

Location Map
N.T.S.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
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SEAL



PROJECT
Crystal Loft Parking Lot

CLIENT
3100 Woodward 2014 LLC
c/o American Community
Developers
20250 Harper, Detroit MI
48225

Phone: 313.881.8150

PROJECT LOCATION
3100 Woodward Ave. &
47 & 57 Watson Street

City of Detroit,
Wayne County, MI

SHEET
Boundary / Topographic /
Tree Survey



Know what's below
Call before you dig.

DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
S. Shenoy

DESIGNED BY:

APPROVED BY:
K. Navaroli

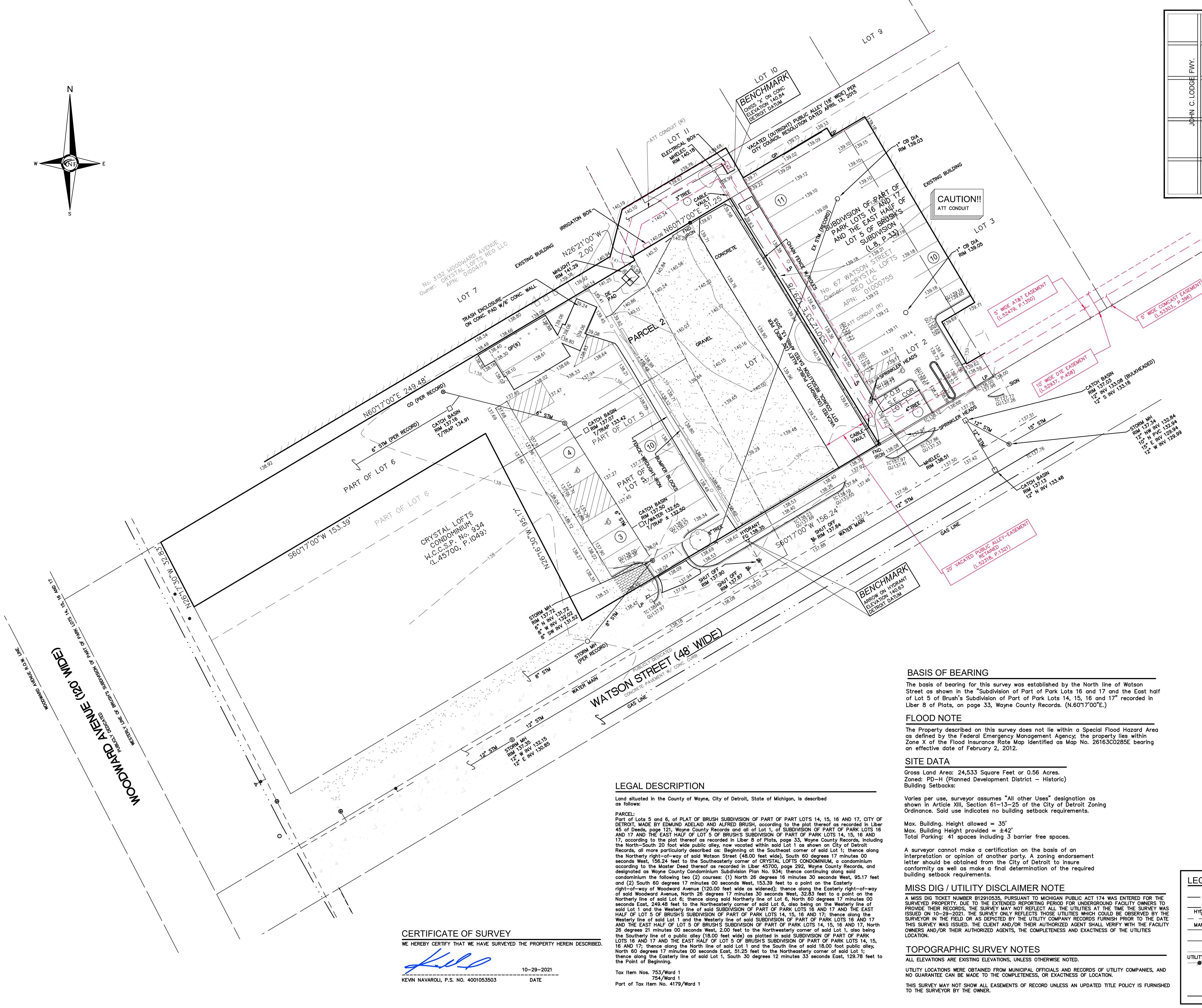
EMAIL CONTACT:
Kcnavaroli@nfe-engr.com

DATE:
10/29/2021

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. SHEET NO.
E-326-10 C1



BASIS OF BEARING

The basis of bearing for this survey was established by the North line of Watson Street as shown in the "Subdivision of Part of Park Lots 16 and 17 and the East Half of Lot 5 of Brush's Subdivision of Part of Park Lots 14, 15, 16 and 17" recorded in Liber 8 of Plats, on page 33, Wayne County Records. (N.60°17'00"E.)

FLOOD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map Identified as Map No. 26163C0285E bearing an effective date of February 2, 2012.

SITE DATA

Gross Land Area: 24,533 Square Feet or 0.56 Acres.
Zoned: PD-H (Planned Development District - Historic)
Building Setbacks:

Varies per use, surveyor assumes "All other Uses" designation as shown in Article XIII, Section 61-13-25 of the City of Detroit Zoning Ordinance. Said use indicates no building setback requirements.
Max. Building Height allowed = 35'
Max. Building Height provided = ±42'
Total Parking: 41 spaces including 3 barrier free spaces.

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 Detroit to insure conformity as well as make a final determination of the required building setback requirements.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B12910535, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 10-29-2021. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGAL DESCRIPTION

Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

PARCEL:
Part of Lots 5 and 6, of PLAT OF BRUSH SUBDIVISION OF PART OF PART LOTS 14, 15, 16 AND 17, CITY OF DETROIT, MADE BY EDMUND ADELAID AND ALFRED BRUSH, according to the plat thereof as recorded in Liber 45 of Deeds, page 121, Wayne County Records and all of Lot 1, of SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, according to the plat thereof as recorded in Liber 8 of Plats, page 33, Wayne County Records, including the North-South 20 foot wide public alley, now vacated within said Lot 1 as shown on City of Detroit Records, all more particularly described as: Beginning at the Southeast corner of said Lot 1, thence along the Northerly right-of-way of said Watson Street (48.00 feet wide), South 60 degrees 17 minutes 00 seconds West, 156.24 feet to the Southeast corner of said Lot 1, a condominium, as designated in the Master Deed thereof as recorded in Liber 45700, page 292, Wayne County Records, and designated as Wayne County Condominium Subdivision Plan No. 934; thence continuing along said condominium the following two (2) courses: (1) North 26 degrees 16 minutes 30 seconds West, 95.17 feet and (2) South 60 degrees 17 minutes 00 seconds West, 153.39 feet to a point on the Easterly right-of-way of Woodward Avenue (120.00 feet wide as widened); thence along the Easterly right-of-way of said Woodward Avenue, North 26 degrees 17 minutes 30 seconds West, 32.83 feet to a point on the Northerly line of said Lot 6; thence along said Northerly line of Lot 6, North 60 degrees 17 minutes 00 seconds East, 246.48 feet to the Northeast corner of said Lot 6, also being on the Westerly line of said Lot 1 and the Westerly line of said SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17; thence along the Westerly line of said Lot 1 and the Westerly line of said SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, North 26 degrees 21 minutes 00 seconds West, 2.00 feet to the Northwesterly corner of said Lot 1, also being the Southerly line of a public alley (18.00 feet wide) as platted in said SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17; thence along the North line of said Lot 1 and the South line of said 18.00 foot public alley, North 60 degrees 17 minutes 00 seconds East, 51.25 feet to the Northeast corner of said Lot 1; thence along the Easterly line of said Lot 1, South 30 degrees 12 minutes 33 seconds East, 129.78 feet to the Point of Beginning.

CERTIFICATE OF SURVEY
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.
[Signature]
KEVIN NAVAROLI, P.S. NO. 4001053503
DATE 10-29-2021
754/Ward 1
Part of Tax Item No. 4179/Ward 1