

"ALTA/NSPS LAND TITLE SURVEY"

SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC. AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 108-25000188-CIB, COMMITMENT DATE MAY 20, 2025)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHTENAW, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:

PROPERTY LOCATED IN THE TOWNSHIP OF SCIO, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

COMMENCING AT THE CENTER POST OF SECTION, THENCE NORTH 87 DEGREES 28' WEST 1167.93 FEET IN EAST AND WEST ONE-QUARTER LINE FOR A PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 44' WEST, 520.36 FEET ALONG THE WEST LINE OF DEXTER AVENUE HILLS, A RECORDED SUBDIVISION; THENCE DEFLECTION 90 DEGREES TO THE RIGHT, 76.24 FEET; THENCE DEFLECTING 90 TO THE LEFT 273.51 FEET; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SECTION, WHICH POINT IS 6.50 CHAINS SOUTH OF THE WEST ONE-QUARTER POST; THENCE NORTH 6.50 CHAINS TO THE WEST ONE-QUARTER POST; THENCE EAST AND WEST ONE-QUARTER LINE TO THE PLACE OF BEGINNING, BEING PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, TOWNSHIP OF SCIO, COUNTY OF WASHTENAW AND STATE OF MICHIGAN, EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY THE STATE OF MICHIGAN, PURSUANT TO WASHTENAW COUNTY CIRCUIT COURT CASE NO. 357.

DESCRIPTION OF PARCEL H-08-24-330-002 (AS SURVEYED BY SEIBER KEAST LEHNER):

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER POST OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S89°01'25"W 1168.55 FEET (RECORDED AS N87°28'W 1167.93 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 24; THENCE S01°46'00"E (RECORDED AS N01°44'E) 71.12 FEET, ALONG THE WEST LINE OF "DEXTER AVENUE HILLS" SUBDIVISION, RECORDED IN LIBER 6, PAGE 49, WASHTENAW COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE S01°46'00"E (RECORDED AS N01°44'E) 449.76 FEET, ALONG THE WEST LINE OF SAID "DEXTER AVENUE HILLS" SUBDIVISION; THENCE S88°14'00"W 76.24 FEET; THENCE S01°46'00"E 272.39 FEET (RECORDED AS 273.51 FEET) TO A POINT IN THE CENTER OF DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH); THENCE N74°17'20"W 144.12 FEET ALONG THE CENTERLINE OF SAID DEXTER-ANN ARBOR ROAD; THENCE N15°42'40"E 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DEXTER-ANN ARBOR ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DEXTER-ANN ARBOR ROAD: N74°17'20"W 200.00 FEET, N15°42'40"E 20.00 FEET, N74°17'20"W 100.00 FEET, N15°42'40"E 15.00 FEET, AND N74°17'20"W 80.46 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-14 (300 FEET WIDE); THENCE N43°34'05"E 741.69 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID M-14, TO THE POINT OF BEGINNING, CONTAINING 4.308 ACRES OF LAND, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SCHEDULE B PART II EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC. AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 108-25000188-CIB, COMMITMENT DATE MAY 20, 2025)

12. EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY THE STATE OF MICHIGAN, PURSUANT TO WASHTENAW COUNTY CIRCUIT COURT CASE NO. 357 AS DISCLOSED IN INSTRUMENT RECORDED IN LIBER 4969, PAGE 129, WASHTENAW COUNTY RECORDS. (COVERS SUBJECT PROPERTY, SURVEYOR NOT PROVIDED A COPY OF WASHTENAW COUNTY CIRCUIT CASE NO. 357.)

SURVEYORS NOTES PER ABOVE REFERENCED TITLE COMMITMENT:

- EXHIBIT A DESCRIPTION APPEARS TO BE MISSING A CALL AT THE BEGINNING OF THE DESCRIPTION, "ALL THAT PART OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTH AND EAST OF HIGHWAY US-23".
- SURVEYOR NOT PROVIDED A COPY OF WASHTENAW COUNTY CIRCUIT CASE NO. 357.

SITE BENCHMARK #1
ELEV.=957.36(NAVD88)
AGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.

REFERENCE POINT
AGRS NO. 0034

SITE BENCHMARK #2
ELEV.=938.67(NAVD88)
BENCH TIE IN NORTHERLY FACE OF UTILITY POLE

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

EXISTING LEGEND

--- GAS ---	EASEMENT
--- GAS ---	GAS MAIN
--- GAS ---	SANITARY SEWER
--- GAS ---	WATER MAIN
--- GAS ---	STORM SEWER
--- GAS ---	OVERHEAD UTILITY LINES
--- GAS ---	UNDERGROUND UTILITY LINES
X	FENCE
⊗	DITCH CENTERLINE
⊙	SANITARY MANHOLE
⊕	STORM SQUARE CATCH BASIN
⊖	STORM MANHOLE
⊗	CULVERT
⊕	FIRE HYDRANT
⊖	VALVE IN WELL
⊗	MONITORING WELL
⊕	GAS VALVE
⊖	ELECTRICAL TRANSFORMER
⊗	ELECTRICAL RISER
⊕	ELECTRICAL MANHOLE
⊖	TELEPHONE RISER
⊗	TELEPHONE MANHOLE
⊕	CABLE RISER
⊖	LIGHT POLE
⊗	UTILITY POLE
⊕	GUY WIRE
⊖	MAILBOX
⊗	GUARDPOST / BOLLARD
⊕	FENCE POST
⊖	P.I. SIGN
⊗	TREES WITH TAGS
⊕	SOIL BORE
⊖	SECTION CORNER
(M)	MEASURED RECORD
(R)	FOUND IRON
F.M.O.N.	FOUND MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

PARCEL ID#
H-08-24-330-002

ZONING DISTRICT:
A-1 GENERAL AGRICULTURE (SCIO TOWNSHIP)

FLOOD ZONE:
SUBJECT PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NO. 26161C0241E, DATED APRIL 3, 2012

WETLANDS:
WETLANDS WERE FLAGGED BY NISWANDER ENVIRONMENTAL.

BEARINGS:
MICHIGAN STATE PLANE (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS MAY DIFFER FROM RECORD DRAWINGS.

TREE INVENTORY:
SEE PAGE 2 OF 2

SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

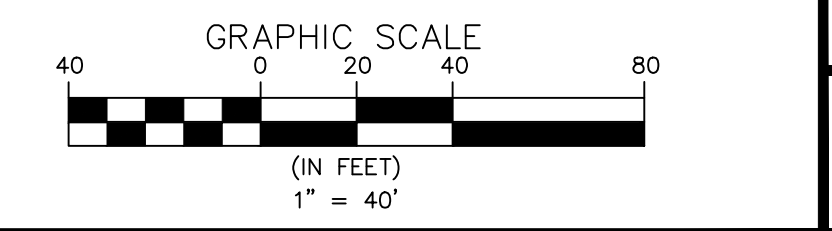
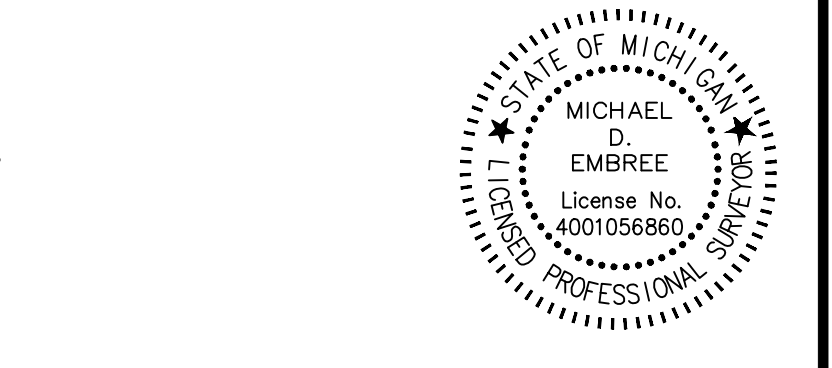
SITE BENCHMARK #2
BENCH TIE, NORTHERLY FACE OF UTILITY POLE.
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD, ±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

CERTIFICATE:
TO: - FIRST AMERICAN TITLE INSURANCE COMPANY
- WESTMINSTER TITLE AGENCY, INC.
- TOLL NORTHEAST V CORP., A DELAWARE CORPORATION

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 NO TABLE A ITEMS THEREOF. THE FIELDWORK WAS COMPLETED ON 07/16/2025.

DATE OF PLAT OR MAP: 09/02/2025

MICHAEL D. EMBREE, P.S.
mikee@skel-eng.com
PROFESSIONAL LAND SURVEYOR
REGISTRATION/LICENSE NO. 4001056860



ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING

39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331



NO.	DATE	REVISION
1.	11-19-25	REVISION PER CITY REVIEW
2.	01-21-26	REVISION PER CITY REVIEW
3.	02-25-26	REVISION PER CITY REVIEW
4.	03-26-26	REVISION PER CITY REVIEW
5.	04-30-26	REVISION PER CITY REVIEW



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

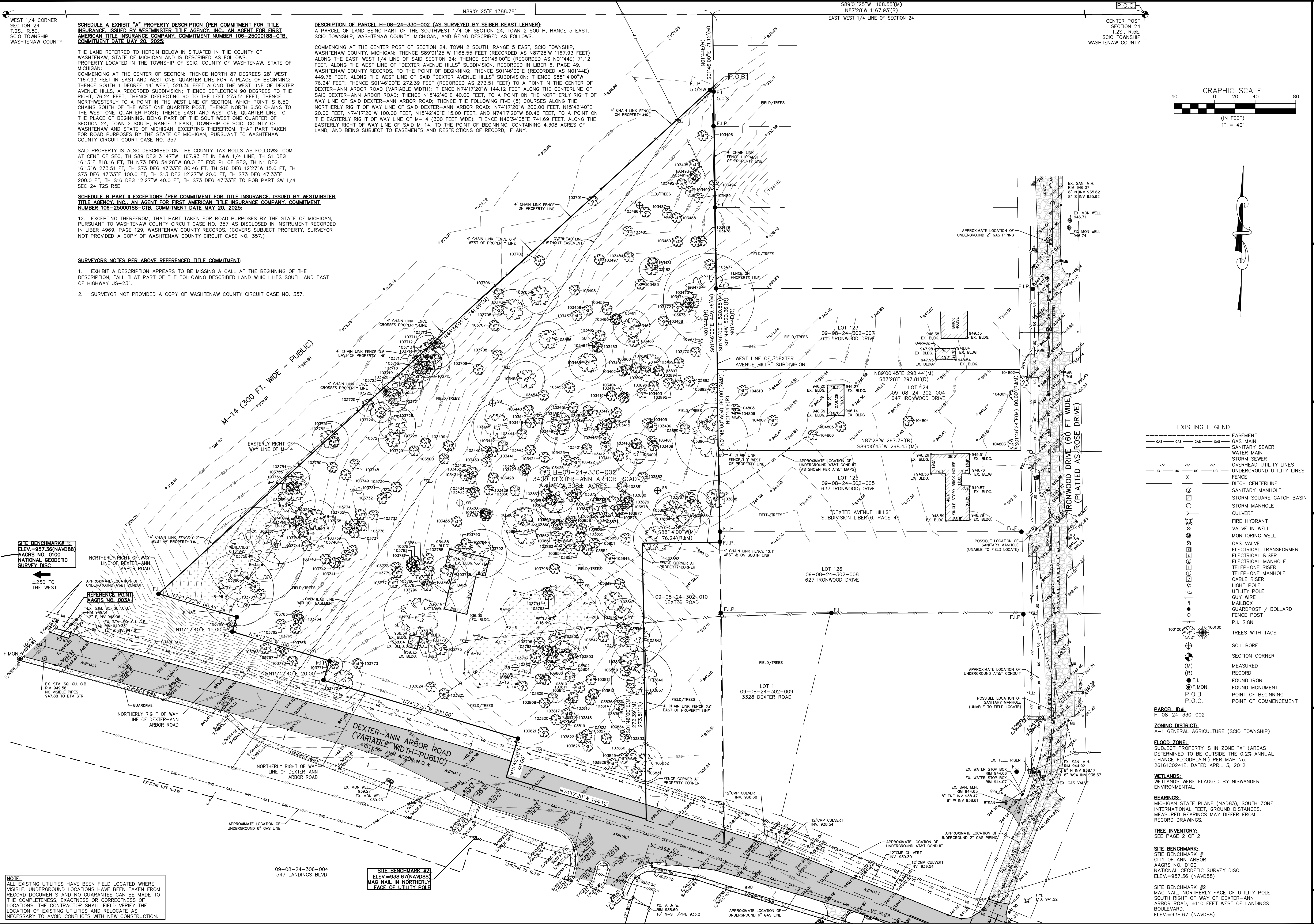
PROJECT NUMBER: 25-121
PROJECT MANAGER: J. RICHARD
DRAWN BY: J. RICHARD
CHECKED BY: J. RICHARD
OFFICE: FARMINGTON HILLS

CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
ATTN: MICHIGAN 48375
ATTN: JASON IACANGELI, AICP
EMAIL: JACANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

PAGE NO.: C2



SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC., AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 106-25000188-CTB, COMMITMENT DATE MAY 20, 2025.)

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SAID PROPERTY IS ALSO DESCRIBED ON THE COUNTY TAX ROLLS AS FOLLOWS: COM AT CENT OF SEC, TH S89°01'25"W 1168.55 FT IN E&W 1/4 LINE, TH S1 DEG 16'13"E 818.16 FT, TH N73 DEG 54'28"W 80.0 FT FOR PL OF BEG, TH N1 DEG 16'13"W 273.51 FT, TH S73 DEG 47'33"E 80.46 FT, TH S16 DEG 12'27"W 15.0 FT, TH S73 DEG 47'33"E 100.0 FT, TH S13 DEG 12'27"W 20.0 FT, TH S73 DEG 47'33"E 200.0 FT, TH S16 DEG 12'27"W 40.0 FT, TH S73 DEG 47'33"E TO POB PART SW 1/4 SEC 24 T2S R5E

SCHEDULE B PART II EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC., AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 106-25000188-CTB, COMMITMENT DATE MAY 20, 2025.)

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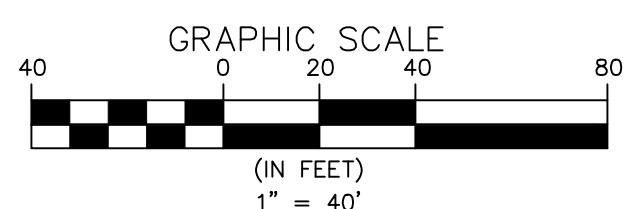
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SITE BENCHMARK #1:
ELEV.=957.36 (NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC

REFERENCE POINT:
AAGRS NO. 003A
EX. STM. SQ. QU. C.B.
RM 940.01
12" E INV 948.06
EX. STM. SQ. QU. C.B.
RM 949.33
12" W INV 947.81

NOTE:
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SITE BENCHMARK #2:
ELEV.=938.67 (NAVD88)
MAG NAIL IN NORTHERLY FACE OF UTILITY POLE



EXISTING LEGEND

---	EASEMENT
---	GAS MAIN
---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
---	OVERHEAD UTILITY LINES
---	UNDERGROUND UTILITY LINES
---	FENCE
---	DITCH CENTERLINE
---	SANITARY MANHOLE
---	STORM SQUARE CATCH BASIN
---	STORM MANHOLE
---	CULVERT
---	FIRE HYDRANT
---	VALVE IN WELL
---	MONITORING WELL
---	GAS VALVE
---	ELECTRICAL TRANSFORMER
---	ELECTRICAL MANHOLE
---	TELEPHONE RISER
---	TELEPHONE MANHOLE
---	CABLE RISER
---	UTILITY POLE
---	GUY WIRE
---	MAILBOX
---	GUARDPOST / BOLLARD
---	FENCE POST
---	P.I. SIGN
---	TREES WITH TAGS
---	SOIL BORE
---	SECTION CORNER
---	MEASURED RECORD
---	FOUND IRON
---	FOUND MONUMENT
---	POINT OF BEGINNING
---	POINT OF COMMENCEMENT

PARCEL ID#:
H-08-24-330-002

ZONING DISTRICT:
A-1 GENERAL AGRICULTURE (SCIO TOWNSHIP)

FLOOD ZONE:
SUBJECT PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NO. 26161C0241E, DATED APRIL 3, 2012

WETLANDS:
WETLANDS WERE FLAGGED BY NISWANDER ENVIRONMENTAL

BEARINGS:
MICHIGAN STATE PLANE (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS MAY DIFFER FROM RECORD DRAWINGS.

TREE INVENTORY:
SEE PAGE 2 OF 2

SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
PART OF THE SW 1/4 OF SECTION 24
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2:
MAG NAIL, NORTHERLY FACE OF UTILITY POLE, SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD, 1110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING

39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SKYE GROUP

NO.	REVISION	DATE
1.	REVISION PER CITY REVIEW	11-19-25
2.	REVISION PER CITY REVIEW	01-21-26
3.	REVISION PER CITY REVIEW	02-25-26
4.	REVISION PER CITY REVIEW	03-26-26
5.	REVISION PER CITY REVIEW	04-30-26

811

3 WORKING DAYS
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CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON JACOANGEL, AICP
EMAIL: JACOANGEL@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

PAGE NO.:
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