



LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN AND DESCRIBED AS:

LOTS 43 THROUGH 61, BOTH INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 240, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALSO THAT PART OF VACATED 10TH STREET CONTAINED WITHIN THE BOUNDS OF SAID PROPERTY, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF LABROSSE STREET (50 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF 12TH STREET (120 FEET WIDE); THENCE NORTH 22 DEGREES 33 MINUTES 26 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 12TH STREET, A DISTANCE OF 383.06 FEET (RECORDED AS 384.42 FEET) TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE (60 FEET WIDE); THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE, A DISTANCE OF 706.75 FEET (RECORDED AS 706.41 FEET); THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST (RECORDED AS NORTH 60 DEGREES 10 MINUTES 30 SECONDS EAST) AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE, A DISTANCE OF 108.97 FEET (RECORDED AS 508.64 FEET) TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF TRUMBULL AVENUE (100 FEET WIDE); THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRUMBULL AVENUE, A DISTANCE OF 286.13 FEET (RECORDED AS 285.86 FEET) TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LABROSSE STREET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST (RECORDED AS SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LABROSSE STREET, A DISTANCE OF 1258.07 FEET (RECORDED AS 1258.41 FEET) TO THE POINT OF BEGINNING.

ADDRESS: 1661 BAGLEY STREET, DETROIT, MI 48202-3446

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE TITLE COMMITTEE'S LEGAL DESCRIPTION.

TITLE NOTES

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.

6. BUILDING AND USE RESTRICTIONS NOT APPEARING IN THE RECORD CHAIN OF TITLE.

9. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE BOUNDS OF ANY STREET, ROAD, ALLEY OR HIGHWAY.

10. ANY AND ALL OIL, GAS AND MINERAL RIGHTS AND RESERVATIONS OF EVERY KIND AND NATURE WHETHER RECORDED OR UNRECORDED AND ALL RIGHTS PERTAINING THERE TO ARE NOT DESCRIBED IN SAID DOCUMENT.

11. MODIFIED DEVELOPMENT PLAN FOR THE WEST SIDE INDUSTRIAL REDEVELOPMENT PROJECT NO. 1 RECORDED IN LIBER 13969, PAGE 906; LIBER 14408, PAGE 591; LIBER 15264, PAGE 389; LIBER 15994, PAGE 827; AND LIBER 21457, PAGE 368. (DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT.)

12. AGREEMENTS TO PURCHASE AND DEVELOP LAND RECORDED IN LIBER 15982, PAGE 418 AND LIBER 22094, PAGE 801. (SAID SETBACKS ARE SHOWN.)

13. EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN AGREEMENT AND GRANT OF EASEMENT FOR WATER MAINS AND SEWERS RECORDED ON JANUARY 28, 1985 RECORDED IN LIBER 22268, PAGE 308. (SAID SEWER EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN; WATER MAINS EASEMENT DESCRIPTION IS ILLEGIBLE AND ITS LOCATION IS NOT SHOWN.)

14. EASEMENT FOR THAT PORTION OF VACATED 10TH STREET NOW LYING OVER THE EASTERLY 50 FEET OF LOT 56, AS SHOWN ON RECORDED PLAT CONTAINED IN PLAT LIBER 86, PAGE 39 AND 40 AND AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 14445, PAGE 925. (SAID VACATED STREET AND EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN.)

15. GRANT OF EASEMENT TO COMCAST OF DETROIT RECORDED IN LIBER 47160, PAGE 228. (EASEMENT IS BLANKET OVER THE SURVEYED LAND.)

16. REGULATORY AGREEMENT BETWEEN CK-2003 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP AND MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY DATED NOVEMBER 16, 2004 AND RECORDED DECEMBER 21, 2004 IN LIBER 41890, PAGE 457; AS AFFECTED BY SUBORDINATION DATED NOVEMBER 30, 2006 AND RECORDED JANUARY 17, 2008 IN LIBER 45851, PAGE 870; AND AS FURTHER AFFECTED BY HUD RIDER/AMENDMENT TO RESTRICTIVE COVENANTS DATED SEPTEMBER 14, 2012 AND RECORDED OCTOBER 9, 2012 IN LIBER 50183, PAGE 26. (DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT.)

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. GLT2100761, WITH A COMMITMENT DATE OF 10-08-2022, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATION

TO:
CK-2003 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP
FIDELITY NATIONAL 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), 8, 9, 11(A), 11(B) AND 15 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 06-25-2022.

KEVIN CHRISTOPHER NAVAROLI, P.S.
NO 4001053503
DATE OF PLAT OR MAP: 07-22-2022
REVISED: 08-11-2022



SITE DATE

GROSS LAND AREA: 388,807.28 SQUARE FEET OR 8.925 ACRES.
ZONED: SD2 (SPECIAL DEVELOPMENT DISTRICT, MIXED-USE)
BUILDING SETBACKS (PER L22094, P.801):
FRONT= 20'
SIDES= 20'
REAR= 20'

MAX. BUILDING HEIGHT PERMITTED: 2-1/2 STORIES (L22094, P.801)
BUILDING SETBACKS (PER ONLINE ZONING ORDINANCE)
FRONT SETBACK:
A. A MINIMUM FRONT SETBACK IS NOT REQUIRED.
B. THE MAXIMUM FRONT SETBACK ALLOWED SHALL BE THE AVERAGE OF THE FRONT SETBACK OF THE BUILDINGS LOCATED ON EACH SIDE OF THE SUBJECT BUILDING OR 20 FEET, WHICHEVER IS LESS. PARKING IN FRONT OF A NEIGHBORING BUILDING DOES NOT COUNT AS A FRONT SETBACK.

REAR SETBACK:
A. IF A STREET OR ALLEY IS TO THE REAR OF A SINGLE-STORY BUILDING, A MINIMUM REAR SETBACK IS NOT REQUIRED. IF NO STREET OR ALLEY IS PRESENT, SINGLE-STORY BUILDINGS SHALL HAVE A MINIMUM REAR SETBACK OF TEN FEET.

ACROSS A STREET OR ALLEY FROM THE REAR OF A MULTI-STORY BUILDING, THE MULTI-STORY BUILDINGS SHALL HAVE A REAR SETBACK OF TEN FEET. WHERE A STREET OR ALLEY IS NOT PRESENT, THE REAR OF A MULTI-STORY BUILDING FROM A SINGLE-OR TWO-FAMILY DWELLING, THE MULTI-STORY BUILDING SHALL HAVE A REAR SETBACK OF 20 FEET.

C. BUILDINGS CONTAINING DWELLING UNITS, OTHER THAN SINGLE-OR TWO-FAMILY DWELLINGS, SHALL HAVE A REAR SETBACK OF TEN FEET IF A STREET OR ALLEY IS PRESENT AT THE REAR AND 20 FEET IF A STREET OR ALLEY IS NOT PRESENT.

SIDE SETBACK:
NO MINIMUM SIDE SETBACK IS REQUIRED EXCEPT WHERE BUILDING IS ADJACENT TO LAND ZONED R1, R2, R3 OR R4.

MAXIMUM HEIGHT: 45 FEET FOR NON-MIXED-USE, 60 FEET FOR MIXED-USE. WHERE A LOT FRONTS ON A RIGHT-OF-WAY WHICH IS MORE THAN 60 FEET WIDE AND WHERE THE OUTERMOST POINT OF THE PROPOSED MIXED-USE BUILDING IS AT LEAST 40 FEET FROM ALL R1, R2 AND R3 DISTRICTS, THE MAXIMUM HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ONE FOOT OF RIGHT-OF-WAY WIDTH GREATER THAN 60 FEET. THE MIXED-USE BUILDING MUST NOT EXCEED 80 FEET IN HEIGHT.

TOTAL STRIPED PARKING: STRIPED SPACES INCLUDING BARRIER FREE (HANDICAP) SPACES.

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF DETROIT ONLINE ZONING MAP AND 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. 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 & HEIGHT REQUIREMENTS.

TABLE 'A' NOTES

2. STREET ADDRESS IS 1661 BAGLEY STREET, DETROIT, MI 48202-3446

11(B): A MISS DIG TICKET NUMBER 2022052500457, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY (HANDICAP) SPACES.

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.

18. IMPROVEMENTS WITHIN OFFSITE EASEMENTS OR SERVITUDES AS PROVIDED BY THE TITLE COMPANY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT LAND ONLY.

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

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

CEMETERY NOTE

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WITHIN THE SUBJECT PROPERTY.

FLOOD HAZARD 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 CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C02806 BEARING AN EFFECTIVE DATE OF 02-02-2012.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	
UTILITY POLE GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
SIGN	LIGHT POLE
EXISTING GAS MAIN	

PROJECT

Clement Kern Gardens

CLIENT

American Community Developers, Inc

Contact:

Gerald Krueger
Phone: 313-881-8150
Email: jerry@acdmail.com

PROJECT LOCATION

Part of Private Claim 22, 27, 727
T. 02S, R.11E
City of Detroit,
Wayne County, Michigan

SHEET

Boundary & Topo Survey



Know what's below
Call before you dig.

DATE

08/09/2022 ISSUED/REVISED
08/09/2022 REVISED TITLE COMMITMENT

08/11/2022 REVISED TITLE COMMITMENT
03/24/2023 REVISED PER CLIENT - DRAFT

04/28/2023 ISSUED FOR SPA ONLY

DRAWN BY:

C. Herren

DESIGNED BY:

APPROVED BY:
K. Navaroli

EMAIL CONTACT:
Knavaroli@nfe-engr.com

DATE:

7/22/2022

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
N029 C1