

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES AND MUNICIPALITY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, LOCATION AND DEPTHS OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES, CALL MISS DIG.

AS OF JULY 22, 2016 UTILITY INFORMATION HAS NOT BEEN RECEIVED FROM ELECTRIC AND TELEPHONE COMPANIES THEREFORE SOME UNDERGROUND LINES MAY NOT BE SHOWN.

EXISTING PARKING SPACES

REGULAR - 816
HANDICAPPED - 34

FLOOD PLAIN CERTIFICATE

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAPS, AND THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 26161C0263E EFFECTIVE DATE: 04/03/2012 ZONE X

NOTE:

(TABLE A ITEM 2) - ADDRESSES OF THE SURVEYED PROPERTY OBSERVED WHILE CONDUCTING THE FIELDWORK.

(TABLE A ITEM 16) - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS.

(TABLE A ITEM 18) - THE SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLAND BY APPROPRIATE AUTHORITIES.

LEGAL DESCRIPTION

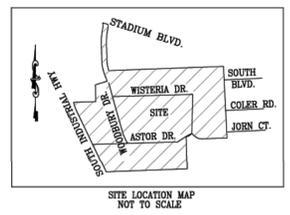
FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment No.: 739772
DATE: JULY 14, 2016

Land in the City of Ann Arbor, Washtenaw County, Michigan, described as follows:

Commencing at the Northwest corner of Lot 20 of FRISINGER INDUSTRIAL SUBDIVISION, according to the Plat thereof recorded in Liber 15 of Plats, pages 25 and 26, Washtenaw County Records; thence along the North line of said Subdivision North 87 degrees 55 minutes 00 seconds East 7.84 feet for PLACE OF BEGINNING; thence along the Northeastly line of South Industrial Highway, North 25 degrees 41 minutes 00 seconds West 806.91 feet; thence continuing along said Northeastly line 97.07 feet along the arc of a circular curve to the right, radius 456.26 feet, chord North 19 degrees 35 minutes 20 seconds West 96.88 feet; thence North 88 degrees 01 minutes 00 seconds East 262.38 feet; thence North 01 degree 06 minutes 00 seconds West 955.47 feet (Recorded as 960.78 feet) to the South line of Stadium Boulevard (90 feet wide); thence Easterly along the South line of Stadium Boulevard 169.97 feet along the arc of a nontangential circular curve to the left, radius 1,681.65 feet, chord South 71 degrees 28 minutes 33 seconds East 169.89 feet to the East line of Woodbury Drive (60 feet wide); thence South 1 degree 06 minutes 00 seconds East 40.11 feet (Recorded as 44.87 feet) along the East line of Woodbury Drive; thence continuing along said East line 160.89 feet along the arc of a circular curve to the left, radius 670.35 feet, chord South 5 degrees 46 minutes 32 seconds West 160.50 feet; thence continuing along said East line South 1 degree 06 minutes 00 seconds East 215.56 feet; thence continuing along said East line 124.44 feet along the arc of a circular curve to the left, radius 399.72 feet, chord South 10 degrees 01 minutes 07 seconds East 123.94 feet; thence North 87 degrees 52 minutes 00 seconds East 299.83 feet; thence North 87 degrees 54 minutes 00 seconds East 1,055.21 feet along the South line of FRISINGER LAND COMPANY'S SECOND SUBDIVISION, according to the Plat thereof recorded in Liber 9 of Plats, page 37, Washtenaw County Records; thence South 2 degrees 47 minutes 00 seconds East 661.39 feet along the West line of SOUTH PARK SUBDIVISION, according to the Plat thereof recorded in Liber 2 of Plats, page 36, Washtenaw County Records; thence South 2 degrees 47 minutes 00 seconds East 178.84 feet; thence South 87 degrees 57 minutes 00 seconds West 294.39 feet; thence Northwesterly 89.78 feet along the arc of a circular curve to the right, radius 120.0 feet, chord North 70 degrees 37 minutes 00 seconds West 87.70 feet; thence North 49 degrees 11 minutes 00 seconds West 80.64 feet; thence Southwesterly 52.04 feet along the arc of a nontangential circular curve to the right, radius 65.94 feet, chord South 58 degrees 13 minutes 44 seconds East 51.25 feet; thence South 1 degree 28 minutes 40 seconds East 410.94 feet along the West line and its extension of PACKARD HOME SITES, a Subdivision, according to the Plat thereof recorded in Liber 4 of Plats, page 34, Washtenaw County Records; thence South 87 degrees 55 minutes 00 seconds West 957.83 feet along the North line of FRISINGER INDUSTRIAL SUBDIVISION, according to the plat thereof recorded in Liber 15 of Plats, pages 25 and 26, Washtenaw County Records, to the PLACE OF BEGINNING, being a part of Section 33, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, and part of Section 4, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan. EXCEPTING THERE FROM that part deeded for road purposes to the City of Ann Arbor as disclosed by Quit Claim Deed recorded in Liber 1301, Page 358, Washtenaw County Records.

Containing 1,798,702 square feet or 41.292 acres of land, more or less.

Tax Item No.: 09-09-33-313-031, Tax Item No.: 09-09-33-313-032,
Tax Item No.: 09-09-33-313-033, Tax Item No.: 09-09-33-313-034,
Tax Item No.: 09-09-33-313-035, Tax Item No.: 09-12-04-201-040,
Tax Item No.: 09-12-04-201-041.



LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
- · - · -	LOT LINE
▬▬▬▬	BUILDING LINE
— — — —	CURB LINE
— — — —	FENCE
— GAS — GAS —	GAS LINE
— SAN. — SAN. —	SANITARY SEWER
— STM. — STM. —	STORM SEWER
— W — W —	WATER LINE
— OHW — OHW —	OVERHEAD WIRE
⊗	FIRE HYDRANT
⊕	GATE VALVE & WELL
⊙	WATER VALVE
⊚	SANITARY MANHOLE
⊛	CLEAN OUT
⊜	LIGHT POLE
⊝	STORM MANHOLE
⊞	ROUND CATCH BASIN
⊟	SQUARE CATCH BASIN
⊠	TRANSFORMER
⊡	ELECTRIC METER
⊢	ELECTRIC RISER
⊣	UTILITY POLE
⊤	GUY WIRE
⊥	GAS METER
⊦	GAS VALVE
⊧	CABLE T.V. RISER
⊨	CONC. PATIO
⊩	CONC. PORCH
⊪	EXCLUDED LAND FOR ROAD PURPOSES
R	RECORD
M	MEASURED
ASPH.	ASPHALT
CONC.	CONCRETE
1	LOT #
6	# PARKING SPACES
9	EASEMENT #
#0000	ADDRESS (STREET NO.)
00	BUILDING NO.

ENVIRO MATRIX LAND S.E.A. CORP.
SURVEYING ENGINEERING
2201 EAST TWELVE MILE ROAD, WARREN, MI 48092
TELEPHONE: (248) 588-2600 FAX: (248) 398-9783
E-MAIL: envirolandsea@aol.com

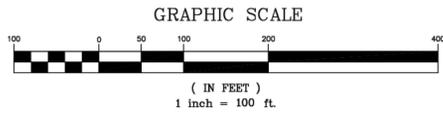
DATE	07/07/03	BY	REVISIONS	DATE	BY	REVISIONS
	JUNE 29, 2016	PER CLIENT				
	JULY 14, 2016	UPDATE				
	JULY 14, 2016	Per John McGehee comment - Email Jul. 13, 2016				
	JULY 18, 2016	Per discussions with Neil Hines of Isode				
	JULY 29, 2016	Final Submission of Survey				

ALTA/ACSM LAND TITLE SURVEY
WOODBURY GARDENS
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

JOB NO. LS-03028

SHT. 1
OF 6

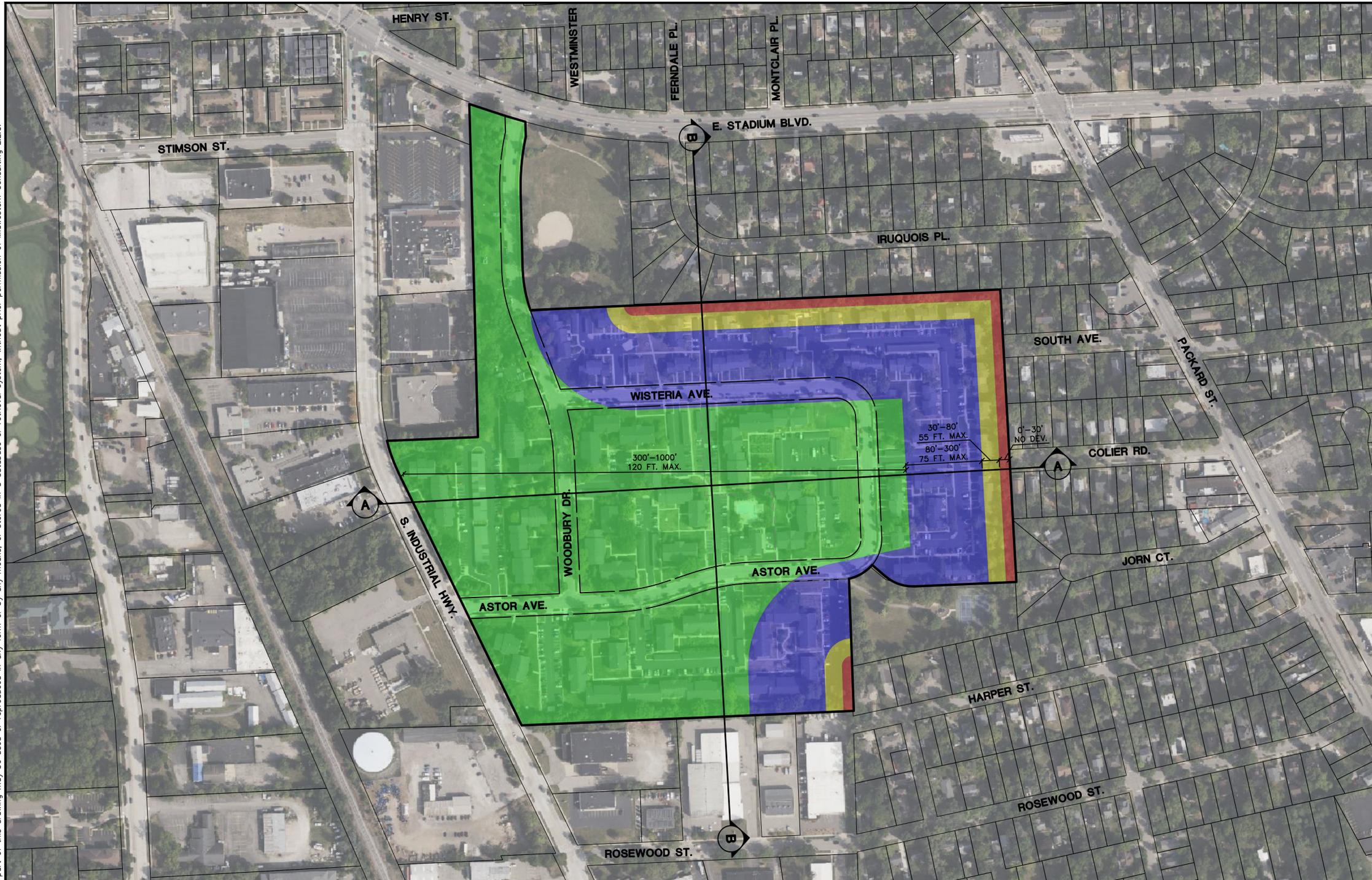
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1-800-482-7171 (TOLL FREE)



VIJAYSINH U. MAHIDA
REGISTRATION NO. 17806
DATED: JULY 25, 2016



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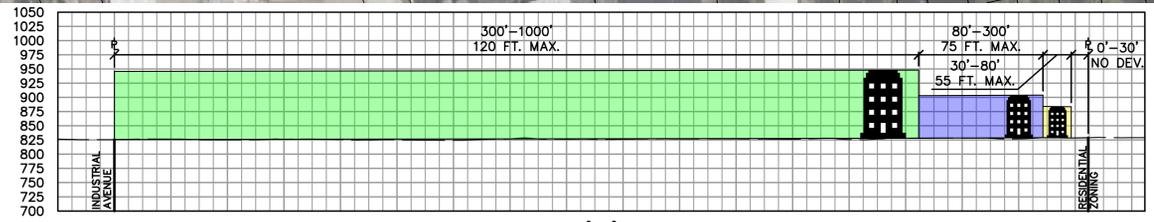
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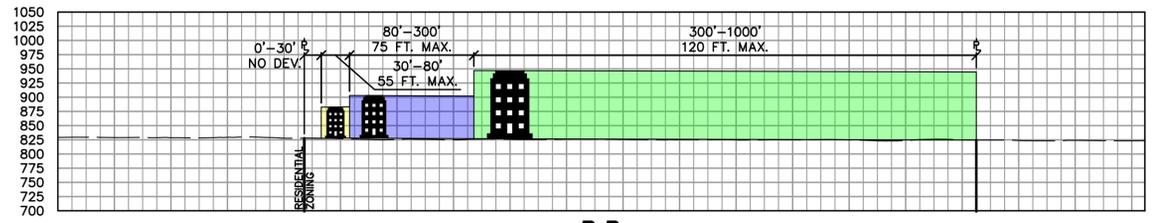
Know what's below.
Call before you dig.

LEGEND

- 0'-30' / NO DEVELOPMENT
- 30'-80' / 55 FT. MAXIMUM HEIGHT
- 80'-300' / 75 FT. MAXIMUM HEIGHT
- 300'-1000' / 120 FT. MAXIMUM HEIGHT



A-A



B-B

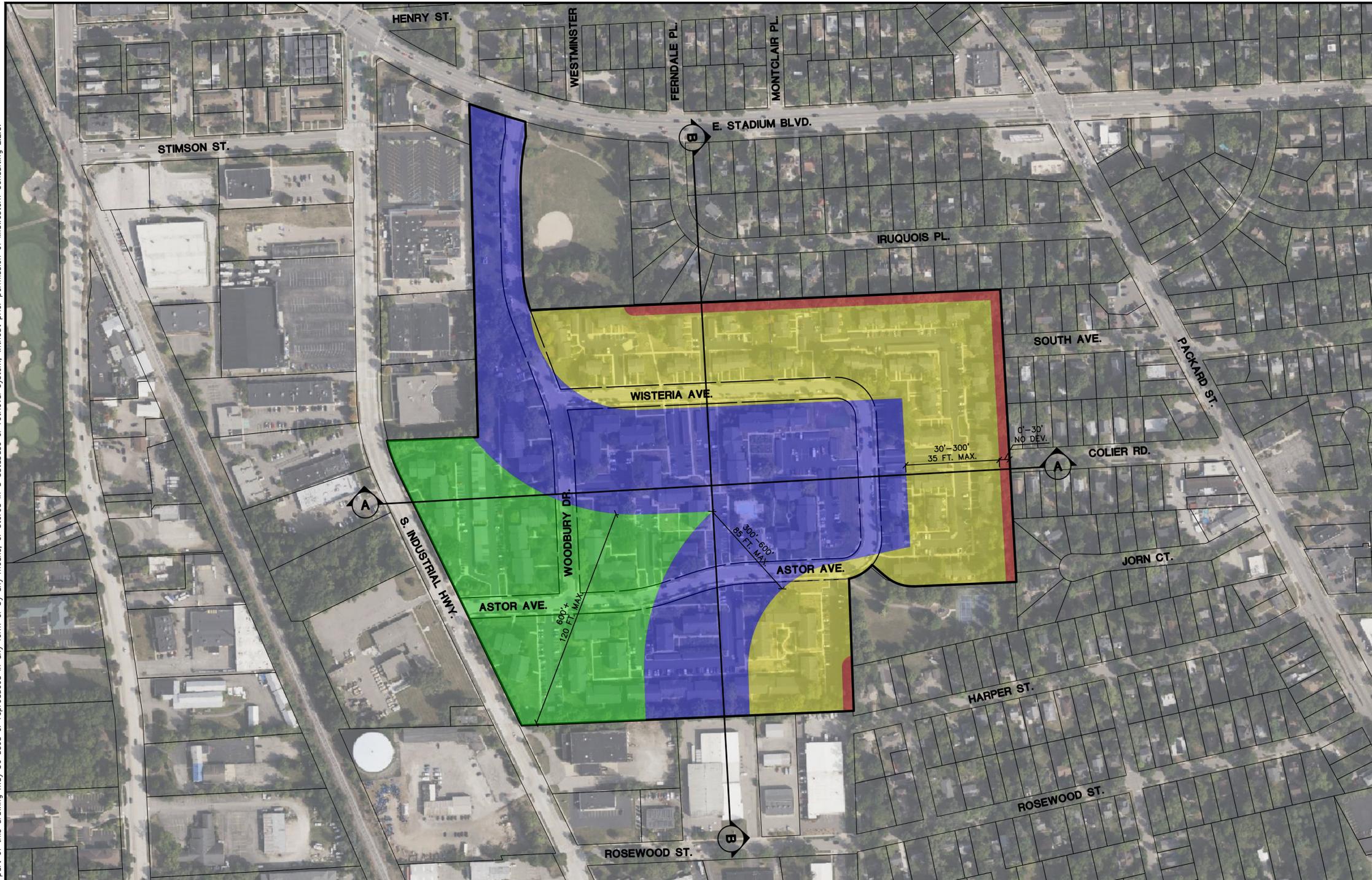
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CLIENT
 BOTANICAL GARDENS ASSOCIATES LLC
 260 E. BROWN STREET
 BIRMINGHAM, MI 48009
 ADAM BLEZNAK
 248-540-9300

WOODBURY GARDENS REDEVELOPMENT
 SITE PLAN FOR REZONING AND CITY COUNCIL
 EXISTING TC1 REZONING STANDARDS

3	JOB No. 23195	DATE: 6/20/24
	REVISIONS:	SHEET 3 OF 3
	REV. DATE:	CADD:
		ENG: JCA
		PM: SWB
		TECH: SWB
		DATE: 7/23/2024-EX

M:\Civ\134_Proj\2023\3195\Site Plan\319524-PR.dwg, 1/14/2026 10:54 AM, Jim Aherril, PR, MCLLC PDF, p.3
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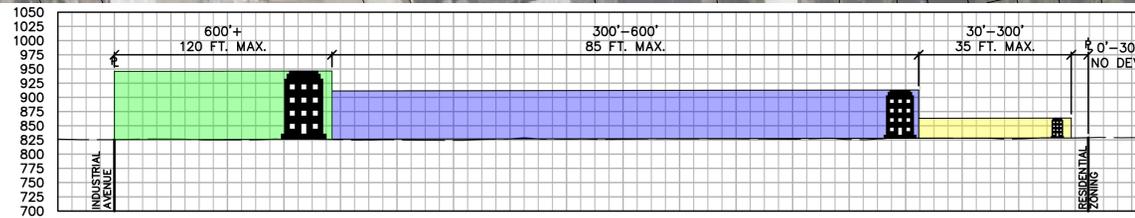
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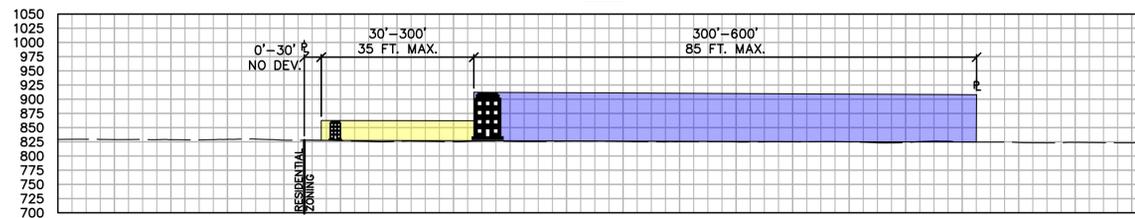
Know what's below.
Call before you dig.

LEGEND

- 0'-30' / NO DEVELOPMENT
- 30'-300' / 35 FT. MAXIMUM HEIGHT
- 300'-600' / 85 FT. MAXIMUM HEIGHT
- 600'+ / 120 FT. MAXIMUM HEIGHT



A-A



B-B

JOB No. 23195

REV. DATE: 1/14/26

PER. CITY REVIEW:

DATE: 6/20/24

SHEET 4 OF 4

ENG: JCA

PM: SWB

TECH: JCA

FILE: 2319524-PR

CLIENT

BOTANICAL GARDENS ASSOCIATES LLC

260 E. BROWN STREET

BIRMINGHAM, MI 48009

ADAM BLEZNAK

248-540-9300

WOODBURY GARDENS REDEVELOPMENT

SITE PLAN FOR REZONING AND CITY COUNCIL

PROPOSED TC1 REZONING STANDARDS

4

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