VICINITY MAP

LEGEND

FOUND MONUMENT FOUND IRON PIPE FOUND IRON ROD • FCIR FOUND CAPPED IRON ROD RECORD MEASURED P.O.C. PLACE OF COMMENCEMENT POINT OF BEGINNING P.O.B. BOUNDARY LINE BOUNDARY ADJACENT LINE SCHEDULE BII EXCEPTION

> 09-16-150-003 TO BE ANNEXED WITH THIS APPLICATION

DESCRIPTION OF A 58.868 ACRE PARCEL (PARCEL 1 AND PARCEL 2) OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16 TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N85°25'55"E (RECORDED AS EASTERLY) 548.14 FEET ALOING THE NORTH LINE OF SAID SECTION 16, LYING IN DHU VARREN ROAD (66 FEET WIDE). FOR A PLACE OF BEGINNING: THENCE CONTINUING N85°25'55"E (RECORDED AS EASTERLY) 165.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16: THENCE S01°26'05"E 824.91 FEET (RECORDED AS SOUTHERLY 825.05 FEET): THENCE N85°25'24'E 616.5 FEET ALONG THE SOUTH LINE OF THE NORTH 825.50 EET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S01°35'49"E 1829.70 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S85°39'13"W 1332.59 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16 TO THE CENTER POST OF SAID SECTION 16; THENCE NO1°28'39"W (RECORDED AS SO0°42'44"W) 1824.53 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE N85°25'24'E (RECORDED AS WESTERLY) 547.54 FEET ALONG THE SOUTH LINE OF THE NORTH 825.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE NO1°26'05"W 824.93 FEET (RECORDED AS NORTHERLY 825.05 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 16. CONTAINING 58.868 ACRES OF LAND MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF, AS OCCUPIED BY SAID DHU VARREN ROAD AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND

EXCEPTIONS OF RECORD, IF ANY.

SEPTEMBER 29, 2006.

BEARINGS ARE BASED ON MICHIGAN STATE PLANE

COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES,

INTERNATIONAL FEET. MEASURED BEARINGS DIFFER FROM

THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE

FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0656F OF

FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED

REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE

REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES,

WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN

OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN

BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE

UTILITIES IN THE AREA, EITHER IN—SERVICE OR ABANDONED.

INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED

SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND

UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH

WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT

LOCATION OF UNDERGROUND FEATURES CÁNNOT BE

NOTE TO THE CLIENT, INSURER, AND LENDER - SOURCE

UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT

ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN

UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE

ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR

CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP

LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE

THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE

REQUEST MAY BE NECÉSSARY.

HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE

DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED

IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH

RECORD TITLE BEARINGS VERTICAL DATUM IS BASED ON

THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE

WATER MAIN, STORM SEWER, SANITARY SEWER AND

SHEET SHEET SHEET 5

SITE BENCHMARKS:

KEY MAP

BM #1: ARROW ON FIRE HYDRANT IN NORTH RIGHT OF WAY OF DHU VARREN ROAD, EAST SIDE OF ENTRANCE TO OLSON PARK. ELEVATION: 944.77 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT IN SOUTH RIGHT OF WAY OF DHU VARREN ROAD, 43'± WEST OF SUBJECT PROPERTY. ELEVATION: 945.74 (NAVD88)

BM #3: ARROW ON FIRE HYDRANT IN EAST RIGHT OF WAY OF HUNLEY ROAD ELEVATION: 933.65 (NAVD88)

BM #4: ARROW ON FIRE HYDRANT AT NORTHEAST CORNER OF DHU VARREN AND PONTIAC TRAIL ELEVATION: 940.57 (NAVD88)

BM #5: ARROW ON 1ST HYDRANT NORTH OF POLSON STREET ON WEST SIDE OF PONTIAC TRAIL ELEVATION: 906.27 (NAVD88)

EASTERLY LINE OF PONTIAC TRAIL

30' WIDE INGRESS & EGRESS EASEMENT -

PER L.5209, PG.450 & L.3238, PG.735

307.87'(R&M)

11 12

BM #5 -

VARIABLE WIDTH

DRAINAGE EASEMENT

PER L.5222 PG.215

30' WIDE STORM SEWER -

EASEMENT PER L.5222

PG.219 & L.5222 PG.220

CENTERLINE OF PONTIAC TRAIL

30' WIDE INGRESS & EGRESS EASEMENT PER-

L.3348, PG.934, L.5209, PG.450 & L.3238, PG.735

BM #6: ARROW ON FIRE HYDRANT AT NORTHWEST CORNER OF MONTANA AND PONTIAC TRAIL

ELEVATION: 923.64 (NAVD88) NORFOLK HOMES OF BRISTOL RIDGE LLC PIN: 09-09-16-200-173

DESCRIPTION OF A 67.599 ACRE PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N85°25'55'E (RECORDED AS EASTERLY) 548.14 FEET ALOING THE NORTH LINE OF SAID SECTION 16, LYING IN DHU VARREN ROAD (66 FEET WIDE), FOR A PLACE OF BEGINNING; THENCE CONTINUING N85°25'55"E (RECORDED AS EASTERLY) 330.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16; THENCE S01°26'05"E 824.88 FEET (RECORDED AS SOUTHERLY 825.05 FEET); THENCE N85°25'24"E 451.51 FEET ALONG THE SOUTH LINE OF THE NORTH 825.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S01°35'49"E 1829.70 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S85°39'13"W 1332.59 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16 TO THE CENTER POST OF SAID SECTION 16; THENCE NO1°28'39"W (RECORDED AS SO0°42'44"W) 608.56 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE S85°45'46"W (RECORDED AS S87°57'09"W) 810.84 FEET; THENCE N02°35'32"E (RECORDED AS N04°46'55"E) 307.87 FEET ALONG THE CENTERLINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N85°46'51"E (RECORDED AS N87°56'54"E) 788.95 FEET; THENCE N01°28'39"W (RECORDED AS S00°42'44"W) 910.17 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE N85°25'24"E (RECORDED AS WESTERLY) 547.54 FEET ALONG THE SOUTH LINE OF THE NORTH 825.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE NO1°26'05"W 824.93 FEET (RECORDED AS NORTHERLY 825.05 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 6, CONTAINING 67.599 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF, AS OCCUPIED BY SAID DHU VARREN ROAD, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF, AS OCCUPIED BY SAID PONTIAC TRAIL, AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS

OF RECORD, IF ANY.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NO.: 926451, REVISION: A,

ARROWWOOD HILLS COOPERATIVE

PIN: 09-09-16-321-002

N01°28'39"W(M)

33' WIDE INGRESS & EGRESS

- CHRISTINA BYCH

& GARY MURPHY

EASEMENT PER L.3348, PG.934

PIN: I-09-16-201-009

306.09'(R)

ALTA/NSPS LAND TITLE SURVEY

(66' WIDE PUBLIC RIGHT OF WAY)

713.14'(R&M)

P.O.C. PARCEL

P.O.C. PARCEL

P.O.C. PARCEL

APPROXIMATE LOCATION OF -

STORM SEWER EASEMENT

PER L.4194 PG.488

P.O.B. PARCEL A

P.O.B. PARCEL B

1,248± ACRE

PARCEL

PARCEL B

N87°56'54"E(R) N85°46'51"E(M) 788.95" FIPS

275.85'(R) 179.00'(R&M) 178.00'(R&M) 178.00'(R&M)

1.248±@́͡͡͡͡͡͡͡͡͡͡ː́́́́͡≳

GRADING &

PER L.4117

JAMES H. FORSHEE

CENTER POST SECTION 1

COMMITMENT DATE: MAY 6, 2021:

THE NORTHEAST 1/4 OF SAID SECTION 16.

PIN: I-09-16-201-010

PG.291

CONSTRUCTION

EASEMENT (11)

10

STORM SEWER EASEMENT 10 (1) PER L.4194 PG.488

253.99'(R)

VARIABLE WIDTH

DRAINAGE (1)
EASEMENT PER

30' WIDE STORM -SEWER EASEMENT (10) (11)
PER L.4117 PG.291

L.5222 PG.220

N. 1/4 CORNER

SECTION 16

P.O.C. PARCEL C

PARCEL

WESTERLY(R)

165.00'(R&M)

S85°25'24"W(M)-

- NORFOLK HOMES OF BRISTOL RIDGE LLC

PIN: 09-09-16-200-170

EASTERLY(R)

-BM #2

W85°25'55"E(M) 330.00" -

165.00'(R&M) 165,00'(R&M)

OVERALL PARCEL

67.599 ACRES±

PARCEL 2

55.748± ACRES

-6' WIDE DETROIT EDISON COMPANY

RIGHT OF WAY PER L.1278 PG.293

S85°39'13"W 1332.59'

EAST-WEST 1/4 LINE OF SECTION 16-

PERMANENT UTILITY EASEMENT FOR

SANITARY SEWER PER L.4003 PG.413

OF DHU VARREN ROAD

-NORTH LINE OF SECTION 16 &

WESTERLY(R)

825.50' OF THE WEST 1/2 OF

SECTION 16 (AS MONUMENTED)

THE NORTHEAST 1/4 OF

- APPROXIMATE LOCATION TEMPORARY CONSTRUCTION

EASEMENT PER L.4001 PG.845

6' WIDE DETROIT EDISON COMPANY -

RIGHT OF WAY PER L.1278 PG.283

-N85°25'24"E(M)

165.00'(R&M) 451.51

CENTERLINE OF DHU VARREN ROAD

SECTION 16

09-16-150-003

THIS APPLICATION

O BE ANNEXED WITH

E. 1/4 CORNER

SECTION 16

T2S, R6E

T2S, R6E,

LAND IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN: THENCE EASTERLY 713.14 FEET ALONG THE NORTH LINE OF SAID SECTION IN THE CENTERLINE OF THE DHU VARREN ROAD FOR A PLACE OF BEGINNING: THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION IN THE CENTERLINE OF DHU VARREN ROAD 165.0 FEET; THENCE SOUTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET; THENCE WESTERLY DEFLECTING 86 DEGREES 52 MINUTES TO THE RIGHT 165 FEET; THENCE NORTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE WEST 1/2 OF

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 926451, REVISION: A. COMMITMENT DATE: MAY 6, 2021:

TERMS AND CONDITIONS CONTAINED IN RESOLUTION R-347-8-01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4049, PAGE 909 AND LIBER 4673, PAGE 762.

RESPONSE: L.4049, PG.909 & L.4673, PG.762 COVERS

SUBJECT PROPERTY, L.4673, PG.761 NOT A SURVEY MATTER.

RESOLUTION TO AMEND PREVIOUSLY APPROVED RESOLUTION R-347-8-01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES RECORDED IN LIBER 4673, PAGE

SURVEYOR'S CERTIFICATE

TWO TOWNE SQUARE, SUITE 700

SOUTHFIELD, MICHIGAN 48076

248.447.2000

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF

CITY OF ANN ARBOR PARKS DEPT

PIN: 09-09-16-400-008

FIELD WORK WAS COMPLETED ON APRIL 12, 2021

MICHAEL D. EMBREE License No. 4001056860 FESSIONAL MICHAEL D. EMBREE PROFESSIONAL SURVEYOR NO. 4001056860 MEMEBREE@ATWELL-GROUP.COM DATE

SCHEDULE C DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WASHTENAW, TOWNSHIP OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION AND THE CENTER LINE OF DHU VARREN ROAD 548.14 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF DHU VARREN ROAD 165.0 FEET; THENCE SOUTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET; THENCE WESTERLY DEFLECTING 86 DEGREES 52 MINUTES TO THE RIGHT 165.0 FEET; THENCE NORTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST QUARTER OF SAID SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP WASHTENAW COUNTY, MICHIGAN, EXCÉPTING THE NORTH 825.5 FEET THEREOF

SCHEDULE BII EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

- 6. RIGHTS OF OTHERS AND THE TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 724 PAGE 167 RESPONSE: COVERS PARCEL 1, RIGHT OF WAY AS SHOWN HEREON
- RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 283. RESPONSE: AS SHOWN HEREON
- 8 S. JOINT RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278 AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 293. RESPONSE: AS SHOWN HEREON
- 9 9. TERMS AND CONDITIONS CONTAINED IN GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4001, PAGE 845. RESPONSE: APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 5 FEET
- 10. GRANT OF EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4003, PAGE 413. RESPONSE: AS SHOWN HEREON

MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS SUBJECT PROPERTY

TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSÉD BY INSTRUMENT RECORDED IN LIBER RESPONSE: L.4117, PG291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT

SCHEDULE C DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

THE LAND REFERRED TO IN THIS COMMITMENT. SITUATED IN THE COUNTY OF WASHTENAW, TOWNSHIP OF ANN ARBOR. STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST: THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH OO DEGREES 42 MINUTES 44 SECONDS WEST 306.10 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS EAST 306.09 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 306.09 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 45 SECONDS EAST 306.07 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP WASHTENAW COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 356.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 45 SECONDS WEST 306.07 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 179.00 FEET: THENCE NORTH 00 DEGREES 42 MINUTES 45 SECONDS EAST 306.06 FEET: THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 179.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED, AND DEFINED IN THAT CERTAIN INSTRUMENT RECORDED IN LIBER 3238, PAGE 735, WASHTÉNAW COUNTY RECORDS.

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP WASHTENAW COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 535.00 FEET TO THE POINT OF BEGINNING OF SAID THENCE SOUTH 00 DEGREES 42 MINUTES 45 SECONDS WEST 306.06 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 275.85 FEET TO A POINT ON THE CENTERLINE OF PONTIAC TRAIL; THENCE NORTH 04 DEGREES 46 MINUTES 55 SECONDS EAST ALONG SAID CENTERLINE 307.87 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 253.99 FEET TO THE POINT OF BEGINNING.

SCHEDULE BII EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

- MORTGAGE IN THE ORIGINAL AMOUNT OF \$25,000.00 EXECUTED BY SUSAN H. MANN AND THOMAS F. MANN TO MAUREEN FERRELL, DATED NOVEMBER 15, 1996, RECORDED NOVEMBER 20, 1996, IN LIBER 3348, PAGE 934, AS RESPONSE: EASEMENTS AS SHOWN HEREON
- MORTGAGE IN THE ORIGINAL AMOUNT OF \$150,700.00 EXECUTED BY TOM MANN AND SUSAN MANN, AKA: THOMAS F. MANN AND SUSAN H. MANN, HUSBAND AND WIFE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, DATED MAY 22, 2017, RECORDED JUNE 7, 2017, IN LIBER 5209, PAGE 450, AS TO PARCEL D. RESPONSE: EASEMENTS AS SHOWN HEREON
- 9. NOTICE OF JUDGMENT LIEN IN THE AMOUNT OF \$85,495.28, PLUS COSTS AND INTEREST, AGAINST TOM MANN, IN FAVOR OF ATWELL-HICKS, LLC AS EVIDENCED BY NOTICE OF JUDGMENT LIEN RECORDED JANUARY 8, 2008 IN LIBER 4660. PAGE 881 IN THE OFFICE OF THE WASHTENAW COUNTY REGISTER OF DEEDS. RESPONSE: NOT A SURVEY MATTER
- 10. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATR DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447. RESPONSE: L.4117, PG291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS PROPERTY TO THE EAST
- . GRANT OF EASEMENT FOR STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 220, AS TO PARCEL C. RESPONSE: AS SHOWN HEREON
- 12. GRANT OF EASEMENT FOR STORM SEWER AND STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 219, AS TO PARCEL D RESPONSE: AS SHOWN HEREON

Call before you di THE LOCATIONS OF EXISTING

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WA ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY TH OWNER OR ITS REPRESENTATIVE CONTRACTOR SHALL DETERMITHE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE MENCING WORK, AND AGREE FULLY RESPONSIBLE FOR A

INSTRUCTION SITE SAFETY IS T SOLE RESPONSIBILITY OF THE ONTRACTOR; NEITHER THE OWNE NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY ESPONSIBILITY FOR SAFETY (E WORK, OF PERSONS ENGAG IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER

UNDERGROUND UTILITIES

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07/21/2020 7/2020 SURVEY EDITS

<u>/14/2021 ADDITIONAL TOPO</u> /03/2021 REV. PER NEW TITLE 05/19/2021 REV. TO ALTA 06/03/2021 REV. PER NEW TITLE <u>10/2021 REV. PER NEW DESC</u>

REVISIONS

100 ' = 200 FEET

JR || CH. ME P.M. M. EMBREE NA JOB 18002264

SHEET NO. 1 OF 7

VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY



SANITARY RIM 921.52 —

Call before you dig THE LOCATIONS OF EXISTING THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S

NOTICE:

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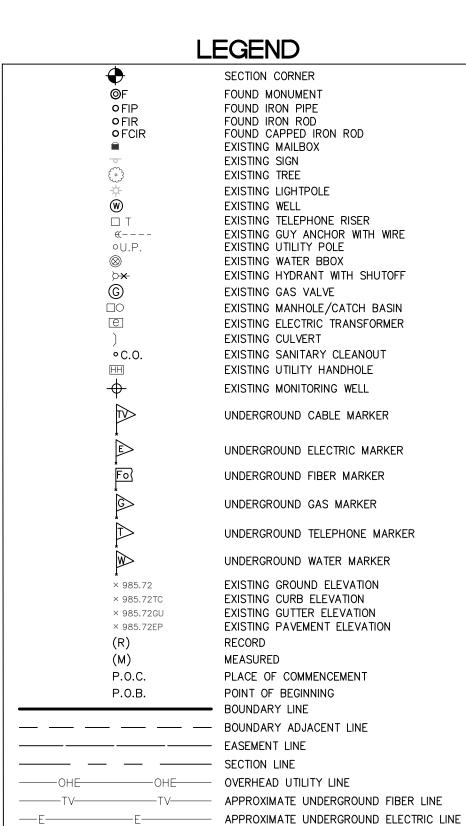
SOLE RESPONSIBILITY OF THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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07/21/2020

07/27/2020 SURVEY EDITS 04/14/2021 ADDITIONAL TOPO 05/03/2021 REV. PER NEW TITLE 05/19/2021 REV. TO ALTA 06/03/2021 REV. PER NEW TITLE 06/10/2021 REV. PER NEW DESC.

DR. JR CH. ME P.M. M. EMBREE BOOK NA JOB 18002264



G——G—— APPROXIMATE UNDERGROUND GAS LINE UNDERGROUND STORM LINE

APPROXIMATE UNDERGROUND WATER LINE

——— ▷ ——— □ UNDERGROUND SANITARY LINE

EXISTING LIMITS OF VEGETATION

- - - - EXISTING EDGE OF WATER

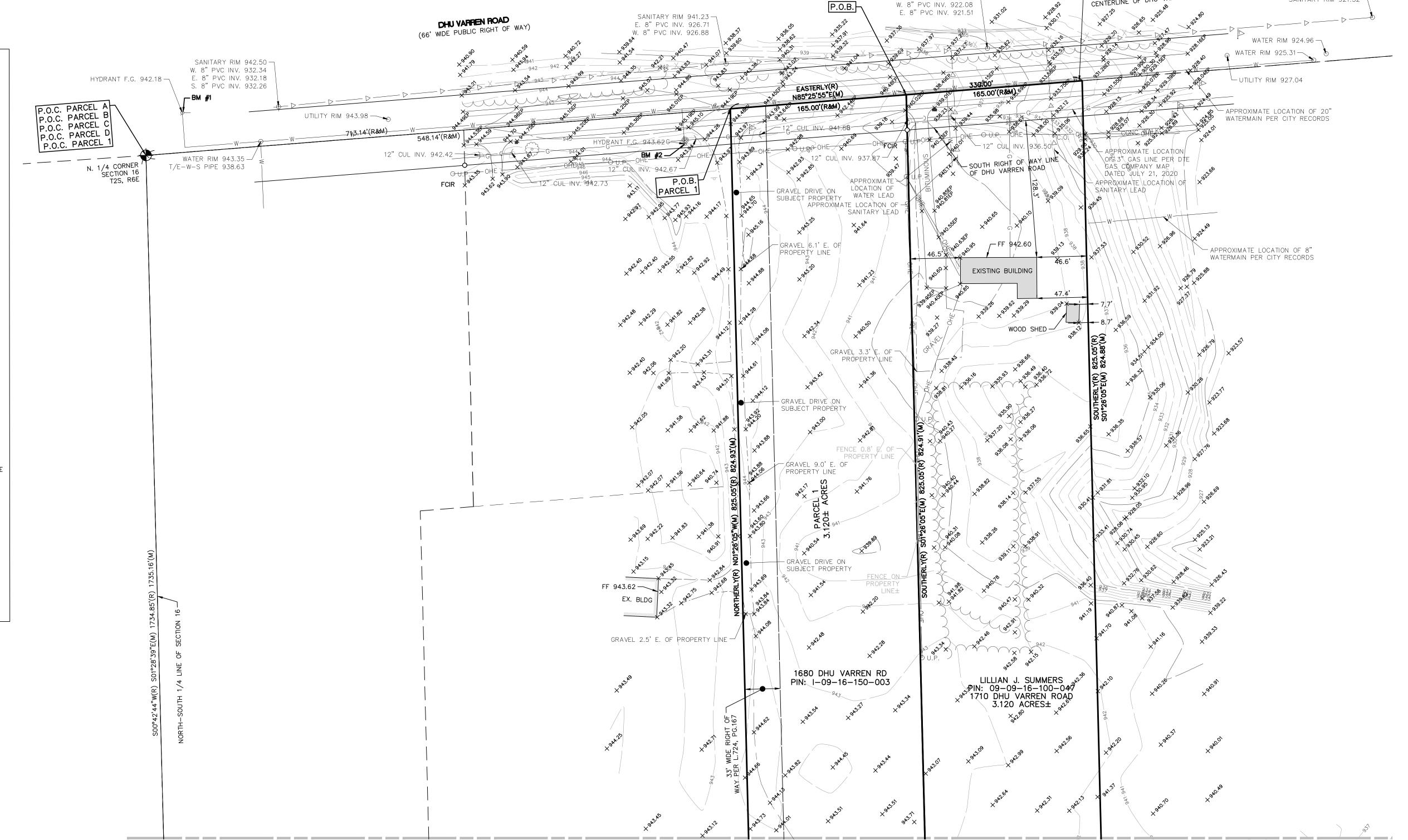
---- EXISTING CENTERLINE OF DITCH

EXISTING CURB AND GUTTER

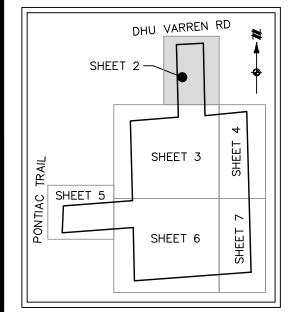
EXISTING BUILDING

EXISTING GROUND CONTOUR

SCHEDULE BII EXCEPTION

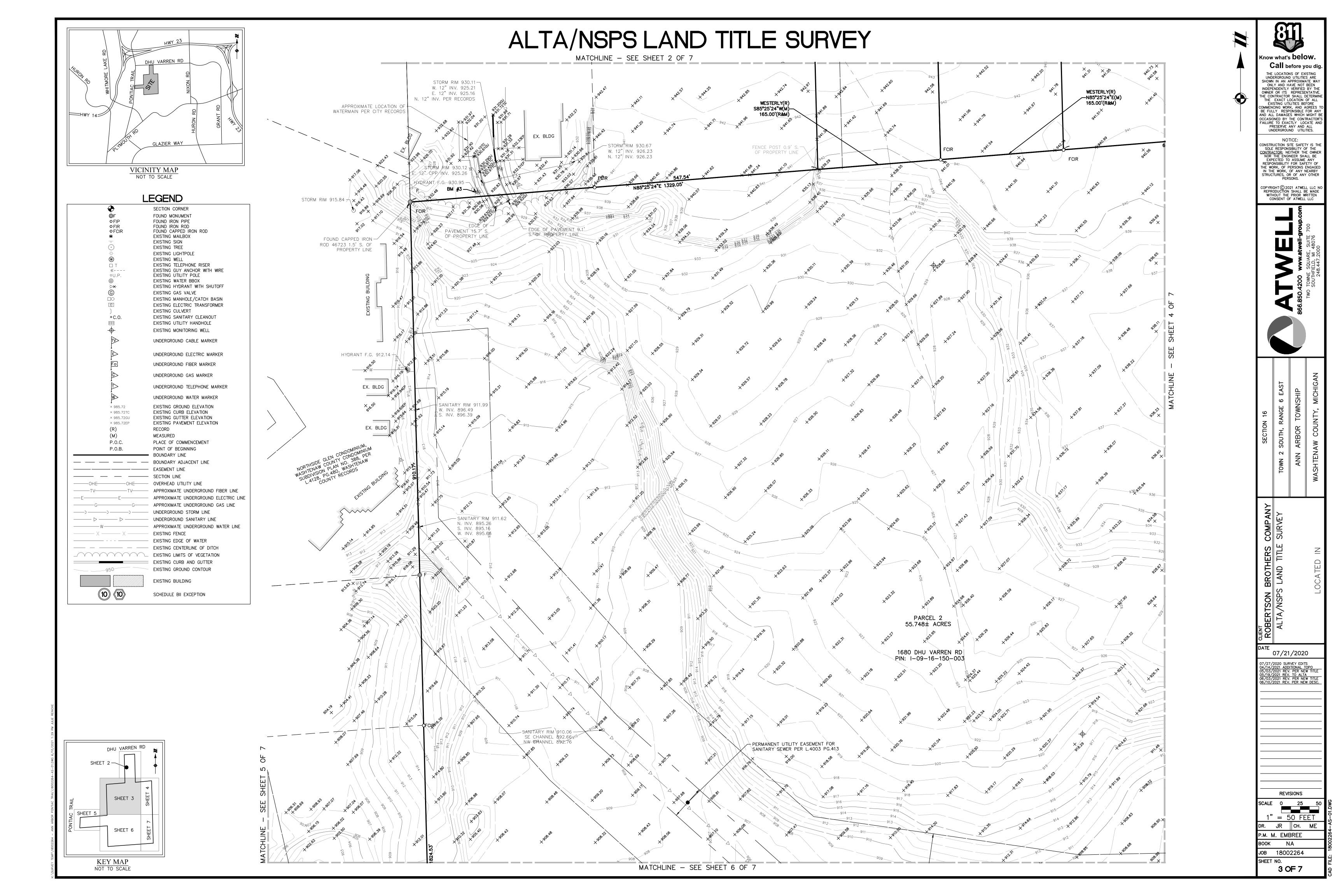


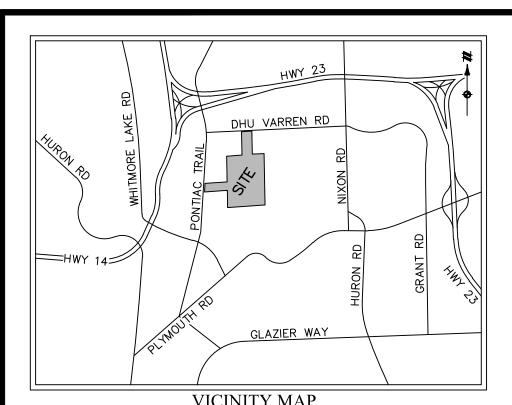
MATCHLINE - SEE SHEET 3 OF 7



KEY MAP NOT TO SCALE

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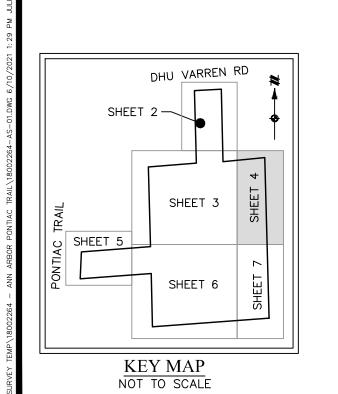


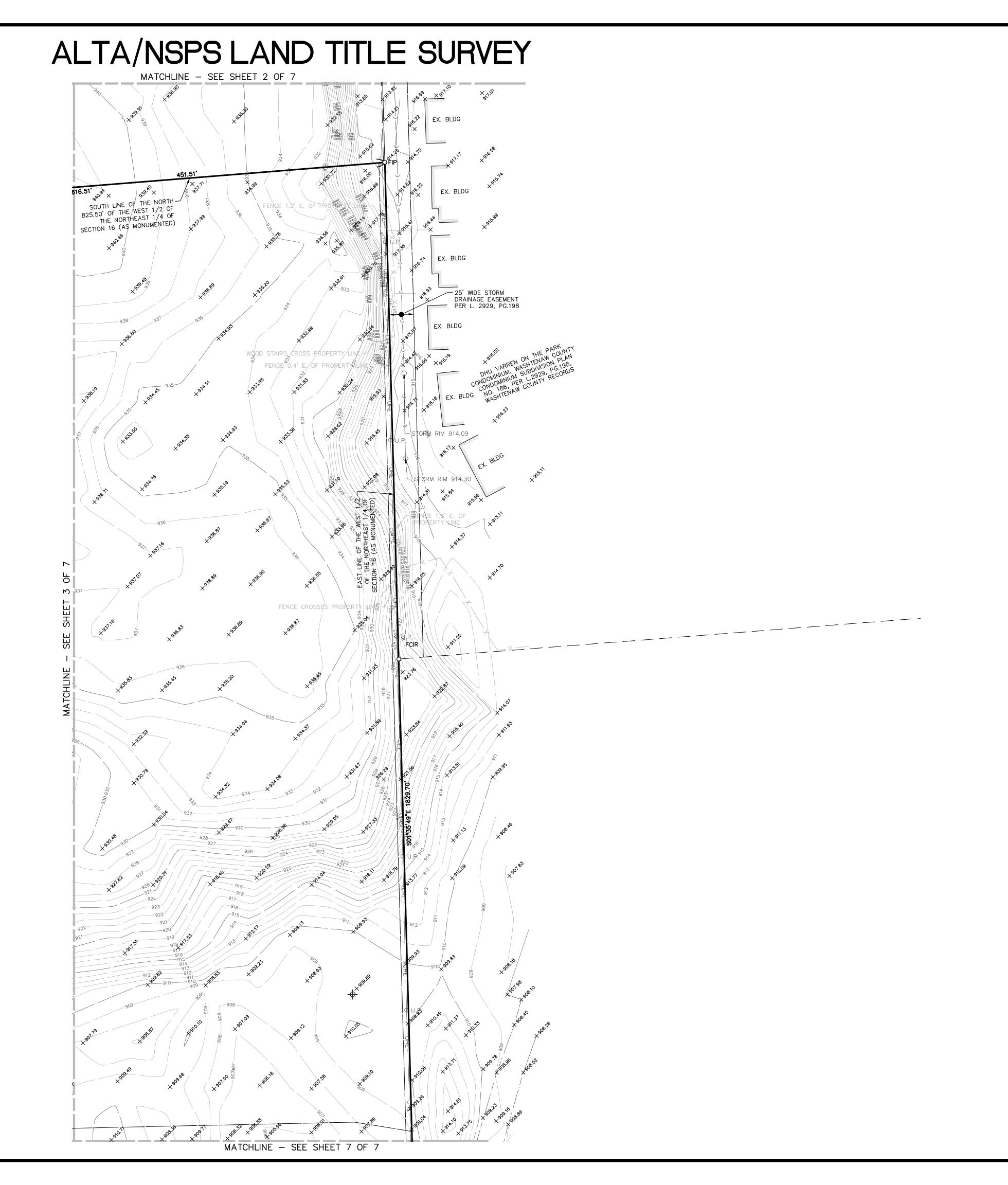
VICINITY MAP

NOT TO SCALE

LEGEND	
•	SECTION CORNER
© F	FOUND MONUMENT
o FIP	FOUND IRON PIPE
o FIR	FOUND IRON ROD
o FCIR	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
© ₩	EXISTING TREE
'	EXISTING LIGHTPOLE
W	EXISTING WELL
□Т	EXISTING TELEPHONE RISER
(EXISTING GUY ANCHOR WITH WIRE
oU.P.	EXISTING UTILITY POLE
⊗	EXISTING WATER BBOX
Þ×	EXISTING HYDRANT WITH SHUTOFF
©	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
е	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
° C.O.	EXISTING SANITARY CLEANOUT
HH	EXISTING UTILITY HANDHOLE
-	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
I E	UNDERGROUND ELECTRIC MARKER
FO	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
× 985.72 × 985.72TC × 985.72GU × 985.72EP (R)	EXISTING GROUND ELEVATION EXISTING CURB ELEVATION EXISTING GUTTER ELEVATION EXISTING PAVEMENT ELEVATION RECORD
(M)	MEASURED
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
0115	
OHEOHE	
	APPROXIMATE UNDERGROUND FIBER LINE
—E——E——	APPROXIMATE UNDERGROUND ELECTRIC LINE
GG	APPROXIMATE UNDERGROUND GAS LINE
$-\!\!\!\!-\!\!\!\!\!-\!$	
W	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING CENTERLINE OF DITCH
$\neg \land $	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
950	EXISTING GROUND CONTOUR
	EXISTING BUILDING

SCHEDULE BII EXCEPTION





Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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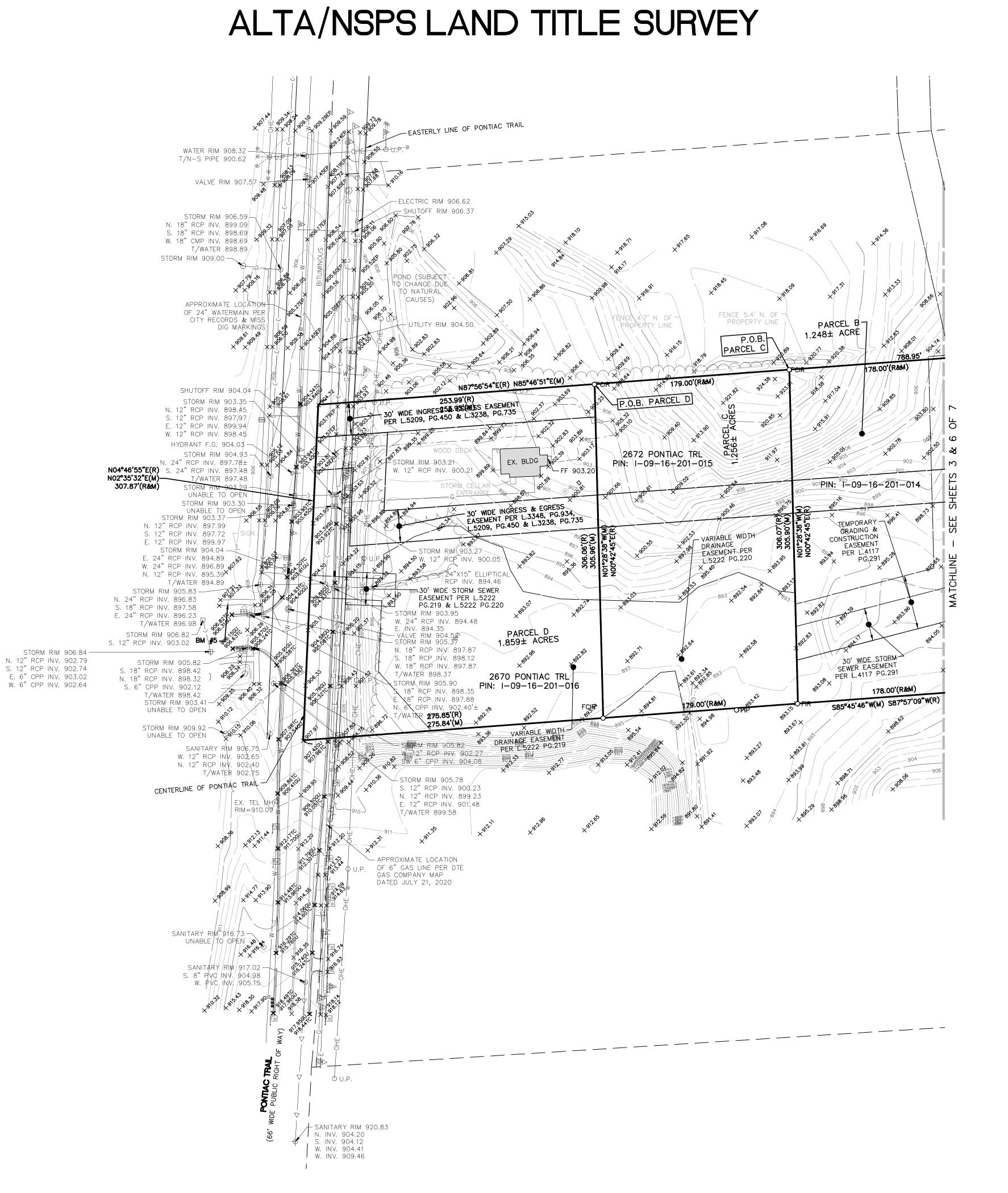
VICINITY MAP

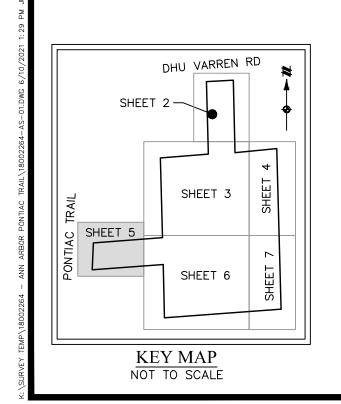
NOT TO SCALE

LEGEND		
•	SECTION CORNER	
⊕F	FOUND MONUMENT	
o FIP	FOUND IRON PIPE	
OFIR OFCIR	FOUND IRON ROD FOUND CAPPED IRON ROD	
•	EXISTING MAILBOX	
ن	EXISTING SIGN	
⊗	EXISTING TREE	
₩ ₩	EXISTING LIGHTPOLE EXISTING WELL	
	EXISTING WELL EXISTING TELEPHONE RISER	
€	EXISTING GUY ANCHOR WITH WIRE	
oU.P.	EXISTING UTILITY POLE	
⊗ > ×	EXISTING WATER BBOX EXISTING HYDRANT WITH SHUTOFF	
©	EXISTING GAS VALVE	
	EXISTING MANHOLE/CATCH BASIN	
e	EXISTING ELECTRIC TRANSFORMER	
)	EXISTING CULVERT	
° C.O.	EXISTING SANITARY CLEANOUT	
HH	EXISTING UTILITY HANDHOLE	
	EXISTING MONITORING WELL	
	UNDERGROUND CABLE MARKER	
Ē>	UNDERGROUND ELECTRIC MARKER	
FO	UNDERGROUND FIBER MARKER	
	UNDERGROUND GAS MARKER	
	UNDERGROUND TELEPHONE MARKER	
W	UNDERGROUND WATER MARKER	
× 985.72	EXISTING GROUND ELEVATION	
× 985.72TC × 985.72GU	EXISTING CURB ELEVATION EXISTING GUTTER ELEVATION	
× 985.72EP	EXISTING PAVEMENT ELEVATION	
(R)	RECORD	
(M)	MEASURED	
P.O.C.	PLACE OF COMMENCEMENT	
P.O.B.	POINT OF BEGINNING	
	BOUNDARY LINE	
	- BOUNDARY ADJACENT LINE	
	- EASEMENT LINE	
	- SECTION LINE	
OHE-OHE		
TVTV	APPROXIMATE UNDERGROUND FIBER LINE	
—E——E—	APPROXIMATE UNDERGROUND ELECTRIC LINE	
	APPROXIMATE UNDERGROUND GAS LINE	
——) ———) ———	- UNDERGROUND STORM LINE	
$-\!\!\!-\!\!\!\!-\!\!\!\!-\!$	- UNDERGROUND SANITARY LINE	
	APPROXIMATE UNDERGROUND WATER LINE	
XX	EXISTING FENCE	
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	EXISTING CENTERLINE OF DITCH	
	EXISTING CURB AND GUTTER	
950	EXISTING GROUND CONTOUR	
950	EVIOLIMO OLOGIAD COM LOOK	

EXISTING BUILDING

SCHEDULE BII EXCEPTION







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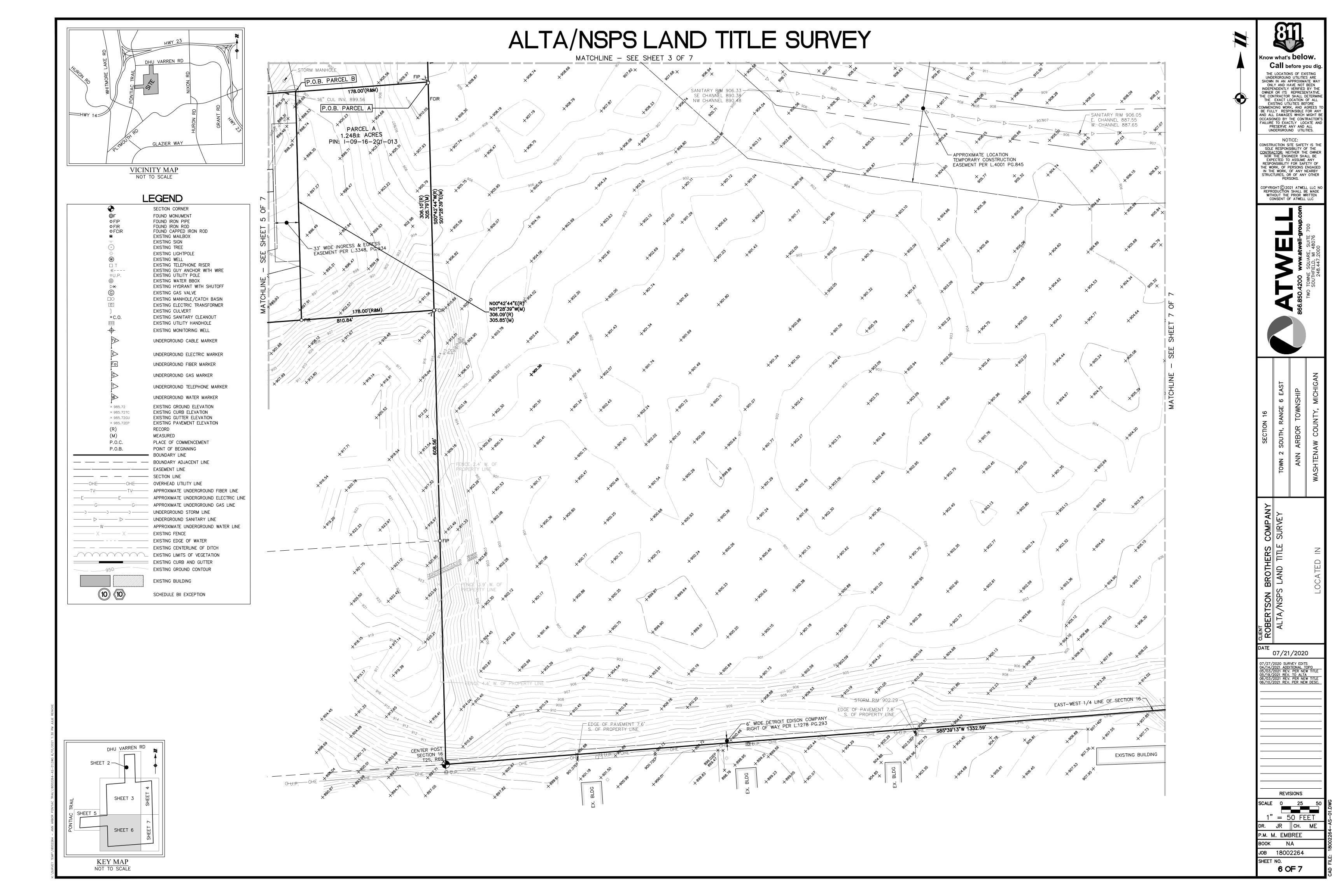
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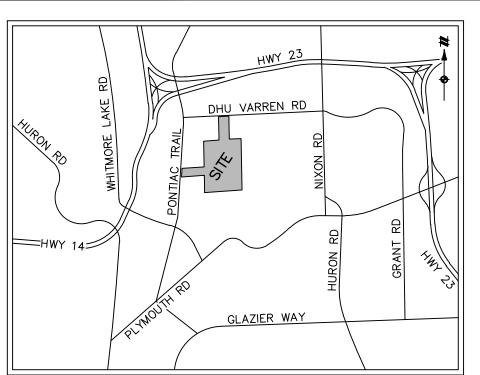
REVISIONS

1" = 50 FEETDR. JR | CH. ME P.M. M. EMBREE

BOOK NA JOB 18002264 SHEET NO.

5 OF 7



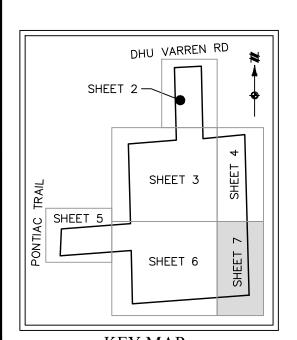


VICINITY MAP

NOT TO SCALE

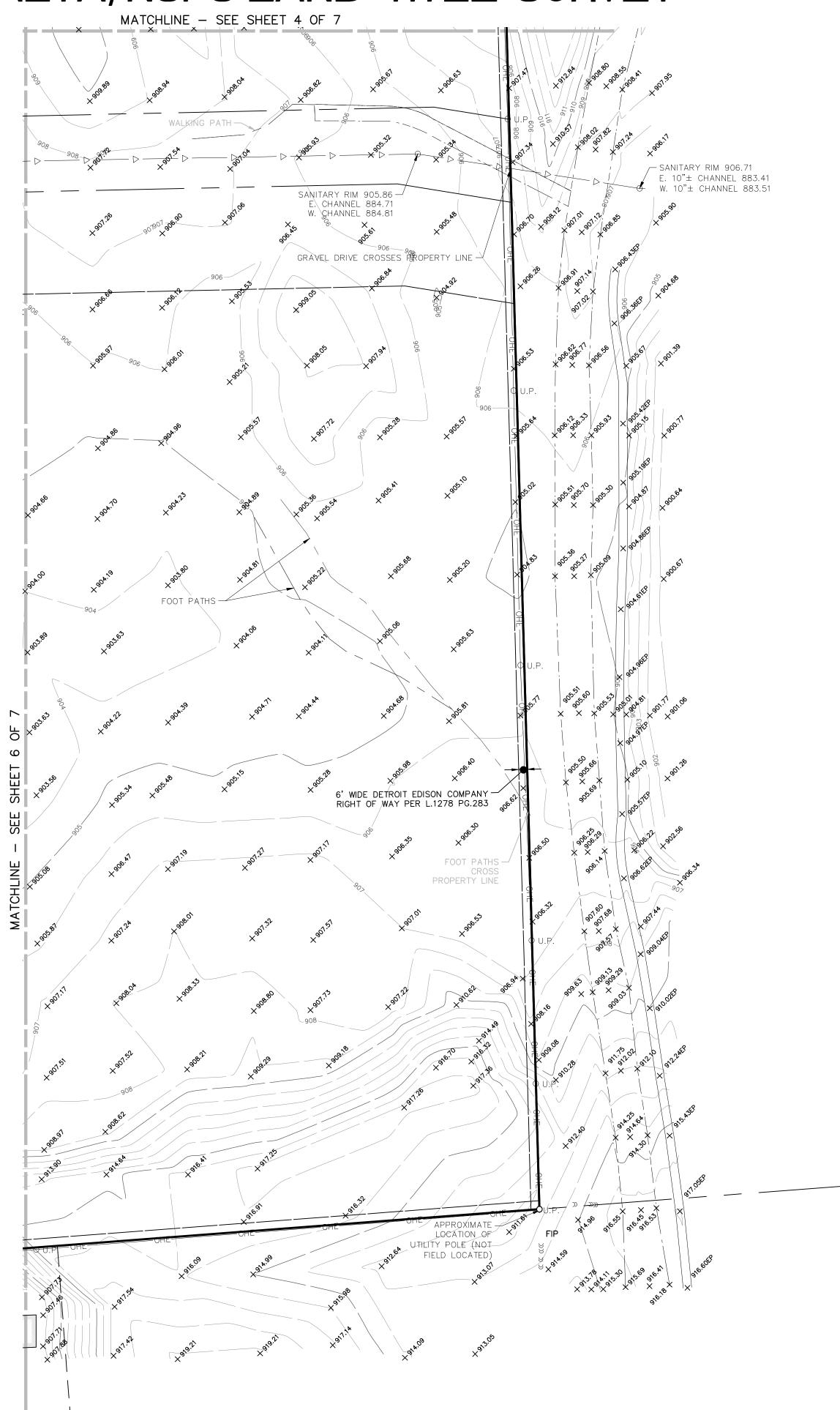
LEGEND	
•	SECTION CORNER
©F ∘FIP ∘FIR ∘FCIR ■	FOUND MONUMENT FOUND IRON PIPE FOUND IRON ROD FOUND CAPPED IRON ROD EXISTING MAILBOX
⊕ (©) *+ (®)	EXISTING SIGN EXISTING TREE EXISTING LIGHTPOLE
₩ □ T « ∘U.P. ⊗ ▷*	EXISTING WELL EXISTING TELEPHONE RISER EXISTING GUY ANCHOR WITH WIRE EXISTING UTILITY POLE EXISTING WATER BBOX EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE EXISTING MANHOLE/CATCH BASIN EXISTING ELECTRIC TRANSFORMER EXISTING CULVERT
° C.O.	EXISTING SANITARY CLEANOUT EXISTING UTILITY HANDHOLE
♦	EXISTING MONITORING WELL UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
FO F	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
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× 985.72 × 985.72TC × 985.72GU × 985.72EP (R) (M)	EXISTING GROUND ELEVATION EXISTING CURB ELEVATION EXISTING GUTTER ELEVATION EXISTING PAVEMENT ELEVATION RECORD MEASURED
P.O.C. P.O.B.	PLACE OF COMMENCEMENT POINT OF BEGINNING BOUNDARY LINE
	BOUNDARY ADJACENT LINE EASEMENT LINE SECTION LINE
	OVERHEAD UTILITY LINE
	APPROXIMATE UNDERGROUND GAS LINE UNDERGROUND STORM LINE UNDERGROUND SANITARY LINE
950	EXISTING CENTERCINE OF DITCH EXISTING LIMITS OF VEGETATION EXISTING CURB AND GUTTER EXISTING GROUND CONTOUR
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