

ALTA/NSPS LAND TITLE SURVEY

708 EAST FRONT STREET

LOCATED IN: SECTION 36, TOWNSHIP 7 SOUTH, RANGE 18 WEST
BERRIEN COUNTY, BUCHANAN, MICHIGAN

SITE INFORMATION

N/F: BOUZAS GEORGE & BOUZAS KIMBERLY
708 EAST FRONT STREET BUCHANAN, MICHIGAN 49107
APN: 58-0800-0018-01-6
32,874 ± SQUARE FEET, OR 0.755 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #NCS-1170415-0MHA, DATED FEBRUARY 27, 2023 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

LAND IN THE CITY OF BUCHANAN, BERRIEN COUNTY, MI, DESCRIBED AS FOLLOWS:

THE EAST 132 FEET OF LOT(S) 18, "BARTON ACRES", BEING A SUBDIVISION OF THE PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWN 7 SOUTH, RANGE 18 WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGE(S) 49 OF BERRIEN COUNTY RECORDS.

NOTES CORRESPONDING TO SCHEDULE B

- ⑦ — THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF EASEMENT" RECORDED AS LIBER 147 OF MISC., PAGE 123 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE.)
- ⑧ — THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED AS LIBER 1101, PAGE 804 OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AS SHOWN.)

PARKING INFORMATION

REGULAR= 38
HANDICAP= 3
TOTAL= 41

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26021C0403C, WHICH BEARS AN EFFECTIVE DATE OF 04/17/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF LOTS 11 & 10 "BARTON ACRES". THE BEARING IS DENOTED AS S 04°38'30" W PER GPS COORDINATE OBSERVATIONS MICHIGAN STATE PLANE, SOUTH ZONE NAD83.
LATITUDE = 41°49'36.37424"
LONGITUDE = -85°21'09.61618"
CONVERGENCE ANGLE = -01°21'05.52429"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

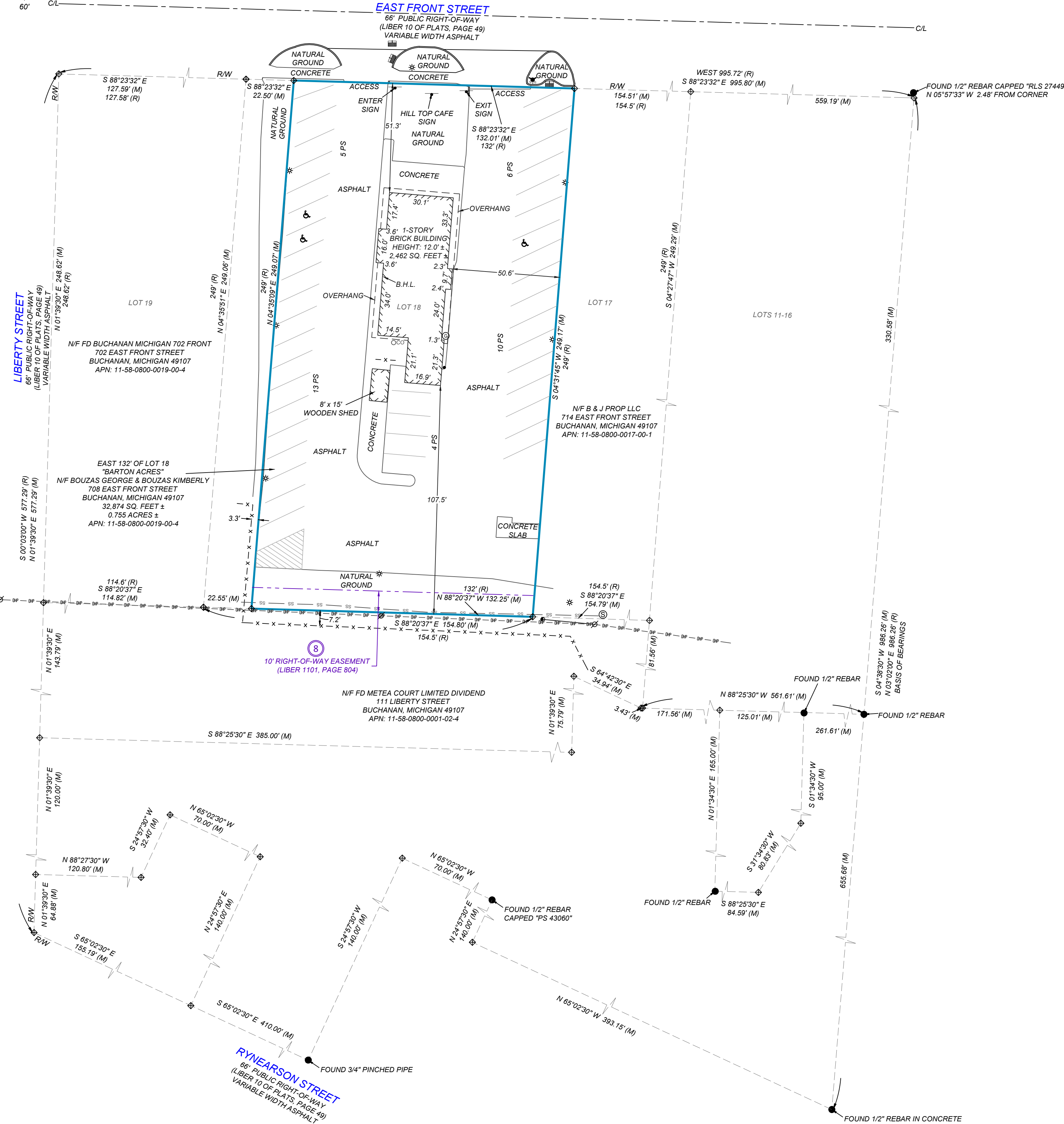
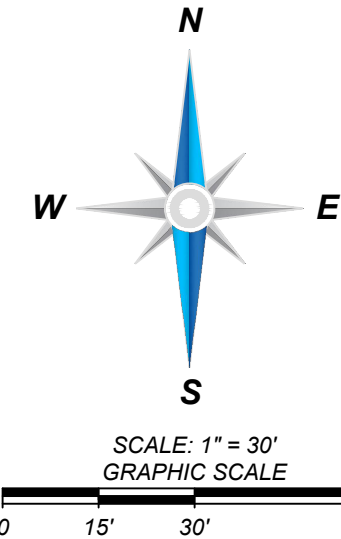
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		RESTAURANT	Because there may be a need for interpretation of the applicable zoning codes, we refer you to BERRIEN County for zoning laws and applicable codes.
MIN. LOT AREA		32,874 SQ. FT. ±	
MIN. LOT WIDTH		132.01'	
MAX. BLDG COVERAGE		7.4%	
MIN. SETBACKS FRONT		51.3'	
MIN. SETBACKS SIDE		50.6'	
MIN. SETBACKS REAR		107.5'	
MAX. BUILDING HEIGHT		12.0' ±	
PARKING REGULAR		38	
PARKING HANDICAP		3	
PARKING TOTAL		41	

PARKING INFORMATION:



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊙ HANDICAP PARKING
- ⊙ FIRE HYDRANT
- ⊙ LIGHT
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ GAS METER
- ⊙ CURB INLET
- ⊙ MEASURED/CALCULATED DIMENSION
- (M) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- PS PARKING SPACES
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- FENCE LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MARCH 21, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF EAST FRONT STREET AND LIBERTY STREET, WHICH IS APPROXIMATELY 150' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST FRONT STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MICHIGAN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BERRIEN COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

SURVEYOR'S CERTIFICATE

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 3, 4, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 10, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/21/2023.

DATE OF PLAT OR MAP: 04/07/2023

PRELIMINARY

RONALD R. HARRIS
PROFESSIONAL LAND SURVEYOR NO.: 4001041917
STATE OF MICHIGAN



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WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER:
23-1742

SURVEY DRAWN BY:
OZ - 04/07/2023

SURVEY REVIEWED BY:
TLR

SHEET:
1 OF 1