

LEGAL DESCRIPTION - SCHEDULE "C".
Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:

Lot(s) 65, 66, 67 and 68 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, and also that part of Lot(s) 92 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1; thence North 8 degrees 37 minutes 41 seconds West, 40 feet; thence South 81 degrees 22 minutes 19 seconds West, 190.37 feet; thence South 55 degrees 54 minutes 40 seconds West, 149.06 feet for a Point of Beginning; thence North 34 degrees 13 minutes 10 seconds West, 129.85 feet; thence South 55 degrees 45 minutes 20 seconds West, 45.83 feet; thence South 11 degrees 11 minutes 0 seconds East approximately 141 feet to the Northerly bank of the River Rouge; thence Northeastly along the Northerly bank of said river to the Point of Beginning.

PARCEL 2:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of ASSESSOR'S NORTHVILLE PLAT NO. 1, and running thence South 70 degrees 29 minutes 40 seconds East 76.13 feet and South 10 degrees 23 minutes 15 seconds East 101.15 feet and South 49 degrees 29 minutes 40 seconds East, 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeastly line of Park Place, the Point of Beginning of this description; and running thence North 42 degrees 04 minutes 12 seconds East 78.41 feet to a point on the Westerly line of Plymouth Avenue, 100 feet wide, thence Southeastly on arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32 degrees 44 minutes 25 seconds East and is 239.85 feet long to a point on the centerline of the Rouge River, thence Southwesterly along said centerline South 28 degrees 27 minutes 49 seconds West, 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeastly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

ALSO:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeastly line of Park Place; thence Northeastly along said centerline North 26 degrees 27 minutes 49 seconds East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street), 8.96 feet; thence Southeastly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34 degrees 20 minutes East and is 280.63 feet long on arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeastly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West, 28.69 feet along said Southwesterly lot line to the Point of Beginning on the centerline of the Rouge River.

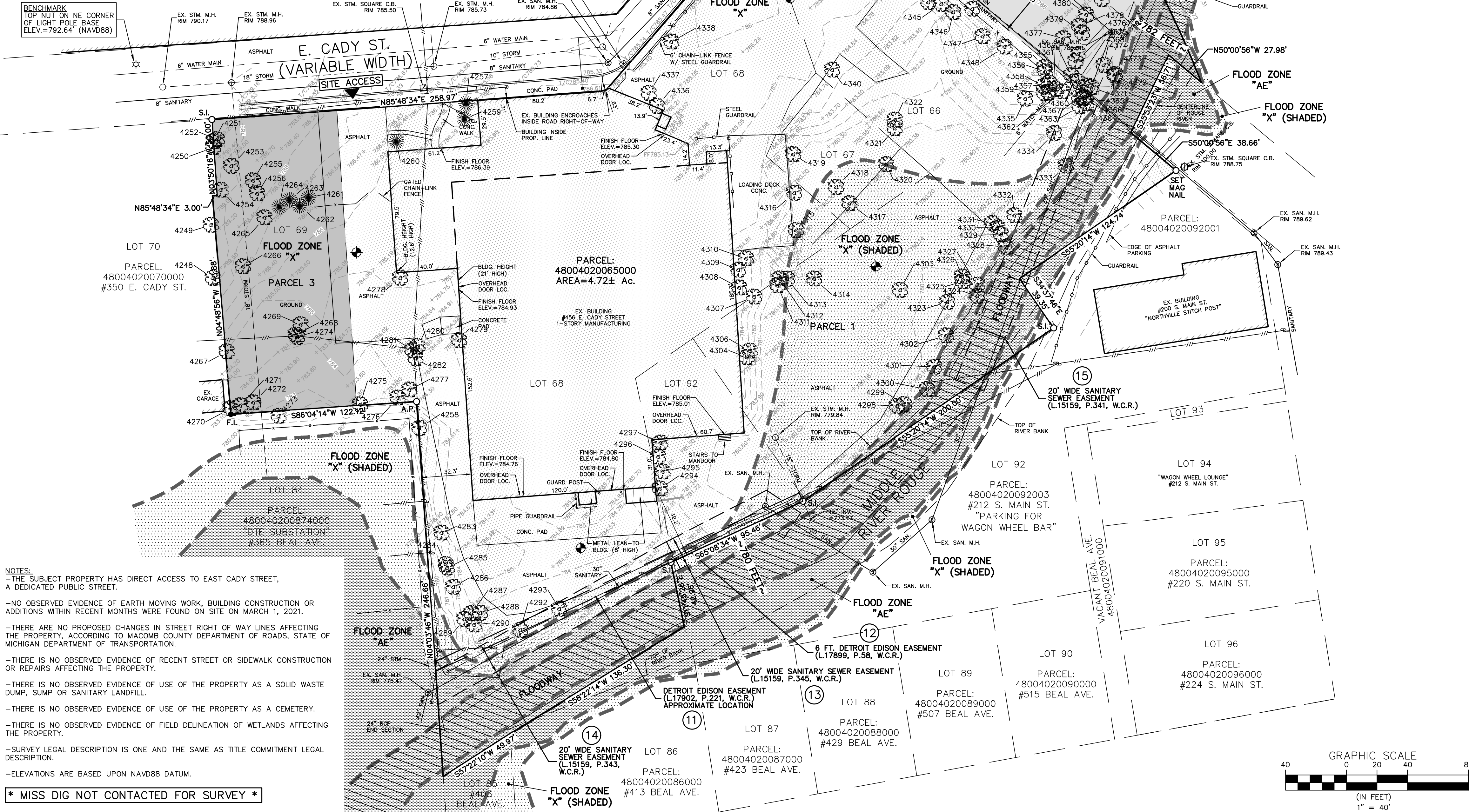
PARCEL 3:

Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records.

UTILITY NOTE:
SOME PLAN INFORMATION PROVIDED BY MIDWESTERN CONSULTING.
LOCATION OF EXISTING UNDERGROUND WATER MAIN, GAS MAIN, ELECTRICAL AND TELEPHONE LINES WERE OBTAINED FROM MUNICIPAL RECORDS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

SNOW NOTE:
AT THE TIME OF THE FIELD SURVEY THERE WAS SNOW AND ICE ON SITE, THEREFORE NOT ALL UTILITIES AND SURFACE FEATURES MAY BE SHOWN.

BENCHMARK
TOP NUT ON NE CORNER
OF LIGHT POLE BASE
ELEV.=792.64' (NAVD88)



- NOTES:
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EAST CADY STREET, A DEDICATED PUBLIC STREET.
 - NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS WERE FOUND ON SITE ON MARCH 1, 2021.
 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MACOMB COUNTY DEPARTMENT OF ROADS, STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A CEMETERY.
 - THERE IS NO OBSERVED EVIDENCE OF FIELD DELINEATION OF WETLANDS AFFECTING THE PROPERTY.
 - SURVEY LEGAL DESCRIPTION IS ONE AND THE SAME AS TITLE COMMITMENT LEGAL DESCRIPTION.
 - ELEVATIONS ARE BASED UPON NAVD88 DATUM.

* MISS DIG NOT CONTACTED FOR SURVEY *

ALTA/NSPS LAND TITLE SURVEY

PARCEL LEGEND

- PARCEL 1:
3.73± ACRES
- PARCEL 2:
0.61± ACRES
- PARCEL 3:
0.37± ACRES

NOTE:
SITE INFORMATION HAS BEEN ADJUSTED TO
MICHIGAN STATE PLANE COORDINATE SYSTEM.

LEGEND

- SOIL BORING LOCATION
OVERHEAD UTILITY LINES
EXISTING FENCE
EXISTING SANITARY MANHOLE
EXISTING STORM SQ. CATCH BASIN
EXISTING STORM ROUND CATCH BASIN
EXISTING STORM MANHOLE
EXISTING GAS MARKER
EXISTING FIRE HYDRANT
UTILITY POLE
PUBLIC INFORMATION SIGN
FOUND IRON
FOUND MONUMENT
SET IRON
POINT OF COMMENCEMENT
POINT OF BEGINNING

BENCHMARKS:

TOP NUT ON THE NE CORNER OF LIGHT POLE
BASE AT THE NORTHEAST CORNER OF GRISWOLD
STREET AND E. CADY STREET
ELEV.=792.64' (NAVD88)

FLOOD ZONE:

THE PROPERTY FALLS WITHIN FLOOD ZONE X
AND ZONE AE, SPECIAL FLOOD HAZARD AND
REGULATORY FLOODWAY (BASE FLOOD
ELEVATIONS AS NOTED ON PLAN)
MAP No. 26163C0036E
DATED: 2/2/2012

FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment No.: 919122
Property Address: 456 and Vacant E Cady Street, Vacant E Main Street, Northville, MI 48167
Commitment Date: November 13, 2020 8:00 AM

SCHEDULE B, PART II EXCEPTIONS

- 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 16110, page 675, as to Parcel 2. (NOT A SURVEY MATTER, NOTHING TO PLOT)
- Resolution Establishing the Legal Boundary and Description of the City of Northville Historic District in favor of the City of Northville and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 46019, page 1479. (NOTHING TO PLOT)
- Easement for public utilities over that portion of land included in the vacated street as evidenced by instrument recorded in Liber 21483, page 122, as to Parcel 1. (AS SHOWN)
- Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17902, page 221, as to Parcel 1. (SHOWN AS APPROXIMATE LOCATION, DOCUMENT ILLEGIBLE)
- Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17899, page 58, as to Parcel 1. (AS SHOWN)
- Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 345, as to Parcel 1. (AS SHOWN)
- Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 343, as to Parcel 1. (AS SHOWN)
- Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 341, as to Parcel 1. (AS SHOWN)
- Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12594, page 207, as to Parcel 1. (AS SHOWN)
- The rights of the lot owners of Assessor's Northville Plat No. 1 in and to the use of the vacated portion of Park Place, as to Parcels 1 and 2. (NOTHING TO PLOT)
- Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat. (NOTHING TO PLOT)
- Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways. (NOTHING TO PLOT)

CERTIFICATE:

TO: UTAH DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
FOUNDRY FLASK AND EQUIPMENT COMPANY, A MICHIGAN CORPORATION, AS TO
PARCEL 1; THE FOUNDRY FLASK AND EQUIPMENT COMPANY, ALSO KNOWN AS
FOUNDRY FLASK & EQUIPMENT COMPANY, A CORPORATION, AS TO PARCEL 2
FOUNDRY FLASK & EQUIPMENT, A MICHIGAN CORPORATION, AS TO PARCEL 3,
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 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, 8, 11, 13, 16,
and 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2021

DATE OF MAP: MARCH 11, 2021

ROBERT R. DROUILLARD, P.S. NO. 4001052517 DATE:

rick@r-d-ang.com
www.lehnerassociates.com

Revisions:
9-20-21 ADDED TREES & 2ND PG RRD

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456 E CADY STREET
ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

PART OF THE SOUTH 1/2 OF SECTION 3,
TOWN 1 SOUTH, RANGE 8 EAST,
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

Scale:
1"=40'

Paper Size:
24"x36"

Date:
03-11-21

Drawn By:
S.K.

Checked By:
R.R.D.

Job No.:
21-067

Sheet No.

1 OF 2

TREE LIST

TREE LIST				
POINT NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
4248	789.49	340186.06	13363145.64	35" SUGAR MAPLE
4249	789.45	340220.92	13363144.36	3--7" AMERICAN ELM
4250	790.03	340271.82	13363145.92	12" NORWAY MAPLE
4251	790.05	340275.82	13363146.25	8" NORWAY MAPLE
4252	790.48	340277.05	13363148.38	14" NORWAY MAPLE 6
4253	789.27	340259.60	13363157.71	13" NORWAY MAPLE
4254	790.47	340243.92	13363150.82	13" NORWAY MAPLE
4255	789.45	340250.05	13363172.01	10" AMERICAN ELM 2--8
4256	788.59	340241.48	13363174.79	6" AMERICAN ELM
4257	786.19	340300.62	13363311.70	3--7" EASTERN RED CEDAR
4258	783.65	340087.67	13363281.14	2--8" AMERICAN ELM 12
4259	786.37	340290.59	13363310.64	14" EASTERN RED CEDAR
4260	786.68	340275.65	13363265.98	2--6" EASTERN RED CEDAR
4261	787.04	340238.87	13363208.37	14" BLUE SPRUCE
4262	787.21	340233.63	13363202.46	7" BLUE SPRUCE
4263	787.31	340237.53	13363195.82	7" BLUE SPRUCE
4264	787.13	340232.87	13363189.18	7" BLUE SPRUCE
4265	786.92	340225.78	13363179.62	6" AMERICAN ELM
4266	787.38	340193.68	13363165.46	6" AMERICAN ELM
4267	785.71	340137.88	13363154.81	6" BLACK WALNUT
4268	784.63	340148.87	13363200.08	7" BOX ELDER 8
4269	784.61	340155.61	13363203.33	11" BOX ELDER
4270	783.31	340100.46	13363157.27	6" BLACK WALNUT
4271	783.66	340102.42	13363163.75	7" AMERICAN ELM
4272	783.48	340104.40	13363172.26	8" BOX ELDER
4273	783.73	340095.57	13363188.85	12" BOX ELDER 2--10
4274	784.38	340147.33	13363201.02	8" BOX ELDER 2--10
4275	783.79	340103.02	13363242.22	6" BOX ELDER
4276	783.59	340107.52	13363266.91	9" NORWAY MAPLE 10
4277	783.87	340112.81	13363274.72	7" BOX ELDER
4278	784.86	340186.11	13363268.47	7" BLACK LOCUST 8
4279	785.28	340145.20	13363307.33	8" BLACK LOCUST
4280	784.98	340141.29	13363280.05	8" BLACK CHERRY
4281	784.98	340138.57	13363276.59	6" BLACK CHERRY
4282	784.56	340133.34	13363278.65	6" BLACK CHERRY
4283	784.25	340018.90	13363295.73	6" WHITE ASH 8
4284	784.60	339998.27	13363298.50	10" HONEY LOCUST
4285	784.26	339995.90	13363299.24	6" WHITE ASH
4286	783.87	339983.36	13363303.45	7" WHITE ASH
4287	784.05	339986.15	13363315.35	6" HONEY LOCUST

TREE LIST				
POINT NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
4288	784.35	339966.27	13363321.08	6" HONEY LOCUST
4289	783.83	339962.21	13363310.72	6" HONEY LOCUST
4290	783.78	339958.54	13363316.93	6" HONEY LOCUST
4292	783.48	339955.08	13363347.31	6" BLACK WALNUT
4293	783.52	339968.98	13363372.92	6" WHITE ASH 8
4294	781.60	340047.96	13363438.98	7" WHITE ASH
4295	781.58	340058.98	13363440.80	2--6" WHITE ASH
4296	781.80	340068.81	13363437.69	7" WHITE ASH
4297	781.77	340078.00	13363439.39	10" BLACK LOCUST
4298	780.80	340102.13	13363594.51	10" HONEY LOCUST
4299	780.16	340103.21	13363599.09	6" HONEY LOCUST 9
4300	779.20	340113.03	13363614.35	5" HONEY LOCUST 6
4301	780.10	340127.79	13363619.03	6" NORWAY MAPLE
4302	780.02	340148.34	13363626.80	6" NORWAY MAPLE
4303	780.55	340178.21	13363596.48	7" EASTERN COTTONWOOD
4304	783.54	340134.09	13363495.93	7" HONEY LOCUST
4306	782.80	340138.32	13363497.94	6" HONEY LOCUST
4307	781.54	340173.78	13363500.70	6" BOX ELDER
4308	784.40	340179.77	13363491.03	9" HONEY LOCUST
4309	783.70	340191.44	13363490.42	9" WHITE ASH
4310	783.81	340198.88	13363495.47	6" HONEY LOCUST
4311	780.39	340181.18	13363516.13	7" SYCAMORE
4312	780.83	340185.70	13363517.50	10" EASTERN COTTONWOOD
4313	780.53	340185.54	13363522.44	8" EASTERN COTTONWOOD
4314	780.20	340185.62	13363540.15	2--5" EASTERN COTTONWOOD 2--9
4315	779.92	340217.42	13363528.20	6" EASTERN COTTONWOOD
4316	780.77	340241.93	13363527.12	9" BOX ELDER
4317	780.20	340235.11	13363563.42	7" EASTERN COTTONWOOD 8
4318	780.22	340245.72	13363554.58	6" EASTERN COTTONWOOD 7
4319	781.09	340267.25	13363526.46	7" EASTERN COTTONWOOD
4320	780.77	340260.74	13363587.60	6" EASTERN COTTONWOOD
4321	780.67	340284.34	13363593.08	6" EASTERN COTTONWOOD
4322	781.04	340289.92	13363593.12	9" EASTERN COTTONWOOD
4323	780.29	340170.33	13363627.52	6" AMERICAN ELM
4324	779.78	340174.22	13363647.23	8" AMERICAN ELM 14
4325	780.72	340183.96	13363637.55	16" HONEY LOCUST
4326	780.34	340186.95	13363637.17	10" BOX ELDER
4327	779.98	340181.53	13363646.90	6" AMERICAN ELM
4328	780.09	340206.45	13363665.89	6" HONEY LOCUST
4329	780.62	340214.74	13363662.65	7" WHITE ASH

TREE LIST				
POINT NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
4330	780.70	340219.06	13363660.45	8" WHITE ASH
4331	780.80	340222.07	13363657.03	2--7" WHITE ASH
4332	780.17	340227.15	13363671.62	6" HONEY LOCUST
4333	781.27	340259.72	13363705.46	6" WHITE ASH
4334	782.30	340281.25	13363697.72	19" AMERICAN ELM
4335	781.99	340303.70	13363678.57	2--8" BOX ELDER
4336	783.54	340298.90	13363446.99	10" EASTERN COTTONWOOD
4337	783.54	340307.39	13363431.67	7" EASTERN COTTONWOOD
4338	783.57	340341.18	13363446.50	8" AMERICAN ELM
4339	785.92	340379.87	13363474.74	7" WHITE ASH
4340	784.72	340322.71	13363552.05	8" EASTERN COTTONWOOD
4341	787.42	340416.02	13363570.72	9" WHITE ASH
4342	787.79	340412.40	13363578.68	6" AMERICAN ELM
4343	788.12	340398.81	13363596.78	6" HONEY LOCUST 8
4344	784.03	340367.07	13363614.99	6" HONEY LOCUST
4345	785.28	340365.89	13363623.40	5" HONEY LOCUST 8
4346	784.10	340360.52	13363631.42	5" WHITE ASH 7
4347	784.21	340344.69	13363650.70	6" HONEY LOCUST
4348	787.57	340337.82	13363665.17	6" HONEY LOCUST
4349	789.94	340506.44	13363615.17	11" AMERICAN ELM 12
4350	791.03	340534.03	13363651.53	12" AMERICAN ELM
4351	790.45	340527.59	13363657.55	12" BOX ELDER
4352	790.65	340492.34	13363687.41	17" AMERICAN ELM
4353	790.56	340481.80	13363694.26	19" AMERICAN ELM
4354	788.46	340362.69	13363643.94	2--5" AMERICAN ELM 2--7
4355	788.58	340324.39	13363691.25	11" WHITE ASH
4356	788.06	340321.61	13363691.84	13" WHITE ASH 2--10
4357	787.46	340314.20	13363694.20	8" WHITE ASH 9
4358	787.58	340312.12	13363690.77	2--8" WHITE ASH
4359	786.35	340307.36	13363691.14	12" WHITE ASH
4360	786.52	340307.87	13363693.95	9" AMERICAN ELM
4361	786.51	340310.02	13363698.43	9" AMERICAN ELM
4362	786.01	340308.46	13363703.17	7" AMERICAN ELM
4363	785.50	340298.78	13363714.26	7" AMERICAN ELM 9
4364	785.64	340300.70	13363718.81	10" AMERICAN ELM
4365	786.55	340303.82	13363716.32	9" AMERICAN ELM
4366	786.55	340304.54	13363717.33	7" AMERICAN ELM
4367	786.83	340304.84	13363713.91	9" AMERICAN ELM
4368	787.66	340315.15	13363713.03	7" AMERICAN ELM
4369	788.42	340318.99	13363708.84	8" AMERICAN ELM

TREE LIST				
POINT NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
4370	787.06	340312.26	13363719.49	6" AMERICAN ELM 8
4371	786.96	340311.29	13363722.22	7" AMERICAN ELM
4372	786.61	340318.95	13363737.22	7" SUGAR MAPLE
4373	786.89	340319.88	13363737.66	6" WHITE ASH
4374	787.51	340325.78	13363730.16	10" WHITE ASH
4375	788.39	340328.35	13363711.66	6" WHITE ASH
4376	788.51	340333.13	13363713.66	7" WHITE ASH
4377	788.56	340343.31	13363703.71	8" BOX ELDER
4378	787.95	340351.40	13363713.98	6" WHITE ASH
4379	787.07	340346.95	13363715.97	8" WHITE ASH
4380	787.49	340358.92	13363718.73	11" AMERICAN ELM dead
4381	787.12	340369.15	13363728.83	10" AMERICAN ELM dead
4382	787.11	340376.36	13363734.01	10" AMERICAN ELM dead
4383	788.32	340384.59	13363741.28	11" AMERICAN ELM dead

Revisions:

Client:

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4456 E CADY STREET

EXISTING TREE LIST

SHEET

PART OF THE SOUTH 1/2 OF SECTION 3,
TOWN 1 SOUTH, RANGE 8 EAST,
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

Scale:
N/A

Paper Size:
24"x36"

Date:
09-20-2021

Drawn By:
R.R.D.

Checked By:
R.R.D.

Job No.:
21-067

Sheet No.
2 OF 2