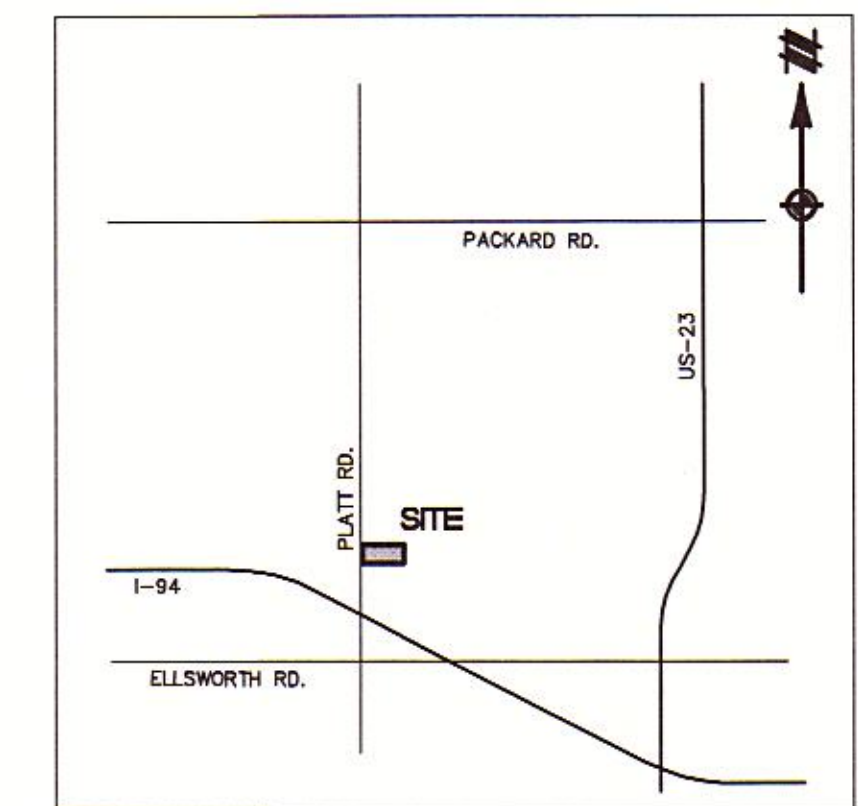
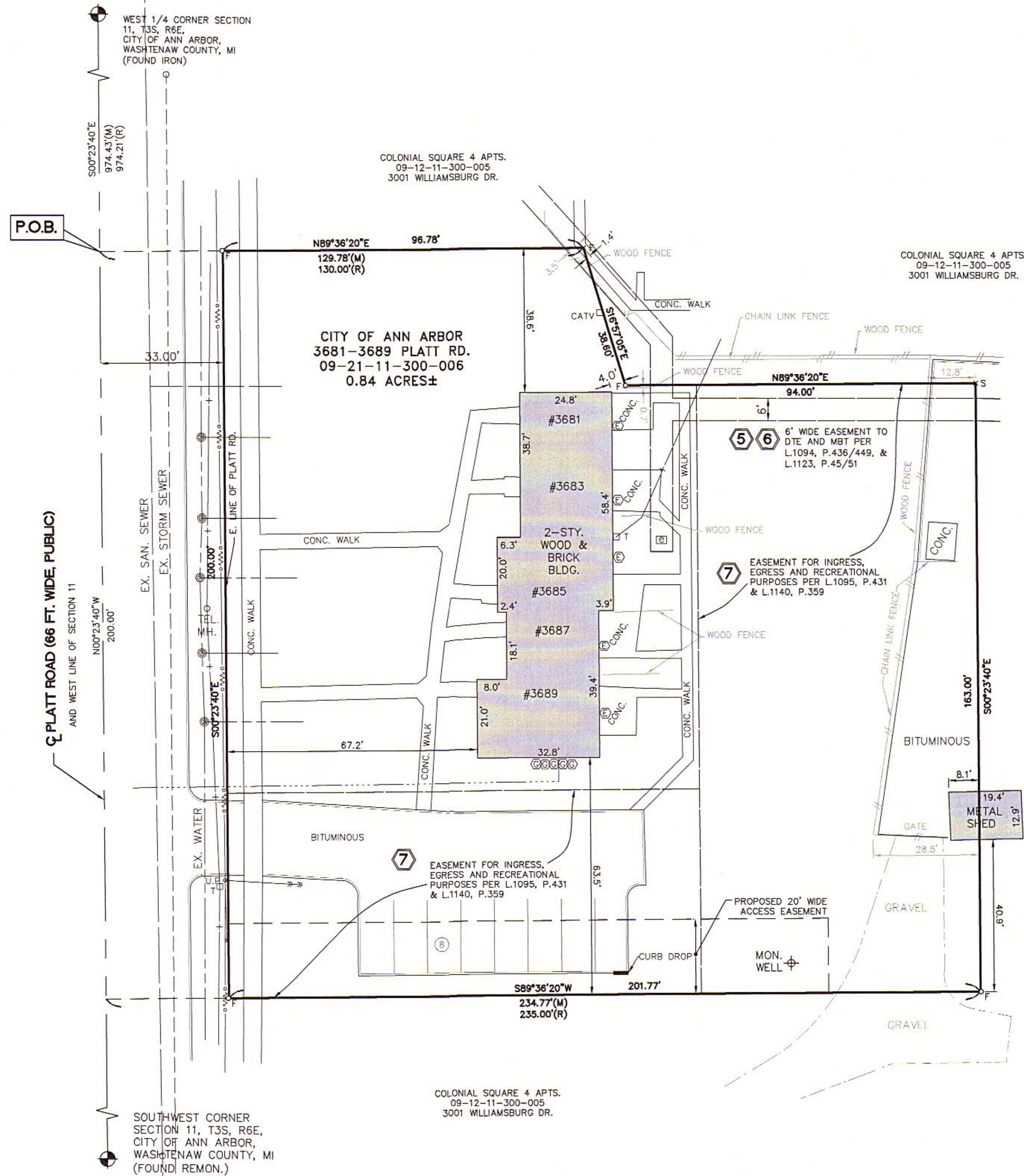


ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE



LEGEND	
○	EXIST. MANHOLE
—	EXIST. OVERHEAD ELECTRIC
- - -	EXIST. STORM
- - -	EXIST. SANITARY
⊙	EXIST. WATER SHUTOFF
⊕	EXIST. UTILITY POLE
—	GUY WIRE
□	EXIST. TELEPHONE RISER
—	EXIST. CURB AND GUTTER
—	EXISTING FENCE
⊕	SECTION CORNER
⊕ F	FOUND IRON PIPE
x F	FOUND PK NAIL IN PIPE
x S	SET PK NAIL
⊙	NUMBER OF PARKING SPACES
⊕	SCHEDULE B-II EXCEPTIONS
(M)	MEASURED
(R)	RECORDED
P.O.B.	PLACE OF BEGINNING
□ T	EXIST. TELEPHONE RISER
⊕	EXIST. GAS METER
⊕	EXIST. ELECTRICAL METER
⊕	EXIST. ELECTRICAL TRANSFORMER
□	EXIST. TELEVISION RISER
—	EXIST. UNDERGROUND TELEPHONE
—	EXIST. GAS LINE
—	EXIST. WATERMAIN

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF SECTION 11, BEING S00°23'40"E, PER TITLE SEARCH BY ABSOLUTE TITLE, INC., FILE NO 73078 REV. 1, EFFECTIVE DATE: MARCH 17, 2015.
- 2) THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26161C0402E OF THE FLOOD INSURANCE RATE MAP DATED APRIL 3, 2012.
- 3) WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY LINES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY MAPS HAVE BEEN REQUESTED FROM THE TOWNSHIP, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
- *NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- 4) THE SUBJECT PROPERTY IS CURRENTLY ZONED R3 (TOWNHOUSE)
(PER CITY OF ANN ARBOR ZONING MAP SECTION 1211 PRINTED 12/17/2014)
FRONT YARD SETBACK: 15 FEET MINIMUM/40 FEET MAXIMUM
REAR YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 20 FEET

NOTE: In the R3, R4A, R4B, R4C, R4D, and R4E multiple family dwelling districts, the required side setback line minimum dimension, as set forth in the schedule of area, height and placement regulations [sections 5:25 through 5:49] shall be increased 3 inches for each foot of building height above 35 feet and 1 1/2 inches for each foot of building length over 50 feet. The rear required setback line the minimum dimensions, as set forth in the schedule of area, height and placement regulations [sections 5:25 through 5:49] shall be increased 1 1/2 inches for each foot of building height over 35 feet and 1 1/2 inches for each foot of building width over 50 feet. The building length shall be the dimension of that side, which is parallel to the side lot line, of a rectangle within which the building may be located. The building width shall be the dimension of that side which is parallel to the front lot line, of a rectangle within which the building may be located.

MAXIMUM HEIGHT: 35 FEET
MINIMUM LOT AREA PER DWELLING UNIT: 4,300 SQ. FT.
- 5) NO PARTY WALLS EXIST ON SUBJECT PROPERTY AT THE DATE OF THE FIELD SURVEY.
- 6) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE DATE OF THE FIELD SURVEY.
- 7) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE DATE OF THE FIELD SURVEY.
- 8) THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE DATE OF THE FIELD SURVEY.
- 9) THERE WERE NO OBSERVED IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDE BENEFITING THE SURVEYED PROPERTY AT THE DATE OF THE FIELD SURVEY.
- 10) NO WETLANDS APPEAR TO EXIST ON THE SUBJECT PROPERTY, PER THE U.S. FISH AND WILDLIFE WETLANDS MAPPER. THE WETLANDS MAPPER IS NOT INCLUSIVE AND MAY NOT REPRESENT ALL WETLANDS ON SITE. WETLAND SPECIALISTS MAY BE REQUIRED TO FURTHER DELINEATE WETLANDS.
- 11) EXISTING PARKING—
8 TOTAL PARKING SPACES

CERTIFICATE

I hereby certify to HUD, City of Ann Arbor, a Michigan Municipal Corporation, Absolute Title, Inc., and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in the City of Ann Arbor, on April 16, 2015; and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, and Table A Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19, and 20a.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are subject to a 100 year return flood frequency hazard, and such flood condition is shown on the Federal Insurance Rate Map, Community Panel No. 26161.

ATWELL, LLC

Date: 4/24/15

Lisa M. Drouillard
Professional Surveyor No. 46723
Two Towne Square
Suite 700
Southfield, MI 48076
(248) 447-2000
ldrouillard@atwell-group.com



SCHEDULE B—SECTION II EXCEPTIONS (Per Title Search by Absolute Title, Inc. File No. 73078 Rev. 1, Effective Date March 17, 2015):

5. Agreement—Easement — Restrictions with The Detroit Edison Company and Michigan Bell Telephone Company, as recorded in Liber 1094, Page 436, and Modification of Easement, recorded in Liber 1123, Page 45, Washtenaw County Records. AFFECTS SUBJECT PROPERTY — AS SHOWN HEREON.
6. Agreement—Easement — Restrictions with The Detroit Edison Company and Michigan Bell Telephone Company, as recorded in Liber 1094, Page 449, and Modification of Easement, recorded in Liber 1123, Page 51, Washtenaw County Records. AFFECTS SUBJECT PROPERTY — AS SHOWN HEREON.
7. Easement Agreement for ingress and egress, and recreational purposes, as recorded in Liber 1095, Page 431, and amended in Liber 1140, Page 359, Washtenaw County Records. AFFECTS SUBJECT PROPERTY — AS SHOWN HEREON.
8. Easement Agreement for public utilities as recorded in Liber 1126, Page 398, Washtenaw County Records. DOES NOT AFFECT SUBJECT PARCEL.

SCHEDULE A DESCRIPTION (Per Title Search by Absolute Title, Inc. File No. 73078 Rev. 1, Effective Date March 17, 2015):

Beginning at a point on the West line of Section 11, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, the point being distant South 0°23'40" East 974.21 feet from the West 1/4 corner of Section 11; thence North 89°36'20" East 130 feet to a point; thence South 16°57'05" East 38.60 feet to a point; thence North 89°36'20" East 94 feet to a point; thence South 0°23'40" East 163 feet to a point; thence South 89°36'20" West 235 feet, to a point; thence North 0°23'40" West 200 feet along the West line of Section 11 to the Point of Beginning, which area excludes 33 feet in width of Platt Road.



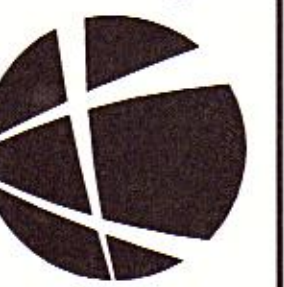
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Land Development & Real Estate
Power & Energy
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Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



SECTION 11
TOWN 3 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
ANN ARBOR HOUSING COMMISSION
ALTA/ACSM LAND TITLE SURVEY
3681-3689 PLATT RD.
LOCATED IN
THE SOUTHWEST 1/4 OF...

DATE
APRIL 22, 2015

REVISIONS



SCALE 0 10 20
1" = 20 FEET
DR. TRP CH. LMD
P.M. J. CECIL
BOOK --
CAD FILE:
13001360AS-05C
JOB 13001360
FILE CODE: AS-05C
SHEET NO. 1