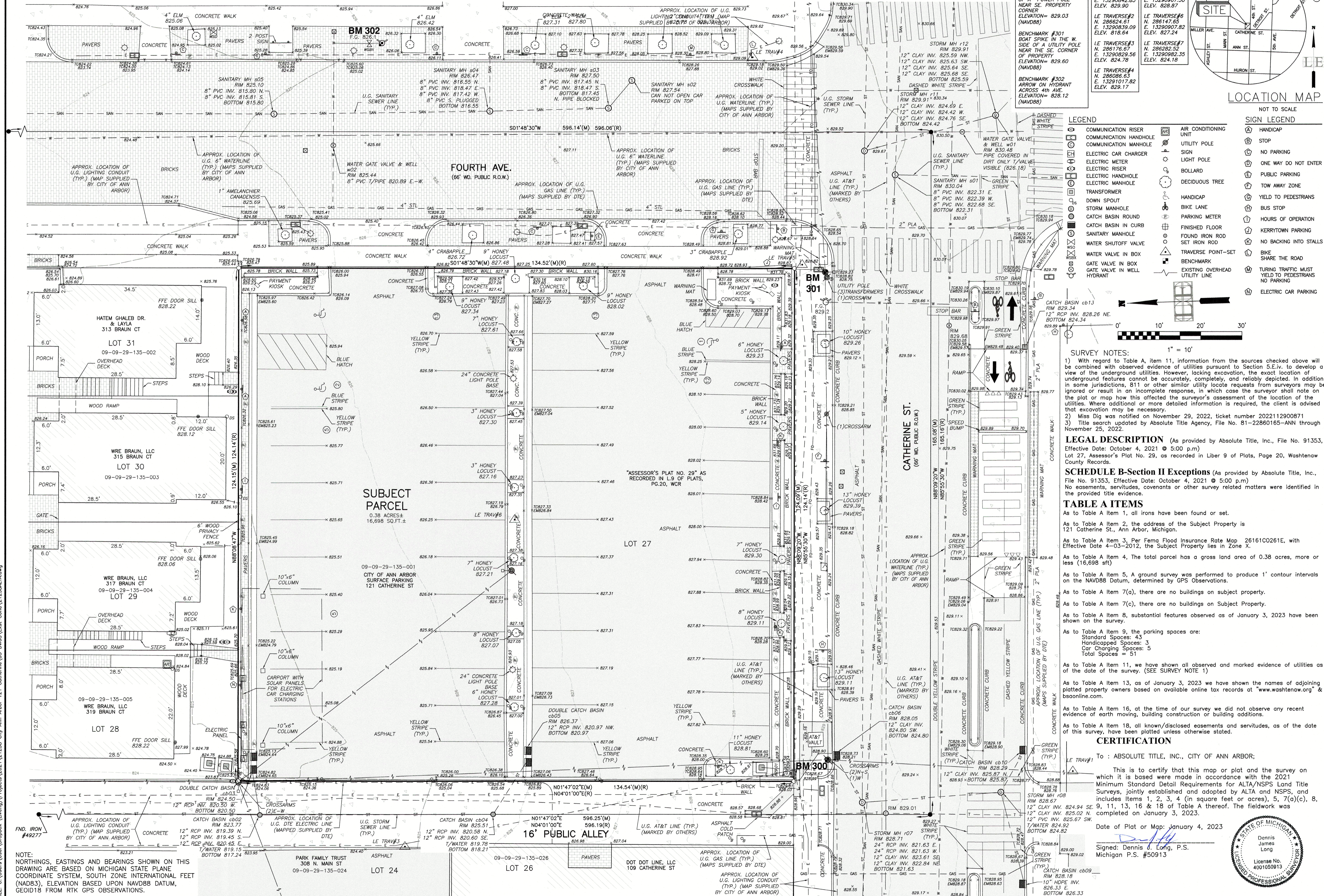


# ALTA/NSPS LAND TITLE SURVEY



**BENCHMARKS**

BENCHMARK #300  
PK NAIL 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 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. 286014.52  
E. 13290842.83  
ELEV. 829.90

LE TRAVERSE#2  
N. 286147.65  
E. 13290839.09  
ELEV. 818.64

LE TRAVERSE#3  
N. 286176.67  
E. 13290829.56  
ELEV. 824.78

LE TRAVERSE#4  
N. 286056.63  
E. 13291017.82  
ELEV. 829.17

LE TRAVERSE#5  
N. 286076.20  
E. 13290876.20  
ELEV. 826.87

LE TRAVERSE#6  
N. 286282.52  
E. 13290907.82  
ELEV. 827.24

LE TRAVERSE#7  
N. 286282.52  
E. 13290982.35  
ELEV. 824.18

**LOCATION MAP**

NOT TO SCALE

© 2023

**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  
WATER 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

**SIGN LEGEND**

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

**SCALE**

1" = 10'

**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 plot 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 29, 2022, ticket number 2022112900871

3) Title search updated by Absolute Title Agency, File No. 81-22860165-ANN through November 25, 2022.

**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 Records.

**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 4-03-2012, 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 sq ft).

As to Table A Item 5, A ground survey was performed to produce a 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 January 3, 2023 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 January 3, 2023 we have shown the names of adjoining platted property owners based on available online tax records at [www.washtenaw.org](http://www.washtenaw.org) & [bsoonline.com](http://bsoonline.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 plotted 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 January 3, 2023.

Date of Plat or Map: January 4, 2023

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

STATE OF MICHIGAN  
Dennis James Long  
LICENSED PROFESSIONAL SURVEYOR

Job no.: 21238  
Scale: Vertical: 1" = 10'  
Horizontal: 1" = 10'

**LIVINGSTON ENGINEERING**  
PLANNING  
CIVIL ENGINEERING SURVEYING

3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100 FAX: (810) 225-7699  
www.livingstoneng.com

Client: CITY OF ANN ARBOR  
HOUSING COMMISSION  
20000 S. INDUSTRIAL HWY  
ANN ARBOR, MICHIGAN 48104

**ALTA/NSPS LAND TITLE SURVEY**  
121 CATHERINE ST.  
ANN ARBOR, MICHIGAN 48104

DATE	REVISIONS
10/11/22	ADJUST U.G. ELEC. LINE IN ALLEY
01/04/23	UPDATE ALTA

Drawn: N. LEMONS  
Checked: ALTA  
Approved: [Signature]  
Date: 2023-11-24

1 of 1

FILE: C:\Users\User\Dropbox (Living)\Projects\2021\21238 City Ann Arbor 121 Catherine 03 DWG\East Cond\21238ALTA.dwg

NOTE: NORTHINGS, EASTINGS AND BEARINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NA83), ELEVATION BASED UPON NAVD88 DATUM, GEOID18 FROM RTK GPS OBSERVATIONS.