

VICINITY MAP  
(NOT TO SCALE)

**PARKING**  
 HANDICAP PARKING = 2 STALLS  
 STANDARD PARKING = 26 STALLS

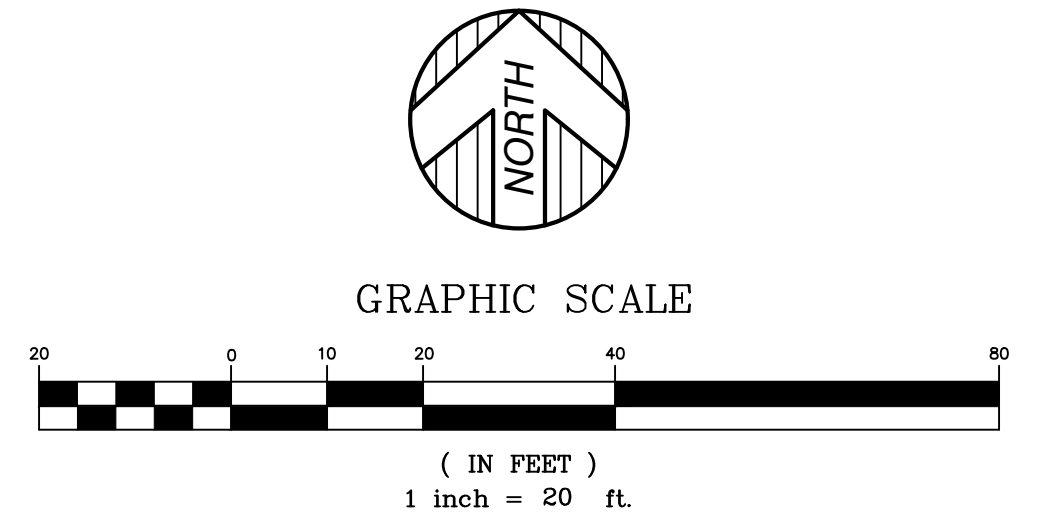
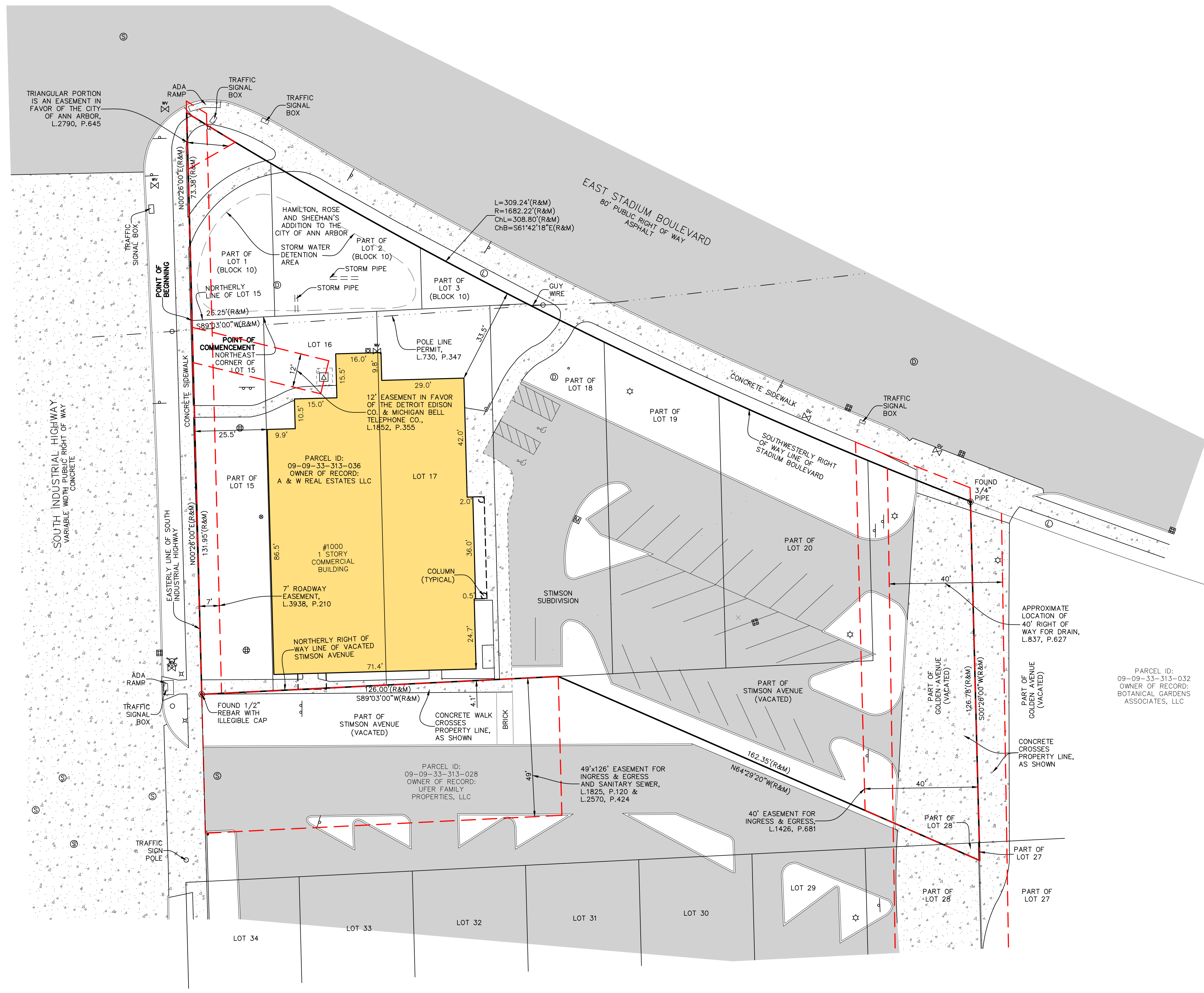
**PARCEL AREA**  
 39,314± SQUARE FEET = 0.90± ACRES

**BASIS OF BEARING**  
 NORTH 00°25'00" EAST, BEING THE EASTERLY RIGHT OF WAY LINE OF SOUTH INDUSTRIAL HIGHWAY, AS DESCRIBED.

**SURVEYOR'S NOTE**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

**LEGEND**

(R&M)	FOUND MONUMENT (AS NOTED)
(R)	RECORD AND MEASURED DIMENSION
(M)	MEASURED DIMENSION
(E)	ELECTRIC MANHOLE
(T)	TRANSFORMER
(P)	UTILITY POLE
(G)	GAS METER
(V)	GAS VALVE
(L)	PUBLIC LIGHTING MANHOLE
(S)	TRAFFIC SIGNAL
(C)	CLEANOUT
(M)	SANITARY MANHOLE
(R)	ROUND CATCH BASIN
(S)	SQUARE CATCH BASIN
(D)	STORM DRAIN MANHOLE
(H)	FIRE HYDRANT
(V)	WATER VALVE
(U)	UNKNOWN MANHOLE
(B)	BOLLARD
(F)	FLAGPOLE
(L)	LIGHTPOST/LAMP POST
(M)	MAIL BOX
(S)	SINGLE POST SIGN
(D)	DOUBLE POST SIGN
(H)	HANDICAP PARKING
(S)	PARCEL BOUNDARY LINE
(P)	PLATTED LOT LINE
(A)	ADJOINER PARCEL LINE
(S)	SECTION LINE
(D)	EASEMENT (AS NOTED)
(R)	RIGHT-OF-WAY
(B)	BUILDING OVERHANG
(A)	ASPHALT CURB
(C)	CONCRETE CURB
(R)	RAISED CONCRETE
(P)	PARKING
(C)	EDGE OF CONCRETE (CONC.)
(A)	EDGE OF ASPHALT (ASPH.)
(B)	EDGE OF BRICK
(U)	OVERHEAD UTILITY LINE
(P)	UNDERGROUND PIPE (AS NOTED)
(B)	BUILDING AREA
(A)	ASPHALT
(C)	CONCRETE



**PROPERTY DESCRIPTION**  
 CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LAND LOCATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, FURTHER DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 15, STIMSON SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS; THENCE S 89°03'00" W 25.25 FEET ALONG THE NORTHERLY LINE OF LOT 15 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH INDUSTRIAL HIGHWAY FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID SOUTH INDUSTRIAL HIGHWAY N 00°26'00" E 73.38 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STADIUM BOULEVARD; THENCE SOUTHERLY 309.24 FEET ALONG SAID RIGHT-OF-WAY LINE IN THE ARC OF A 1682.22 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°31'57" HAVING A CHORD WHICH BEARS S 61°42'18" E 308.80 FEET; THENCE S 00°26'00" W 126.78 FEET; THENCE N 64°29'20" W 162.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STIMSON AVENUE (VACATED); THENCE S 89°03'00" W 126.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH INDUSTRIAL HIGHWAY; THENCE N 00°26'00" E 131.95 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING IN LIBER 1 OF PLATS, PAGE 24, WASHTENAW COUNTY RECORDS, TOGETHER WITH AN EASEMENT FOR SANITARY SEWER LINE, AS RECORDED IN LIBER 1825, PAGE 120, WASHTENAW COUNTY RECORDS.

**TITLE REPORT NOTE**

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 23380948U, REVISION 4, DATED JUNE 4, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- POLE LINE PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY, AS RECORDED IN LIBER 730, PAGE 347 (AS SHOWN) AND AMENDED BY INSTRUMENT RECORDED IN LIBER 1829, PAGE 756 (DOCUMENT NOT PROVIDED AT TIME OF SURVEY), WASHTENAW COUNTY RECORDS.
  - EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY AS RECORDED IN LIBER 1852, PAGE 355, WASHTENAW COUNTY RECORDS. (AS SHOWN)
  - EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS SET FORTH IN LIBER 1426, PAGE 681, WASHTENAW COUNTY RECORDS. (AS SHOWN)
  - RIGHT-OF-WAY FOR PITTSFIELD-ANN ARBOR STORM DRAIN AS EVIDENCED IN LIBER 837, PAGE 627, WASHTENAW COUNTY RECORDS. (AS SHOWN)
  - TERMS AND CONDITIONS OF EASEMENT AGREEMENT FOR SANITARY SEWER LINE AS SET FORTH IN LIBER 1825, PAGE 120, WASHTENAW COUNTY RECORDS, AND AMENDED IN LIBER 2570, PAGE 454, WASHTENAW COUNTY RECORDS. (AS SHOWN, SEE DOCUMENT FOR ADDITIONAL TERMS AND CONDITIONS)
  - EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 2790, PAGE 645, WASHTENAW COUNTY RECORDS. (AS SHOWN)
  - GRANT OF EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 3938, PAGE 210, WASHTENAW COUNTY RECORDS. (AS SHOWN)
  - BUILDING AND USE RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 3954, PAGE 661, WASHTENAW COUNTY RECORDS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

**SURVEYOR'S CERTIFICATION**

TO JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND PARKS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE.

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 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2023.

DATE OF PLAT OR MAP: AUGUST 08, 2023

ANTHONY T. SYCKO, JR., P.S.  
 PROFESSIONAL SURVEYOR  
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ALTA / NSPS LAND TITLE SURVEY  
 PREPARED FOR: A&W REALESTATE LLC  
 1000 E STADIUM BOULEVARD, ANN ARBOR, MICHIGAN  
 PART OF SECTION 33,  
 TOWN 2 SOUTH, RANGE 6 EAST

DATE	REVISION	DATE	BY	DESCRIPTION
08/08/23				
08/08/23				
AUGUST 8, 2023				

SCALE: 1" = 20'

PROJECT NO: 23-01545

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