



## Central Services Facility

313-267-8000 • [detroitmi.gov/DWSD](https://detroitmi.gov/DWSD)

## Date:

### Petition Map:

- ☐ Outright Vacation
- ☐ Conversion to Easement

- ☐ Dedication
- ☐ Encroachment

☐ Berm Use

☐ Temporary Closing

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

☐ Approved Subject to Attached Provisions

☐ Not Approved

☐ **Revise and Resubmit**

--

Attached is the DWSD provision related to the petition.

	<b>Name</b>	<b>Title</b>	<b>Signature</b>	<b>Date</b>
<b>Reviewed by:</b>			Mohammad Siddique	
<b>Approved by:</b>			Mohammad Siddique For Syed Ali	

## PROVISIONS FOR ENCROACHMENT

1. By approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing, or inspection by DWSD shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
2. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hour notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
3. Construction under this petition is subject to inspection and approval by DWSD. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main or sewer facilities. If DWSD facilities located within the street shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
5. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.
6. If at any time in the future the petitioner shall request removal and / or relocation of DWSD's facilities in the street being encroached upon, the petitioner agrees to pay all costs for such removal and/or relocation.
7. Prior to construction, Easement Encroachment Permit (EEP) should be obtained and the insurance required by the EEP should not expire until after completion of the construction.
8. For any proposed work that involves DWSD water mains and/or sewers, an approval and a permit is required from DWSD before commencement of work.
9. It is DWSD's requirement that any proposed utility crossing DWSD water mains and/or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Any proposed utility running adjacent to DWSD water mains and/or sewers must maintain a minimum of 10 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or/or sewer.
10. It is DWSD's requirement that no encroachment has a vertical clearance of less than 16 feet from the ground surface over DWSD water mains and/or sewers.



January 31, 2025

Department of Public Works  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, MI 48226

RE: BLD2024-01987  
93 Piquette Avenue

Subject: Encroachment Request

To whom it may Concern:

I am writing as the architect for the above-referenced building on behalf of the owner, Medstar, Inc., to formally request an encroachment easement for an existing canopy along Piquette Avenue.

The building's original entry canopy, measuring 19'-0", extends 6 inches into the public right-of-way of Piquette Avenue. As part of this application, we seek approval for an encroachment permit to maintain this historic feature.

Please let us know if any additional documentation or information is required to facilitate the approval process. We appreciate your time and consideration and look forward to your response.

Sincerely,

*Kevin M. Brandon*

Kevin M. Brandon



March 7, 2025

Department of Public Works  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, MI 48226

RE: BLD2024-01987  
93 Piquette Avenue  
MAP-25-8

Subject: Encroachment Request-Wall Mounted Lighting

To whom it may Concern:

I am writing as the architect for the above-referenced building on behalf of the owner, Medstar, Inc., to formally request an encroachment easement for an existing wall mounted building lighting along the Piquette Avenue facade.

The building has (5) wall mounted light fixtures, measuring 14" diameter and extending 36 inches into the public right-of-way of Piquette Avenue. As part of this application, we seek approval for an encroachment permit to maintain this feature.

Please let us know if any additional documentation or information is required to facilitate the approval process. We appreciate your time and consideration and look forward to your response.

Sincerely,

*Kevin M. Brandon*

Kevin M. Brandon





93 Piquette Avenue






3/14/2025


Wastewater Structures - GLWA    Transmission System Mains - GLWA


-  Manhole


 Manhole


 Wastewater Mains - GLWA


 GLWA Gravity Main
-  Active Water Main


 Transmission System Valves - GLWA


 Blowoff


 Gate


-  Manual Air


 Tapping Sleeve


 Distribution System Hydrant


 Distribution System Main



 Active


-  Abandoned


 Wastewater Catch Basin


 Wastewater Manhole


 Wastewater Chamber


 Bend/Slope Change
-  Blind Connection


 Bulkhead/Cap


 Material/Size Change


 Crown/Main Point

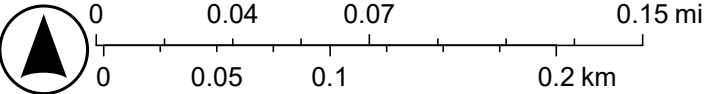
 Wastewater Lamp Hole

-  Wastewater GravityMain

 Active

 Abandoned/Inactive/Retired

 Wastewater Regulator



DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# 93 Piquette Avenue



3/14/2025, 2:56:13 PM

Wastewater Structures - GLWA



Manhole



Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Wastewater Regulator

Wastewater GravityMain

Active

DWSD Wastewater Flow Direction

Wastewater Lamp Hole

Wastewater Fitting

Blind Connection

Bulkhead/Cap

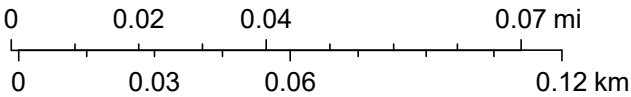
Material/Size Change

Crown/Main Point

Wastewater Manhole

Wastewater Catch Basin

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



# 93 Piquette Avenue



3/14/2025, 2:55:58 PM

Transmission System Valves - GLWA

- Blowoff
- Gate
- Transmission System Fittings - GLWA
- Tee

Transmission System Mains - GLWA

- Active Water Main
- Distribution System Main
- Active
- Abandoned

Distribution System Fitting

- Bend
- Cross
- Coupling
- Expansion Joint

Reducer

- Tee
- Gate
- Blow Off

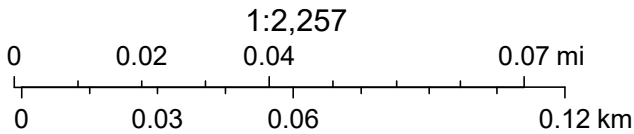
Distribution System Valve

TSV

Hydrant

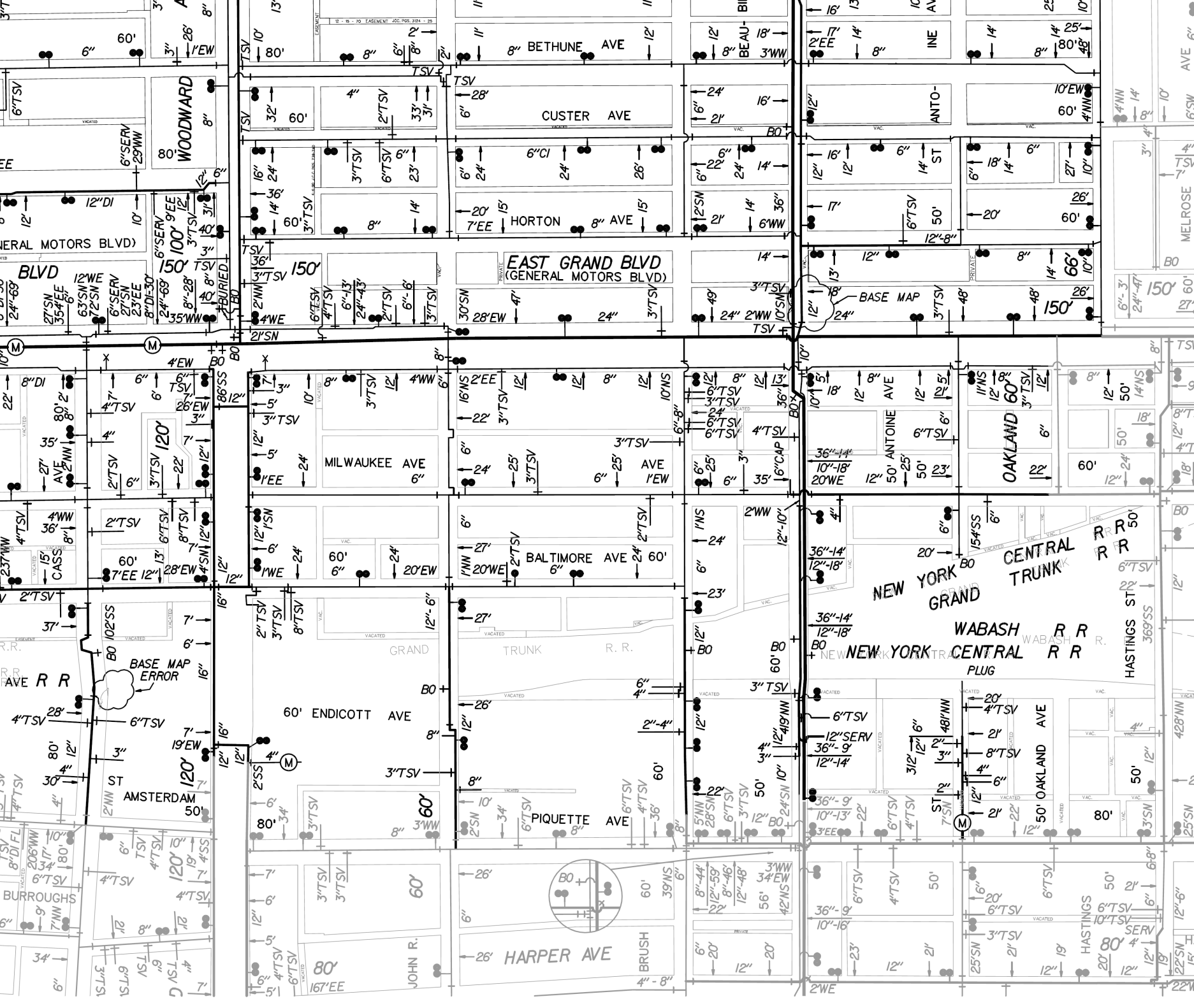
Distribution System Hydrant

DWSD



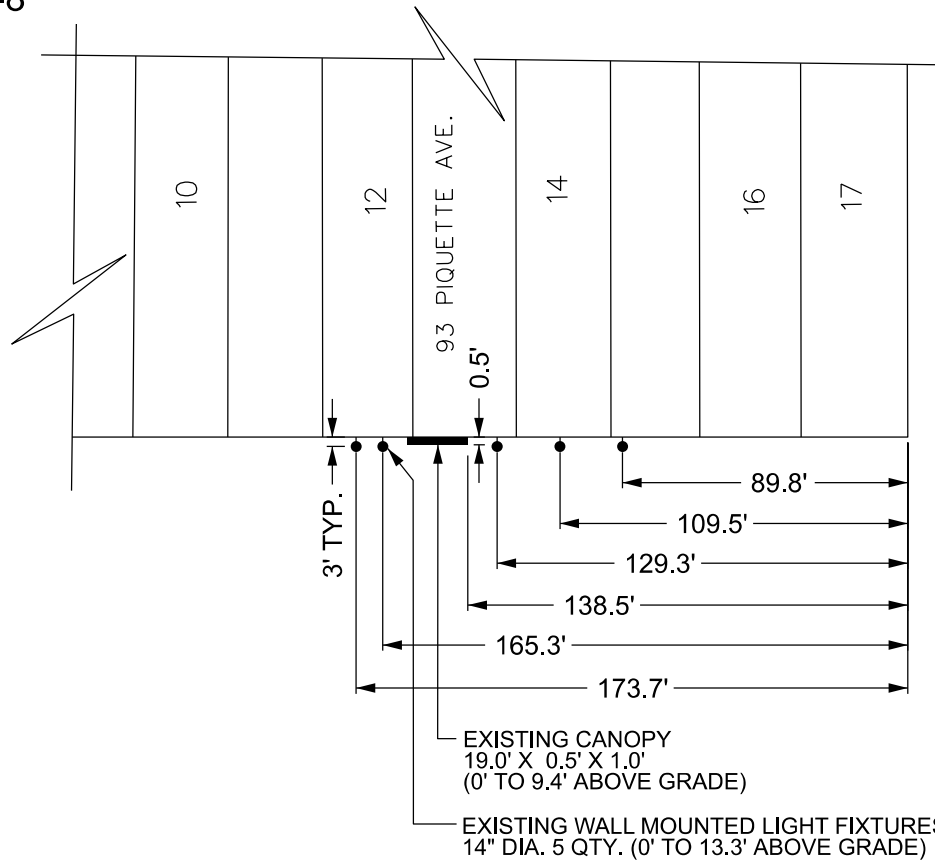
DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar







MAP-25-8



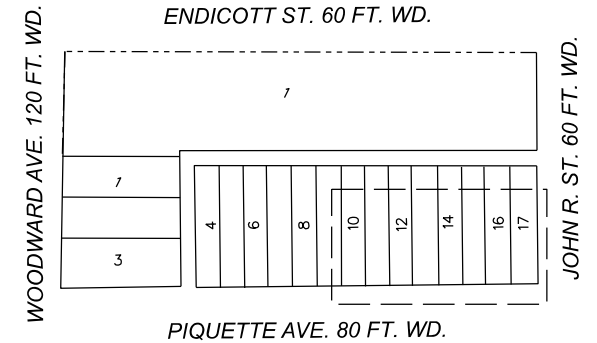
JOHN R. ST. 60 FT. WD.

PIQUETTE AVE. 80 FT. WD.

● - REQUEST ENCROACHMENT  
(For Existing Light Fixtures)

■ - REQUEST ENCROACHMENT  
(For Existing Canopy)

(FOR OFFICE USE ONLY)



B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	AP	CHECKED	LC / TS		
DATE	03-07-2025	APPROVED	GE		

REQUEST ENCROACHMENT  
INTO PIQUETTE AVE. 80 FT. WD.  
AT 93 PIQUETTE AVE.

CARTO 31 F

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 25-8

DRWG. NO.





GRADING NOTES

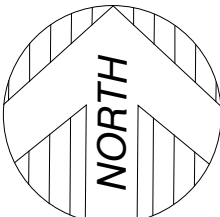
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF HAMBURG TOWNSHIP AND LIVINGSTON COUNTY.
- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
- BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
- ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
- FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HAMBURG TOWNSHIP AND LIVINGSTON COUNTY SPECIFICATIONS.
- SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:  
TC = TOP OF CURB  
BC = BOTTOM OF CURB
- REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

SITE LEGEND

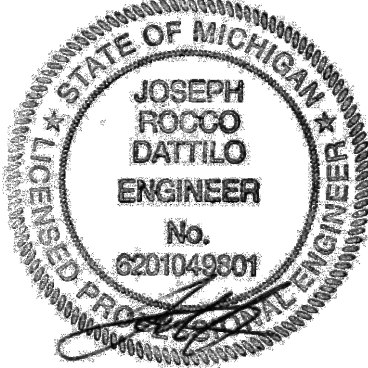
- PROPERTY LINE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE PAVEMENT
- LDD LIMIT OF DISTURBANCE
- SF PROPOSED SILT FENCE
- EXISTING GRADES
- PROPOSED GRADES

GENERAL SITE NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY KEM-TEC AND ASSOCIATES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS KEM-TEC AND ASSOCIATES, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY KEM-TEC AND ASSOCIATES.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDETERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. KEM-TEC AND ASSOCIATES WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF KEM-TEC AND ASSOCIATES BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



SITE LAYOUT, GRADING & PAVING PLAN  
SCALE: 1" = 20'



**KEM-TEC**  
PROFESSIONAL ENGINEERING  
SURVEYING & ENVIRONMENTAL  
SERVICES  
James Martin Chevrolet  
Aurora  
Detroit  
Estimates  
(800) 257-7222  
www.kemtecgroupofcompanies.com

**PLOT PLAN**  
PREPARED FOR: MEOSTAR, INC.  
93 PLOUETTE STREET, DETROIT, MICHIGAN,  
PART OF PARK LOT 46,  
TOWN 2 SOUTH, RANGE 12 EAST

ENGINEERING SUBMISSION	WAK	DATE
8	12.11.2024	WAK
7	11.07.2024	WAK
6	10.11.2024	WAK
5	10.09.2024	WAK
4	10.03.2024	WAK
3	10.02.2024	WAK
2	10.02.2024	WAK
1	10.02.2024	WAK
REVISION	DATE	BY

S.M. ENGINEERS  
CHECKED BY: 09/24/2024  
DATE: SEPTEMBER 24, 2024  
PROJECT NO.:  
SCALE: 1" = 20'

**C3.0**





*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

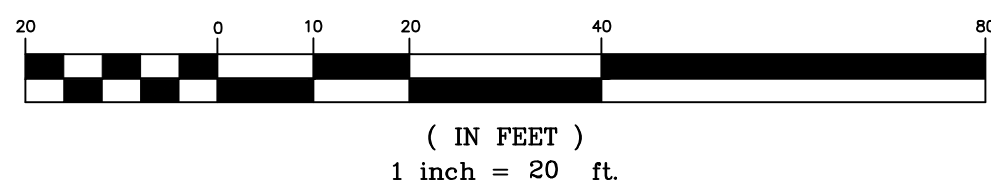
NORTH 63°41'00" EAST, BEING THE NORTHERLY RIGHT OF  
WAY OF PIQUETTE AVENUE, AS PLATTED.

*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 THE ONLY SUCH LOCATED OR EXISTING. THE SURVEYOR 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. 1795

PARCEL 4:  
EAST 20 FEET OF LOT 15 AND ALL OF LOTS 16 AND 17, 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@kemtec-survey.com

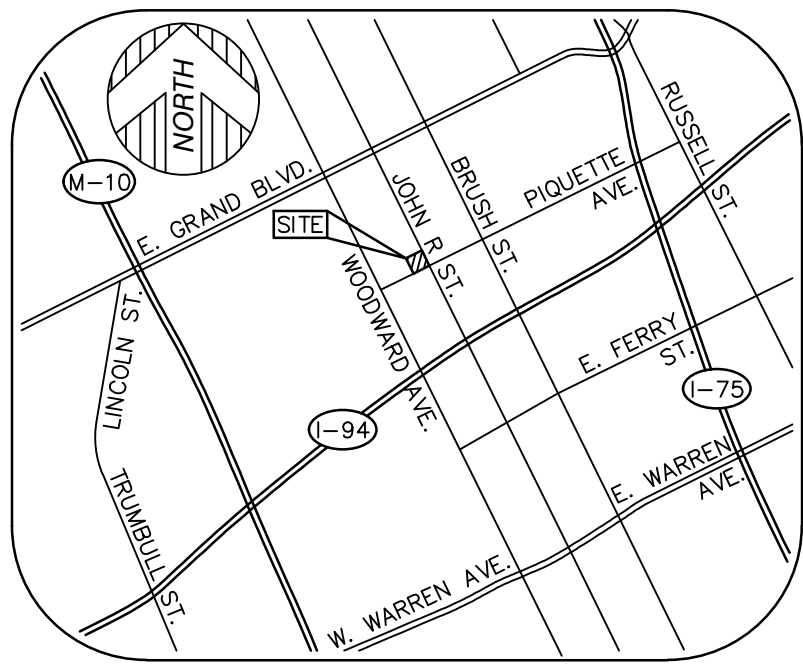


## ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: MEDSTAR, INC  
79 - 107 PIQUETTE STREET, DETROIT, MICHIGAN,  
PART OF PARK LOT 46,  
TOWN 2 SOUTH, RANGE 12 EAST

CHECKED BY: MRS./JIV		02/10/23				
DATE: AT5		02/10/23				
PROJECT NO. FEBRUARY 10, 2023						
1	2	5/9/24	JDM		ADDED TOPO	
1	1	4/25/22	JDM		ADDED COMBINED PARCEL	
		DATE	BY		DESCRIPTION	
		SCALE				
		23'-00/90				
		1" = 20'				





VICINITY MAP  
(NOT TO SCALE)

PARKING

NO MARKED PARKING ON SITE.

PARCEL AREA

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PARCEL 2:  
8,933± SQUARE FEET = 0.205± ACRES  
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BENCHMARK

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

BASIS OF BEARING

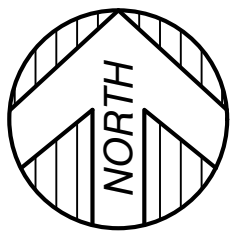
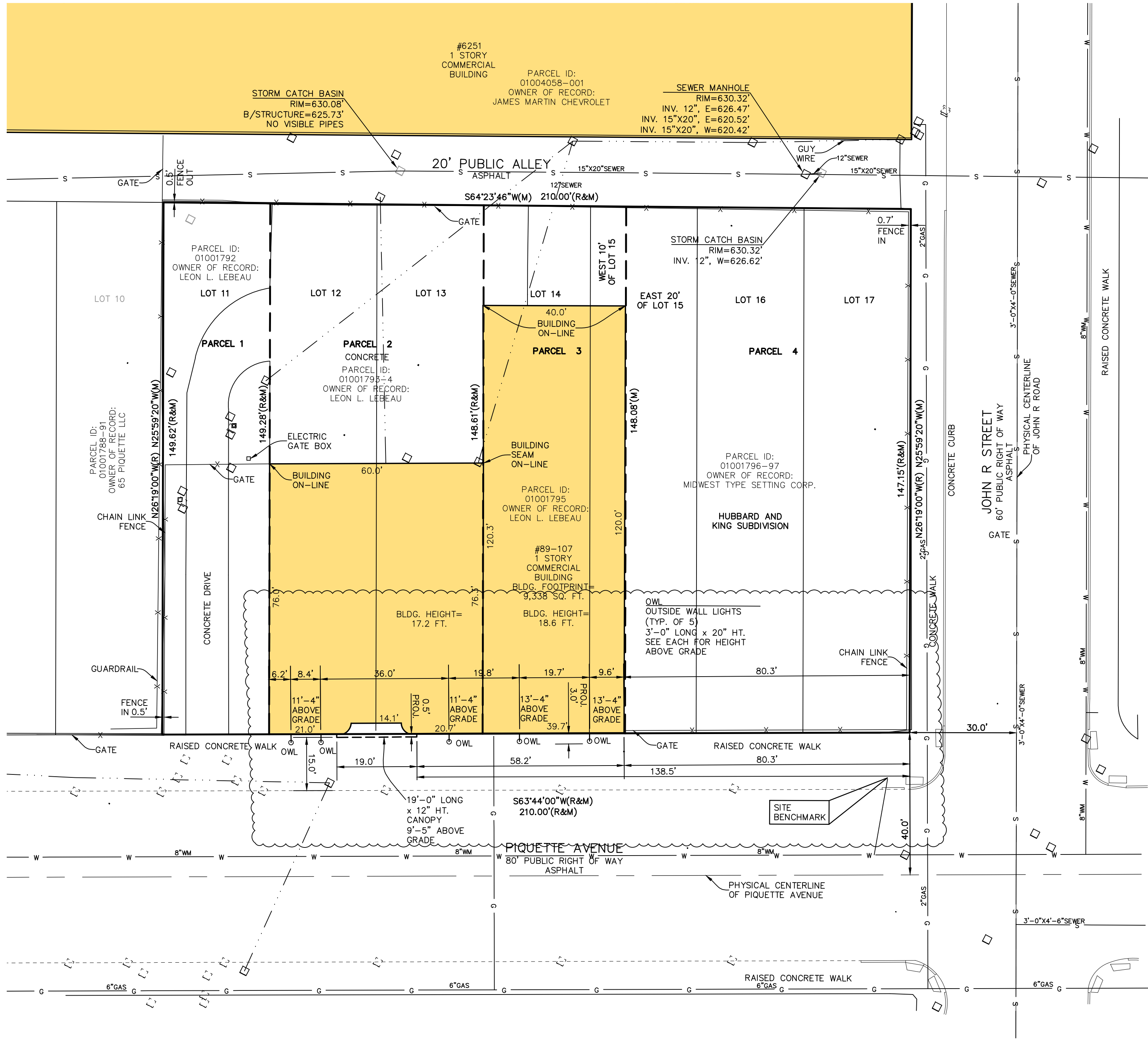
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SURVEYOR'S NOTES

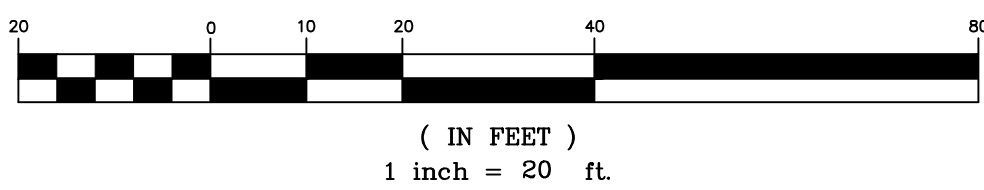
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UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR  
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE  
IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY  
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THE 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



GRAPHIC SCALE



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. 1795

PARCEL 4:  
EAST 20 FEET OF LOT 15 AND ALL OF LOTS 16 AND 17, 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.  
PIQUETTE STREET, DETROIT, MICHIGAN,  
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	DATE	02/10/23
CHECKED BY	ATS	CHECKED BY	ATS	CHECKED BY	ATS	CHECKED BY	ATS	CHECKED BY	ATS
DATE	FEBRUARY 10, 2023	DATE	FEBRUARY 10, 2023	DATE	FEBRUARY 10, 2023	DATE	FEBRUARY 10, 2023	DATE	FEBRUARY 10, 2023
PROJECT NO.	23-00190	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'	SCALE	1" = 20'
REVISION	1	REVISION	1	REVISION	1	REVISION	1	REVISION	1
DATE	4/25/22	DATE	4/25/22	DATE	4/25/22	DATE	4/25/22	DATE	4/25/22
BY	JDM	BY	JDM	BY	JDM	BY	JDM	BY	JDM
DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL	DESCRIPTION	ADDED COMBINED PARCEL
ADDED TOPO		ADDED TOPO		ADDED TOPO		ADDED TOPO		ADDED TOPO	



City of Detroit  
Department of Public Works  
City Engineering Division

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 Woodward Ave. Suite 601  
Detroit, Michigan 48226  
Phone: (313) 224-3949 TTY: 711  
www.detroitmi.gov

WRITTEN ACCEPTANCE OF THE TERMS AND CONDITIONS OF  
DETROIT CITY COUNCIL RESOLUTION  
PETITION NUMBER , ADOPTED

Kevin Michael Brandon

, whose address is

1772 Seymour Lake Rd, Oxford, MI 48371

(hereinafter referred to as the "Permittee") do hereby accept the terms and conditions of the City Council Resolution granting Petition Number , and agrees to comply with its requirements; and further, that pursuant to the said Resolution, Permittee does hereby agree to defend, indemnify and save harmless the City of Detroit from any and all claims, liabilities, obligations, penalties, costs, charges, demands, losses, damages, or expenses (including without limitation, fees, and expenses of attorneys, expert witness and other consultants) that may be imposed upon, incurred by or asserted against the City of Detroit or its departments, officers, employees, or agents by reason of the issuance of said permit(s), or the performance or non-performance by the Permittee of the terms of the permit(s) hereof, or that may rise out of its activities described in said Resolution by Permittee and its personnel, agents, representatives and employees.

Permittee agrees to waive, release and discharge the City of Detroit or its departments, officers, employees, or agents from any and all liability, claims, demands, and causes of action whatsoever, legal and equitable, because of damages, losses, or injuries to Permittee or Permittee's property or both, arising from or related to Permittee's activities described in said Resolution. Permittee agrees and covenants not to sue the City of Detroit or its departments, officers, employees, or agents, and to refrain from instituting, continuing, presenting, subrogating, collecting or in any way aiding or proceeding upon any claims, judgments, debts, causes of action, suits and proceedings of any kind at law or in equity arising from or related to Permittee's activities described in said Resolution.

Date 03.12, 2025

Permittee Signature: \_\_\_\_\_