

ALTA/NSPS LAND TITLE SURVEY



NOTICE
CONTRACTORS AND OTHERS ARE ADVISED THAT THE CITY OF NORTHFIELD HAS THE RIGHT TO REQUIRE THE INSTALLATION OF UNDERGROUND UTILITY DETECTION SYSTEMS IN THE COURSE OF ANY NEW CONSTRUCTION PROJECTS AND TO REQUIRE THE INSTALLATION OF UNDERGROUND UTILITY DETECTION SYSTEMS IN THE COURSE OF ANY EXISTING PROJECTS. THE CITY OF NORTHFIELD HAS THE RIGHT TO REQUIRE THE INSTALLATION OF UNDERGROUND UTILITY DETECTION SYSTEMS IN THE COURSE OF ANY NEW CONSTRUCTION PROJECTS AND TO REQUIRE THE INSTALLATION OF UNDERGROUND UTILITY DETECTION SYSTEMS IN THE COURSE OF ANY EXISTING PROJECTS.



SECTIONS 5, 6 & 7
TOWN 1 SOUTH, RANGE 6 EAST
NORTHFIELD TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOWNSHIP OF NORTHFIELD
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE
AUGUST 2, 2016

REVISIONS

SCALE
NO SCALE
DR. AC OH. ME
P.W. J. CECL
BOOK NA
JOB 16000570
SHEET NO.

DWG FILE: 16000570-01.dwg

SCHEDULE C PROPERTY DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE BY AMERICAN TITLE COMPANY OF WASHTENAW, ISSUED FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 100220, EFFECTIVE DATE: MAY 20, 2016)

The land referred to in this Commitment is described as follows:

Lot in the Township of Northfield, County of Washtenaw, Michigan, described as:

Parcel 1
Beginning at a stake bearing South 42°15' East, 28 rods and 21 links from the Northeast corner of the Whitmore Lake House, the bearing point being 7 links in front of said corner; thence North 42°15' West, 4 rods; thence North 57°47' West, 9 rods and 5 links; thence South 2°17' East, 5 rods and 6 links; thence North 47°45' East, 1 1/2 rods; and 4 links to the PLACE OF BEGINNING, being a part of the Southeast one-quarter of the Northwest one-quarter of Section 5, Town 1 South, Range 6 East.

Parcel 2
That part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as a subdivision of a point on the West line of said section located North 01°32'30" West 107.58 feet from the West 1/4 corner of Section 5 (said point also lying on the centerline of Barker Road) and running thence North 48°30' East 358.0 feet along the centerline of Barker Road; thence North 41°29'05" West 194.39 feet; thence North 41°37'25" West 66.97 feet to an old metal stake; thence North 41°37'25" West 66.97 feet to an old metal stake; thence South 48°00'15" West 132.54 feet to an old metal stake, thence North 41°39'50" West 95.22 feet to a stake mark in a concrete sidewalk; thence South 48°48'15" West along an existing fence 208.11 feet to a metal stake; thence South 00°37'55" East 83.50 feet along a very old fence; and thence North 51°48'30" East 130.17 feet to the POINT OF BEGINNING, being subject to any rights of the public over the Eastern portion thereof for Whitmore Lake Road (Old US Highway 23).

Parcel 3
A part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as a subdivision of a point on the West line of said Section located North 01°32'30" West 107.58 feet from the West 1/4 corner of Section 5 (said point also lying on the centerline of Barker Road) and running thence North 48°30' East 358.0 feet along the centerline of Barker Road; thence North 41°29'05" West 194.39 feet to a POINT OF BEGINNING at an old metal stake; thence North 41°37'25" West 66.97 feet to an existing old metal stake; thence North 48°29'30" East 132.54 feet to an old metal stake; thence South 41°29'05" East 86.03 feet to an old metal stake; and thence South 48°00'15" West 132.54 feet to the POINT OF BEGINNING. Also described as: Commencing at the West 1/4 Point of Section 5, thence North 2°30' West 1.83 chains in the West line of said section; thence North 47°45' East 7.33 chains; thence North 42°15' West 3 chains to a PLACE OF BEGINNING; thence North 42°15' West 4 rods; thence North 47°45' West 4 1/2 rods; thence South 42°15' East 7 1/2 rods; thence North 47°45' East 8 rods to the PLACE OF BEGINNING, being a part of the Northwest one-quarter of Section 5, Town 1 South, Range 6 East, Michigan.

Parcel 4
Commencing on the North line of Babcock St. (now Barker Road), in the Village of Whitmore Lake at a point 250 feet West measured at right angles to the East line of Section 6, Town 1 South, Range 6 East, thence North parallel with said section line 170 feet; thence West 50 feet; thence South 170 feet; thence East along the said North line of Babcock St. (now Barker Road), to the PLACE OF BEGINNING, being a part of the East 1/4 of the Northwest 1/2, Section 6, Town 1 South, Range 6 East.

Parcel 5
Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North along the East line of said section 1279 feet; thence deflecting 90°00' to the left parallel to the East and West 1/4 line of said Section 6, 600.89 feet, to a PLACE OF BEGINNING; thence deflecting 90°00' to the right 438 feet more or less, thence deflecting 90°00' to the left 207 feet more or less to the Eastern line of the reworked US-23 highway; thence Southwesterly along said Eastern line 450 feet more or less in the arc of a circular curve concave to the Southwest; thence 564.83 feet to a point which is West of the PLACE OF BEGINNING, thence East 330 feet more or less to the PLACE OF BEGINNING, being a part of the Northeast 1/4 of said Section 6.

Parcel 6
Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North 02°04'05" West 625.05 feet along the East line of said Section 6; thence South 48°35'40" West 66.22 feet; thence North 41°24'40" West 322.00 feet to the POINT OF BEGINNING; thence South 48°35'40" West 93.40 feet; thence North 37°01'43" West 150.00 feet; thence North 08°59'52" East 140.50 feet; thence North 68°37'20" East 325.79 feet; thence Southwesterly 154.00 feet along the West right-of-way line of Main Street (66 feet wide) and the arc of a circular curve concave to the Northeast; thence 584.64 feet, central angle 153°07'43", thence South 27°50'01" East 133.71 feet; thence South 48°53'40" West 232.38 feet to the POINT OF BEGINNING, being a part of the Northwest 1/4 of Section 6, Town 1 South, Range 6 East. Together with a 66.00 foot road easement for ingress and egress and the installation and maintenance of public utilities, said easement described as follows: Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North 02°04'05" West 625.05 feet along the East line of said Section 6; thence East 46°35'40" West 66.22 feet; thence North 41°24'40" West 322.00 feet; thence South 48°35'40" West 93.40 feet; thence North 37°01'43" West 150.00 feet; thence North 08°59'52" East 140.50 feet to the POINT OF BEGINNING; thence North 27°50'01" East 133.71 feet; thence North 68°37'20" East 325.79 feet; thence Southwesterly 56.92 feet along the West right-of-way line of Main Street (66 feet wide) and the arc of a circular curve concave to the Northeast; thence 584.64 feet; central angle 153°07'43"; thence South 27°50'01" East 133.71 feet; thence South 48°53'40" West 232.38 feet; thence South 68°37'20" West 325.79 feet to the POINT OF BEGINNING of road easement.

Parcel 7
Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North along the East line of said Section 6, 628.32 feet to a PLACE OF BEGINNING; thence deflecting 138°45' to the left 86.22 feet; thence deflecting 90°00' to the right 320.0 feet; thence deflecting 90°00' to the right to the outer edge of Whitmore Lake; thence North along said outer edge to a point which is 650.68 feet North of the PLACE OF BEGINNING; thence West to a point on the East line of said Section 6 which is 850.68 feet North of the PLACE OF BEGINNING; thence continuing West on a line parallel to the East and West 1/4 line of said section 319 feet more or less to the Eastern line of the reworked US-23 highway; thence South along said Eastern line 450 feet more or less in the arc of a circular curve concave to the East; thence 368.85 feet to a point where said Eastern line intersects the Northeastly line of the Toledo & Ann Arbor Railroad right-of-way; thence Northwesterly along said railroad right-of-way 10 feet more or less; thence deflecting 90°00' to the right and continuing along said railroad right-of-way 809 feet; thence deflecting 32°43'30" to the left 387.96 feet; thence Northwesterly 132.28 feet to a point on the East line of said section 338.55 feet South of the PLACE OF BEGINNING; thence along said East line deflecting 48°13' to the left 336.50 feet to the PLACE OF BEGINNING, being part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, and the Northeast 1/4 of said Section 6, also subject to the rights of the public over a parcel of land 86.0 feet in width thereon as occupied by old US-23 highway, of which the Eastern and Western line are 33.0 feet (measured at right angles) and parallel to the survey centerline of said old US-23 highway, being described as follows: Commencing at the East 1/4 corner of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North along the East line of said section; thence West on a line parallel to the East and West 1/4 line of said section 108.16 feet to the centerline of Old US-23 highway and the PLACE OF BEGINNING; thence Southwesterly deflecting 95°08' to the left 94.77 feet along said centerline; thence Southwesterly 150.35 feet in the arc of a circular curve concave to the Northeast; radius 574.41 feet; chord deflection 18°43'30" to the left 150.61 feet to a PLACE OF ENDING, being a part of the Northwest 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, and the Northeast 1/4 of said Section 6.

SCHEDULE B-4 EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE, BY AMERICAN TITLE COMPANY OF WASHTENAW, ISSUED FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 100220, EFFECTIVE DATE: MAY 20, 2016)

8. Terms, conditions and provisions of Affidavit as set forth in Liber 155B, Page 52B, Washtenaw County Records. (as to Parcel 2)
RESPONSE: DESCRIBED LAND APPEARS TO BE ON THE EAST SIDE OF WHITMORE LAKE ROAD.

9. Building and use restrictions contained in instrument(s) recorded in Liber 156, Page 480, Washtenaw County Records, but emitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. The mortgage policy to be issued, if any, will ensure against loss or damage as a result of any existing covenants of said building and use restrictions. (as to Parcel 6)
RESPONSE: COVERS ENTIRE PARCEL 6.

10. Right of way in favor of Township of Northfield, as recorded in Liber 1149, Page 122, Washtenaw County Records. (as to Parcels 5, 6, and 7)
RESPONSE: APPROXIMATELY AS SHOWN - EASEMENT DESCRIPTION IS VAGUE.

12. Fence encroachments and parties in possession as shown on Aerial survey dated December 20, 2010, job No. 10002567.

CERTIFICATE

To: American Title Company of Washtenaw
Stewart Title Guaranty Company
Township of Northfield, a Michigan municipal corporation
Whitmore Lake Properties, LLC, a Michigan limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and contains no items of Table A thereof. The field work was completed on August 1, 2016.

DATE _____ DATE _____
MICHAEL D. EMBREE REGISTERED PROFESSIONAL SURVEYOR NO. 066860
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248.447.2000

