

**PREPARED FOR:**  
 Rob Fowler

5550 Fox Run  
 Saline, MI 48176

**CREATED:**

Drawn: R. Paramo Date: 02.21.24

**REVISIONS:**

Rev: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_

**1316 Geddes Avenue**  
**ALTA/NSPS Land Title Survey**  
 1316 Geddes Avenue, Ann Arbor, MI 48104  
 PART OF THE SOUTHWEST 1/4 OF SECTION 28, T2S, R2E,  
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 24500040

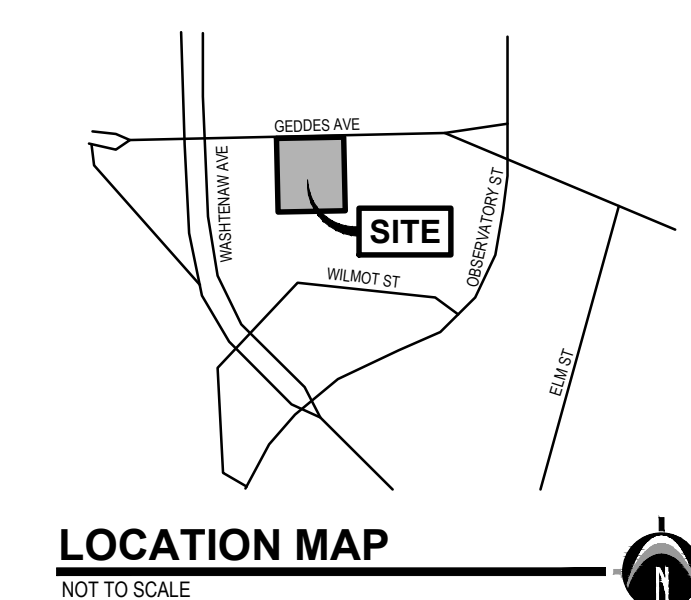
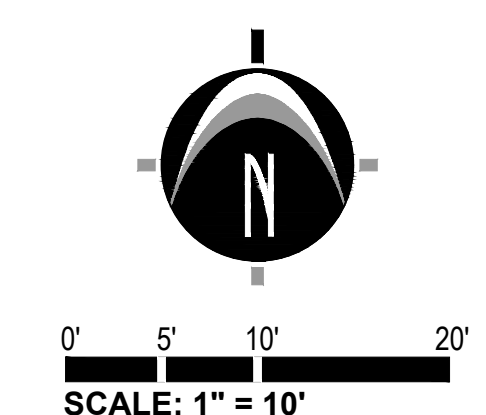
**SHEET NO:**

**AL**

**SHEET: 1 OF 1**

**DRAWING NOTES**

- A Concrete 6.7' West of Parcel Line
- B Concrete 11.3' West of Parcel Line
- C Concrete 11.6' West of Parcel Line
- D Wall 0.1' East of Parcel Line
- E Wall 0.2' West and 0.1' North of Parcel Line
- F Wall is on-line of Parcel
- G Wall 0.2' North of Parcel Line
- H Asphalt 3.6' East of Parcel Line
- I Asphalt 3.1' East of Parcel Line
- J Asphalt 4.0' East of Parcel Line
- K Asphalt 4.9' East of Parcel Line



**811** Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNY" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**TITLE INFORMATION**

The Title Description and Schedule B items hereon are from Detroit Title and Escrow (underwritten by Doma Title Insurance, Inc., Commitment Number: DT-18606, dated February 9, 2024.

**TITLE DESCRIPTION**

The Land referred to herein below is situated in the County of Washtenaw, State of Michigan, and is described as follows:

Parcel 1:

Lots 8 and 9, C.T. Wilmot's Addition, as recorded in Liber 67 of Deeds, Page 384, Washtenaw County Records. Also, the Southernmost 14 feet of the West 58 feet of Lot 10, C.T. Wilmot's Addition to the City of Ann Arbor, as recorded in Liber 67 of Deeds, Page 384, Washtenaw County Records. Also, the Westernmost 7 feet of the West 58 feet of Lot 10, C.T. Wilmot's Addition to the City of Ann Arbor, as recorded in Liber 67 of Deeds, Page 384, Washtenaw County Records. Together with a non-exclusive easement for driveway purposes over the East 4 feet of the West 11 feet of Lot 10, C.T. Wilmot's Addition to the City of Ann Arbor, as recorded in Liber 67 of Deeds, Page 384, Washtenaw County Records, as granted in deed recorded in Liber 1098, Page 129, Washtenaw County Records.

**SCHEDULE B - SECTION II NOTES**

- (11) Easement as set forth in Quit Claim Deed recorded in Liber 1098, Page 129, Washtenaw County Records. The easement described in this document is shown on this survey.

**11 SURVEYOR'S NOTES**

- 1) ALTA TABLE "A" ITEM NO. 1 - Existing and placed monuments at all major corners of the boundary of the property have been shown.
- 2) ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 1316 Geddes Avenue, Ann Arbor, MI 48104.
- 3) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260213, Map Number 2616C0263E, with an Effective Date of April 3, 2012, shows this parcel to be located in Zone X (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- 4) ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 18,433.72 Square Feet / 0.42 Acres
- 5) ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
- 6) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 7) ALTA TABLE "A" ITEM NO. 9 - Parking Information  
 15 standard parking spaces  
 0 handicap parking spaces  
 15 total parking spaces
- 8) ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records
- 9) ALTA TABLE "A" ITEM NO. 16 - Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. **None observed.**
- 10) Note to the client, insurer, and lender - Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 11) Basis of Bearing: NAD83 Michigan State Plane, South Zone, International Foot
- 12) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 13) The land shown in this survey is the same as that described in Detroit Title and Escrow (underwritten by Doma Title Insurance, Inc., Commitment Number: DT-18606, dated February 9, 2024.
- 14) Access to property is from Geddes Avenue.

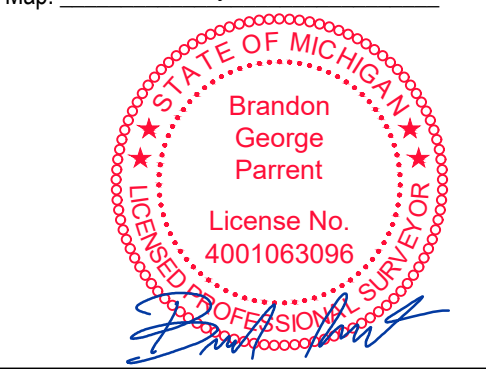
**LEGEND**

- Iron - Set 1/2" X 18" iron rebar with NED Cap
- Iron - Found as noted
- △ Control Point
- ▭ Asphalt
- ▨ Existing Building
- ▩ Concrete

**SURVEYOR'S CERTIFICATION**

To Detroit Title and Escrow Agent: Doma Title Insurance, Inc.  
 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 Items 1, 2, 3, 4, 7(a), 8, 9, 13, & 16 of Table A thereof. The fieldwork was completed on February 21, 2024.

Date of Plat or Map: February 21, 2024



Brandon G. Parrent  
 Professional Surveyor No. 4001063096  
 Nederveld, Inc.  
 bparrent@nederveld.com

