

## LEGAL DESCRIPTION:

Land situated in the City of Northville, County of Wayne and State of Michigan, described as:

### Parcel 1:

All of Lots 563 and 564, Except the West 119.87 feet, Lot 565, Except the West 119.87 feet, Except the East 20 feet of each lot deeded for road purposes, Assessor's Northville Plat No. 6, as recorded in Liber 66, Page 40 of Plats, Wayne County Records.

### Parcel 2:

Lot 566, Except the West 50.00 feet thereof; Lot 567, Except the West 80.0 feet thereof; the South 74.0 feet of Lot 568, Except the West 80.0 feet thereof; and Lot 568, Except the South 74.0 feet thereof and the West 74.0 feet thereof, Also Except that part of Lot 568 thereof described as: Beginning at a point on the North lot line distant North 89 deg. 28' 40" West, 188.10 feet from the Northeast corner of Lot 568 and proceeding; Thence South 0 deg. 09' 50" East, 3.97 feet; Thence South 89 deg. 21' 40" West, 141.50 feet; Thence North 0 deg. 09' 50" West, 4.0 feet; Thence along the North line of said lot, North 89 deg. 21' 40" East, 139.80 feet and South 89 deg. 28' 40" East, 1.70 feet to the point of beginning. ALSO EXCEPT the East 20 feet of said Lots conveyed to Board of County Road Commissioners. All in Assessor's Northville Plat No. 6, as recorded in Liber 66, Page 40 of Plats, Wayne County Records.

Assurance Note: The above legal description describes the same property as in Schedule A of Title Commitment No. N-109365 of Fidelity National Title Insurance Company bearing an effective date of February 2, 2015 at 8:00 A.M.

## PROPOSED PARKING EASEMENT

Part of Lot 568, Assessor's Northville Plat No. 6, as recorded in Liber 66, Page 40 of Plats, Wayne County Records, being more particularly described as follows; Commencing at the Northeast Corner of Lot 568; thence N89° 30' 27"W, 20.00 feet along the North line of Lot 568; thence S00° 19' 40"E, 6.11 feet along the Westerly right of way of Center Street; thence N89° 27' 15"W, 28.67 feet along the Southerly edge of an existing asphalt parking lot; thence N00° 56' 07"W, 1.00 feet along the East edge of an existing concrete retaining wall; thence S89° 03' 53"W, 53.74 feet along the North face of an existing concrete retaining wall; thence S89° 10' 45"W, 55.35 feet along said North face of an existing concrete retaining wall; thence N00° 31' 16"W, 7.69 feet along the East face of an existing concrete retaining wall to the North line of Lot 568; thence S89° 30' 27"E, 137.80 feet along the North line of Lot 568 to the point of beginning.

## NOTES CORRESPONDING TO SCHEDULE B:

- Easements and the terms, conditions, restrictions and covenants which are recited in Easement Agreement recorded in Liber 17234, Page 706. (as to Parcel 2) (Benefits subject property and is plotted hereon.)
- Easements to The Detroit Edison Company for overhead utility lines, recorded in Liber 25777, Page 352; Liber 25777, Page 355; and Liber 25777, Page 356. (as to Parcel 2) (Affects subject property and is plotted hereon.)
- Easement to The Detroit Edison Company for overhead utility lines, recorded in Liber 25777, Page 354. (as to Parcel 1) (Affects subject property and is plotted hereon.)
- Restricted Use Agreement for the benefit of subject premises, recorded in Liber 51678, Page 574. (for reference) (Benefits subject property but does not include any plottable easements or restrictions.)

## STATEMENT OF ENCROACHMENTS:

- Adjoiner's retaining wall and asphalt parking encroaches along the North line of subject property by a maximum of 7.7±, see drawing for detail.
- Adjoiner's brick pavers encroach along the West line of subject property by 4.5±, see drawing for detail.

## GENERAL NOTES:

- Bearings were established by holding a course of S00°19'40"E per "Assessor's Northville Plat No. 6 as recorded in Liber 66, Page 48, Wayne County Record.
- By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26163C0036E, which bears an effective date of 2/2/2012 and is not in a Special Flood Hazard Area.
- There was no observable evidence of cemeteries / burial grounds on the subject property.
- Parcels 1 & 2 combined contain a total of 3.08± Acres, 134,242± SQ. FT.

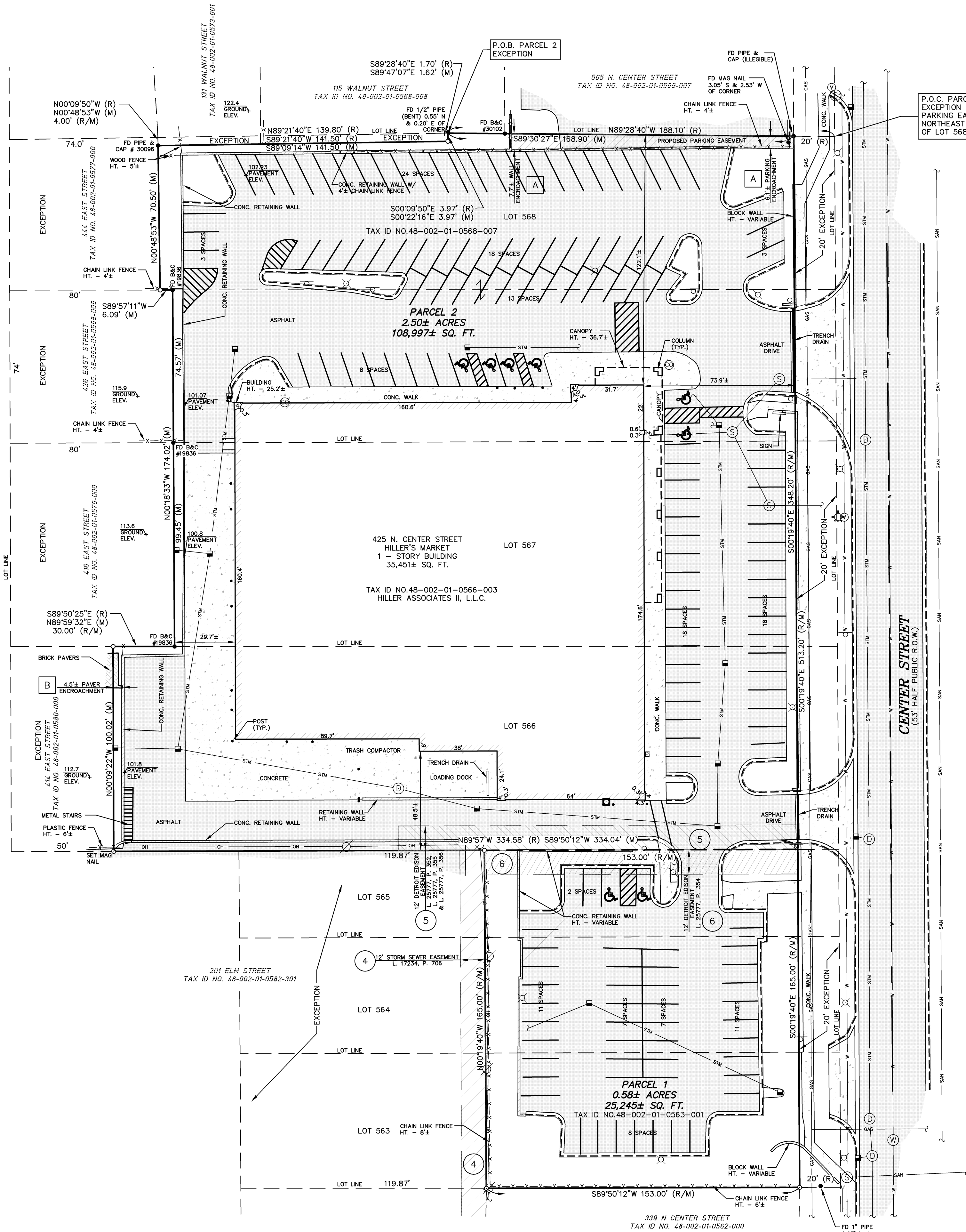
## ZONING DATA:

Zoning Classification: The Property is Zoned: CBD  
Central Commercial District  
Maximum Building Height: 42 Feet  
Setbacks:

Front Setback: 10 Feet  
Side Setback: 25 Feet  
Rear Setback: 25 Feet

Parking: One (1) space for each two hundred and fifty (250) square feet of gross floor area.  
Source: City of Northville Zoning Ordinance  
Web Site: <http://www.ci.northville.mi.us/>

PARKING SPACE TABLE	
TYPE OF SPACE	EXISTING STRIPED SPACES
REGULAR	151
ACCESSIBLE	8
TOTAL	159



## ALTA/ACSM LAND TITLE SURVEY CERTIFICATE:

To: The Kroger Co. of Michigan, a Michigan corporation; The Kroger Co., an Ohio corporation; and Fidelity National Title Insurance Company;

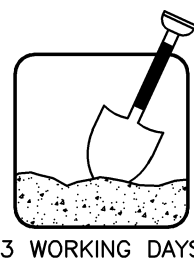
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(b), 13, and 14 of Table A thereof. The field work was completed on April 13, 2015.

Wendy S. Fuller  
Professional Surveyor No. 47969  
email: [fuller@lsg-es.com](mailto:fuller@lsg-es.com)  
Date: May 4, 2015  
Date of Last Revision: 6/4/2015

NOTE: This survey is for the exclusive use and benefit of the parties indicated and is not intended for future transactions.

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

MISS DIG



3 WORKING DAYS

BEFORE YOU DIG  
OR DRILL CALL  
1-800-482-7171  
(TOLL FREE)

ALTA / ACSM LAND TITLE SURVEY  
FOR  
KROGER STORE D-361  
425 N. CENTER STREET  
NORTHVILLE, MICHIGAN

FILE: 02\_CD1.1.dwg  
FIELD WORK: JS / JZ  
DRAWN BY: JML  
CHECKED BY: WSF  
DATE OF SURVEY: 4/13/2015  
SCALE: 1" = 30'  
HOR: N/A  
VERT: N/A  
PROJECT NO.: 1663  
SHEET NO.: CD1.1

PREPARED FOR:  
**Kroger**  
THE KROGER CO.  
OF MICHIGAN  
40399 GRAND RIVER AVENUE,  
SUITE 110  
NOVI, MICHIGAN 48375

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**LSG**  
Engineers  
& Surveyors

REVISIONS	DATE	DESCRIPTION
1	4/13/2015	PER CLIENT COMMENTS
2	5/4/2015	ADDED SURVEY NUMBER