

TITLE COMMITMENT:
ATA NATIONAL TITLE GROUP, LLC (ABSOLUTE TITLE, INC.), FILE 81-24907924-ANN, REVISION #1, DATED 3/7/2024

EXCEPTION #10 - COVENANTS, CONDITIONS, AND RESTRICTIONS
L. 7 (MISC.), P. 325M, L. 341, P. 63, L. 216, P. 403
L. 226, P. 316 DOES NOT AFFECT THE SUBJECT PARCEL

LEGAL DESCRIPTION:
PARCEL 1 (1.667 AC.) COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 34, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN; THENCE S32°27'58"E 1872.20 FEET TO THE INTERSECTION OF THE CENTERLINE OF ABERDEEN DRIVE WITH THE CENTERLINE OF ARLINGTON BOULEVARD AS RECORDED IN "ASSESSOR'S PLAT No. 41", PART OF THE NORTHEAST 1/4 OF SECTION 34, T2S, R6E, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN AS RECORDED IN LIBER 12 OF PLATS, PAGES 45 AND 46, WASHINGTON COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF SAID ARLINGTON BOULEVARD (60 FEET WIDE) 148.49 FEET ALONG THE ARC OF A 795.30 FEET RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°41'51", HAVING A CHORD WHICH BEARS S32°38'47"E 148.27 FEET; THENCE N61°47'35"E 30.00 FEET TO THE POINT OF BEGINNING; THENCE N61°47'35"E 157.01 FEET; THENCE N81°47'35"E 139.33 FEET; THENCE S82°31'25"E 180.47 FEET; THENCE S03°32'34"E 194.11 FEET ALONG THE WEST LINE OF "RIVERSIDE HILLS SUBDIVISION No. 1" AS RECORDED IN LIBER 13 OF PLATS, PAGE 19, WASHINGTON COUNTY RECORDS; THENCE S88°25'12"W 399.71 FEET; THENCE ALONG THE EAST LINE OF ARLINGTON BOULEVARD N23°39'56"W 31.24 FEET; THENCE CONTINUING ALONG SAID EAST LINE S2.80 FEET ALONG THE ARC OF A 825.30 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°39'55", HAVING A CHORD WHICH BEARS N25°29'54"W 52.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.667 ACRES OF LAND, MORE OR LESS.

15. WIDE UTILITY EASEMENT:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 34, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN; THENCE S32°27'58"E 1872.20 FEET TO THE INTERSECTION OF THE CENTERLINE OF ABERDEEN DRIVE WITH THE CENTERLINE OF ARLINGTON BOULEVARD AS RECORDED IN "ASSESSOR'S PLAT No. 41", PART OF THE NORTHEAST 1/4 OF SECTION 34, T2S, R6E, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN AS RECORDED IN LIBER 12 OF PLATS, PAGES 45 AND 46, WASHINGTON COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF SAID ARLINGTON BOULEVARD (60 FEET WIDE) 148.49 FEET ALONG THE ARC OF A 795.30 FEET RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°41'51", HAVING A CHORD WHICH BEARS S32°38'47"E 148.27 FEET; THENCE N61°47'35"E 30.00 FEET TO THE POINT OF BEGINNING; THENCE N61°47'35"E 157.01 FEET; THENCE N81°47'35"E 139.33 FEET; THENCE S82°31'25"E 180.47 FEET; THENCE S03°32'34"E 194.11 FEET ALONG THE WEST LINE OF "RIVERSIDE HILLS SUBDIVISION No. 1" AS RECORDED IN LIBER 13 OF PLATS, PAGE 19, WASHINGTON COUNTY RECORDS; THENCE S88°25'12"W 399.71 FEET; THENCE ALONG THE EAST LINE OF ARLINGTON BOULEVARD N23°39'56"W 31.24 FEET; THENCE CONTINUING ALONG SAID EAST LINE S2.80 FEET ALONG THE ARC OF A 825.30 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°39'55", HAVING A CHORD WHICH BEARS N25°29'54"W 52.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.667 ACRES OF LAND, MORE OR LESS.



PARCEL INFORMATION:
ADDRESS: 1125 ARLINGTON BLVD.
PID: 09-09-34-108-027
ZONING: R1A SINGLE FAMILY RESIDENTIAL
SETBACKS: 40' FRONT, 7'/8" SIDE, 50' REAR
MIN. AREA: 20,000 S.F.
MIN. WIDTH: 90'

FLOOD PLAN NOTE:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 2616100264E, DATED 4/3/2012, THIS PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD ZONE.

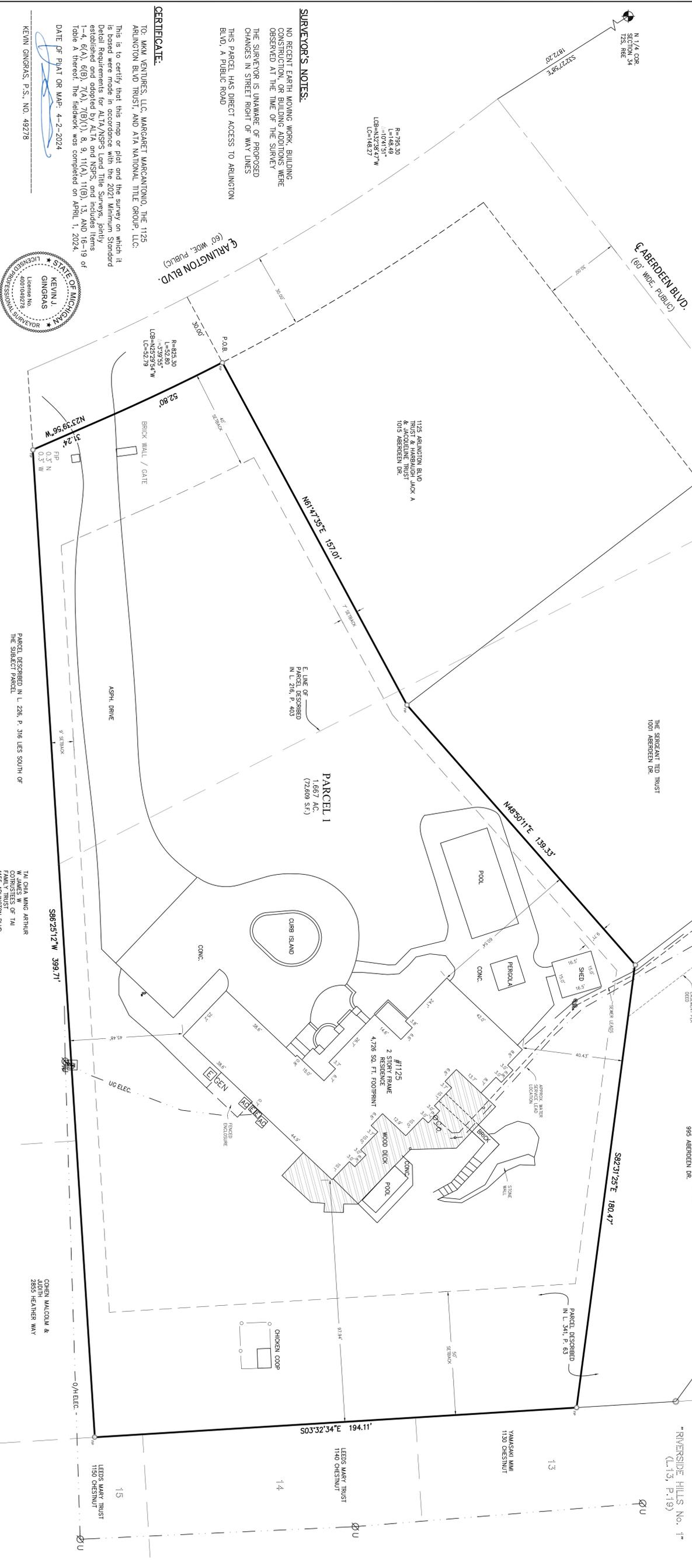
VICINITY MAP:



SURVEYOR'S NOTES:
NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THE SURVEY.
THE SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
THIS PARCEL HAS DIRECT ACCESS TO ARLINGTON BLVD, A PUBLIC ROAD.

CERTIFICATE:
TO: MKM VENTURES, LLC, MARGARET MARGANTONIO, THE 1125 ARLINGTON BLVD TRUST, AND ATA NATIONAL TITLE GROUP, LLC;
This is to certify that this map or plan 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 1-4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 11(A), 11(B), 13, AND 16-19 of Table A thereof. The fieldwork was completed on APRIL 1, 2024.

DATE OF PLAT OR MAP: 4-2-2024
KEVIN GINGRAS, P.S., NO. 48278



UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

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| <ul style="list-style-type: none"> ○ FIP ○ FIR ○ S ○ S ○ FMN □ SET WOOD LATH □ CONTROL POINT □ MEASURED DIMENSION □ (M) RECORDED DIMENSION □ SURFACE FLOW | <ul style="list-style-type: none"> ○ WATER MANHOLE ○ FIRE HYDRANT ○ GATE VALVE ○ BEEHIVE CATCH BASIN ○ CURB CATCH BASIN ○ STORM MANHOLE ○ CULVERT/END SECTION ○ SANITARY MANHOLE ○ LIGHT POLE ○ UTILITY POLE ○ TELEPHONE RISER ○ GAS MAIN RISER | <ul style="list-style-type: none"> — 0/H ELEC. — 8" g — 8" w — 18" r — 6" s — 0/H CATV — U/G COMM. — CHAIN LINK FENCE — WOOD FENCE — BARBED WIRE FENCE | <ul style="list-style-type: none"> — ELECTRIC LINE — GAS MAIN — WATER MAIN — STORM LINE — SANITARY LINE — CABLE TV LINE — PHONE LINE |
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CLIENT: MKM VENTURES
ALTA/NSPS LAND TITLE SURVEY
#1125 ARLINGTON BLVD.
IN THE NE 1/4 OF SECTION 34
T2S, R6E, CITY OF ANN ARBOR
WASHINGTON COUNTY, MICHIGAN

SCALE 1 INCH = 20 FEET
JOB No. 07524
SHEET 1 OF 1

ARBOR LAND CONSULTANTS
Professional Land Surveyors
6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com
DATE: 4-2-2024
REVISION: —