



**PREPARED FOR:**  
 Synecdoche Design Studio  
 Lisa Sauve  
 1342 N Main Street  
 Suite #5  
 Ann Arbor, MI 48104

**CREATED:**  
 Drawn: R. Paramo Date: 05.30.24

**REVISIONS:**

Rev:	Date:

**626 Harper Avenue**  
**ALTA/NSPS Land Title Survey**  
 626 Harper Avenue, Detroit, MI 48202  
 PART OF THE ##### # OF SECTION ##, T1N, R##W,  
 CITY TOWNSHIP, ## COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
24500206

**SHEET NO:**  
**AL**

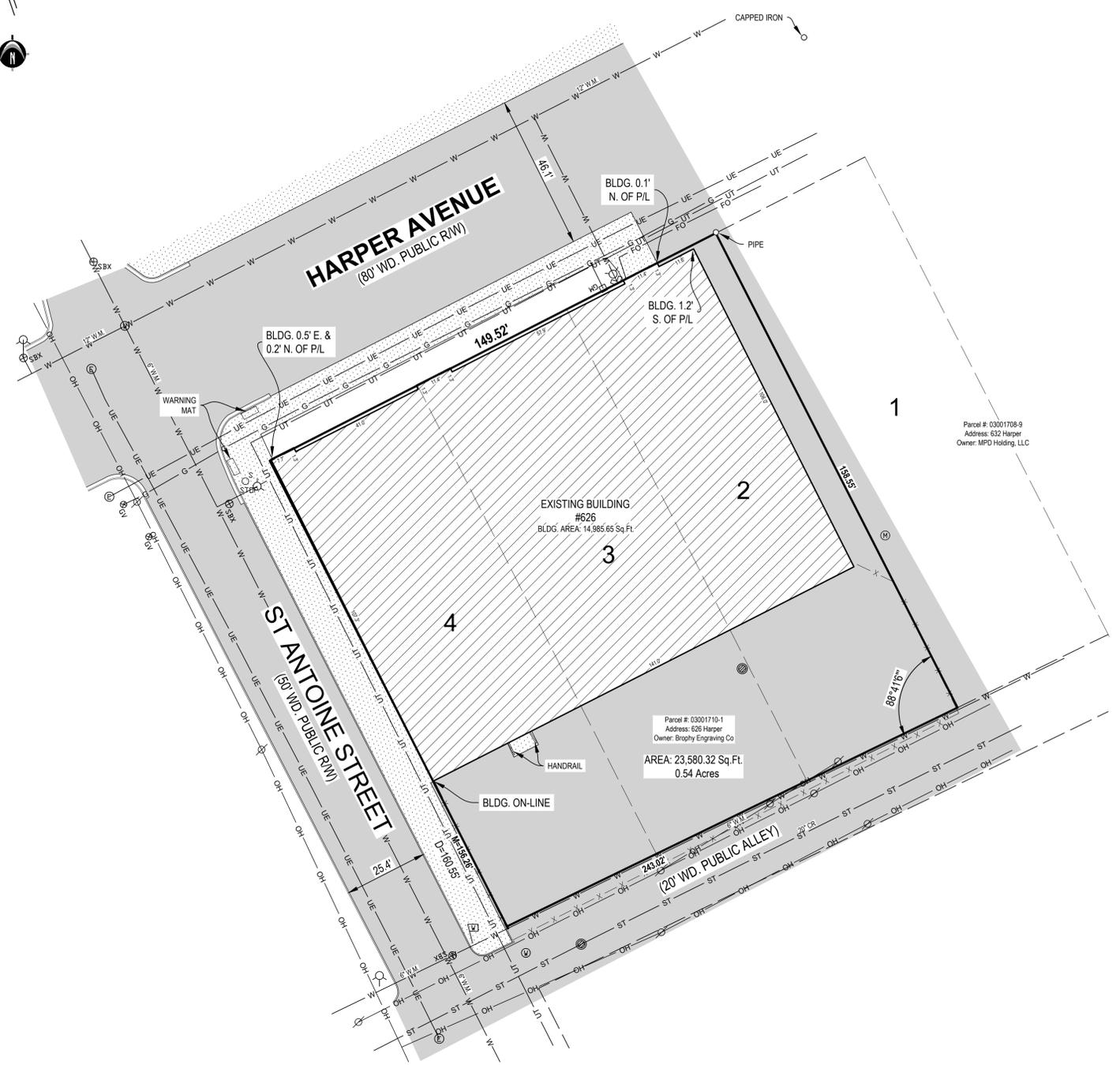
**SHEET: 1 OF 1**



**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- Iron - Found as noted
- ⊗ Catch Basin - Round
- ⊕ Electric Manhole
- ⊕ Fire Department Connection
- ⊕ Gas Meter
- ⊕ Gas Valve
- ⊕ Hydrant
- ⊕ Miss Dig Flag - Water
- ⊕ Manhole
- ⊕ Utility Pole
- ⊕ Stop Box
- ⊕ Stop Sign
- ⊕ Water Manhole
- UE Electric Underground Line
- FO Fiber Optic Line
- G Gas Line
- OH Overhead Utility
- ST Storm Line
- UT Telephone Underground Line
- W Watermain
- Asphalt
- ▨ Existing Building
- ▨ Concrete
- M= Measured Dimension
- D= Described Dimension



**TITLE INFORMATION**

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment No. 1012637, Revision B, dated May 24, 2024.

**TITLE DESCRIPTION**

The Land referred to herein below is situated in the City of Detroit, County of Wayne, State of Michigan, and is described as follows:  
 Lots 2, 3 and 4 of WILLIAM H. BREARLEY'S RE-SUBDIVISION OF PART OF BLOCK 46, A. BEAUBIEN FARM, according to the plat thereof recorded in Liber 8 of Plats, Page 3 of Wayne County Records.

**SCHEDULE B - SECTION II NOTES**

- 8 Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 4285, page 605, Register No. C93583. The location of said easement cannot be determined from the record document.

**SURVEYOR'S NOTES**

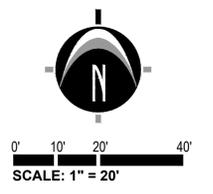
- 1) ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 626 Harper Avenue, Detroit, MI 48202.
- 2) ALTA TABLE "A" ITEM NO. 4 - **Gross Land Area: 23,580.32 Square Feet / 0.54 Acres**
- 3) ALTA TABLE "A" ITEM NO. 6(a) - A zoning letter or report has not been provided to the surveyor at this time. Zoning is shown per research performed by Nederveld. See "Zoning Information".
- 4) ALTA TABLE "A" ITEM NO. 6(b) - A zoning letter or report has not been provided to the surveyor at this time. Building setbacks are shown per research and interpretation performed by Nederveld.
- 5) ALTA TABLE "A" ITEM NO. 7(a) - **Exterior dimensions of all permanent buildings at ground level have been shown.**
- 6) ALTA TABLE "A" ITEM NO. 7(b)(1) - **Building Area: 14,985.65 Square Feet**
- 7) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 8) ALTA TABLE "A" ITEM NO. 11(b) - See Note 10 below.
- 9) ALTA TABLE "A" ITEM NO. 18 - Any plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as part of the survey have been shown.
- 10) Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 11) Basis of Bearing: WM H BREARLEY'S RESUB as recorded in Liber 8, Page 3, Wayne County Register of Deeds.
- 12) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 13) The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment No. 1012637, Revision B, dated May 24, 2024.
- 14) Property has direct access to Harper Avenue, a public Right-of-Way.
- 15) The record description of property mathematically closes with no gaps, gores or overlaps.

**SURVEYOR'S CERTIFICATION**

To 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 includes Items 2, 4, 6(a), 7(a), 7(b)(1), 8, 11(b), & 18 of Table A thereof. The fieldwork was completed on May 30, 2024.  
 Date of Plat or Map: May 30, 2024



Brandon G. Parrent  
 Professional Surveyor No. 4001063096  
 Nederveld, Inc.  
 bparrent@nederveld.com



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.  
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.