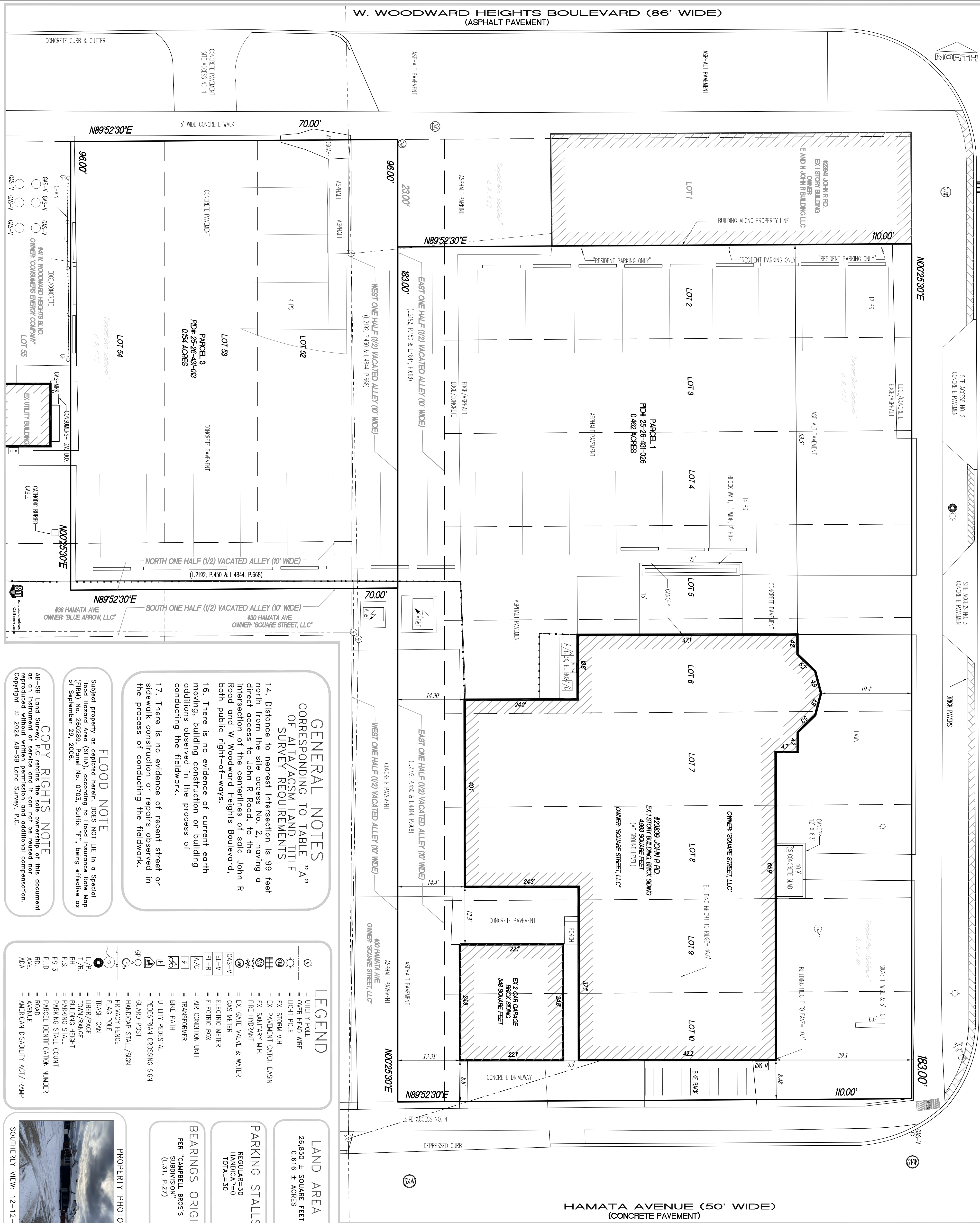


ALTA/NSPS LAND TITLE SURVEY

JOHN R. ROAD (86' WIDE) (CONCRETE PAVEMENT)



GENERAL NOTES CORRESPONDING TO TABLE "A" OF ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS

- Distance to nearest intersection is 99 feet north from the site access No. 2, having a direct access to John R Road, to the intersection of the centerlines of said John R Road and W Woodward Heights Boulevard, both public right-of-ways.
- There is no evidence of current earth moving, building construction or building additions observed in the process of conducting the fieldwork.
- There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

FLOOD NOTE

Subject property, as depicted herein, DOES NOT LIE in a Special Flood Hazard Area, according to the Insurance Rate Map (IRM) No. 260288, Flood No. 0753, Suite "F", being effective as of September 29, 2006.

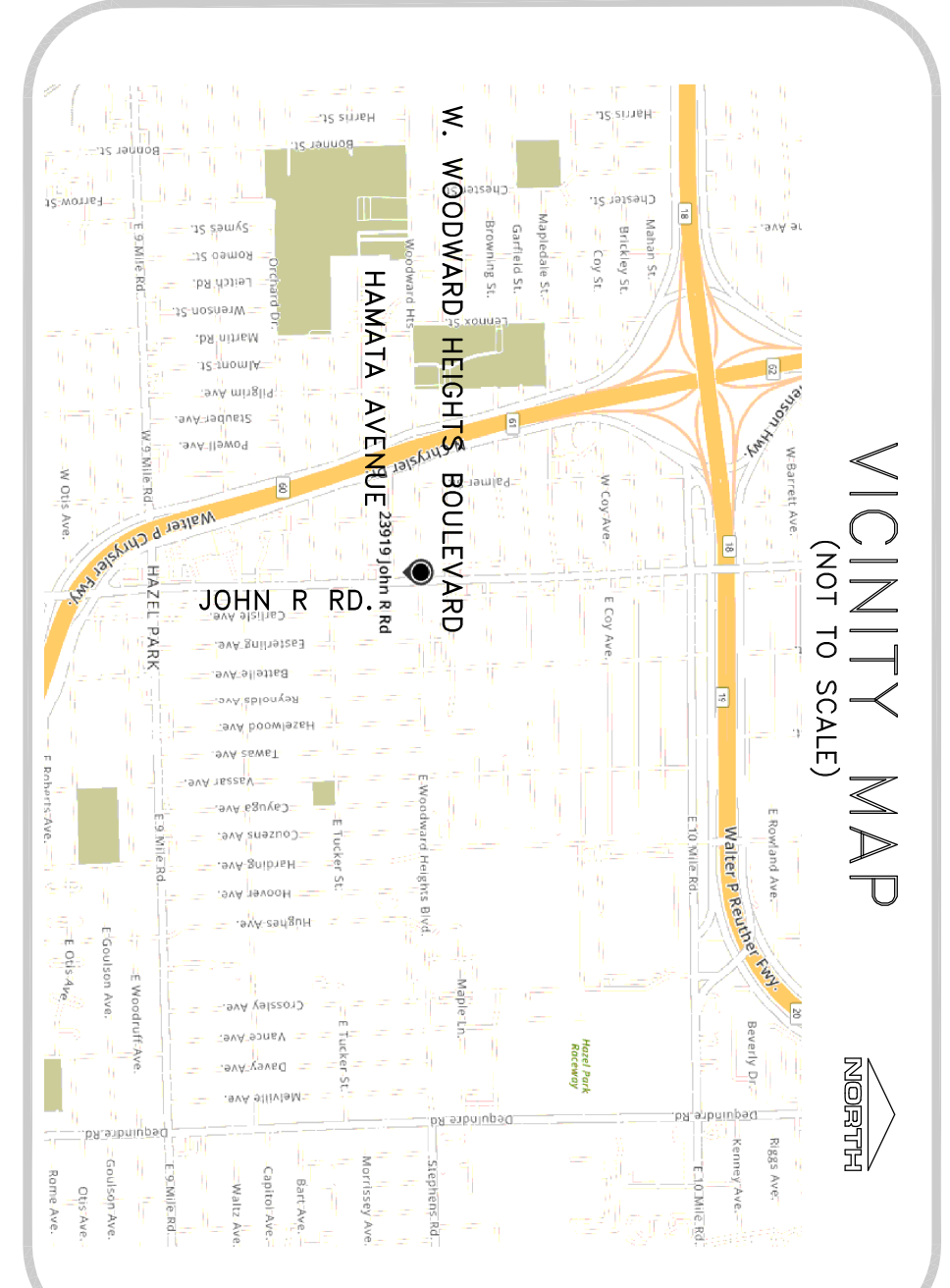
COPY RIGHTS NOTE

AS-SR 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. Copyright © 2024 AS-SR Land Survey, P.C.

LEGEND

	= UTILITY POLE
	= OVER HEAD WIRE
	= LIGHT POLE
	= EX. STORM W.H.
	= EX. PAVEMENT CATCH BASIN
	= EX. SANITARY M.H.
	= FIRE HYDRANT
	= EX. GATE VALVE & WATER
	= GAS METER
	= ELECTRIC METER
	= AIR CONDITION UNIT
	= TRANSFORMER
	= BIKE PATH
	= UTILITY PEDESTAL
	= PEDESTRIAN CROSSING SIGN
	= GUARD POST
	= HANDICAP STALL/SIGN
	= PRIVACY FENCE
	= FLAG POLE
	= TRASH CAN
	= LIBBY/PAGE
	= TOWN/RANGE
	= BUILDING HEIGHT
	= PARKING STALL COUNT
	= PARCEL IDENTIFICATION NUMBER
	= ROAD
	= AVENUE
	= AMERICAN DISABILITY ACT/ RAMP

LAND AREA 26,850 ± SQUARE FEET 0.616 ± ACRES	PARKING STALLS REGULAR=30 HANDICAP=0 TOTAL=30	BEARINGS ORIGIN PER CAMPBELL BROS'S SUBDIVISION (1311, P.27)	PROPERTY PHOTO SOUTHERLY VIEW: 12-11-2024
---	---	--	---



LEGAL DESCRIPTION

#23919 John R Road, Hazel Park, MI, 48030
Land situated in the City of Hazel Park, County of Oakland, State of Michigan, described as follows:
Parcel 1:
LOTS 2 through 10, both inclusive, including the East 1/2 of Vacated Alley adjacent thereto, of Campbell Bros Subdivision, according to the plat thereof recorded in Liber 31 of Plats, Page 27, Oakland County Records.
Parcel 3:
LOTS 52, 53 and 54, including the West 1/2 of Vacated Alley adjacent to LOT 52 and North 1/2 of Vacated Alley adjacent to LOTS 52, 53 and 54 of "Campbell Bros Subdivision", according to the plat thereof recorded in Liber 31 of Plats, Page 27, Oakland County Records.
Parcel Numbers: 25-26-431-026 and 25-26-431-013.
Legal description as cited herein is contained in Title Commitment No.: 800933, issued by "First American Title Insurance Company", on February 23, 2018 @ 10:00 am.

EXCEPTIONS PERTAINING TO A SURVEY OF THE SCHEDULE "B"

Subject covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 666, Page 367. (Above state most likely is not in effect and superseded with current zoning ordinance).
Easement for Alley Crossings over that portion of land included in the 450 and Liber 4844, page 668. (Affects as shown).
The rights of the lot owners of Campbell Bros' Subdivision in and to the use of the vacated portion of ally. (Benefits the lot owners only and is beneficiary to same).
Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from captioned land. (General statement).

ALTA/NSPS LAND TITLE SURVEY SURVEYOR'S CERTIFICATE

To "SQUARE FRAME, LLC", a Michigan limited liability company, "ZIONS FIRST NATIONAL BANK" and "FIRST AMERICAN 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: 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 19 of Table A thereof. The field work was performed on December 12, 2024.
Date of Plat or Map: December 16, 2024.

Wende Baranowski, P.S. 49430
Professional Surveyor in the State of Michigan

LAND SURVEY P.C.
36636 North Pointe Drive, Suite 100, Farmington Hills, MI 48334
TEL: (586) 222-4664 FAX: (586) 591-5930
www.landsurvey.com

SQUARE FRAME, LLC
23919 John R Road
Hazel Park, MI, 48030
TEL: (248)-403-4758
FAX:

SCALE: 1" = 10'
JOB NUMBER: 2024-12-10-273-CV
FIELD: JMB
REVISIONS:
CLIENT: SQUARE FRAME, LLC
DATE: 12-16-2024
DRAWN: JMB
CHECKED: JMB