

CERTIFICATE OF SURVEY

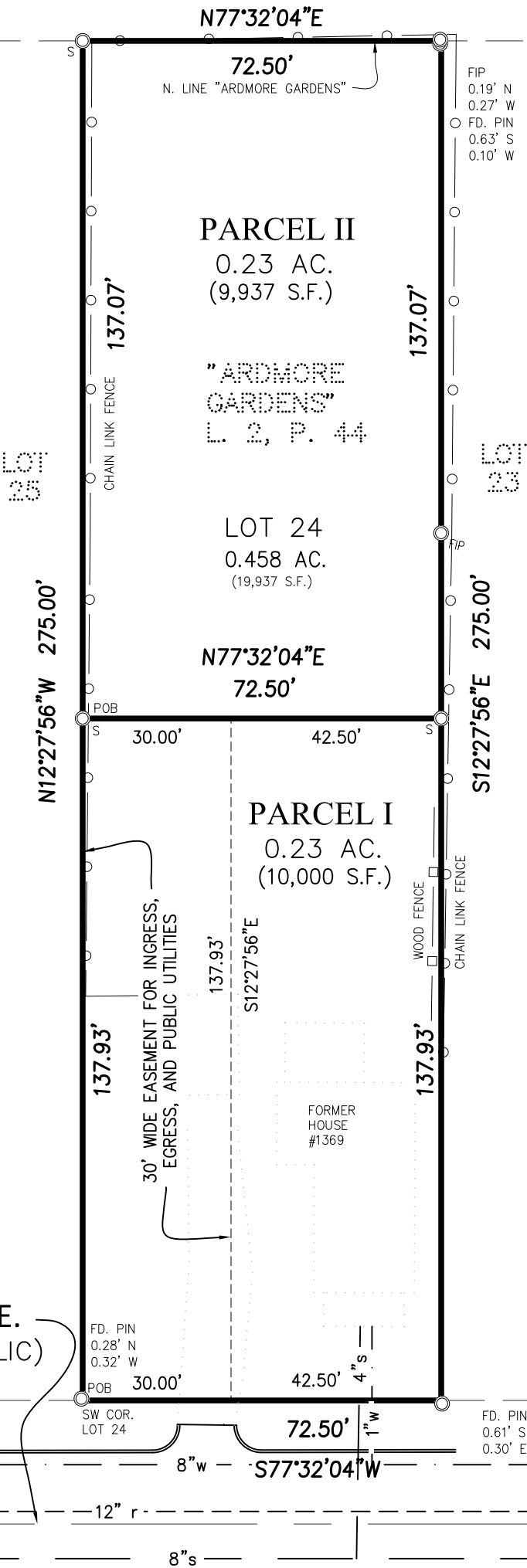


BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
SOUTH ZONE, NAD '83



I HEREBY CERTIFY THAT I HAVE SURVEYED AND
MAPPED THE LAND ABOVE PLATTED AND/OR
DESCRIBED ON JULY 21, 2025, AND THAT THE RATIO
OF CLOSURE ON THE UNADJUSTED FIELD
OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND
THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970,
AS AMENDED, HAVE BEEN COMPLIED WITH.

☪ JEWETT AVE.
(50' WIDE, PUBLIC)



CLIENT: A.A. COMMUNITY LAND TRUST

BOUNDARY SURVEY

OF 2 PARCELS OF LAND
IN THE NE 1/4 OF
SECTION 4, T3S, R6E
CITY OF ANN ARBOR,
WASHTENAW COUNTY,
STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

JOB NO.: 16425 DATE: 7-21-2025

FLD. BOOK: 25-3 REVISED: -

SHEET 1 OF 2 BY: KJG

SCALE: 1" = 30'



PARENT PARCEL:
LOT 24, "ARDMORE GARDENS" a subdivision in the North 1/2 of Section 4, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, State of Michigan, according to the plat thereof as recorded in Liber 2 of Plats, Page 44, Washtenaw County Records.

PARCEL I:
A part of LOT 24, "ARDMORE GARDENS" a subdivision in the North 1/2 of Section 4, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, State of Michigan, according to the plat thereof as recorded in Liber 2 of Plats, Page 44, Washtenaw County Records described as: BEGINNING at the Southwest Corner of said Lot 24; thence along the West line of said Lot 24 North 12°27'56" West 137.93 feet; thence North 77°32'04" East 72.50 feet; thence along the East line of said Lot 24, South 12°27'56" East 137.93 feet to the Southeast Corner of said Lot 24; thence along the South line of said Lot 24 and the North line of Jewett Avenue, South 77°32'04" West 72.50 feet to the POINT OF BEGINNING, containing 0.23 acres of land, more or less.










PARCEL II:
A part of LOT 24, "ARDMORE GARDENS" a subdivision in the North 1/2 of Section 4, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, State of Michigan, according to the plat thereof as recorded in Liber 2 of Plats, Page 44, Washtenaw County Records described as: Commencing at the Southwest Corner of said Lot 24; thence along the West line of said Lot 24 North 12°27'56" West 137.93 feet to the POINT OF BEGINNING; thence continuing North 12°27'56" West 137.07 feet to the Northwest corner of said Lot 24; thence along the North line of said Lot 24 North 77°32'04" East 72.50 feet; thence South 12°27'56" East 137.07 feet; thence South 77°32'04" West 72.50 feet to the POINT OF BEGINNING, containing 0.23 acres of land, more or less.

30' EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES:
A part of LOT 24, "ARDMORE GARDENS" a subdivision in the North 1/2 of Section 4, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, State of Michigan, according to the plat thereof as recorded in Liber 2 of Plats, Page 44, Washtenaw County Records described as: BEGINNING at the Southwest Corner of said Lot 24; thence along the West line of said Lot 24 North 12°27'56" West 137.93 feet; thence North 77°32'04" East 30.00 feet; thence South 12°27'56" East 137.93 feet to the South line said Lot 24; thence along the South line of said Lot 24 and the North line of Jewett Avenue, South 77°32'04" West 30.00 feet to the POINT OF BEGINNING.

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