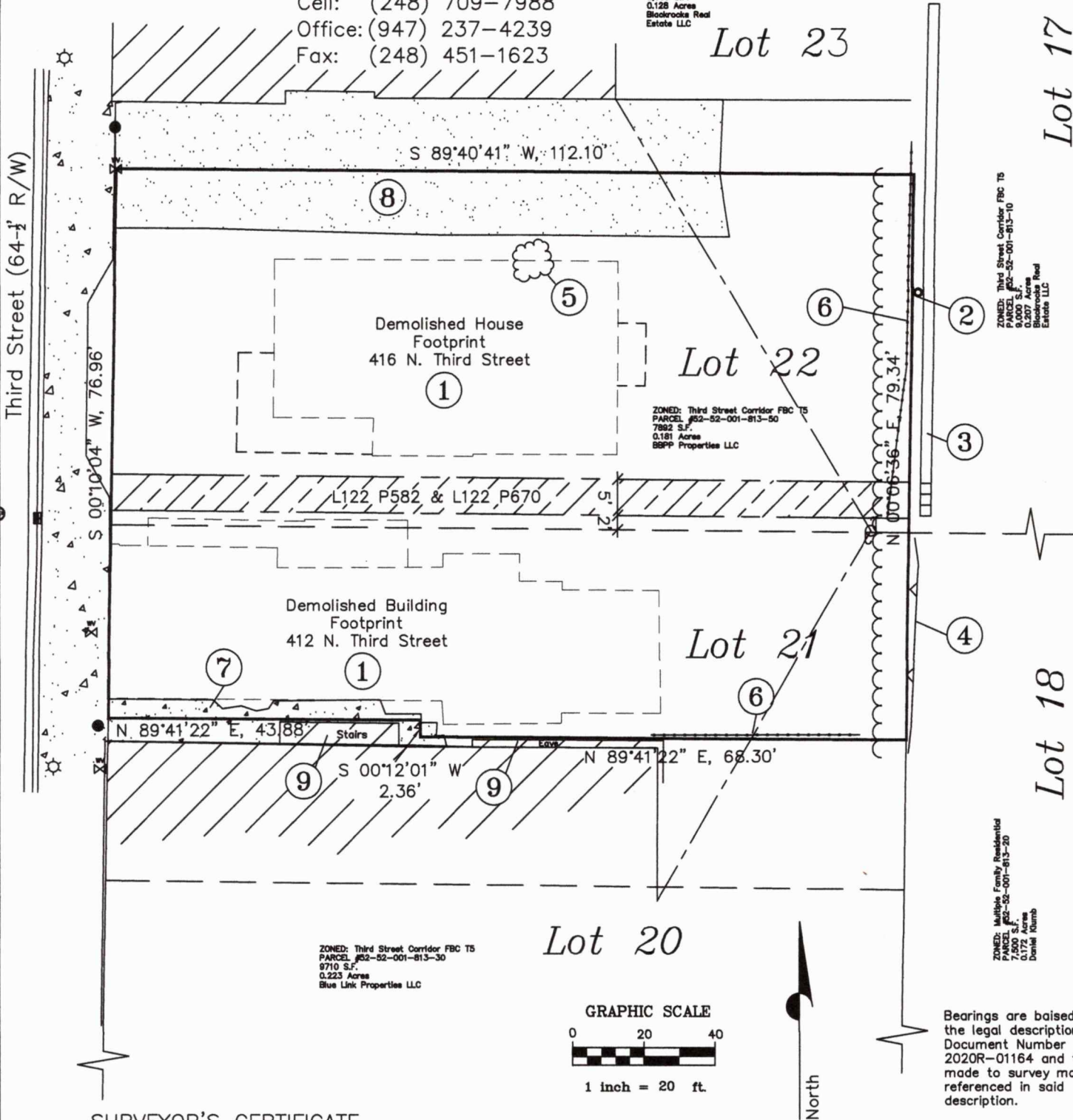


MORTGAGE SURVEY

LOCATION: LOT 22 AND PART OF LOT 21, BLOCK 8, JOHN BURT'S ADDITION  
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN.

ORDERED BY: NICK DANE  
c/o CITIZENS STATE BANK  
32500 WOODWARD AVENUE  
ROYAL OAK, MICHIGAN 48073  
Cell: (248) 709-7988  
Office: (947) 237-4239  
Fax: (248) 451-1623

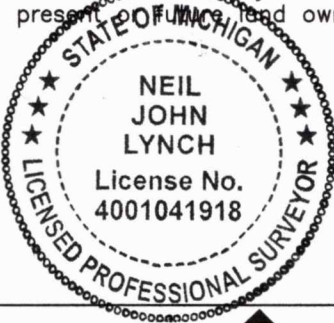
ZONED: Third Street Corridor FBC T5  
PARCEL #52-52-001-813-70  
5,600 S.F.  
0.128 Acres  
Blockroads Real Estate LLC



SURVEYOR'S CERTIFICATE

I hereby certify that this inspection plat shows the improvements as located on the premises described, that the improvements are entirely within the lot lines, except as indicated, and that there are no encroachments upon the the premises described by the improvements of the adjoining premises, except as indicated.

I further certify that this MORTGAGE SURVEY was prepared for IDENTIFICATION PURPOSES only for the MORTGAGEE in connection with a new mortgage and is not intended or represented to be a land or property line survey; that no property corners were set; and is not to be used or relied upon for the establishment of any fence, building or other improvement. No responsibility is extended herin to the present owner, land owner or occupant.



BY: Neil J. Lynch DATE: 8-1-2022  
NEIL J. LYNCH P.S. # 41918

LEGEND • -Found Iron ○ -Set 5/8" X 18" Iron w/PS Cap ▲ -Found Concrete Monument △ -Set Concrete Monument □ -Other as Noted R -RECORDED M -MEASURED	DRAWN BY: NJL	JOB NO. 2022-118
	SCALE: 1"=20'	SHEET 1 OF 2
	DATE 07-30-2022	REVISIONS

Lynch  Surveying L.L.C.

Neil J. Lynch PS  
Professional Surveying Services  
370 North Road  
Negaunee, MI. 49866  
(906) 362-5555



MORTGAGE SURVEY

LOT 22 AND PART OF LOT 21, BLOCK 8, JOHN BURT'S ADDITION  
CITY OF MARQUETTE, MARQUETTE COUNTY, MICHIGAN.

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Legal Description  
Provided by Owner

LEGAL DESCRIPTION from Document Number 2020R-01164, Marquette County Records:  
Lot number Twenty-two (22), Block Eight (8), John Burt's Addition, according to the recorded plat thereof and all that part of Lot number Twenty-one (21), Block Eight (8), John Burt's Addition, according to the recorded plat thereof EXCEPTING from said Lot 21, the following described parcel: Beginning at the Southwest corner of Lot 19, Block 8, John Burt's Addition; thence North 00°12'01" East, along the west line of said Lot 19 and Lot 20, in said Block 8, John Burt's Addition to the Southwest corner of Lot 21, Block 8, John Burt's Addition, and the Point of Beginning; thence continuing North 00°12'01" East, 22.8 feet; thence North 89°41'22" East, 43.88 feet; thence South 00°12'01" West, 2.36 feet; thence North 89°41'22" East, 68.30 feet to the East line of said Lot 21; thence South along the East line of said Lot 21 to the South line of Lot 21; thence West along the South line of Lot 21 to the Point of Beginning.

Utility  
Easement  
L122 P582  
L122 P670

The North 5.0' of the South 7.0' of Lot 22, Block 8, John Burt's Addition to the City of Marquette and 2 service easements across Lot 22 to Lot 23 and across Lot 22 and 21 to Lot 20 approximately as shown on the attached utility easement description map.

- 1

Subject Parcel is now a vacant sand lot. The buildings that were there have been demolished and the debris removed from the site. The old building footprints are shown as dashed lines for reference.
- 2

One and one-half (1.5') foot diameter round concrete light post footing for the parking lot to the east. Nearest point is 0.7' East of Subject Parce Property Line.
- 3

Four (4') tall brick retaining wall is 1.6' east of the Subject Parcel. Parking lot is below the elevation of the Subject Parcel.
- 4

Failing Concrete Retaining Wall is 1.5' to 2.5' tall with its foundation to the west within the Subject Parcel. The wall leans east of the Subject Parcel Property Line into the adjoining parcel between 0.5' and 1.4'.
- 5














Fenced Utility Hazard remaining from the demolition project.
- 6

Four foot tall wire fence with wood and steel fence posts. Both fences are completely within the Subject Parcel.
- 7

Remaining broken concrete walk left from the demolition project that previously provided access and drainage between the buildings.
- 8

Ashphalt Drive that was previously use as a shared access for the Subject Parcel and the parcel to the north. It appears that there are several utilities running east through this area. No formal easement was found.
- 9

Covered stairway and overhanging eave are 0.4' south of Subject Parcel Property Line.

KEY		Concrete Surface		Adjacent Building		Treeline		Light Post
		Asphalt Surface		Utility Easement		Demolished Building Footprint		Power Pole
						Utility Service Easement		Water Shut Off
								Gas Shut Off
								Storm Man Hole
								Storm Catch Basin

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BY: Neil J. Lynch DATE: 8-1-2022  
NEIL J. LYNCH P.S. # 41918

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	SCALE: N/A	SHEET <u>2</u> OF <u>2</u>
	DATE 07-30-2022	