# LEGAL DESCRIPTION

(Per Title Agency: First American Title Insurance Company, Title Commitment No: NCS-569438-MICH, Effective date: December 18, 2012)

### Schedule A Description:

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Part of the West 266 feet of the South 521.35 feet lying North of and adjacent to Grand Trunk Railroad and East of Trumbull Avenue, Woodbridge Farm Subdivision, according to the plat thereof recorded in Liber 1 of Plats, Pages 146 and 147, Wayne County Records, also part of Lots 11 through 13 and Lot 17 and all of Lots 14 through 16, inclusive and part of vacated alley in rear, Scripps Subdivision, according to the plat thereof recorded in Liber 12 of Plats, Page 10, Wayne County Records, described as follows: Beginning at the Northeast corner of Lot 17; thence along the Westerly line of Lincoln Avenue (70 feet wide) South 22 degrees 35 minutes 44 seconds East 415.21 feet to the Northerly line of Grand Trunk Railroad (156.5 feet wide); thence along said Northerly line South 27 degrees 38 minutes 10 seconds West 346.18 feet to the Easterly line of Trumbull Avenue (80 feet wide); thence along said Easterly line North 22 degrees 36 minutes 20 seconds West 232.76 feet to the point of curve on the Easterly line of Trumbull Connector; thence 336.17 feet along an arc of a curve to the right with a radius of 596.62 feet, with a chord bearing and distance of North 6 degrees 27 minutes 47 seconds West 331.74 feet to point of terminus; thence along the Easterly line of Trumbull Connector North 9 degrees 40 minutes 42 seconds East 101.16 feet to the Northerly line of Lot 17; thence North 67 degrees 33 minutes 10 seconds East 119.93 feet to the point of beginning.

# BEARING REFERENCE

Record (R) Bearings shown herein are based on Title Policy as provided by: Title Agency: First American Title Insurance Company, Title Commitment No: NCS-569438-MICH, Effective date: December

Measured (M) Bearings shown herein are based on Project Coordinate System: Michigan State Plane Coordinate System, NAD83 (Conus) (Mol) (GRS80), South Zone 2113, International Feet, Ground (Lat: 42-21-38-9, Lon: 83-04-58-6, Elev: 632, Scale Factor: 1.0000817007).

# SCHEDULE B-SECTION II EXCEPTIONS

Title Agency: First American Title Insurance Company Title Commitment No: NCS-569438-MICH Effective date: December 18, 2012

SURVEYOR'S OBSERVATIONS

or off the subject property.

At the time of this survey, there was no visible or physical evidence of

distance of 5.4 feet over the Subject's South property line.

potential encroachments. Other encroachments may or may not still exist on

The following observations were made at the time of survey:

The Grand Trunck Rail Road concrete wall appears to lie a maximum

- (8.) Terms and conditions of Resolutions as to that part of the vacated alley included in subject property recorded in Liber 1896, Page 173 and Liber 1896, Page 176. (DOCUMENT NOT PROVIDED)
- Oil, Gas, Mineral and Aboriginal Antiquities reserved by State of Michigan in a deed, dated July 16, 1980, recorded July 21, 1980 in Liber 20907, Page 523, Wayne County Records. (IT IS A BLANKET EASEMENT)

# FLOOD ZONE

FEMA map scales do not supply sufficient level of detail to plot accurately. Zones if plotted herein are approximate.

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (X) Areas determined to be outside of the 0.2% annual chance floodplain according to the Flood Insurance Rate Map for the County of county, Community Panel No. 26163C0280E, Effective Date February 2, 2012.

**5842 TRUMBULL AVENUE** 

**ALTA/NSPS LAND TITLE SURVEY** 

# ZONING

Zoned M-4 Intensive Industrial District

A Zoning report or letter was not provided to the surveyor as required by 2016 ALTA/NSPS Standards Table A Items 6(a) & 6(b).

# **EXISTING PARKING**

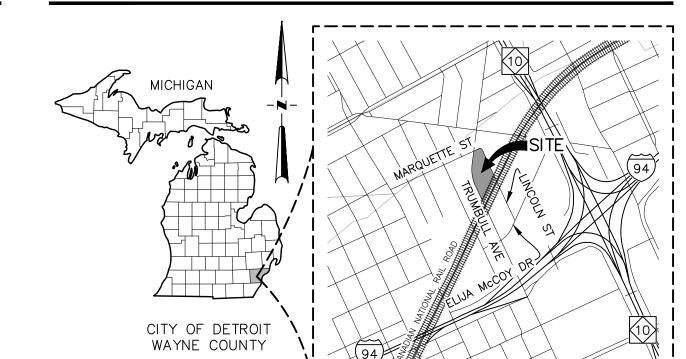
There are no striped parking spaces on the subject property.

REGULAR SPACES BARRIER FREE SPACES

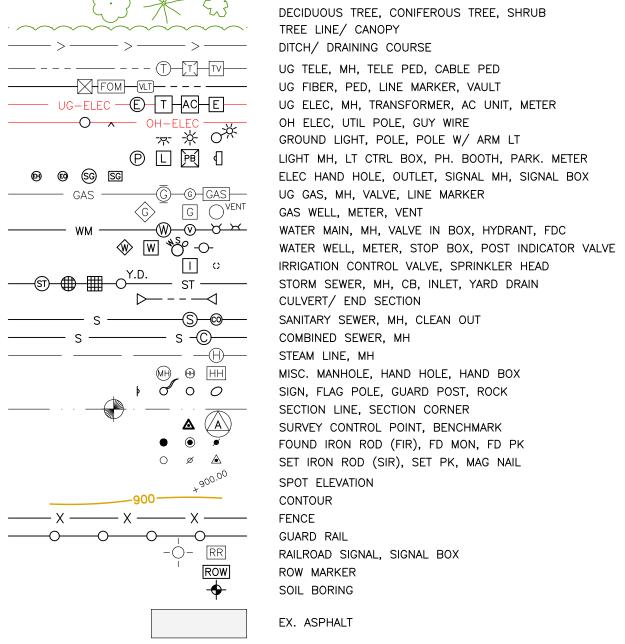
# MISCELLANEOUS NOTES

- 1. There is direct access to the subject property via Lincoln Street, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- There is no posted address on site; no buildings were observed, subject property is vacant land.
- 4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- 5. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- 6. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- 7. The Property surveyed and shown hereon is the same property described in Schedule A of Title Agency: First American Title Insurance Company, Title Commitment No: NCS-569438-MICH, Effective date: December 18, 2012.

## **LOCATION MAP**



# **EXISTING LEGEND**



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c),

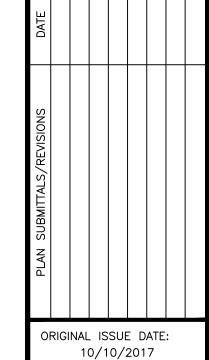
EX. CONCRETE

EX. GRAVEL

EX. BRICK PAVERS

10-27-17 Date of Plat or Map:





ENGINEERS · SURVEYORS

CONSULTANTS · LAND PLANNERS

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5842 TRUMBULL, LLC

ND ELEVATIONS PRIOR TO THE

CLIENT:

PROJECT NO: 17-067

SCALE: 1" = 30'

FIELD:

DRAWN BY: DC DESIGN BY: CHECK BY: AP

ALT-1

