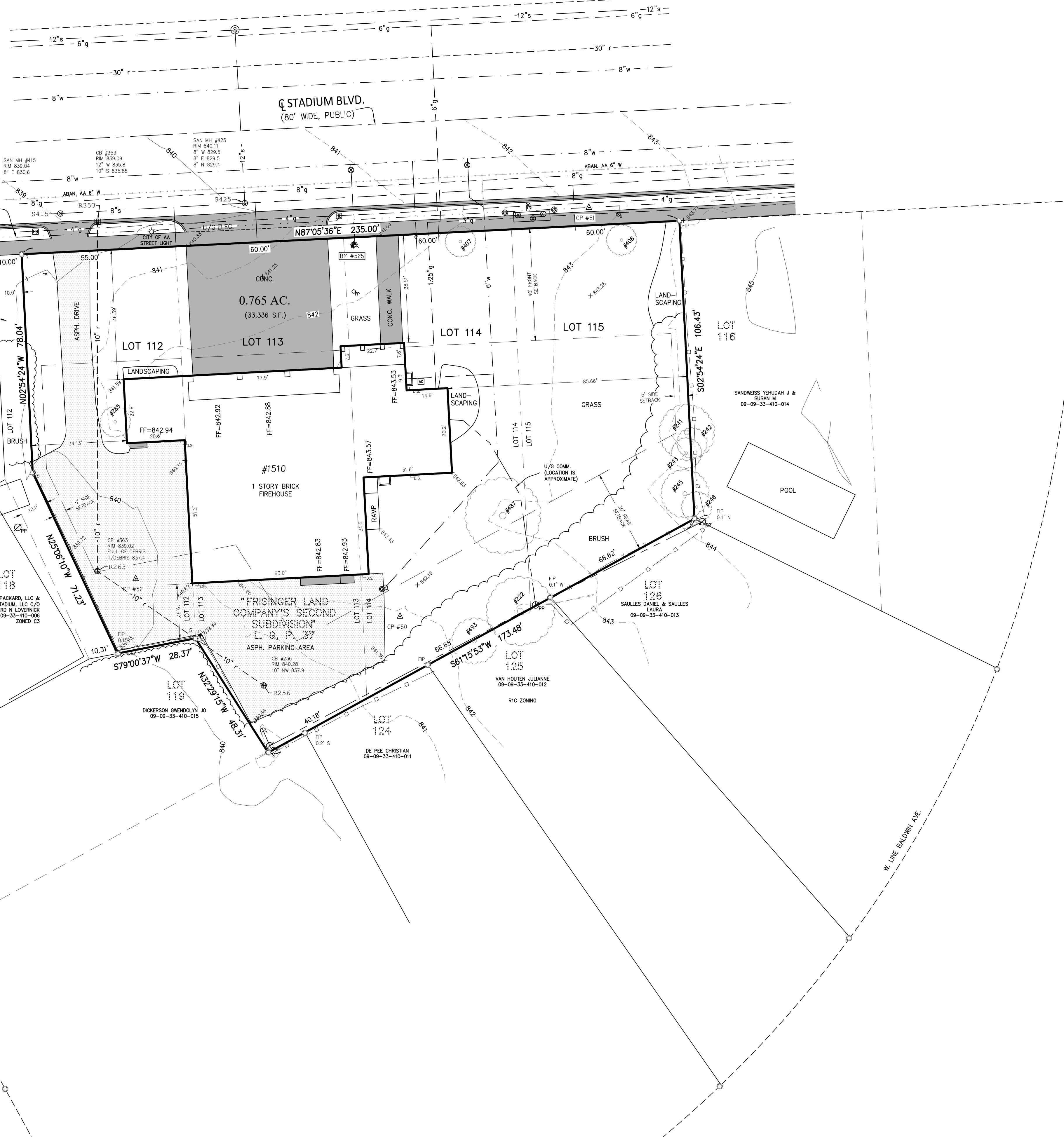




BEARINGS BASED ON MICHIGAN  
STATE PLANE COORDINATES, SOUTH  
ZONE, NAD '83



**SITE INFORMATION:**

OWNER: CITY OF ANN ARBOR  
(FMR. FIRE STATION #2)

SITE ADDRESS: 1510 E. STADIUM BLVD.  
ANN ARBOR, MI 48104

ZONING: RIC SINGLE FAMILY RESIDENTIAL

SETBACKS:  
FRONT: 25' (OR AVG. OF EXISTING)  
SIDE: 5' (COMBINED 10')  
REAR: 30'

\* SETBACKS AS SHOWN ARE SUBJECT TO INTERPRETATION  
AND SHOULD BE VERIFIED WITH THE CITY OF ANN ARBOR

**FLOOD\_ZONE NOTE:**

SUBJECT PARCEL LIES WITHIN "OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26161C0263E, DATED 4/3/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGAL DESCRIPTION:**

PER ABSOLUTE TITLE AGENCY FILE 81-24925085-ANN DATED 7/22/2024 Lots 112, 113, 114, and 115, Frisinger Land Company's Second Subdivision, as recorded in Liber 9 of Plats, Page 37, Washtenaw County Records, except a strip of land 10 feet wide along the Westerly and Southwesterly line of Lot 12.

**CONTROL POINTS**

CP #	NORTH (Y)	EAST (X)	ELEV.	DESCRIPTION
50	277743.263	13296092.417	841.91	SET SPIKE
51	277889.130	13296159.799	842.96	SET SPIKE
52	277756.712	13295998.095	839.60	SET MAG NAIL

MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD83(2011) / NAVD88

**TREE TABLE**

TREE #	SIZE (IN.)	SPECIES
222	27	WALNUT
241	22	ELM
242	10	ELM
243	11	ELM
245	19	WALNUT
246	12	MAPLE
285	10	WALNUT
407	15	ELM
408	17	ELM
487	30	MAPLE
493	18	TRI WALNUT

**CERTIFICATE:**

TO ANN ARBOR HOUSING DEVELOPMENT CORPORATION AND ABSOLUTE TITLE AGENCY:--

This is to certify that this map or plot 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 1-4, 6(a), 7(a), 8-10, 11(a), 16, and 19 of Table A thereof. The fieldwork was completed on August 21, 2024

DATE OF PLAT OR MAP: 8/23/2024

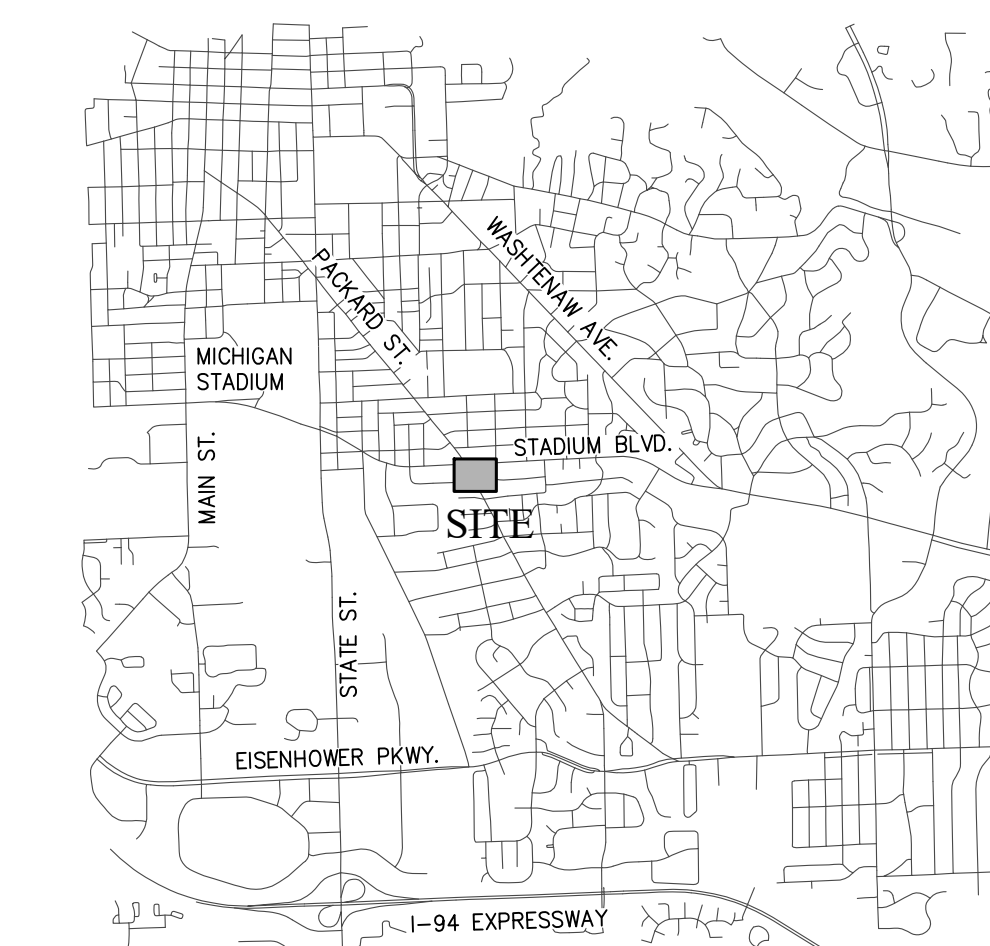
KEVIN GINGRAS, P.S., NO. 49278



**NOTE:**

NO RECENT EARTHMOVING WAS OBSERVED

**VICINITY MAP:**



6663 Schneider Rd. • Manchester, MI • 48158  
(734) 669-2960 • arborlandinc.com

CLIENT: ANN ARBOR HOUSING COMMISSION  
ALTA/NSPS LAND TITLE SURVEY  
#1510 E. STADIUM BLVD.  
IN THE SE 1/4 OF SECTION 33  
T2S, R6E, CITY OF ANN ARBOR  
WASHTENAW COUNTY, MICHIGAN

UTILITY NOTE:

SYMBOL	DESCRIPTION
○	ELECTRIC LINE
○	GAS MAIN
○	WATER MAIN
○	STORM LINE
○	SANITARY LINE
○	PHONE LINE
○	CHAIN LINK FENCE
○	WOOD FENCE
○	BARBED WIRE FENCE

SECTION CORNER

○	FOUND IRON PIPE
○	FOUND IRON ROD
○	SET IRON PIPE
○	SET MAG NAIL
○	FOUND MAG NAIL
○	SET WOOD LATH
○	CONTROL POINT
○	MEASURED DIMENSION
○	RECORDED DIMENSION
○	SURFACE FLOW

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE EXACT LOCATION INDICATED BY THE SYMBOLS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE STRUCTURE INVENTORY SHOWN HEREON.

UTILITY NOTE:  
811  
Know what's below.  
Call before you dig.

SCALE 1 INCH = 20 FEET  
JOB No. 19824  
SHEET 1 OF 1  
REVISION: 8-23-2024