

ALTA/NSPS LAND TITLE SURVEY

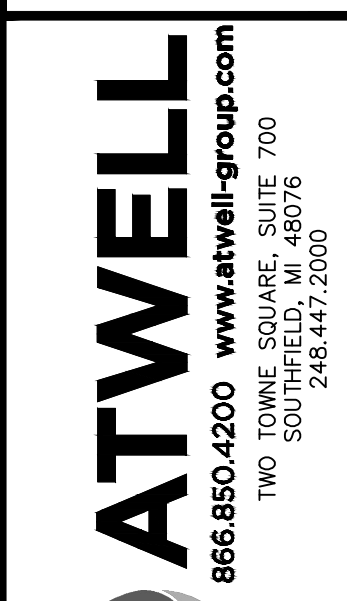


Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY SURVEYED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE 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 NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTICE: CONSTRUCTION SITE SAFETY IS 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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866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

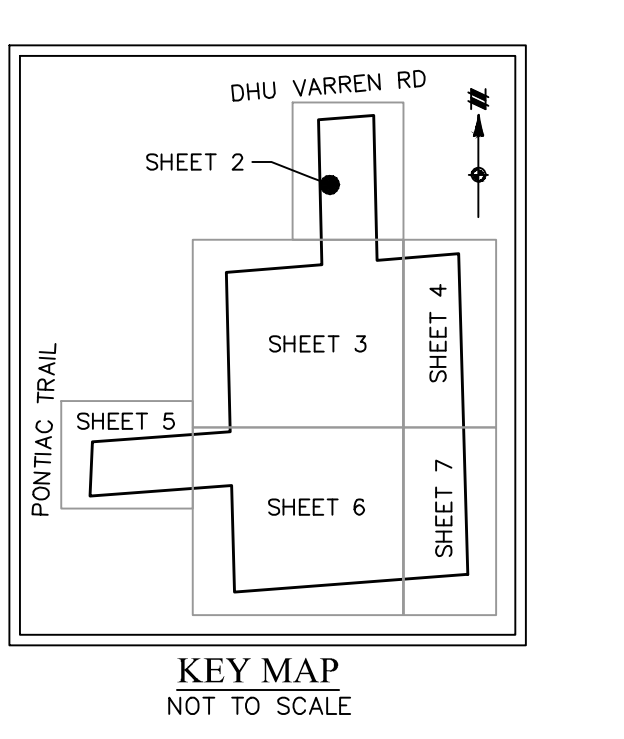
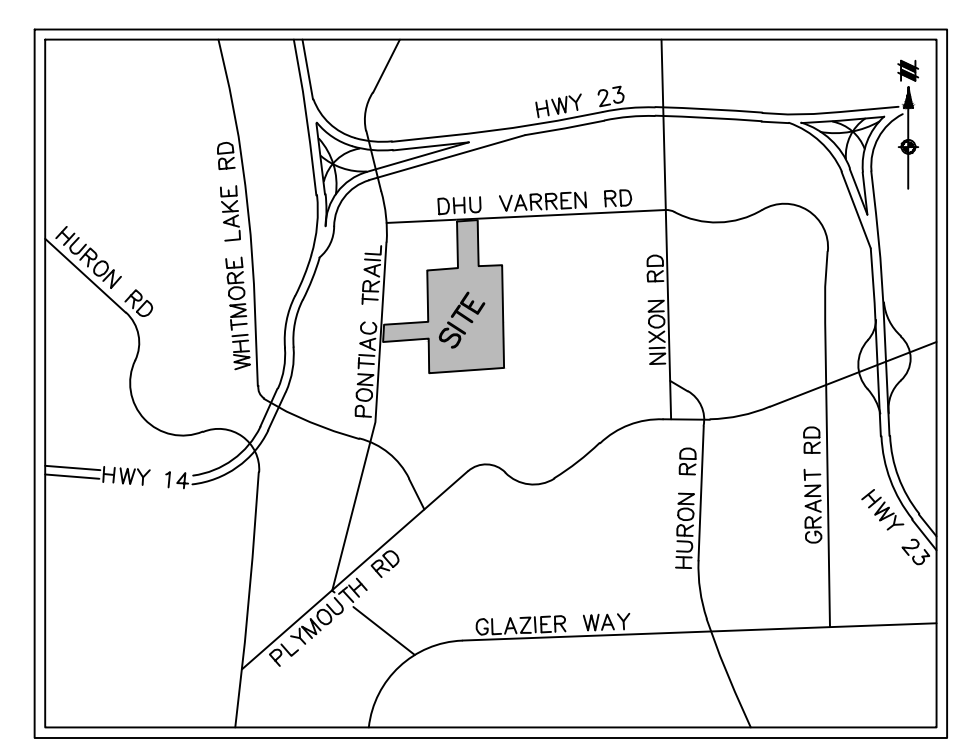
ROBERTSON BROTHERS COMPANY
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

CLIENT
DATE
07/21/2020

REVISIONS
07/27/2020 SURVEY EVIDENCE
04/14/2021 ADDITIONAL TOPG
05/03/2021 REV. PER NEW TITLE
05/09/2021 REV. TO ALTA
08/03/2021 REV. PER NEW TITLE
08/10/2021 REV. PER NEW DESC.

SCALE 0 100 200
1" = 200 FEET
DR. JR GH. ME

P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO. 1 OF 7



LEGEND

SECTION CORNER	SECTION LINE
FOUND MONUMENT	SCHEDULE BII EXCEPTION
FOUND IRON PIPE	
FOUND IRON ROD	
FOUND CAPPED IRON ROD	
RECORD	
MEASURED	
PLACE OF COMMENCEMENT	
POINT OF BEGINNING	
BOUNDARY LINE	
BOUNDARY ADJACENT LINE	
EASEMENT LINE	
SECTION LINE	

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 ALONG 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 616.51 FEET ALONG THE SOUTH LINE OF THE NORTH 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 N01°28'39"W (RECORDED AS S00°42'44"W) 1824.33 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 N01°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.

SITE BENCHMARKS:

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)

BM #6: ARROW ON FIRE HYDRANT AT NORTHWEST CORNER OF MANTANA AND PONTIAC TRAIL. ELEVATION: 923.64 (NAVD88)

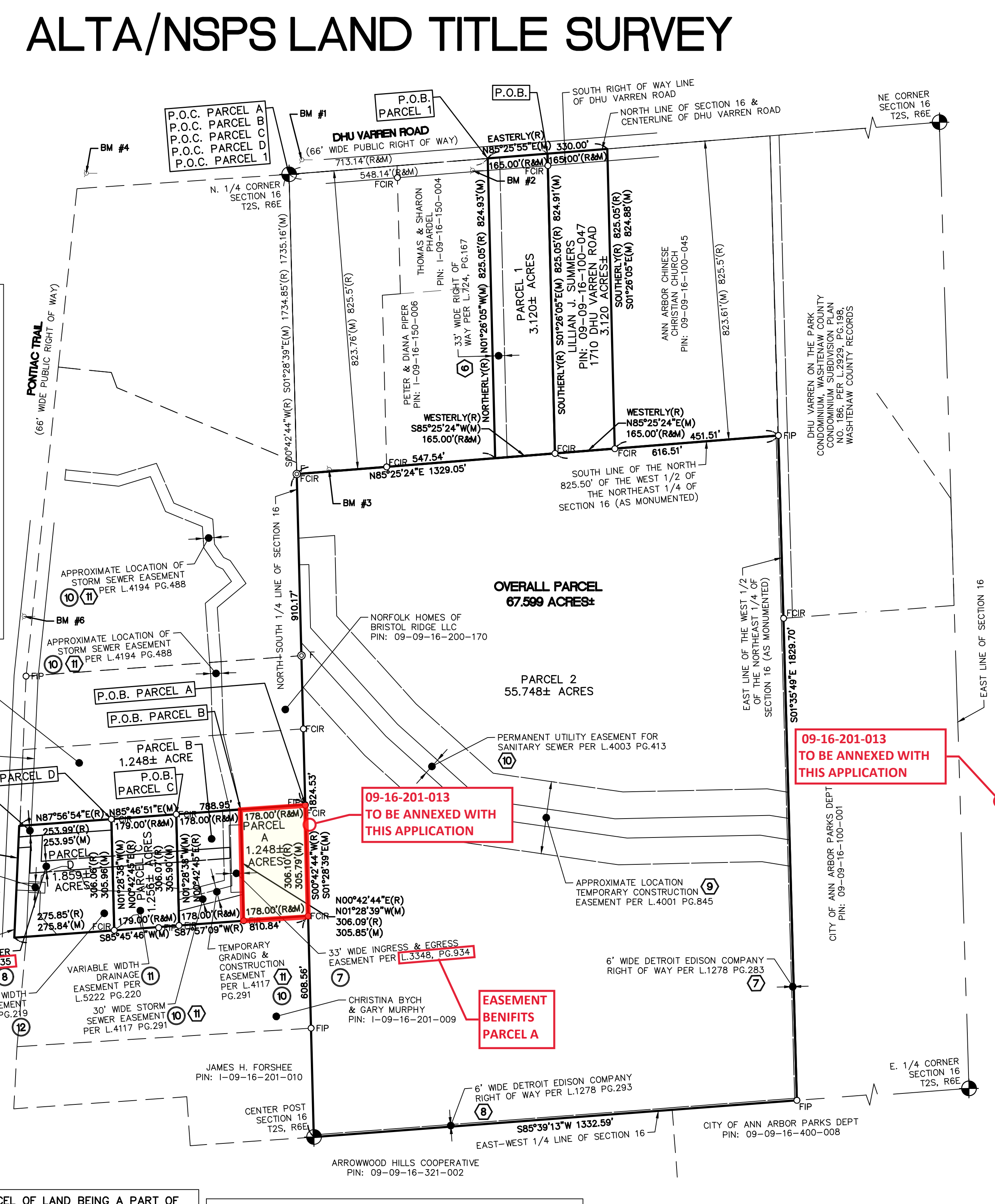
EASEMENT BENEFITS PARCEL C

NORFOLK HOMES OF BRISTOL RIDGE LLC
PIN: 09-09-16-200-173

EASEMENT BENEFITS PARCEL A

CHRISTINA BYCH & GARY MURPHY
PIN: 1-09-16-201-009

EASEMENT BENEFITS PARCEL C



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 ALONG 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 N01°28'39"W (RECORDED AS S00°42'44"W) 1824.33 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 N01°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 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, COMMITMENT DATE: MAY 6, 2021:

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 THE NORTHEAST 1/4 OF SAID SECTION 16.

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:

7. TERMS AND CONDITIONS CONTAINED IN RESOLUTION R-347-9-01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4049, PAGE 909 AND LIBER 4673, PAGE 762.

RESOLUTION TO AMEND PREVIOUSLY APPROVED RESOLUTION R-347-9-01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES RECORDED IN LIBER 4673, PAGE 761.

RESPONSE: L.4049, PG.909 & L.4673, PG.762 COVERS SUBJECT PROPERTY, L.4673, PG.761 NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATE

TO:

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.

FIELD WORK WAS COMPLETED ON APRIL 12, 2021

MICHAEL D. EMBREE
PROFESSIONAL SURVEYOR NO. 4001056860
MEMBER@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE
06/10/2021

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:

PARCEL 1:
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.

PARCEL 2:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, EXCEPTING 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
- 7. 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. 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, PAGE 283. RESPONSE: AS SHOWN HEREON
- 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
- 11. 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 DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447. RESPONSE: L.4117, PG.291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS SUBJECT PROPERTY

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:

PARCEL A:
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 00 DEGREES 42 MINUTES 44 SECONDS WEST 306.07 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 57 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS EAST 306.07 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:
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 306.07 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 57 SECONDS WEST 179.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS EAST 306.06 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 179.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:
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 358.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 306.07 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 57 SECONDS WEST 179.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS EAST 306.06 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 179.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED, AND DEFINED IN THAT CERTAIN INSTRUMENT RECORDED IN LIBER 3236, PAGE 735, WASHTENAW COUNTY RECORDS.

PARCEL D:
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 358.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 306.07 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 57 SECONDS WEST 179.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS EAST 306.06 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 179.00 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

- 7. 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 TO PARCEL A. RESPONSE: EASEMENTS AS SHOWN HEREON
- 8. MORTGAGE IN THE ORIGINAL AMOUNT OF \$150,700.00 EXECUTED BY TOM MANN AND SUSAN MANN, AKA: THOMAS MANN, MAUREEN FERRELL, 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 TWEED 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 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 DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447. RESPONSE: L.4117, PG.291 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
- 11. 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 A. 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

NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NA83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET, MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS VERTICAL DATUM IS BASED ON NAVD88.
 - THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGED FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0656F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
 - WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAD BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.
- NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- NOTE TO THE CLIENT, INSURER, AND LENDER - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION S.E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE SURVEY

MATCHLINE - SEE SHEET 2 OF 7

Know what's below.
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 AGREE 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.

NOTICE: CONSTRUCTION SITE SAFETY IS 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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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

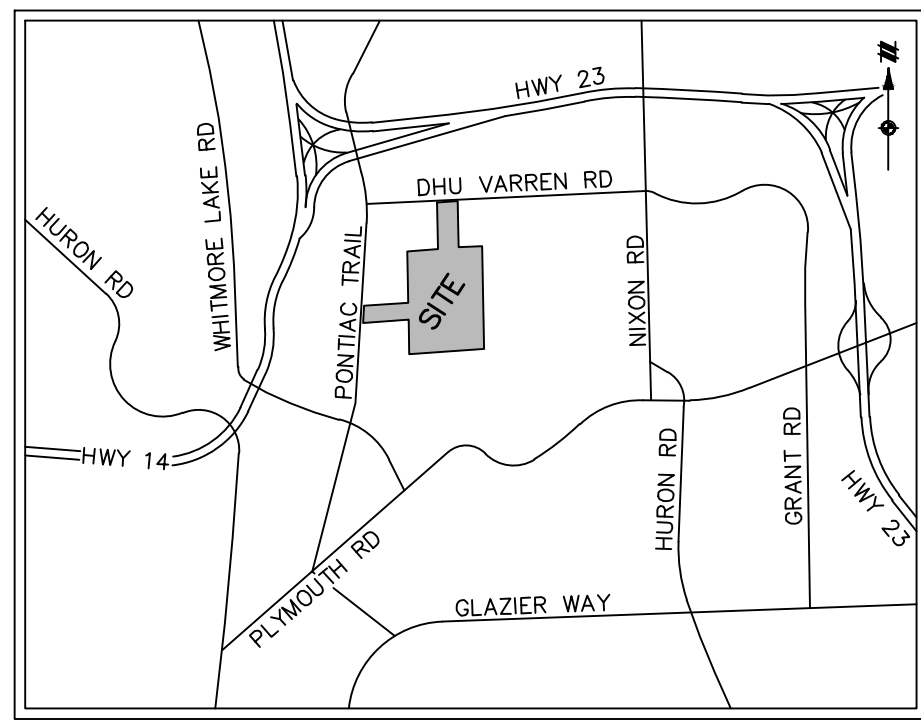
ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

CLIENT: ROBERTSON BROTHERS COMPANY
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/21/2020

07/21/2020 SURVEY EDITS
04/14/2021 ADDITIONAL TOPO
05/03/2021 REV. PER NEW TITLE
05/09/2021 REV. TO ALTA
05/03/2021 REV. PER NEW TITLE
08/10/2021 REV. PER NEW DESC.

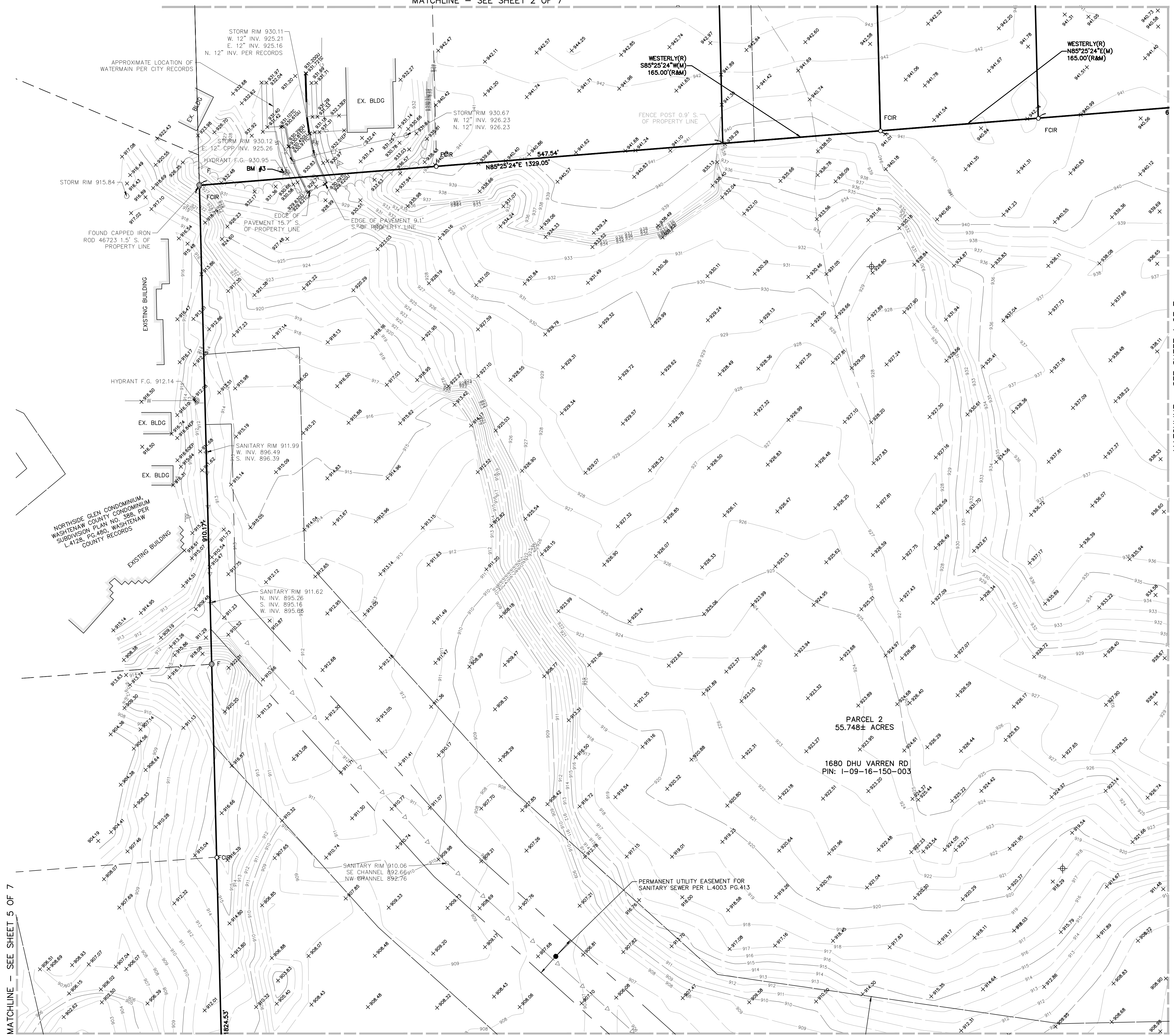
REVISIONS	
SCALE	0 25 50
1" = 50 FEET	
DR.	JR GH ME
P.M.	M. EMBREE
BOOK	NA
JOB	18002264
SHEET NO.	3 OF 7



VICINITY MAP
NOT TO SCALE

LEGEND

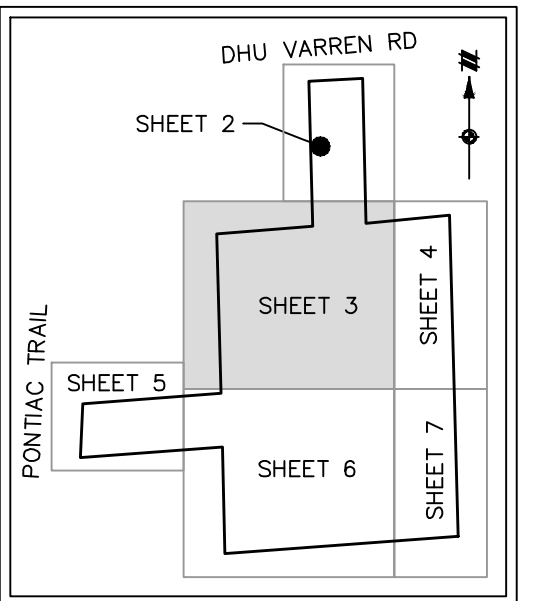
	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
	EXISTING WELL
	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WRE
	EXISTING UTILITY POLE
	EXISTING WATER BBOX
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
	EXISTING GROUND ELEVATION
	EXISTING CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING PAVEMENT ELEVATION
	RECORD
	MEASURED
	PLACE OF COMMENCEMENT
	POINT OF BEGINNING
	BOUNDARY LINE
	EASEMENT LINE
	SECTION LINE
	OVERHEAD UTILITY LINE
	APPROXIMATE UNDERGROUND FIBER LINE
	APPROXIMATE UNDERGROUND ELECTRIC LINE
	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	SCHEDULE BII EXCEPTION



MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 6 OF 7

MATCHLINE - SEE SHEET 4 OF 7



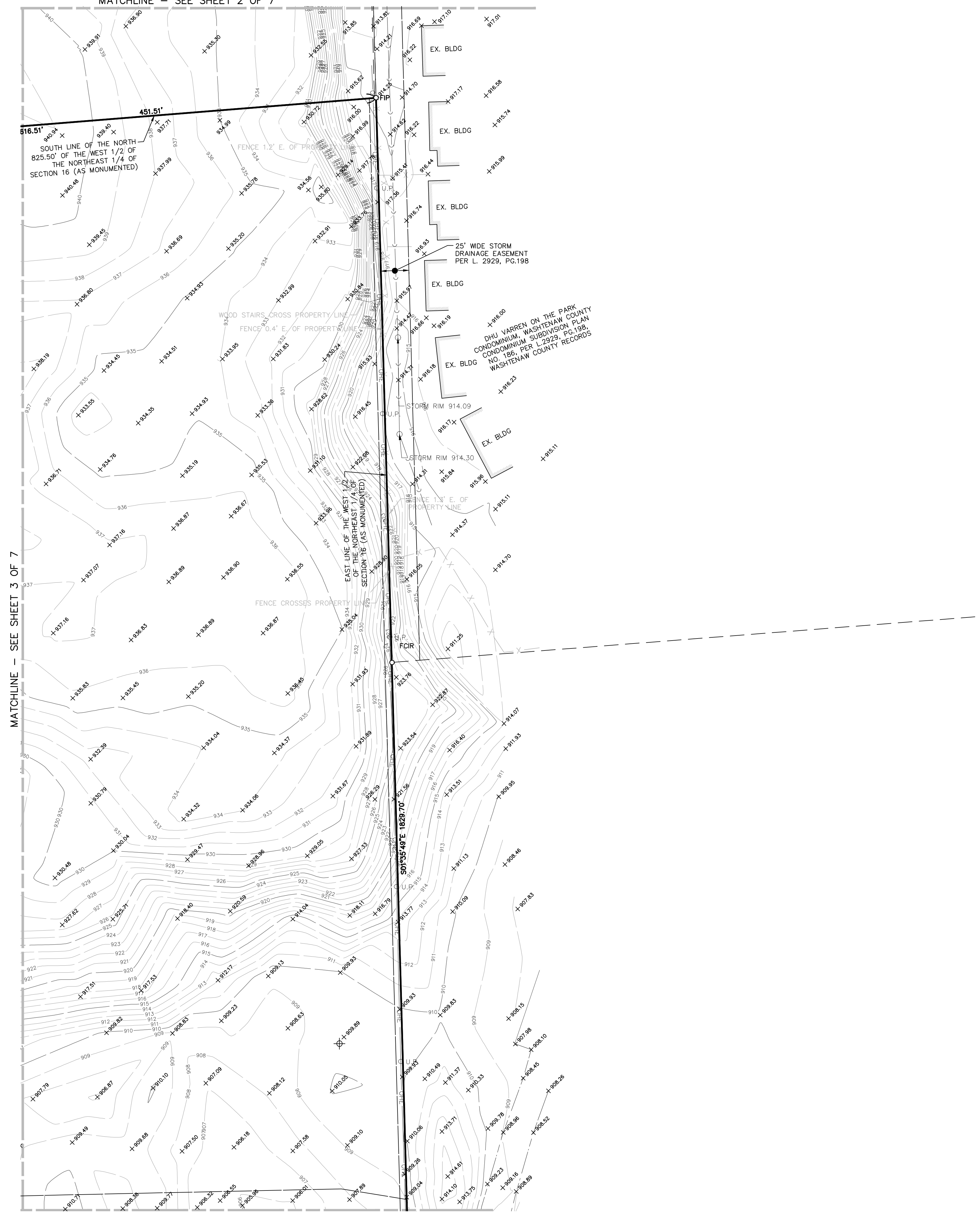
KEY MAP
NOT TO SCALE

C:\LIBRARY\TRIAL\UNDOCS\AS-01.DWG - ANN ARBOR PONTIAC TRAIL\UNDOCS\AS-01.DWG 6/7/2021 1:39 PM JALE WINCO

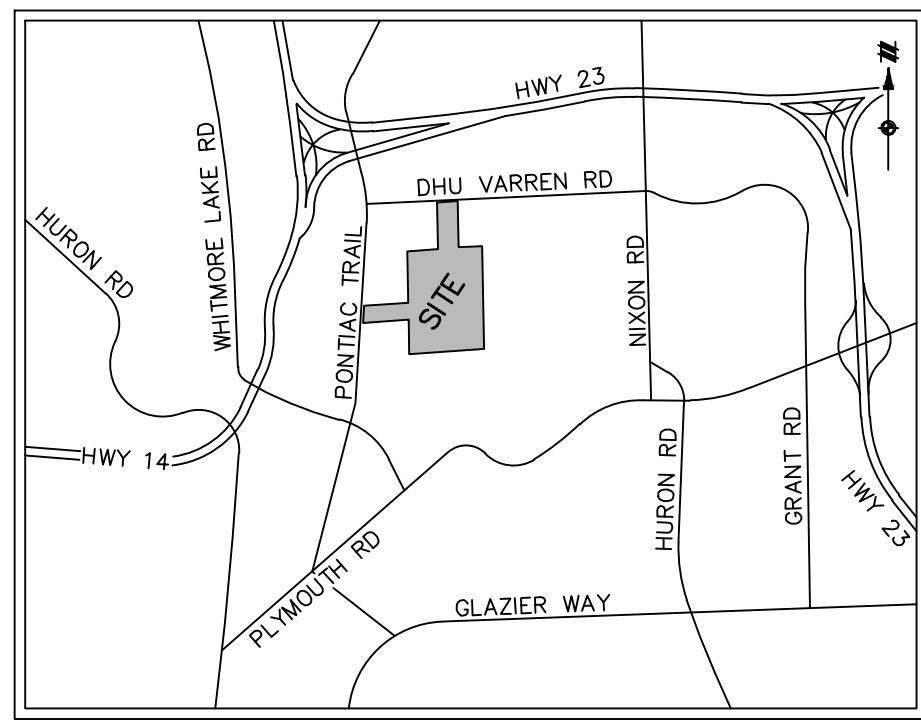
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ALTA/NSPS LAND TITLE SURVEY

MATCHLINE - SEE SHEET 2 OF 7



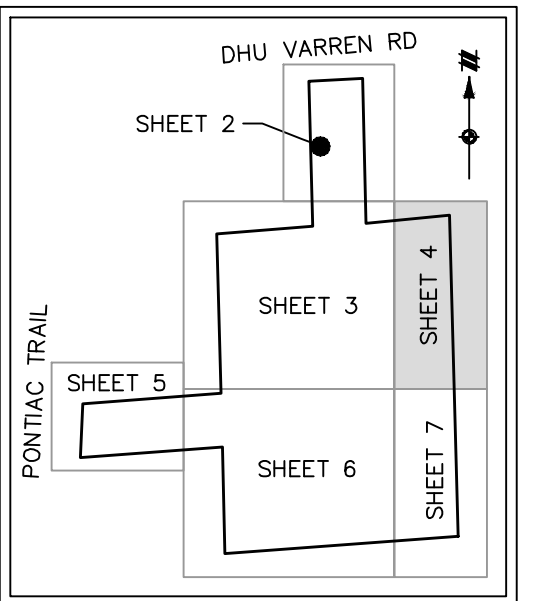
MATCHLINE - SEE SHEET 7 OF 7



VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
	EXISTING WELL
	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WRE
	EXISTING UTILITY POLE
	EXISTING WATER BOX
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
	EXISTING GROUND ELEVATION
	EXISTING CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING PAVEMENT ELEVATION
	RECORD
	MEASURED
	PLACE OF COMMENCEMENT
	POINT OF BEGINNING
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
	OVERHEAD UTILITY LINE
	APPROXIMATE UNDERGROUND FIBER LINE
	APPROXIMATE UNDERGROUND ELECTRIC LINE
	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	SCHEDULE BII EXCEPTION



KEY MAP
NOT TO SCALE

Know what's below.
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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT	ROBERTSON BROTHERS COMPANY
PROJECT	ALTA/NSPS LAND TITLE SURVEY
LOCATION	LOCATED IN

DATE	07/21/2020
REVISIONS	
07/27/2020	SURVEY EDITS
04/14/2021	ADDITIONAL TOPO
05/03/2021	REV. PER NEW TITLE
05/09/2021	REV. TO ALTA
05/03/2021	REV. PER NEW TITLE
08/10/2021	REV. PER NEW DESC.

SCALE	0 25 50
	1" = 50 FEET
DR.	JR GH ME
P.M.	M. EMBREE
BOOK	NA
JOB	18002264
SHEET NO.	4 OF 7

K:\ARJIB\TRIAL\18002264 - ANN ARBOR PONTIAC TRAIL\18002264-AS-01.DWG 6/7/2021 1:29 PM JALIE WINDZE

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ALTA/NSPS LAND TITLE SURVEY



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248.447.2000

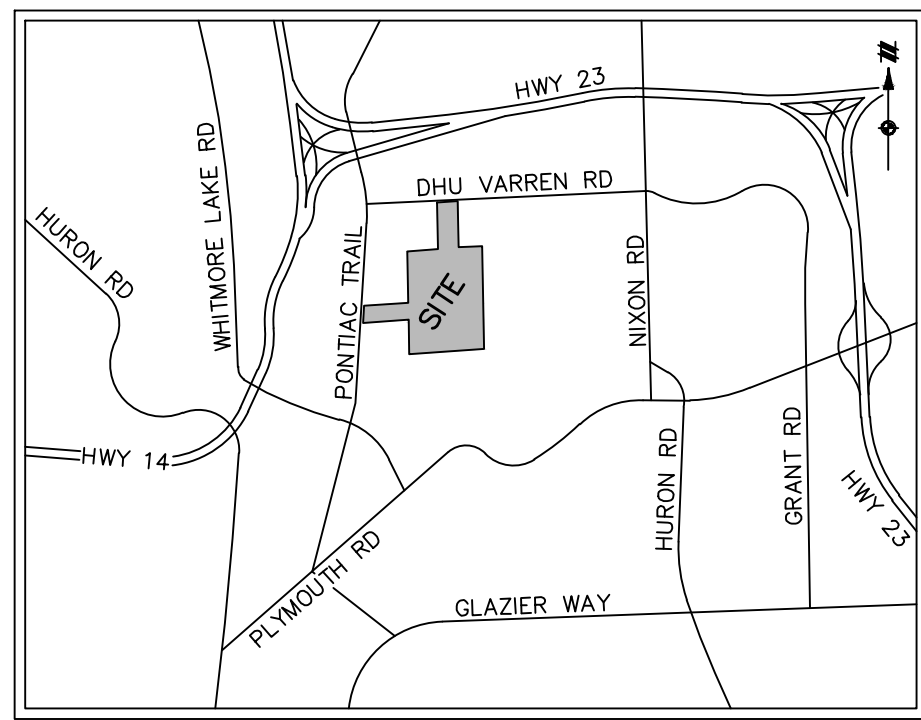
SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: ROBERTSON BROTHERS COMPANY
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/21/2020

07/21/2020 SURVEY EDITS
04/14/2021 ADDITIONAL TOPO
05/03/2021 REV. PER NEW TITLE
05/09/2021 REV. TO ALTA
05/03/2021 REV. PER NEW TITLE
08/10/2021 REV. PER NEW DESC.

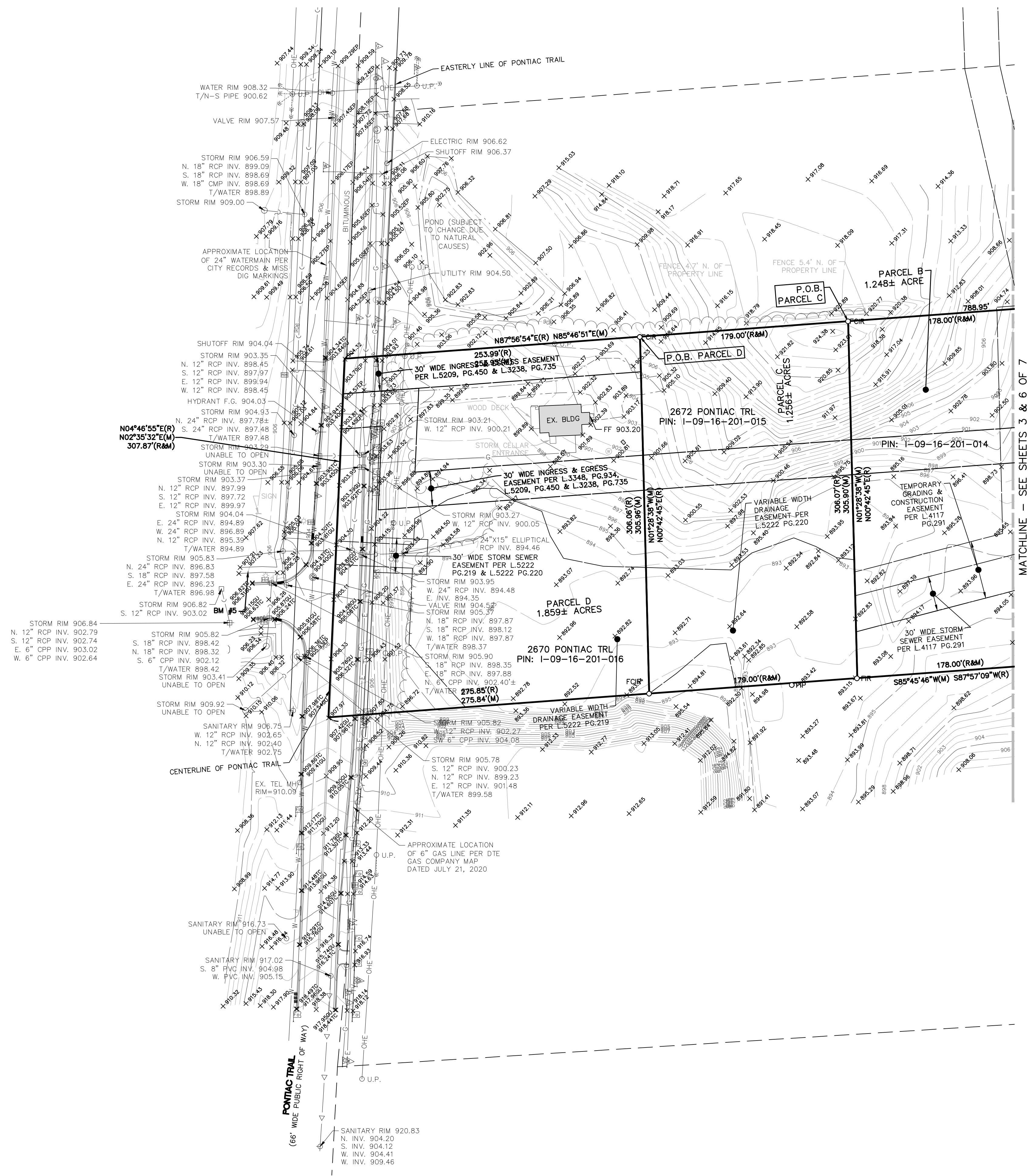
REVISIONS	
SCALE	0 25 50
1" = 50 FEET	
DR.	JR GH ME
BOOK	NA
JOB	18002264
SHEET NO.	5 OF 7



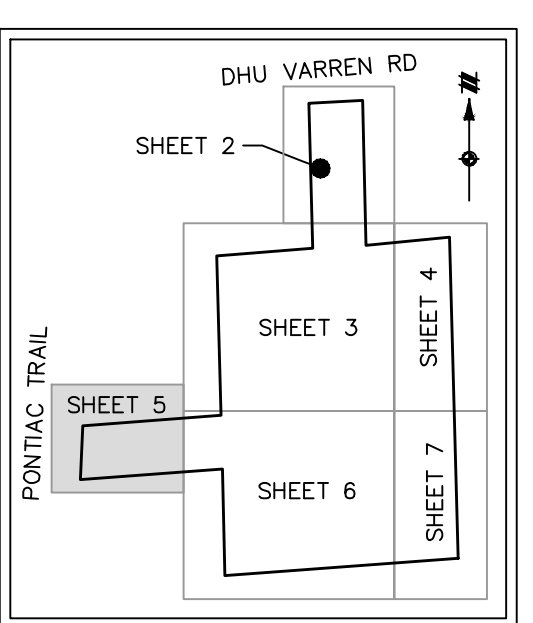
VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHT POLE
	EXISTING WELL
	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WRE
	EXISTING UTILITY POLE
	EXISTING WATER EBOX
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
	EXISTING GROUND ELEVATION
	EXISTING CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING PAVEMENT ELEVATION
	RECORD
	MEASURED
	PLACE OF COMMENCEMENT
	POINT OF BEGINNING
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
	OVERHEAD UTILITY LINE
	APPROXIMATE UNDERGROUND ELECTRIC LINE
	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGOUND STORM LINE
	UNDERGOUND SANITARY LINE
	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	SCHEDULE BII EXCEPTION



MATCHLINE - SEE SHEETS 3 & 6 OF 7



KEY MAP
NOT TO SCALE

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ALTA/NSPS LAND TITLE SURVEY

MATCHLINE - SEE SHEET 3 OF 7

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SECTION 16
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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

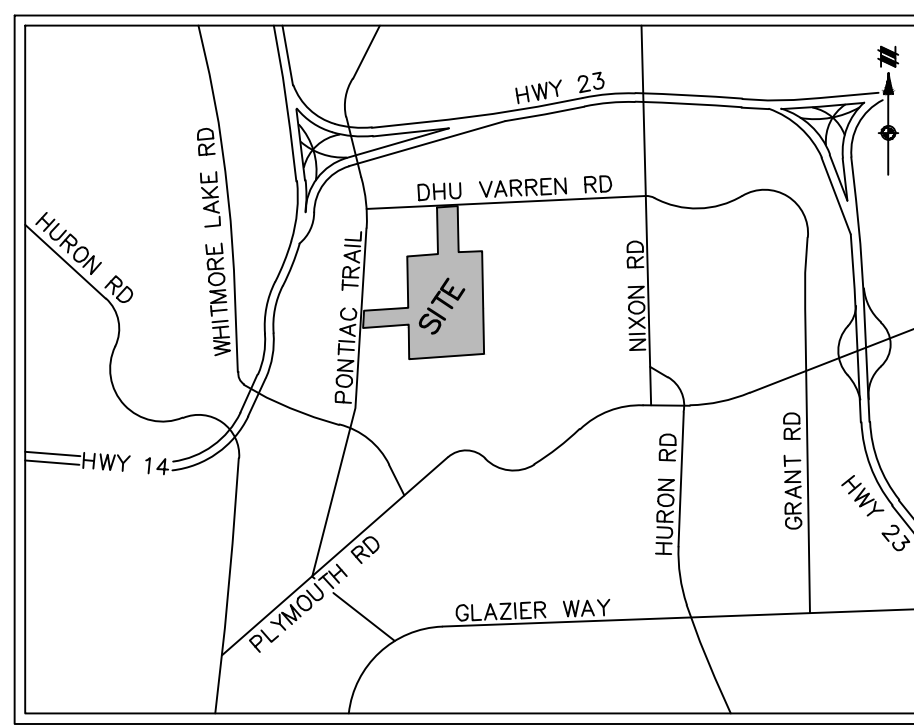
CLIENT: ROBERTSON BROTHERS COMPANY
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/21/2020

DATE	REVISIONS
07/21/2020	SURVEY EDITS
04/14/2021	ADDITIONAL TOPO
05/03/2021	REV. PER NEW TITLE
05/09/2021	REV. TO ALTA
05/03/2021	REV. PER NEW TITLE
08/10/2021	REV. PER NEW DESC.

SCALE: 0 25 50
1" = 50 FEET

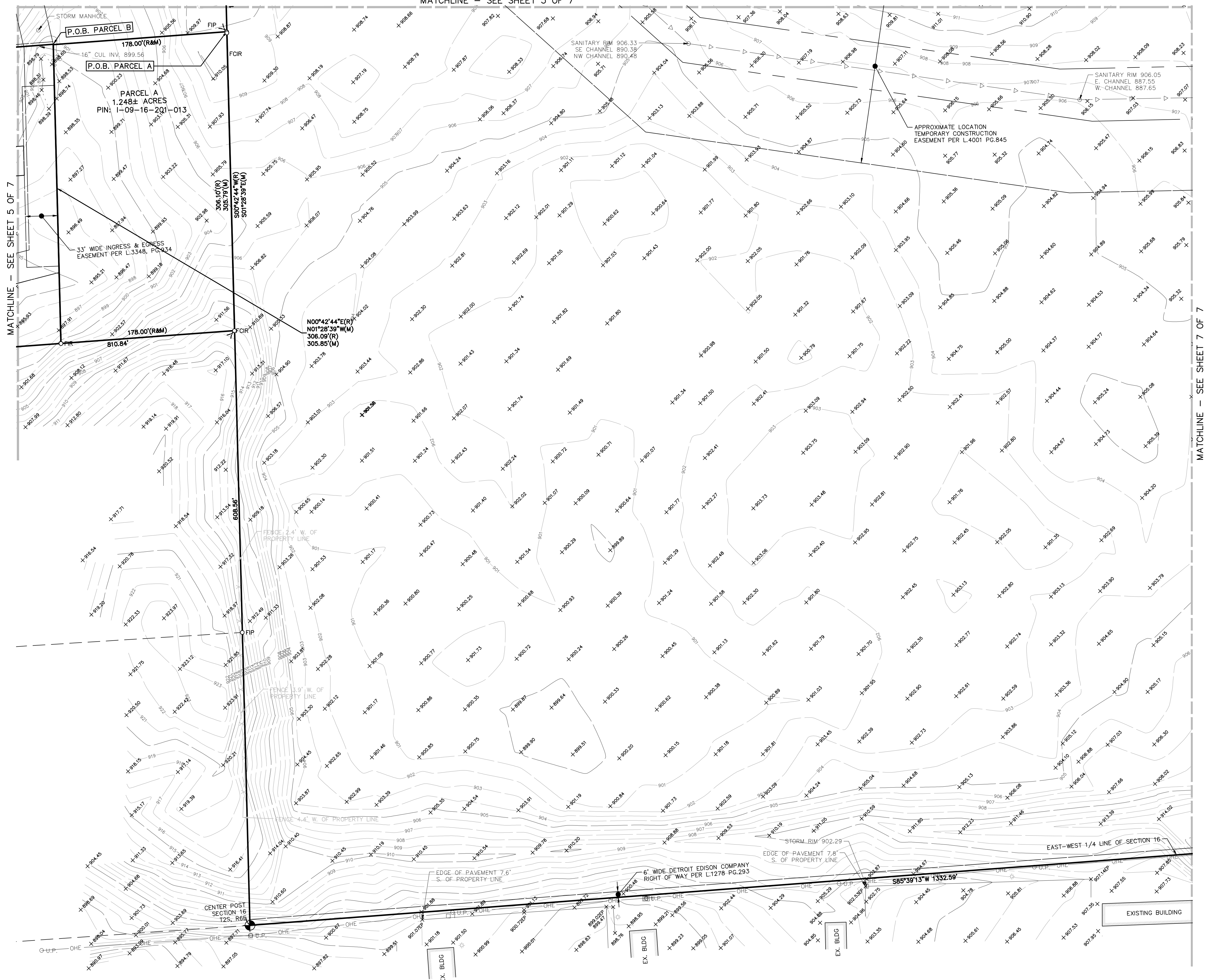
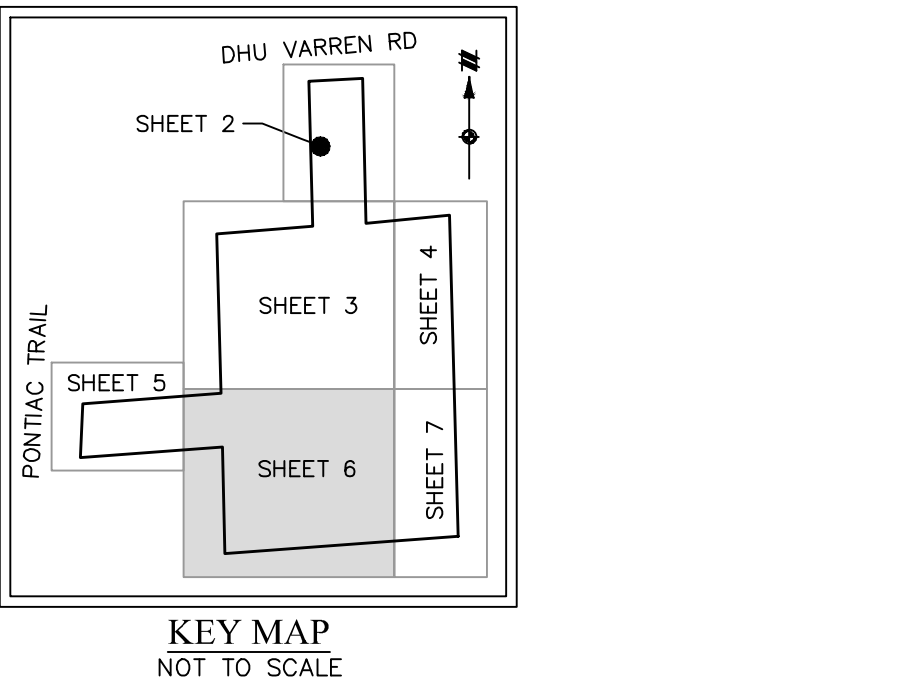
DR. JR GH. ME
P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO. 6 OF 7



VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
	EXISTING WELL
	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WIRE
	EXISTING UTILITY POLE
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
	EXISTING GROUND ELEVATION
	EXISTING CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING PAVEMENT ELEVATION
	RECORD MEASURED
	P.O.C.
	P.O.B.
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
	OVERHEAD UTILITY LINE
	APPROXIMATE UNDERGROUND FIBER LINE
	APPROXIMATE UNDERGROUND ELECTRIC LINE
	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	SCHEDULE BII EXCEPTION



MATCHLINE - SEE SHEET 5 OF 7

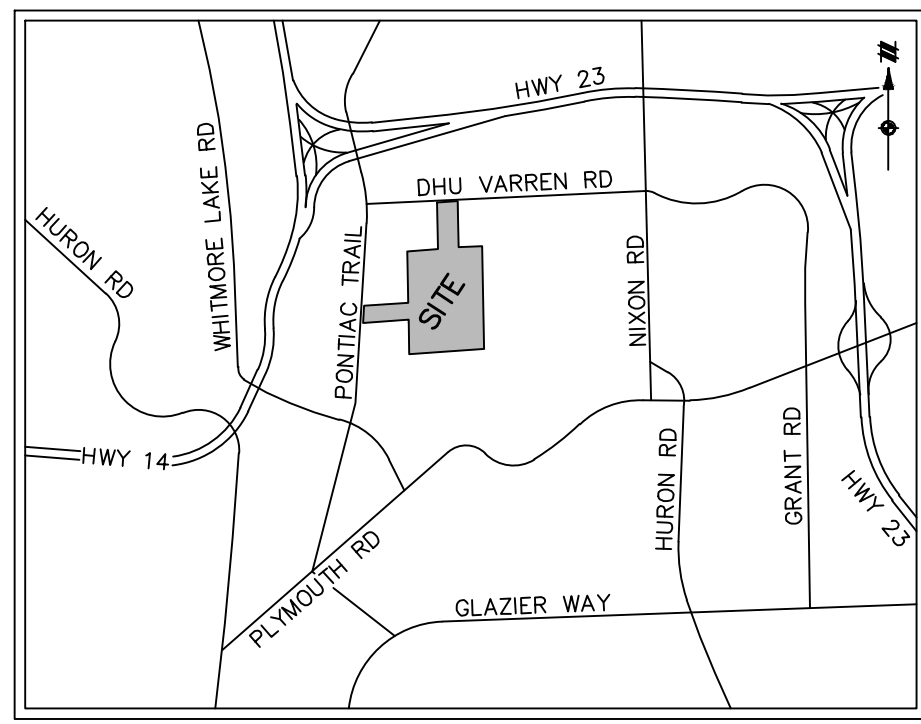
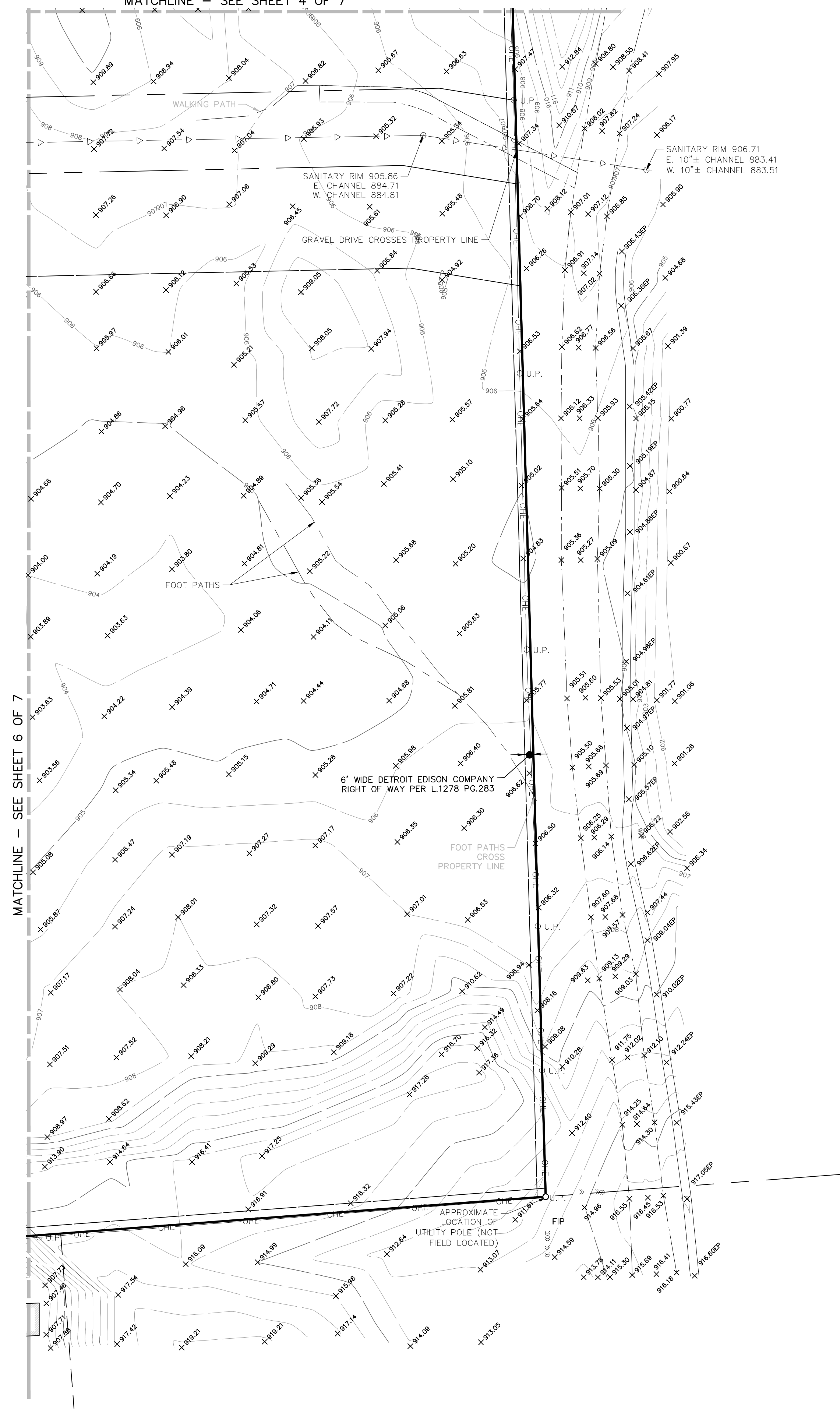
MATCHLINE - SEE SHEET 7 OF 7

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ALTA/NSPS LAND TITLE SURVEY

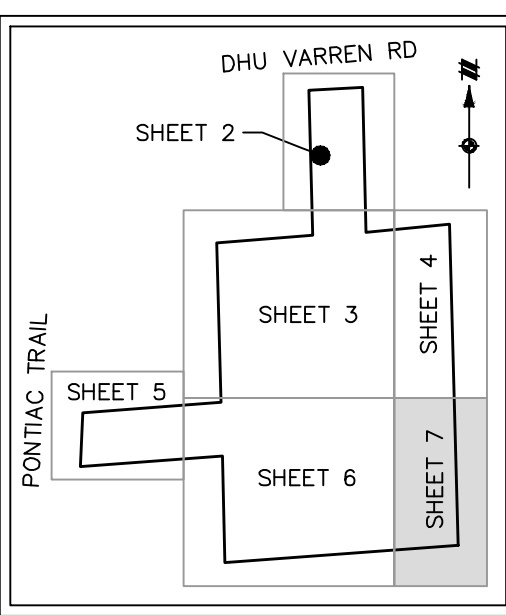
MATCHLINE - SEE SHEET 4 OF 7



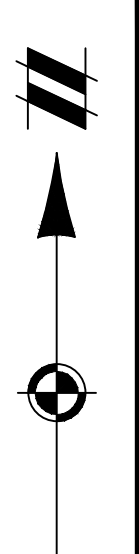
VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
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	RECORD
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	PLACE OF COMMENCEMENT
	POINT OF BEGINNING
	BOUNDARY ADJACENT LINE
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	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	SCHEDULE BII EXCEPTION



KEY MAP
NOT TO SCALE



811
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WASHTENAW COUNTY, MICHIGAN

CLIENT	ROBERTSON BROTHERS COMPANY
PROJECT	ALTA/NSPS LAND TITLE SURVEY
LOCATED IN	

DATE 07/21/2020

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REVISIONS	
SCALE	0 25 50
1" = 50 FEET	
DR.	JR GH ME
BOOK	NA
JOB	18002264
SHEET NO.	7 OF 7