

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UNDERGROUND UTILITIES SHOWN AND HAS RECORDED THE LOCATION INDICATED ALTHOUGH THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE PRESENT. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE PRESENT. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES THAT MAY BE PRESENT.

DESCRIPTION
Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan described as follows:
Commencing at the Southwest corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence North 87 degrees 54'25" East 832.65 feet (measured North 87 degrees 54'25" East 832.26 feet) along the South line of said Section and the centerline of Ellsworth Road for a Place of Beginning, thence North 0 degrees 53'05" West 687.12 feet, thence North 87 degrees 47'00" East 502.50 feet (measured as North 87 degrees 47'00" East 502.50 feet); thence South 0 degrees 43'20" East 688.25 feet (measured as South 0 degrees 44'00" East 688.25 feet) along the N & S 1/4 line of the Southwest 1/4 of said Section (as monumented) and the boundary line of Arbor Oaks Subdivision No. 1 as recorded in Liber 19 of Plats, Page 67 through 71, Washtenaw County Records; thence South 87 degrees 54'25" West 500.66 feet (measured as South 87 degrees 54'25" West 500.66 feet) along the South line of said Section and the centerline of Ellsworth Road to the Place of Beginning. Being a part of the SW1/4 of Section 10, T3S, R6E, Pittsfield Township (now City of Ann Arbor), Washtenaw County, Michigan.

CERTIFICATION
To Michigan State Housing Development Authority, a public body corporate and politic of the State of Michigan; Flagstar Bank, FSB, a Federally Chartered Savings Bank, its successors and assigns; Lockwood of Ann Arbor Limited Dividend Housing Association Limited Partnership, a Michigan Limited Partnership, its successors and/or assigns; Stratford Lockwood Ann Arbor Investors Limited Partnership, its successors and/or assigns; Stratford SLP, Inc., its successors and/or assigns; TLG 30 LLC, its successors and/or assigns; Ann Arbor Ellsworth, LLC, its successors and/or assigns; Lockwood Development Company LLC, a Michigan limited liability company, Cnnaire Title Services, LLC and Old Republic National Title Insurance Company.
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 Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11a, 11b, 13, 16, 17, 18 and 19 of Table A thereof, and Item 21a, as agreed to between the undersigned and MSHDA. The field work was completed on October 14, 2022.
Date of Plat or Map: January 29, 2019
Date of Last Revision: October 21, 2022

NOTES
1. CINNAIRE TITLE SERVICES, LLC COMMITMENT NO. 704643 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2021 WAS USED IN THE PREPARATION OF THIS SURVEY.
2. THE SUBJECT PROPERTY LIES IN FEMA FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD, INFORMATION TAKEN FROM FEMA FLOOD MAP 26161C0402E WITH AN EFFECTIVE DATE OF APRIL 3, 2012.
3. EARTH MOVING, GRADING AND UTILITY CONSTRUCTION ON THE SUBJECT PROPERTY HAS BEGUN FOR THE CONSTRUCTION OF A MULTIPLE-FAMILY/SENIOR LIVING COMPLEX.
4. ANN ARBOR CITY ORDINANCE ORD-20-36 WHICH PROVIDES FOR THE NORTHERLY HALF OF THE ELLSWORTH ROAD RIGHT-OF-WAY TO BE CHANGED FROM 33 TO 60 FEET AS SHOWN ON THE PUD SITE PLAN OF THE SUBJECT PROPERTY WAS PASSED BY THE ANN ARBOR CITY COUNCIL ON FEBRUARY 1, 2021. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY SINCE THE LAST REVISION OF THIS SURVEY.
5. GERALD SOSNOWSKI, RLA OF GJS LAND PLANNING, LLC, A QUALIFIED WETLANDS SPECIALIST HAS DETERMINED IN A RECENT VISIT TO THE SUBJECT PROPERTY THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
6. A FENCE OF UNKNOWN OWNERSHIP RUNS ALONG THE NORTHERLY SIDE OF THE NORTH PROPERTY LINE AND IS SHOWN ON THIS SURVEY. ENCROACHMENT CANNOT BE DETERMINED BECAUSE OF UNKNOWN OWNERSHIP OF THE FENCE. A TEMPORARY CONSTRUCTION FENCE ENCROACHES BY AS MUCH AS 9.5 FEET ONTO PROPERTY TO THE WEST AND IS SHOWN ON THIS SURVEY.
7. THERE ARE GUY ANCHORS AT THE EASTERLY AND WESTERLY ENDS OF THE 16 FOOT WIDE MICHIGAN BELL TELEPHONE COMPANY COMMUNICATIONS EASEMENT RECORDED IN LIBER 1323, PAGE 137, WASHTENAW COUNTY RECORDS THAT EXTEND NORTHERLY BEYOND THE EASEMENT ONTO THE SUBJECT PROPERTY AND ARE SHOWN ON THIS SURVEY.
8. ZONING: PUD (ORDINANCE ORD-20-36) PASSED BY ANN ARBOR CITY COUNCIL FEBRUARY 1, 2021. (A ZONING REPORT WAS NOT PROVIDED)
MINIMUM SETBACKS (ORD-20-36)
NORTH (REAR) = 30 FEET
EAST (SIDE) = 5 FEET
SOUTH (FRONT) = 25 FEET
WEST (SIDE) = 5 FEET
MINIMUM PARKING REQUIREMENTS (PER ORDINANCE ORD-20-36)
154 TOTAL SPACES
10 ACCESSIBLE SPACES
144 REGULAR SPACES
PROPOSED BUILDING HEIGHTS (PER ORDINANCE ORD-20-36)
PROPOSED HEIGHT = 3 STORIES: 42' - 7" (TO MIDPOINT OF GABLE)
PROPOSED DENSITY AND LOT COVERAGE (PER ORDINANCE ORD-20-36)
PROPOSED DENSITY = 21.31 UNITS PER ACRE
PROPOSED LOT AREA PER UNIT = 2043.9 SQ. FT. PER UNIT
9. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTY.

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9-14-22 UPDATE. 10-21-22 UPDATE.

SCALE
SCALE: 1" = 40'
0 20 40 80

BENCHMARK
BM1=RR SPIKE IN UTILITY POLE, 66'± WEST OF THE EAST PROPERTY LINE AND 19'± NORTH OF ELLSWORTH RD, ELEV=870.87 (NAVD 88).
BM2=NAIL IN UTILITY POLE, 286'± WEST OF BM1 AND 19'± NORTH OF ELLSWORTH RD, ELEV=870.54 (NAVD 88).

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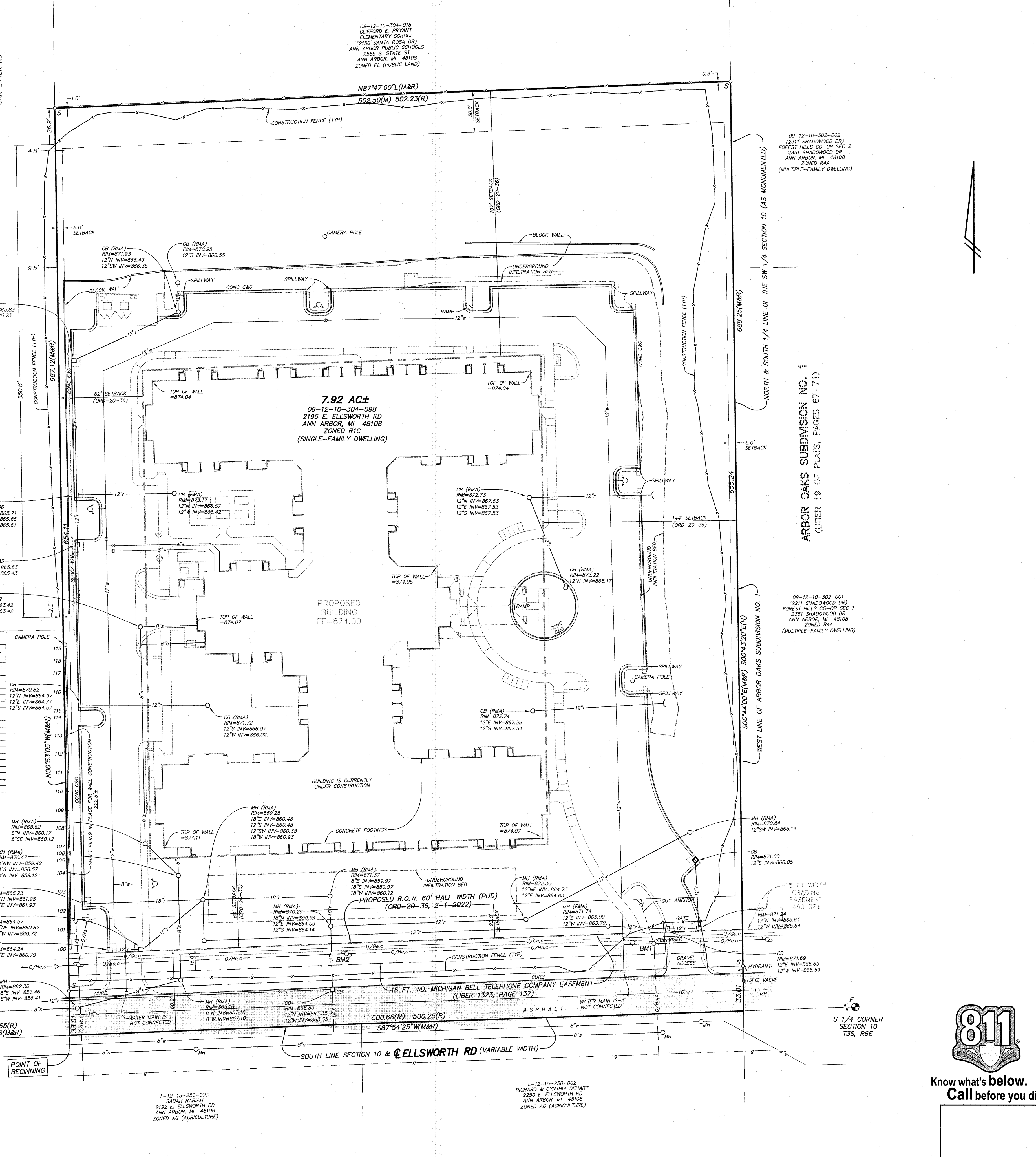
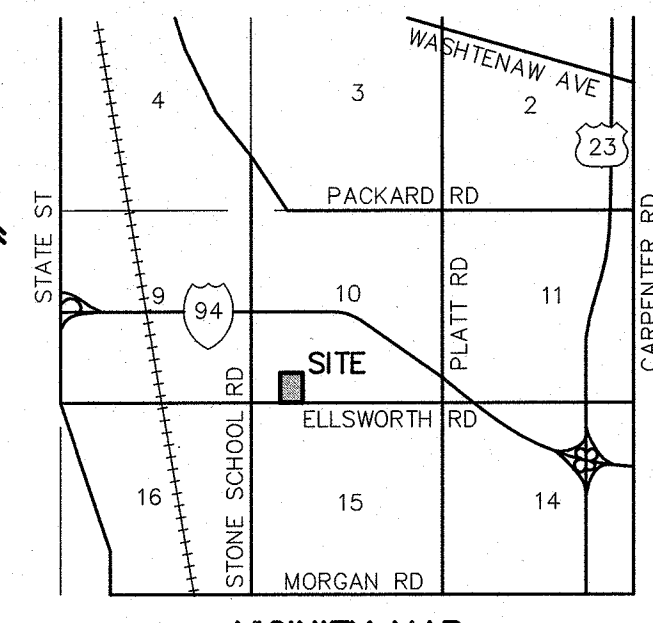
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MONITORING ON LOCATION ON SHEET FILE WALL DISTANCE EAST OF PROPERTY LINE

100	1.1'
101	1.1'
102	1.3'
103	1.4'
104	1.4'
105	1.2'
106	1.8'
107	1.2'
108	1.2'
109	1.1'
110	1.3'
111	1.4'
112	1.3'
113	1.1'
114	1.0'
115	0.9'
116	1.6'
117	1.4'
118	1.3'
119	1.2'

CLIENT: LOCKWOOD COMPANIES
PROJECT: ALTA/NSPS LAND TITLE SURVEY
SHEET: 09-12-10-304-098
2195 E. ELLSWORTH RD
SECTION 10, TOWN 3, RANGE 6, EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY - MICHIGAN
DATE: 1-29-19
JOB NO. 536-01a
FIELD BOOK
SHEET: ALTA-1
CIVIL ENGINEERS
PLANNERS & SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
PHONE: 734-761-9530
FAX: 734-761-9530
WWW.WASHTENAWENGINEERING.COM