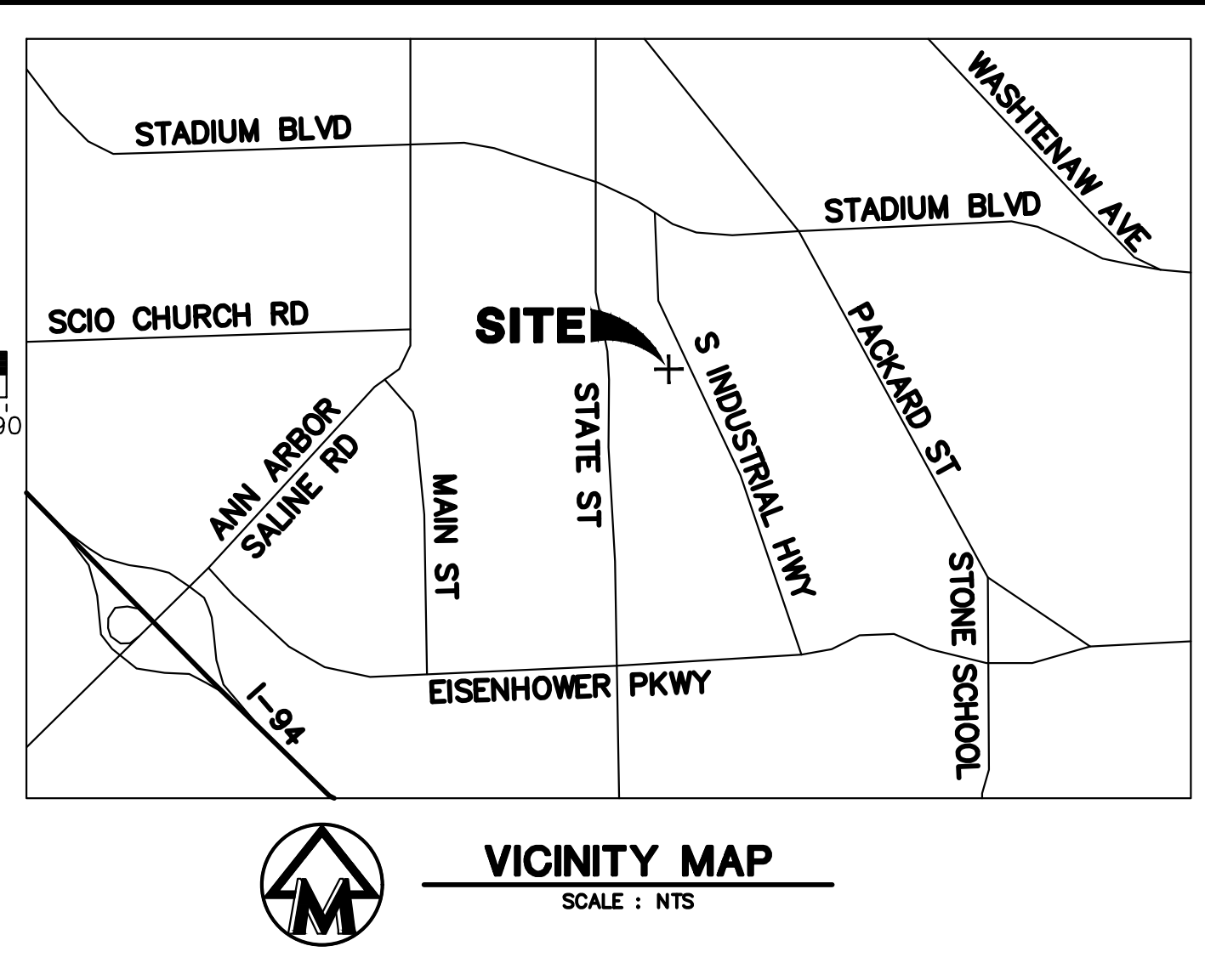
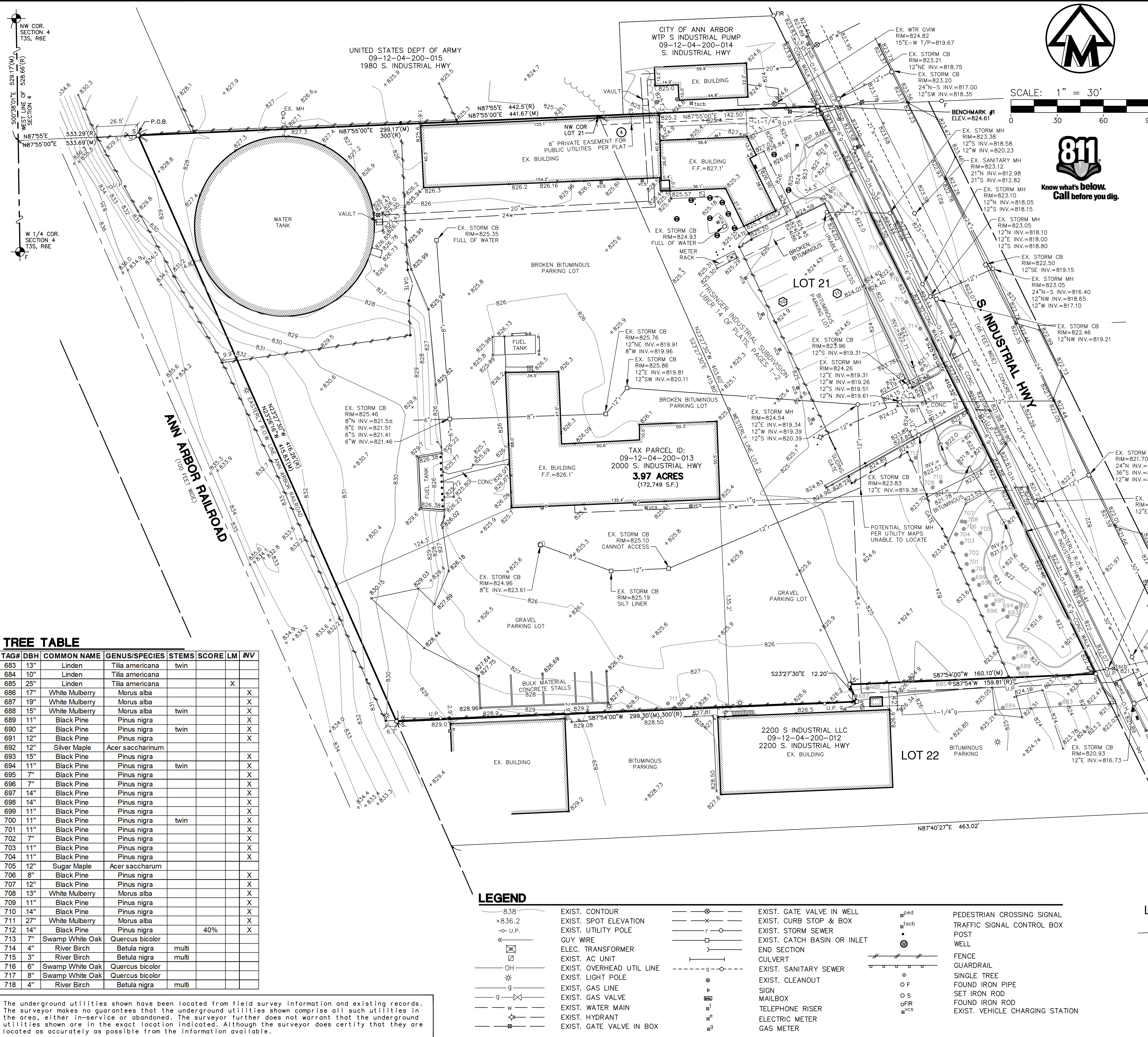


M:\Civ\132\_P\132180(Survey)\22180\_s.v1.dwg, 8/16/2022 1:55 PM, Merck Vander Veen, D1-SS, MCLC, PDF, pdf3  
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**811**  
Know what's Below.  
Call before you dig.

SCALE: 1" = 30'

**LEGAL DESCRIPTION**  
(PER ABSOLUTE TITLE INC., FILE NO. 86011, WITH AN EFFECTIVE DATE OF JULY 31, 2019)

LAND REFERRED TO IN THE SEARCH IS SITUATED IN THE CITY OF ANN ARBOR, WASHENAW COUNTY, MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHENAW COUNTY MICHIGAN; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTHERLY 528.66 FEET; THENCE NORTH 87°55' EAST 533.29 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 87°55' EAST 442.5 FEET TO THE WEST LINE OF THE INDUSTRIAL HIGHWAY; THENCE ALONG SAID WEST LINE SOUTH 25°45' EAST 410.32 FEET; THENCE SOUTH 87°54' WEST 159.81 FEET; THENCE SOUTH 23°27'30" EAST 12.20 FEET; THENCE SOUTH 87°54' WEST 300.0 FEET TO THE EAST LINE OF THE ANN ARBOR RAILROAD RIGHT OF WAY; THENCE ALONG SAID EAST LINE NORTH 23°27'30" WEST 416.26 FEET TO THE PLACE OF BEGINNING; BEING LOT 21, FRISINGER INDUSTRIAL SUBDIVISION, AS RECORDED IN LIBER 15 OF PLATS, PAGES 25 AND 26, WASHENAW COUNTY RECORDS, AND A PART OF THE NORTHWEST 1/4 OF SAID SECTION 4.

**EXCEPTIONS**  
(PER ABSOLUTE TITLE INC., FILE NO. 86011, WITH AN EFFECTIVE DATE OF JULY 31, 2019)

4. EASEMENT FOR PUBLIC UTILITIES AND COUNTY DRAIN AS SHOWN ON THE RECORD PLAT. (PLOTTED UTILITY EASEMENT PER PLAT - DRAIN IS EAST OF SUBJECT PARCEL)

5. RELEASE OF RIGHT-OF-WAY FOR DRAIN, AS RECORDED IN LIBER 596, PAGE 618, WASHENAW COUNTY RECORDS, AND MODIFIED BY INSTRUMENT RECORDED IN INSTRUMENT NUMBER NORTH 87°55' EAST 442.5 FEET TO THE WEST LINE OF THE INDUSTRIAL HIGHWAY, THENCE ALONG SAID WEST LINE SOUTH 25°45' EAST 410.32 FEET; THENCE SOUTH 87°54' WEST 159.81 FEET; THENCE SOUTH 23°27'30" EAST 12.20 FEET; THENCE SOUTH 87°54' WEST 300.0 FEET TO THE EAST LINE OF THE ANN ARBOR RAILROAD RIGHT OF WAY; THENCE ALONG SAID EAST LINE NORTH 23°27'30" WEST 416.26 FEET TO THE PLACE OF BEGINNING; BEING LOT 21, FRISINGER INDUSTRIAL SUBDIVISION, AS RECORDED IN LIBER 15 OF PLATS, PAGES 25 AND 26, WASHENAW COUNTY RECORDS, AND A PART OF THE NORTHWEST 1/4 OF SAID SECTION 4.

**BENCHMARKS**

**BENCHMARK #1**  
RAILROAD SPIKE IN SOUTHWEST FACE OF UTILITY POLE IN THE WESTERLY RIGHT-OF-WAY OF S. INDUSTRIAL AND 50' EAST OF 2000 S. INDUSTRIAL BUILDING.  
ELEVATION = 823.31 (NAVD 88 DATUM)

**BENCHMARK #2**  
SET SPIKE IN NORTHWEST FACE OF UTILITY POLE IN THE NORTHWEST CORNER OF ROSEWOOD AND S. INDUSTRIAL.  
ELEVATION = 823.31 (NAVD 88 DATUM)

**NOTES:**

- THIS SURVEY WAS PREPARED USING ABSOLUTE TITLE INC., FILE NO. 86011, WITH AN EFFECTIVE DATE OF JUNE 19, 2019.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- BEARINGS ARE BASED FRISINGER INDUSTRIAL SUBDIVISION PLAT, LIBER 15 OF PLATS, PAGES 25-26.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP NO. 26161C0263E WITH AN EFFECTIVE DATE OF 04/03/2012, FOR COMMUNITY NUMBER 260213 PANEL 263 E, IN WASHENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE PARCEL HEREIN DESCRIBED APPEARS TO HAVE 21 REGULAR STRIPED PARKING SPACES. THE PARKING STRIPING IS VERY FADED AND HARD TO SEE.
- SITE ADDRESS: 2000 S. INDUSTRIAL HIGHWAY, CITY OF ANN ARBOR, MI

**SURVEYORS CERTIFICATE**  
To: Ann Arbor Housing Commission, Absolute Title, Inc.

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, 7a, 8, 9 and 16 of Table A thereof. The fieldwork was completed on July 7, 2022.

MIDWESTERN CONSULTING, LLC  
By: *Mark Vander Veen*  
Mark Vander Veen, P.S. No. 56788  
Date: August 16, 2022

STATE OF MICHIGAN  
MARK VANDER VEEN  
PROFESSIONAL SURVEYOR  
No. 401055788

**TREE TABLE**

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	IV
683	13"	Linden	Tilia americana	twin			
684	10"	Linden	Tilia americana				
685	25"	Linden	Tilia americana			X	
686	17"	White Mulberry	Morus alba				X
687	19"	White Mulberry	Morus alba				X
688	15"	White Mulberry	Morus alba	twin			X
689	11"	Black Pine	Pinus nigra				X
690	12"	Black Pine	Pinus nigra				X
691	12"	Black Pine	Pinus nigra	twin			X
692	12"	Silver Maple	Acer saccharinum				X
693	15"	Black Pine	Pinus nigra				X
694	11"	Black Pine	Pinus nigra	twin			X
695	7"	Black Pine	Pinus nigra				X
696	7"	Black Pine	Pinus nigra				X
697	14"	Black Pine	Pinus nigra				X
698	14"	Black Pine	Pinus nigra				X
699	11"	Black Pine	Pinus nigra				X
700	11"	Black Pine	Pinus nigra	twin			X
701	11"	Black Pine	Pinus nigra				X
702	7"	Black Pine	Pinus nigra				X
703	11"	Black Pine	Pinus nigra				X
704	11"	Black Pine	Pinus nigra				X
705	12"	Sugar Maple	Acer saccharum				X
706	8"	Black Pine	Pinus nigra				X
707	12"	Black Pine	Pinus nigra				X
708	13"	White Mulberry	Morus alba				X
709	11"	Black Pine	Pinus nigra				X
710	14"	Black Pine	Pinus nigra				X
711	27"	White Mulberry	Morus alba				X
712	14"	Black Pine	Pinus nigra				X
713	7"	Swamp White Oak	Quercus bicolor				X
714	4"	River Birch	Betula nigra	multi			X
715	3"	River Birch	Betula nigra	multi			X
716	6"	Swamp White Oak	Quercus bicolor				X
717	8"	Swamp White Oak	Quercus bicolor				X
718	4"	River Birch	Betula nigra	multi			X

**LEGEND**

— 838	EXIST. CONTOUR	—	EXIST. GATE VALVE IN WELL	⊙	PEDESTRIAN CROSSING SIGNAL
× 836.2	EXIST. SPOT ELEVATION	—	EXIST. CURB STOP & BOX	⊙	TRAFFIC SIGNAL CONTROL BOX
— U.P.	EXIST. UTILITY POLE	—	EXIST. UTILITY POLE	⊙	POST
—	GUY WIRE	—	EXIST. CATCH BASIN OR INLET	⊙	WELL
⊙	ELEC. TRANSFORMER	—	END SECTION	—	FENCE
⊙	EXIST. AC UNIT	—	CULVERT	—	GUARDRAIL
—	EXIST. OVERHEAD UTIL LINE	—	EXIST. SANITARY SEWER	—	SINGLE TREE
⊙	EXIST. LIGHT POLE	—	EXIST. CLEANOUT	⊙	FOUND IRON PIPE
—	EXIST. GAS LINE	—	SIGN	⊙	SET IRON ROD
—	EXIST. GAS VALVE	—	MAILBOX	⊙	FOUND IRON ROD
—	EXIST. WATER MAIN	—	TELEPHONE RISER	⊙	EXIST. VEHICLE CHARGING STATION
—	EXIST. WATER MAIN	—	EXIST. HYDRANT	⊙	
—	EXIST. GATE VALVE IN BOX	—	EXIST. GATE VALVE IN BOX	⊙	

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

**MIDWESTERN CONSULTING**  
3845 Plaza Drive Ann Arbor, Michigan 48108  
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Land Development • Land Survey • Institutional • Municipal  
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**CLIENT**  
ANN ARBOR HOUSING COMMISSION  
2000 S. INDUSTRIAL  
ANN ARBOR, MI 48104  
DARRIN MCKINNON  
734-904-5044

**2000 S. INDUSTRIAL HWY**  
ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND  
LOCATED IN THE NW 1/4 OF SECTION 4, T3S, R6E,  
PITTSFIELD TOWNSHIP, WASHENAW COUNTY, MICHIGAN

JOB No. **22180**  
REVISIONS:

DATE: 7/13/2022  
SHEET 1 OF 1  
ADD: MST  
ENG: MST  
P.M.: MST  
TECH: MST  
FILED: MST