



NOWAK & FRAUS ENGINEERS  
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SEAL



PROJECT  
10351 Fort Street

CLIENT  
Ryan Riddle  
1936 West 12 Mile Road  
Royal Oak, MI 48073  
Ph-248-534-9137

PROJECT LOCATION  
Part of P.C. 340 S. of  
Fort Street  
City of Detroit,  
Wayne County, Michigan

SHEET  
Boundary / Topographic  
Survey



DATE ISSUED/REVISED  
00-00-00 REVISED PER

DRAWN BY:  
D. McConkey

DESIGNED BY:

APPROVED BY:  
C. Findley/K.N.

EMAIL CONTACT:  
C. Findley

DATE:  
01-05-2022

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.  
M734 1 of 1

**LEGAL DESCRIPTION**

LOTS 1, 2, 3, 19, 20, 21 AND 22 OF "KAIER'S SUB" OF PART OF P.C. 340, LYING SOUTH OF FORT STREET, BETWEEN RIVER ROUGE AND GREGORY STREET, VILLAGE OF WOODMERE, (NOW CITY OF DETROIT) WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 14.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE EAST RIGHT OF WAY LINE OF REISER STREET (N29°30'00"W) AS RECORDED IN "KAIER'S SUB" OF PART OF P.C. 340, LYING SOUTH OF FORT STREET, BETWEEN RIVER ROUGE AND GREGORY STREET, VILLAGE OF WOODMERE, (NOW CITY OF DETROIT) WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 14.

**FLOOD HAZARD NOTE**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C0270F BEARING AN EFFECTIVE DATE OF 10/21/2021.

**MISS DIG / UTILITY DISCLAIMER NOTE**

A MISS DIG TICKET NUMBER B13410283, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 01-05-2022. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.  
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

**CERTIFICATE OF SURVEY**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

*Kevin Christopher Navaroli*  
KEVIN CHRISTOPHER NAVAROLI, P.S. DATE: 01-05-2022  
NO 4001053503

**LEGEND**

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	MANHOLE		EXISTING STORM SEWER
	MANHOLE		EX. R.Y. CATCH BASIN
	UTILITY POLE		EXISTING BURIED CABLES
	GUY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SIGN		EXISTING GAS MAIN