

VICINITY MAP
(NOT TO SCALE)

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 63121731NITS, DATED OCTOBER 5, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

3. RIGHT-OF-WAY FOR THE WALKER RELIEF DRAINS INTER-COUNTY DRAINAGE DISTRICT ACTING THROUGH THE INTER-COUNTY DRAINAGE BOARD FOR THE WALKER RELIEF DRAINS AS SET FORTH BELOW:
RECORDING NO: LIBER 5385, PAGE 445. (AS SHOWN)

4. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY)
RECORDING NO: LIBER 7814, PAGE 421. (AS SHOWN)

5. RIGHT-OF-WAY AGREEMENT (FOR INGRESS AND EGRESS) IN FAVOR OF THE CHRISTIAN MISSIONARY ALLIANCE CHURCH ON MADISON HEIGHTS, A MICHIGAN ECCLESIASTICAL CORPORATION, AS SET FORTH BELOW:
RECORDING NO: LIBER 7909, PAGE 7. (AS SHOWN)

6. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS AS GRANTED TO CITY OF MADISON HEIGHTS, IN A DOCUMENT:
RECORDING NO: LIBER 8077, PAGE 378. (AS SHOWN)

7. ANY IRREGULARITIES, RESERVATIONS, EASEMENTS OR OTHER MATTERS IN THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION OF THE STREET/ROAD SHOWN BELOW:
NAME: THIRTEEN MILE ROAD RIGHT-OF-WAY
RECORDING NO: LIBER 8084, PAGE 642 AND AMENDED BY LIBER 8128, PAGE 520. (AS SHOWN)

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- ⊕ ELECTRIC MANHOLE
- ⊖ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊖ TRANSFORMER
- UTILITY POLE
- GAS LINE MARKER
- GAS METER
- LIGHT POLE WITH STREET LAMP
- TELEPHONE MANHOLE
- CABLE TV RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- CLEANOUT
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER GATE MANHOLE
- WATER VALVE
- UNKNOWN MANHOLE
- BOLLARD
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- HANDICAP PARKING
- DECIDUOUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE (AS ASSESSED & SURVEYED)
- PARCEL BOUNDARY LINE (PER TITLE COMMITMENT)
- ADJOINER PARCEL LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- RIGHT-OF-WAY
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- RAISED CONCRETE
- PARKING
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- COMMUNICATION LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

BASIS OF BEARING

NORTH 82°47'00" WEST, BEING THE NORTH LINE OF SECTION 12, AS DESCRIBED.

BENCHMARK

SITE BENCHMARK #1
ARROW ON HYDRANT, AT EAST SIDE OF PROPERTY.
ELEVATION = 630.12' (NAVD 88)

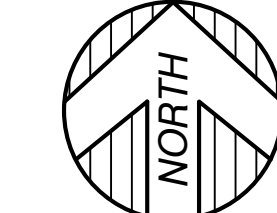
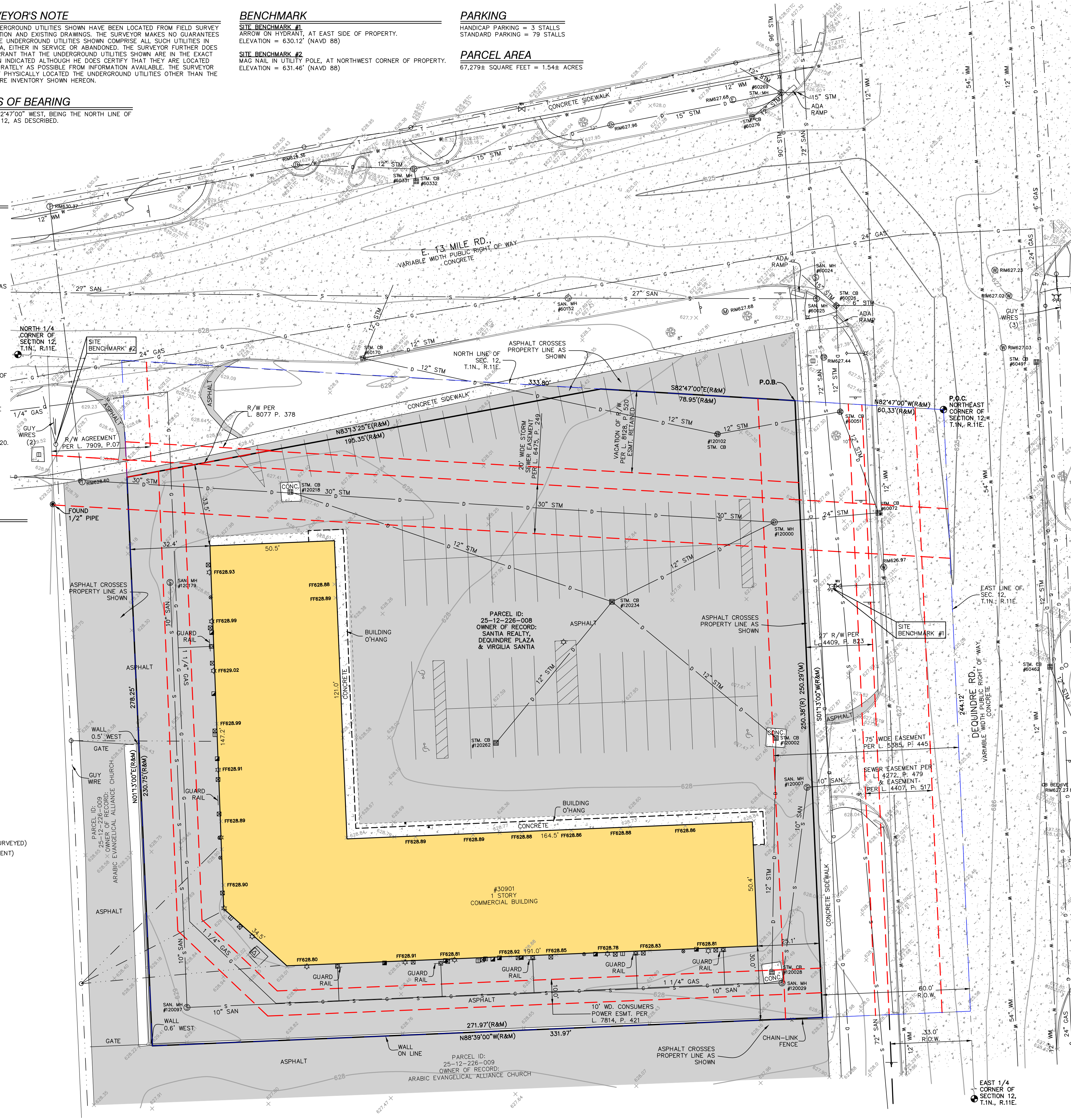
SITE BENCHMARK #2
MAG NAIL IN UTILITY POLE, AT NORTHWEST CORNER OF PROPERTY.
ELEVATION = 631.46' (NAVD 88)

PARKING

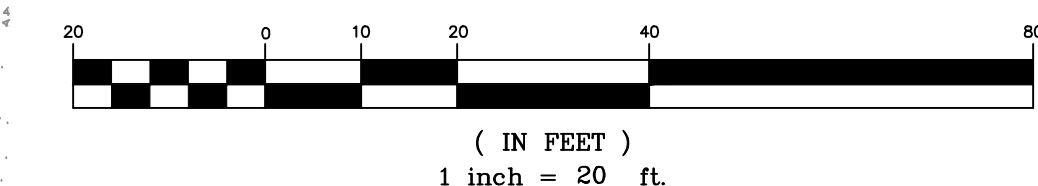
HANDICAP PARKING = 3 STALLS
STANDARD PARKING = 79 STALLS

PARCEL AREA

67,279± SQUARE FEET = 1.54± ACRES



GRAPHIC SCALE



PROPERTY DESCRIPTION

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF MADISON HEIGHTS.

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 11 EAST, BEGINNING AT THE NORTHEAST CORNER; THENCE NORTH 82 DEGREES 47 MINUTES WEST 333.80 FEET; THENCE SOUTH 01 DEGREE 13 MINUTES WEST 278.25 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES EAST 331.97 FEET; THENCE NORTH 01 DEGREE 13 MINUTES EAST 244.12 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

ASSESSED AS:

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 11 EAST, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 82 DEGREES 47'00" WEST 60.33 FEET FROM THE NORTHEAST CORNER; THENCE SOUTH 01 DEGREE 13'00" WEST 250.38 FEET; THENCE NORTH 88 DEGREES 39'00" WEST 271.97 FEET; THENCE NORTH 01 DEGREE 13'00" EAST 195.35 FEET; THENCE SOUTH 82 DEGREES 47'00" EAST 78.95 FEET TO THE POINT OF BEGINNING.

MANHOLE SCHEDULE

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV	ELEV (FT)
60024	SANITARY MANHOLE	627.24	T/DEBRIS	S		620.29
60025	SANITARY MANHOLE	627.28	72	W		604.14
		627.28	27	W		604.37
		627.28	72	N		604.48
60026	CATCH BASIN	626.62	15	NW		620.32
		626.62	6	E		624.62
60051	CATCH BASIN	627.22	12	SE		622.42
60072	CATCH BASIN	626.92	24	W		617.82
		626.92	12	N		621.57
		626.92	12	E		621.02
60152	SANITARY MANHOLE	627.52	27	NW		606.52
		627.52	27	SE		606.57
60170	CATCH BASIN	628.02	12	ESE		622.22
		628.02	12	NE		624.12
		628.02	12	E		624.12
60269	STORM MANHOLE	627.42	12	NW		620.22
		627.42	12	SW		622.17
		627.42	15	E		621.22
		627.42	96	N		609.72
		627.42	90	S		609.72
60276	CATCH BASIN	626.89	12	NE		622.49
60331	STORM MANHOLE	627.94	15	NW		623.64
		627.94	15	NE		623.69
		627.94	12	S		623.79
60332	CATCH BASIN	627.87				COULD NOT OPEN
60462	CATCH BASIN	627.02	12	SSE		623.62
		627.02	12	N		623.17
60491	CATCH BASIN	626.66	12	S		620.56
		626.66	6	S		620.56
120000	STORM MANHOLE	627.81	12	SW		618.36
		627.81	24	E		613.96
		627.81	30	W		614.01
120002	CATCH BASIN	627.34	12	S		621.69
120007	SANITARY MANHOLE	627.98	10	E		618.98
120028	CATCH BASIN	627.25	12	N		622.65
120029	SANITARY MANHOLE	627.35	10	W		619.55
120097	SANITARY MANHOLE	628.94	10	N		620.79
		628.94	10	N		620.89
120102	CATCH BASIN	627.15	12	W		620.30
		627.15	12	E		619.45
120179	SANITARY MANHOLE	627.84	10	S		621.59
120218	CATCH BASIN	627.12	12	SE		620.52
120234	CATCH BASIN	627.20	12	SE		620.80
		627.20	12	NW		619.20
		627.20	12	NE		618.90
		627.20	8	S		625.00
120262	CATCH BASIN	627.38	12	NE		621.38

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0564F, DATED 9/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; NORTHWEST TITLE FAMILY OF COMPANIES, INC.; AND MC DEVELOPMENT HOLDINGS, LLC:

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 INCLUDING ITEMS 2, 3, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 08/08/23.

DATE OF PLAT OR MAP: 08/28/23

DRAFT

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ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
30901 DEQUINDE RD., MADISON HEIGHTS, MICHIGAN
PART OF SECTION 12, TOWN 1 NORTH, RANGE 11 EAST

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DATE	BY	DESCRIPTION
08/18/23	LU	UPDATED PER TITLE WORK
08/28/23	ATS	REVISED STORM DESCRIPTION
11/01/23	JDM	
8/31/23	JDM	
2	1	REVISION