

ALTA/NSPS LAND TITLE SURVEY

BENCHMARKS

BENCHMARK #300
PK WALL IN THE W. SIDE
OF A POWER POLE
NEAR SE. PROPERTY
CORNER
ELEVATION = 829.03
(NAVD88)

BENCHMARK #301
BOAT SPIKE IN THE W.
SIDE OF A UTILITY POLE
NEAR THE SE. CORNER
OF PROPERTY
ELEVATION = 829.60
(NAVD88)

BENCHMARK #302
ARROW ON HYDRANT
ACROSS 4TH AVE.
ELEVATION = 828.12
(NAVD88)

LE CONTROL

LE TRAVERSE#1
N. 286074.52
E. 1329042.83
ELEV. 829.90

LE TRAVERSE#2
N. 286624.61
E. 1329039.09
ELEV. 818.64

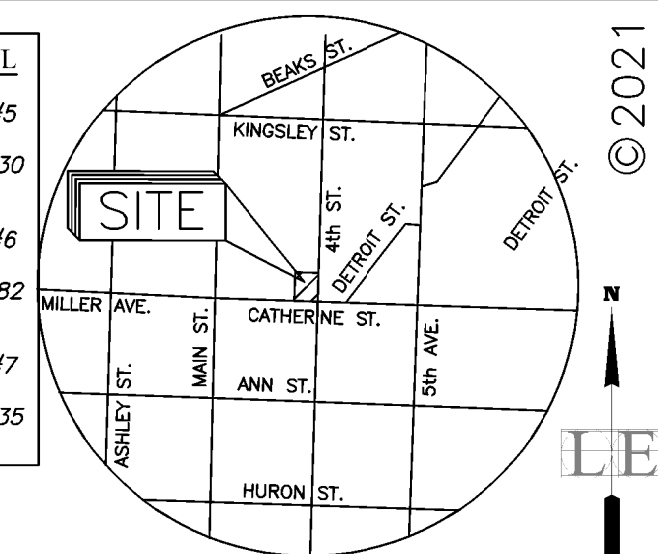
LE TRAVERSE#3
N. 286075.67
E. 1329039.56
ELEV. 824.78

LE TRAVERSE#4
N. 286086.63
E. 13291017.82
ELEV. 829.17

LE TRAVERSE#5
N. 286076.20
E. 13290967.30
ELEV. 828.87

LE TRAVERSE#6
N. 286147.65
E. 1329097.62
ELEV. 827.24

LE TRAVERSE#7
N. 286282.52
E. 1329092.35
ELEV. 824.18



LEGEND

<ul style="list-style-type: none"> COMMUNICATION RISER COMMUNICATION HANDHOLE COMMUNICATION MANHOLE ELECTRIC CAR CHARGER ELECTRIC METER ELECTRIC RISER ELECTRIC HANDHOLE ELECTRIC MANHOLE TRANSFORMER DOWN SPOUT STORM MANHOLE CATCH BASIN ROUND CATCH BASIN IN CURB SANITARY MANHOLE WATER SHUTOFF VALVE WATER VALVE IN BOX GATE VALVE IN BOX GATE VALVE IN WELL HYDRANT 	<ul style="list-style-type: none"> AIR CONDITIONING UNIT UTILITY POLE SIGN LIGHT POLE BOLLARD DECIDUOUS TREE HANDICAP BIKE LANE PARKING METER FINISHED FLOOR FOUND IRON ROD SET IRON ROD TRAVERSE POINT-SET BENCHMARK EXISTING OVERHEAD UTILITY LINE 	<ul style="list-style-type: none"> HANDICAP STOP NO PARKING ONE WAY DO NOT ENTER PUBLIC PARKING TOW AWAY ZONE YIELD TO PEDESTRIANS BUS STOP HOURS OF OPERATION KERRYTOWN PARKING NO BACKING INTO STALLS BIKE SHARE ROAD TURNING TRAFFIC MUST YIELD TO PEDESTRIANS NO PARKING ELECTRIC CAR PARKING
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LEGEND

COMMUNICATION RISER

COMMUNICATION HANDHOLE

COMMUNICATION MANHOLE

ELECTRIC CAR CHARGER

ELECTRIC METER

ELECTRIC RISER

ELECTRIC HANDHOLE

ELECTRIC MANHOLE

TRANSFORMER

DOWN SPOUT

STORM MANHOLE

CATCH BASIN ROUND

CATCH BASIN IN CURB

SANITARY MANHOLE

WATER SHUTOFF VALVE

WATER VALVE IN BOX

GATE VALVE IN BOX

GATE VALVE IN WELL

HYDRANT

AIR CONDITIONING UNIT

UTILITY POLE

SIGN

LIGHT POLE

BOLLARD

DECIDUOUS TREE

HANDICAP

BIKE LANE

PARKING METER

FINISHED FLOOR

FOUND IRON ROD

SET IRON ROD

TRAVERSE POINT-SET

BENCHMARK

EXISTING OVERHEAD UTILITY LINE

HANDICAP

STOP

NO PARKING

ONE WAY DO NOT ENTER

PUBLIC PARKING

TOW AWAY ZONE

YIELD TO PEDESTRIANS

BUS STOP

HOURS OF OPERATION

KERRYTOWN PARKING

NO BACKING INTO STALLS

BIKE SHARE ROAD

TURNING TRAFFIC MUST YIELD TO PEDESTRIANS

NO PARKING

ELECTRIC CAR PARKING

SURVEY NOTES:

1) With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. 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 may be necessary.

2) Miss Dig was notified on November 1, 2021, ticket number B13051988

LEGAL DESCRIPTION (As provided by Absolute Title, Inc., File No. 91353, Effective Date: October 4, 2021 @ 5:00 p.m.)
 Lot 27, Assessor's Plat No. 29, as recorded in Liber 9 of Plats, Page 20, Washtenaw County
SCHEDULE B-Section II Exceptions (As provided by Absolute Title, Inc., File No. 91353, Effective Date: October 4, 2021 @ 5:00 p.m.)
 No easements, servitudes, covenants or other survey related matters were identified in the provided title evidence.

TABLE A ITEMS

As to Table A Item 1, all irons have been found or set.

As to Table A Item 2, the address of the Subject Property is 121 Catherine St., Ann Arbor, Michigan.

As to Table A Item 3, Per FEMA Flood Insurance Rate Map 26161C0261E, with Effective Date 04-03-2012, the Subject Property lies in Zone X.

As to Table A Item 4, The total parcel has a gross land area of 0.38 acres, more or less (16,698 sqft)

As to Table A Item 5, A ground survey was performed to produce 1' contour intervals on the NAVD88 Datum, determined by GPS Observations.

As to Table A Item 7(a), there are no buildings on subject property.

As to Table A Item 7(c), there are no buildings on Subject Property.

As to Table A Item 8, substantial features observed as of November 4, 2021 have been shown on the survey.

As to Table A Item 9, the parking spaces are:
 Standard Spaces: 43
 Handicapped Spaces: 3
 Car Charging Spaces: 5
 Total Spaces = 51

As to Table A Item 11, we have shown all observed and marked evidence of utilities as of the date of the survey. (SEE 'SURVEY NOTE 1')

As to Table A Item 13, as of November 24, 2021 we have shown the names of adjoining platted property owners based on available online tax records at www.washtenaw.org & bsonline.com.

As to Table A Item 16, at the time of our survey we did not observe any recent evidence of earth moving, building construction or building additions.

As to Table A Item 18, all known/disclosed easements and servitudes, as of the date of this survey, have been patented unless otherwise stated.

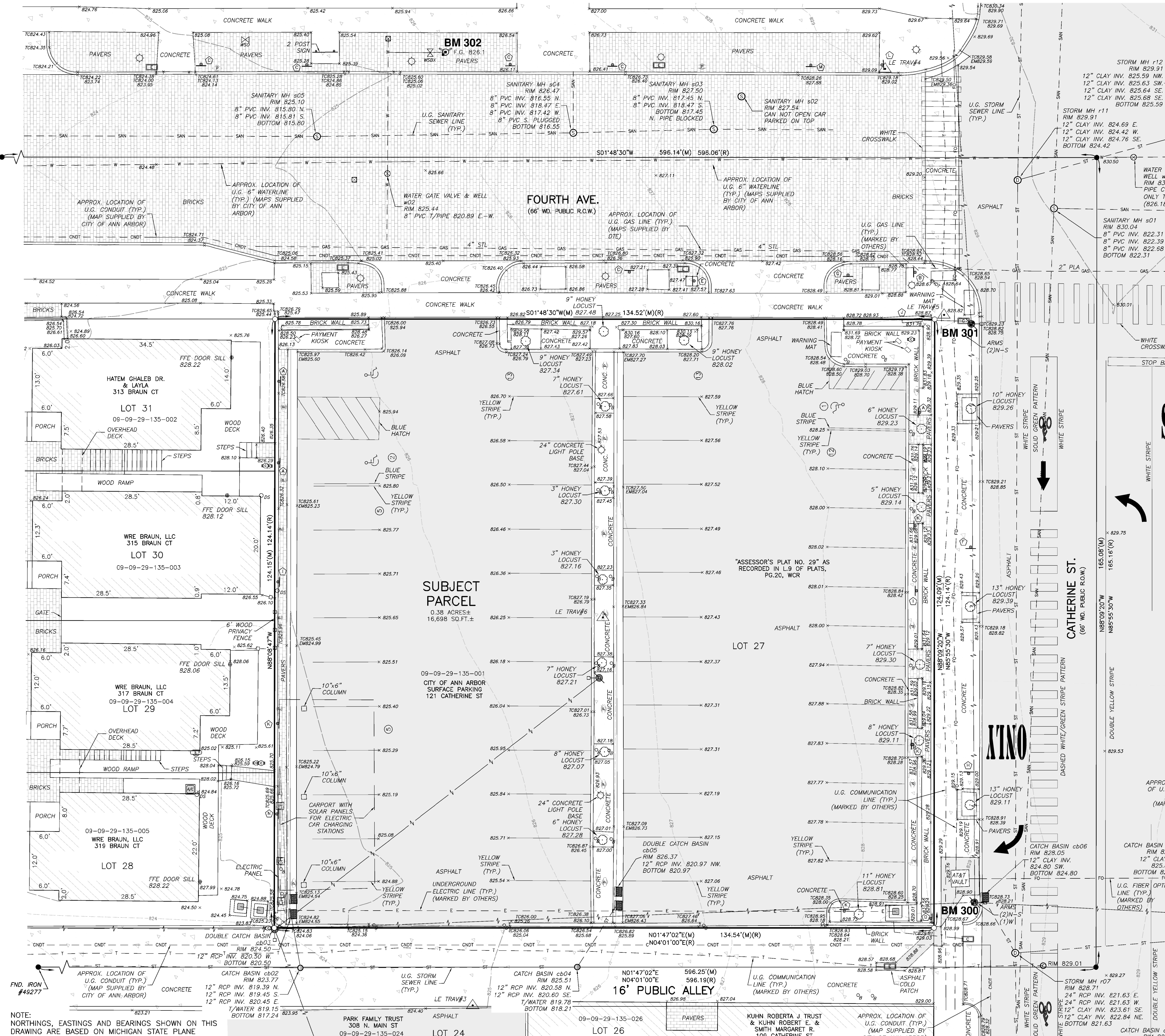
CERTIFICATION

To: ABSOLUTE TITLE, INC., CITY OF ANN ARBOR;

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 (in square feet or acres), 5, 7(a)(c), 8, 9, 11, 13, 16 & 18 of Table A thereof. The fieldwork was completed on November 24, 2021.

Date of Plat or Map: November 24, 2021

Signed: Dennis J. Long, P.S.
 Michigan P.S. #50913



NOTE:
 NORTHINGS, EASTINGS AND BEARINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM, GEOID18 FROM RTK GPS OBSERVATIONS.

FILE: C:\Users\User\Desktop\Projects\2021\21238 City Ann Arbor 121 Catherine\03 DWGS\Est_Cond\21238ALTA.dwg
 Job no: 21238
 Scale: 1" = 10'
 Vertical: 1" = 10'
 Horizontal: 1" = 10'

LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3500 S. OLD US. 23, BRIGHTON, MI 48114
 PHONE: (810) 225-7100 FAX: (810) 225-7699
 www.livingstoneng.com

ALTA/NSPS LAND TITLE SURVEY

Client: CITY OF ANN ARBOR
 HOUSING COMMISSION
 2000 S. INDUSTRIAL HWY
 ANN ARBOR, MICHIGAN 48104

DATE: 2021-11-24
 REVISIONS:
 Drawn: N. LEMONS
 Checked:
 Approved:
 Date: 2021-11-24

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