

WASHTENAW COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO. \_\_\_\_\_  
EXHIBIT B TO THE MASTER DEED OF

**COLLECTIVE ON FIFTH**

CITY OF ANN ARBOR,  
WASHTENAW COUNTY, MICHIGAN

**DEVELOPER:**

CORE SPACES ANN ARBOR FIFTH LLC  
540 WEST MADISON STREET, SUITE 2500  
CHICAGO, ILLINOIS 60661

**ARCHITECT:**

MYEFSKI ARCHITECTS  
400 N. MICHIGAN AVE., SUITE 400  
CHICAGO, ILLINOIS 60611

**ENGINEER:**

.  
.  
.

**SURVEYOR:**

METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170

**PROPERTY DESCRIPTION:**

A PARCEL OF LAND BEING PART OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS:

**PARCEL I:**

THE SOUTH ONE-HALF OF LOT 2, BLOCK 3 SOUTH OF HURON STREET, RANGE 6 EAST, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

**PARCEL II:**

THE NORTH ONE HALF OF LOT 2, BLOCK 3 SOUTH OF HURON STREET, RANGE 6 EAST, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

**PARCEL III:**

THE NORTH 66 FEET OF LOT 3, BLOCK 3 SOUTH OF HURON STREET, RANGE 6 EAST, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

**PARCEL IV:**

THE NORTH ONE HALF OF LOT 6, BLOCK 3 SOUTH OF HURON STREET, RANGE 6 EAST, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

**ATTENTION: COUNTY REGISTER OF DEEDS**

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE, SHEET 1, AND THE SURVEYOR'S CERTIFICATE, SHEET 2.

**COVER SHEET NOTE:**

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

**SHEET INDEX**

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11	BUILDING SECTION PLAN – UNIT SECTIONS

**COLLECTIVE ON FIFTH**

COVER SHEET



**METRO CONSULTING ASSOCIATES**

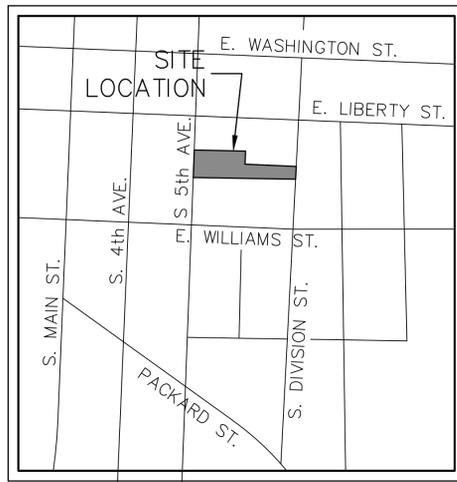
Relationships | Reputation | Results  
45345 Five Mile Road Plymouth, MI 48170  
800.525.6016 www.metroca.net

SHEET NUMBER 01
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

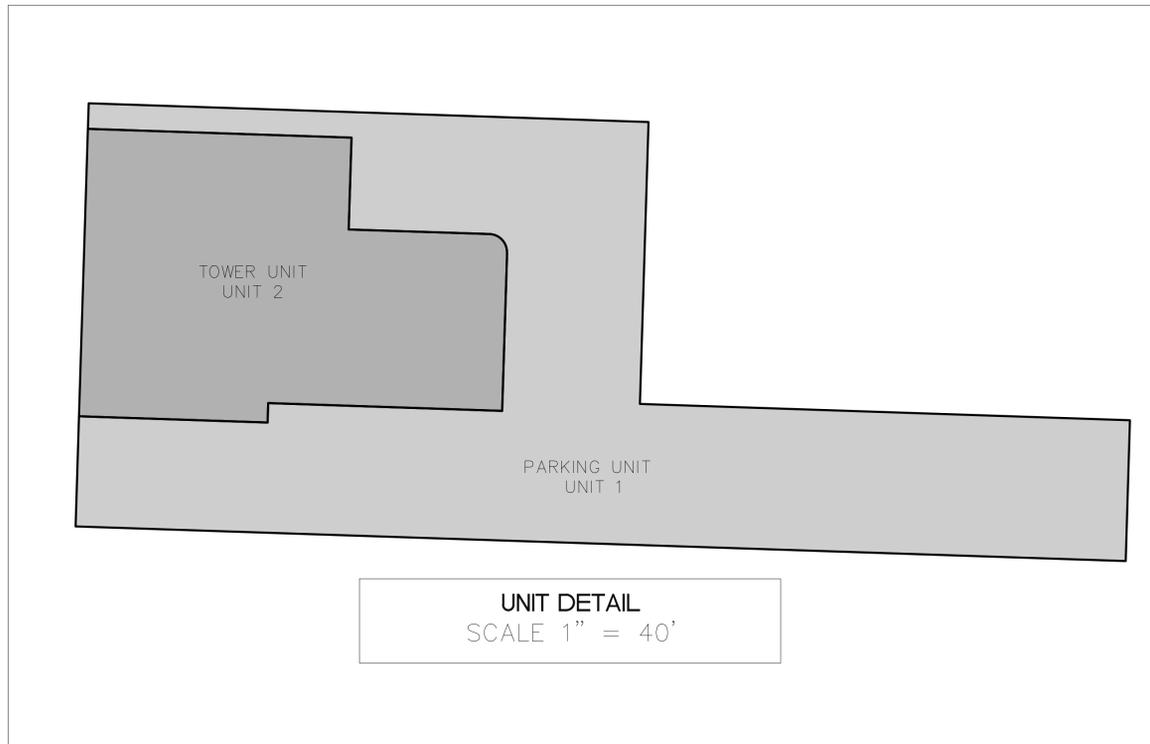
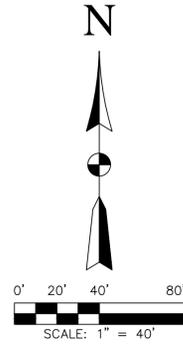
TREVOR A. McMANN DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170

CONSTRUCTION SITE SAFETY IS THE 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.

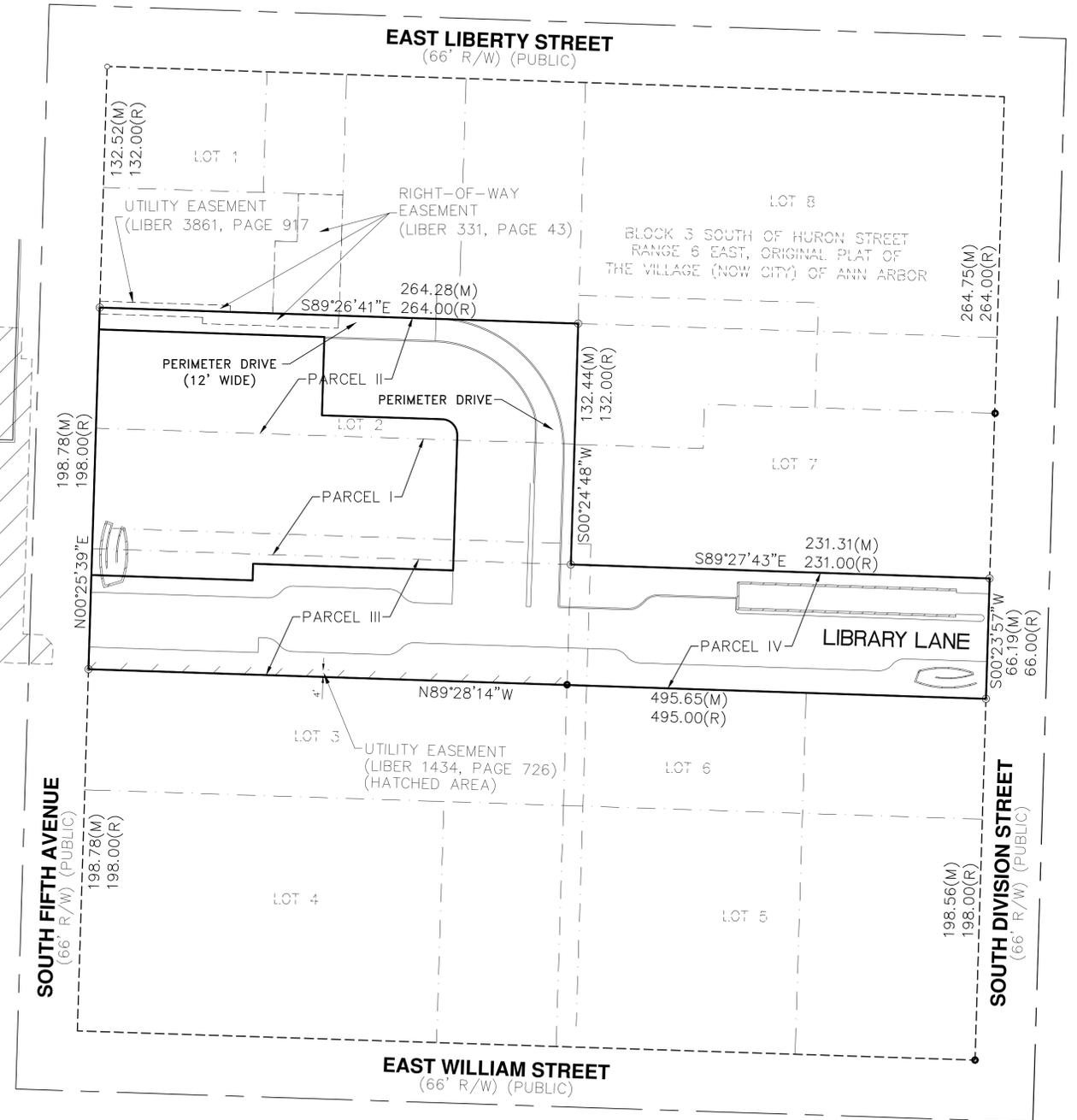
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LOCATION MAP  
NOT TO SCALE



UNIT DETAIL  
SCALE 1" = 40'



STORMWATER DETENTION SYSTEM EASEMENT (LOCATED ON SUBLEVEL D OF PARKING UNIT)(HATCHED AREA)

**SURVEYOR'S CERTIFICATE:**

I, TREVOR A. McMANN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. \_\_\_\_\_ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AND SHALL BE PLACED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978 NO LATER THAN ONE YEAR FROM THE DATE OF THIS CERTIFICATE, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF PUBLIC ACTS OF 1978, THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

**ELEVATION DATUM:**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**BEARING BASIS:**

BEARING BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY WASHTENAW ENGINEERING, JOB #30983, DATED 3-28-2008

**SURVEY PLAN LEGEND**

- MAJOR BOUNDARY MONUMENT  
4"X36" CONC. MON. & CAP #50442
- MINOR BOUNDARY MONUMENT  
1/2"X18" REBAR & CAP #50442
- IRON FOUND
- ⊕ BENCHMARK LOCATION
- (R) RECORD
- (M) MEASURED

**BENCHMARKS**

- BM #1: . ELEVATION: (NAVD88)
- BM #2: . ELEVATION: (NAVD88)

**SURVEY PLAN NOTES**

1. TOWER UNIT WILL HAVE NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, UTILITY CONNECTIONS AND OTHER REASONABLE USES OF LIBRARY LANE, PERIMETER DRIVE AND GROUNDS OF THE PARKING UNIT.

**COLLECTIVE ON FIFTH**

SURVEY PLAN



**METRO CONSULTING ASSOCIATES**

Relationships | Reputation | Results  
45345 Five Mile Road Plymouth, MI 48170  
800.525.6016 www.metroca.net

SHEET NUMBER  
02

PROPOSED, DATED  
OCTOBER 11, 2018

PROJECT NO  
1051-18-8815

CONSTRUCTION SITE SAFETY IS THE 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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TREVOR A. McMANN . DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170

**FLOODPLAIN NOTE**

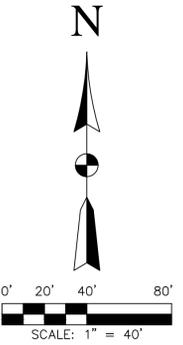
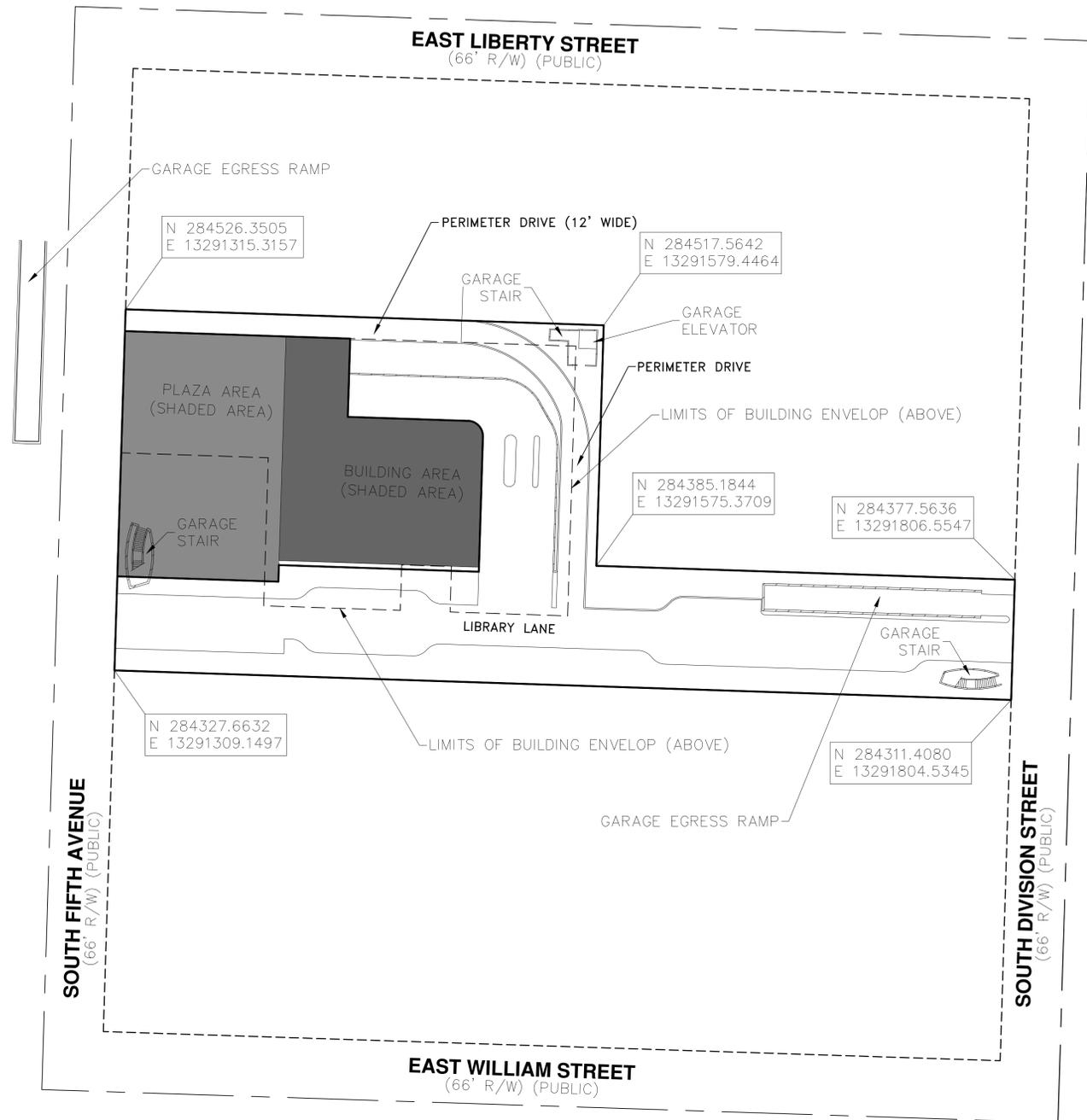
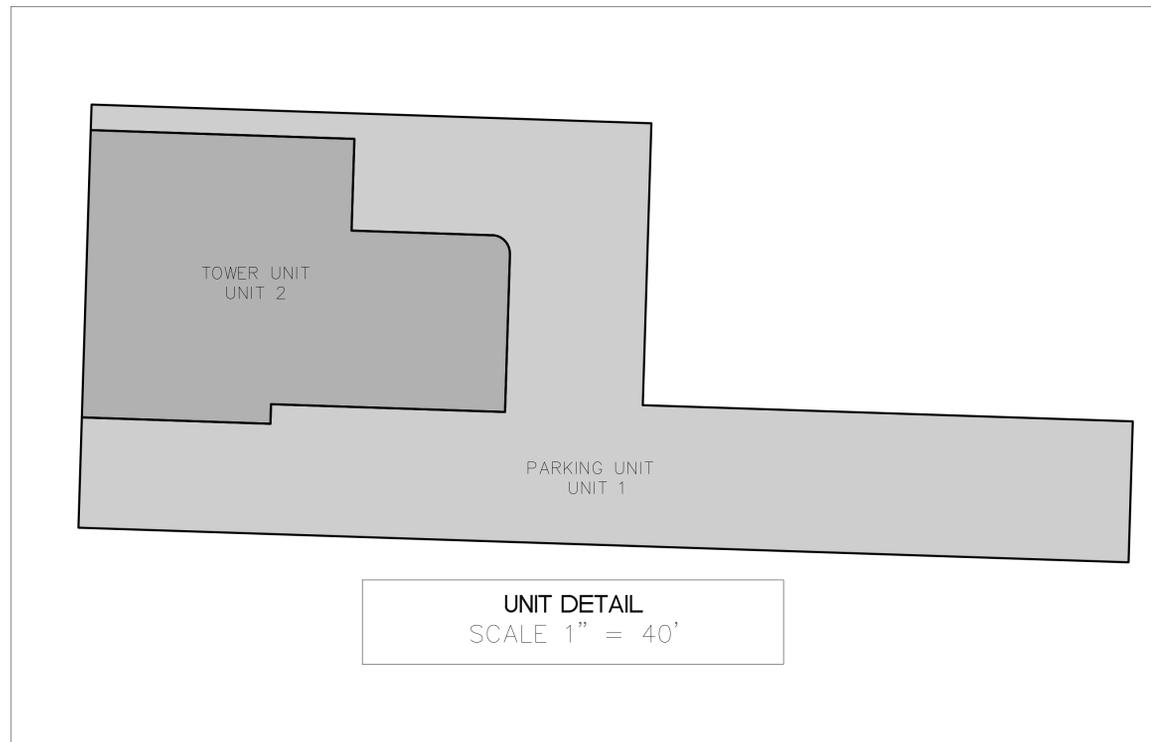
THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION FOR THE COUNTY OF WASHTENAW, STATE OF MICHIGAN, COMMUNITY NUMBER - 260213, MAP NUMBER 26161C0263E, AN EFFECTIVE DATE OF APRIL 3, 2012. THEREFORE AS NOTED IN SAID DOCUMENT, THE SCALED LOCATION OF THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**SITE PLAN LEGEND**

-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP
- N:284500.000 =NORTHING COORDINATE VALUE
- E:13291599.000 =EASTING COORDINATE VALUE

**SITE PLAN NOTES**

1. ALL UNITS AND IMPROVEMENTS NEED NOT BE BUILT.
2. THE ENTIRE PROJECT IS A CONVERTIBLE AREA.
3. OVERALL ENGINEERING SITE PLAN DRAWINGS NOT PROVIDED. BUILDING PLACEMENT IS BASED ON CORE SPACES CONCEPT PLAN.
4. TOWER UNIT WILL HAVE NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, UTILITY CONNECTIONS AND OTHER REASONABLE USES OF LIBRARY LANE, PERIMETER DRIVE AND GROUNDS OF THE PARKING UNIT.



**COLLECTIVE ON FIFTH**  
SITE PLAN

**ELEVATION DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

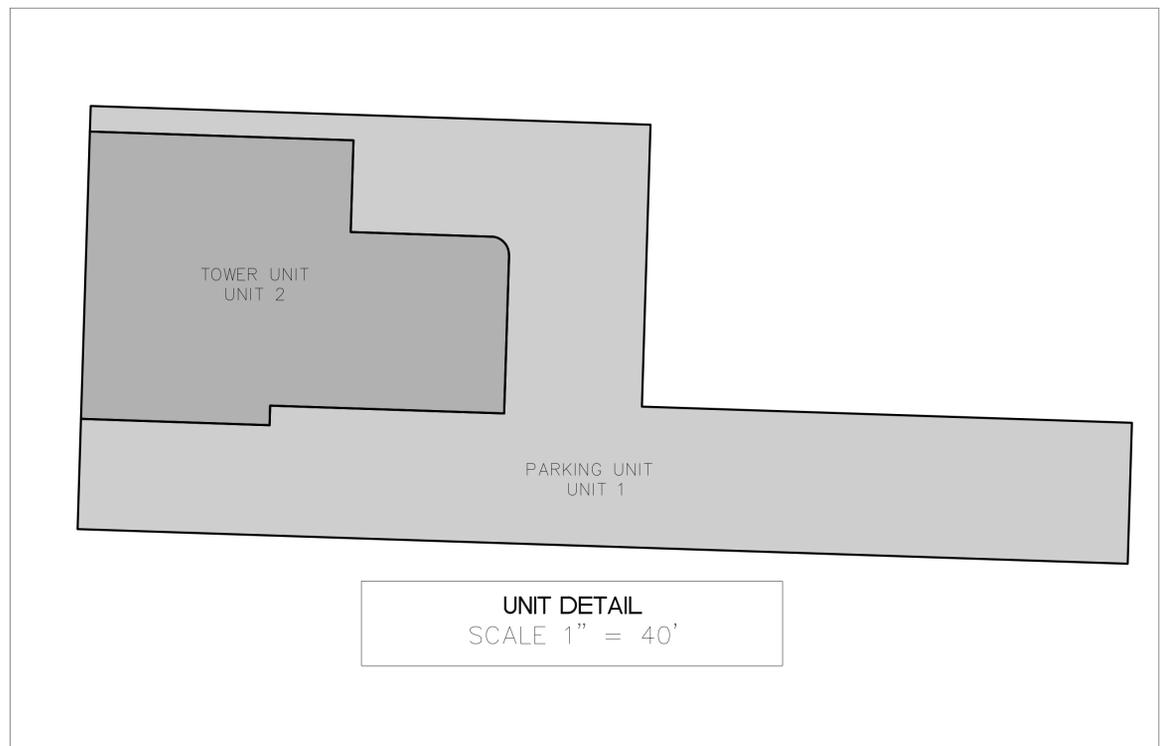
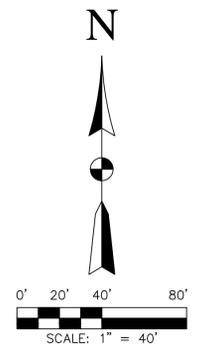
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45345 Five Mile Road Plymouth, MI 48170  
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SHEET NUMBER 03
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

TREVOR A. McMANN DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170



**UTILITY PLAN NOTES**

1. ALL UNITS AND IMPROVEMENTS NEED NOT BE BUILT.
2. CONSTRUCTION PLANS DEVELOPED BY:
3. THE ENTIRE PROJECT IS A CONVERTIBLE AREA.
4. ENGINEERING DESIGN AND PROPOSED UTILITIES NOT PROVIDED
5. TOWER UNIT WILL HAVE NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, UTILITY CONNECTIONS AND OTHER REASONABLE USES OF LIBRARY LANE, PERIMETER DRIVE AND GROUNDS OF THE PARKING UNIT.

**UTILITY PLAN LEGEND**

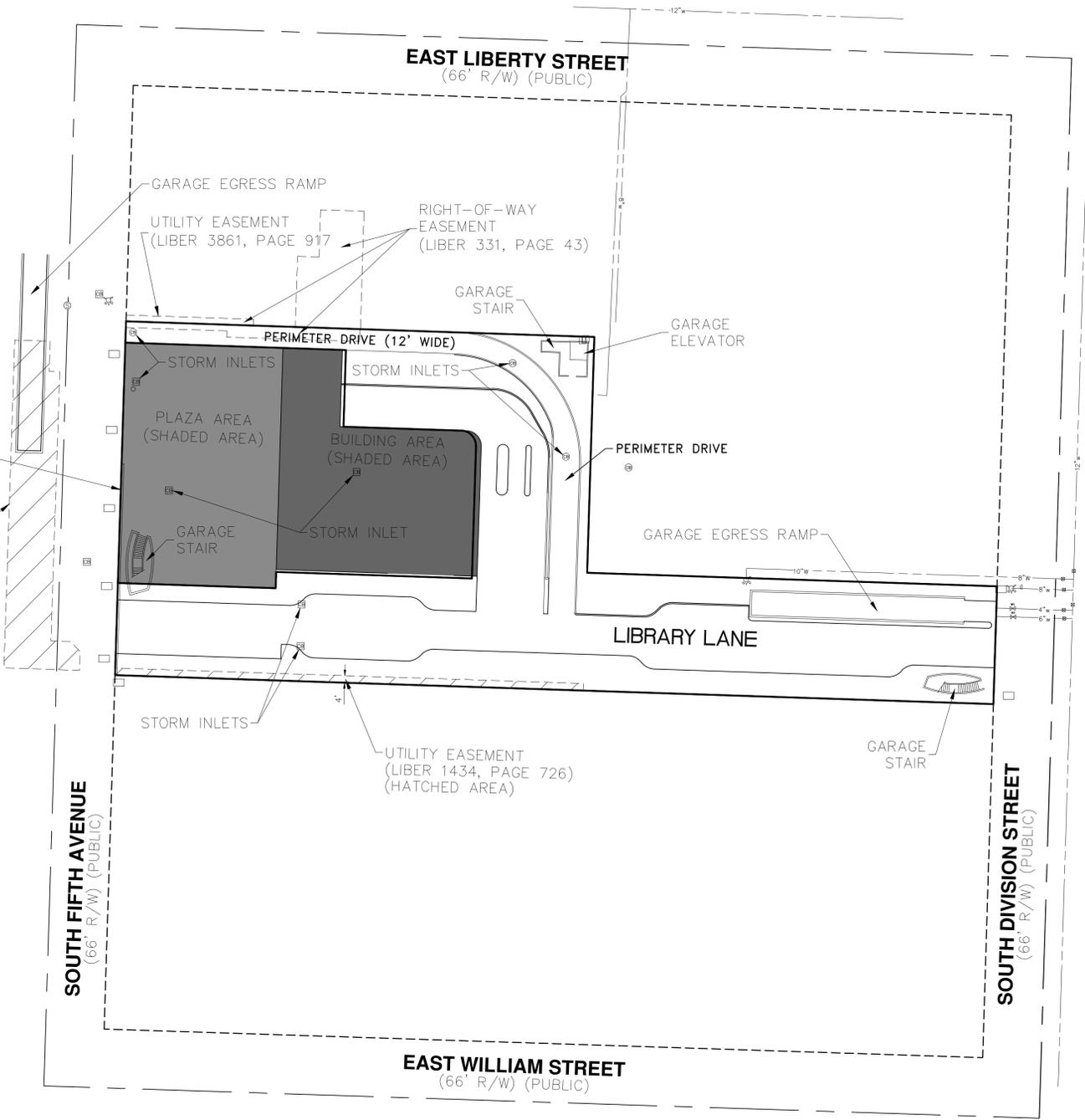
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	EX. WATER MAIN
---	PR. 8" WATER MAIN
⊗	PR. WATER VALVE
⊗	PR. HYDRANT
⊗	PR. WATER VALVE AND WELL
---XX'R---	PR. STORM SEWER
■	PR. STORM INLET/CATCH BASIN
●	PR. STORM MANHOLE
⌒	PR. STORM END SECTION
---	PR. 10" SANITARY SEWER
●	PR. SANITARY MANHOLE
---	PR. UNDERGROUND ELECTRIC
⊕	PR. LIGHT POLE
---	F. STORM SEWER
■	F. STORM INLET/CATCH BASIN
●	F. STORM MANHOLE
⌒	F. STORM END SECTION
---	F. SANITARY SEWER
●	F. SANITARY MANHOLE

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STORMWATER DETENTION SYSTEM EASEMENT (LOCATED ON SUBLEVEL D OF PARKING UNIT)(HATCHED AREA)

TRENCH DRAIN



**COLLECTIVE ON FIFTH**  
UTILITY PLAN

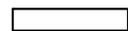
 <b>METRO CONSULTING ASSOCIATES</b> Relationships   Reputation   Results 45345 Five Mile Road Plymouth, MI 48170 800.525.6016 www.metroca.net	SHEET NUMBER 04
	PROPOSED, DATED OCTOBER 11, 2018
	PROJECT NO 1051-18-8815

TREVOR A. McMANN  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170

**FLOOR PLAN LEGEND**

 GENERAL COMMON ELEMENT

 LIMITED COMMON ELEMENT

 LIMITS OF OWNERSHIP

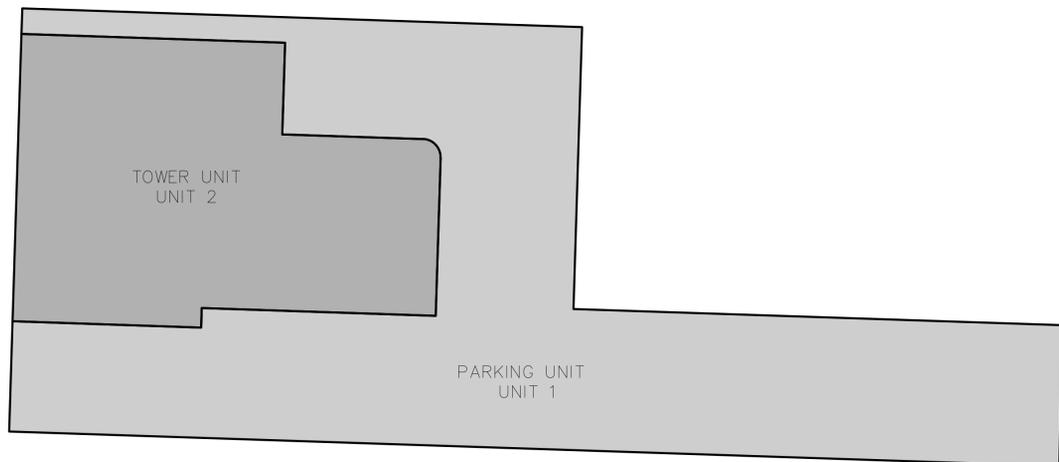
N: 284500.000 =NORTHING COORDINATE VALUE  
E: 13291599.000 =EASTING COORDINATE VALUE

**FLOOR PLAN NOTES**

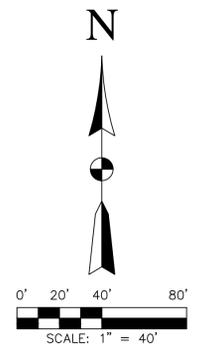
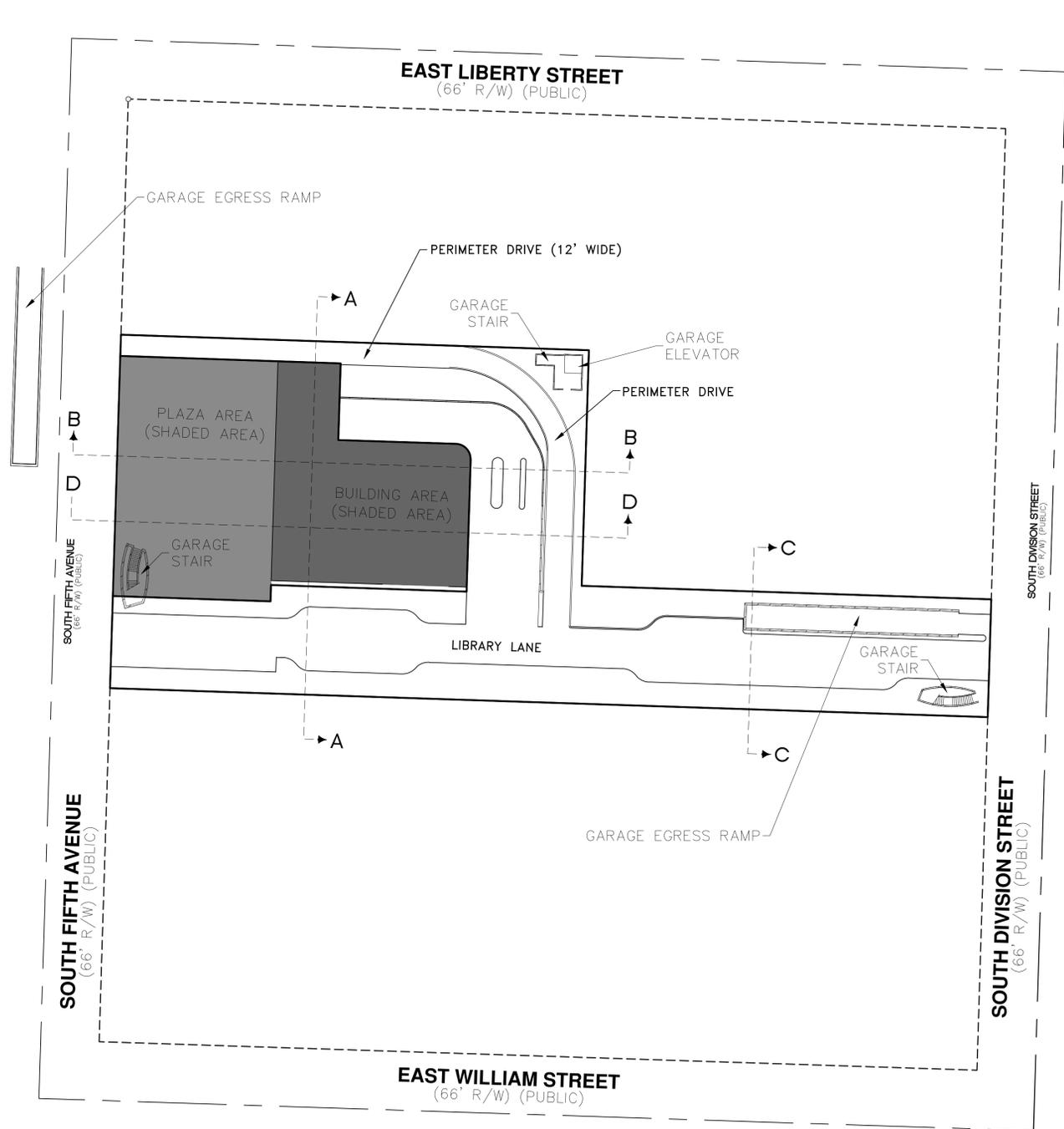
1. ALL UNITS AND IMPROVEMENTS NEED NOT BE BUILT.
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3. PARKING GARAGE PLAN/SECTION VIEWS SHOWN PER SOUTH FIFTH AVE. UNDERGROUND PARKING GARAGE AND STREET IMPROVEMENTS BY CARL WALKER PROJECT NO. N1-2008-504 DATED 02-18-11
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**ELEVATION DATUM:**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)



UNIT DETAIL  
SCALE 1" = 40'



**COLLECTIVE ON FIFTH**  
FLOOR PLAN - LEVEL A (STREET LEVEL)

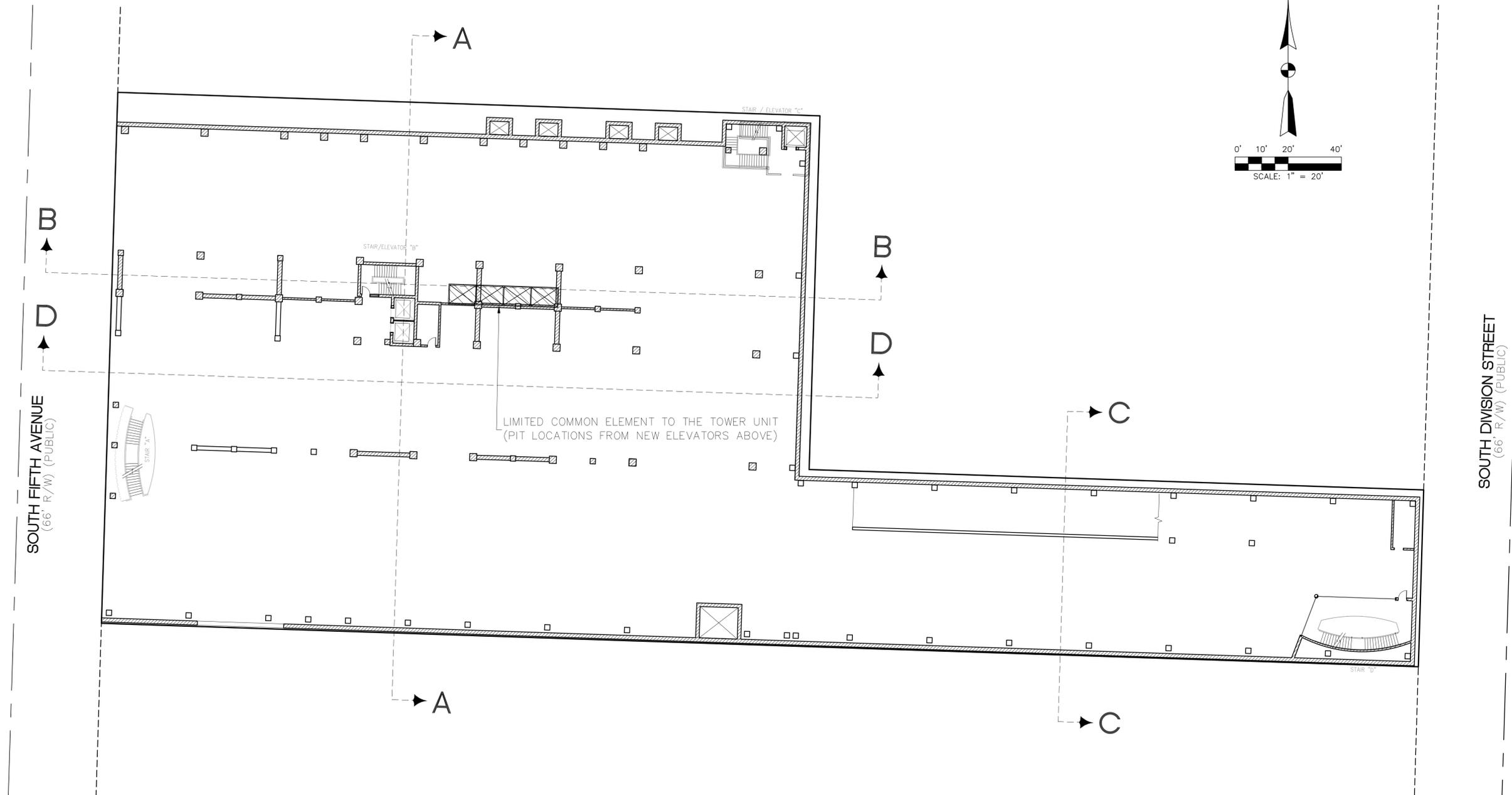
 **METRO CONSULTING ASSOCIATES**  
Relationships | Reputation | Results  
45345 Five Mile Road Plymouth, MI 48170  
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SHEET NUMBER 05
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

TREVOR A. McMANN DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170

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**FLOOR PLAN LEGEND**

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
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**FLOOR PLAN NOTES**

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2. THE ENTIRE PROJECT IS A CONVERTIBLE AREA.
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4. THE COLUMNS SHOWN AS GENERAL COMMON ELEMENTS (GCEs) ARE NOTED AS STRUCTURAL SUPPORT FOR THE ABOVE-DECK DEVELOPMENT AS PER FIGURE 5.8, PAGE 17 OF THE LIBRARY LANE UNDERGROUND PARKING STRUCTURE FUTURE DEVELOPMENT REPORT PREPARED BY CARL WALKER IN 2015.

**COLLECTIVE ON FIFTH**

FLOOR PLAN - PARKING UNIT SUBLEVEL A

**ELEVATION DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

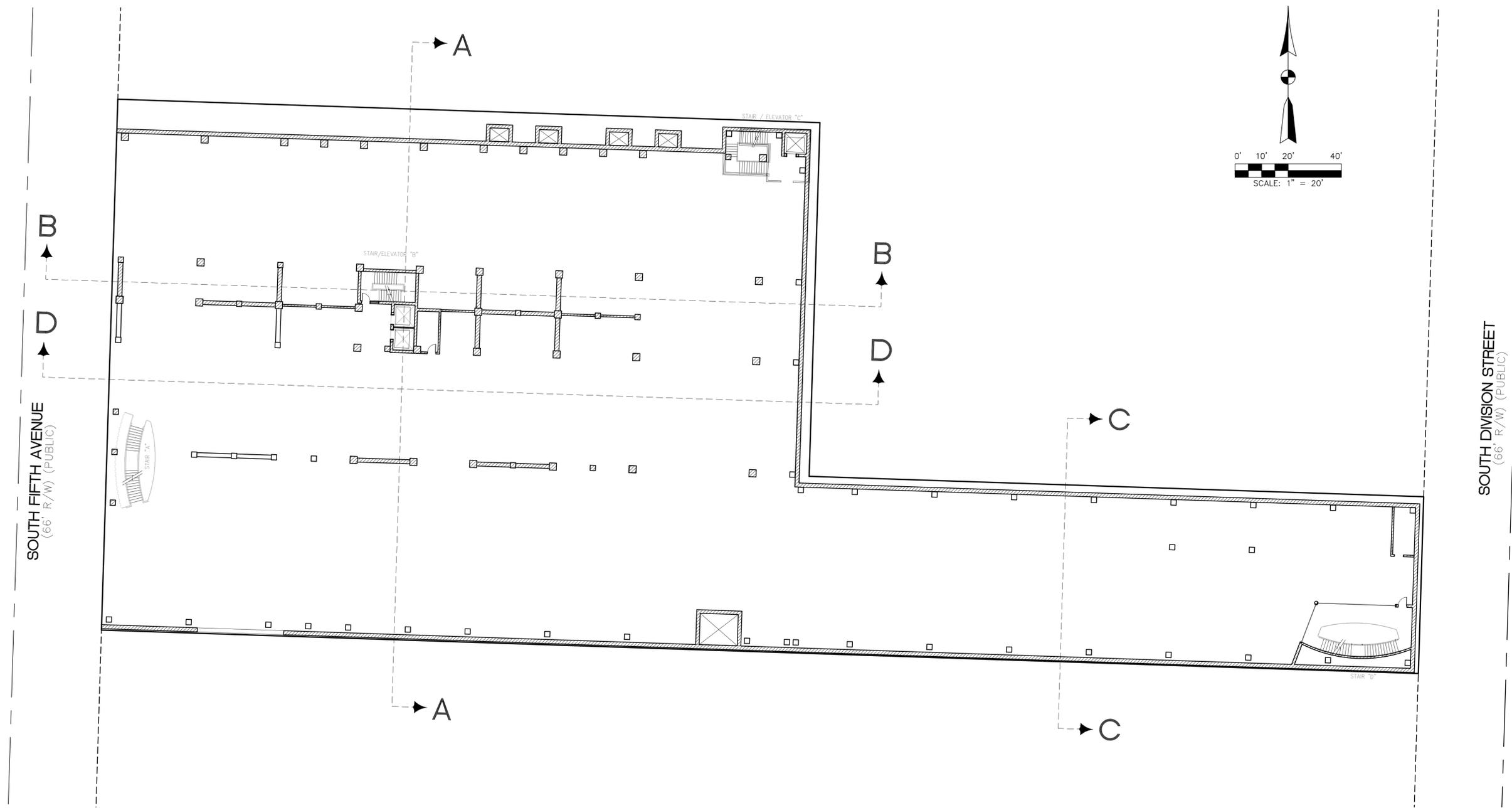
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SHEET NUMBER 06
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

TREVOR A. McMANN      DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170



**FLOOR PLAN LEGEND**

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
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**FLOOR PLAN NOTES**

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**COLLECTIVE ON FIFTH**  
FLOOR PLAN - PARKING UNIT SUBLEVEL B

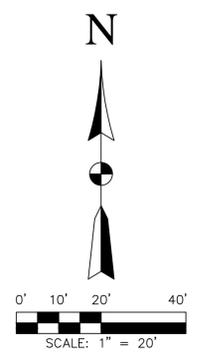
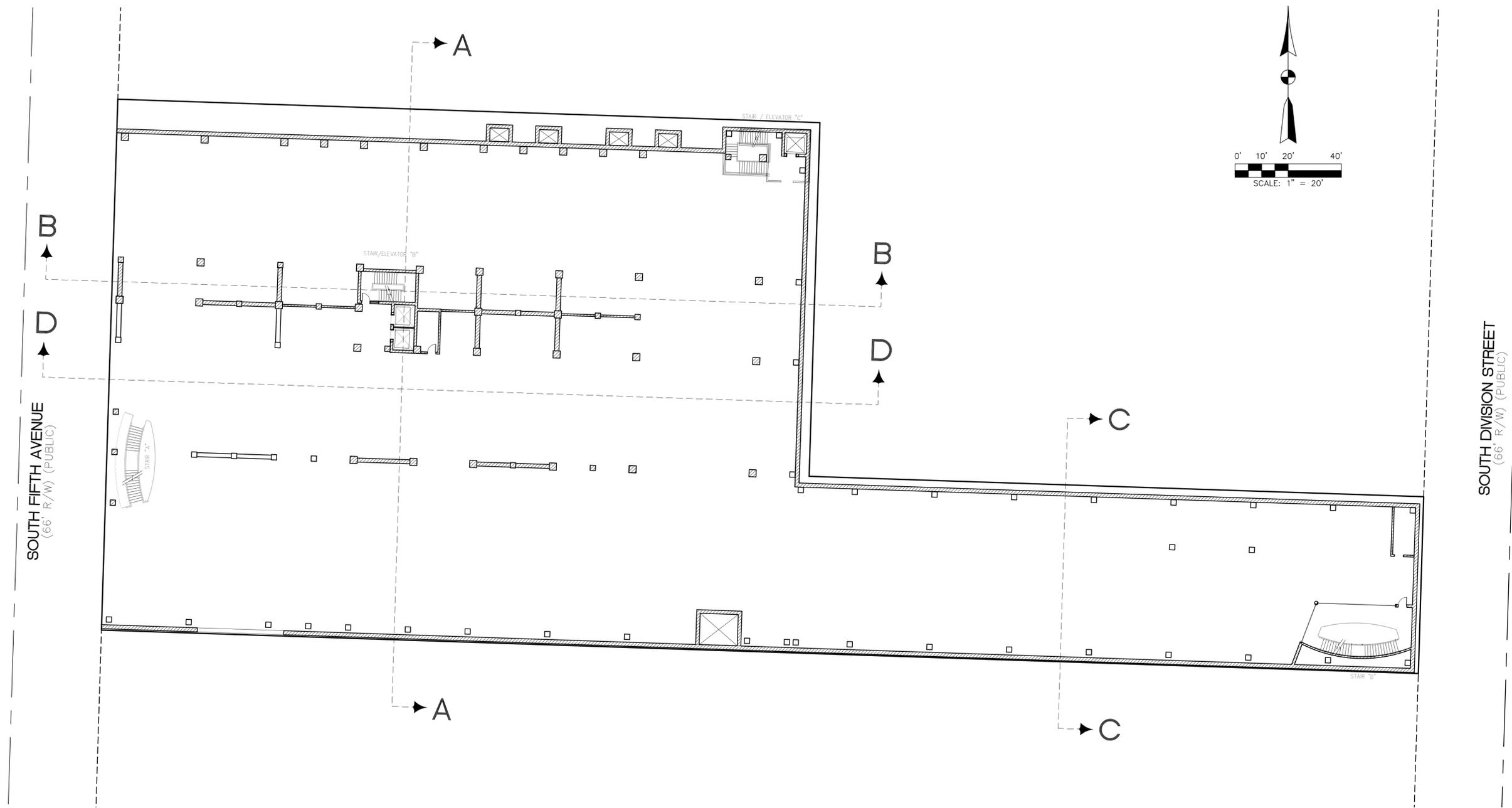
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Relationships | Reputation | Results  
45345 Five Mile Road Plymouth, MI 48170  
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SHEET NUMBER 07
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

TREVOR A. McMANN      DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170



**FLOOR PLAN LEGEND**

- GENERAL COMMON ELEMENT
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**FLOOR PLAN NOTES**

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**COLLECTIVE ON FIFTH**  
FLOOR PLAN - PARKING UNIT SUBLEVEL C

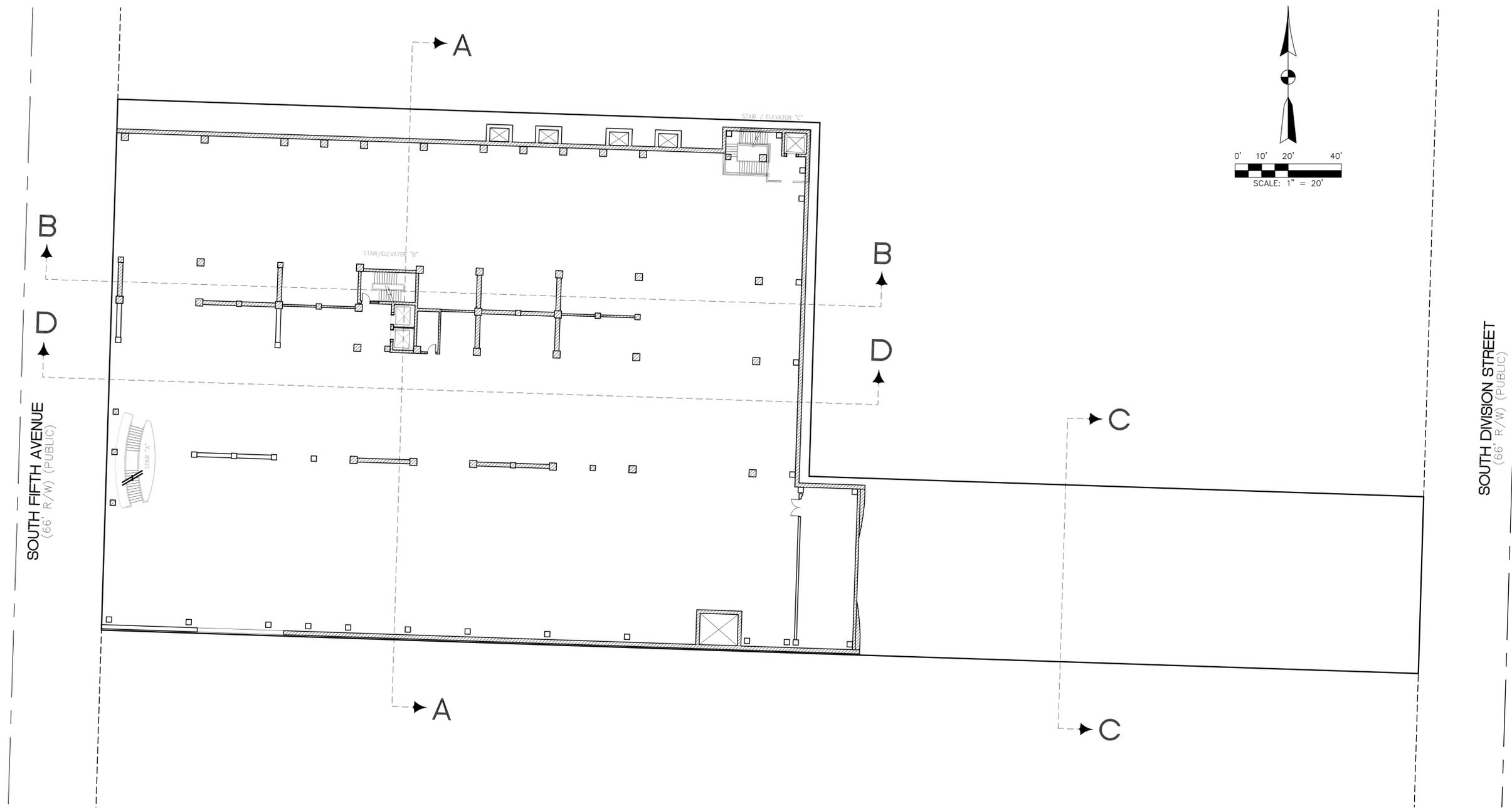
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Relationships | Reputation | Results  
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SHEET NUMBER 08
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**COLLECTIVE ON FIFTH**

FLOOR PLAN - PARKING UNIT SUBLEVEL D

**ELEVATION DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

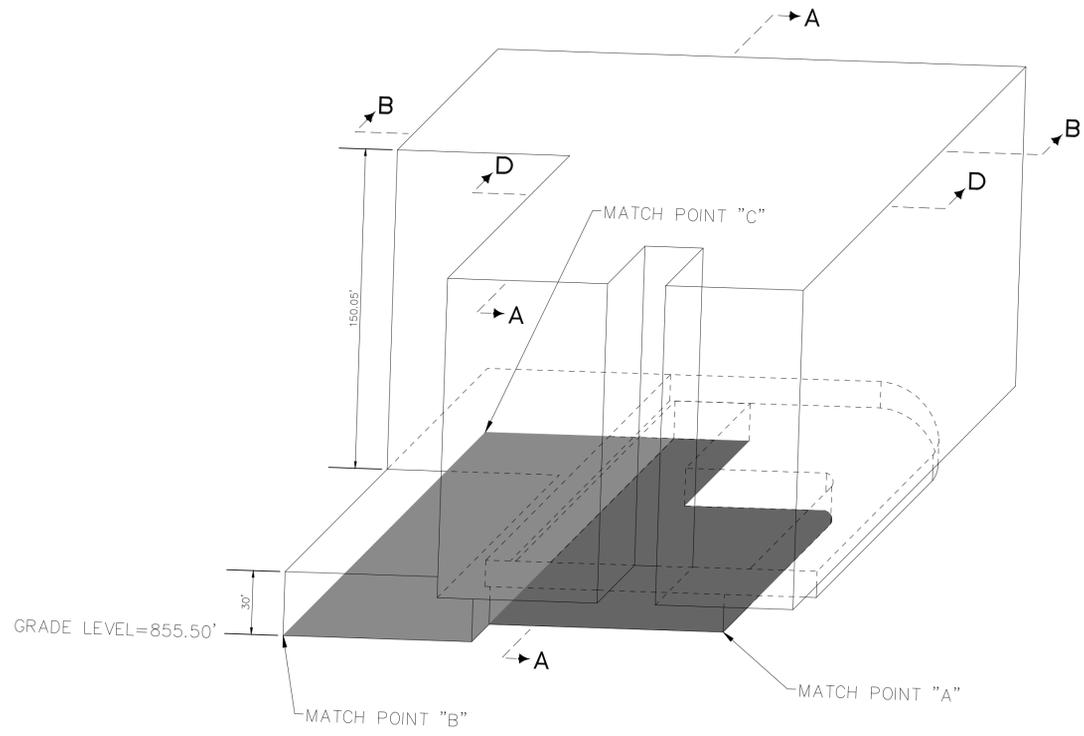
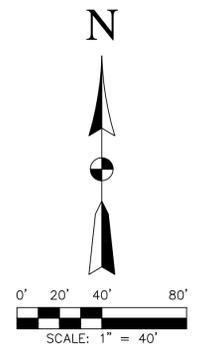
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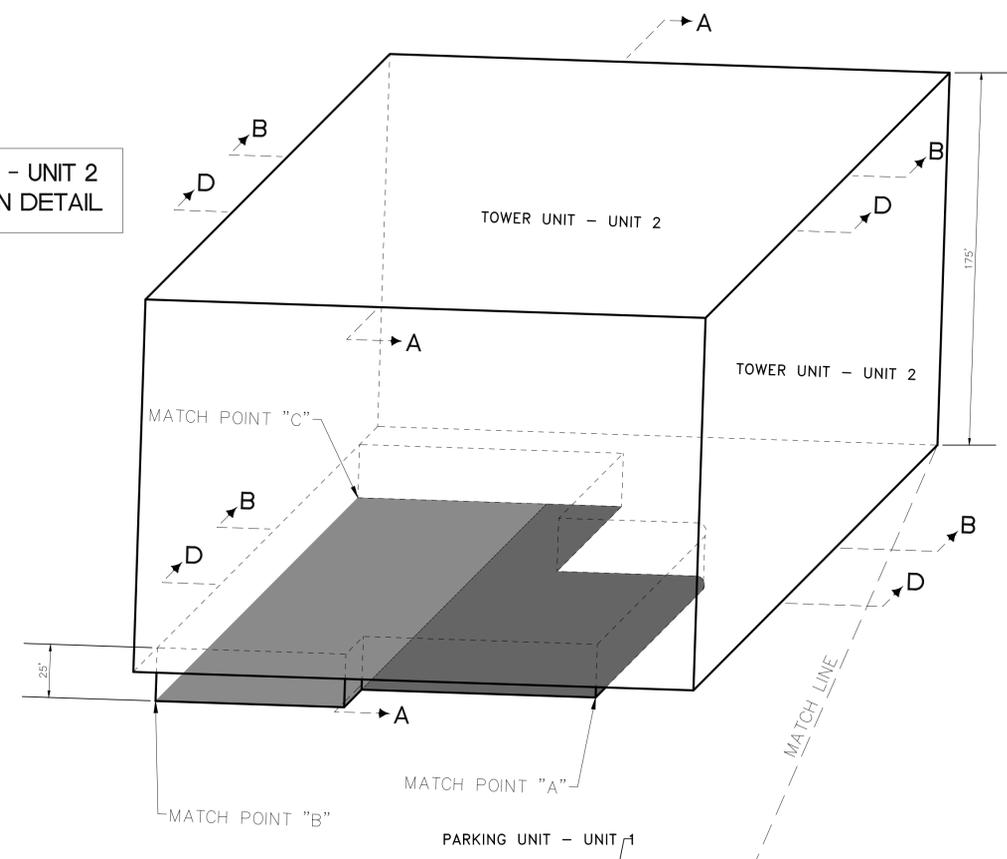
SHEET NUMBER 09
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

TREVOR A. McMANN      DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170



**BUILDING AREA  
UNIT SECTION DETAIL**

**TOWER UNIT - UNIT 2  
UNIT SECTION DETAIL**

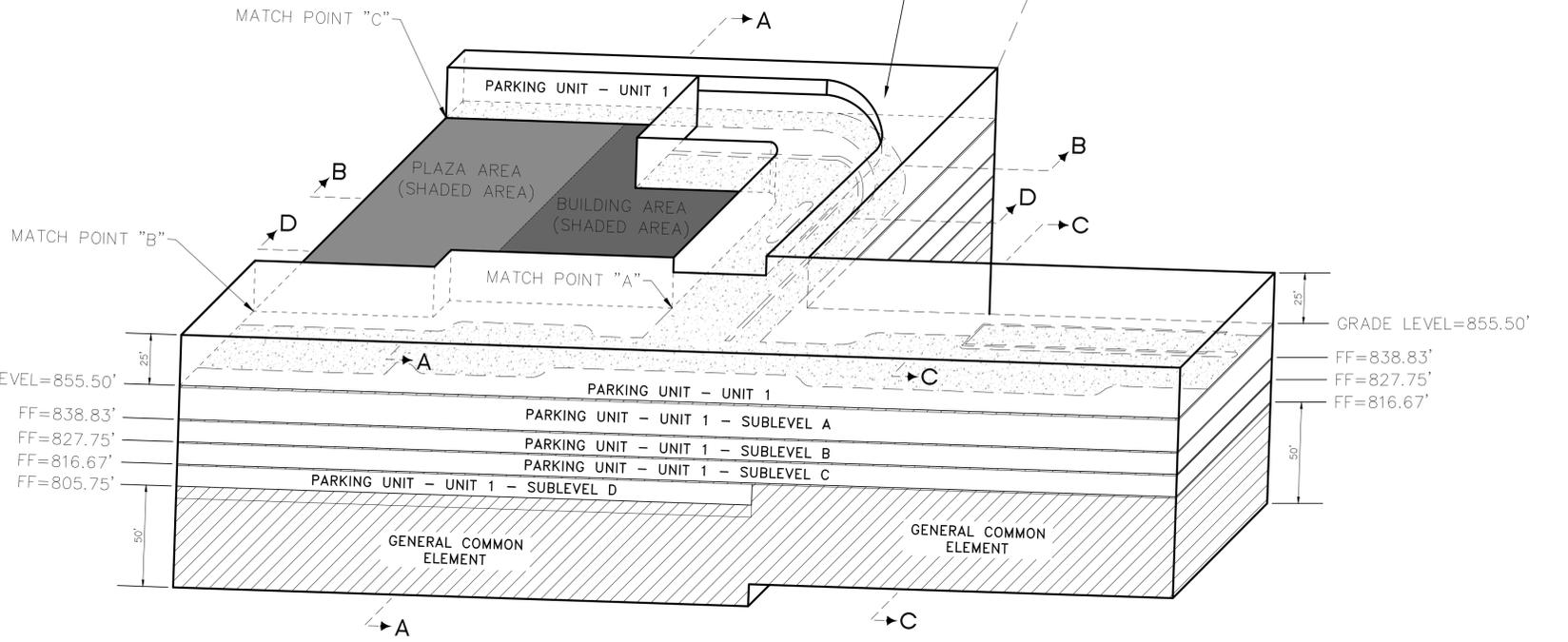


**BUILDING SECTION PLAN LEGEND**

- GENERAL COMMON ELEMENT
  - LIMITED COMMON ELEMENT
  - LIMITS OF OWNERSHIP
  - UNIT 1 & 2 FLOOR MATCH POINT AT GRADE LEVEL
- N: 284500.000 =NORTHING COORDINATE VALUE  
E: 13291599.000 =EASTING COORDINATE VALUE

**BUILDING SECTION PLAN NOTES**

1. ALL UNITS AND IMPROVEMENTS NEED NOT BE BUILT.
2. THE ENTIRE PROJECT IS A CONVERTIBLE AREA.
3. OVERALL ENGINEERING SITE PLAN DRAWINGS NOT PROVIDED. BUILDING PLACEMENT IS BASED ON CORE SPACES CONCEPT PLAN.



**PARKING UNIT - UNIT 1  
UNIT SECTION DETAIL**

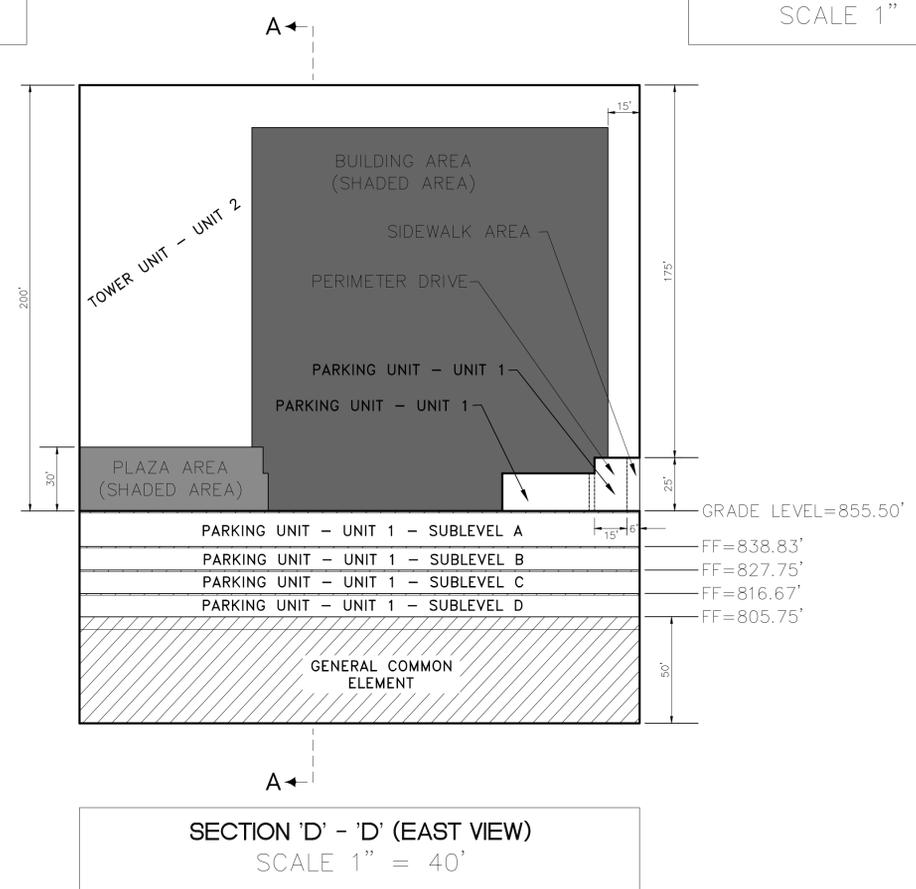
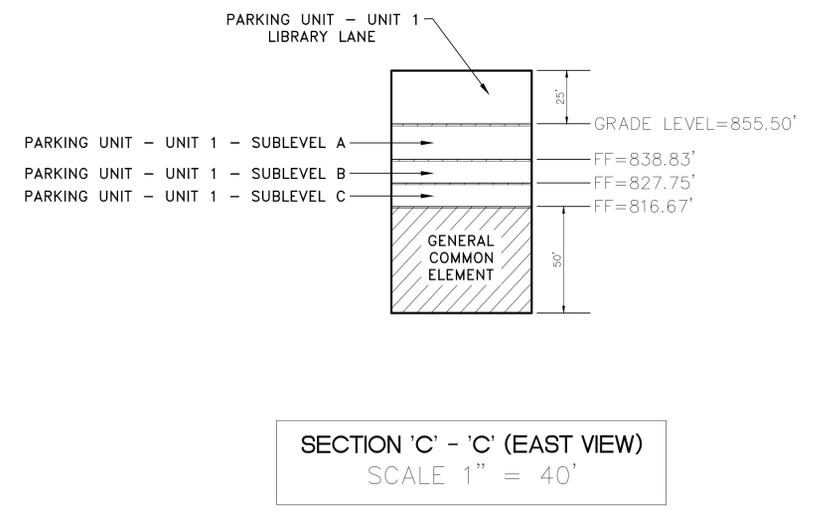
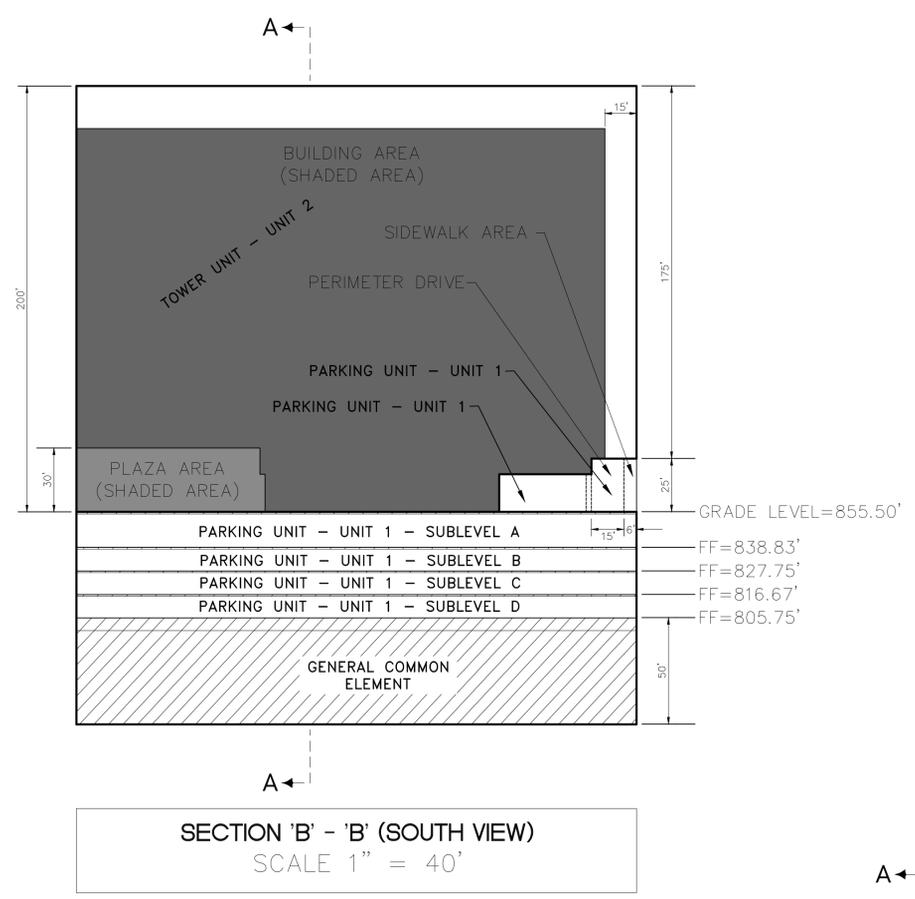
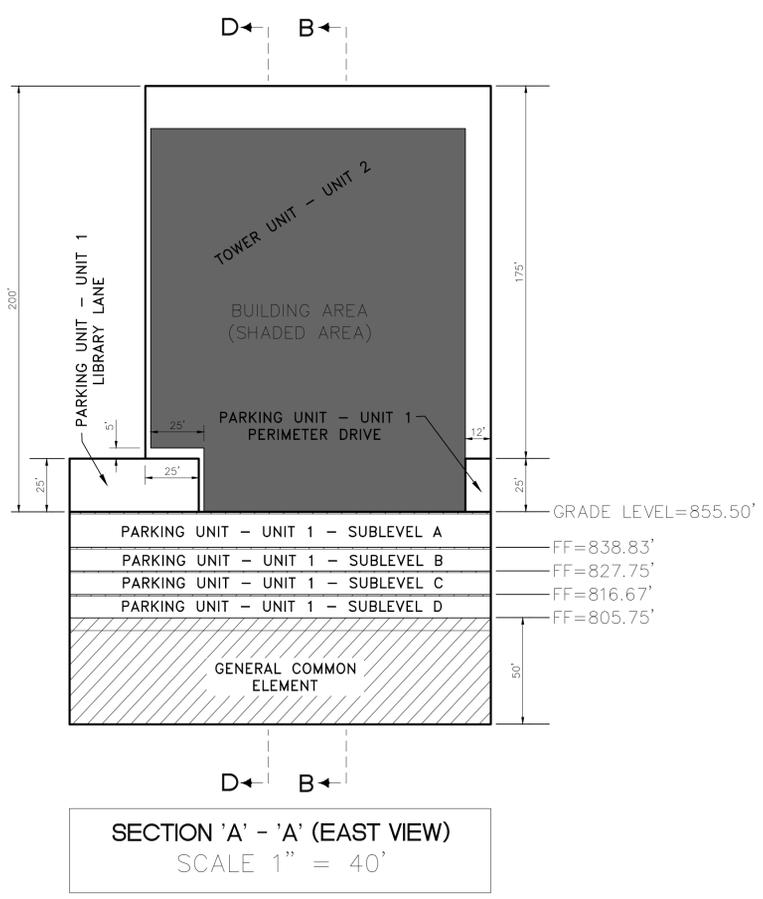
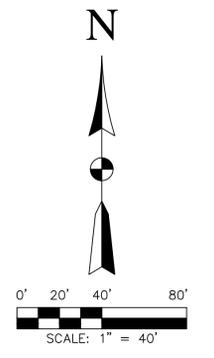
**COLLECTIVE ON FIFTH**  
BUILDING SECTION PLAN - UNIT SECTION DETAIL

**ELEVATION DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

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<b>METRO CONSULTING ASSOCIATES</b> Relationships   Reputation   Results 45345 Five Mile Road Plymouth, MI 48170 800.525.6016 www.metroca.net	SHEET NUMBER 10
	PROPOSED, DATED OCTOBER 11, 2018
	PROJECT NO 1051-18-8815

TREVOR A. McMANN      DATE  
PROFESSIONAL SURVEYOR  
LICENSE NO. 50442  
METRO CONSULTING ASSOCIATES  
45345 FIVE MILE ROAD  
PLYMOUTH, MICHIGAN 48170



**BUILDING SECTION PLAN LEGEND**

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP

N: 284500.000 =NORTHING COORDINATE VALUE  
 E: 13291599.000 =EASTING COORDINATE VALUE

**BUILDING SECTION PLAN NOTES**

1. ALL UNITS AND IMPROVEMENTS NEED NOT BE BUILT.
2. THE ENTIRE PROJECT IS A CONVERTIBLE AREA.
3. OVERALL ENGINEERING SITE PLAN DRAWINGS NOT PROVIDED. BUILDING PLACEMENT IS BASED ON CORE SPACES CONCEPT PLAN.

**ELEVATION DATUM:**  
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**COLLECTIVE ON FIFTH**  
 BUILDING SECTION PLAN - UNIT SECTIONS

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SHEET NUMBER 11
PROPOSED, DATED OCTOBER 11, 2018
PROJECT NO 1051-18-8815

TREVOR A. McMANN      DATE  
 PROFESSIONAL SURVEYOR  
 LICENSE NO. 50442  
 METRO CONSULTING ASSOCIATES  
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 PLYMOUTH, MICHIGAN 48170