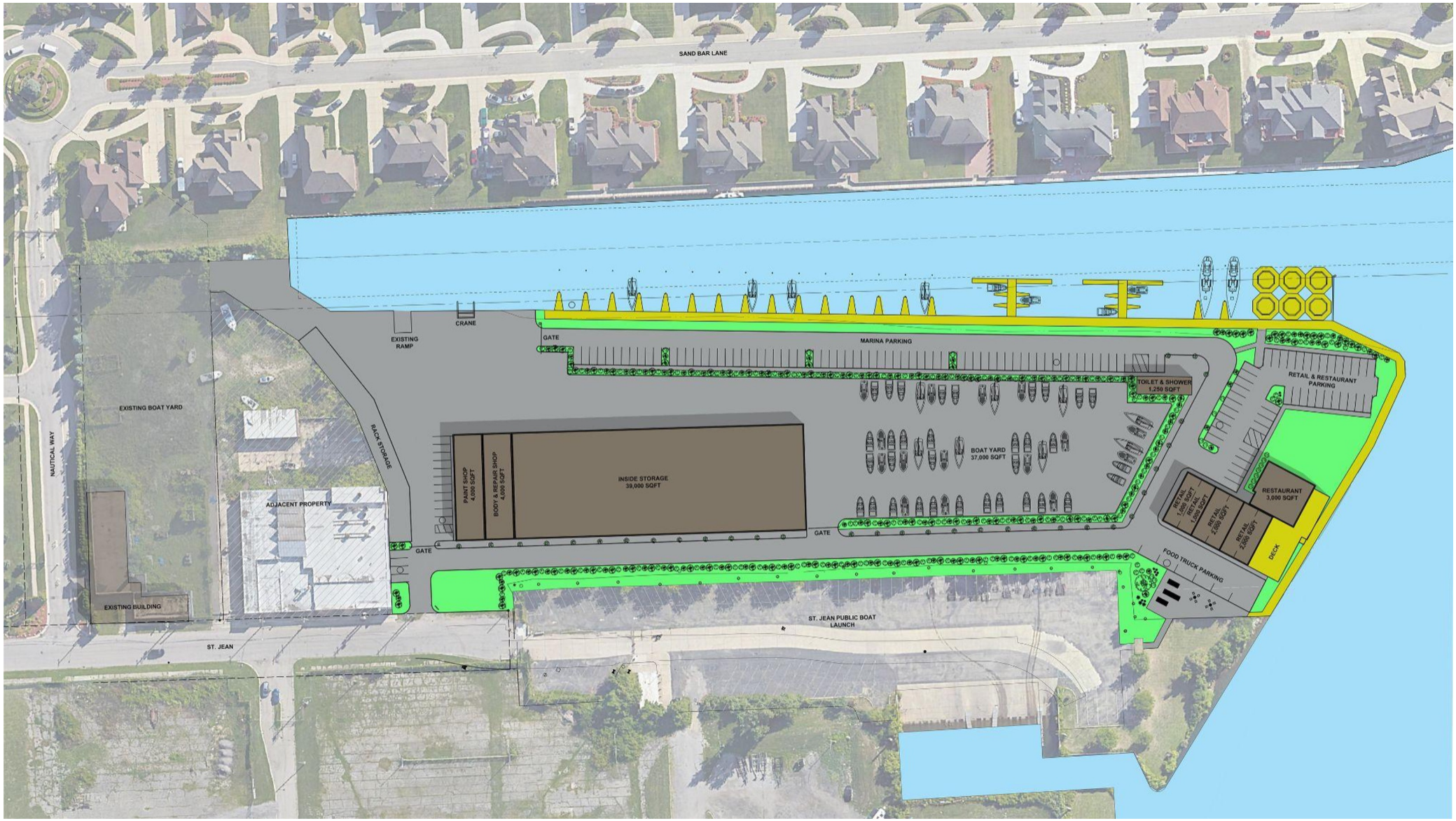
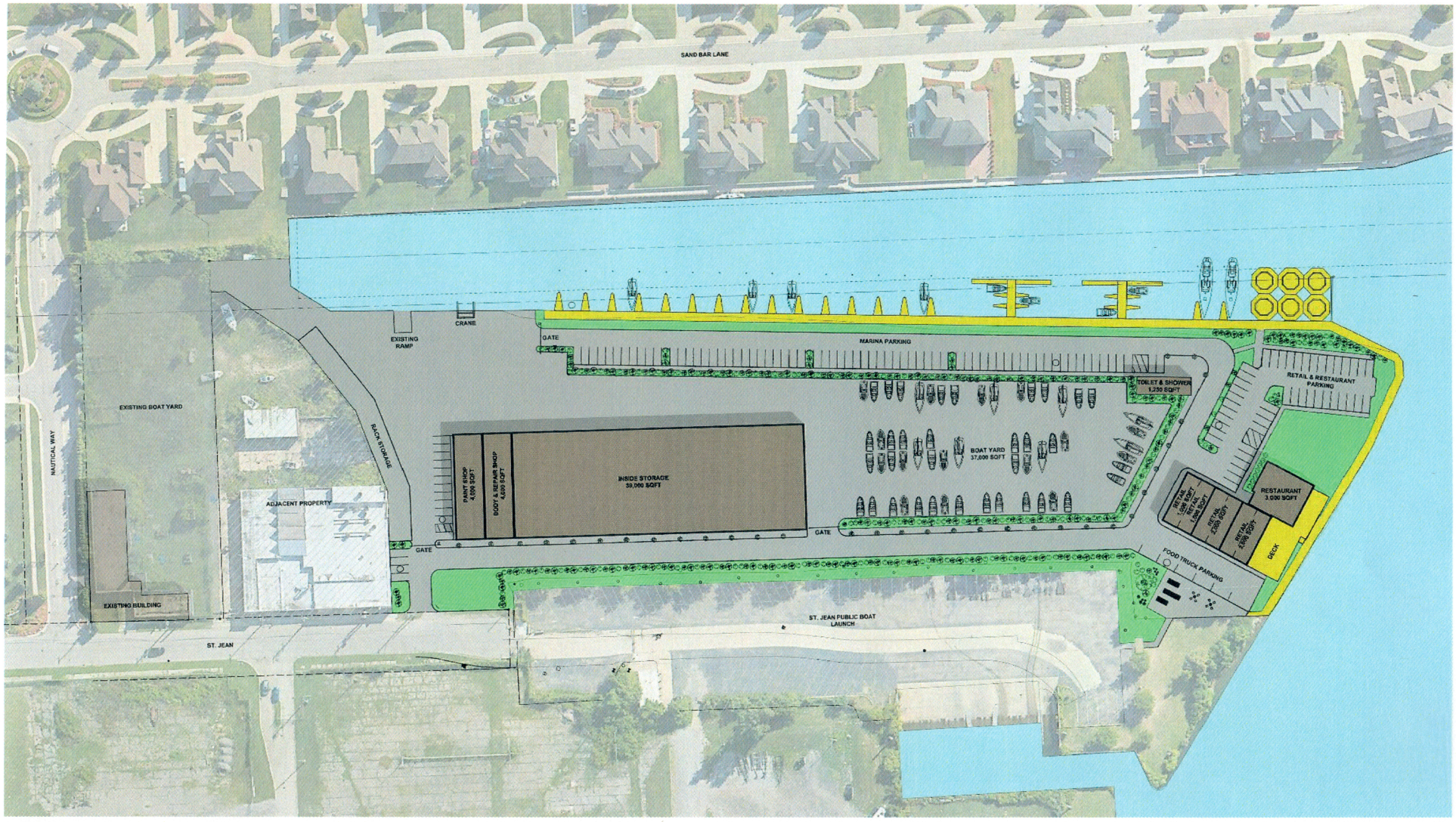

SAND BAR LANE
NAUTICAL WAY
EXISTING BOAT YARD
EXISTING BUILDING
ADJACENT PROPERTY
ST. JEAN
EXISTING RAMP
CRANE
RACK STORAGE
GATE
PAINT SHOP 4,000 SQFT
BODY & REPAIR SHOP 4,000 SQFT
INSIDE STORAGE 39,000 SQFT
MARINA PARKING
BOAT YARD 37,000 SQFT
TOILET & SHOWER 1,250 SQFT
RETAIL & RESTAURANT PARKING
RETAIL 1,000 SQFT
RETAIL 1,000 SQFT
RETAIL 2,000 SQFT
RETAIL 2,000 SQFT
RESTAURANT 3,000 SQFT
DECK
FOOD TRUCK PARKING
ST. JEAN PUBLIC BOAT LAUNCH


SAND BAR LANE
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ST. JEAN PUBLIC BOAT LAUNCH

LEGEND – EXISTING

- SECTION LINE
- E/ PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- E/ BRICK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OH — OVERHEAD WIRES
- RAILING
- OVERHANG LINE
- T/ BANK
- B/ BANK
- CL DITCH/STREAM
- WATER EDGE
- WETLAND LINE
- STM — STORM LINE
- SAN — SAN. LINE
- W — WATER LINE
- GAS — GAS LINE
- UGE — UG ELEC. LINE
- UGT — UG TELE. LINE
- CTV — UG CABLE TV LINE
- PAINT STRIPE
- COMBINED SEWER
- PLD — PLD LINE
- ELECTRIC OVERHEAD
- TEL — TELEPHONE OVERHEAD
- SAN. MH
- C.O. SAN. CLEAN OUT
- SAN. RISER
- P.S. SAN. PUMP STATION
- COMB. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- WELL HEAD
- FDC CONNECTION
- IW — IRRIGATION CONTROL BOX
- STORM MH
- CATCH BASIN
- BEEHIVE CB
- CULVERT E.S.
- ROOF/DOWN SPOUT
- OVERFLOW/OUTLET STRUCTURE
- C.O. STORM CLEAN OUT
- ROUND CB
- LIGHT POLE
- UTILITY POLE
- E — ELEC. TRANS.
- AC — AIR CONDITIONER
- E — ELEC. MH
- E — ELEC. METER
- E — ELEC. RISER
- C — TRAFFIC CONTROL BOX
- ST — STEAM MH
- L — PUBLIC LIGHTING MH
- G — GAS METER
- GAS RISER
- GAS — GAS VALVE
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- TELE. RISER
- T — TELE. MH
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- CABLE RISER
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- PARKING METER
- RESIDENTIAL MAILBOX
- U.S. MAILBOX
- 000.00+ EXISTING ELEVATION
- SOIL BORING
- MONITORING WELL
- LAWN IRRIG. HEAD
- CENTERLINE R.R. TRACK
- MISC. TOPO. FEATURE
- SURVEY CONTROL POINT
- FOUND IRON
- FOUND NAIL
- F. CUT CROSS
- SECTION COR.
- FENCE POST
- BENCHMARK
- FOUND PIPE
- FOUND MON.
- ASPH. ASPHALT
- CONC. CONCRETE
- A.C. AIR CONDITIONER
- G.P. GUARD POST
- C.L.F. CHAIN-LINK FENCE
- D.L. DOOR LEDGE
- F.F. FINISHED FLOOR
- O.H. OVERHANG
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- F.M. FOUND MONUMENT
- S.N. SET NAIL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- G.L. GROUND LIGHT
- (M) MEASURED
- (R) RECORD
- (Calc.) CALCULATED

0 30' 60'
SCALE: 1" = 30'

UTILITY STATEMENT

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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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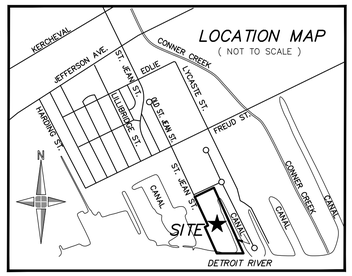

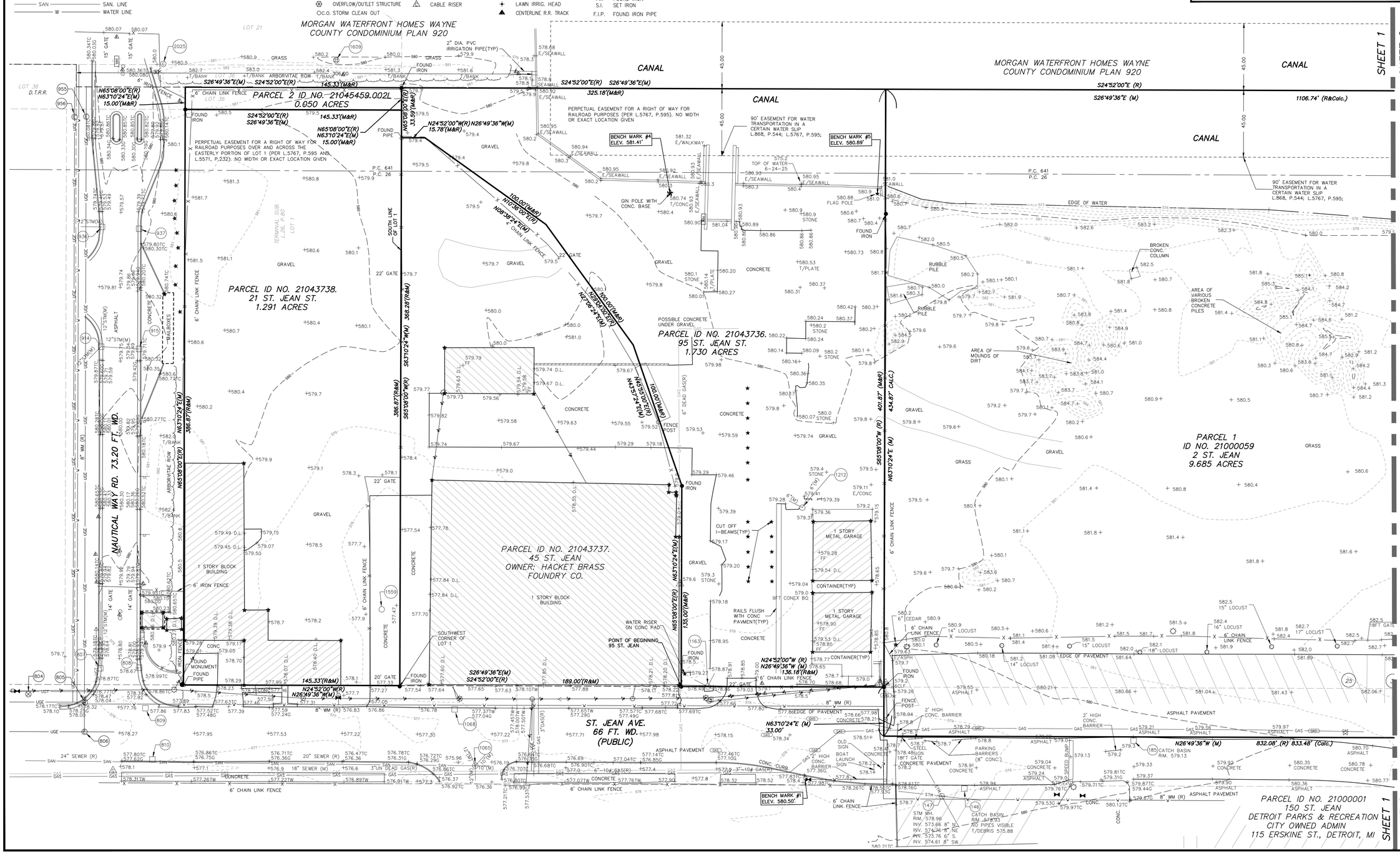

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Quality Control:	CAA
Section:	26 & 641
	T-02-S R-12-E

Professional Seal:

811 Know what's below. Call before you dig.

DATE:	ISSUE:

TOPOGRAPHIC SURVEY

21 ST. JEAN ST.
95 ST. JEAN ST.
2 ST. JEAN ST.

City of Detroit
Wayne County
MICHIGAN

Date:	07.18.2025
Scale:	1"=30'
Sheet:	1 of 3
Project:	20386.02D

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LEGEND – EXISTING

- SECTION LINE
- E/ PAVEMENT
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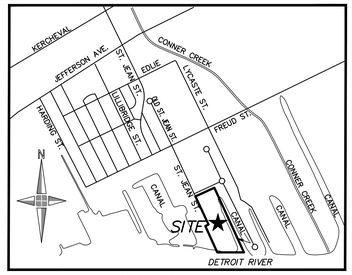
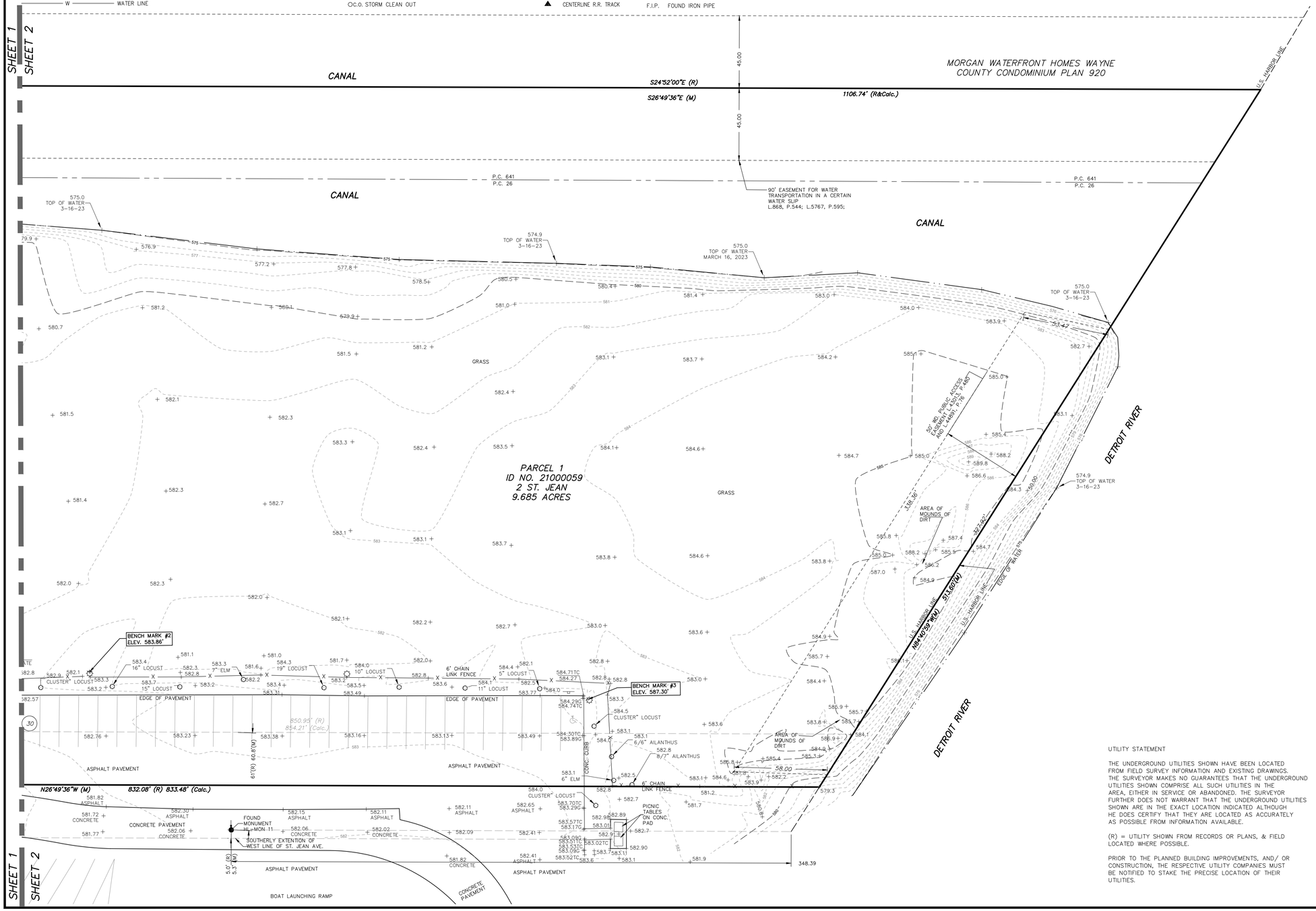


LOCATION MAP
(NOT TO SCALE)



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PROPERTY DESCRIPTION

(PER TAX RECORDS)

21 ST. JEAN:

SOUTH 145.33 FEET OF LOT 1, TERMINAL SUBDIVISION, LIBER 26, PAGE 80 PLATS, W C R.

95 ST. JEAN:

ALL THAT PT OF PC'S 26 & 641 BEGINNING AT A POINT ON THE EAST LINE OF ST. JEAN AVE. (66 FEET WIDE) DISTANT S24°52'00"E, 189 FEET FROM THE SOUTHWEST CORNER OF LOT 1, TERMINAL SUBDIVISION; THENCE N65°08'00"E, 135 FEET; THENCE N45°55'00"E, 100 FEET; THENCE N29°04'00"E, 100 FEET; THENCE N10°36'00"E, 100 FEET; THENCE N24°52'00"W, 15.78 FEET; THENCE N65°08'00"E, 33.59 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE S24°52'00"E, 325.18 FEET; THENCE S65°08'00"W, 401.87 FEET; THENCE N24°52'00"W, 136.18 FEET ALONG THE EAST LINE OF ST. JEAN AVE. TO THE POINT OF BEGINNING EXCEPT EASEMENT OF ADJ. LAND OWNER IN PART OF 90 FT. WATER SLIP CONTAINED HEREIN.

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. 1030126, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 11, 2025)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THAT PART OF PRIVATE CLAIMS 26 AND 641, LYING BETWEEN LOT 1, OF "TERMINAL SUBDIVISION OF PART OF PRIVATE CLAIMS 26, 641, 638, 698 AND 392, DETROIT, WAYNE COUNTY, MICHIGAN" AS RECORDED IN LIBER 26, PAGE 80, WAYNE COUNTY RECORDS; AND THE U.S. HARBOR LINE OF THE DETROIT RIVER, AND BETWEEN THE CENTER LINE EXTENDED SOUTHERLY OF ST. JEAN AVENUE, 66 FEET WIDE, AND THE CENTER LINE EXTENDED SOUTHERLY OF D.T.R.R. RIGHT OF WAY, 30 FEET WIDE, EXCEPT THE NORTH 325.17 FEET THEREOF.

PARCEL 2:
WEST 15 FEET OF THE SOUTH 145.33 FEET OF LOT 36, TERMINAL SUBDIVISION OF PART OF PRIVATE CLAIMS 26, 641, 638, 698 AND 392, DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 26 OF PLATS, PAGE 80, WAYNE COUNTY RECORDS.

SCHEDULE B – II. EXCEPTIONS:

7. THE RESERVATIONS, TERMS, PROVISIONS, CONDITIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED DEED RECORDED APRIL 13, 1913 AS LIBER 868, PAGE 544, REGISTER NO. 250567 AND RECORDED SEPTEMBER 4, 1914 IN LIBER 933, PAGE 355, REGISTER NO. 297775. (AFFECTS PARCEL 1)
– SHOWN ON SURVEY.

8. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED EASEMENT AGREEMENT RECORDED MARCH 30, 1936 AS LIBER 4644, PAGE 1, REGISTER NO. C181534, AS INCORPORATED BY INSTRUMENT RECORDED AUGUST 1, 1941 IN LIBER 5767, PAGE 595, REGISTER NO. C516319. (AFFECTS PARCEL 1)
– EASEMENT FOR RAILROAD PURPOSES IS LOCATED ON 21 ST. JEAN, 45 ST. JEAN, AND 95 ST. JEAN. NO WIDTH IS GIVEN. 90 FT. EASEMENT OVER CANAL IS SHOWN ON SURVEY ON PARCEL 1..

9. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED DEED RECORDED NOVEMBER 19, 1941 AS LIBER 5571, PAGE 232, REGISTER NO. C455714. (AFFECTS PARCEL 1)
– PROPERTY ON THIS DOCUMENT IS 21 ST. JEAN. EXACT LOCATION AND WIDTH OF EASEMENT NOT GIVEN.

10. THE RESERVATIONS, TERMS, PROVISIONS, CONDITIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED WARRANTY DEED RECORDED AUGUST 1, 1941 AS LIBER 5767, PAGE 595, REGISTER NO. C516319.
– SEE EXCEPTION 8.

11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED PUBLIC ACCESS EASEMENT AGREEMENT RECORDED JULY 5, 2005 AS LIBER 43013, PAGE 480 AND AFFIDAVIT AS DISCLOSED BY INSTRUMENT RECORDED JUNE 28, 2006 IN LIBER 44891, PAGE 76. (AFFECTS PARCEL 1)
– SHOWN ON SURVEY.

12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED JULY 5, 2005 AS LIBER 43013, PAGE 484. (AFFECTS PARCEL 1)
– NO PLOTTABLE EASEMENT. SUBJECT PARCEL AND 95 ST. JEAN ARE PART OF EXHIBIT A.

13. GRANT OF EASEMENT IN FAVOR OF COMCAST OF DETROIT AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 45984, PAGE 197. (AFFECTS PARCEL 1)
– NO PLOTTABLE EASEMENT. SUBJECT PARCEL IS PART OF EXHIBIT A.

14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED JANUARY 6, 2017 AS LIBER 53457, PAGE 233. (AFFECTS PARCEL 1)
– NO PLOTTABLE EASEMENT. SUBJECT PARCEL (PARCEL 1) IS THE SAME PARCEL AS DESCRIBED IN EXHIBIT A–2.

15. THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS DISCLOSED BY DECLARATION OF RESTRICTIVE COVENANT RECORDED IN LIBER 54076, PAGE 1067. (AFFECTS PARCEL 1)
– NO PLOTTABLE EASEMENT. SUBJECT PARCEL (PARCEL 1) IS PART OF EXHIBIT 1.

16. REVERSIONARY RIGHTS CONTAINED IN THE DEED FROM CHARLOTTE BERRY SHERRARD, ALICE DWIGHT LODGE AND LOTTIE DWIGHT BERRY BY EDWIN LODGE, THEIR ATTORNEY IN FACT, TO DETROIT TERMINAL RAIL ROAD CO. RECORDED MAY 3, 1913 IN LIBER 914, PAGE 170, REGISTER NO. 253820. THE COMPANY MAKES NO REPRESENTATION AS TO CURRENT OWNERSHIP OF THAT INTEREST. (AFFECTS PARCEL 2)
– NO PLOTTABLE EASEMENT.

17. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED WARRANTY DEED RECORDED MAY 3, 1914 AS LIBER 914, PAGE 170, REGISTER NO. 253820. (AFFECTS PARCEL 2)
– NO PLOTTABLE EASEMENT.

18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEED RECORDED JANUARY 7, 1986 AS LIBER 22635, PAGE 264. (AFFECTS PARCEL 2)
– NO PLOTTABLE EASEMENT.

LEGEND – EXISTING

SECTION LINE
E/ PAVEMENT
CURB
E/ GRAVEL
CL ROAD
E/ WALK
E/ BRICK
MISC. LINE
X — FENCE
GUARD RAIL
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CABLE RISER
PAY PHONE
MANHOLE
SIGN
PROT. POST/GUARD POST
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DEAD TREE
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BLDG. CORNER (FIELD LOCATED)
HANDICAP PARKING
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BUSH/SHRUB
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RESIDENTIAL MAILBOX
U.S. — U.S. MAILBOX

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F.M. — FOUND MONUMENT
S.N. — SET NAIL
CMP — CORREGATED METAL PIPE
RCP — REINFORCED CONCRETE PIPE
G.L. — GROUND LIGHT

NOTES:

– SURVEY IN ACCORDANCE WITH TITLE COMMITMENT NO. 1030126, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 11, 2025.

– NO TITLE COMMITMENT WAS GIVEN FOR 21 ST. JEAN OR 95 ST. JEAN, THERFORE EASEMENTS MAY EXIST BUT ARE NOT SHOWN.

– CURRENT GAS, CABLE TV, PUBLIC LIGHTING, AND ITC UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.

– THE FOLLOWING RECORDS WERE UTILIZED/REVIEWED FOR THE REPRESENTATION OF UNDERGROUND UTILITIES IN THIS DRAWING.

GAS
– DTE GAS COMPANY FACILITY MAP, DATED FEBRUARY 20, 2023. SINCE THE DRAWING IS SCHEMATIC, CONDUIT LOCATION COULD NOT BE PRECISELY DETERMINED. THEREFORE, UNDERGROUND LINE LOCATIONS SHOULD BE CONSIDERED AS APPROXIMATE. CONTACT MISS DIG TO LOCATE ALL UNDERGROUND UTILITIES, PRIOR TO ANY CONSTRUCTION.

WATER
– CITY OF DETROIT WATER MAP 25–K SPC.DWG.

SEWER
– CITY OF DETROIT SEWER MAP 54 SPC.DWG.

DETROIT EDISON ELECTRIC
RECORD MAPS ARE SCHEMATIC. THEREFORE, UNDERGROUND LINE LOCATION SHOULD BE CONSIDERED AS APPROXIMATE. CONTACT MISS DIG TO LOCATE ALL UNDERGROUND UTILITIES, PRIOR TO ANY CONSTRUCTION.
– DTE ELECTRIC FACILITY MAPS, NO. 367–314, DATED FEBRUARY 28, 2023 AND NO. 370–314, DATED FEBRUARY 28, 2023.
– DETROIT EDISON COMPANY CONDUIT MAP, NO. DET 215A, VECTORIZED ON JUNE 2, 2008.

AT&T/TELEPHONE
AS AT&T RECORDS ARE SCHEMATIC, PRECISE LOCATION OF LINES COULD NOT BE DETERMINED. THEREFORE, ALL UNDERGROUND LINES SHOULD BE CONSIDERED AS APPROXIMATE, WHERE NOT FIELD LOCATED. CONTACT MISS DIG TO LOCATE ALL UNDERGROUND UTILITIES, PRIOR TO ANY CONSTRUCTION.
– AT&T RECORDS, SENT ON FEBRUARY 27, 2023.

– MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAD83.

– THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 302 OF 575, MAP NUMBER 26163C0302F, EFFECTIVE DATE OCTOBER 21, 2021. THE CANAL SHORELINE IS ZONE AE WITH AN ELEVATION OF 578.00. THE DETROIT RIVER SHORELINE IS ZONE AE WITH AN ELEVATION OF 581.00.

– TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

– THE TOTAL AREA FOR THE SUBJECT PARCELS IS 12.756 ACRES.

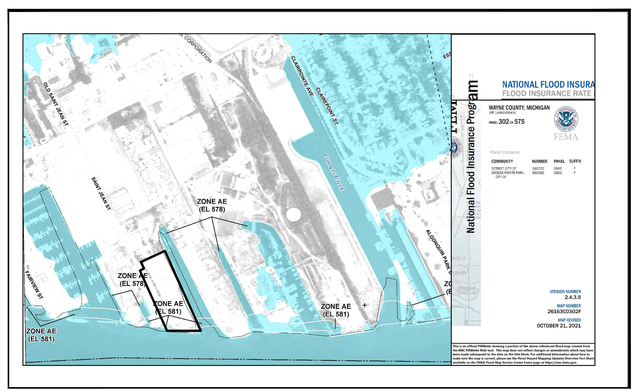
– THE TOTAL AREA FOR PARCEL 1 AND PARCEL 2 IS 9.735 ACRES

UTILITY STATEMENT

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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



BENCH MARK DATA

NAVD88 DATUM

BENCH MARK NO. 1
ARROW ON HYDRANT (2014), 25'+/– WEST OF CENTERLINE OF ST. JEAN, 60' +/– NORTH OF BOAT LAUNCH GATE.
ELEV. 580.50'
(SHOWN GRAPHICALLY)

BENCHMARK #2
CHISELED "X" ON EAST SIDE OF LIGHT POLE BASE, 50' +/– SOUTH OF THE GATE, WEST SIDE OF THE PROPERTY, AND 380' SOUTH OF THE NORTH PROPERTY LINE.
ELEV. 583.86'
(SHOWN GRAPHICALLY)

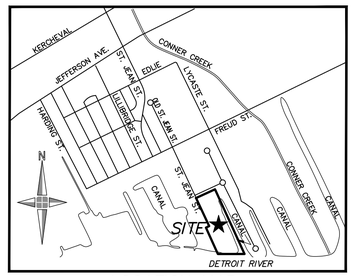
BENCHMARK #3
CHISELED "X" ON NORTH SIDE OF LIGHT POLE AT THE SOUTHEAST CORNER OF MARINA PARKING LOT, +/– 180' NORTH OF THE EDGE OF WATER OF THE DETROIT RIVER.
ELEV. 587.30'
(SHOWN GRAPHICALLY)

BENCHMARK #4
TOP OF SW BOLT IN BASE OF GIN POLE ADJACENT TO SEAWALL AND APPROXIMATELY 24 FEET NW OF BOAT RAMP WITH CRAIN LIFT AT PROPERTY ADDRESS 95 ST. JEAN ST.
ELEV. 581.41'
(SHOWN GRAPHICALLY)

BENCHMARK #5
SET MAG NAIL IN CONCRETE BASE OF FLAG POLE ADJACENT TO SEAWALL AND APPROXIMATELY 130 FEET SE OF BOAT RAMP WITH CRAIN LIFT AT PROPERTY ADDRESS 95 ST. JEAN ST.
ELEV. 580.89'
(SHOWN GRAPHICALLY)

BENCHMARK #6
SET MAG NAIL IN SW FACE OF UTILITY POLE WITH TREE TAG #4430 ON EAST SIDE OF ST. JEAN ST. APPROXIMATELY 99' NW OF NAUTICAL WAY RD.
ELEV. 579.69'

CITY OF DETROIT DATUM = NAVD88 DATUM – 479.25



LOCATION MAP
(NOT TO SCALE)

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
146	CATCH BASIN		578.94				DID NOT DROP
147	STORM MANHOLE		578.96				DID NOT DROP
185	CATCH BASIN		579.13				DID NOT DROP
804	GATE VALVE MANHOLE		579.50				DID NOT DROP
805	ELECTRIC MANHOLE	T/DEBRIS	578.34	-7.08	571.26	WIRES NE / SW	
806	ELECTRIC MANHOLE	BOTTOM	578.37	-6.90	571.47	WIRES NE / NW /SE	
807	CATCH BASIN	12" CONC	578.68	-2.67	576.01	NE	NO OTHER PIPES VISIBLE / NO FLOW
		T/WATER		-3.04	575.64		STRUCTURE RECESSED TO SE / UNABLE TO SEE
		T/DEBRIS		-3.70	574.98		
808	CATCH BASIN	T/WATER	578.76	-2.70	576.06		NO PIPES VISIBLE / NO FLOW
		T/DEBRIS		-4.10	574.66		STRUCTURE RECESSED TO NW / UNABLE TO SEE
809	CATCH BASIN	T/WATER	577.67	-4.18	573.49		18" DIAMETER STRUCTURE / NO PIPES VISIBLE
		T/DEBRIS		-5.30	572.37		
810	CATCH BASIN	T/WATER	577.15	-4.28	572.87		18" DIAMETER STRUCTURE / NO PIPES VISIBLE
		T/DEBRIS		-4.54	572.61		
914	CATCH BASIN	12" CONC	579.45	-3.84	575.61	NE	
		12" CONC		-3.92	575.53	W	
		12" CONC		-4.03	575.42	SE TOWARD #915	
		T/WATER		-3.88	575.57		
		T/DEBRIS		-5.40	574.05		NO OTHER PIPES VISIBLE / NO FLOW
915	CATCH BASIN	T/WATER	579.23	-3.63	575.60		NO PIPES VISIBLE
				-4.30	574.93		STRUCTURE RECESSED TO NW / UNABLE TO SEE
936	CATCH BASIN	12" CONC	579.34	-3.60	575.74	NW	
		T/WATER		-3.60	575.74		
		T/DEBRIS		-4.30	575.04		NO OTHER PIPES VISIBLE / NO FLOW
937	CATCH BASIN		579.40				CONSTRUCTION FABRIC / UNABLE TO DROP
955	ELECTRIC MANHOLE	BOTTOM	580.26	-10.28	569.98	WIRES NE / SW	
956	ELECTRIC MANHOLE	BOTTOM	580.60	-10.52	570.08	WIRES NE / SW	
1065	COMBINATION MANHOLE	12"	576.21	-5.04	571.17	NW	
		10"		-3.48	572.73	SW	T/PIPE
		10"		-2.45	573.76	SE	
		12"		-4.05	572.16	NE	T/DEBRIS
		12"		-7.16	569.05	SW	
		10"		-6.92	569.29	E	T/PIPE
		18"		-8.40	567.81	NW	FLOWS NW
1068	CATCH BASIN	T/WATER	576.77	-2.88	573.89		18" DIAMETER STRUCTURE / NO PIPES VISIBLE
		T/DEBRIS		-4.05	572.72		
1163	UNKNOWN MANHOLE	4-6"	578.76	-4.20	574.56	E	
		6-10"		-4.15	574.61	N	
		T/4"		-3.55	575.21	S	NO OTHER PIPES VISIBLE / NO FLOW
1212	UNKNOWN MANHOLE	6"	579.35	-4.56	574.79	E	
		6"		-4.60	574.75	N	
		6" T/PIPE		-4.04	575.31	POINTING DOWN INTO STRUCTURE	
		T/DEBRIS		-4.60	574.75		NO OTHER PIPES VISIBLE / NO FLOW
1559	UNKNOWN MANHOLE		577.34				DID NOT DROP
1609	BEEHIVE CATCH BASIN		579.11				CONSTRUCTION FABRIC / UNABLE TO DROP
2025	COMBINATION MANHOLE		580.02				DID NOT DROP

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TOPOGRAPHIC SURVEY

21 ST. JEAN ST.
95 ST. JEAN ST.
2 ST. JEAN ST.

City of Detroit
Wayne County
MICHIGAN

Date:	07.18.2025
Scale:	NA
Sheet:	3 of 3
Project:	20386.00D

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