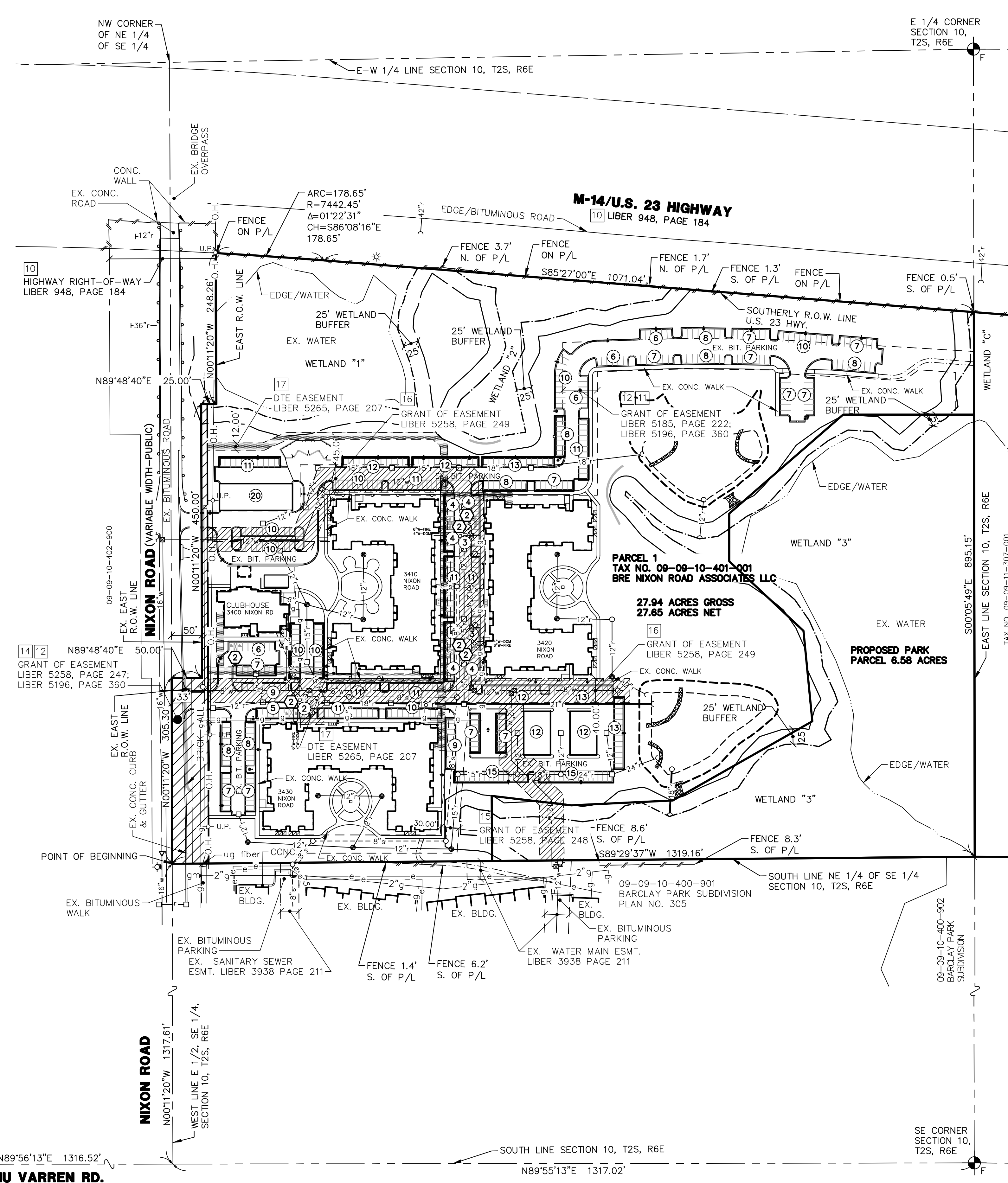
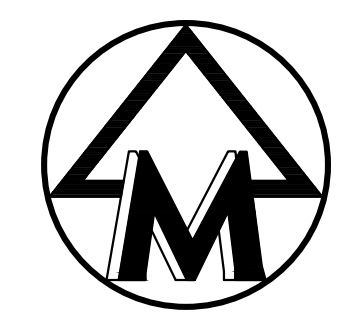


Midwestern Consulting L.L.C. without prior permission of Midwestern Consulting L.L.C.

S 1/4 CORNER SECTION 10, T2S, R6E



E 1/4 CORNER SECTION 10, T2S, R6E



SCALE: 1" = 100'

LEGEND

- Legend items including: U.P., GUY WIRE, ELEC. TRANSFORMER, AC UNIT, EXIST. OVERHEAD UTILITY LINE, EXIST. LIGHT POLE, EXIST. ELECTRIC LINE, EXIST. GAS LINE, GAS METER, TELE PEDESTAL, EXIST. WATER MAIN, EXIST. HYDRANT, EXIST. GATE VALVE IN BOX, EXIST. GATE VALVE IN WELL, EXIST. STORM SEWER, EXIST. CATCH BASIN OR INLET, END SECTION, CULVERT, EXIST. SANITARY SEWER, EXIST. CLEANOUT, PROPERTY LINE, EDGE OF WATER, FENCE, GUARDRAIL, FOUND MONUMENT, SECTION CORNER, PARKING SPACE #, BARRIER FREE PARKING SPACE #, EXCEPTION #, FLAG POLE.

NOTES

- Notes 1-9 detailing survey information, zoning (R4A), setbacks (front 15 feet, rear 30 feet, side 20 feet), height restrictions (35 ft max), parcel address (3380 Nixon Road), and building height measurements.

PARKING

The parcel hereon contains 492 regular parking spaces, an additional 44 regular spaces within garages and 12 handicap spaces. Total parking spaces = 548 spaces.

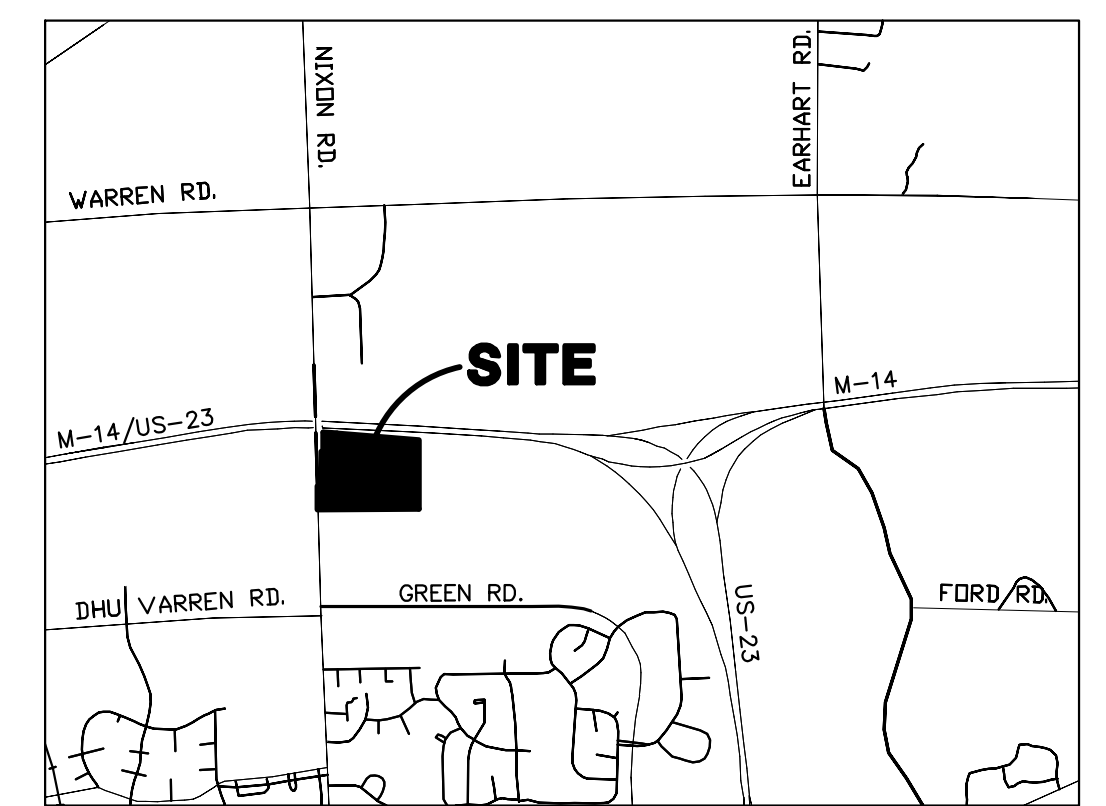
SURVEY CERTIFICATION

To: The Lafayette Life Insurance Company, and its respective successors and assigns, BRE Nixon Road Associates, LLC, a Michigan limited liability company, and First American 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 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 18, 19 and 20 of Table A thereof. The field work was completed on 7/31/2020.

Date: August 26, 2020

Signature of Patrick L. Hastings, PS #37277



VICINITY MAP

SCALE 1"=3000'

LEGAL DESCRIPTION

PARCEL 1: Tax Item No. 09-09-10-401-001. Legal Description taken from First American Title Insurance Company, Title Commitment File No. 856683, Dated July 26, 2019. Also described by survey as follows: Commencing at the S 1/4 Corner of Section 10, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N 89°56'13" E 1316.52 feet along the South line of said Section 10; thence N 00°11'20" W 1317.61 feet along the West line of the E 1/2 of the SE 1/4 of said Section 10 and the centerline of Nixon Road (variable width) to the POINT OF BEGINNING.

thence continuing N 00°11'20" W 305.30 feet along said line; thence N 89°48'40" E 50.00 feet; thence N 00°11'20" W 450.00 feet; thence N 89°48'40" E 25.00 feet; thence N 00°11'20" W 248.26 feet; thence along the Southerly right-of-way line of U.S. 23 Highway in the following two (2) courses: Southeastly 178.65 feet along the arc of a circular curve to the right, radius 7442.45 feet, central angle 01°22'31", long chord S 86°08'16" E 178.65 feet; S 85°27'00" E 1071.04 feet; thence S 00°05'49" E 895.15 feet along the East line of said Section 10; thence S 89°29'37" W 1319.16 feet along the South line of the NE 1/4 of the SE 1/4 of said Section 10, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 27.94 acres of land, more or less. Being subject to the rights of the public over the Westerly 33.00 feet thereof as occupied by said Nixon Road. Being subject to easements and restrictions of record, if any.

- Being Subject to: 10. State Trunkline Highway US-23 is a Limited Access Highway as disclosed by instrument recorded in Liber 948, page 184. PLOTTED. 11. Grant of Easement in favor of the City of Ann Arbor and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5185, Page 222. PLOTTED. 12. Terms and Conditions contained in Woodbury Club Development Agreement as disclosed by instrument recorded in Liber 5196, page 360. BLANKET. 13. Grant of Easement in favor of Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC and the Covenants, Conditions, and Restrictions contained in instrument recorded in Liber 5243, Page 780. BLANKET. 14. Grant of Easement in favor of City of Ann Arbor and the Covenants, Conditions, and Restrictions contained in instrument recorded in Liber 5258, Page 247. PLOTTED. 15. Grant of Easement in favor of City of Ann Arbor and the Covenants, Conditions, and Restrictions contained in instrument recorded in Liber 5258, Page 248. PLOTTED. 16. Grant of Easement in favor of City of Ann Arbor and the Covenants, Conditions, and Restrictions contained in instrument recorded in Liber 5258, Page 249. PLOTTED. 17. DTE Electric Company Underground Easement (Right of Way) No. 47083274-47118540 in favor of DTE Electric Company, a Michigan corporation and the Covenants, Conditions, and Restrictions contained in instrument recorded in Liber 5265, Page 207. PLOTTED. 18. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways. 22. Survey by Midwestern Consulting, dated September 12, 2017, last revised October 06, 2017, Job No. 12088, discloses the following:

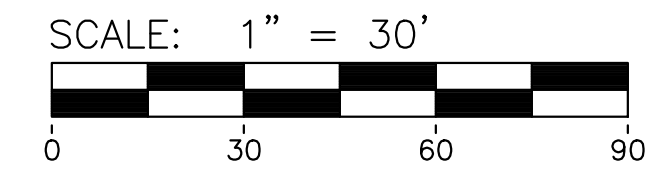
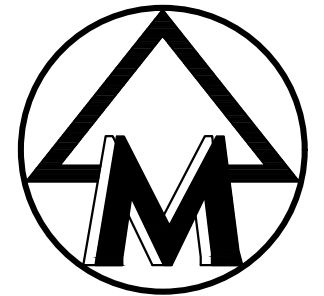
- a. Overhead utility lines crossing property and property lines. b. Utility poles and guy wires on property. c. Fence inside and crossing Northerly property line, outside Northerly and Southerly property lines.

The underground utilities shown have been located from field survey information and existing records. 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 the surveyor does certify that they are located as accurately as possible from the information available.

Vertical sidebar containing: MIDWESTERN CONSULTING logo and contact info; CLIENT: BRE NIXON RD ASSOCIATES LLC; THE ANNEX title; ALTA/NSPS LAND TITLE SURVEY OF A 27.94 ACRE PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 10, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; large number 2; and a table with columns for JOB NO., REVISED PER COMMENTS, REVISED PER AS-BUILT CONDITIONS, and REVISED SHEET, with values for 12088 and 9/3/20.

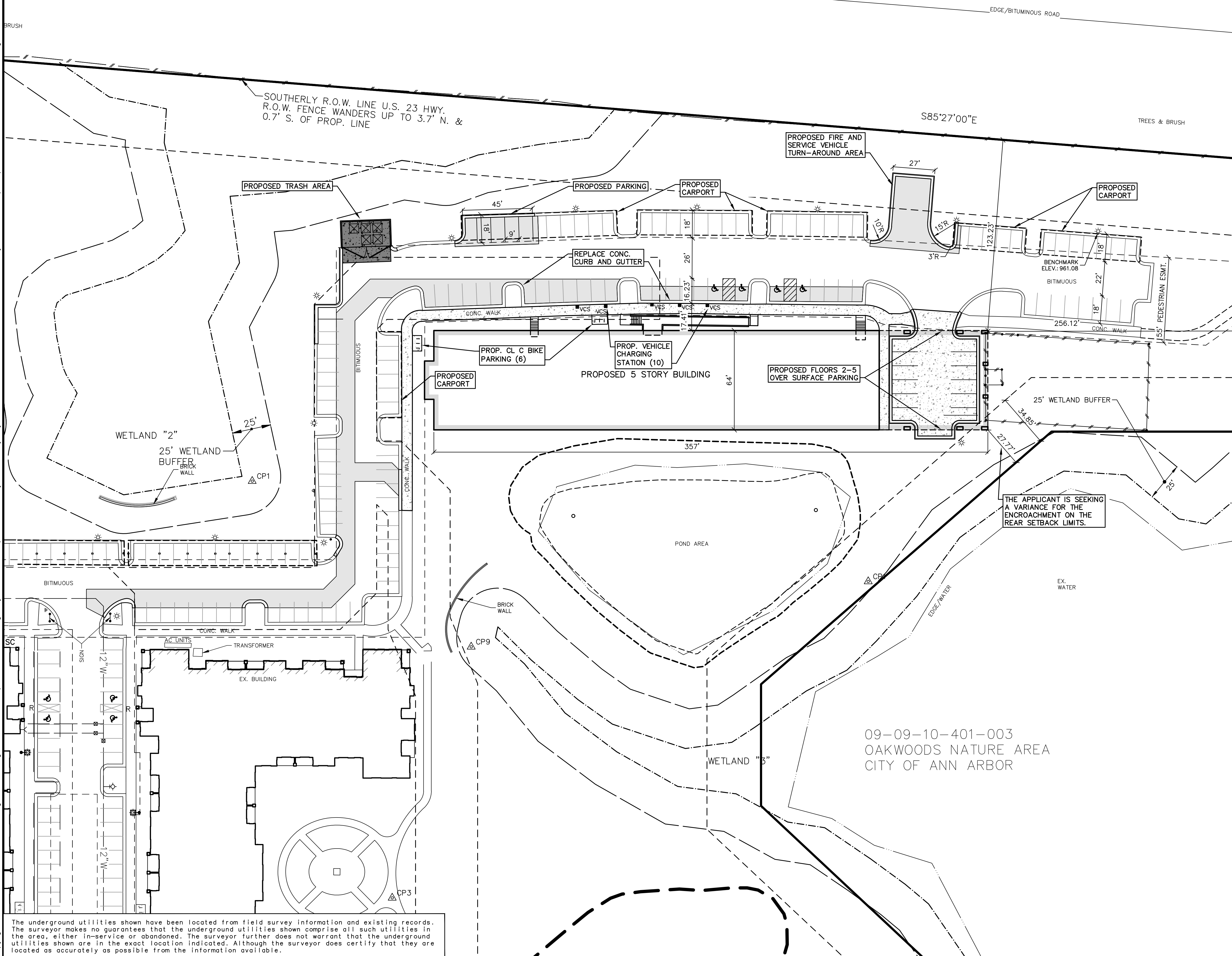
# M-14/U.S. 23 H

LIBER 948, PAGE 184



Know what's below.  
Call before you dig.

M:\Civ\132\_Proj\2023\3015\Site Plan\301501.dwg, 5/17/2023 10:57 AM, Jim Albert, 7 DIMENSIONAL SITE PLAN, MCLLC PDF, p.3  
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### LEGEND

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
  - ⊠ NUMBER OF SMALL CAR PARKING SPACES IN ROW
  - ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
  - BF BARRIER FREE PARKING SIGN
  - BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
  - R BARRIER FREE SIDEWALK RAMP
  - PROP. CURB & GUTTER
  - PROP. BITUMINOUS PAVEMENT
  - ▨ PROP. CONCRETE PAVEMENT
  - PROP. HEAVY DUTY CONCRETE
  - ▨ PROP. GRASS PAVE DRIVE
  - ▨ PROP. PAVERS
  - P SIGN
  - PROP. SINGLE LIGHT
  - PROP. DOUBLE LIGHT
  - PROP. WOODCHIP PATH
  - VCS PROP. VEHICLE CHARGING STATION
- NOTE:  
OF THE 98 PARKING SPACES IN THE AREA OF THE PROPOSED BUILDING 10 WILL BE INSTALLED WITH CHARGING STATION, 88 OTHERS WILL BE CAPABLE.

THE APPLICANT IS SEEKING A VARIANCE FOR THE ENCROACHMENT ON THE REAR SETBACK LIMITS.

The underground utilities shown have been located from field survey information and existing records. 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 the surveyor does certify that they are located as accurately as possible from the information available.

**MIDWESTERN CONSULTING**  
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Wireless Communications • Transportation • Landfill Services

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260 E. BROWN ST.  
BIRMINGHAM, MICHIGAN 48009  
ADAM BLEZNAK  
(248) 540-9300

## OWL CREEK PHASE 2

SITE PLAN FOR CITY COUNCIL AND REZONING  
DIMENSIONAL SITE PLAN

# 7

JOB No.	23015
DATE:	5/17/23
SHEET	7 OF 18
REV. DATE	
CADD:	
ENG. JCA	
PK. SWB	
TECH:	
	7/23/2023