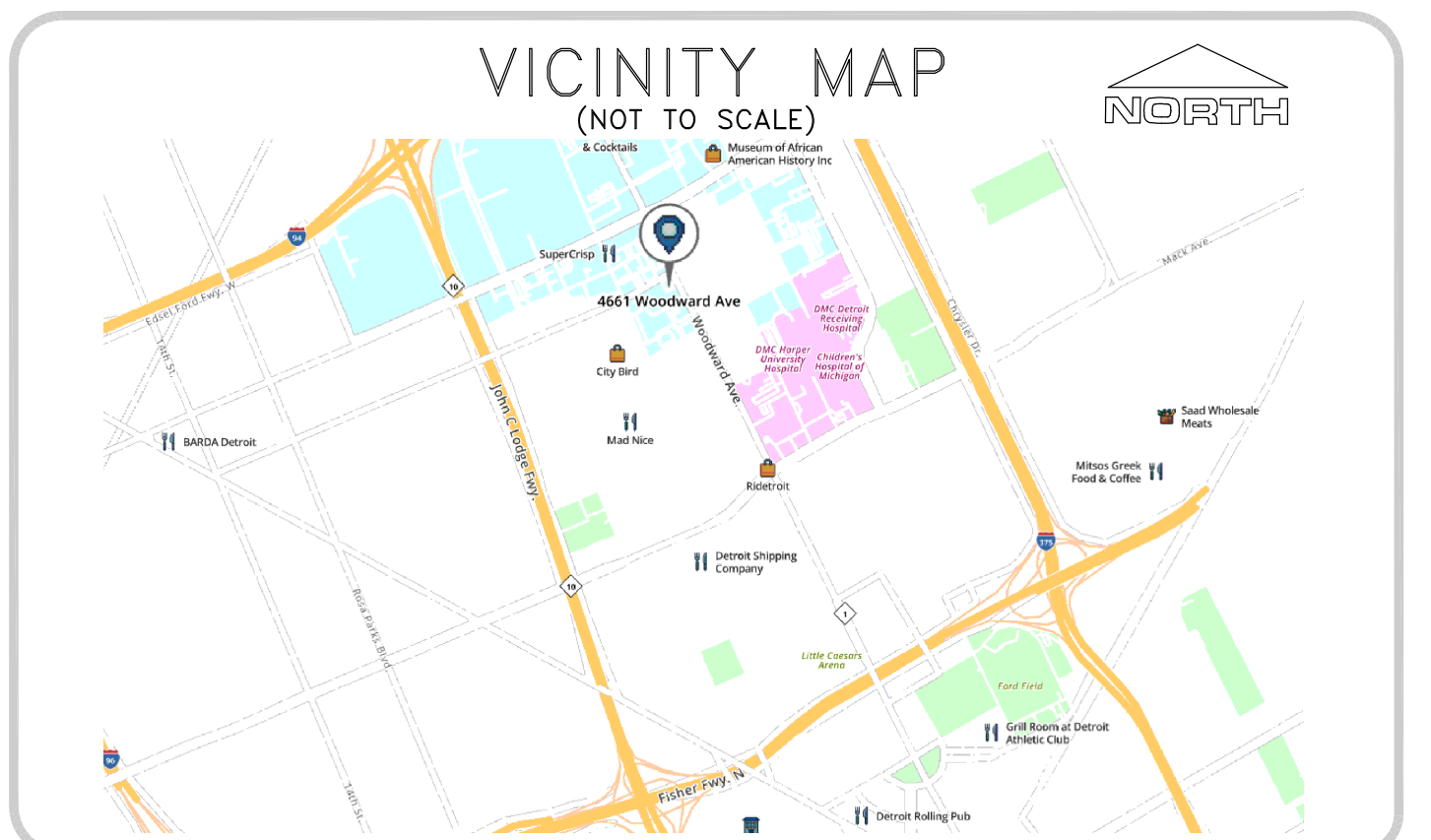
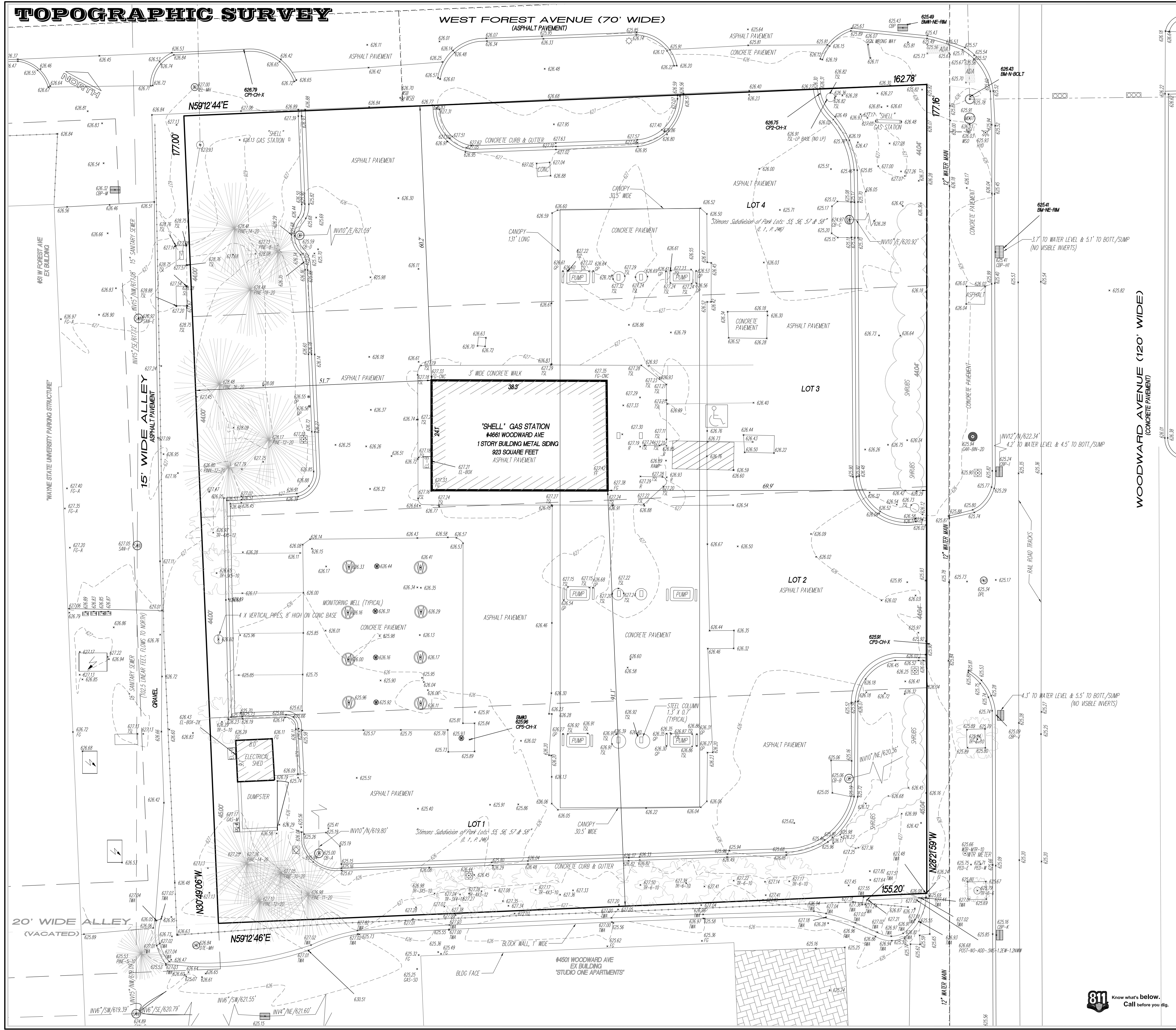


TOPOGRAPHIC SURVEY



GENERAL NOTES

- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
- All measurements as shown herein are existing.
- All symbols as shown herein are not to scale.
- All measured bearings are in relation to TRUE NORTH.
- All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
- AB-SB Land Survey, P.C. retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
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FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 26022Z, Panel No. 0280, Suffix "E", being effective as of February 2, 2012.

LAND AREA

28,141 ± SQUARE FEET
0.646 ± ACRES

BENCH MARK

Site Bench Mark No. 1:
NE rim of a pavement catch basin within southerly edge of West Forest Avenue and 13 feet northerly from the NE property corner of the subject property.
EL=625.49' (NAVD88).

Site Bench Mark No. 2:
Top of north bolt of a base of the traffic signal near NE property corner and being 10 feet east from said NE property corner of the subject property.
EL=626.43' (NAVD88).

Site Bench Mark No. 3 (labeled as CP#5-CH-"X"):
Top of chiseled "X" in the concrete pavement, being 55 feet south from the south side of gas station building and 22.2 feet westerly from the most SW gas pump.
EL=626.43' (NAVD88).

LEGEND

	= UTILITY POLE		= TRAFFIC SIGNAL
	= LIGHT POLE		= EX SPOT ELEV.
	= OVER HEAD WIRE		= EX CONTOUR
	= WROUGHT IRON FENCE		= TRANSFORMER
	= WATER STOP BOX		= HANDICAP STALL/SIGN
	= FIRE HYDRANT		= ELEVATION
	= PAVEMENT CATCH BASIN		= FINISH FLOOR
	= EX. CATCH BASIN		= PARCEL IDENTIFICATION NUMBER
	= EX. SANITARY M.H.		= TREE-8" TRUNK-8FT SPREAD
	= GAS METER		= BENCH MARK
	= ELECTRIC METER		= NORTH AMERICAN VERTICAL DATUM AS OF 1988
	= ELECTRIC BOX		= EXISTING
	= DETROIT PUBLIC LIGHT MH		= INVERT
	= MDOT MH		= CHISELED "X" IN CONCRETE
	= MICHIGAN DEPARTMENT OF TRANSPORTATION		= CONTROL POINT
	= PAVERS		= TOP OF SLAB
	= TRASH CAN		= CONCRETE
			= RAMP
			= AMERICAN DISABILITY ACT
			= TOP OF WALL

LEGAL DESCRIPTION

#4661 Woodward Avenue, Detroit, MI, 48021

Part of the Simons Subdivision of Park Lots: 55, 56, 57 and 58, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
Lots: 1, 2, 3 and 4 of "Simons Subdivision of Park Lots: 55, 56, 57 and 58", as being recorded in Liber 1 of Plats, on Page 246, Wayne County Records.
Containing: 28,141 Square Feet—0.646 Acres, more or less.
Parcel Identification Number: # 02001789.

Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

State of Michigan
Mende Bezanovski, P.S.#4001049430

AB-SB LAND SURVEY, P.C.

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SCALE: 1" = 10'
JOB NUMBER: 2025-06-15-181-TN
FIELD: MB
REVISIONS:
CLIENT: Professional Consulting Company
ADDRESS: 4661 Woodward Avenue, Detroit, MI, 48021
PAGE: 1 OF 1
DRAWN: MB
CHECKED: MB
DATE: 7-14-2025
TEL: (313)-743-8213
FAX:

