

VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE.

PARCEL AREA
40,698 SQUARE FEET = 0.9324 ACRES

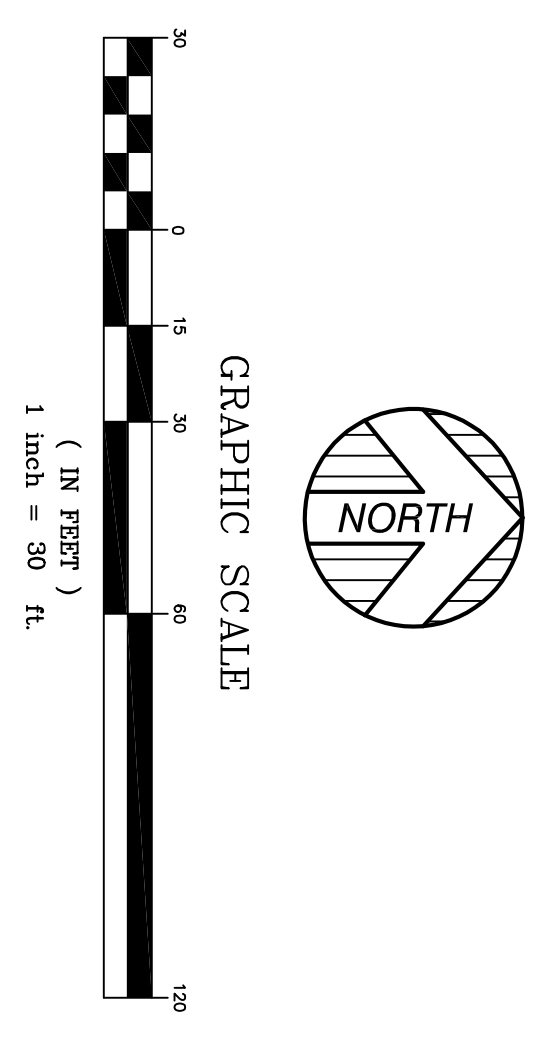
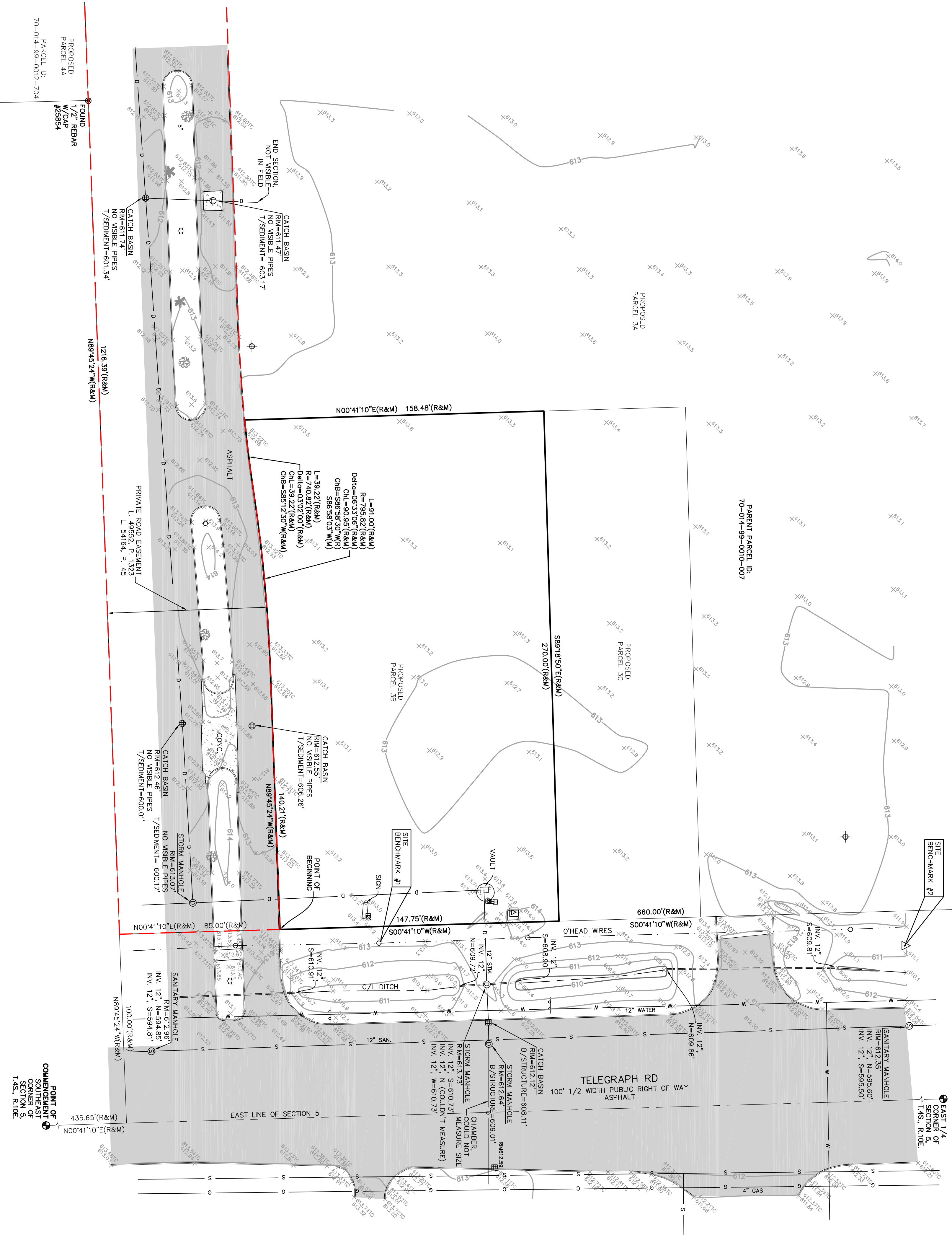
BASIS OF BEARING
NORTH 00°41'10" EAST, BEING THE EAST LINE OF SAID SECTION 5 ALSO BEING THE CENTERLINE OF TELEGRAPH RD, AS DESCRIBED.

BENCHMARK

SITE BENCHMARK #1
SET FACE OF UTILITY POLE.
ELEVATION = 614.11' (NAVD 88)
NORTHING: 245897.79' / EASTING: 13421433.82'
SITE BENCHMARK #2
SET 1/2" IRON WITH TRAVERSE CAP.
ELEVATION = 611.49' (NAVD 88)
NORTHING: 245875.81' / EASTING: 13421443.06'

LEGEND

- FOUND MONUMENT (AS NOTED)
- (R&M) FOUND SECTION CORNER (AS NOTED)
- (R) RECORD AND MEASURED DIMENSION
- (M) MEASURED DIMENSION
- ⊗ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊖ TRANSFORMER
- UTILITY POLE
- ⊙ SANITARY MANHOLE
- ⊕ ROUND CATCH BASIN
- ⊕ SQUARE CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ LIGHTPOST/LAMP POST
- ⊕ DOUBLE POST SIGN
- ⊕ SOIL BORING
- ⊕ DECIDUOUS TREE (AS NOTED)
- ⊕ CONIFEROUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- ADJOINER PARCEL LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- CENTERLINE DITCH
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- CORRUGATED METAL PIPE (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- ASPHALT
- CONCRETE



PROPERTY DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 4 SOUTH, RANGE 10 EAST, COUNTY OF WAYNE IN THE STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:
THE PART OF SAID SECTION 5, TOWN 4 SOUTH, RANGE 10 EAST, COUNTY OF WAYNE IN THE STATE OF MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5, THENCE NORTH 00 DEGREES 41 MINUTES 10 SECONDS EAST 140.21 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF TELEGRAPH ROAD, THENCE NORTH 89 DEGREES 09 MINUTES 24 SECONDS WEST 100.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF SAID TELEGRAPH ROAD, THENCE NORTH 00 DEGREES 41 MINUTES 10 SECONDS EAST 140.21 FEET, THENCE ALONG A CURVE TO THE LEFT 91.00 FEET, SAID CURVE BEING 140.21 FEET LONG CHORD BEARING OF SOUTH 88 DEGREES WEST 140.21 FEET, SAID CURVE HAVING A RADIUS OF 740.82 FEET, A CHORD BEARING OF SOUTH 88 DEGREES WEST 140.21 FEET, THENCE NORTH 00 DEGREES 41 MINUTES 10 SECONDS EAST 158.48 FEET TO A POINT ON SAID WESTERN RIGHT OF WAY LINE, THENCE SOUTH 00 DEGREES 41 MINUTES 10 SECONDS WEST 147.75 FEET ALONG SAID WESTERN RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONE (1) OF THESE EXCEPTIONS CONTAINED WITHIN THE TRANSMITTED TITLE COMPANY, RECORDS HAS BEEN IDENTIFIED AND IS DESCRIBED AS FOLLOWS:
13. EASEMENT GRANTED TO PANNANOLE EASTERN PIPE LINE COMPANY AS SET FORTH IN INSTRUMENTS RECORDED IN LIBER 4630, PAGE 576, LIBER 4669, PAGE 21, LIBER 6476, PAGE 614 AND LIBER 25924, PAGE 546. (SPECIFIC LOCATION IS NOT DESCRIBED AND THEREFORE IS NOT SHOWN ON SURVEY)
14. EASEMENT GRANTED TO THE DETROIT EDISON COMPANY AND THE COMCAST CABLE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 30004, PAGE 2768. (ONCS NOT GROSS OR ADJT SUBJECT PROPERTY)
15. TERMS, CONDITIONS, AND PROVISIONS WHICH ARE REC'D IN DECLARATION OF EASEMENTS AS RECORDED IN LIBER 49592, PAGE 1323. (AS SHOWN)
16. TERMS, CONDITIONS, AND PROVISIONS WHICH ARE REC'D IN RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN LIBER 54164, PAGE 45. (ONKERS--EASEMENT IS ASSUMING ALL OTHER EASEMENTS NOT DESCRIBED, SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYORS NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEYS 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 LOCATION OF ANY UTILITIES SHOWN IS ACCURATE. LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR'S STRUCTURE INVENTORY SHOWN HEREON.

SURVEYORS CERTIFICATION

TO: TADQ BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
12500 WOODBURN AVENUE, SUITE 200, WOODBURN, MICHIGAN 48185
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 ANNUAL STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
DATE OF PLAT OR MAP: 10/03/19



ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: GPD GROUP
18708 TELEGRAPH RD, BROWNSTOWN TOWNSHIP, MICHIGAN,
PART OF SECTION 5,
TOWN 4 SOUTH, RANGE 10 EAST

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 285.7222 Detroit (313) 758.0677 Ann Arbor (734) 994.0888 Grand Blanc (888) 694.0001
www.kemtecgroupofcompanies.com

DRAWN BY:	MRJ	10/04/19			
CHECKED BY:	ATS	10/04/19			
DATE:	OCTOBER 04, 2019				
PROJECT NO:	19-03303	SCALE:	1" = 30'		
REVISION	DATE	BY	DESCRIPTION		
1	10-16-19	JV	ADDED ADDITIONAL BENCHMARK, NORTHINGS/EASTINGS, RECEIVED UPDATED TITLE WORK		