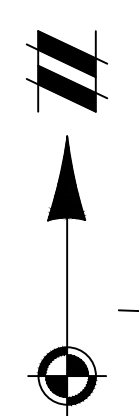


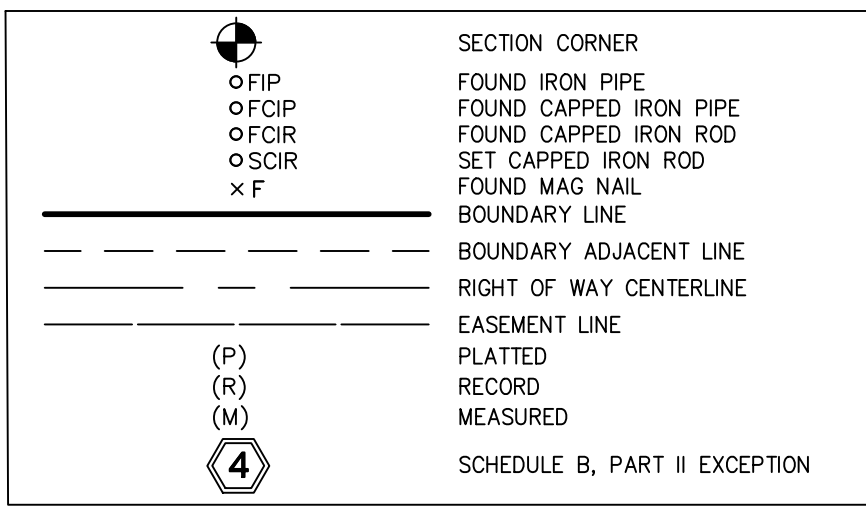
ALTA/NSPS LAND TITLE SURVEY



SOURCE BENCHMARKS:
 AACRS NO. 0013A
 ELEVATION: 829.12 (NAVD88)
 AACRS NO. 0019
 ELEVATION: 974.71 (NAVD88)

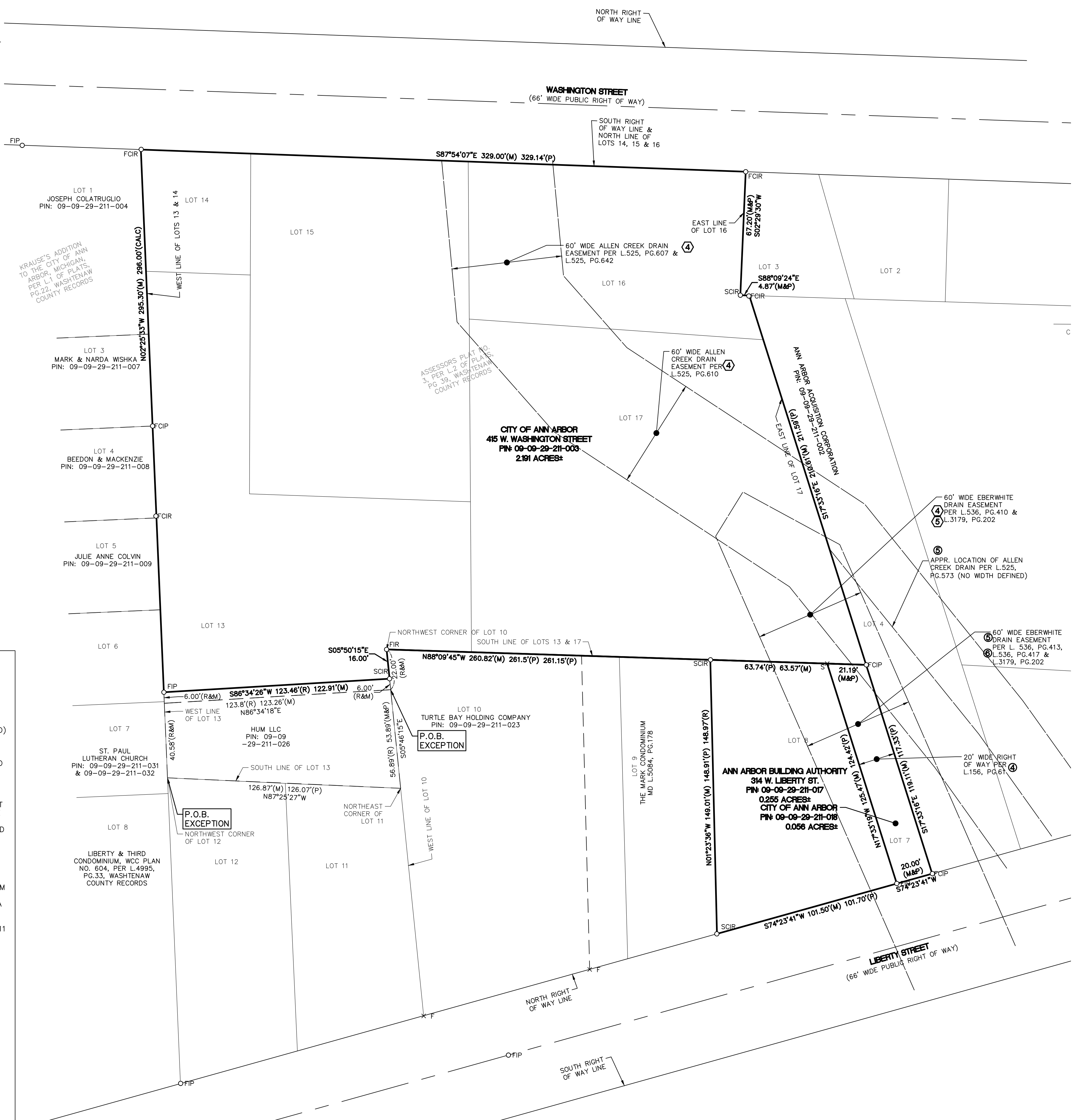
SITE BENCHMARKS:
 BM #1: RAILROAD SPIKE IN NORTHWEST FACE OF UTILITY POLE ON WEST SIDE OF RAILROAD TRACKS
 ELEVATION: 804.29 (NAVD88)
 BM #2: RAILROAD SPIKE IN NORTH FACE OF UTILITY POLE IN SOUTHERLY RIGHT OF WAY OF LIBERTY STREET
 ELEVATION: 809.78 (NAVD88)
 BM #3: ARROW ON FIRE HYDRANT IN NORTHERLY RIGHT OF WAY OF WASHINGTON STREET
 ELEVATION: 801.14 (NAVD88)

LEGEND



NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET, MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD BEARINGS.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN), ZONE X (AREAS OF 0.2% ANNUAL CHANGE FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND FLOODWAY ZONE AE ACCORDING TO MAP NUMBER 26161C0244E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012.
 NOTE: PER FIRM MAP AND FLOOD INSURANCE STUDY REPORT, THE BASE FLOOD ELEVATION ACROSS THE SUBJECT PROPERTY RANGES FROM ELEVATION OF 803 TO 810 ON NAVD88 DATUM.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.
 NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND DRAWINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THERE WERE NO OBSERVED PARKING STRIPES ON THE SUBJECT PROPERTY AT THE DATE OF THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- FLOOR SURFACES AT DOOR OPENINGS WERE NOT AVAILABLE AT THE DATE OF THE FIELDWORK.
- ROAD STRIPING IS SHOWN PER AERIAL IMAGERY.
- NO BUILDINGS WERE OBSERVED ON PARCELS 09-09-29-211-018 AND 09-09-29-211-017 AT THE DATE OF THE FIELDWORK.



SCHEDULE A LEGAL DESCRIPTION PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 90950, EFFECTIVE DATE: JULY 21, 2021:

LOT 13, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 2 OF ASSESSOR'S PLAT NO. 3 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF LOT 13 IN SAID BLOCK, 40.58 FEET AND TO THE SOUTHWEST CORNER OF LAND CONVEYED BY GOTTLIEB SCHNEIDER AND WIFE TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF WASHTENAW COUNTY BY DEED DATED MARCH 27, 1920 AND RECORDED IN LIBER 219, PAGE 606, WASHTENAW COUNTY RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO A POINT ON THE WEST LINE OF LOT 10 IN SAID BLOCK, 22 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10, 56.89 FEET AND TO THE NORTHEAST CORNER OF LOT 11 IN SAID BLOCK; THENCE WEST ALONG THE NORTH LINE OF LOTS 11 AND 12 TO THE PLACE OF BEGINNING; ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2 OF ASSESSOR'S PLAT NO. 3, THENCE SOUTHERLY ALONG THE LINE BETWEEN LOTS 10 AND 13 OF SAID ASSESSOR'S PLAT, 22 FEET TO AN IRON PIPE FOR A PLACE OF BEGINNING; THENCE WESTERLY THROUGH AN INTERIOR ANGLE OF 88°14' TO THE RIGHT 123.8 FEET TO AN IRON PIPE IN THE WEST LINE OF SAID LOT 13; THENCE NORTHERLY THROUGH AN INTERIOR ANGLE OF 88°30' TO THE RIGHT 6 FEET; THENCE EASTERLY THROUGH AN INTERIOR ANGLE OF 91°30' TO THE RIGHT 123.46 FEET TO THE WESTERLY LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, 6 FEET TO THE PLACE OF BEGINNING;

AND ALL OF LOTS 14, 15, 16, AND 17, AND ALSO A RIGHT OF WAY OVER LOT 7 AS RESERVED IN A DEED RECORDED IN LIBER 156, PAGE 61, WASHTENAW COUNTY RECORDS; ALL OF SAID LOTS BEING IN BLOCK 2 OF ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

SCHEDULE B - SECTION II EXCEPTIONS PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 90950, EFFECTIVE DATE: JULY 21, 2021:

- RELEASE OF RIGHT OF WAY FOR COUNTY DRAIN COMMISSIONER, AS RECORDED IN LIBER 525, PAGES 607, 610, AND 642, LIBER 536, PAGE 410, AND LIBER 705, PAGE 131, WASHTENAW COUNTY RECORDS.
 RESPONSE: AS SHOWN HEREON EXCEPT FOR L.705, PG.131 WHICH DOES NOT COVER SUBJECT PARCEL.
- TRANSFER OF EASEMENTS, AS RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS.
 RESPONSE: AS SHOWN HEREON.

SCHEDULE A LEGAL DESCRIPTION PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 91815, EFFECTIVE DATE: FEBRUARY 1, 2022:

LOTS 7 AND 8, BLOCK 2, ASSESSOR'S PLAT NO. 3, CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

SCHEDULE B - SECTION II EXCEPTIONS PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 91815, EFFECTIVE DATE: FEBRUARY 1, 2022:

- RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 156, PAGE 61, WASHTENAW COUNTY RECORDS.
 RESPONSE: COVERS LOT 7, AS SHOWN HEREON.
- MEMORANDUM OF AGREEMENT WITH THE COUNTY DRAIN COMMISSIONER OF WASHTENAW COUNTY, AS RECORDED IN LIBER 525, PAGE 573, AND LIBER 536, PAGE 413, WASHTENAW COUNTY RECORDS, AND MODIFIED BY INSTRUMENT RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS.
 RESPONSE: AS SHOWN HEREON.
- RELEASE OF RIGHT OF WAY FOR EBER WHITE DRAIN, AS RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS.
 RESPONSE: AS SHOWN HEREON.
- RESERVATION OF EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2026, PAGE 173, WASHTENAW COUNTY RECORDS.
 RESPONSE: COVERS LOT 7.
- AFFIDAVIT AS RECORDED IN LIBER 2183, PAGE 267, WASHTENAW COUNTY RECORDS.
 RESPONSE: COVERS LOT 7.

SURVEYOR'S CERTIFICATE

TO: -ABSOLUTE TITLE, INC.
 -ANN ARBOR BUILDING AUTHORITY, A PUBLIC 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 ITEMS 1, 2, 3, 4, 5, 7(A), 7(C), 8, 9, 11, 13, 16 AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON OCTOBER 20, 2021.

CHRISTOPHER P. KELLY
 PROFESSIONAL SURVEYOR NO. 4001056500
 CKELLY@ATWELL-GROUP.COM
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MICHIGAN 48076
 248.447.2000

DATE: 04/01/2022



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Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 248.447.2000

SECTION 29

TOWN 2 SOUTH, RANGE 6 EAST

CITY OF ANN ARBOR

WASHTENAW COUNTY, MICHIGAN

CITY OF ANN ARBOR HOUSING COMMISSION

BOUNDARY & TOPOGRAPHIC SURVEY & ALTA/NSPS LAND TITLE SURVEY

LOCATED IN

CLIENT: CITY OF ANN ARBOR HOUSING COMMISSION

DATE: 10/21/2021

03/17/2022 REV. PER ADDITIONAL PARCELS

04/01/2022 REV. PER ADDITIONAL FIELD INFO

REVISIONS

SCALE 0 15 30

1" = 30 FEET

DR. JR CH. LMD

P.M. C. KELLY

BOOK NA

JOB 21003642

SHEET NO. 1 OF 2

CAD FILE: 210036421P-01.DWG

