

### DRAWING NOTES

- A Building 2.5' North & 0.1' East of Parcel Line  
B Building 2.1' North of Parcel Line  
C Building 1.2' North of Parcel Line  
D Building 0.4' North & 0.3' East of Parcel Line  
E Building 0.6' North of Parcel Line  
F Building 1.0' North & 0.1' East of Parcel Line  
G Building 8.8' West of Parcel Line  
H Building 0.2' West of Parcel Line

### LEGEND

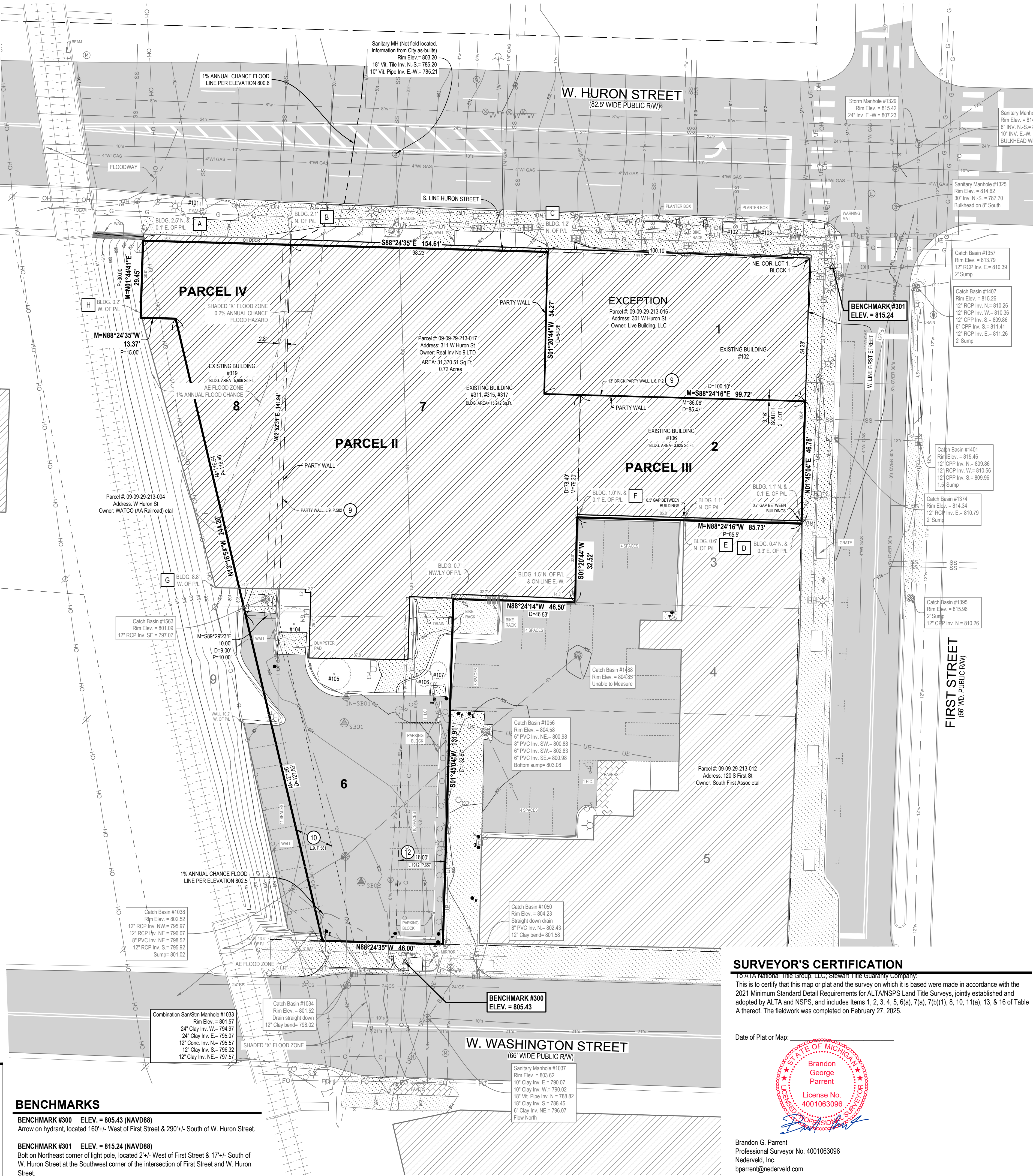
- Iron - Found as noted  
● Bollard  
○ Catch Basin - Round  
■ Catch Basin - Square  
○ Cleanout  
△ Control Point/ Benchmark  
□ Electric Meter  
○ Electric Manhole  
□ Electric Riser  
□ Gas Meter  
□ Gas Valve  
— Guy Anchor  
— Handhole  
— Hydrant  
⊗ Irrigation Control Valve  
☀ Light Pole  
✉ Mailbox  
— Miss Dig Flag - Cable  
— Miss Dig Flag - Electric  
— Miss Dig Flag - Water  
○ Manhole  
— Parking Meter  
— Utility Pole  
— Phone Pole  
— Sign  
○ Sanitary Manhole  
□ Transformer  
○ Water Manhole  
○ Water Valve  
— Cable TV Line  
— Electric Underground Line  
— Gas Line  
— Overhead Utility  
— Railroad Line  
— Sanitary  
— Storm Line  
— Underground Telephone  
— Watermain  
— Asphalt  
— Brick Hatch  
— Existing Building  
— Concrete  
M= Measured  
P= Platted  
D= Described  
PIL Property Line



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 THIS AREA.

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



### BENCHMARKS

**BENCHMARK #300 ELEV. = 805.43 (NAVD88)**  
Arrow on hydrant, located 160' +/- West of First Street & 290' +/- South of W. Huron Street.

**BENCHMARK #301 ELEV. = 815.24 (NAVD88)**  
Bolt on Northeast corner of light pole, located 2' +/- West of First Street & 17' +/- South of W. Huron Street at the Southwest corner of the intersection of First Street and W. Huron Street.

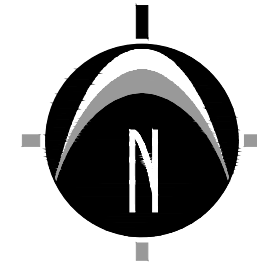
### SURVEYOR'S CERTIFICATION

ATA National Title Group, LLC, Stewart Title Guaranty Company.  
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, 5, 6(a), 7(a), 7(b)(1), 8, 10, 11(a), 13, & 16 of Table A thereof. The fieldwork was completed on February 27, 2025.

Date of Plat or Map:



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



0' 10' 20' 40'  
SCALE: 1" = 20'



LOCATION MAP  
NOT TO SCALE

### TITLE INFORMATION

The Title Description and Schedule B items hereon are from ATA National Title Group, LLC (underwritten by Stewart Title Guaranty Company), File No: 81-25943789-ANN, dated February 14, 2025.

### TITLE DESCRIPTION

The Land is described as follows: Situated in the City of Ann Arbor, County of Washtenaw, State of Michigan

Parcel II

Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence South along the West line of First Street, 54.26 feet; thence Westerly deflecting 90°15' to the right, 85.47 feet; thence Southerly deflecting 90°15' to the left, 78.49 feet; thence Southerly deflecting 90°15' to the left, 132.67 feet to the North line of Washington Street; thence Westerly along said North line, deflecting 90°15' to the right, 46.0 feet; thence Northwesterly deflecting 75°19' to the right, 127.55 feet; thence Easterly deflecting 103°47' to the right, 9.0 feet; thence Northerly deflecting 87°58' to the left, 141.94 feet to the South line of Huron Street; thence along said South line, Easterly deflecting 89°07' to the right, 198.33 feet to the place of beginning, being Lot 6 and part of Lots 1 and 7, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan, excepting therefrom the following described land; Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence Southerly along the West line of First Street, 54.28 feet; thence Westerly deflecting 90°15' to the right, 100.10 feet along the South line of Lot 1 of said Plat and its Westerly extension; thence Northerly deflecting 89°45' to the right, 54.28 feet along a line between two contiguous brick walls; thence Easterly deflecting 90°15' to the right, 100.10 feet along the South line of Huron Street to the Place of Beginning, being Lot 1 and part of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan.

Parcel III

Lot 2 and the South 2 inches of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

Parcel IV

Lot 6 and the West 2.8 feet of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

### SCHEDULE B - SECTION II NOTES

- 9 Rights of adjoining owners in any party walls and rights in common with such owner in the roof, chimneys, fixtures or other appurtenances which are susceptible of common use, together with all liability for maintenance, repair and damage that common use entails, as disclosed by instrument recorded in Liber 6 of Miscellaneous Records, Page 2 and in Liber 9 of Miscellaneous Records, Page 582, Washtenaw County Records. **The easement described in this document is shown on this survey.**
- 10 Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 9 of Miscellaneous Records, Page 581, Washtenaw County Records. **The easement described in this document is shown on this survey.**
- 11 Right of Way for sewer purposes vested in the City of Ann Arbor by instrument recorded in Liber 128, Page 284 and modified by instrument recorded in Liber 1593, Page 686, Washtenaw County Records. **The easement described in this document is a blanket easement over Parcel II.**
- 12 Right of Way vested in The Detroit Edison Company by instrument recorded in Liber 1912, Page 657, Washtenaw County Records. **The easement described in this document is shown on this survey.**

### 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 315 W. Huron Street, Ann Arbor, MI 48103.
- 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 26161C0242E, with an Effective Date of April 3, 2012, shows this parcel to be located in Zones AE, Shaded X, & X (subject to map scale uncertainty).
- 4) ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 31,370.51 Square Feet / 0.72 Acres
- 5) ALTA TABLE "A" ITEM NO. 5 - Vertical relief shown per ground survey at 1' contour interval, NAVD88 Datum.
- 6) ALTA TABLE "A" ITEM NO. 6(a) - A zoning letter or report has not been provided to the surveyor at this time. Zoning is shown per research performed by Nederveld. See "Zoning Information".
- 7) ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
- 8) ALTA TABLE "A" ITEM NO. 7(b)(1) - Total Building Area: 25,073 Square Feet
- 9) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 10) ALTA TABLE "A" ITEM NO. 10 - Division or party walls with respect to adjoining properties observed in the process of conducting fieldwork have been shown.
- 11) ALTA TABLE "A" ITEM NO. 11(a) - See Note 14 below.
- 12) ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records.
- 13) 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.**
- 14) Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. 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.
- 15) Basis of Bearing: NAD83 Michigan State Planes, South Zone, International Foot
- 16) 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.
- 17) The land shown in this survey is the same as that described in ATA National Title Group, LLC (underwritten by Stewart Title Guaranty Company), File No: 81-25943789-ANN, dated February 14, 2025.
- 18) Access to property is from W. Huron Street, W. Washington Street, and First Street, public Right-of-Ways.
- 19) The record description of property mathematically closes with no gaps, gores or overlaps.

### EXISTING TREE TABLE

ID	Size (In.)	Common Name	Scientific Name	Landmark (X)	Invasive (X)	Removal (X)
#101	3"	Paperbark Maple	Acer griseum			X
#102	4"	Japanese Lilac Tree	Syringa reticulata			X
#103	4"	Japanese Lilac Tree	Syringa reticulata			X
#104	9"	Crabapple	Malus spp.			X
#105	7"	Crabapple	Malus spp.			X
#106	4"	Eastern Redcedar	Juniperus virginiana			X
#107	3"	Eastern Redcedar	Juniperus virginiana			X

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**GRAND RAPIDS**  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.375.5190  
**HOLLAND**  
730 Chicago Dr.  
Holland, MI 49423  
Phone: 616.393.0449

### PREPARED FOR:

Talbot Development  
Ryan Talbot

1235 Lyonhurst Street  
Birmingham, MI 48009

### REVISIONS:

Title: Preliminary Site Plan Submittal  
Drawn: OOB/CDB Checked: OOB/C Date: 7/2/2025  
Title: Site Plan Submittal  
Drawn: OOB/CDB Checked: OOB/C Date: 7/24/2025

**315 W HURON**  
**ALTANSPPS Land Title Survey**  
315 W. Huron Street, Ann Arbor, MI 48103  
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,  
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

### SEAL:

**PROJECT NO:**  
25500084

**SHEET NO:**

**AL**