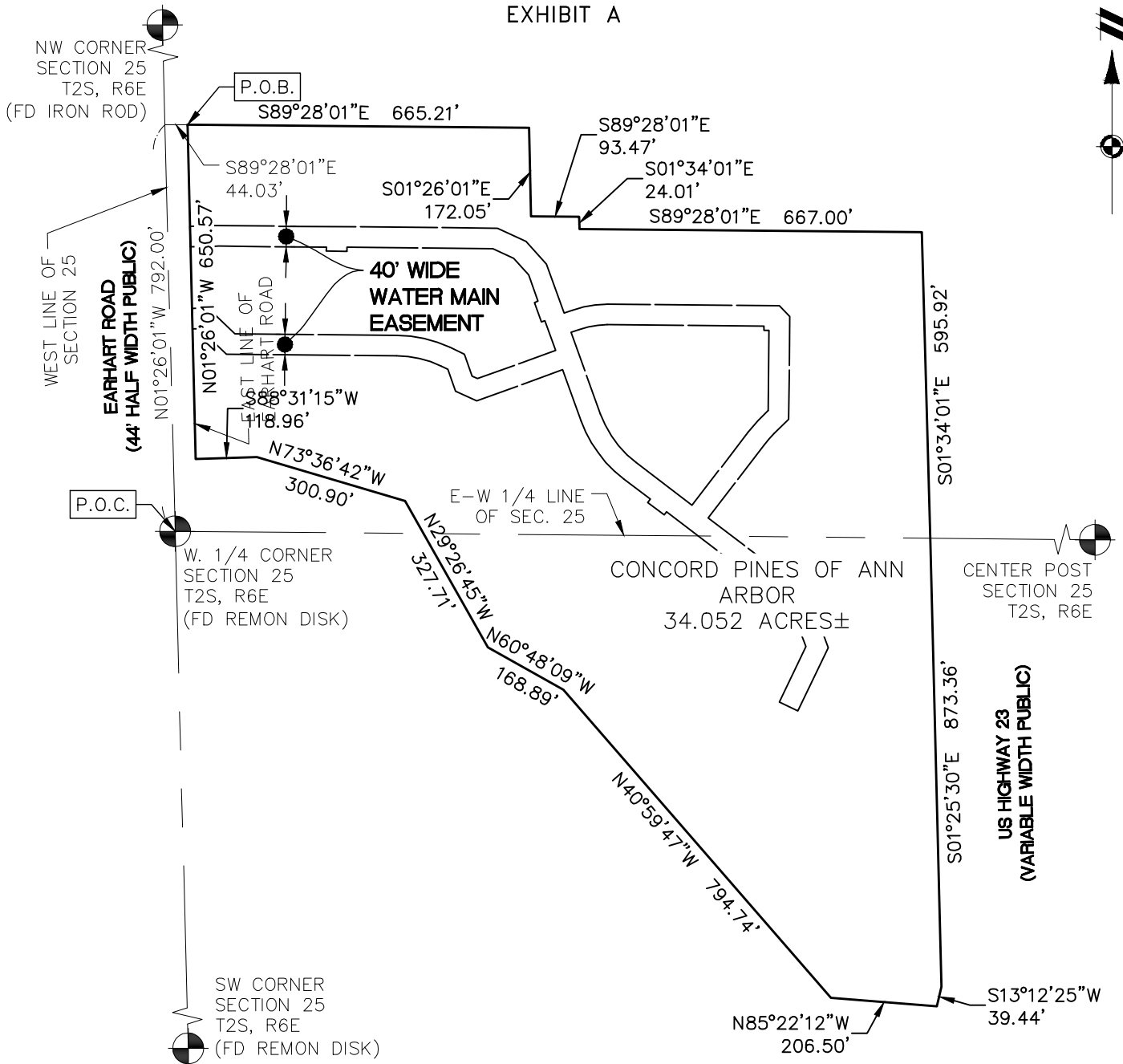


EXHIBIT A



LEGEND	
	SECTION CORNER
	P.O.C. PLACE OF COMMENCEMENT
	P.O.B. PLACE OF BEGINNING

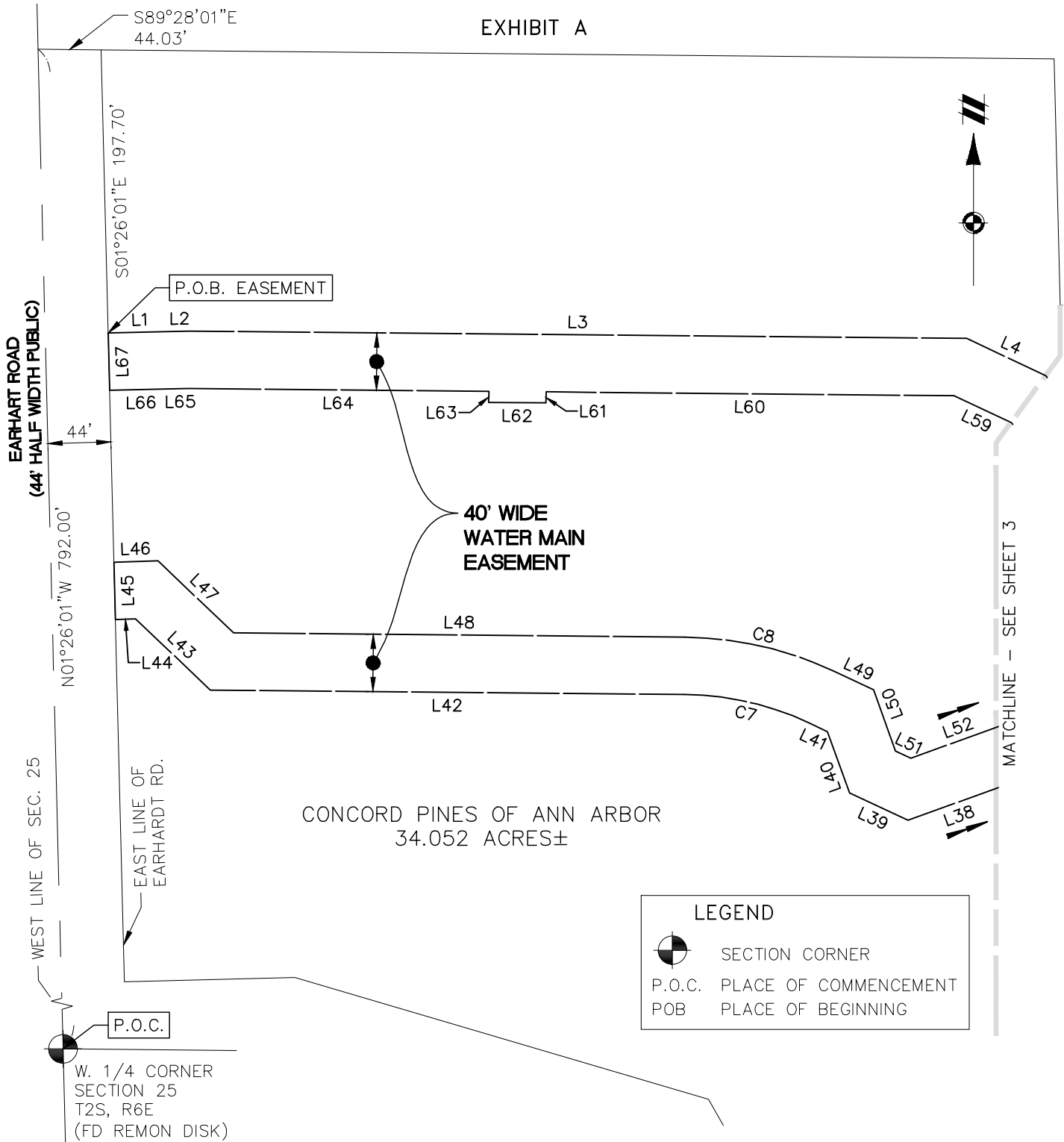
CLIENT	TOLL BROTHERS
SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN	
SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN	
SCALE:	0 150 300
1 INCH = 300 FEET	

JOB: 20003119	CAD EA-01
DR. SW	CH. ME
BOOK NA	PG. NA
SHEET 1 OF 7	DATE: 6/8/2022
FILE CODE: EA-01 WM	


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SOUTHFIELD, MI 48076
248.447.2000

07/18/2023 REV. PER CONDO RECORDING INFO.

EXHIBIT A



LEGEND

-  SECTION CORNER
- P.O.C. PLACE OF COMMENCEMENT
- POB PLACE OF BEGINNING

CLIENT	TOLL BROTHERS
SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN	
SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTEAW COUNTY, MICHIGAN	
SCALE:	0 50 100
1 INCH = 100 FEET	

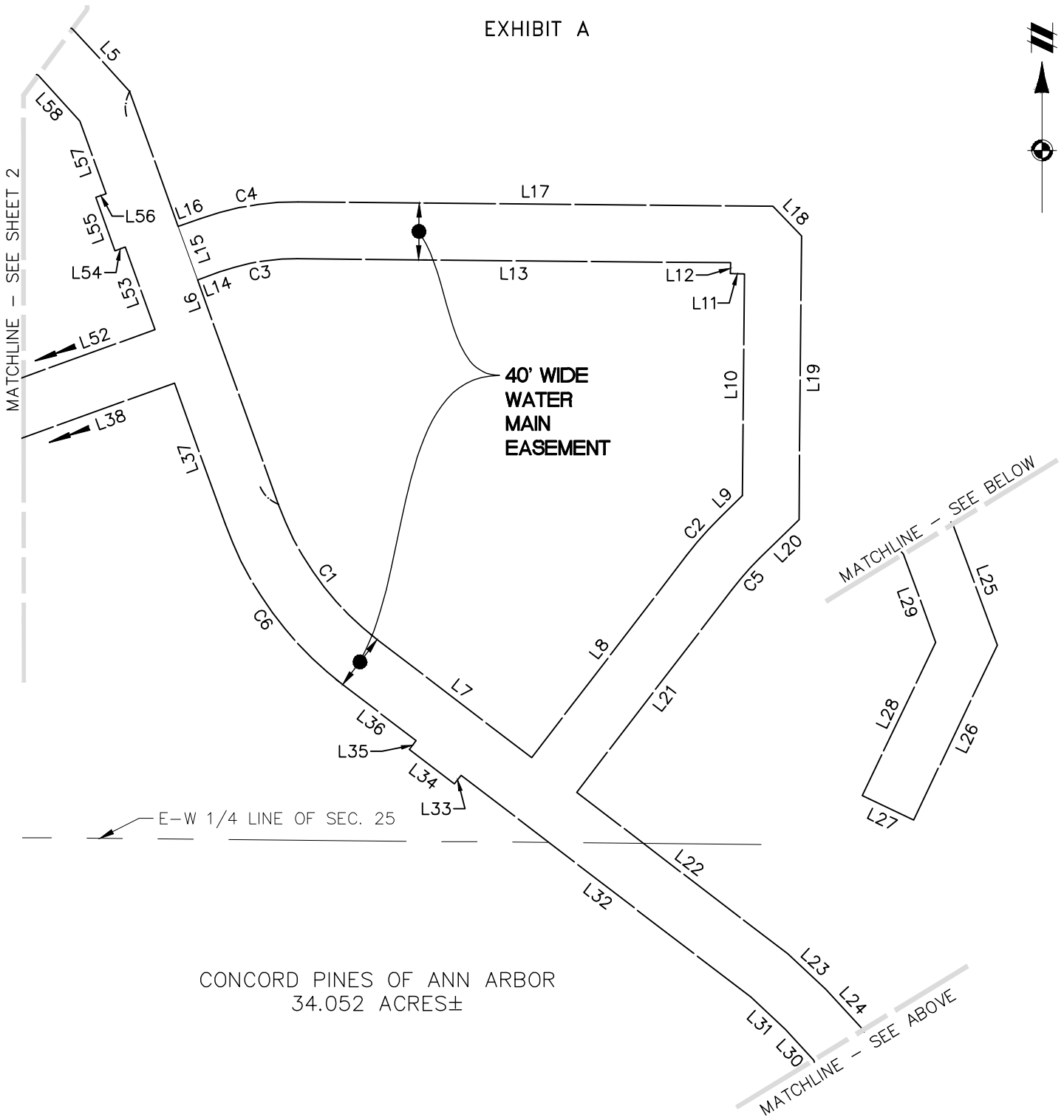
JOB: 20003119	CAD EA-01
DR. SW	CH. ME
BOOK NA	PG. NA
SHEET 2 OF 7	DATE: 6/8/2022
FILE CODE: EA-01 WM	



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EXHIBIT A



CONCORD PINES OF ANN ARBOR
34.052 ACRES±

CLIENT	TOLL BROTHERS
	SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN
	SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN
SCALE:	0 50 100 1 INCH = 100 FEET

JOB: 20003119	CAD EA-01
DR. SW	CH. ME
BOOK NA	PG. NA
SHEET 3 OF 7	DATE: 6/8/2022
FILE CODE:	EA-01 WM

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248.447.2000

07/18/2023 REV. PER CONDO RECORDING INFO.

EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°25'36"E	43.81'
L2	N89°28'47"E	12.34'
L3	S89°28'01"E	543.17'
L4	S64°49'32"E	60.82'
L5	S42°19'32"E	59.58'
L6	S19°49'32"E	309.80'
L7	S52°33'23"E	137.10'
L8	N37°26'37"E	179.72'
L9	N45°31'59"E	22.37'
L10	N00°31'59"E	156.25'
L11	N89°28'01"W	10.00'
L12	N01°39'27"E	7.76'
L13	N89°28'01"W	305.33'
L14	S70°10'28"W	16.59'
L15	N19°49'32"W	40.00'
L16	N70°10'28"E	16.59'
L17	S89°28'01"E	334.60'
L18	S44°28'01"E	29.11'
L19	S00°31'59"W	200.00'
L20	S45°31'59"W	38.94'
L21	S37°26'37"W	179.72'
L22	S52°33'23"E	187.22'
L23	S47°01'00"E	36.59'

LINE TABLE		
LINE #	BEARING	LENGTH
L24	S42°41'35"E	39.06'
L25	S20°11'35"E	90.99'
L26	S25°36'16"W	136.71'
L27	N64°23'44"W	40.00'
L28	N25°36'16"E	119.81'
L29	N20°11'35"W	66.13'
L30	N42°41'35"W	29.59'
L31	N47°01'00"W	33.15'
L32	N52°33'23"W	257.29'
L33	S37°26'37"W	7.75'
L34	N52°33'23"W	40.00'
L35	N37°26'37"E	7.75'
L36	N52°33'23"W	65.10'
L37	N19°49'32"W	105.56'
L38	S70°10'28"W	178.53'
L39	N64°49'32"W	44.85'
L40	N19°49'32"W	45.51'
L41	N64°49'32"W	13.92'
L42	N89°28'01"W	330.83'
L43	N46°23'18"W	72.09'
L44	S88°20'30"W	14.12'
L45	N01°26'01"W	40.00'
L46	N88°20'30"E	30.64'

LINE TABLE		
LINE #	BEARING	LENGTH
L47	S46°23'18"E	72.98'
L48	S89°28'01"E	315.04'
L49	S64°49'32"E	30.49'
L50	S19°49'32"E	45.51'
L51	S64°49'32"E	11.72'
L52	N70°10'28"E	161.97'
L53	N19°49'32"W	61.89'
L54	S70°10'28"W	7.75'
L55	N19°49'32"W	40.00'
L56	N70°10'28"E	7.75'
L57	N19°49'32"W	54.39'
L58	N42°19'32"W	43.67'
L59	N64°49'32"W	44.12'
L60	N89°28'01"W	284.56'
L61	S00°31'59"W	7.75'
L62	N89°28'01"W	40.00'
L63	N00°31'59"E	7.75'
L64	N89°28'01"W	209.50'
L65	S89°28'47"W	11.60'
L66	S88°25'36"W	43.54'
L67	N01°26'01"W	40.00'

CLIENT	TOLL BROTHERS
	SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN
	SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN

JOB: 20003119	CAD EA-01
DR. SW	CH. ME
BOOK NA	PG. NA
SHEET 4 OF 7	DATE: 6/8/2022
FILE CODE: EA-01 WM	



07/18/2023 REV. PER CONDO RECORDING INFO.


EXHIBIT A

CONCORD PINES OF ANN ARBOR, MASTER DEED RECORDED IN LIBER 5489, PAGE 839 AND first amendment recorded in Liber 5498, PAGE 646, WASHTENAW COUNTY RECORDS

DESCRIPTION OF A 34.052 ACRE PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 25, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

Commencing at the West 1/4 Corner of Section 25, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N01°26'01"W 792.00 feet along the West line of said Section 25 lying in Earhart Road (44 foot half-width); thence S89°28'01"E 44.03 feet for a PLACE OF BEGINNING; thence continuing S89°28'01"E (platted as N88°02'00"W) 665.21 feet along the southerly line of Earhart Subdivision, as recorded in Liber 19 of Plats, Page 20, Washtenaw County Records; thence S01°26'01"E (platted as North) 172.05 feet along the westerly line of said Earhart Subdivision; thence S89°28'01"E (platted as N88°02'00"W) 93.47 feet along the southerly line of said Earhart Subdivision; thence S01°34'01"E 24.01 feet; thence S89°28'01"E 667.00 feet; thence along the westerly right of way line of U.S. Highway 23 (variable width) the following three (3) courses: S01°34'01"E 595.92 feet to the East-West 1/4 line of said Section 25, S01°25'30"E 873.36 feet and S13°12'25"W 39.44 feet; thence N85°22'12"W 206.50 feet; thence N40°59'47"W 794.74 feet; thence N60°48'09"W 168.89 feet; thence along the East and North line of Pine Brae Estates Subdivision, as recorded in Liber 31, Pages 30-34, Washtenaw County Records, the following three (3) courses: N29°26'45"W (platted as S28°00'58"E) 327.71 feet, N73°36'42"W (platted as S72°10'55"E) 300.90 feet and S88°31'15"W (platted as N89°57'02"E) 118.96 feet; thence N01°26'01"W 650.57 feet along the east line of said Earhardt Road to the Place of Beginning, located in the West 1/2 of said Section 25, containing 34.052 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	119.25'	208.75'	32°43'51"	S36°11'27"E	117.64'
C2	35.30'	250.00'	8°05'22"	N41°29'19"E	35.27'
C3	55.87'	157.25'	20°21'31"	S80°21'13"W	55.58'
C4	70.09'	197.25'	20°21'31"	N80°21'13"E	69.72'
C5	29.65'	210.00'	8°05'22"	S41°29'18"W	29.62'
C6	142.10'	248.75'	32°43'51"	N36°11'27"W	140.18'
C7	90.32'	210.00'	24°38'29"	N77°08'47"W	89.62'
C8	107.52'	250.00'	24°38'29"	S77°08'47"E	106.69'

CLIENT TOLL BROTHERS SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN	JOB: 20003119	CAD EA-01
	DR. SW	CH. ME
	BOOK NA	PG. NA
	SHEET 5 OF 7	DATE: 6/8/2022
FILE CODE: EA-01 WM		
 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		


07/18/2023 REV. PER CONDO RECORDING INFO.

EXHIBIT A

DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT (CONCORD PINES OF ANN ARBOR) LOCATED IN THE WEST 1/2 OF SECTION 25, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN:

Commencing at the West 1/4 Corner of Section 25, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N01°26'01"W 792.00 feet along the West line of said Section 25 lying in Earhart Road (44 foot half width); thence S89°28'01"E 44.03 feet; thence S01°26'01"E 197.70 feet along the east line of said Earhart Road for a PLACE OF BEGINNING; thence N88°25'36"E 43.81 feet; thence N89°28'47"E 12.34 feet; thence S89°28'01"E 543.17 feet; thence S64°49'32"E 60.82 feet; thence S42°19'32"E 59.58 feet; thence S19°49'32"E 309.80 feet; thence 119.25 feet along the arc of a 208.75 foot radius curve to the left, having a chord bearing S36°11'27"E 117.64 feet; thence S52°33'23"E 137.10 feet; thence N37°26'37"E 179.72 feet; thence 35.30 feet along the arc of a 250.00 foot radius curve to the right, having a chord bearing N41°29'19"E 35.27 feet; thence N45°31'59"E 22.37 feet; thence N00°31'59"E 156.25 feet; thence N89°28'01"W 10.00 feet; thence N01°39'27"E 7.76 feet; thence N89°28'01"W 305.33 feet; thence 55.87 feet along the arc of a 157.25 foot radius curve to the left, having a chord bearing S80°21'13"W 55.58 feet; thence S70°10'28"W 16.59 feet; thence N19°49'32"W 40.00 feet; thence N70°10'28"E 16.59 feet; thence 70.09 feet along the arc of a 197.25 foot radius curve to the right, having a chord bearing N80°21'13"E 69.72 feet; thence S89°28'01"E 334.60 feet; thence S44°28'01"E 29.11 feet; thence S00°31'59"W 200.00 feet; thence S45°31'59"W 38.94 feet; thence 29.65 feet along the arc of a 210.00 foot radius curve to the left, having a chord bearing S41°29'18"W 29.62 feet; thence S37°26'37"W 179.72 feet; thence S52°33'23"E 187.22 feet; thence S47°01'00"E 36.59 feet; thence S42°41'35"E 39.06 feet; thence S20°11'35"E 90.99 feet; thence S25°36'16"W 136.71 feet; thence N64°23'44"W 40.00 feet; thence N25°36'16"E 119.81 feet; thence N20°11'35"W 66.13 feet; thence N42°41'35"W 29.59 feet; thence N47°01'00"W 33.15 feet; thence N52°33'23"W 257.29 feet; thence S37°26'37"W 7.75 feet; thence N52°33'23"W 40.00 feet; thence N37°26'37"E 7.75 feet; thence N52°33'23"W 65.10 feet; thence 142.10 feet along the arc of a 248.75 foot radius curve to the right, having a chord bearing N36°11'27"W 140.18 feet; thence N19°49'32"W 105.56 feet; thence S70°10'28"W 178.53 feet; thence N64°49'32"W 44.85 feet; thence N19°49'32"W 45.51 feet; thence N64°49'32"W 13.92 feet; thence 90.32 feet along the arc of a 210.00 foot radius curve to the left, having a chord bearing N77°08'47"W 89.62 feet; thence N89°28'01"W 330.83 feet; thence N46°23'18"W 72.09 feet; thence S88°20'30"W 14.12 feet; thence N01°26'01"W 40.00 feet along the East line of said Earhart Road; thence N88°20'30"E 30.64 feet; thence S46°23'18"E 72.98 feet; thence S89°28'01"E 315.04 feet; thence 107.52 feet along the arc of a 250.00 foot radius curve to the right, having a chord bearing S77°08'47"E 106.69 feet; thence S64°49'32"E 30.49 feet; thence S19°49'32"E 45.51 feet; thence S64°49'32"E 11.72 feet; thence N70°10'28"E 161.97 feet; thence N19°49'32"W 61.89 feet; thence S70°10'28"W 7.75 feet;

CONTINUED ON NEXT SHEET


CLIENT TOLL BROTHERS SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN	JOB: 20003119	CAD EA-01
	DR. SW	CH. ME
	BOOK NA	PG. NA
	SHEET 6 OF 7	DATE: 6/8/2022
FILE CODE: EA-01 WM		
 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		

07/18/2023 REV. PER CONDO RECORDING INFO.

EXHIBIT A

CONTINUED FROM PREVIOUS SHEET

thence N19°49'32"W 40.00 feet; thence N70°10'28"E 7.75 feet; thence N19°49'32"W 54.39 feet; thence N42°19'32"W 43.67 feet; thence N64°49'32"W 44.12 feet; thence N89°28'01"W 284.56 feet; thence S00°31'59"W 7.75 feet; thence N89°28'01"W 40.00 feet; thence N00°31'59"E 7.75 feet; thence N89°28'01"W 209.50 feet; thence S89°28'47"W 11.60 feet; thence S88°25'36"W 43.54 feet; thence N01°26'01"W 40.00 feet along the East line of said Earhart Road to the Place of Beginning, being a part of Concord Pines of Ann Arbor, Master Deed recorded in Liber 5489, Page 839, and first amendment recorded in Liber 5498, Page 646, Washtenaw County records.

CLIENT TOLL BROTHERS SKETCH & DESCRIPTION OF A 40' WIDE WATER MAIN EASEMENT LOCATED IN SECTION 25 TOWN 2 SOUTH, RANGE 6 EAST CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN	JOB: 20003119	CAD EA-01
	DR. SW	CH. ME
	BOOK NA	PG. NA
	SHEET 7 OF 7	DATE: 6/8/2022
FILE CODE: EA-01 WM		
 <p>ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000</p>		

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