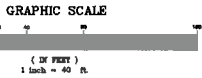


LEGEND:
OFP FOUND PITCHED IRON PIPE
OFP FOUND IRON PIPE
OFR FOUND IRON ROD
OFC FOUND CAPPED IRON
OF FENCE



LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 110860:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 18, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHINGTON COUNTY RECORDS; THENCE N08°10'11"E ALONG THE WEST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST LINE N08°10'11"E 88.67 FEET; THENCE N01°25'37"W 258.14 FEET; THENCE N26°01'04"E 88.67 FEET; THENCE S22°30'42"W 71.10 FEET; THENCE S82°30'42"W 435.34 FEET; THENCE S01°52'37"E 639.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.07 ACRES, MORE OR LESS.

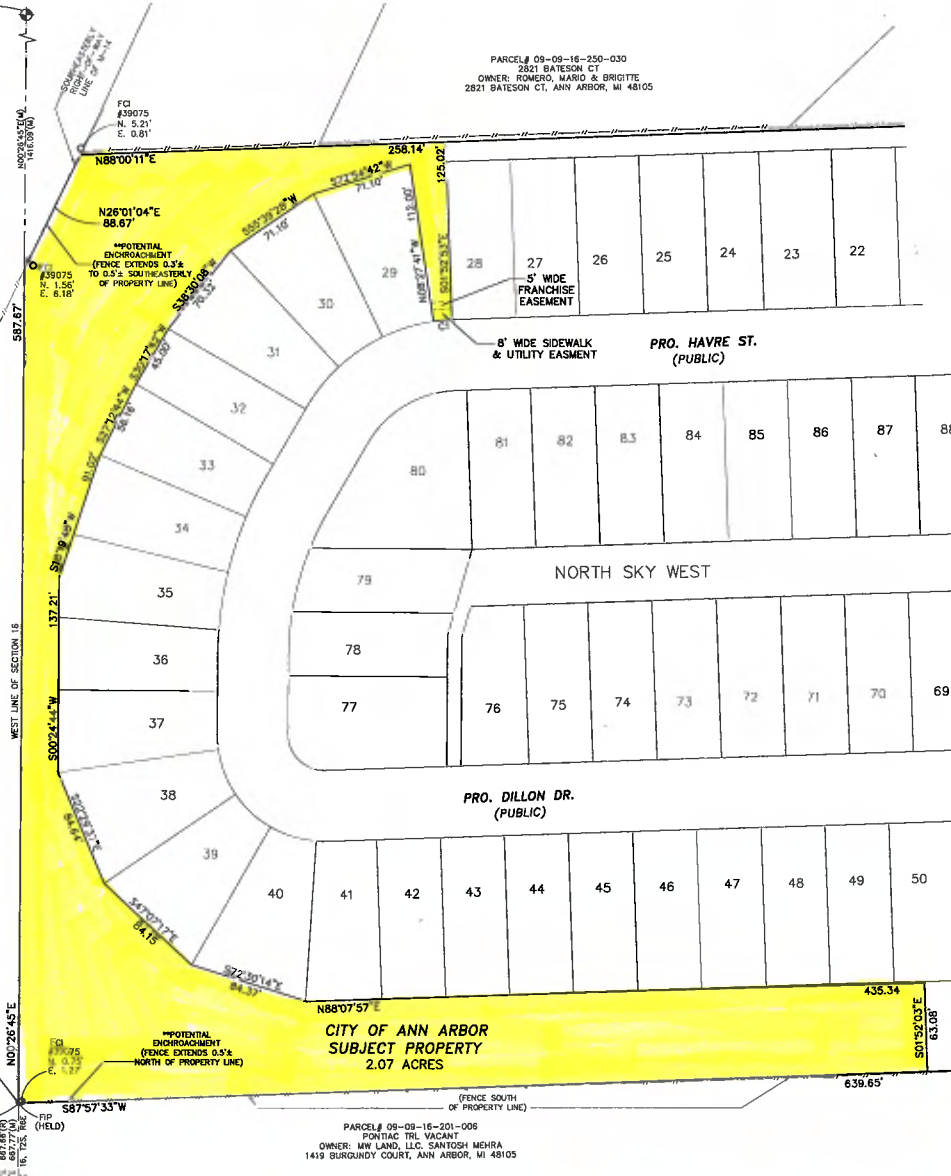
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	13.13	128.00	670'11"	S04°32'54"W 13.11

EXCEPTIONS:

- 1. EASEMENT, AGREEMENT AND CONDITIONS IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AS RECORDED IN LIBER 1794, PAGE 301, WASHINGTON COUNTY RECORDS. (NOT SHOWN, LOCATED 1100' E EAST OF SUBJECT PROPERTY.)
- 2. EASEMENT, AGREEMENT AND CONDITIONS IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AS RECORDED IN LIBER 1795, PAGE 318, WASHINGTON COUNTY RECORDS. (NOT SHOWN, LOCATED 1200' E EAST-NORTHEAST OF SUBJECT PROPERTY.)
- 3. EASEMENT, AGREEMENT AND CONDITIONS IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AS RECORDED IN LIBER 1799, PAGE 311, WASHINGTON COUNTY RECORDS. (NOT SHOWN, LOCATED 1400' EAST-NORTHEAST OF SUBJECT PROPERTY.)
- 4. RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL UNIT IN ANY PART OF SUBJECT PROPERTY TAKEN, SEIZED, OR USED FOR PORTAGE TRAIL, (NOT SHOWN, PORTAGE TRAIL, LOCATED 1100' E EAST OF SUBJECT PROPERTY.)
- 5. ENCROACHMENTS AS DEPICTED ON GREEN TECH ENGINEERING INC. SURVEY DATED AUGUST 28, 2017 (ENCROACHMENTS AS SHOWN HEREON.)
- 6. TERMS, CONDITIONS AND PROVISIONS OF NORTHSHY SITE PLAN DEVELOPMENT AGREEMENT WITH THE CITY OF ANN ARBOR DATED JULY 3, 2017, RECORDED AUGUST 31, 2017, IN LIBER 5222, PAGE 218, WASHINGTON COUNTY RECORDS. (DOCUMENT NOT PROVIDED.)
- 7. TERMS, CONDITIONS AND PROVISIONS OF ASSIGNMENT AND ASSUPTION AGREEMENT AS SET FORTH IN LIBER 5222, PAGE 222, WASHINGTON COUNTY RECORDS. (DOCUMENT NOT PROVIDED.)
- 8. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF THE NORTHSHY CONDOMINIUM AS SET FORTH IN LIBER 5222, PAGE 223, WASHINGTON COUNTY RECORDS. (DOCUMENT NOT PROVIDED.)
- 9. RIGHTS OF CO-OWNERS OF NORTHSHY EAST IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE MASTER DEED RECORDED IN LIBER 5222, PAGE 304, WASHINGTON COUNTY RECORDS, AND AS DESCRIBED IN ACT 249 OF THE PUBLIC ACTS OF 1978, AS AMENDED, AND ALL OF THE TERMS AND CONDITIONS, REGULATIONS, RESTRICTIONS, EASEMENTS, AND OTHER MATTERS, AS SET FORTH IN THE ABOVE DESCRIBED MASTER DEED AND STATUTE. (DOCUMENT NOT PROVIDED, NORTHSHY EAST LOCATED 700' E EAST OF SUBJECT PROPERTY.)
- 10. PROVISIONS OF THE BY-LAWS AND JURISDICTION OF NORTHSHY EAST CONDOMINIUM ASSOCIATION, AS MORE FULLY SET FORTH IN THE ABOVE DESCRIBED MASTER DEED. (DOCUMENT NOT PROVIDED, NORTHSHY EAST LOCATED 700' E EAST OF SUBJECT PROPERTY.)
- 11. CHARGES ASSESSED BY NORTHSHY EAST CONDOMINIUM ASSOCIATION, AS FIXED AND DETERMINED IN ACCORDANCE WITH THE BY-LAWS THEREOF, WHICH IF UNPAID, SHALL CONSTITUTE A LIEN AGAINST SUBJECT PROPERTY. (DOCUMENT NOT PROVIDED, NORTHSHY EAST LOCATED 700' E EAST OF SUBJECT PROPERTY.)
- 12. RIGHTS OF CO-OWNERS OF NORTHSHY WEST IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE MASTER DEED RECORDED IN LIBER 5222, PAGE 307, WASHINGTON COUNTY RECORDS, AND AS DESCRIBED IN ACT 249 OF THE PUBLIC ACTS OF 1978, AS AMENDED, AND ALL OF THE TERMS AND CONDITIONS, REGULATIONS, RESTRICTIONS, EASEMENTS, AND OTHER MATTERS, AS SET FORTH IN THE ABOVE DESCRIBED MASTER DEED AND STATUTE. (DOCUMENT NOT PROVIDED, NORTHSHY WEST LOCATED 700' E EAST OF SUBJECT PROPERTY.)
- 13. PROVISIONS OF THE BY-LAWS AND JURISDICTION OF NORTHSHY WEST CONDOMINIUM ASSOCIATION, AS MORE FULLY SET FORTH IN THE ABOVE DESCRIBED MASTER DEED. (DOCUMENT NOT PROVIDED.)
- 14. CHARGES ASSESSED BY NORTHSHY WEST CONDOMINIUM ASSOCIATION, AS FIXED AND DETERMINED IN ACCORDANCE WITH THE BY-LAWS THEREOF, WHICH IF UNPAID, SHALL CONSTITUTE A LIEN AGAINST SUBJECT PROPERTY. (NOTHING TO FILE; DOCUMENT NOT PROVIDED.)
- 15. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT TO ESTABLISH THE NORTH SKY DRAIN DRAINAGE DISTRICT AS SET FORTH IN LIBER 5224, PAGE 833, WASHINGTON COUNTY RECORDS. (DOCUMENT NOT PROVIDED.)

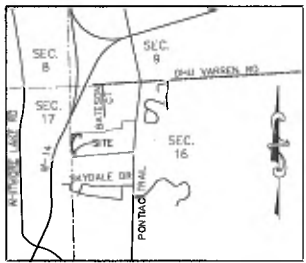
NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DETERMINED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THIS COMPANY. UTILITIES ARE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND AVOID UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



PARCELS 09-09-16-250-030
2821 BATESON CT
OWNER: ROMERO, MARCO & BRIGITTE
2821 BATESON CT, ANN ARBOR, MI 48105

PARCELS 09-09-16-201-006
PONTIAC TRAIL VACANT
OWNER: MIM LAND, LLC, SANTOSH MEHRA
1419 BURGUNDY COURT, ANN ARBOR, MI 48105



LOCATION MAP
SCALE: NTS

FLOOD HAZARD STATEMENT:
SUBJECT PROPERTY DOES NOT LIE WITHIN A ZONE "A" FLOOD ZONE HAZARD PER U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C06097, EFFECTIVE DATE: SEPTEMBER 29, 2008.

GROSS LAND AREA:
2.07 ACRES (09953)

BEARING BASIS:
BEARINGS BASED ON THE WEST LINE OF SECTION 18 AS BEING N08°10'11"E.

SURVEYOR'S NOTES:
1. ALL DISTANCES STATED ARE HORIZONTAL GROUND DISTANCES.
2. ALL DISTANCES STATED ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY AS SHOWN HEREON.
3. THERE IS NO RECORD OF RECENT EARTH MOVING WORK, FINAL GRADING BEING OBSERVED OR ADJUSTMENT NORTHSHY WEST CONDOMINIUM. THERE IS NO RECORD OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.

10. AMERICAN TITLE COMPANY OF WASHINGTON, PULTE HOMES OF MICHIGAN LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND THE CITY OF ANN ARBOR.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS/L, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 16, AND 17 OF TABLE A THEREOF. THIS WORK WAS COMPLETED ON FEBRUARY 8, 2018.



PAUL W. RINNEINEN
PROFESSIONAL SURVEYOR NO. 48781
EMAIL: PAUL@GREENTECHENGINEERING.NET



ALTA/NPS/LAND TITLE SURVEY
CITY OF ANN ARBOR (PARK PARCELS) PARCELS 6 E
SECTION 21
CITY OF ANN ARBOR
WASHINGTON COUNTY
MICHIGAN

DATE 2-8-2018
DRAWN BY: PKR
CHECKED BY: DLL
SCALE: HORIZONTAL 1" = 40 FEET, VERTICAL 1" = 10 FEET