

VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 3 STALLS
STANDARD PARKING = 36 STALLS

PARCEL AREA

30,098± SQUARE FEET = 0.691± ACRES

BASIS OF BEARING

NORTH 60°00'00" WEST, BEING THE NORTHERLY RIGHT OF WAY LINE OF OPAL AVENUE, AS PLATTED.

BENCHMARKS

SITE BENCHMARK #1
NORTH BOLT ON LIGHT POLE WEST OF ASPHALT PARKING LOT AND MOST EASTERLY LIGHT POLE.
ELEVATION = 589.20' (NAVD 88)

SITE BENCHMARK #2
ARROW ON TOP OF HYDRANT AT THE SOUTHWEST CORNER OF MACK AVENUE AND ANATOLE STREET.
ELEVATION = 585.99' (NAVD 88)

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.

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 26163C0145E, DATED 2/2/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

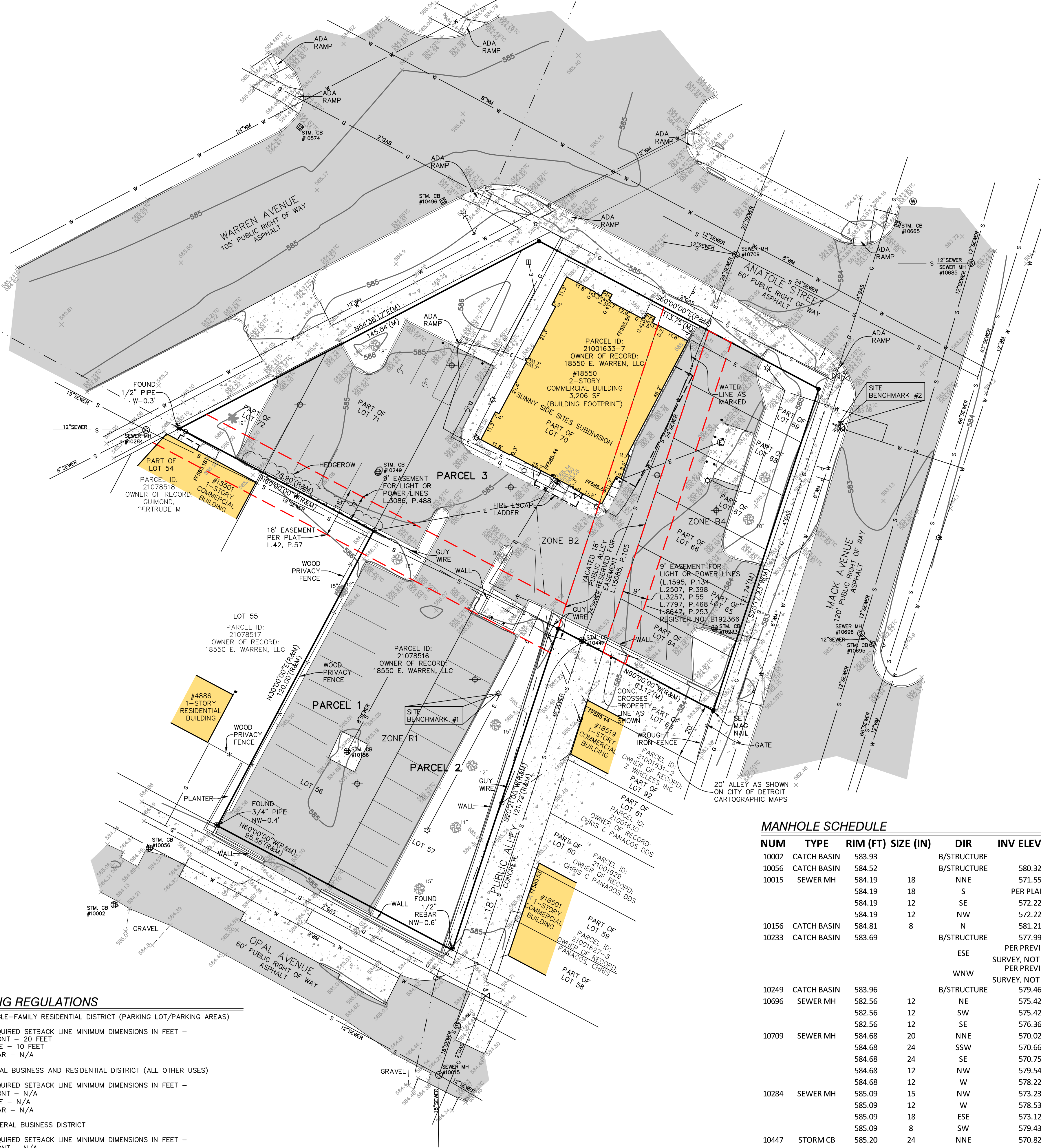
LEGEND

● (R&M)	SET 1/2" REBAR WITH CAP P.S. 47976
(R)	RECORD AND MEASURED DIMENSION
(M)	RECORD DIMENSION
0.00	MEASURED DIMENSION
⊙	GROUND ELEVATION
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC PANEL
⊙	UTILITY POLE
⊙	GAS METER
⊙	GAS VALVE
⊙	LIGHT POLE WITH STREET LAMP
⊙	SEWER MANHOLE
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	BOLLARD
⊙	FENCE POST
⊙	LIGHTPOST/LAMP POST
⊙	SINGLE POST SIGN
⊙	SOIL BORING
⊙	HANDICAP PARKING
⊙	DECIDUOUS TREE (AS NOTED)
⊙	CONIFEROUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	TREE / BRUSH LINE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	COMBINED SEWER LINE
---	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE

ZONING REGULATIONS

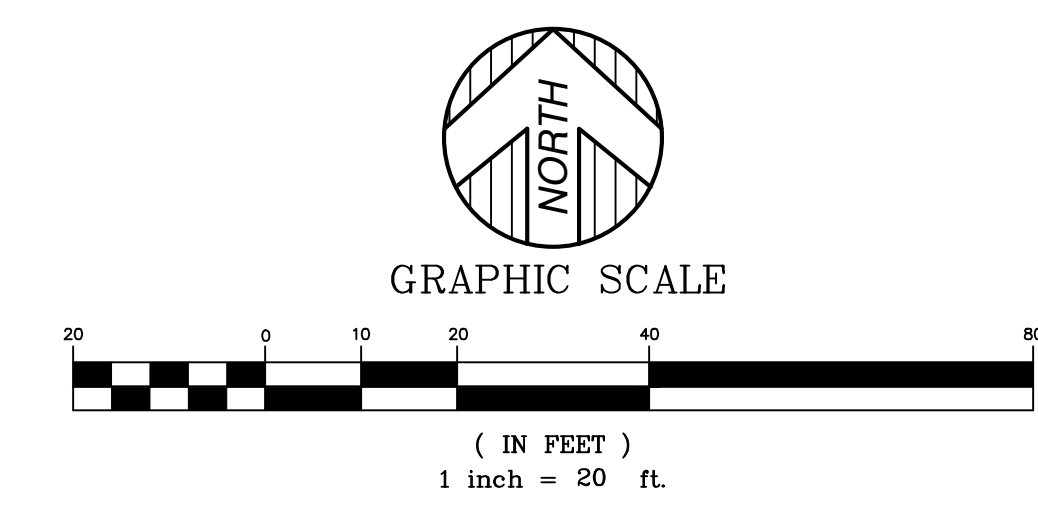
- R1 - SINGLE-FAMILY RESIDENTIAL DISTRICT (PARKING LOT/PARKING AREAS)**
- *REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET - FRONT - 20 FEET, SIDE - 10 FEET, REAR - N/A
- B2 - LOCAL BUSINESS AND RESIDENTIAL DISTRICT (ALL OTHER USES)**
- *REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET - FRONT - N/A, SIDE - N/A, REAR - N/A
- B4 - GENERAL BUSINESS DISTRICT**
- *REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET - FRONT - N/A, SIDE - N/A, REAR - N/A

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF DETROIT WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.



MANHOLE SCHEDULE

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
10002	CATCH BASIN	583.93		B/STRUCTURE	
10056	CATCH BASIN	584.52		B/STRUCTURE	580.32
10015	SEWER MH	584.19	18	NNE	571.55
		584.19	18	S	PER PLANS
		584.19	12	SE	572.22
		584.19	12	NW	572.22
		584.19	8	N	581.21
10156	CATCH BASIN	584.81			
10233	CATCH BASIN	583.69		B/STRUCTURE	577.99
				ESE	PER PREVIOUS SURVEY, NOT VISIBLE
				WNW	PER PREVIOUS SURVEY, NOT VISIBLE
10249	CATCH BASIN	583.96		B/STRUCTURE	579.46
10696	SEWER MH	582.56	12	NE	575.42
		582.56	12	SW	575.42
		582.56	12	SE	576.36
10709	SEWER MH	584.68	20	NNE	570.02
		584.68	24	SSW	570.66
		584.68	24	SE	570.75
		584.68	12	NW	579.54
		584.68	12	W	578.22
10284	SEWER MH	585.09	15	NW	573.23
		585.09	12	W	578.53
		585.09	18	ESE	573.12
		585.09	8	SW	579.43
10447	STORM CB	585.20	24	NNE	570.82
		585.20	18	SSW	570.82
		585.20	18	WNW	572.40
10496	STORM CB	584.39		B/STRUCTURE	579.39
10574	STORM CB	584.12		B/STRUCTURE	580.87
10665	STORM CB	583.46		B/STRUCTURE	575.66
10685	SEWER MH	583.47	12	N	574.86
		583.47	12	S	575.15
		583.47	12	W	576.61
10695	STORM CB	582.35		B/STRUCTURE	574.85
			12	NW	NOT VISIBLE



PROPERTY DESCRIPTION

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

PARCEL 1:
LOT NO. 56, SUNNY SIDE SITES SUBDIVISION OF A PART OF PRIVATE CLAIMS 122 AND 404, TOWNSHIPS OF GROSSE POINTE AND GRATIOT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 42, PAGE 57 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 2:
LOT 57, SUNNYSIDE SITES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 42, PAGE 57 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 3:
LOTS 64 THROUGH 72 BOTH INCLUSIVE, EXCEPT THAT PART OF LOTS 64 TO 69 TAKEN FOR WIDENING OF MACK AVENUE AND INCLUDING THE ADJOINING ONE-HALF OF THE VACATED PUBLIC ALLEY AT THE REAR OF SAID LOTS AND EXCEPTING THAT PART OF LOTS 70, 71 AND 72 TAKEN FOR OPENING OF AND WIDENING OF WARREN AVENUE AND INCLUDING THE ADJOINING ONE-HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJACENT TO LOT 70, SUNNY SIDE SITES SUBDIVISION OF A PART OF PRIVATE CLAIM 122 AND 404, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 42, PAGE 57 OF PLATS, WAYNE COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 821109697CML, DATED FEBRUARY 21, 2020, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

7. RESOLUTION

- RECORDING NO: LIBER 1455, PAGE 521; LIBER 1595, PAGE 134; LIBER 1734, PAGE 328; LIBER 1912, PAGE 430; LIBER 7797, PAGE 468; AND LIBER 8647, PAGE 253. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)
- RECORDING NO: LIBER 2507, PAGE 398 (DOCUMENT NO PROVIDED AT TIME OF SURVEY); LIBER 3086, PAGE 488 (AS SHOWN); LIBER 3257, PAGE 55 (SEE DOCUMENT FOR TERMS AND CONDITIONS); REGISTER NOS. A-166436 AND B-192366.
- RECORDING DATE: OCTOBER 20, 1958
RECORDING NO: LIBER 13776, PAGE 348 (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- RECORDING NO: LIBER 15085, PAGE 105 (AS SHOWN)
- RECORDING DATE: APRIL 22, 1971
RECORDING NO: LIBER 17686, PAGE 489 (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- RECORDING DATE: MARCH 23, 1973
RECORDING NO: LIBER 18374, PAGE 72 (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- RECORDING DATE: MAY 10, 1976
RECORDING NO: LIBER 19394, PAGE 564 (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- RECORDING DATE: SEPTEMBER 22, 1978
RECORDING NO: LIBER 20264, PAGE 151 (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- RECORDING DATE: MAY 29, 1983
RECORDING NO: LIBER 21663, PAGE 577 (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- RECORDING DATE: JANUARY 8, 1991
RECORDING NO: LIBER 24966, PAGE 683 (SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION

TO TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND CHICAGO 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, 5, 6A, 6B, 7A, 7B1, 8, 9, 11A, 11B, 13, 18, AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 05/28/2021.

DATE OF PLAT OR MAP: 06/04/2021

ANTHONY T. SYCKO, JR., P.S.
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ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: GPD GROUP
18550 E. WARREN AVENUE, DETROIT, MICHIGAN,
A PART OF PRIVATE CLAIMS 122 & 404

DATE	BY	DESCRIPTION
06/04/2021	JDM/CMC	DATE
06/04/2021	ATS	DATE
06/24/21	JDM	DATE
06/08/21	CMC	DATE
2	1	REVISION

SCALE: 1" = 20'

1
1 OF 1 SHEETS