

LEGEND

- FCIB FD. CAPPED IRON BAR
- FIB FD. IRON BAR
- PK FD. PK NAIL
- FIP FD. IRON PIPE
- ⊙ SCI SET CAPPED IRON
- ⊙ PK SET PK NAIL
- EX. CATCH BASIN
- EX. MANHOLE
- ⊗ EX. WATER SHUTOFF
- ⊗ EX. GATE VALVE
- ← EX. GUY WIRE
- - - EX. UTILITY LINE
- - - EX. ELECTRIC
- - - EX. SANITARY
- - - EX. STORM
- - - EX. WATERMAIN
- - - EX. GAS MAIN
- ⊗ EX. HYDRANT
- ⊗ EX. UTILITY POLE

I hereby certify that I have surveyed the property herein described, and that there are no visible encroachments upon the above described property, except as shown hereon.

Jeremiah I. Fick
Professional Surveyor No. 50436

REV. 06/01/10

ALPINE ENGINEERING, INC.
CIV. ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	PARADIGM DESIGN	DATE:	02/15/10
	PARCEL SPLIT	DRAWN BY:	JIF
	GORDON FOOD SERVICE	CHECKED BY:	GLM
SECTION: 32	TOWNSHIP: 2 N	RANGE: 11 E	0 50 100
CITY OF ROYAL OAK	OKLAND COUNTY	MICHIGAN	FIBK: 1/2
			CHT: 06-324
			SCALE: HGR 1"=100 FT. VER 1"= FT.

PROPERTY DESCRIPTION

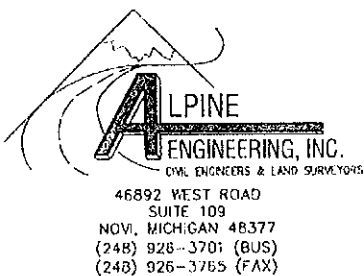
LOTS 1129 THROUGH 1134, BOTH INCLUSIVE AND LOTS 1138 THROUGH 1144, BOTH INCLUSIVE, CUMMINGSTON PARK SUBDIVISION NO. 1, AS RECORDED IN LIBER 41, PAGE 9 OF PLATS, OAKLAND COUNTY RECORDS. ALSO A PORTION OF LINGEMAN BOULEVARD IN SAID CUMMINGSTON PARK SUBDIVISION NO. 1 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1144 OF SAID SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID LOT PRODUCED NORTHERLY 90 FEET; THENCE WEST 114.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BOULEVARD, SAID POINT BEING 10 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF LOT 1142 OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, 152.3 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PARCEL 1

LOTS 1138 THROUGH 1144, INCLUSIVE, PART OF LOTS 1131 THROUGH 1134, INCLUSIVE, AND A PORTION OF LINGEMAN BOULEVARD, CUMMINGSTON PARK SUBDIVISION NO. 1, AS RECORDED IN LIBER 41, PAGE 9 OF PLATS, OAKLAND COUNTY RECORDS DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1129 OF SAID CUMMINGSTON PARK SUBDIVISION NO. 1, THENCE S54°14'22"E 148.09 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARMENTER BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUING S54°14'22"E 261.83 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N89°42'23"E 114.80 FEET; THENCE S05°35'09"E 156.57 FEET ALONG THE WEST RIGHT OF LINE OF CROOKS ROAD TO THE SOUTHEAST CORNER OF SAID LOT 1144; THENCE S89°31'35"W 406.03 FEET ALONG THE SOUTHERLY LINE OF LOTS 1139 THROUGH 1144; THENCE N00°28'25"W 220.89 FEET ALONG THE WEST LINE OF LOTS 1138 AND 1139 EXTENDED; THENCE N35°45'38"E 111.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.97 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

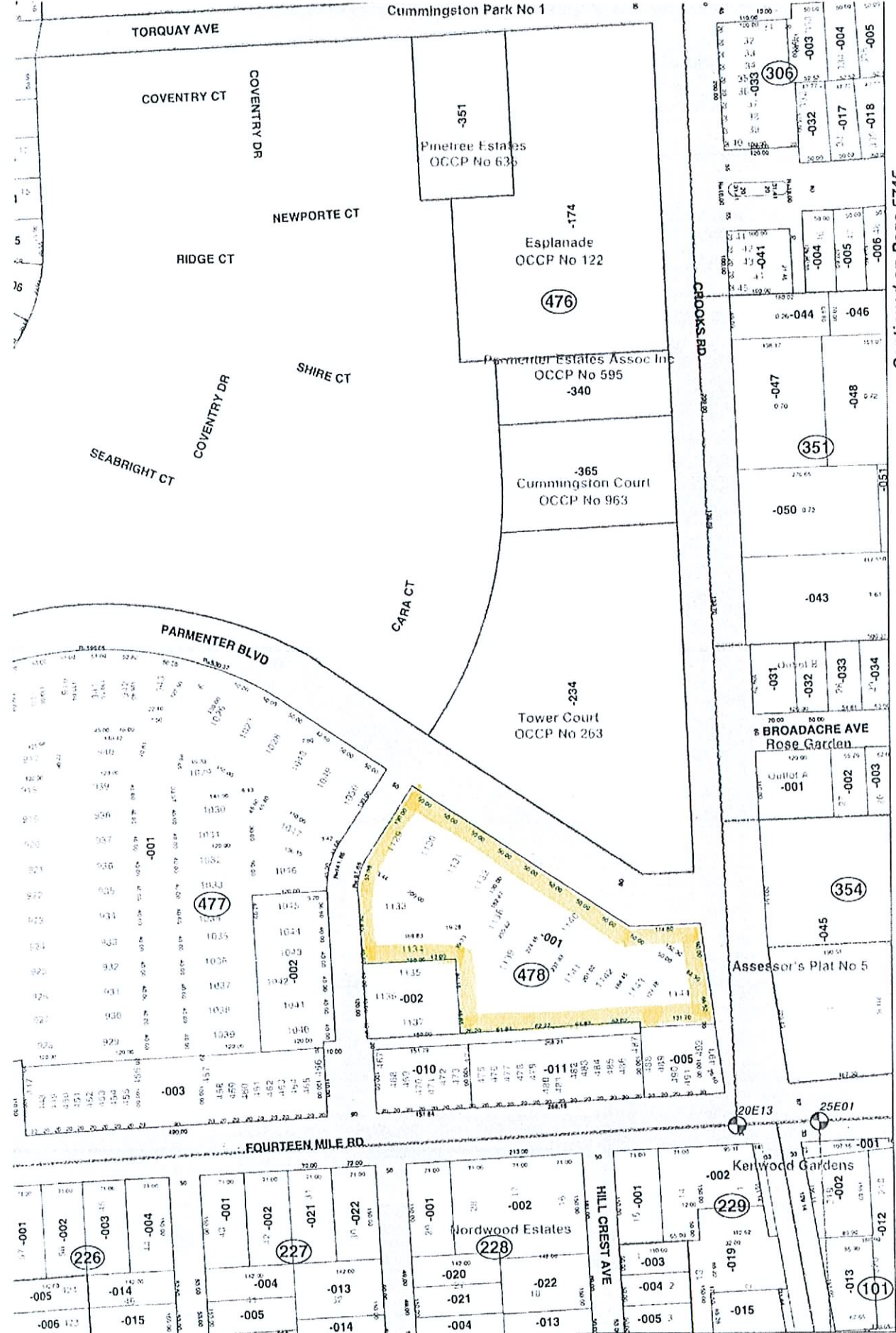
DESCRIPTION OF PARCEL 2

LOTS 1129 AND 1130, AND ALSO PART OF LOTS 1131 THROUGH 1134, INCLUSIVE, CUMMINGSTON PARK SUBDIVISION NO. 1, AS RECORDED IN LIBER 41, PAGE 9 OF PLATS, OAKLAND COUNTY RECORDS DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT SAID 1129 OF SAID CUMMINGSTON PARK SUBDIVISION NO. 1; THENCE S54°14'22"E 148.09 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARMENTER BOULEVARD; THENCE S35°45'38"W 111.80 FEET; THENCE S00°28'25"E 100.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1134; THENCE S89°31'35"W 150.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1134; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY RIGHT OF WAY LINE OF SEDGEMOOR AVENUE: N00°28'25"W 116.80 FEET, 57.98 FEET ALONG THE ARC OF A 91.65 RADIUS CURVE TO THE RIGHT, CHORD BEARING N17°38'57"E 57.02 FEET AND N35°46'19"E 133.44 FEET TO THE POINT OF BEGINNING, CONTAINING 0.89 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



REV. 06/01/10

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SECTION: 32	TOWNSHIP: 2 N	RANGE: 11 E	0 50 100
CITY OF ROYAL OAK		SCALE:	HOR 1" = 100 FT
OAKLAND COUNTY		VER:	1" = 1 FT
MICHIGAN			2/2



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The information contained herein is for informational purposes only and is not intended to constitute an offer of insurance or any other financial product. It is subject to underwriting and may not be available in all areas. Please consult your agent for more information.

Legend

- Sec Corner
- Sec Line
- Lakes
- Parks
- Swamps/Marshes

Lot Line

Tax Parcel Line

Subdivision Line



Geographic Township of:
Troy

TWP-SEC
20-32

SHEET #
5744

Map Created on: Jul 27, 2006