



**LEGAL DESCRIPTION**

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:  
 Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 68 of Plats, Page 84, Wayne County Records.  
 20100 Mack Avenue  
 Tax ID: 40-012-05-0090-000

**BASIS OF BEARING NOTE**

The basis of bearing for this survey was established by the aforesaid recorded Plat.

**TITLE NOTES**

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
- Easements, encumbrances, or claims thereof, not shown by the Public Records.
- Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
- Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 5817, Page 331, Wayne County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable. [LOCATION OF BUILDING SETBACK RESTRICTIONS IS SHOWN].
- Subject to the easements, restrictions and reservations contained in the Fairholme No. 1 Plat recorded in Liber 68, Page(s) 84, Wayne County Records. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].
- Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
- Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
- Rights of tenants under any unrecorded leases.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. TC13-105243, WITH A COMMITMENT DATE OF 07-29-2022, ISSUED BY TITLE CONNECT.

**SITE DATA**

Gross Land Area: 6,310 Square Feet or 0.145 Acres.  
 Zoned: P-1 (Vehicular Parking District)  
 Building Setbacks:  
 Front= None  
 Sides= 20' Parking structure  
 Rear= None'

Max. Building Height permitted: Attendant's shelter-15'; Parking structure-30'  
 Total Parking: 5 spaces including 0 barrier free (handicap) spaces.

The above setback & height requirements were obtained from the City of Grosse Pointe Woods Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Grosse Pointe Woods to insure conformity as well as make a final determination of the required building setback & height requirements.

**FLOOD HAZARD NOTE**

The Property described on this survey is not located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Map No. 28163C0171F. According to the current available Map Index for Wayne County, Michigan, dated 10-21-2021, Map No. 28163C0171F is not printed and is indicated as being a No Special Flood Hazard Area.

**TABLE A NOTES**

- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

**SURVEYOR'S CERTIFICATION**

To:  
 Buccellato Development LLC  
 Daher B. Rahi and Jeanette Rahi, his wife  
 Title Connect  
 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 09-22-2022.

*Kevin Christopher Navaroli*  
 Kevin Christopher Navaroli, P.S.  
 No. 4001053503  
 Date of Plat or Map: 10-04-2022  
 Revised:



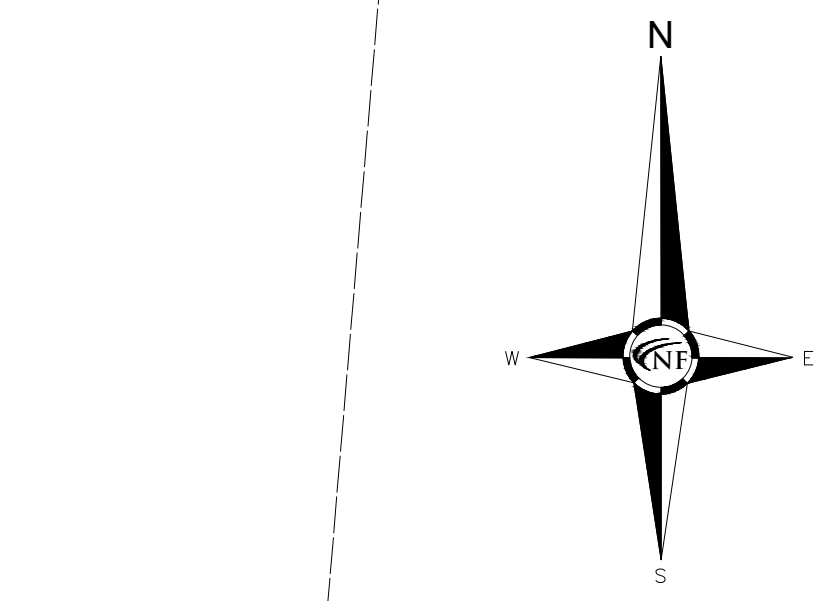
**PROJECT**  
 "HOME INSTEAD"  
 SENIOR CARE

**PROJECT LOCATION**  
 No. 20100  
 Mack Avenue  
 Part of Private Claim 393  
 City of Grosse Pointe Woods,  
 Wayne County, MI

**SHEET**  
 ALTA / NSPS  
 Land Title Survey

**REVISIONS**  
 SITE PLAN APPROVAL 04.18.24  
 MARKUP BY: JPM (SVA)

**DRAWN BY:**  
 A.G.  
**APPROVED BY:**  
 K.N./R.FRAUS  
**EMAIL:**  
 rfraus@nfe-engr.com  
**DATE ISSUED:**  
 10-04-2022  
**SCALE:**  
 1"=10'  
**NFE JOB NO.** SHEET NO.  
**N216 1 of 1**



- LEGEND**
- AC = Air Conditioner
  - ASPH = Asphalt
  - CATV = Cable Television/Box/Riser
  - CB = Catch Basin
  - CO = Clean Out
  - CONC = Concrete
  - EMH = Electric Manhole
  - EM = Electric Meter
  - EC = Electric Conduit/Riser
  - FI = Found Iron
  - FIP = Found Iron Pipe
  - FMON = Found Monument
  - G = Gas Service/Gas Main
  - GL = Ground Light
  - GM = Gas Meter
  - GP = Guard Post
  - GV = Gate Valve
  - HYD = Hydrant
  - LP = Light Pole
  - L/S = Landscape
  - MH = Manhole
  - MON = Monument
  - MW = Monitor Well
  - MW = Overhead Lines
  - PH = Phone/Box/Riser
  - PH = Physically Handicapped
  - PIV = Post Indicator Valve
  - P/L = Property Line
  - PM = Parking Meter
  - ROW = Right of Way
  - SAN = Sanitary Manhole
  - SB = Stop Box (Water)
  - SMH = Storm Manhole
  - S.I. = Set Iron
  - SD = Shutoff (Water)
  - STM = Storm Sewer
  - T.MH = Telephone Manhole
  - TRANS = Transformer
  - UP = Utility Pole
  - WM = Water Main
  - (R) = Record Measurement
  - (M) = Surveyed Measurement
  - (C) = Calculated

**CEMETERY NOTE**  
 There was no observable evidence of cemeteries or burial grounds within the subject property.

**UTILITY NOTE**  
 All utilities are underground unless otherwise noted.  
 The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

GENERAL NOTE:  
 ALL SIGNAGE  
 PERMITTED  
 SEPARATELY.

NEW TRAFFIC LANE  
 MARKING ARROWS  
 TO BE ADDED AS  
 REQUIRED

DESIGNATED PICK  
 UP/DROP OFF SPACE  
 & LOADING ZONE  
 (OFF-PEAK HOURS)

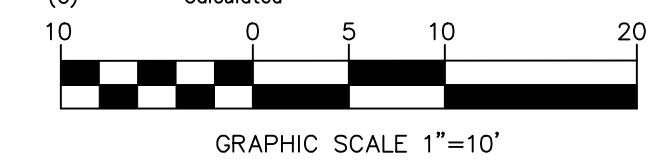
CURRENT RUBBISH  
 AREA - GARBAGE AND  
 RECYCLE BINS  
 PROPOSED TO REMAIN.

No. 20100  
 TWO STORY  
 BRICK BUILDING  
 W/PITCHED ROOF  
 1,080 S.F.  
 BUILDING S.F. IS BASED ON EXTERIOR  
 BUILDING DIMENSIONS AT GROUND LEVEL ONLY  
 BLDG. HEIGHT= 22' (HIGHEST POINT)

L=50.00'(R&M)  
 R=590.81'(R&M)  
 Δ=04°50'56"(M)  
 CH=N84°36'27"W  
 49.99'(M)

FAIRHOLME ROAD (60' WIDE)  
 ASPHALT PAVEMENT W/ CONC. CURB

MACK AVENUE (155' WIDE)  
 ASPHALT PAVEMENT W/ CONC. CURB



GRAPHIC SCALE 1"=10'