

GENERAL NOTES

- GN1) The bearing of N00°27'02"E being the West right of way of Commerce Rd., as shown on the Fraser Industrial Subdivision, Liber 58 of Plats, Page 43, MCR, was used as the basis of bearings.
- GN2) The location of the utilities shown hereon are from observed visible evidence of above ground appurtenances only. The surveyor was not provided with underground plans of surface ground markings to determine the location of subterranean uses.
- GN3) Ownership of fences, if any, was not determined under the scope of this survey.

AREA OF PARCEL
 1.3944 acres
 60,742 sq. ft.

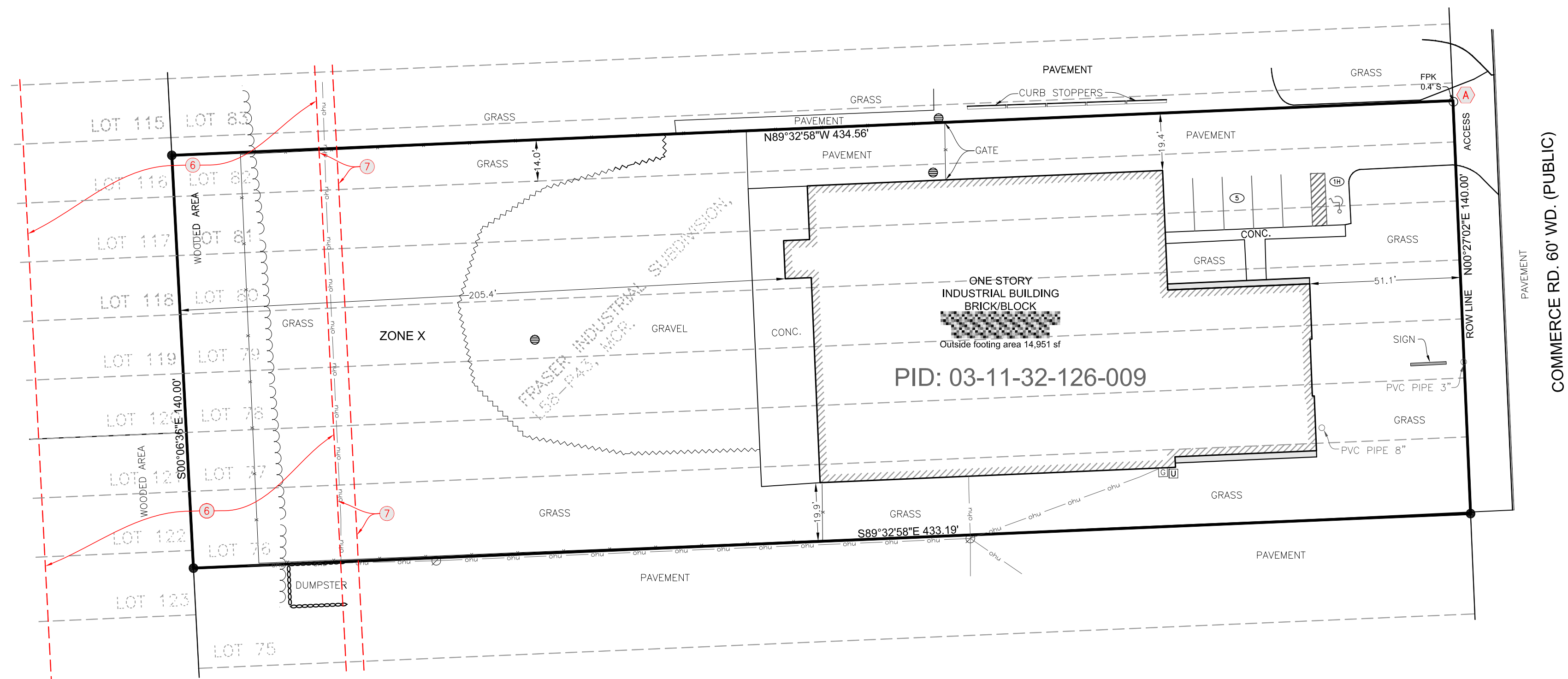
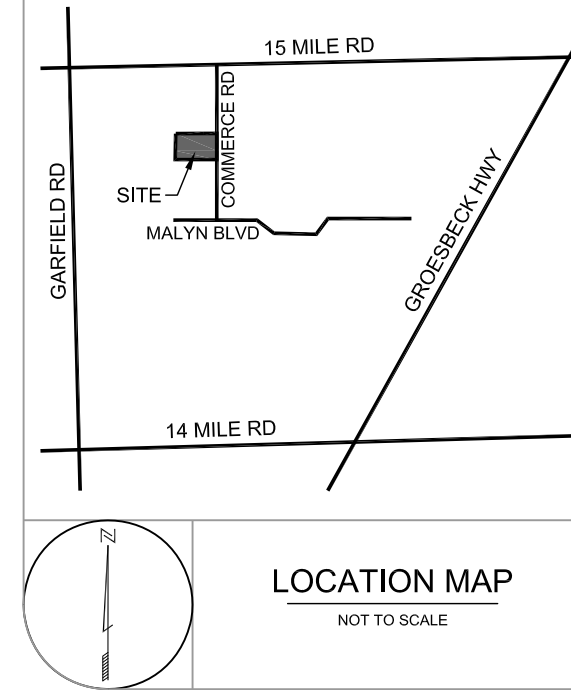
POSSIBLE ENCROACHMENTS

The following list is only the opinion of this surveyor and should not be interpreted as complete listing.

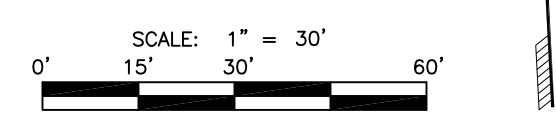
- (A) Pavement up to 4.4' outside of subject property.

LEGEND OF SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- SET IRON W/CAP65604
- FOUND IRON/PIPE/MON/NAIL (FVFP/FM/FN)
- SECTION CORNER
- - - - - EASEMENTS
- (A) ENCROACHMENTS
- BH BUILDING HEIGHT
- L/S LANDSCAPING
- Ⓜ REGULAR PARKING SPACES
- Ⓜ HANDICAP PARKING SPACES
- Ⓜ SANITARY CLEAN OUT, MANHOLE
- Ⓜ STORM END SECTION, MANHOLE
- Ⓜ CATCH BASIN SQUARE, ROUND
- Ⓜ HYDRANT, GATE VALVE
- Ⓜ WATER KEY, SHUT-OFF, WATER METER
- Ⓜ FIRE DEPARTMENT CONNECTION
- Ⓜ UNKNOWN MANHOLE, COMBINED MANHOLE
- Ⓜ GAS KEY, GAS METER, GAS VALVE
- ☆ LIGHT POLE
- Ⓜ ELECTRIC METER/PEDESTAL
- TRA TRANSFORMER
- Ⓜ UTILITY LINE O/H, POLE, GUY WIRE
- Ⓜ UTILITY PEDESTAL
- Ⓜ FLAGPOLE
- FENCE
- WALL
- GUARD RAIL
- FLOOD ZONE BOUNDARY
- EDGE OF WOODS
- CANOPY



COMMERCE RD. 60' WD. (PUBLIC)



RECORD DESCRIPTION

The land referred to herein below is situated in the City of Fraser, Macomb County, Michigan, and is described as follows:
 Lots 76, 77, 78, 79, 80, 81 and the South 14 feet of lot 82, Fraser Industrial Subdivision, as recorded in Liber 58, Page 43 of Plats, Macomb County Records.
 The property described in this Survey is the same property as described in the Commitment for Title Insurance on which this survey is based.

NOTES CORRESPONDING TO SCHEDULE B-II

- 6. Easement(s) and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; Entitled: Fraser Industrial Subdivision Recording No: Liber 58 of Plats, Pages 43 and 44. **Item located as shown hereon.**
- 7. Terms and Conditions contained in Declaration of Easements as disclosed by instrument recorded in Liber 37888, page 469. **Item located as shown hereon.**
- 8. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 1823, Page 750. **Covers entire subject property and other lands. Not shown.**

MORTGAGE SURVEY

for
 Based upon the Commitment for Title Insurance issued by National Title Insurance Company; Commitment Number: 36445MI-234-AP8-JK3; Amendment No. 8, Amendment Date: April 3, 2020; Commitment Date: February 28, 2020 at 7:30 a.m.
 Surveyor's Certification

I HEREBY CERTIFY TO:
 - ABC Company; Purchaser;
 - Lender, its successors and/or assigns;
 - National Title Insurance Company;
 That this report shows the building, fences and other surface improvements on the premises described. That the improvements are entirely within the property lines and that there are no encroachments upon the premises described, except as noted.

This report is not intended or represented to be a land or property line survey. This report is not to be used for the establishment of any property lines or other improvement(s).

This report was prepared without the benefit of title search. There could be easements and/or encumbrances upon the property.

Derek Kosicki
 Derek Kosicki, PS
 Professional Surveyor Number 43058
 In the State of Michigan
 Date of Survey: 04/06/2020



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