LEGAL DESCRIPTION OF A 31.47 ACRE PARCEL

Commencing at the SW corner of Section 24, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence S 86°50'45" E 75.54 feet along the South line of said Section 24 of the East right-of-way line of Earhart Road for the POINT OF BEGINNING,

thence N 00°13'00" W 1869.64 feet along the East right-of-way line of Earhart Road;
thence S 40°43'00" E 150.00 feet along the Southwesterly right-of-way line of US-23 Expressway;
thence Southeasterly 1524.25 feet in the Southwesterly right-of-way line of US-23 and along the arc of a circular curve concave to the Southwest, radius 3622.72 feet, central angle 24°06'25", chord S 28°39'45" E 1513.02 feet to the South line of said Section 24;
thence N 86°50'45" W 1245.96 feet along the South line of said Section 24 to the POINT OF BEGINNING. Being a part of the SW 1/4 of Section 24, T2S, R6E, containing 31.47 acres of land, more or less, being subject to a scenic easement, said easement described as follows:

Commencing at the SW corner of Section 24, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence S 86°50'45" E 75.54 feet along the South line of said Section 24 to the East right-of-way line of Earhart Road for the POINT OF BEGINNING,

thence N 00°13'00" W 160.28 feet along said East right-of-way line of Earhart Road;
thence S 86°50'45" E 310.00 feet;
thence S 68°11'48" E 187.63 feet;
thence S 86°50'45" E 730.00 feet to the Southwesterly right-of-way line of US-23 Expressway;
thence Southeasterly 106.84 feet in the Southwesterly right-of-way line of said US-23 and along the arc of a circular curve concave to the Southwest, radius 3622.72 feet, central angle 01°41'23", chord S 17°27'14" E 106.84 feet to the South line of said Section 24;
thence N 86°50'45" W 1245.96 feet along the South line of Section 24 to the POINT OF BEGINNING. Being a part of the SW 1/4 of Section 24, T2S, R6E, containing 3.37 acres of land, more or less, said easement recorded in Liber 1959, Page 679.

Subject to 40' wide public water main easement said easement described along the centerline as follows:

Commencing at the SW corner of Section 24, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S 86°50'45" E 75.13 feet along the South line of said Section 24; thence N 00°13'00" W 788.18 feet along the East right-of-way line of Earhart Road to the POINT OF BEGINNING;

thence S 82°14'05" E 115.02 feet;
thence N 00°00'00" E 81.32 feet;
thence S 00°00'00" W 101.82 feet;
thence S 48°59'27" E 121.92 feet;
thence S 04°08'58" W 193.51 feet;
thence S 89°05'32" E 284.04 feet;
thence 94.22 feet along the arc of a circular curve to the right having a radius of 334.24 feet, a central angle of 16°09'08", having a chord bearing S 81°00'58" E 93.91 feet;
thence S 72°56'24" E 207.36 feet;
thence N 60°43'44" E 179.98 feet;
thence N 30°44'08" W 172.19 feet;
thence N 42°25'54" W 134.13 feet;
thence N 00°58'16" W 147.52 feet;
thence N 31°24'43" W 76.75 feet;
thence S 62°00'45" W 198.18 feet;
thence N 80°11'27" W 108.59 feet;
thence N 30°22'20" W 124.60 feet;
thence N 26°33'54" E 252.68 feet;
thence N 25°15'11" W 58.60 feet;
thence 537.44 feet along the arc of a circular curve to the left having a radius of 518.08 feet, a central angle of 59°26'14" and a chord bearing N 59°35'28" W 513.66 feet;
thence N 89°18'35" W 5.73 feet to the East right-of-way line of Earhart Road, also being the POINT OF ENDING.

Being Subject to:

Easement granted to the Detroit Edison Company, as recorded in Liber 1 of Grants, Page 368, Washtenaw County Records.

Right of way in favor of Michigan Consolidated Gas Company, as recorded in Liber 1418, Page 9, Washtenaw County Records.

Declaration of Building and Use Restrictions, as recorded in Liber 1959, Page 673, Washtenaw County Records.

Grant of Conservation Easement, as recorded in Liber 1959, Page 679, Washtenaw County Records.

Easement in favor of Michigan Bell Telephone Company, as recorded in Liber 2650, Page 823, Washtenaw County Records.

LEGEND

- 838 — EXIST. CONTOUR
- ×836.2 — EXIST. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- GP — EXIST. GUY POLE
- ELEC. TRANSFORMER
- OH — EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- t — EXIST. TELEPHONE LINE
- e — EXIST. ELECTRIC LINE
- g — EXIST. GAS LINE
- w — EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- r — EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. CLEANOUT
- s — EXIST. SANITARY SEWER
- T/C — TOP OF CURB
- C/L OF DITCH
- ENCLOSED TRASH AREA
- SIGN
- FENCE
- TREE OR BRUSH LIMIT
- SINGLE TREE
- O S — SET IRON PIPE
- O F — FOUND IRON PIPE
- CONTROL PT.

BENCH MARKS

DATUM USGS – SUBTRACT 0.60 FEET TO OBTAIN NAVD 88 ELEVATIONS.

1. TOP OF WEST STEAMER VALVE ON HYDRANT BY S.W. CORNER OF BUILDING. ELEV.=901.87
2. SET R.R. SPIKE IN WEST SIDE OF UTILITY POLE AT EAST SIDE OF EARHART ROAD 100'± NORTH OF ENTRANCE. ELEV.=894.17
3. SET R.R. SPIKE IN WEST SIDE OF UTILITY POLE ON EAST SIDE OF EARHART ROAD 140'± SOUTH OF NORTH ENTRANCE. ELEV.=887.48
4. R.R. SPIKE SET IN UTILITY POLE ON EAST SIDE OF EARHART ROAD 350'± SOUTH OF ENTRANCE TO GLACIER HILLS. ELEV.=892.70
5. R.R. SPIKE SET IN UTILITY POLE ON EAST SIDE OF EARHART ROAD 10'± SOUTH OF MAIN ENTRANCE TO GLACIER HILLS. ELEV.=896.13
6. ANN ARBOR BENCHMARK NO. 91 U.P. AT S.W. CORNER OF EARHART AND GLACIERWAY "BOAT SPIKE" ELEV.=894.12
7. TOP OF HYDRANT 100' EAST OF S.E. BUILDING CORNER 10' WEST OF PARKING LOT CORNER. ELEV.=891.05

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.

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

PATRICK L. HASTINGS P.S. #37277

SCALE: 1" = 60'
0 60 120 180

Know what's below. Call before you dig.

US 23 EXPRESSWAY

MDOT RIGHT-OF-WAY TAKING PER LIBER 946, PAGE 342.

EXISTING 40' WIDE WATERMAIN EASEMENT LIBER 4834, PAGE 379

EXISTING 12' WIDE EDISON EASEMENT PER LIBER 4030, PAGE 119.

EXISTING 30' WIDE STORM SEWER EASEMENT LIBER 4203, PAGE 909

EXISTING VARIABLE WIDTH SANITARY SEWER LIBER 4203, PAGE 909

EXISTING CONSERVATION EASEMENT LIBER 1959, PAGE 679 BUILDING USE AND RESTRICTIONS LIBER 1959, PAGE 673

EXISTING 30' WIDE SANITARY SEWER EASEMENT LIBER 4834, PAGE 379

EXISTING 12' PEDESTRIAN ACCESS EASEMENT PER LIBER 4203, PAGE 908.

EXISTING 30' WIDE PEDESTRIAN ACCESS EASEMENT

LIMIT OF PROPOSED NORTH PARKING ADDITION PROJECT

31.47± ACRES

EXISTING CRC SOUTH NURSING CENTER F.F. 900.25

EXISTING CRC NORTH F.F. 900.25 LL 899.34

EXISTING 2 STORY SUBACUTE BUILDING F.F. 902.08

EXISTING MANOR BUILDING 5 STORY BRICK BUILDING F.F. 902.08

EXISTING THE MEADOWS (APARTMENTS)

EXISTING NORTH POND

EXISTING SOUTH POND

VILLA A, B, C, D, E, F, G, H, I, J, K, L, M

EXISTING 10' WIDE TELEPHONE EASEMENT PER LIBER 2650, PAGE 823

17' WIDE GAS MAIN EASEMENT PER LIBER 1418, PAGE 9

EARHART ROAD
(VARIABLE WDTH R.O.W.)

POINT OF BEGINNING

POINT OF ENDING

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(734) 929-6714

GLACIER HILLS SENIOR LIVING COMMUNITY

SITE PLAN
NORTH PARKING ADDITION
OVERALL EXISTING CONDITIONS PLAN

2

JOB No. 13050
DATE: 5/28/13
SHEET 2 OF 11

REVISIONS:	REV. DATE	CADD: SGF
REV. PER CITY AND WCWRC REVIEW	6/17/13	
REV. PER CITY	7/8/13	ENG: JAF
REV. PER CITY	7/25/13	PM: EFO
		TECH:
		SITE\13050EX2
		FB#

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