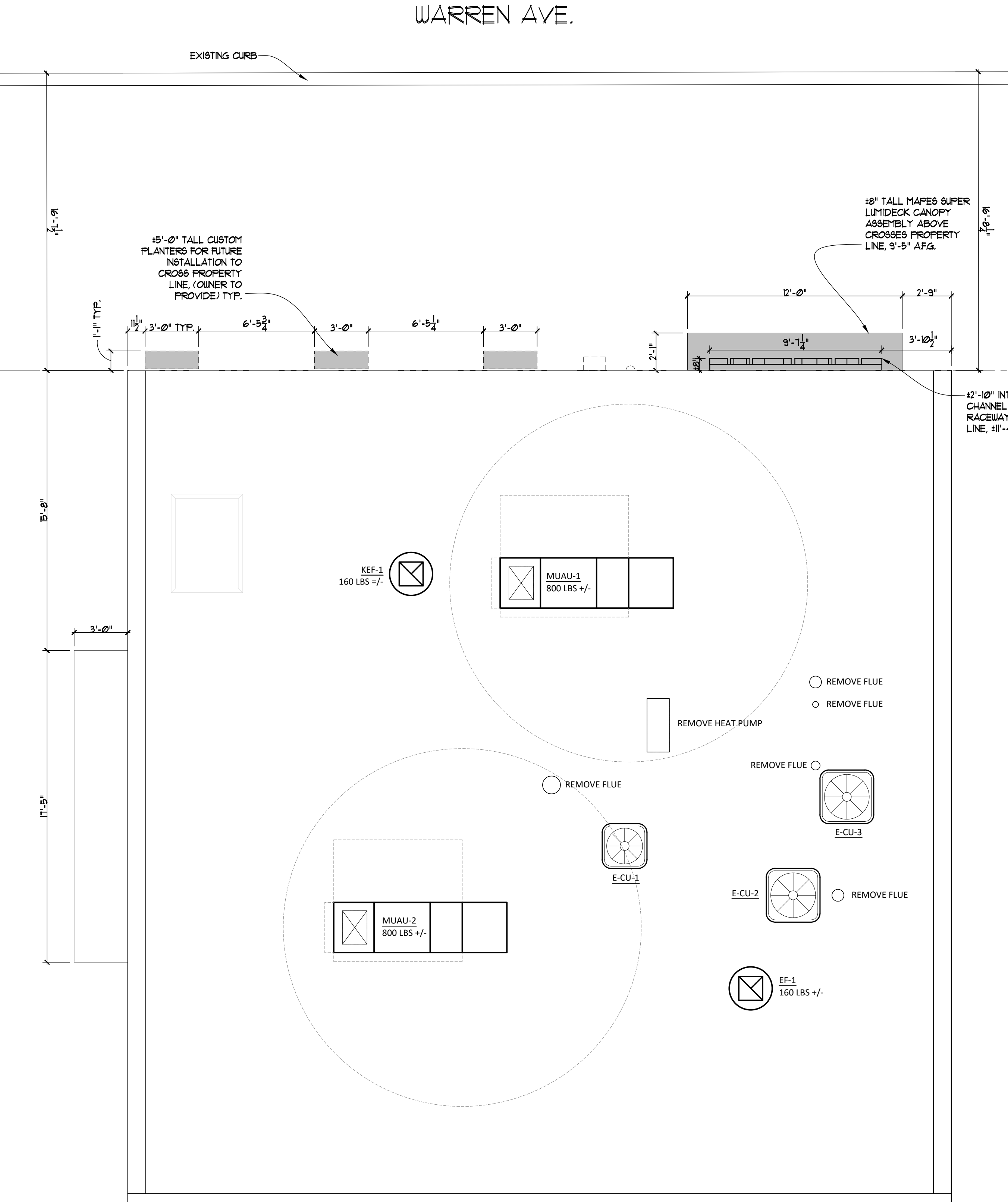
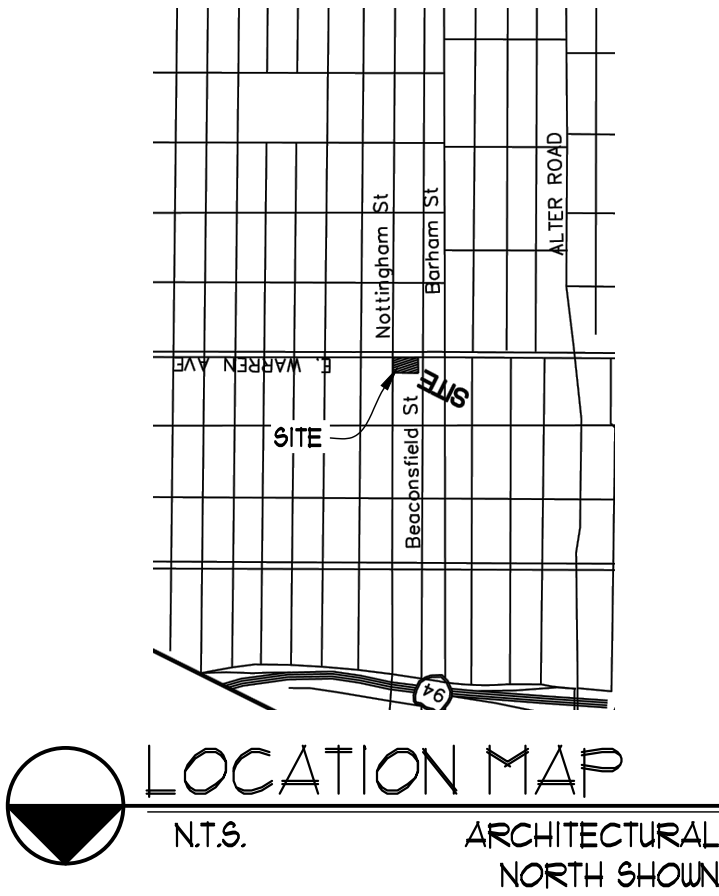


ENCROACHMENT PLAN
GALAVANT SPIRITS

15411 EAST WARREN AVENUE,
DETROIT, MI 48224



NOTE:
LOCATION MAP BACKGROUND
PROVIDED BY STOREY
ENGINEERING GROUP, LLC,
PROJECT NO. 2023-007, DATED
JANUARY 4, 2024.



LEGAL DESCRIPTION (AS PROVIDED):
(PER: WARRANTY DEED AS RECORDED IN L56526-P376 OF WAYNE COUNTY RECORDS)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, AND STATE OF MICHIGAN, PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
LOTS 268 THROUGH 272, BOTH INCLUSIVE, AND THE WEST 5 FEET OF LOT 273, NOTTINGHAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 38, PAGE 26 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL B:
EAST 20 FEET OF LOT 104, AND ALL OF LOTS 105, AND 106, MOORE AND MOESTA'S SUBDIVISION AS RECORDED IN LIBER 38, PAGE 29, OF PLATS, WAYNE COUNTY RECORDS.

TAX PARCEL NO.: 1021002804-5 & 1021002806-3
COMMONLY KNOWN AS: 15411 & 15435 EAST WARREN AVENUE, DETROIT, MI 48224

SUBJECT TO EASEMENTS, RESERVATIONS, USE, BUILDING AND OTHER RESTRICTIONS OF RECORD, IF ANY



Designed/Drawn	TD/JA
Checked/Approved	HJR
Job #	491-2023
File:	Galavant Spirits_CD_09.23.2024.dv
Date/Revisions	Issue for
05/06/24	SITE PLAN APPROVAL
10/08/24	CLIENT REVIEW
11/09/24	PRELIMINARY BIDS
11/27/24	REVISED PRELIMINARY BIDS
01/06/25	PERMITS + CONSTRUCTION
01/16/25	ADDENDUM A
03/10/25	BULLETIN #1
03/31/25	ENCROACHMENT PLAN