

VICINITY MAP  
(NOT TO SCALE)

PARKING  
NO MARKED PARKING ON SITE.

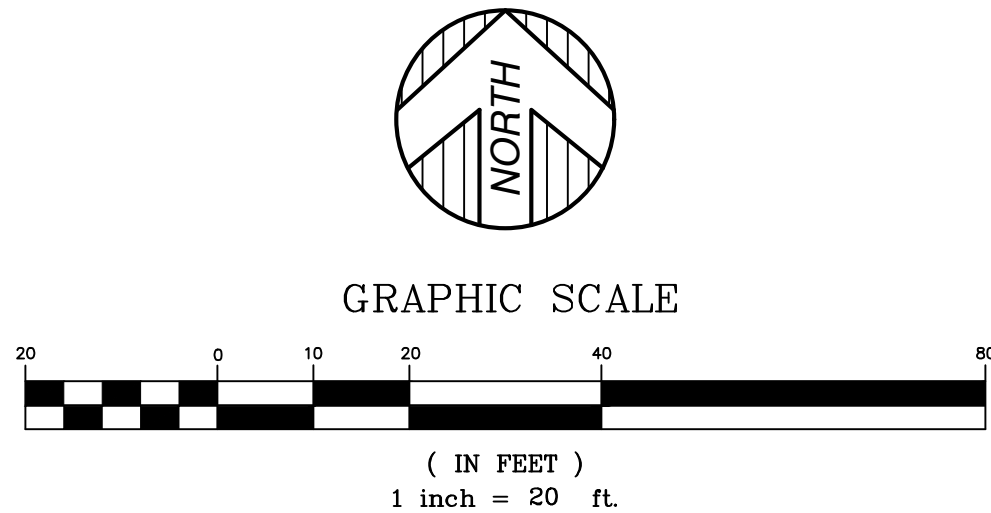
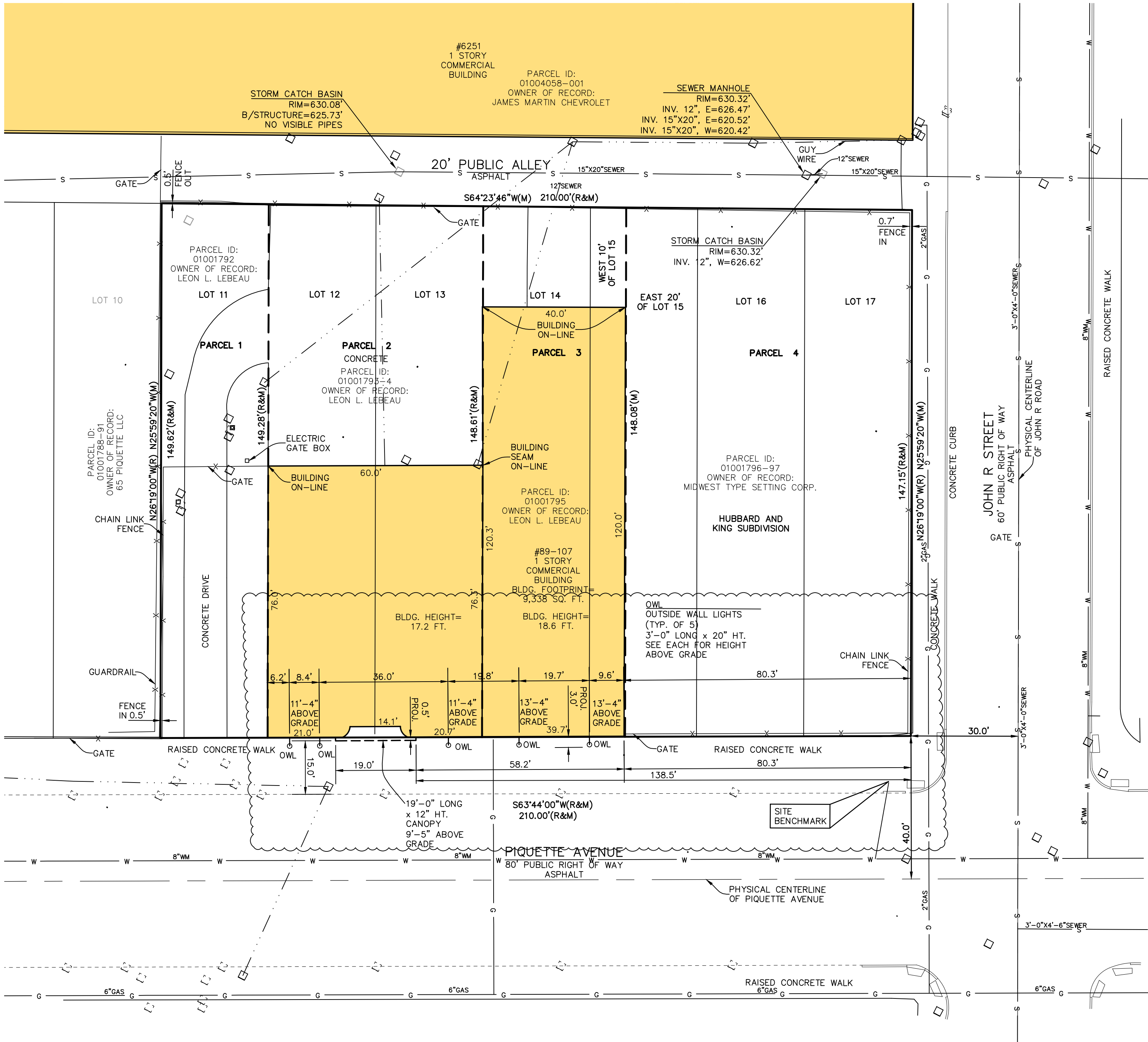
PARCEL AREA  
PARCEL 1:  
4,482± SQUARE FEET = 0.103± ACRES  
PARCEL 2:  
8,933± SQUARE FEET = 0.205± ACRES  
PARCEL 3:  
5,932± SQUARE FEET = 0.136± ACRES  
PARCEL 4:  
11,809± SQUARE FEET = 0.271± ACRES  
COMBINED PARCEL:  
31,156± SQUARE FEET = 0.715± ACRES

BENCHMARK  
SITE BENCHMARK  
ARROW ON HYDRANT AT SOUTHWEST CORNER OF JOHN R STREET AND PIQUETTE AVENUE.  
ELEVATION = 634.20' (NAVD 88)

BASIS OF BEARING  
NORTH 63°41'00" EAST, BEING THE NORTHERLY RIGHT OF WAY OF PIQUETTE AVENUE, AS PLATTED.

SURVEYOR'S NOTES  
1. 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	
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊕	ELECTRIC MANHOLE
⊗	ELECTRIC METER
⊙	UTILITY POLE
⊗	GAS VALVE
⊙	LIGHT POLE WITH STREET LAMP
⊙	PUBLIC LIGHTING MANHOLE
⊙	TELEPHONE MANHOLE
⊙	CLEANOUT
⊙	SEWER MANHOLE
⊙	SQUARE CATCH BASIN
⊙	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	UNKNOWN MANHOLE
•	BOLLARD
•	GATE ACCESS POST
•	LIGHTPOST/LAMP POST
•	PARKING METER
•	SINGLE POST SIGN
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	BUILDING
—	BUILDING OVERHANG
—	CONCRETE CURB
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	CHAIN-LINK FENCE
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	SEWER LINE
—	WATER LINE
—	MINOR CONTOUR LINE
—	MAJOR CONTOUR LINE
—	BUILDING AREA
—	ASPHALT
—	CONCRETE



PROPERTY DESCRIPTION  
THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
PARCEL 1:  
LOT 11, HUBBARD & KING SUBDIVISION OF PARK LOT 46, ACCORDING TO THE PLAT RECORDED IN LIBER 6, PAGE 86 OF PLATS, WAYNE COUNTY RECORDS. WARD ITEM NO. 1792  
PARCEL 2:  
LOTS 12 AND 13, HUBBARD & KING SUBDIVISION OF PARK LOT 46, ACCORDING TO THE PLAT RECORDED IN LIBER 6, PAGE 86 OF PLATS, WAYNE COUNTY RECORDS. WARD ITEM NO. 1793-4  
PARCEL 3:  
LOT 14 AND WEST 10 FEET OF LOT 15, HUBBARD & KING SUBDIVISION OF PARK LOT 46, ACCORDING TO THE PLAT RECORDED IN LIBER 6, PAGE 86 OF PLATS, WAYNE COUNTY RECORDS. WARD ITEM NO. 1796-97  
COMBINED PARCEL:  
LOTS 11 THRU 17, HUBBARD & KING SUBDIVISION OF PARK LOT 46, ACCORDING TO THE PLAT RECORDED IN LIBER 6, PAGE 86 OF PLATS, WAYNE COUNTY RECORDS.

TITLE REPORT NOTE  
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1162412-MICH, DATED SEPTEMBER 01, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.  
(NO SPECIFIC EASEMENTS LISTED)

SURVEYOR'S CERTIFICATION  
TO MEDSTAR, INC., A MICHIGAN NON-PROFIT CORPORATION; AND FIRST AMERICAN TITLE INSURANCE COMPANY:  
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 INCLUDED ITEMS 2, 4, 7A, 8 AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 02/08/23.  
DATE OF PLAT OR MAP: 02/10/23

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

ALTA / NSPS LAND TITLE SURVEY  
PREPARED FOR: MEDSTAR, INC.  
79 - 107 PIQUETTE STREET, DETROIT, MICHIGAN,  
PART OF PARK LOT 46,  
TOWN 2 SOUTH, RANGE 12 EAST

DATE	02/10/23	DATE	02/10/23	DATE	02/10/23	DATE	02/10/23
CHECKED BY	ATS	CHECKED BY	ATS	CHECKED BY	ATS	CHECKED BY	ATS
DATE	FEBRUARY 10, 2023	DATE	5/9/24	DATE	5/9/24	DATE	5/9/24
PROJECT NO.	23-00190	PROJECT NO.	23-00190	PROJECT NO.	23-00190	PROJECT NO.	23-00190
SCALE	1" = 20'	SCALE	1" = 20'	SCALE	1" = 20'	SCALE	1" = 20'
REVISION	1	REVISION	1	REVISION	1	REVISION	1
DATE	4/25/22	DATE	4/25/22	DATE	4/25/22	DATE	4/25/22
BY	JDM	BY	JDM	BY	JDM	BY	JDM
DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL
ADDED TOPO		ADDED TOPO		ADDED TOPO		ADDED TOPO	