

# EXHIBIT A PROPOSED VARIABLE WIDTH WATER MAIN EASEMENTS

## BASIS OF BEARINGS

LIBERTY TITLE AGENCY,  
COMMITMENT NO. M95036,  
REVISION NO. 4, DATED:  
NOVEMBER 22, 2010



NW COR.  
SEC. 10  
T3S, R6E

L46

L2

C1

C2

L3

L4

TAX PARCEL ID:  
09-12-10-201-011

W. LINE OF SEC. 10  
& E. R.O.W. LINE OF  
STONE SCHOOL RD.

W 1/4 COR.  
SEC. 10  
T3S, R6E

**BIRCH  
HOLLOW  
DRIVE  
(60' WIDE)**

TAX PARCEL ID:  
09-12-10-201-009

**40-FT WIDE WATER  
MAIN EASEMENT**

P.O.B. NORTH

P.O.B.  
SOUTH

**40-FT WIDE  
WATER MAIN  
EASEMENT**

**VARIABLE  
WIDTH WATER  
MAIN ESMT.**

## LEGEND

P.O.B. SOUTH  
P.O.B. NORTH

POINT OF BEGINNING - SOUTH WATER MAIN  
POINT OF BEGINNING - NORTH WATER MAIN



SECTION CORNER



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### PROPOSED WATERMAIN EASEMENT

DATE: 03/05/22

JOB NO.: **19285**

SCALE: 1" = 250'



SHEET 1 OF 8

# SOUTH WATER MAIN EASEMENT LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°31'30"W	587.60'
L2	N86°44'00"E	62.42'
L3	N66°44'00"E	133.85'
L4	N86°44'00"E	475.73'
L5	S01°06'25"E	346.36'
L6	S57°20'27"E	143.91'
L7	N88°57'10"E	267.50'
L8	S84°39'30"E	318.10'
L9	N01°30'20"W	711.93'
L10	S88°29'40"W	34.98'
L11	S01°37'51"E	310.98'
L12	S88°22'09"W	31.87'
L13	S01°37'51"E	40.00'
L14	N88°22'09"E	31.52'
L15	S00°36'28"E	315.96'
L16	N84°39'30"W	64.81'
L17	N05°20'30"E	25.50'
L18	N84°39'30"W	40.00'
L19	S05°20'30"W	25.50'
L20	N84°39'30"W	168.69'
L21	N01°18'07"W	198.24'
L22	N54°24'24"W	50.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N25°01'04"W	302.29'
L24	S64°45'44"W	40.00'
L25	S25°01'04"E	200.85'
L26	S64°58'56"W	7.28'
L27	S25°01'04"E	40.00'
L28	N64°58'56"E	7.28'
L29	S25°01'04"E	71.78'
L30	S54°24'24"E	41.07'
L31	S01°18'07"E	140.94'
L32	S88°41'53"W	9.86'
L33	S01°18'07"E	33.43'
L34	N00°28'24"W	26.11'
L35	S89°31'36"W	40.00'
L36	S00°28'24"E	26.11'
L37	S88°57'10"W	255.38'
L38	N57°20'27"W	110.42'
L39	N01°06'25"W	11.61'
L40	N88°53'35"E	26.69'
L41	N01°06'25"W	40.00'
L42	S88°53'35"W	26.69'
L43	N01°06'25"W	274.89'
L44	S86°44'00"W	40.03'



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SCALE: 1" = N/A



SHEET 2 OF 8

# SOUTH WATER MAIN EASEMENT CURVE TABLE

<b>CURVE DATA</b>					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	115.19'	330.00'	20°00'01"	N76°44'00"E	114.61'
C2	94.25'	270.00'	20°00'00"	N76°44'00"E	93.77'
C3	276.54'	2,480.00'	6°23'20"	S87°51'10"E	276.40'
C4	71.35'	2,520.00'	1°37'20"	N85°28'10"W	71.35'
C5	114.39'	2,520.00'	2°36'03"	N88°43'05"W	114.38'
C6	5.25'	2,520.00'	0°07'10"	S89°00'44"W	5.25'



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SCALE: 1" = 250'



SHEET 3 OF 8

# LEGAL DESCRIPTION - SOUTH WATER MAIN EASEMENT

PROPOSED VARIABLE WIDTH WATER EASEMENT ON A PARCEL OF LAND  
LOCATED IN THE NW 1/4 OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR,  
WASHTENAW COUNTY, MICHIGAN

Commencing at the W 1/4 corner of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence N01°31'30"W 587.60 feet along the West line of said Section 10 and the East right-of-way line of Stone School Road (variable width); thence along the Southerly right-of-way line of Birch Hollow Drive (60' wide) in the following five (5) courses: 1) N86°44'00"E 62.42 feet; 2) 115.19 feet along a tangential curve to the left, radius 330.00 feet, central angle 20°00'01", long chord N76°44'00"E 114.61 feet; 3) N66°44'00"E 133.85 feet; 4) 94.25 feet along a tangential curve to the right, radius 270.00 feet, central angle 20°00'00", long chord N76°44'00"E 93.77 feet; 5) N86°44'00"E 475.73 feet to the POINT OF BEGINNING;

thence S01°06'25"E 346.36 feet;

thence S57°20'27"E 143.91 feet;

thence N88°57'10"E 267.50 feet;

thence 276.54 feet along a tangential curve to the right, radius 2,480.00 feet,  
central angle 06°23'20", long chord S87°51'10"E 276.40 feet;

thence S84°39'30"E 318.10 feet;

thence N01°30'20"W 711.93 feet;

thence S88°29'40"W 34.98 feet along said Southerly right-of-way line of Birch Hollow Drive;

thence S01°37'51"E 310.98 feet;

thence S88°22'09"W 31.87 feet;

thence S01°37'51"E 40.00 feet;

thence N88°22'09"E 31.52 feet;

thence S00°36'28"E 315.96 feet;

thence N84°39'30"W 64.81 feet;

thence N05°20'30"E 25.50 feet;

thence N84°39'30"W 40.00 feet;

thence S05°20'30"W 25.50 feet;

thence N84°39'30"W 168.69 feet;

thence 71.35 feet along a tangential curve to the left, radius 2,520.00 feet, central  
angle 01°37'20", long chord N85°28'10"W 71.35 feet;



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SHEET 4 OF 8

## LEGAL DESCRIPTION - SOUTH EASEMENT (cont.)

thence N01°18'07"W 198.24 feet;  
thence N54°24'24"W 50.57 feet;  
thence N25°01'04"W 302.29 feet;  
thence S64°45'44"W 40.00 feet along said Southerly right-of-way line of Birch Hollow Drive;  
thence S25°01'04"E 200.85 feet;  
thence S64°58'56"W 7.28 feet;  
thence S25°01'04"E 40.00 feet;  
thence N64°58'56"E 7.28 feet;  
thence S25°01'04"E 71.78 feet;  
thence S54°24'24"E 41.07 feet;  
thence S01°18'07"E 140.94 feet;  
thence S88°41'53"W 9.86 feet;  
thence S01°18'07"E 33.43 feet;  
thence 114.39 feet along a non-tangential curve to the left, radius 2,520.00 feet, central angle 02°36'03", long chord N88°43'05"W 114.38 feet;  
thence N00°28'24"W 26.11 feet;  
thence S89°31'36"W 40.00 feet;  
thence S00°28'24"E 26.11 feet;  
thence 5.25 feet along a non-tangential curve to the left, radius 2,520.00 feet, central angle 00°07'10", long chord S89°00'44"W 5.25 feet;  
thence S88°57'10"W 255.38 feet;  
thence N57°20'27"W 110.42 feet;  
thence N01°06'25"W 11.61 feet;  
thence N88°53'35"E 26.69 feet;  
thence N01°06'25"W 40.00 feet;  
thence S88°53'35"W 26.69 feet;  
thence N01°06'25"W 274.89 feet;  
thence S86°44'00"W 40.03 feet along said Southerly right-of-way line of Birch Hollow Drive to the POINT OF BEGINNING. Being part of the NW 1/4 of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. Being subject to any easements and restrictions of record, if any.



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SHEET 5 OF 8

# NORTH WATER MAIN EASEMENT LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N01°31'30"W	729.61'
L46	N86°44'00"E	906.59'
L47	N64°45'44"E	6.56'
L48	N25°14'16"W	101.68'
L49	N00°36'56"W	206.24'
L50	N28°43'07"E	80.38'
L51	N88°54'20"E	619.77'
L52	N27°35'55"W	32.05'
L53	N48°01'46"W	209.52'
L54	N48°45'00"E	40.28'
L55	S48°01'46"E	211.97'
L56	S27°35'55"E	47.01'
L57	S01°30'20"E	341.32'
L58	S88°29'40"W	35.39'
L59	N00°00'46"E	290.70'
L60	S88°54'20"W	196.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S01°05'40"E	8.81'
L62	S88°54'20"W	40.00'
L63	N01°05'40"W	8.81'
L64	S88°54'20"W	173.31'
L65	S01°05'40"E	9.14'
L66	S88°54'20"W	40.00'
L67	N01°05'40"W	9.14'
L68	S88°54'20"W	158.67'
L69	S28°43'07"W	46.73'
L70	S00°36'56"E	122.11'
L71	N89°23'04"E	10.14'
L72	S00°36'56"E	40.00'
L73	S89°23'04"W	10.14'
L74	S00°36'56"E	33.66'
L75	S25°14'16"E	101.68'
L76	S64°45'44"W	40.00'

CURVE DATA					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	302.24'	788.18'	21°58'16"	N75°44'52"E	300.39'
C8	126.77'	295.00'	24°37'20"	N12°55'36"W	125.80'
C9	109.58'	255.00'	24°37'18"	S12°55'36"E	108.74'



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SHEET 6 OF 8

# LEGAL DESCRIPTION - NORTH WATER MAIN EASEMENT

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LOCATED IN THE NW 1/4 OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR,  
WASHTENAW COUNTY, MICHIGAN

Commencing at the W 1/4 corner of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence N01°31'30"W 729.61 feet along the West line of said Section 10, and the East right-of-way line of Stone School Road (variable width); thence N86°44'00"E 906.59 feet; thence 302.24 feet along a tangential curve to the left, radius 788.18 feet, central angle 21°58'16", long chord N75°44'52"E 300.39 along the Northerly right-of-way line of Birth Hollow Drive (60' wide); thence continuing N64°45'44"E 6.56 feet along said Northerly right-of-way line to the POINT OF BEGINNING;

thence N25°14'16"W 101.68 feet;

thence 126.77 feet along a tangential curve to the right, radius 295.00 feet, central angle 24°37'20", long chord N12°55'36"W 125.80 feet;

thence N00°36'56"W 206.24 feet;

thence N28°43'07"E 80.38 feet;

thence N88°54'20"E 619.77 feet;

thence N27°35'55"W 32.05 feet;

thence N48°01'46"W 209.52 feet;

thence N48°45'00"E 40.28 feet;

thence S48°01'46"E 211.97 feet;

thence S27°35'55"E 47.01 feet;

thence S01°30'20"E 341.32 feet;

thence S88°29'40"W 35.39 feet along said Northerly right-of-way line;

thence N00°00'46"E 290.70 feet;

thence S88°54'20"W 196.54 feet;

thence S01°05'40"E 8.81 feet;

thence S88°54'20"W 40.00 feet;

thence N01°05'40"W 8.81 feet;

thence S88°54'20"W 173.31 feet;

thence S01°05'40"E 9.14 feet;

thence S88°54'20"W 40.00 feet;

thence N01°05'40"W 9.14 feet;

thence S88°54'20"W 158.67 feet;



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SHEET 7 OF 8

## LEGAL DESCRIPTION - NORTH EASEMENT (cont.)

thence S28°43'07"W 46.73 feet;

thence S00°36'56"E 122.11 feet;

thence N89°23'04"E 10.14 feet;

thence S00°36'56"E 40.00 feet;

thence S89°23'04"W 10.14 feet;

thence S00°36'56"E 33.66 feet;

thence 109.58 feet along a tangential curve to the left, radius 255.00 feet, central angle 24°37'18", long chord S12°55'36"E 108.74 feet;

thence S25°14'16"E 101.68 feet;

thence S64°45'44"W 40.00 feet along said Northerly right-of-way line of Birch Hollow Drive to the POINT OF BEGINNING. Being part of the NW 1/4 of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. Being subject to any easements and restrictions of record, if any.



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