

**BENCHMARKS**

**BENCHMARK #1917 ELEV. = 872.51 (NAVD83)**  
 Rim of electric manhole, located at the Southwest corner of E. Liberty Street and Maynard Street.

**BENCHMARK #1912 ELEV. = 872.51 (NAVD83)**  
 Rim of telephone manhole, located 7' N - West of edge of sidewalk for Maynard Street & 132' N - South of E. Liberty Street.

**BENCHMARK #1911 ELEV. = 872.51**

**BENCHMARK #1910 ELEV. = 872.51**

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

811 SERVICE PROVIDERS ARE NOT TO BE CALLED FOR SERVICE UNLESS YOU HAVE BEEN ADVISED BY THE UTILITY PROVIDER TO DO SO. CALL 811 TO REPORT A PROBLEM OR TO REQUEST A SERVICE. CALL 811 TO REPORT A PROBLEM OR TO REQUEST A SERVICE. CALL 811 TO REPORT A PROBLEM OR TO REQUEST A SERVICE.

**BENCHMARKS**

**BENCHMARK #1917 ELEV. = 872.51 (NAVD83)**  
 Rim of electric manhole, located at the Southwest corner of E. Liberty Street and Maynard Street.

**BENCHMARK #1912 ELEV. = 872.51 (NAVD83)**  
 Rim of telephone manhole, located 7' N - West of edge of sidewalk for Maynard Street & 132' N - South of E. Liberty Street.

**BENCHMARK #1911 ELEV. = 872.51**

**BENCHMARK #1910 ELEV. = 872.51**

**LOCATION MAP**  
 NOT TO SCALE

**ZONING INFORMATION**

**ALTA TABLE "A" ITEM NO. 6(a) - CURRENT ZONING CLASSIFICATION**  
 Zoning of property: D1 - Downtown Core District Downtown Character District Zoning District Area 2 - State St

**ALTA TABLE "A" ITEM NO. 6(b) - CURRENT ZONING REQUIREMENTS**

D-1 Zoning Requirements

- A) Minimum Lot Area = None
- B) Minimum Lot Width = None
- C) Maximum Building Height = 135 FT
- D) Maximum FAR (N of Lot Area) = 400% (Normal); 700% (with overhangs); 900% with affordable housing premiums

Setbacks (Primary Street)

- A) Front Yard = 0 (Min); 1 FT. (Min) at the Streetwall
- B) Side Yard = 5 FT. when abutting any R zoning district
- C) Rear Yard = 5 FT. when abutting any R zoning district

**SOURCE OF ZONING INFORMATION:** Code of Ordinances City of Ann Arbor, Michigan Chapter 55

**NOTE:** This may not be a complete compilation of the zoning regulations governing the subject property, and the Code of Ordinances City of Ann Arbor, Michigan Chapter 55 should be consulted for the accuracy and completeness of the information shown herein.

**LEGEND**

- Benchmark - Cored Post
- △ Chained
- Electric Manhole
- Electric Meter
- Gas Valve
- Hand Hole
- Inset - Set
- Inset - Found
- Light Pole
- Pole
- Phone Pole
- Sign
- Slatery Sewer Manhole
- Stormwater Manhole
- Telephone Manhole
- Transformer
- Water Valve
- Cable TV
- Underground Electric
- Fiber Optic
- Gas
- Overhead Utility
- Slatery
- Storm
- UT - Underground Utility
- Watermain
- Fence
- Guard Rail
- Asphalt
- Concrete
- Existing Building

**DESCRIPTION**

Located in the City of Ann Arbor, County of Washtenaw and State of Michigan:

The West Half of Lot 14 and the West half of a strip of land lying between said Lot 14 and South Line of Liberty Street and the West Half of the North 21 feet of Lot 13 abutting and measuring from the above description, the said 21 feet land with thereon, abutting Block 35 South Huron Street, Range 9 East, according to the recorded plat of Ann Arbor Land Company's Addition to the City of Ann Arbor, Washtenaw County, Michigan, together with the right to use the West wall of the two-story brick store building now erected on the property lying immediately East of and adjoining said above described property for the purpose of an East wall in a store building to be erected upon the property above described. Also, commencing at a point on the South line of Liberty Street, 66 feet West of the West wall of Maynard Street, thence running South parallel to the West line of Maynard Street, thence North parallel to the South line of Lot 13, Block 35, Range 9 East, thence West parallel with the South line of said lot 13, 21 feet; thence North parallel with said first line to the South line of Liberty Street, thence East along South line of said Liberty Street to the place of beginning, being a part of Lots 13 and 14 and a part of a strip of land lying between Liberty Street and said Lot 14, Block 35 South of Huron Street, Range 9 East, Ann Arbor Land Company's Addition to the City of Ann Arbor, Washtenaw County, Michigan, together with the easement, rights-of-way and subject to the jointly written agreement mentioned in the deed recorded in Liber 208 of Deeds, page 285, Washtenaw County Records, Granting and conveying, also the right of way as mentioned in the Warranty Deed recorded in Liber 194, page 353, Washtenaw County Records, Subject to easements, restrictions and reservations of record.

(Quit Claim Deed, dated December 21, 2007, L4859, P.80, Washtenaw County Register of Deeds)

- SURVEYOR'S NOTES**
- ALTA TABLE "A" ITEM NO. 1 - Existing and proposed easements at all major corners of the boundary of the property have been shown.
  - ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 516 E. Liberty Street, Ann Arbor, MI 48104.
  - 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 280213, Map Number 2015FC0203E, with an Effective Date of April 1, 2012, shows this parcel to be located in Zone X (subject to map scale uncertainty). No field surveying was performed to determine this zone.
  - ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 8,259.64 Square Feet 6.20 Acres
  - ALTA TABLE "A" ITEM NO. 5 - Vertical relief shown per ground survey at 1' contour interval, NAVD83 Datum.
  - ALTA TABLE "A" ITEM NO. 6(a) - A zoning letter or report has not been provided to the surveyor at this site. Zoning is shown per research performed by NEDERVELD. See "Zoning Information".
  - ALTA TABLE "A" ITEM NO. 6(b) - A zoning letter or report has not been provided to the surveyor at this site. Building setbacks are shown per research and interpretation performed by NEDERVELD.
  - ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
  - ALTA TABLE "A" ITEM NO. 8 - Substantial features covered in the process of conducting desktop have been shown.
  - ALTA TABLE "A" ITEM NO. 9 - Parking Information
  - No parking strip(s) observed.
  - ALTA TABLE "A" ITEM NO. 11 - See Note 14 below.
  - ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records.
  - 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.
  - Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the source checked above will be combined with obtained evidence of others pursuant to Section 5.6.1c to develop a view of the underground utilities. However, 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.
  - Beats of Bearing: Ann Arbor Land Company's Addition to the City of Ann Arbor.
  - NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MGS DID AT TOLL FREE 1-800-462-7171 FOR UTILITY LOCATIONS ON THE GROUND.
  - This land shown in this survey is the same as that described in Quit Claim Deed, dated December 21, 2007, L4859, P.80, Washtenaw County Register of Deeds.
  - Access to property is from E. Liberty Street and Maynard Street.

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being duly sworn, certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minnesota Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 12, and 16 of Table A herein. The fieldwork was completed on January 23, 2023.

Date of Plat or Map:

**DRAFT**

Brandon G. Pomeroy  
 Professional Surveyor No. 401703036  
 NEDERVELD, INC.  
 bpomer@nederveld.com

**NEDERVELD**

www.nederveld.com  
 800.222.1959  
**ANN ARBOR**  
 3211 W. Liberty St.  
 Ann Arbor, Michigan 48106  
 Phone 734.262.8663

CHICAGO  
 COLUMBUS  
 GRAND RAPIDS  
 HOLLAND  
 INDIANAPOLIS

**PREPARED FOR:**  
 Greg Maguire, LLC  
 Scott Gray

516 E. Liberty  
 Ann Arbor, MI 48104

**CREATED:**  
 Draw: R/Pomeroy Date: 01/23/23

**REVISIONS:**

Rev.	Drawn	Date

**NECTO**

**ALTANS/NSP Land Title Survey**

516 E. Liberty Street, Ann Arbor, MI 48103  
 PART OF THE EAST 1/2 OF SECTION 26, T2S, R9E,  
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

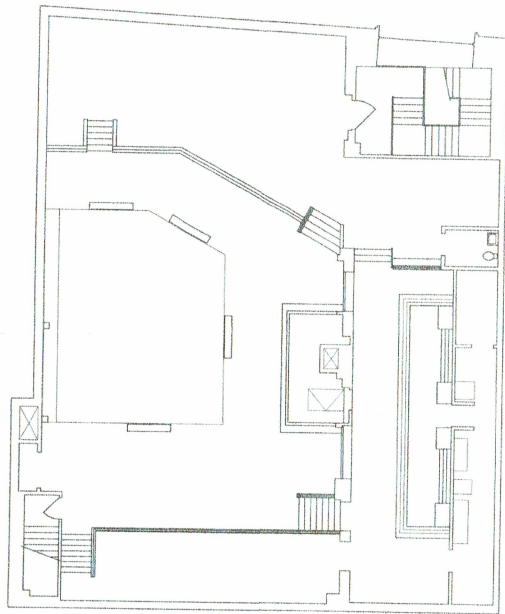
**STAMP:**

**PROJECT NO:**  
 22500301

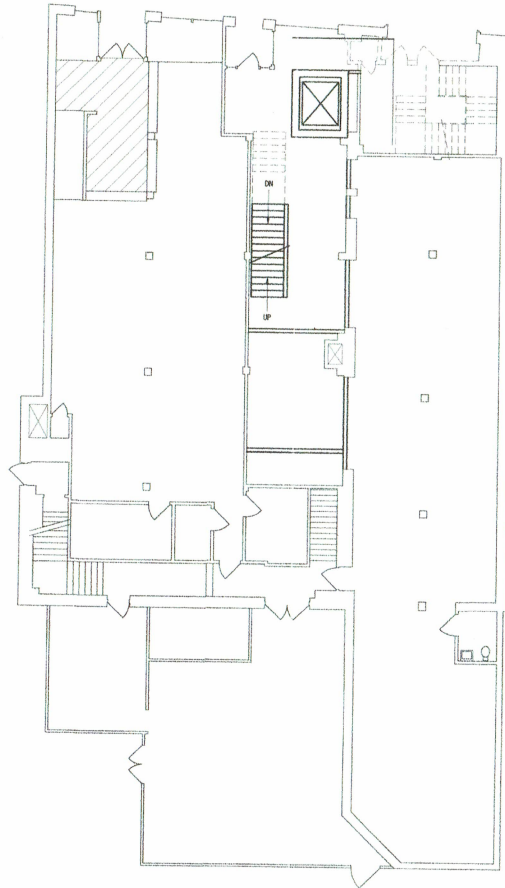
**SHEET NO:**  
**AL**

**SHEET: 1 OF 1**

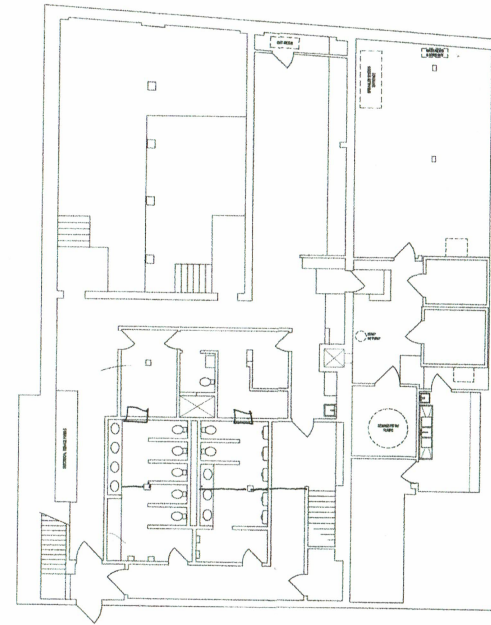
-857 sq. ft.  
 +296 sq. ft.  
 => -560 sq. ft.



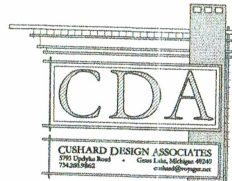
3 SECOND FLOOR PLAN  
 Scale: 1/8" = 1'-0"



2 FIRST FLOOR PLAN  
 Scale: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN  
 Scale: 1/8" = 1'-0"



THE NECTO  
 516 East Liberty  
 CITY OF ANN ARBOR

PROJECT CLIENT:  
 The Necto  
 516 East Liberty  
 Ann Arbor, Michigan 48104

RELEASE DATE:  
 05 March 2008  
 Preliminary Design

PRELIMINARY  
 DESIGN - ENTRY

© copyright 2008