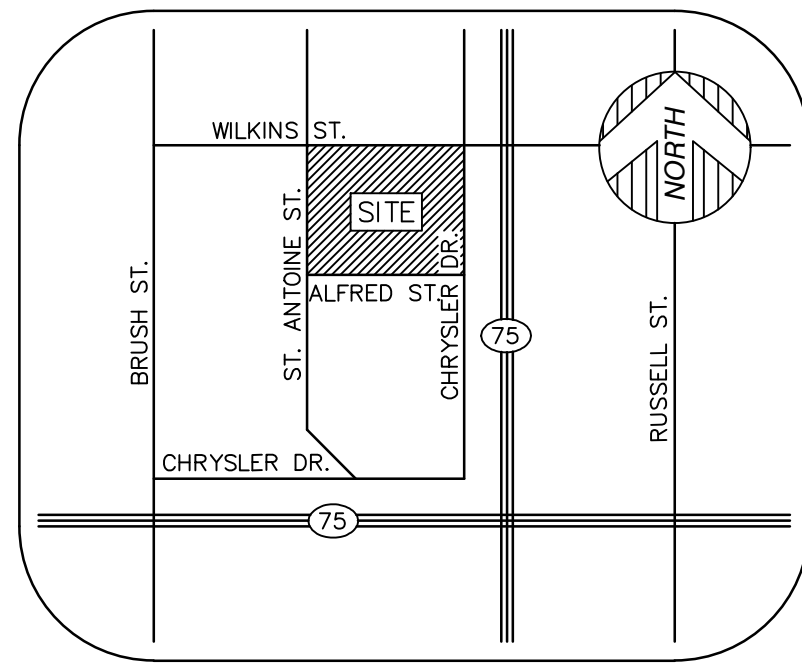




VICINITY MAP

PARKING (NOT TO SCALE)

HANDICAP PARKING = 0 STALLS
STANDARD PARKING = 41 STALLS

PARCEL AREA

273,351± SQUARE FEET = 6.27± ACRES

BASIS OF BEARING

NORTH 63°00'01" EAST, BEING THE SOUTHERLY LINE OF WILKINS ST, BASED ON GPS OBSERVATION, MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

BENCHMARK

SITE BENCHMARK #1
NAIL IN NORTH SIDE OF POWER POLE AT THE SOUTHWEST CORNER OF ALFRED STREET AND CHRYSLER DRIVE
ELEVATION = 619.92' (NAVD 88)

SITE BENCHMARK #2
ARROW ON HYDRANT NORTHWEST OF VEHICULAR APPROACH TO SITE.
ELEVATION = 622.09' (NAVD 88)

SITE BENCHMARK #3
ARROW ON HYDRANT AT SOUTH CENTER OF PROPERTY NORTH OF ALFRED STREET.
ELEVATION = 621.87' (NAVD 88)

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	FOUND SECTION CORNER (AS NOTED)
(R)	RECORD AND MEASURED DIMENSION
(M)	RECORD DIMENSION
X 0.00	MEASURED DIMENSION
○	GROUND ELEVATION
⊙	ELECTRIC MANHOLE
⊕	UTILITY POLE
⊗	GAS METER
⊘	GAS VALVE
⊙	LIGHT POLE WITH STREET LAMP
⊕	PUBLIC LIGHTING MANHOLE
⊗	CLEANOUT
⊙	SEWER MANHOLE
⊕	SQUARE CATCH BASIN
⊗	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊕	WATER VALVE
⊗	STEAM VAULT
⊙	UNKNOWN MANHOLE
⊕	LIGHTPOST/LAMP POST
⊗	SINGLE POST SIGN
⊙	SOIL BORING
⊕	TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	ADJOINED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE

SURVEYOR'S CERTIFICATION

TO CINNAIRE TITLE SERVICES, LLC; AND OLD REPUBLIC NATIONAL 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 INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8, 9, 10A, 11A, 11B, 13, 16, 17, 19, AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 04/20/23.

DATE OF PLAT OR MAP: 04/28/23

DRAFT

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

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.

2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJACENT.

3. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE CINNAIRE TITLE SERVICES, LLC COMMITMENT NO. 705658, DATED JANUARY 18, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

2. INTEREST OF THE CITY OF DETROIT AS EVIDENCED BY QUIT CLAIM DEED RECORDED IN LIBER 54245, PAGE 343 AND BY AFFIDAVIT RECORDED IN LIBER 57879, PAGE 1148. (NOT PLOTTABLE, SEE DOCUMENTS FOR TERMS AND CONDITIONS)

3. DECLARATION OF TRUST RECORDED IN LIBER 51568, PAGE 505. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

4. DECLARATION OF TRUST AND RESTRICTIVE COVENANT RECORDED IN LIBER 50371, PAGE 1370. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

5. DECLARATION OF TRUST RECORDED IN LIBER 50400, PAGE 1228. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOTS 172 THROUGH 197 OF THE CRANE & WESSONS SUBDIVISION, AS RECORDED IN LIBER 1, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS, ALSO NORTH ALFRED LOTS 1 THROUGH 7, SOUTH BREWSTER LOTS 1 THROUGH 7, NORTH BREWSTER LOTS 1 THROUGH 7, SOUTH WILKINS LOTS 1 THROUGH 7 AND VACATED BREWSTER AND ALLEYS ADJACENT C. MORAN FARM SUBDIVISION, AS RECORDED IN LIBER 1 PAGE 254 OF PLATS WAYNE COUNTY RECORDS.

ADDRESS: 2900 S. ANTOINE STREET

