

206/208 DAYS AVE. DEVELOPMENT PROJECT



CONTACT INFORMATION

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206 DAYS AVENUE
BUCHANAN, MI 49107

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UTILITIES

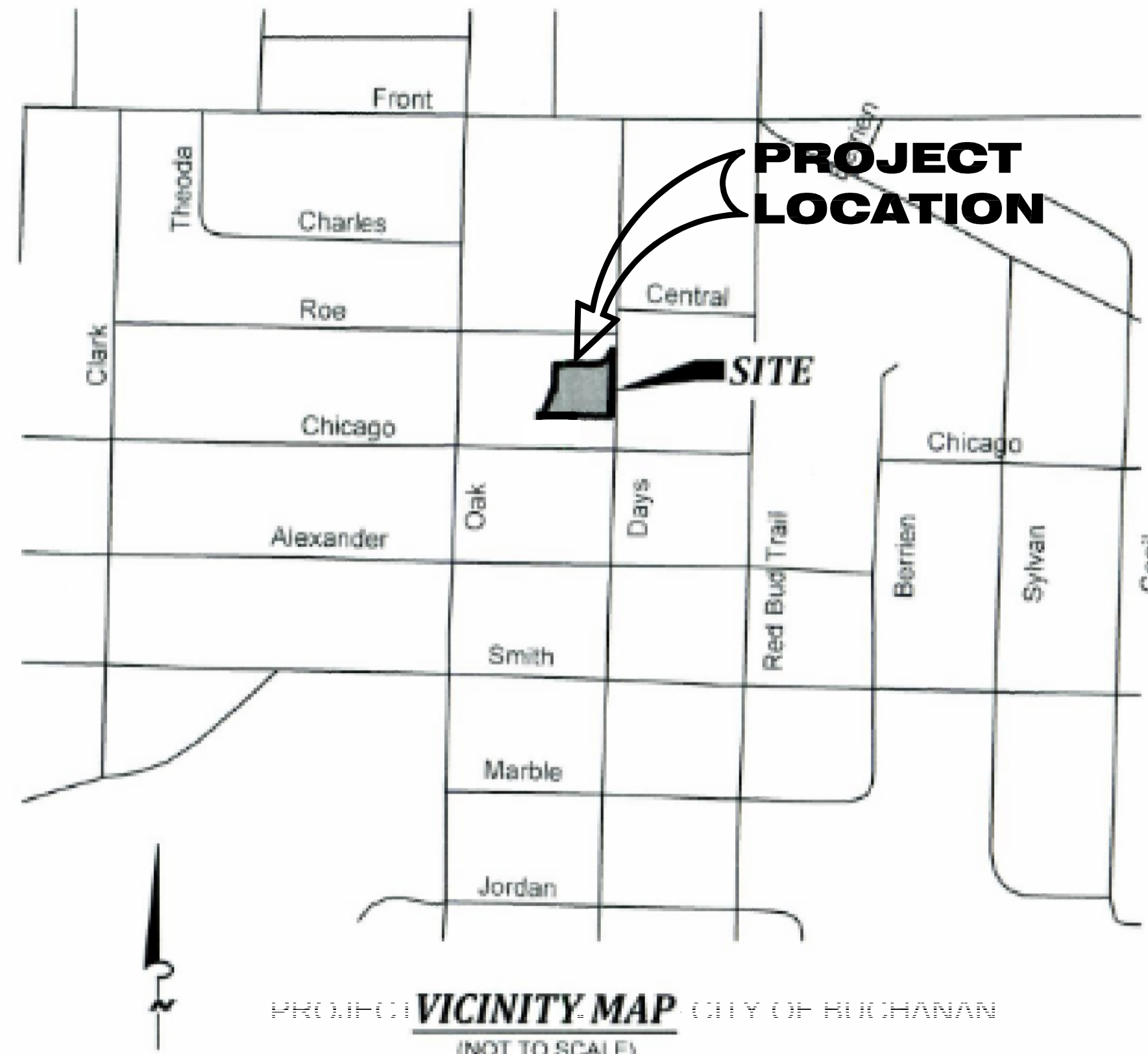
ELECTRIC INDIANA MICHIGAN POWER
DISTRIBUTION LINES;
2425 MEADOWBROOK ROAD
BENTON HARBOR, MI 49022
ATTN: KURT SCHNEIDER
(269) 926-0683

GAS SEMCO ENERGY GAS CO.
1000 BELL ROAD
NILES, MI 49120
ATTN: ROB STAFFORD
(269) 683-6310 EXT. 5689

TELEPHONE AT&T
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BENTON HARBOR, MI 49022
ATTN: CHRIS O'BRIEN
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WATER/SEWER CITY OF BUCHANAN,
302 N. REDBUD TRAIL
BUCHANAN, MI 49107
ATTN: MIKE BAKER
(269) 695-3844

'MISS DIG' 811



INDEX OF PLANS

SHEET NO.	SHEET TITLE	ISSUE DATE
T1.0	TITLE SHEET	10/14/2023
230439	WIGHTMAN SURVEY	10/14/2023
D1.0	EXISTING CONDITIONS/DEMOLITION	10/14/2023
L1.0	SITE LAYOUT/LANDSCAPING	10/14/2023
U1.0	UTILITIES	10/14/2023
A101	GRADING	10/14/2023
A200	SESC/LIGHTING	10/14/2023

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PHONE: (269) 695 - 5825

OWNER:
206 DAYS AVENUE
HOLDING, LLC.
PROJECT NAME:
206 DAYS AVE.
DEVELOPMENT
PROJECT ADDRESS:
206 DAYS AVENUE,
BUCHANAN, MI 49107

SHEET DESCRIPTION:
TITLE SHEET
PROJECT NUMBER:
23-07
DRAWN BY: MAG

T1.0

"ALTA/NSPS LAND TITLE SURVEY"
NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 18 WEST,
CITY OF BUCHANAN, BERRIEN COUNTY, MICHIGAN

LEGAL DESCRIPTION PER EXHIBIT "A", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111210065CML, COMMITMENT DATE JULY 13, 2023:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN
 PARCEL 1
 LOT 7, BLOCK "B" OF A.C. DAYS ADDITION TO BUCHANAN TOWN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF DEEDS, PAGE 800 OF BERRIEN COUNTY RECORDS, EXCEPTING THEREFROM THE WEST 56 FEET

PARCEL 2
 THAT PART OF LOT 8, BLOCK "B" OF A.C. DAYS ADDITION TO BUCHANAN TOWN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF DEEDS, PAGE 800 OF BERRIEN COUNTY RECORDS, LYING SOUTHEASTERLY OF MCCOY'S CREEK, SAID PARCEL BEING A TRIANGULAR PARCEL OF REAL ESTATE IN THE SOUTHEAST CORNER OF SAID LOT 8

LEGAL DESCRIPTION PER EXHIBIT "A", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111214092CML, COMMITMENT DATE AUGUST 25, 2023:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN

LOT SIX (6), BLOCK "B", A.C. DAYS ADDITION TO THE VILLAGE (NOW CITY) OF BUCHANAN, EXCEPT A STRIP OF LAND OFF THE WEST END THEREFROM DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT SIX (6), THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT FIFTY-ONE AND TWO TENTHS (51.2) FEET, THENCE SOUTHWESTERLY TO A POINT ON SOUTH LINE WHICH IS TWENTY-EIGHT AND FIVE TENTHS (28.5) FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TWENTY-EIGHT AND FIVE TENTHS (28.5) FEET TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH SIXTY-SIX (66) FEET TO THE PLACE OF BEGINNING, SIX HUNDREDTHS (6/100) ACRES, BEING THE COUNTY OF BERRIEN AND STATE OF MICHIGAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 8, 1858 IN BOOK 2 OF DEEDS, PAGE 800.

LEGAL DESCRIPTION PER EXHIBIT "A", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111214091CML, COMMITMENT DATE AUGUST 25, 2023:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN

THAT PART OF LOT 5, BLOCK "B", A.C. DAYS ADDITION TO THE VILLAGE, NOW CITY, OF BUCHANAN, BERRIEN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF DEEDS, PAGE 800, DESCRIBED AS FOLLOWS: TO WIT, COMMENCING 5 RODS AND 7 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 5, THENCE WEST 5 RODS AND 20 INCHES, THENCE NORTH 4 RODS, THENCE EAST 5 RODS AND 20 INCHES, THENCE SOUTH 4 RODS TO THE PLACE OF BEGINNING, ALSO COMMENCING 100 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK "B", THENCE NORTH 66 FEET, THENCE WEST 6 FEET, THENCE SOUTH 66 FEET, THENCE EAST 6 FEET TO THE PLACE OF BEGINNING

SCHEDULE B, SECTION II, EXCEPTIONS, PER COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 111210065CML, COMMITMENT DATE JULY 13, 2023, COMMITMENT NO. 111214092CML, COMMITMENT DATE AUGUST 25, 2023 AND COMMITMENT NO. 111214091CML, COMMITMENT DATE AUGUST 25, 2023:

NO SURVEY RELATED ITEMS TO SHOW PER INFORMATION PROVIDED

SURVEY NOTES:

MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER (TABLE A, ITEM 1).

THE ADDRESS OF SURVEYED PARCELS: 206 & 208 DAYS AVENUE & 107 EAST CHICAGO STREET BUCHANAN, MICHIGAN 49107 (TABLE A, ITEM 2).

THE SURVEYED PARCELS ARE LOCATED IN ZONE AE (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER INFORMATION OBTAINED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER 26021C0403C, EFFECTIVE DATE APRIL 17, 2006 (TABLE A, ITEM 3). THE BASE FLOOD ELEVATION FOR THESE PARCELS HAS BEEN DETERMINED TO BE AT ELEVATION 686.0 (NGVD29) PER NOTED FIRM. THE BASE FLOOD ELEVATION CONVERTED TO DATUM SHOWN ON THIS SURVEY IS 685.69 (NAVD88).

THE COMBINED SURVEYED PARCELS CONTAIN 0.65 OF AN ACRE, MORE OR LESS (TABLE A, ITEM 4).

VERTICAL RELIEF (FOOT CONTOURS AND SPOT ELEVATIONS) OF THE TOPOGRAPHIC SURVEY AREA ESTABLISHED FROM GPS AND ON THE GROUND SURVEY OF THE SURVEYED PARCELS, ALONG WITH BENCHMARKS SET DURING THE COURSE OF THIS SURVEY ARE SHOWN HEREON (TABLE A, ITEM 5).

NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT (TABLE A, ITEM 6(a)).

EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN (TABLE A, ITEM 7(a)).

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON DRAWING (TABLE A, ITEM 8).

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED AS SUCH ON THIS SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED SOLELY FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS PROVIDED BY THE CLIENT. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEYOR'S OPINION AND ARE TRUE TO THE SURVEYOR'S INFORMATION, KNOWLEDGE, AND BELIEF. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WHEN PROVIDED, THE SURVEYOR IS RELYING ON THE ACCURACY, COMPLETENESS, AND TECHNICAL SUFFICIENCY OF THE INFORMATION FURNISHED BY OR ON BEHALF OF THE CLIENT (TABLE A, ITEM 11(a)).

NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AVAILABLE ARE SHOWN ON DRAWING (TABLE A, ITEM 13).

NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK (TABLE A, ITEM 16).

AN ADDITIONAL DOCUMENT USED AS REFERENCE WHEN PERFORMING THIS SURVEY: A MAP OF SURVEY OF PART OF LOT 5, BLOCK "B", A.C. DAYS ADDITION TO THE VILLAGE, NOW CITY, OF BUCHANAN, BERRIEN COUNTY, MICHIGAN, FOR DONALD BRADLEY, SURVEYED BY J.H. DEWEY, NOVEMBER 8, 1947 AND JULY 1, 1948.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

THIS SURVEY WAS PERFORMED WITH AN ACCURACY THAT IS NOT LESS THAN REQUIRED BY THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING IN MICHIGAN.

BEARINGS SHOWN ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

THE WATERS EDGE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

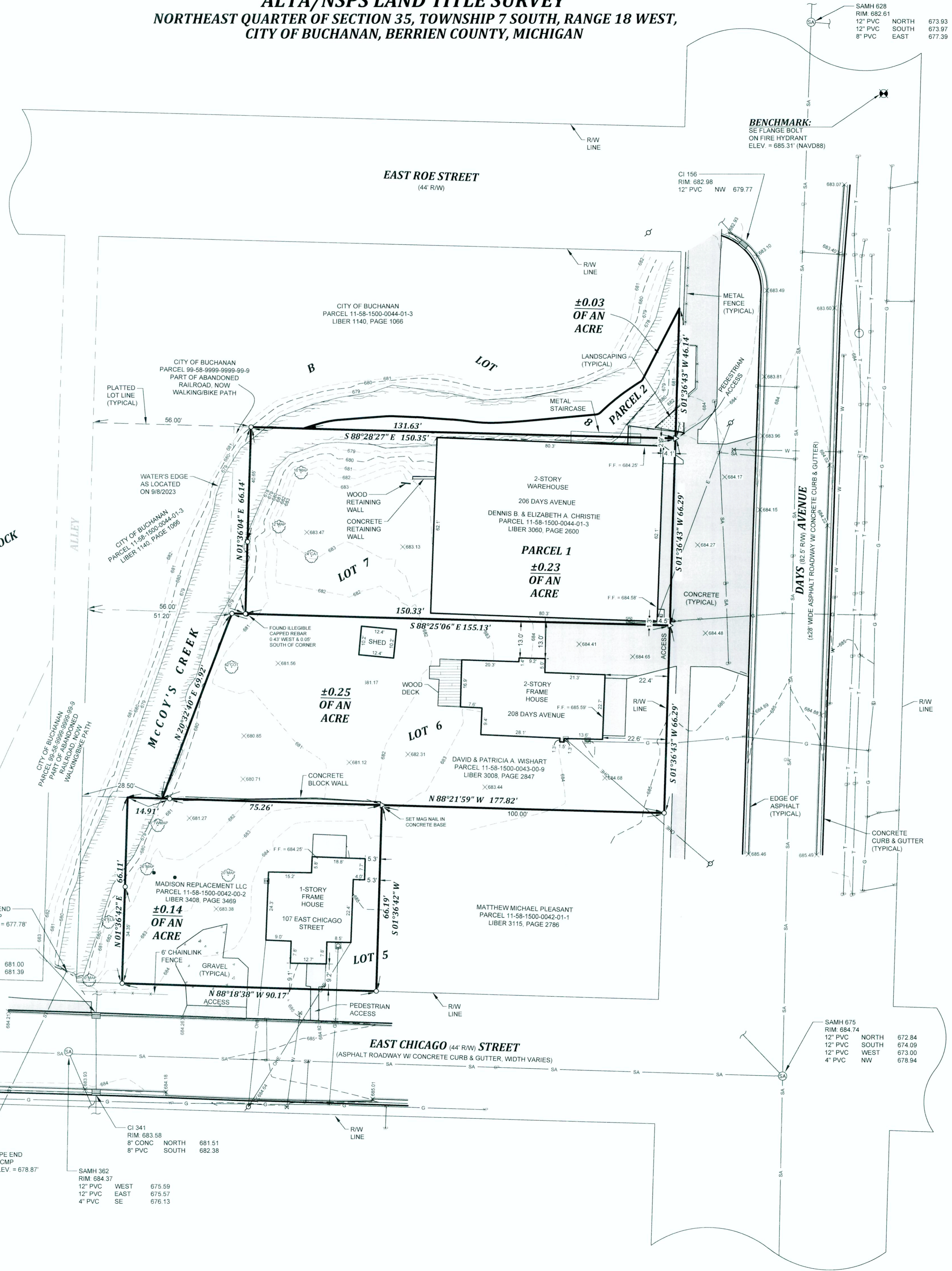
PARCEL AREAS EMBRACING ANY WATERS OF MCCOY'S CREEK ARE SUBJECT TO THE CORRELATIVE RIGHTS OF THE OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.

CERTIFICATION:

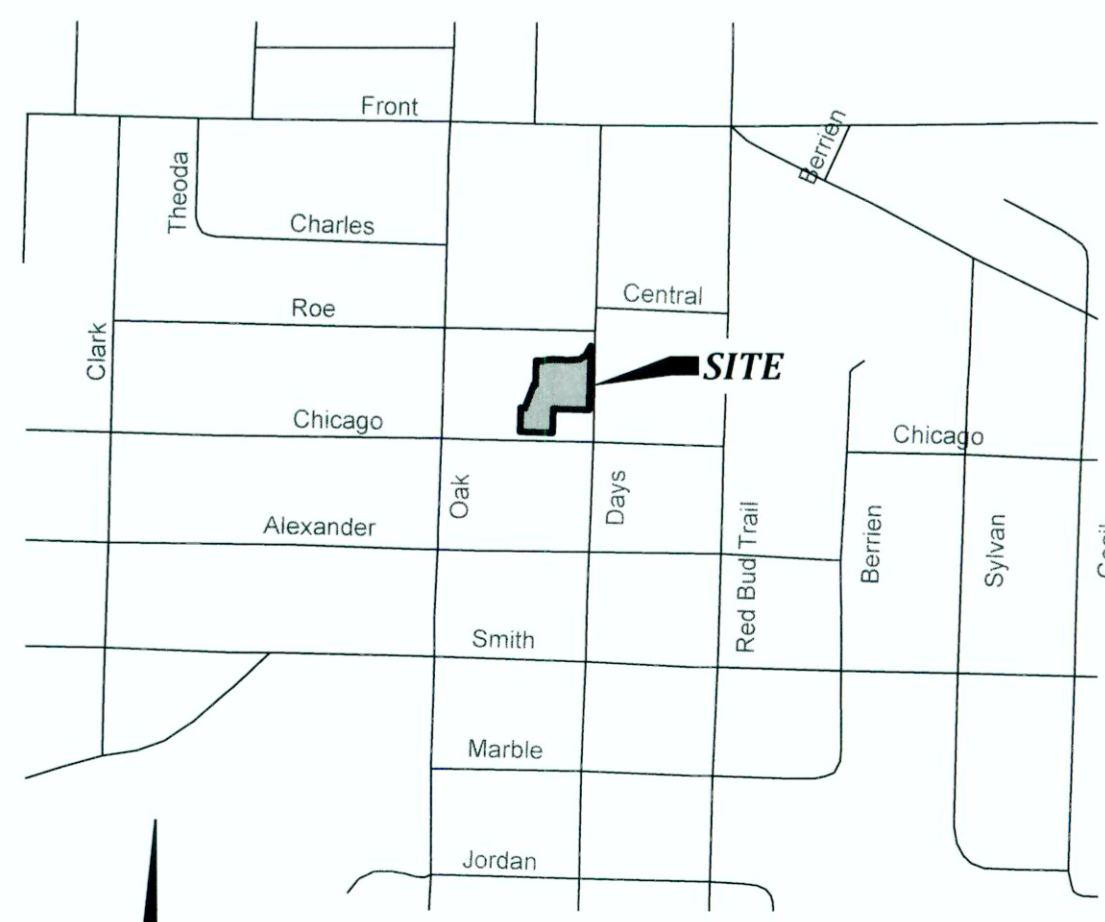
TO: 206 DAYS AVENUE HOLDINGS, LLC AND CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(a), 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 10, 2023.



9/25/2023
 DATE



- LEGEND**
- = FOUND IRON
 - = SET 1/2" REBAR W/ CAP NO. 44290
 - ▷ = SET MAG NAIL
 - R/W = RIGHT OF WAY
 - CMP = CORRUGATED METAL PIPE
 - F.F. = FINISH FLOOR
 - U = UTILITY POLE
 - ⊕ = GUY ANCHOR
 - ⊕ = ELECTRIC METER
 - ⊕ = CURB INLET
 - = POST
 - ⊕ = WATER VALVE
 - ⊕ = GREEN PAINT (SEWER)
 - ⊕ = YELLOW PAINT (GAS)
 - ⊕ = ORANGE PAINT (TELEPHONE)
 - ⊕ = BLUE PAINT (WATER)
 - W — = BURIED WATER LINE
 - T — = BURIED TELEPHONE LINE
 - G — = BURIED GAS LINE
 - SA — = BURIED SANITARY SEWER
 - ST — = BURIED STORM SEWER
 - OHE — = OVERHEAD UTILITY LINE
 - = FENCE LINE
 - ⊕ = TELEPHONE MANHOLE
 - ⊕ = SANITARY MANHOLE
 - ⊕ = DECIDUOUS TREE
 - MAP = MAPLE
 - CAT = CATALPA
 - COT = COTTONWOOD
 - ELM = ELM
 - ⊕684.00 = SPOT ELEVATION



VICINITY MAP
 (NOT TO SCALE)

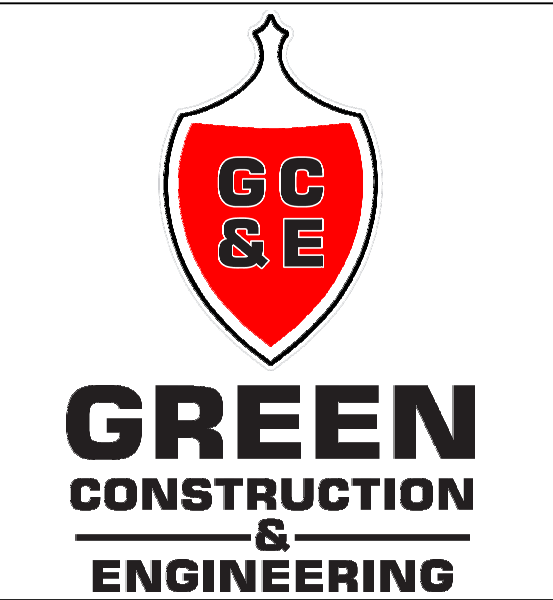
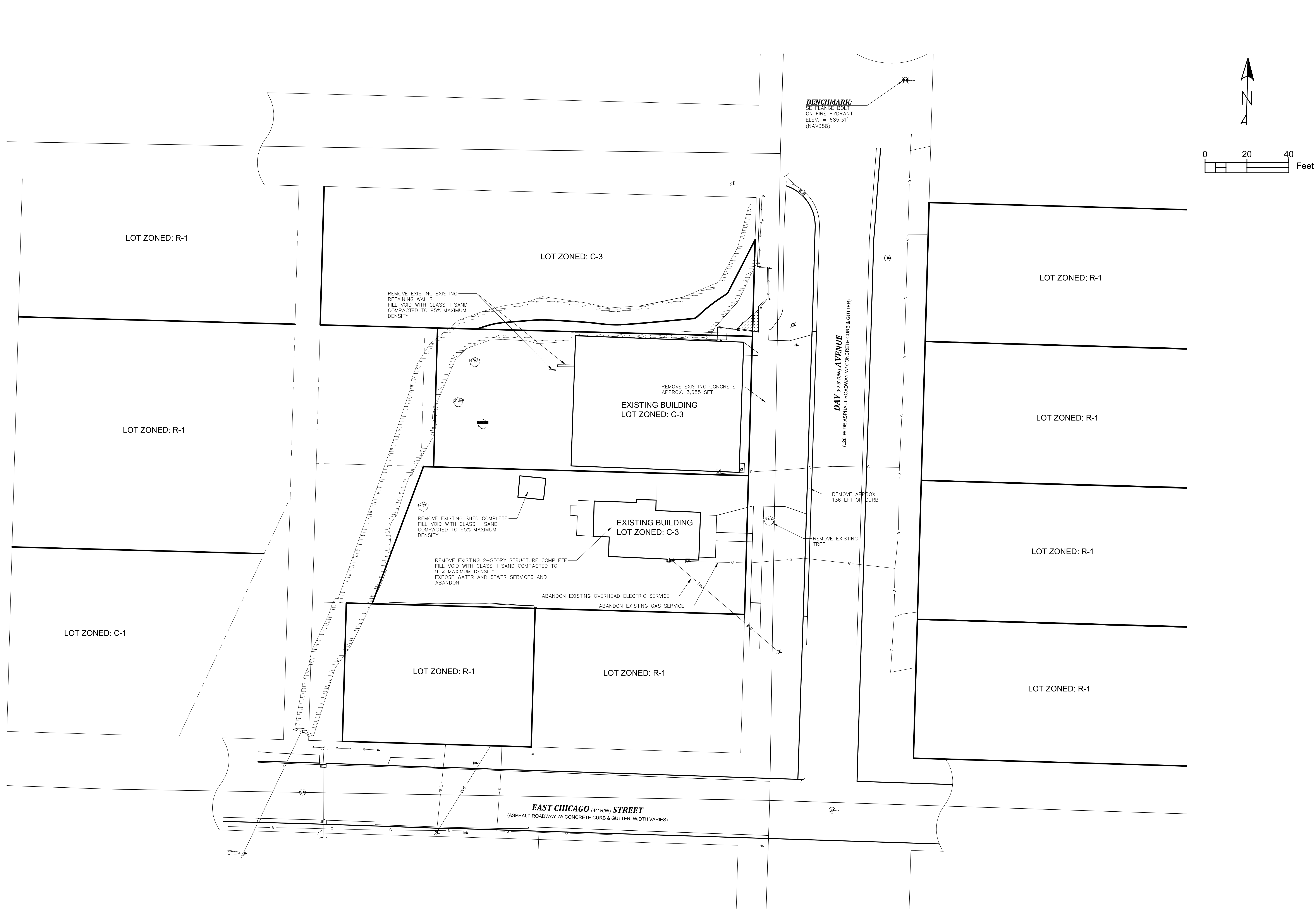
WIGHTMAN
 2303 PIPESTONE RD.
 BENTON HARBOR, MI 49022
 269.927.0100
 www.gowightman.com

PROJECT ADDRESS:
**206 & 208 DAYS AVENUE,
 107 E. CHICAGO STREET**
 BUCHANAN, MI 49107-1612

GREEN CONSTRUCTION & ENGINEERING
 P.O. BOX 326
 BUCHANAN, MI 49107

REVISIONS
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 DATE: 9/13/2023
 SCALE: 1" = 20'
 DRAWN BY: SSH
 CHECKED BY: GDH

ALTA / NSPS LAND TITLE SURVEY



GREEN CONSTRUCTION AND ENGINEERING
 P.O. BOX 326,
 BUCHANAN, MI 49107
 PHONE: (269) 695 - 5825

OWNER:
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D1.0