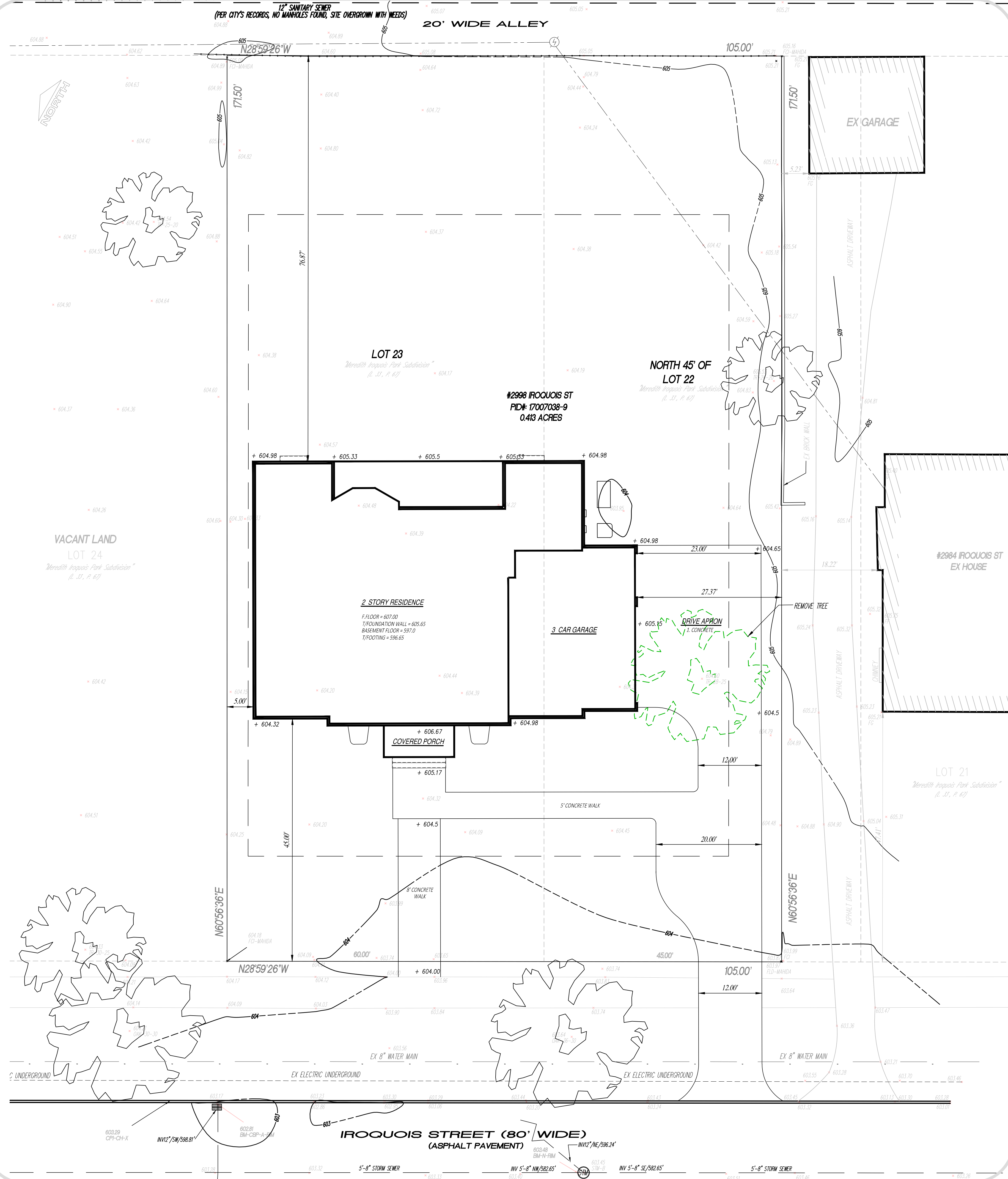


TOPOGRAPHIC SURVEY



LEGEND

- = UTILITY POLE
- = OVER HEAD WIRE
- = CHAIN LINK FENCE
- = EX. STORM M.H.
- = PAVEMENT CATCH BASIN/CBP
- = EX. SANITARY M.H.
- = EX CONTOUR
- = ELEVATION
- = FINISH FLOOR
- = FINISH GRADE
- = PARCEL IDENTIFICATION NUMBER
- = TREE-8\"/>



- ### 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.
 - Client/contractor shall obtain all pertinent permits when connecting to public utilities and comply to City's requirements.
 - All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
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LEGAL DESCRIPTION

#2998 Iroquois Street, Detroit, MI, 48214

Part of the Private Claim 27 and Primate Claim 180, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

The NORTH 45 feet of LOT 22 and LOT 23 of "Meredith Iroquois Park Subdivision", as being recorded in Liber 33 of Plats, on Page 67, Wayne County Records.

Containing: 18,007 Square Feet---0.413 Acres, more or less. Parcel Identification Number:# 17007038-9.

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.



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

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. 260222, Panel No. 0301F, Suffix "G", being effective as of October 21, 2021.

LAND AREA

18,007 ± SQUARE FEET
0.413 ± ACRES

BENCH MARK INFORMATION

Site Bench Mark No. 1:
Rim of a pavement catch basin located in front of the subject property within Northwesterly side of Iroquois Street.
EL=602.81' (NAVD 88).

Site Bench Mark No. 2:
Northerly Rim of a storm manhole within the center line of Iroquois Street.
EL=603.48' (NAVD 88).

36636 North Pointe Dr., New Baltimore, MI 48064
TEL: (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com
www.ab-sb-landsurvey.com

811 Know what's below. Call before you dig.

SCALE: 1" = 10'
JOB NUMBER: 2023-01-02-102-LF
FIELD: MB
REVISIONS:
CLIENT: CBI Design Professionals, Inc.

PAGE: 1 OF 1
DRAWN: 01-23-2023
CHECKED: MB
DATE: 01-22-2023

ADDRESS:
2998 Iroquois Street
Detroit, MI, 48214

TEL: (248)-645-2605
FAX:

C:\Users\lpatterson\OneDrive\Documents\Projects\P22028\Murphy\1. PROJECT & DRAWING INFO\1. Surveys, Site Studies & Landscape\Topographical Survey-2998 Iroquois St Detroit MI 48214 CBI edited.dwg, 4/11/2023 9:42:08 AM, lpatterson