92	6"	COMBINATION MANHOLE	71
	EAST & WEST	114.53	-5.50	120.03	0		
N	CABLES EAST, WEST & SOUTH	113.03	-7.00	120.03		ELECTRIC MANHOLE	72
ME	NORTH & SOUTH	114.24	-5.50	119.74			
MEASU	CABLES EAST, WEST & NORTH	113.34	-6.40	119.74		ELECTRIC MANHOLE	73
MEASURED TO TOP		110.99	-8.70	119.69		TELEPHONE MANHOLE	74
MEAS	CABLES NORTHWEST & SOUTHEAST	107.65	-13.35	121.00		TELEPHONE MANHOLE	182
MEAS	CABLES NORTHWEST & SOUTHEAST	107.74	-13.33	121.00		TELEPHONE MANHOLE	183
N	CABLES NORTHEAST	117.73	-3.65	121.38		PUBLIC LIGHTING MANHOLE	278
N	CABLES NORTHEAST & SOUTHWEST	117.87	-3.00	120.87		ELECTRIC MANHOLE	281
MEAS	CABLES NORTH & SOUTH	110.39	-10.60	120.99		ELECTRIC MANHOLE	282
MEAS	CABLES NORTH, EAST & SOUTH	117.58	-3.75	121.33		PUBLIC LIGHTING MANHOLE	283
MEASURED TO	CABLES NORTHWEST & SOUTHEAST	115.20	-6.30	121.50		PUBLIC LIGHTING MANHOLE	284
		114.04	-7.30	121.34			
	SOUTH	114.94	-6.40	121.34	15"	ELECTRIC MANHOLE	285
	NORTH	114.78	-6.40	121.18			
MEASURE TO TOP OF G		112.83	-8.35	121.18	15"	ELECTRIC MANHOLE	286
	EAST & WEST	113.94	-7.10	121.04	12"		
	EAST	113.74	-7.30	121.04		STEAM MANHOLE	287
MEAS		112.34	-8.70	121.04			
N	CABLES NORTH-NORTHEAST, SOUTHWEST & SOUTHEAST	114.78	-6.35	121.13		ELECTRIC MANHOLE	288
	NORTHEAST & SOUTHWEST	117.50	-3.70	121.20	6"		
MEASURE		116.50	-4.70	121.20		PUBLIC LIGHTING MANHOLE	289
N	CABLES SOUTHEAST & SOUTHEAST	117.32	-3.85	121.17		PUBLIC LIGHTING MANHOLE	290
	CABLES NORTHEAST, SOUTHEAST, SOUTH, WEST & NORTH	118.28	-2.90	121.18		PUBLIC LIGHTING MANHOLE	291
N	CABLES NORTHEAST & SOUTHWEST	113.31	-7.80	121.11		TELEPHONE MANHOLE	292
UNABLE TO			-	121.01		PUBLIC LIGHTING MANHOLE	299

LEGEND – EXISTING

SAN. CLEAN OUT
SAN. RISER
SAN. PUMP STATION
COMB. MH
GATE VALVE
HYDRANT
WATER VALVE
WATER METER
POST INDICATOR VALVE
WELL HEAD
FDC CONNECTION
IRRIGATION CONTROL BOX
STORM MH
CATCH BASIN
BEEHIVE CB
CULVERT E.S.
ROOF/DOWN SPOUT
OVERFLOW/OUTLET STRUCTUR
STORM CLEAN OUT
ROUND CB
LIGHT POLE
UTILITY POLE
ELEC. TRANS.
AIR CONDITIONER
ELEC. MH
ELEC. METER
ELEC. RISER
TRAFFIC CONTROL BOX

G	GAS METER	\star	MISC. TOPO. S
A	GAS RISER	\triangle	SURVEY CONTR
GAS	GAS VALVE	•	FOUND IRON
© A	GAS MH	*	FOUND NAIL
\mathbb{A}	TELE. RISER	<i>``</i> ×″	F. CUT CROSS
(T)	TELE. MH	\bullet	SECTION COR.
Т	TELE. CROSS BOX	\odot	FENCE POST
\triangle	CABLE RISER	¥	BENCHMARK
[\$		\odot	FOUND PIPE
ĽL₽	PAY PHONE	•	FOUND MON.
\bigcirc	MANHOLE	ASPH.	ASPHALT
-0-	SIGN	CONC.	CONCRETE
\odot	PROT. POST/GUARD POST	A.C.	AIR CONDITION
<	GUY	G.P.	GUARD POST
\bigcirc		C.L.F.	CHAIN-LINK F
х	CONIFEROUS TREE	D.L.	DOOR LEDGE
\bigotimes	DEAD TREE	F.F.	FINISHED FLOO
(UT FLAG)	UTILITY FLAG	0.H.	OVERHANG
*	BLDG. CORNER (FIELD LOCATED)	F.I.	FOUND IRON
Ġ	HANDICAP PARKING	S.I.	SET IRON
<u>سر</u>	WETLAND FLAG	F.I.P.	FOUND IRON I
÷	BUSH/SHRUB	М.	MEASURED
\odot	PARKING METER	R.	RECORD
Θ	RESIDENTIAL MAILBOX	F.M.	FOUND MONUN
U.S.	U.S. MAILBOX	S.N.	SET NAIL
00+00	્ર EXISTING ELEVATION	CMP	CORREGATED M
0010		RCP	REINFORCED CC

EVATION SOIL BORING

MONITORING WELL ()+ LAWN IRRIG. HEAD

000.

CENTERLINE R.R. TRACK

FOUND IRON ✤ FOUND NAIL \times F. CUT CROSS SECTION COR. ⊙ FENCE POST SF BENCHMARK \odot FOUND PIPE FOUND MON. ASPH. ASPHALT CONC. CONCRETE A.C. AIR CONDITIONER G.P. GUARD POST C.L.F. CHAIN-LINK FENCE

F.F. FINISHED FLOOR

F.I.P. FOUND IRON PIPE

F.M. FOUND MONUMENT

G.L. GROUND LIGHT

★ MISC. TOPO. SHOT

△ SURVEY CONTROL POINT

- CMP CORREGATED METAL PIPE RCP REINFORCED CONCRETE PIPE

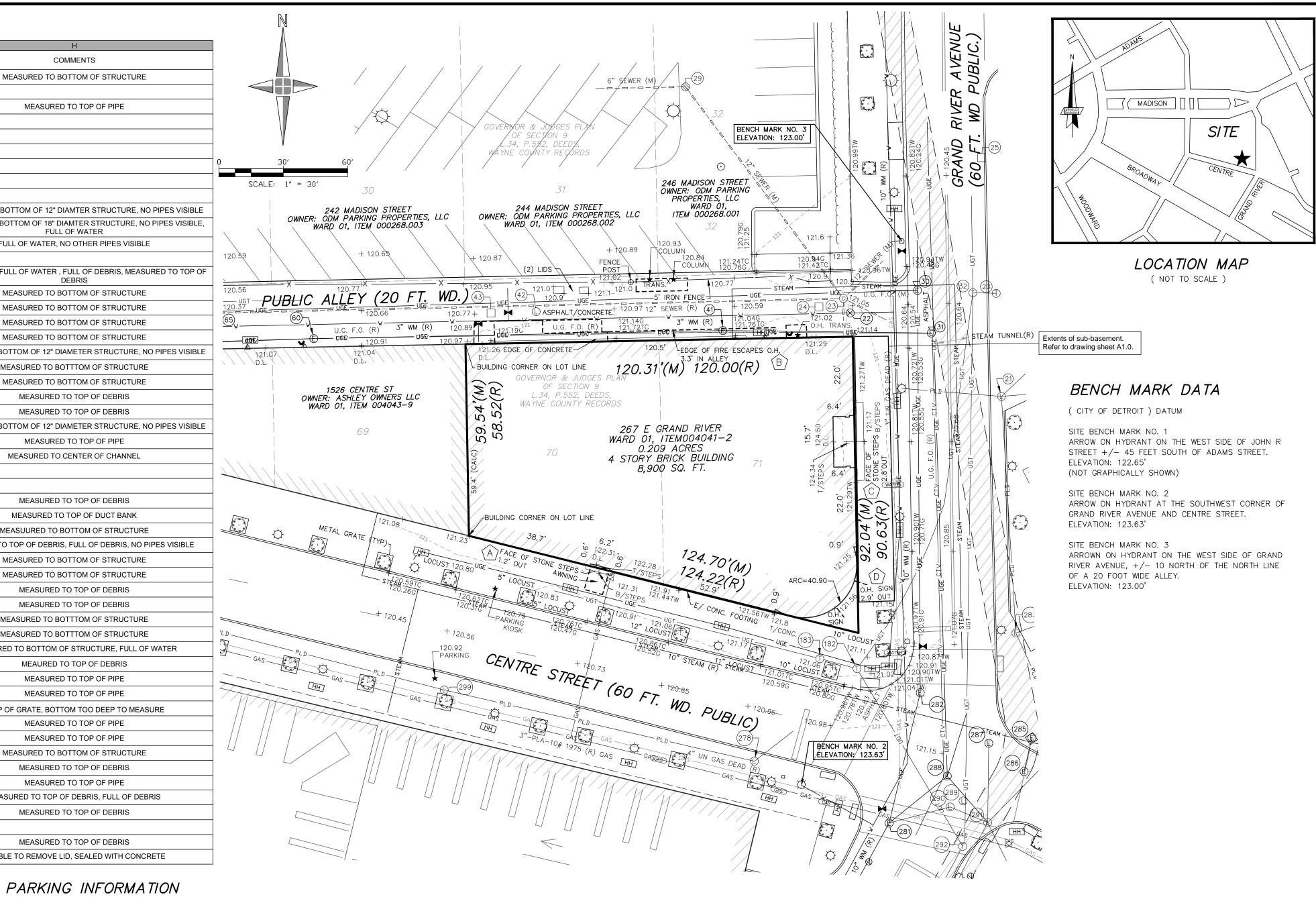
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND

UTILITY STATEMENT

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.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



REGULAR SPACES =	0
HANDICAPPED SPACES =	0
TRUCK SPACES =	0
TOTAL =	0

NOTES:

- DTE AND PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.

THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 26163C0285 EFFECTIVEDATE ON 02/02/2012 .

TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

- WITH REGARD TO TABLE A, ITEM 6, NO ZONING REPORT LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT. THEREFORE SETBACK INFORMATION IS NOT SHOWN ON THIS DRAWING.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK, UNLESS OTHERWISE NOTED.

THERE IS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK, UNLESS OTHERWISE NOTED.

ZONING INFORMATION

ZONED B5 (MAJOR BUSINESS DISTRICT) FOR MORE INFORMATION REFER TO THE CITY OF DETROIT ZONING ORDINANCE MANUAL.

Sec. 61-13-26. B5. (Ord. No. 11-05, \$1, 5-28-05; ORd. No. 26-12-, \$1, 11-21-12)									
	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max.	Max. Lot	Max	Add'l.
Use	Area (sq ft)	Width (feet)	Front	Side*	Rear	Height (feet)	Coverage (%)	FAR	Regs.
Sec. Reference	Sec. 61-13- 142		<u>Sec.</u> 61-16- <u>172</u>	<u>Sec. 61-16-</u> <u>172</u>	<u>Sec.</u> <u>61-</u> <u>13-</u> <u>151</u>	<u>Sec.</u> <u>61-13-</u> <u>152</u>	Sec. 61-13-156 Sec. 61-13-157		
Motor vehicle filling station		ec. 61- -93	See <u>Se</u>	ec. 61-13-98 and 61-13-99	l <u>Sec.</u>	35	See <u>Sec.</u> 61-13-97		Article XIII, Division 1, <u>Subdivision J</u>
[Repealed]									
Multiple-family dwellings	7000	70			20				Article XIII, Division 1, <u>Subdivision J</u>
Parking lots or parking areas									<u>Sec. 61-13-102;</u> Article XIV, Division 1, <u>Subdivision I</u>
Rooming houses	7000	70		Formula A	20			2.00	Article XIII, Division 1, <u>Subdivision J</u>
Town houses (attached group)	7000	70		Formula A	20			2.00	Article XIII, Division 1, <u>Subdivision J</u>
All other uses									Article XIII, Division 1, <u>Subdivision J</u>

TABLE OF ENCROACHMENTS

- A FACE OF STONE STEPS 1.2' INTO CENTRE STREET
- B OVERHEAD FIRE ESCAPE 3.3' INTO ALLEY
- C FACE OF STONE STEPS 2.8' INTO GRAND RIVER D OVERHEAD SIGN 2.9' INTO GRAND RIVER

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. LIB147808, PREPARED BY LIBERTY TITLE AGENCY, UNDERWRITTEN BY STEWART TITLE GUARANTY COMPANY, DATED 12/09/2020)

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LOTS 70 AND 71, SECTION 9, GOVERNOR & JUDGES PLAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 34 OF DEEDS, PAGE(S) 552, WAYNE COUNTY RECORDS.

SCHEDULE B – II. EXCEPTIONS:

ITEM 7. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 55562, PAGE 1163, WAYNE COUNTY RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

> PARCEL LIES WITHIN THE PARADISE VALLEY CULTURAL AND ENTERTAINMENT DISTRICT, BUT THERE ARE NO PLOTTABLE SURVEY MATTERS.

CER TIFICA TION

-LIBERTY TITLE COMPANY

-STEWART TITLE GUARANTY COMPANY -311 GRAND RIVER

-MERCANTILE BANK OF MICHIGAN, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR -CITY OF DETROIT DOWNTOWN DEVELOPMENT AUTHORITY

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 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 22, 2019 AND JANUARY 25, 2021

DATE OF PLAT OR MAP: APRIL 23, 2019 JANUARY 26, 2021

Chero asiale

CHRISTOPHER A. ASIALA, MICHIGAN P.S. NO. 49376



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