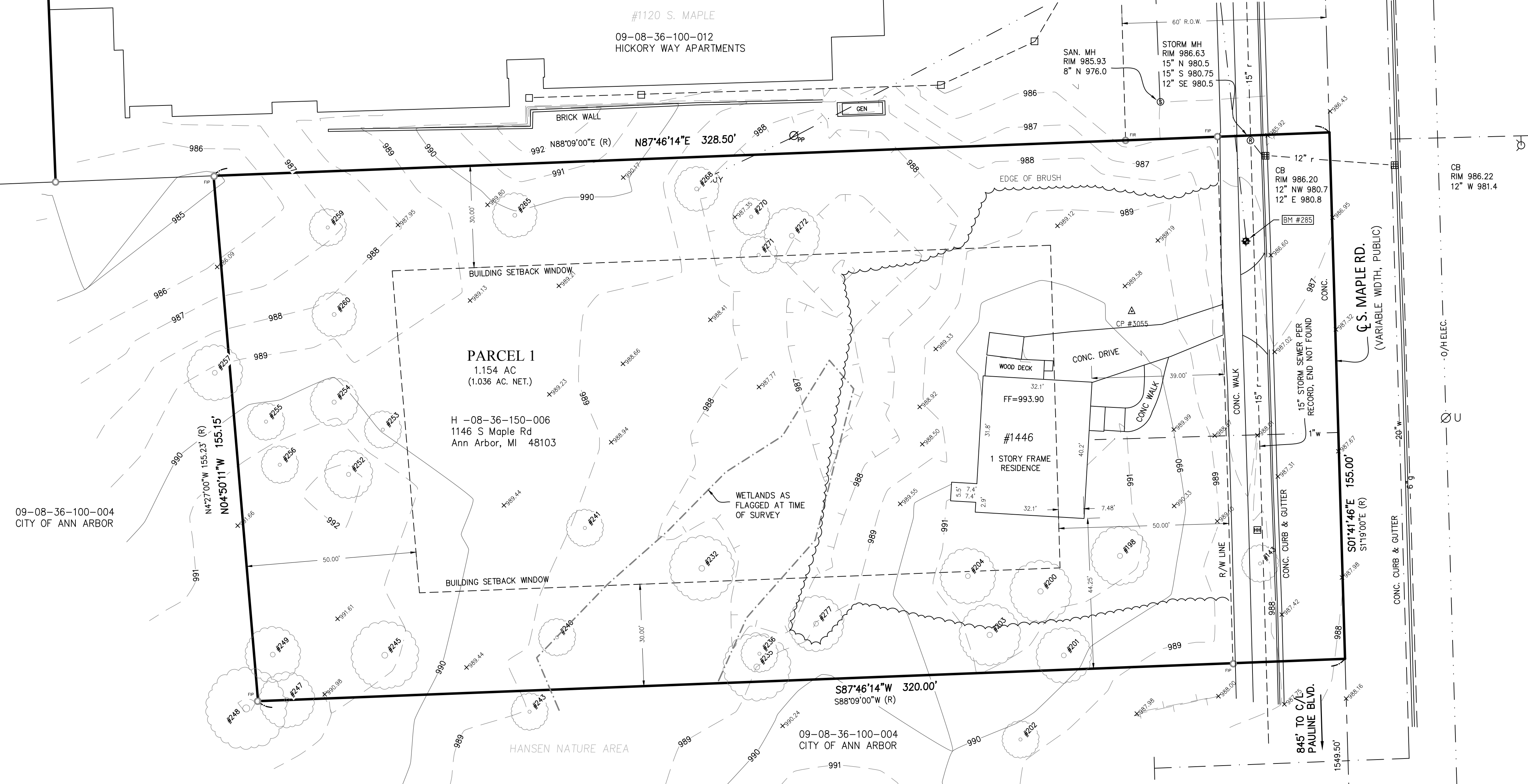


BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83



NE CORNER SECTION 36 T2S, R5E



PARCEL INFORMATION:

PID: H -08-36-150-006 (SCIO TWP.)
 OWNER: CITY OF ANN ARBOR
 ADDRESS: 1146 S. MAPLE RD.
 ANN ARBOR, MI 48103

ZONING:

A-1 GENERAL AGRICULTURE (SCIO TOWNSHIP)
 SETBACKS: FRONT = 50', REAR = 50', SIDE = 30'
 MIN. LOT WIDTH: 200'
 MIN. AREA: 2.5 AC.

FLOOD_ZONE INFO:

The subject property lies within flood zone(s) X as plotted on FEMA FIRM NO. 26161C0243E, dated April 3, 2012 and, based thereon, except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100 year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of Michigan, City Ann Arbor, Scio Township, Washtenaw County or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the Project Property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

SURVEYOR'S NOTE:

NO GAPS OR OVERLAPS WITH THE ADJOINING PROPERTY DESCRIPTIONS WERE FOUND
 NO EVIDENCE OF RECENT EARTH MOVING WAS OBSERVED AT THE TIME OF THE SURVEY
 NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED TO THE SURVEYOR.
 ALL KNOWN PLOTTABLE OFFSITE EASEMENTS ARE SHOWN
 THIS PARCEL EXTENDS TO THE CENTERLINE OF MAPLE ROAD AND THEREFORE HAS DIRECT ACCESS TO A PUBLIC ROAD
 IT IS BELIEVED THAT THIS SITE IS/WAS SERVICED BY AN ON-SITE SEWER DISPOSAL SYSTEM. HOWEVER, THE EXACT LOCATION OF SAID SYSTEM WAS NOT ABLE TO BE IDENTIFIED.

WETLAND NOTE:

AN AREA OF PRESUMED WETLANDS HAD BEEN FLAGGED ON THE SITE AND ARE SHOWN HEREON.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY FILE 919712, DATED 10/7/2022
 THERE ARE NO EXCEPTIONS LISTED IN SCHEDULE B, PART II THAT ARE ABLE TO BE SHOWN ON THE SURVEY

LEGAL DESCRIPTION:

(PER TITLE COMMITMENT)
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 01 DEGREES 19 MINUTES EAST 954.44 FEET IN THE LAST LINE OF SECTION FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE 19 MINUTES EAST 155.00 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES WEST 320.00 FEET; THENCE NORTH 4 DEGREES 27 MINUTES WEST 155.23 FEET; THENCE NORTH 88 DEGREES 09 MINUTES EAST 328.50 FEET TO THE PLACE OF BEGINNING, BEING PART OF THE EAST 1/2 OF NORTHEAST 1/4, SECTION 36, TOWN 2 SOUTH, RANGE 5 EAST, WASHTENAW COUNTY, MICHIGAN.

TREE TABLE

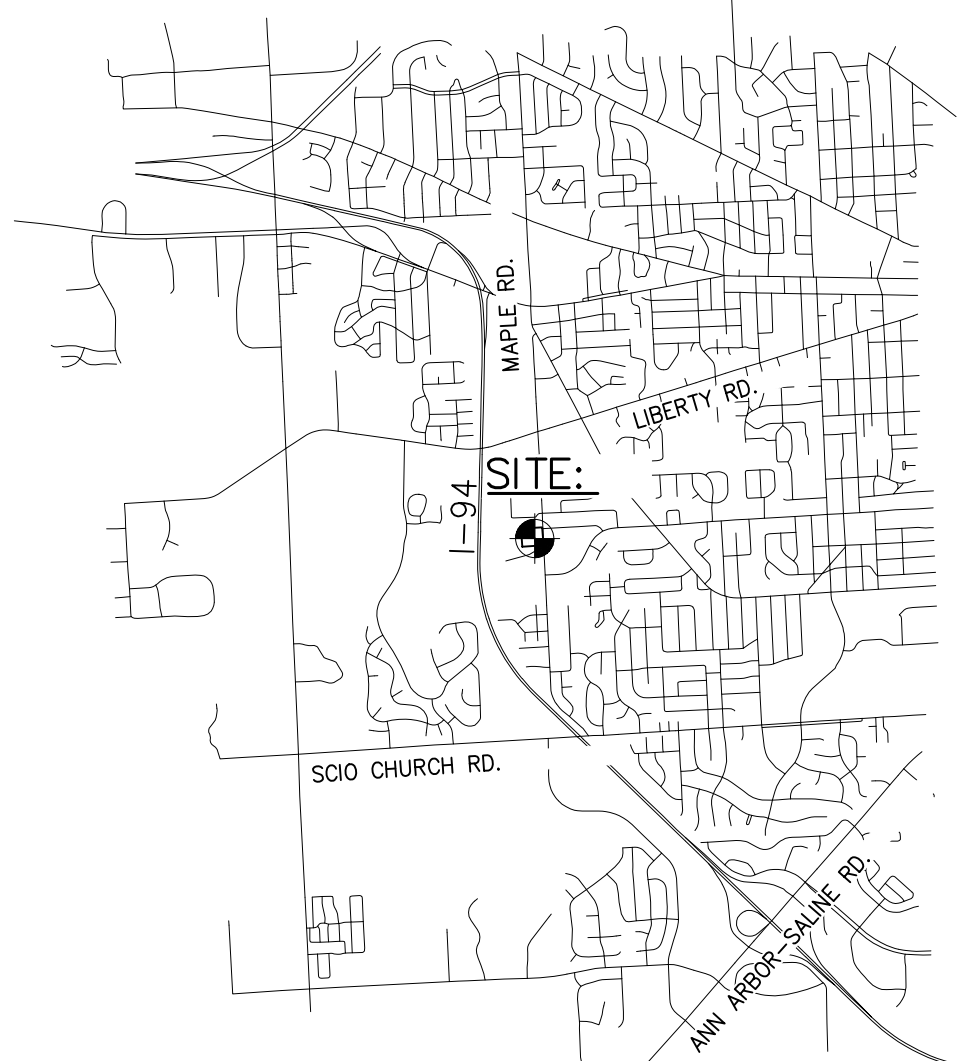
TREE #	SIZE (IN.)	SPECIES
143	13	OAK
198	19	MAPLE
200	20	MAPLE
201	17	TWIN WALNUT
202	13	WALNUT
203	20	WALNUT
204	18	MAPLE
232	21	COTTONWOOD
235	22	WALNUT
236	12	WALNUT
240	13	TWIN WALNUT
241	12	WALNUT
243	13	ELM
245	22	TWIN OAK
247	17	OAK
248	26	WALNUT
249	17	WALNUT
252	15	OAK
253	13	WALNUT
254	15	OAK
255	12	OAK
256	12	OAK
257	18	MAPLE
259	12	COTTONWOOD
260	14	OAK
265	14	OAK
268	14	WALNUT
270	12	WALNUT
271	12	WALNUT
272	15	WALNUT
277	17	WALNUT


BENCHMARK:
 SET SPIKE IN UTILITY POLE / LIGHT POLE ON W. SIDE S. MAPLE ROAD IN FRONT OF #1146 S MAPLE ROAD
 ELEV. - 988.83' NAVD 88

STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- TUNNEL MARKER
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- ELECTRIC METER
- ELECTRIC MANHOLE
- GROUND LIGHT
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK

VICINITY MAP:





6653 Schneider Rd. • Manchester, MI • 48158
 (734) 669-2960 • arborlandinc.com

DATE: 9-25-2023
 REVISION: 3-11-2024

CLIENT: AVALON HOUSING
ALTA/NSPS LAND TITLE SURVEY
 #1146 S. MAPLE ROAD
 IN THE NE 1/4 OF SECTION 36
 T2S, R5E, SCIO TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN

JOB No. 21623
 SHEET 1 OF 1
 SCALE 1 INCH = 20 FEET

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

