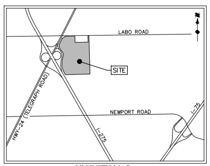
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

SITE BENCHMARKS:

BM #1: SET RAILROAD SPIKE IN UTILITY POLE AT NORTHWEST INTERSECTION OF TELEGRAPH ROAD AND LABO ROAD ELEVATION: 602.66 (NAVD88)

BM #2: SET RAILROAD SPIKE IN UTILITY POLE IN SOUTH RIGHT OF WAY OF LABO ROAD ELEVATION: 598.88 (NAVD88)

LEGEND

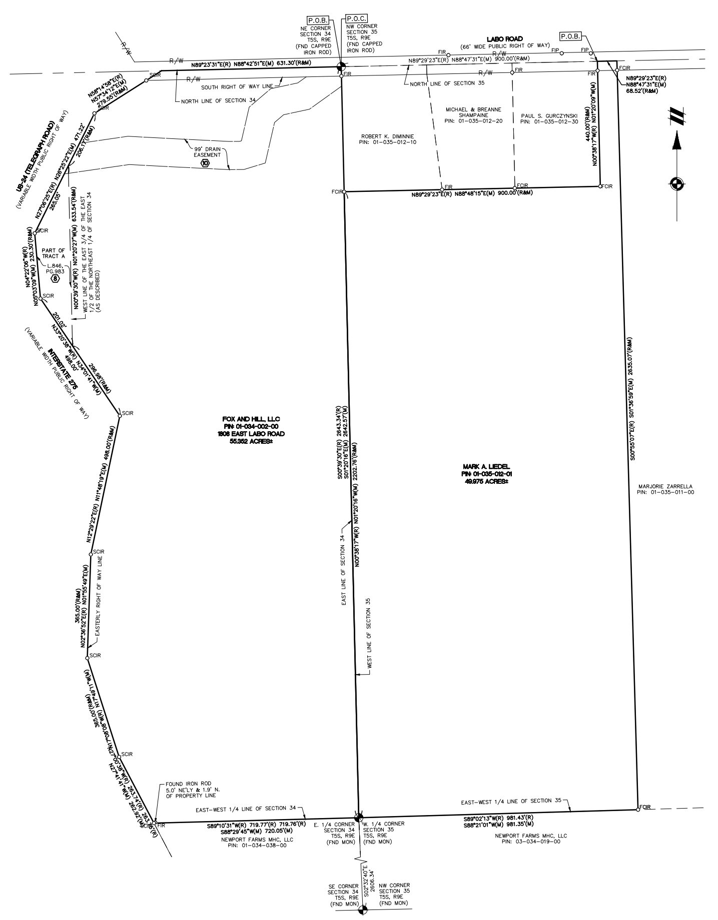
Symbol	Description
	SECTION CORNER
FCIR	FOUND CAPPED IRON ROD
FIR	FOUND IRON ROD
F	FOUND MAG NAIL
FIP	FOUND IRON PIPE
SCIR	SET CAPPED IRON ROD
T	EXISTING TELEPHONE RISER
U.P.	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING SIGN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE/CATCH BASIN
	EXISTING CULVERT
CATV	EXISTING CABLE RISER
G	EXISTING GAS MARKER POST
E	EXISTING ELECTRIC METER
E	EXISTING ELECTRIC TRANSFORMER
	EXISTING MAILBOX
G	EXISTING GAS METER
	EXISTING TREE
FO	UNDERGROUND FIBER OPTIC MARKER
E	UNDERGROUND ELECTRIC MARKER
T	UNDERGROUND TELEPHONE MARKER
G	UNDERGROUND GAS MARKER
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	SECTION LINE
	BOUNDARY INTERIOR LINE
	UNDERGROUND STORM LINE
OHE	OVERHEAD UTILITY LINE
	EXISTING LIMITS OF VEGETATION
X	EXISTING FENCE LINE
G	UNDERGROUND GAS LINE
	EXISTING GUARD RAIL
	EXISTING CENTERLINE OF DITCH
T	UNDERGROUND TELEPHONE LINE
	EXISTING EDGE OF WATER
	EXISTING CURB AND GUTTER
666	EXISTING GROUND CONTOUR
(R)	RECORD
(M)	MEASURED
	EXISTING BUILDING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
8	SCHEDULE B, PART II EXCEPTION
× 666.61	EXISTING GROUND ELEVATION
× 666.61TC	EXISTING TOP OF CURB ELEVATION
× 666.61GU	EXISTING GUTTER ELEVATION
× 666.61EP	EXISTING EDGE OF PAVEMENT ELEVATION

NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBERS 26115C0113E & 26115C0114E OF THE FLOOD INSURANCE RATE MAP, BOTH WITH EFFECTIVE DATES OF 10/02/2014.
3. 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 MARKINGS 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 AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR PROPOSED RIM CHANGES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
6. THE SURVEYED PROPERTY IS LOCATED AT THE SOUTHEAST INTERSECTION OF LABO STREET AND TELEGRAPH ROAD.
7. NO WETLANDS WERE DELINEATED OR OBSERVED WHILE CONDUCTING THE FIELDWORK
8. ZONING LETTER OR REPORT NOT PROVIDED AT THE DATE OF THE SURVEY.



SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1071234-MAD, COMMITMENT DATE: APRIL 23, 2021:

LAND IN THE TOWNSHIP OF ASH, MONROE COUNTY, MI, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 5 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 89 DEGREES 29 MINUTES 23 SECONDS EAST 900.00 FEET ALONG THE NORTH LINE OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF LABO ROAD (66 FEET WIDE), TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 23 SECONDS EAST 68.52 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 07 SECONDS EAST 2635.07 FEET TO THE EAST-WEST QUARTER LINE OF SAID SECTION 35, THENCE ALONG SAID LINE SOUTH 89 DEGREES 02 MINUTES 13 SECONDS WEST 981.43 FEET TO THE WEST LINE OF SAID SECTION; THENCE ALONG SAID LINE NORTH 00 DEGREES 38 MINUTES 17 SECONDS WEST 2202.76 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 23 SECONDS EAST 900.00 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS WEST 440.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1071234-MAD, COMMITMENT DATE: APRIL 23, 2021:

7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT ATTESTING THAT QUALIFIED AGRICULTURAL PROPERTY OR QUALIFIED FOREST SHALL REMAIN QUALIFIED AGRICULTURAL PROPERTY" RECORDED MAY 17, 2013 AS INSTRUMENT NO. 2013R13525 OF OFFICIAL RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY.

8. AN OIL AND GAS LEASE EXECUTED BY MARK A LIEDEL, TRUSTEE OF THE MARK A. LIEDEL PROTECTION TRUST, U/A/D FEBRUARY 11, 2012 AS LESSOR AND WESTERN LAND SERVICES INC. AS LESSEE, RECORDED OCTOBER 27, 2014 AS INSTRUMENT NO. 2014R20225 OF OFFICIAL RECORDS.
RESPONSE: EXHIBIT A COVERS SUBJECT PROPERTY.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1064201-MAD, COMMITMENT DATE: MARCH 12, 2021:

LAND IN THE TOWNSHIP OF ASH, MONROE COUNTY, MI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 34, TOWN 5 SOUTH, RANGE 9 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 2643.34 FEET TO THE EAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 10 MINUTES 31 SECONDS WEST ALONG THE EAST AND WEST 1/4 SECTION LINE 719.77 FEET TO A POINT ON THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF I-275; THENCE ON THE FOLLOWING 5 COURSES AND DISTANCES ALONG SAID RIGHT OF WAY LINE: (1) NORTH 27 DEGREES 00 MINUTES 38 SECONDS WEST 263.74 FEET AND (2) NORTH 17 DEGREES 08 MINUTES 08 SECONDS WEST 365.00 FEET AND (3) NORTH 02 DEGREES 36 MINUTES 52 SECONDS EAST 365.00 FEET AND (4) NORTH 12 DEGREES 29 MINUTES 22 SECONDS EAST 498.00 FEET AND (5) NORTH 33 DEGREES 20 MINUTES 38 SECONDS WEST 296.98 FEET TO THE INTERSECTION OF THE SAID RIGHT OF WAY AND THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 00 DEGREES 39 MINUTES 30 SECONDS WEST ALONG SAID WEST PROPERTY LINE 633.54 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE WEST PROPERTY LINE AND THE SAID EAST LIMITED ACCESS RIGHT OF WAY LINE OF I-275; THENCE NORTH 27 DEGREES 06 MINUTES 25 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE 206.17 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 58 DEGREES 14 MINUTES 58 SECONDS EAST 279.55 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST ALONG SAID NORTH SECTION LINE, ALSO THE CENTER LINE OF LABO ROAD (66 FEET WIDE) 631.30 FEET TO THE POINT OF BEGINNING.

AND
ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT A WHICH LIES EASTERLY OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE EAST AND WEST 1/4 LINE OF SECTION 34, TOWN 5 SOUTH, RANGE 9 EAST, ASH TOWNSHIP, MONROE COUNTY, MICHIGAN, WHICH IS SOUTH 89 DEGREES 10 MINUTES 31 SECONDS WEST 719.76 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE NORTH 27 DEGREES 00 MINUTES 38 SECONDS WEST 263.75 FEET; THENCE NORTH 17 DEGREES 08 MINUTES 08 SECONDS WEST 365.00 FEET; *THENCE NORTH 12 DEGREES 29 MINUTES 22 SECONDS EAST 498.00 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 38 SECONDS WEST 498.00 FEET; THENCE NORTH 04 DEGREES 22 MINUTES 06 SECONDS WEST 230.30 FEET; THENCE NORTH 27 DEGREES 06 MINUTES 25 SECONDS EAST 471.22 FEET TO A POINT OF ENDING,

TRACT A
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 5 SOUTH, RANGE 9 EAST; THENCE NORTH 89 DEGREES 38 MINUTES EAST 329.31 FEET; THENCE NORTH 00 DEGREES 02 MINUTES WEST 2341.78 FEET TO THE CENTER OF DRAIN; THENCE SOUTH 85 DEGREES 06 MINUTES WEST 132 FEET TO THE CENTER OF TELEGRAPH ROAD; THENCE SOUTH 27 DEGREES 39 MINUTES WEST 430.59 FEET ALONG THE CENTER OF TELEGRAPH ROAD; THENCE SOUTH 00 DEGREES 06 SECONDS EAST 1951.19 FEET TO THE PLACE OF BEGINNING.

***NOTE: VESTING DEED LIBER 2356, PAGE 1012 AND TITLE DESCRIPTION ARE BOTH MISSING A CALL "N02°36'52"E 365.00 FEET" PER LIBER 846, PAGE 983.**

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1064201-MAD, COMMITMENT DATE: MARCH 12, 2021:

7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RELEASE OF RIGHT OF WAY" RECORDED AS LIBER 256 OF DEEDS, PAGE 542.
RESPONSE: COVERS A PORTION OF US-24 (TELEGRAPH ROAD).

8. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF MICHIGAN DEPARTMENT OF TRANSPORTATION" RECORDED AUGUST 27, 1981 AS LIBER 846, PAGE 983 OF OFFICIAL RECORDS.
RESPONSE: COVERS TRACT A, AS SHOWN HEREON.

9. INTEREST OF GEORGE ODISH AND HANNI ODISH, HUSBAND AND WIFE, AN UNDIVIDED (100%) INTEREST EACH WITH FULL RIGHTS OF SURVIVORSHIP IN ENTIRETY ESTATES AS DISCLOSED IN THE INSTRUMENT RECORDED JUNE 23, 2008, IN INSTRUMENT NO. 2008R12700.
RESPONSE: COVERS SUBJECT PROPERTY.

10. CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN AND TO THE WATERS OF THE DRAIN CROSSING SUBJECT PROPERTY.
RESPONSE: COVERS TRACT A, EASEMENT AS SHOWN HEREON PER VERBAL CONFIRMATION VIA MONROE COUNTY DRAIN COMMISSIONER'S OFFICE.

SURVEYOR'S CERTIFICATE

TO: -FIRST AMERICAN TITLE INSURANCE COMPANY
-INSITE REAL ESTATE INVESTMENT PROPERTIES, L.L.C.
-INSITE REAL ESTATE, LLC

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, 6(a), 6(b), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 AND 20(a)(WETLANDS) OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JULY 15, 2021.

______________________ DATE: ____________

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

811 Know what's **below.** **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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTIONS 34 & 35
TOWN 5 SOUTH, RANGE 9 EAST
ASH TOWNSHIP
MONROE COUNTY, MICHIGAN

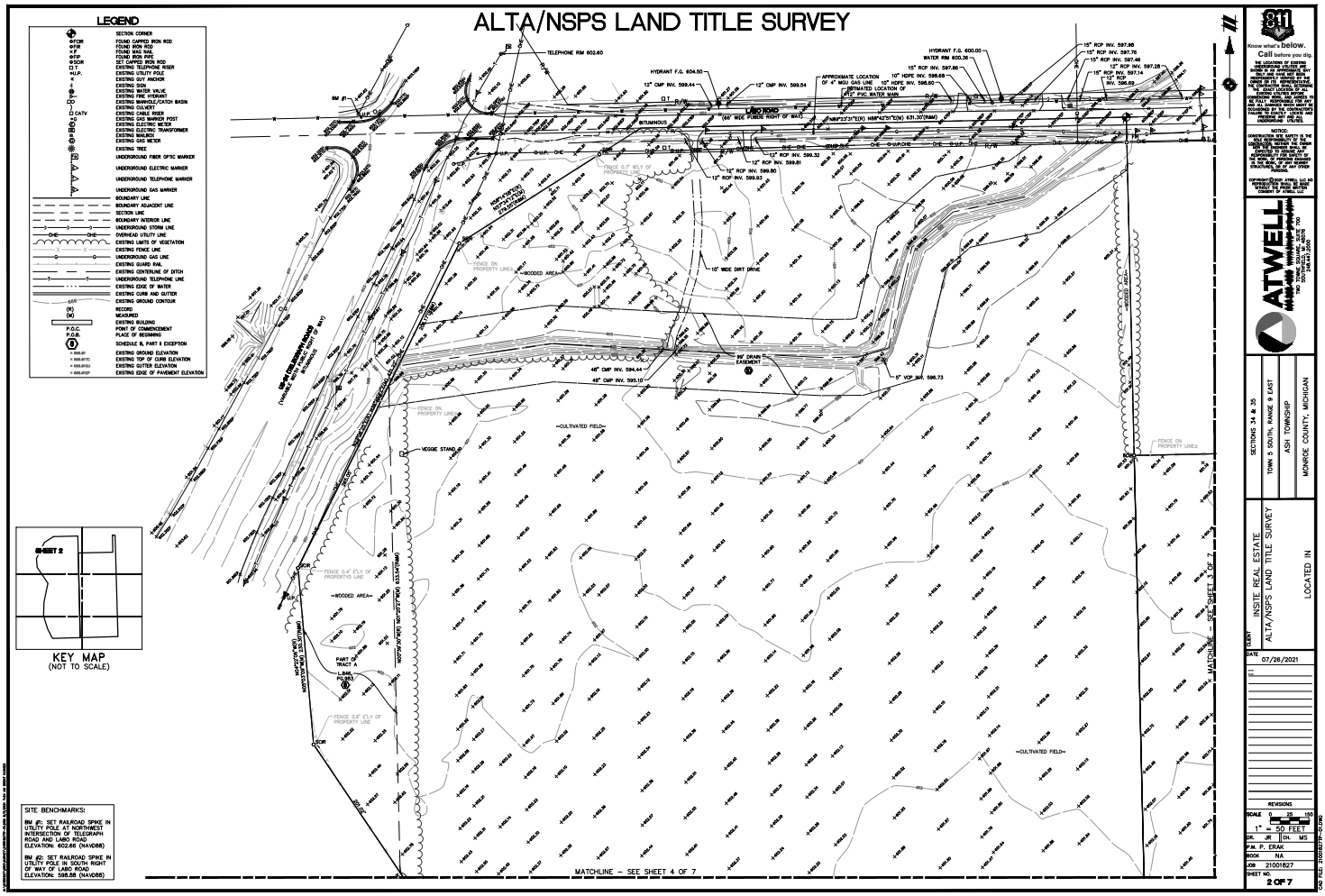
CLIENT
INSITE REAL ESTATE
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE	07/26/2021
REVISIONS	
SCALE	0 75 150 — 1" = 150 FEET
DR. JR	CH. MS
P.M.	P. ERAK
BOOK	NA
JOB	21001827
SHEET NO.	1 OF 7

CAD FILE: 21001827TP-01.DWG

K:\21001827\DWG\SURVEY\21001827TP-01.DWG 8/3/2021 7:04 AM BRENT HUGHES

ALTA/NSPS LAND TITLE SURVEY



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ATWELL
ONE TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
TWO TOWNE SQUARE, SUITE 700
248.447.2000

SECTIONS 34 & 35
TOWN 7 SOUTH, RANGE 9 EAST
ASH TOWNSHIP
MONROE COUNTY, MICHIGAN

CLIENT: INSITE REAL ESTATE
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/26/2021

REVISIONS

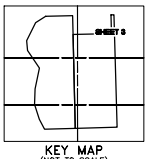
SCALE: 0 25 50
1" = 50 FEET
DR. JR | CH. MS
P.M. P. ERAK
BOOK NA
JOB 21001827
SHEET NO. 2 OF 7

CAD FILE: 21001827-SP-ALTA

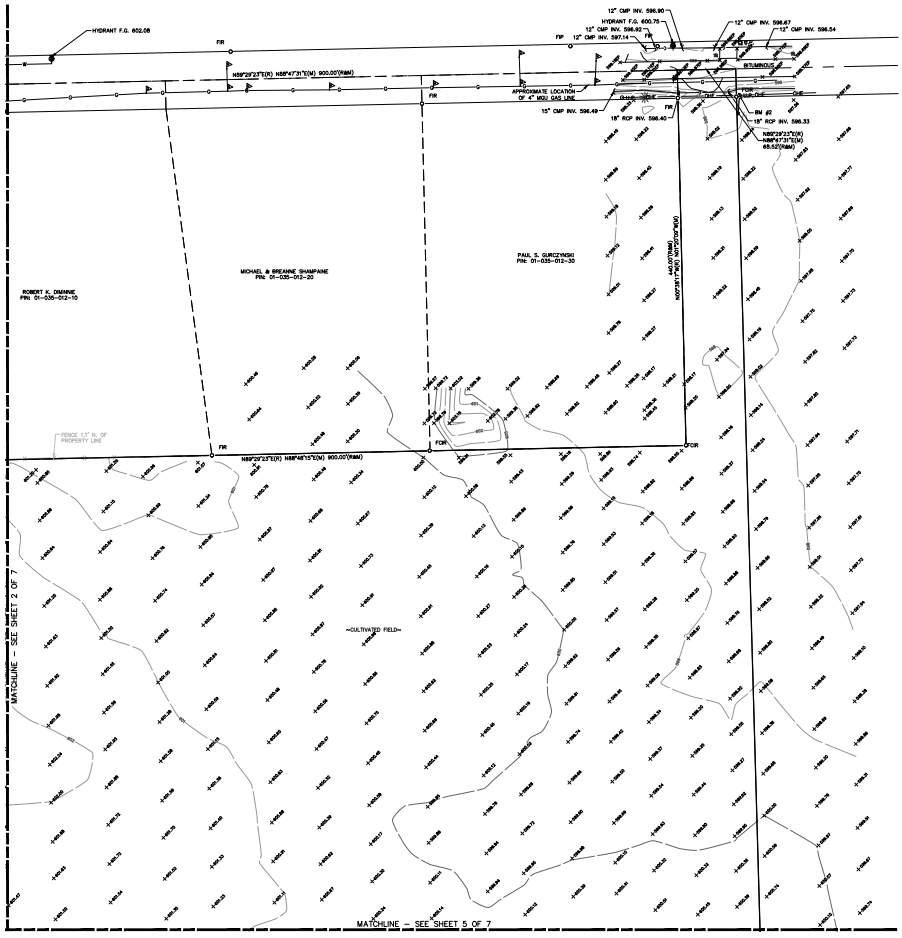
ALTA/NSPS LAND TITLE SURVEY

LEGEND

	SECTION CORNER
⊕FCR	FOUND CAPPED IRON ROD
⊕FIR	FOUND IRON ROD
⊕FP	FOUND MAG NAIL
⊕SCR	FOUND IRON PIPE
□ T	SET CAPPED IRON ROD
H.U.P.	EXISTING TELEPHONE RISER
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING SIGN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE/CATCH BASIN
	EXISTING CULVERT
□ CATV	EXISTING CABLE RISER
	EXISTING GAS MARKER POST
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING MAILBOX
	EXISTING GAS METER
	EXISTING TREE
	UNDERGROUND FIBER OPTIC MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND GAS MARKER
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	SECTION LINE
	BOUNDARY INTERIOR LINE
	UNDERGROUND STORM LINE
OHE	OVERHEAD UTILITY LINE
	EXISTING LIMITS OF VEGETATION
	EXISTING FENCE LINE
	UNDERGROUND GAS LINE
	EXISTING GUARD RAIL
	EXISTING CENTERLINE OF DITCH
	UNDERGROUND TELEPHONE LINE
	EXISTING EDGE OF WATER
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
(R)	RECORD
(M)	MEASURED
	EXISTING BUILDING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
	SCHEDULE B, PART II EXCEPTION
+ 666.01	EXISTING GROUND ELEVATION
+ 666.01TC	EXISTING TOP OF CURB ELEVATION
+ 666.01GU	EXISTING GUTTER ELEVATION
+ 666.01EP	EXISTING EDGE OF PAVEMENT ELEVATION



KEY MAP
(NOT TO SCALE)



SITE BENCHMARKS:

BM #1: SET RAILROAD SPIKE IN UTILITY POLE AT NORTHWEST INTERSECTION OF TELEGRAPH ROAD AND LABO ROAD ELEVATION: 602.68 (NAVD88)

BM #2: SET RAILROAD SPIKE IN UTILITY POLE IN SOUTH RIGHT OF WAY OF LABO ROAD ELEVATION: 596.88 (NAVD88)

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AND ARE NOT TO BE CONSIDERED ABSOLUTELY CORRECT AS TO THE CONDITIONS OF THE CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY 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 WILL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY OR FOR ANY OTHER DAMAGES OR ANY OTHER PERSONS.

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ATWELL
ENGINEERS SURVEYORS PLANNERS
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN
248.447.2000

SECTIONS 34 & 35
TOWN 5 SOUTH, RANGE 9 EAST
ASH TOWNSHIP
MONROE COUNTY, MICHIGAN

CLIENT: INSITE REAL ESTATE
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/26/2021

REVISIONS

SCALE: 0 25 150
1" = 50 FEET

DR.	JR	CH.	MS
P.M.	P. ERAK		
BOOK	NA		
JOB	21001827		
SHEET NO.	3 OF 7		

CAD FILE: 21001827TP-CLDWG

ALTA/NSPS LAND TITLE SURVEY

LEGEND

	SECTION CORNER
⊕FCR	FOUND CAPPED IRON ROD
⊕FIR	FOUND IRON ROD
×FN	FOUND NAIL
⊕FIP	FOUND IRON PIPE
⊕SCIR	SET CAPPED IRON ROD
□T	EXISTING TELEPHONE RISER
●U.P.	EXISTING UTILITY POLE
<	EXISTING GUY ANCHOR
⊕	EXISTING SIGN
⊕	EXISTING WATER VALVE
⊕	EXISTING WATER WELL
⊂⊃	EXISTING MANHOLE/CATCH BASIN
}	EXISTING CULVERT
□ CATV	EXISTING CABLE RISER
⊕G	EXISTING GAS MARKER POST
⊕	EXISTING ELECTRIC METER
⊕	EXISTING ELECTRIC TRANSFORMER
⊕	EXISTING MAILBOX
⊕	EXISTING GAS METER
⊕	EXISTING TREE
FO	UNDERGROUND FIBER OPTIC MARKER
▷	UNDERGROUND ELECTRIC MARKER
▷	UNDERGROUND TELEPHONE MARKER
▷	UNDERGROUND GAS MARKER
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	SECTION LINE
	BOUNDARY INTERIOR LINE
	UNDERGROUND STORM LINE
OHE	OVERHEAD UTILITY LINE
	EXISTING LIMITS OF VEGETATION
	EXISTING FENCE LINE
	UNDERGROUND GAS LINE
	EXISTING GUARD RAIL
	EXISTING CENTERLINE OF DITCH
	UNDERGROUND TELEPHONE LINE
	EXISTING EDGE OF WATER
	EXISTING CURB AND GUTTER
600	EXISTING GROUND CONTOUR
(R)	RECORD
(M)	MEASURED
P.O.C.	EXISTING BUILDING
P.O.B.	POINT OF COMMENCEMENT
	PLACE OF BEGINNING
⊕	SCHEDULE B, PART II EXCEPTION
× 666.60	EXISTING GROUND ELEVATION
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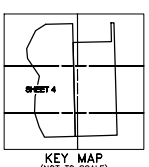
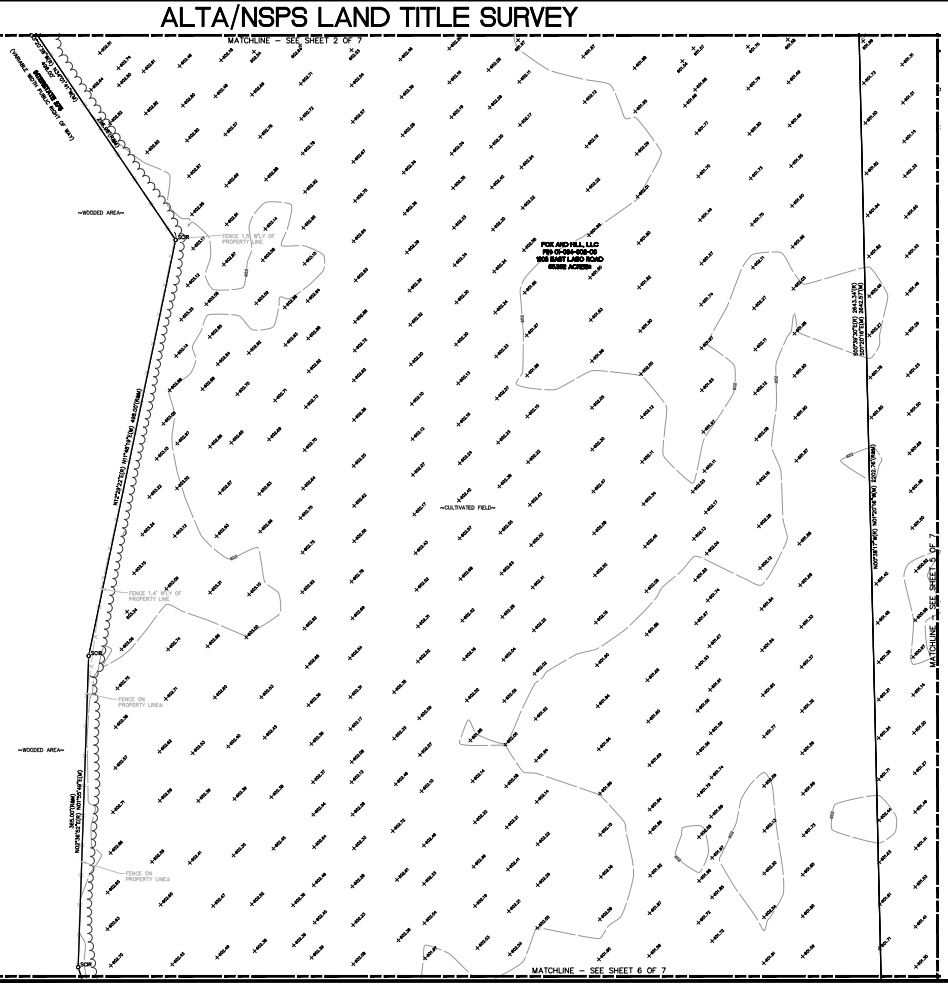
× 666.60GU	EXISTING GUTTER ELEVATION
× 666.60EP	EXISTING EDGE OF PAVEMENT ELEVATION



KEY MAP
(NOT TO SCALE)



SITE BENCHMARKS:

BM #1: SET RAILROAD SPIKE IN UTILITY POLE AT NORTHWEST INTERSECTION OF TELEGRAPH ROAD AND LABO ROAD
ELEVATION: 602.60 (NAVD88)

BM #2: SET RAILROAD SPIKE IN UTILITY POLE IN SOUTH RIGHT OF WAY OF LABO ROAD
ELEVATION: 598.88 (NAVD88)

811 Know what's below. Call before you dig.

ATWELL

SECTIONS 34 & 35
TOWN 5 SOUTH, RANGE 9 EAST
ASH TOWNSHIP
MONROE COUNTY, MICHIGAN

CLIENT: INSITE REAL ESTATE
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/26/2021

REVISIONS

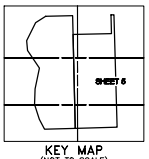
SCALE: 0 25 50
1" = 50 FEET
DR. JR | CH. MS
P.M. P. ERAK
BOOK NA
JOB 21001827
SHEET NO. 4 OF 7

CAD FILE: 21001827P-SURVEY

ALTA/NSPS LAND TITLE SURVEY

LEGEND

	SECTION CORNER
⊕FCR	FOUND CAPPED IRON ROD
⊕FIR	FOUND IRON ROD
⊕FN	FOUND MAG NAIL
⊕FP	FOUND IRON PIPE
⊕SCIR	SET CAPPED IRON ROD
□ T	EXISTING TELEPHONE RISER
⊕U.P.	EXISTING UTILITY POLE
<	EXISTING GUY ANCHOR
⊕	EXISTING SIGN
⊕	EXISTING WATER VALVE
⊕	EXISTING MANHOLE
⊕	EXISTING MANHOLE/CATCH BASIN
)	EXISTING CULVERT
□ CATV	EXISTING CABLE RISER
⊕G	EXISTING GAS MARKER POST
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING MAILBOX
	EXISTING GAS METER
	EXISTING TREE
	UNDERGROUND FIBER OPTIC MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND GAS MARKER
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	SECTION LINE
	BOUNDARY INTERIOR LINE
	UNDERGROUND STORM LINE
OHE	OVERHEAD UTILITY LINE
	EXISTING LIMITS OF VEGETATION
	EXISTING FENCE LINE
	UNDERGROUND GAS LINE
	EXISTING GUARD RAIL
	EXISTING CENTERLINE OF DITCH
	UNDERGROUND TELEPHONE LINE
	EXISTING EDGE OF WATER
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
(R)	RECORD
(M)	MEASURED
	EXISTING BUILDING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
Ⓑ	SCHEDULE B, PART II EXCEPTION
+ 666.61	EXISTING GROUND ELEVATION
+ 666.61TC	EXISTING TOP OF CURB ELEVATION
+ 666.61GU	EXISTING GUTTER ELEVATION
+ 666.61EP	EXISTING EDGE OF PAVEMENT ELEVATION

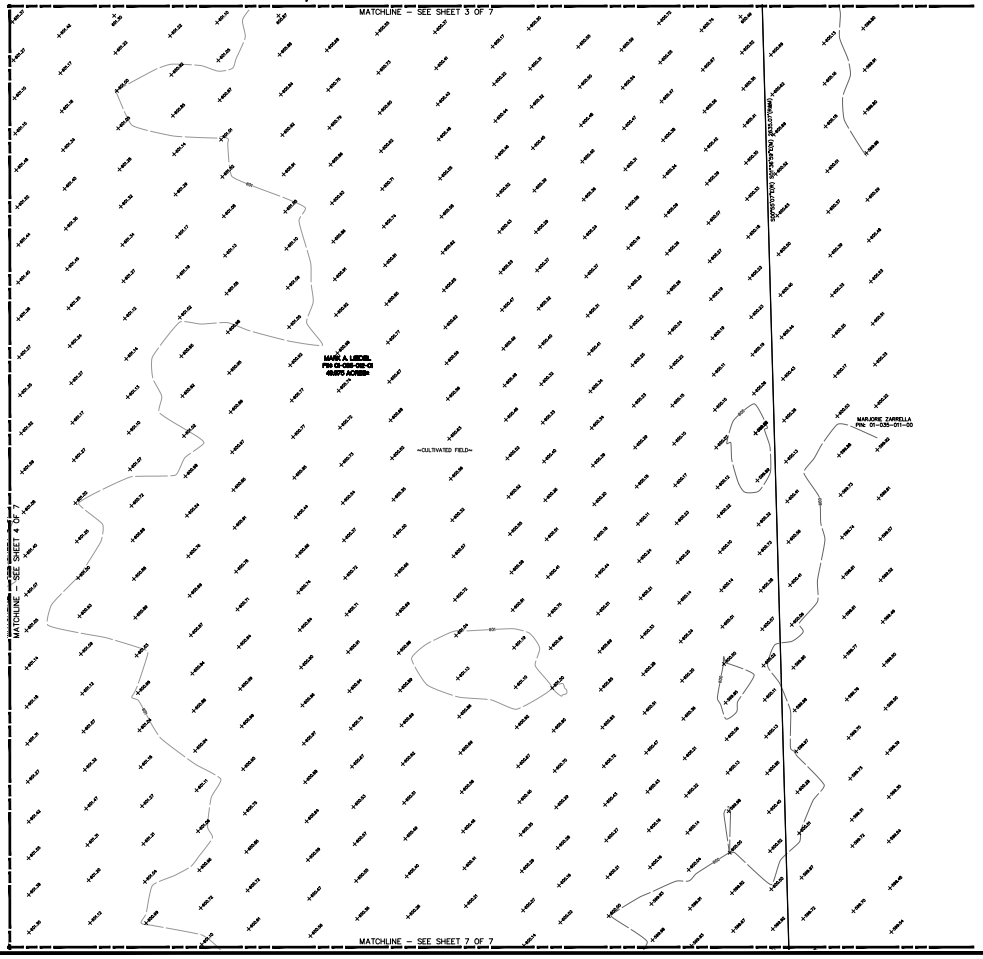


KEY MAP
(NOT TO SCALE)

SITE BENCHMARKS:

BM #1: SET RAILROAD SPIKE IN UTILITY POLE AT NORTHWEST INTERSECTION OF TELEGRAPH ROAD AND LABO ROAD
ELEVATION: 602.66 (NAVD88)

BM #2: SET RAILROAD SPIKE IN UTILITY POLE IN SOUTH RIGHT OF WAY OF LABO ROAD
ELEVATION: 598.88 (NAVD88)



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS ACCURATELY AS THE INFORMATION AVAILABLE TO US AT THE TIME OF SURVEY. HOWEVER, WE CANNOT GUARANTEE THE CORRECTNESS OF THE LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED WITH APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. ATWELL, LLC WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY UNDERGROUND UTILITIES FOUND AT THE PROPERTY LINE AND ALL UNDERGROUND UTILITIES.

NOTICE:

OBSTRUCTIONS SUCH AS FENCES OR HEDGES MAY EXIST ALONG THE PROPERTY LINE. ATWELL, LLC WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF THE PROPERTY LINE BEING MORE OR LESS THAN SHOWN. ATWELL, LLC WILL NOT BE RESPONSIBLE FOR STATUS OF ADJACENT PROPERTY OWNERSHIP OR THE SCOPE OF THEIR OWNERSHIP. ATWELL, LLC WILL NOT BE RESPONSIBLE FOR ANY OTHER NOTICES.

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ATWELL
THE TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48075
248.447.2000

SECTIONS 34 & 35
TOWN 5 SOUTH, RANGE 9 EAST
ASH TOWNSHIP
MONROE COUNTY, MICHIGAN

CLIENT: INSITE REAL ESTATE
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/26/2021

REVISIONS

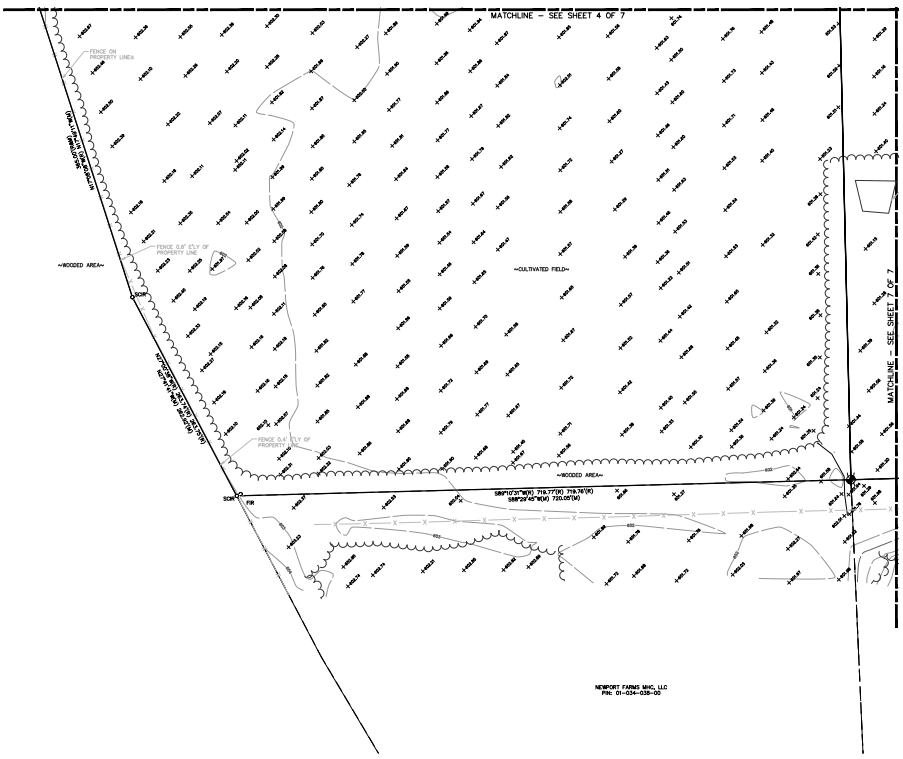
SCALE: 0 25 50 100
1" = 50 FEET
DR. JR | CH. MS
P.M. P. ERAK
BOOK NA
JOB 21001827
SHEET NO. 5 OF 7

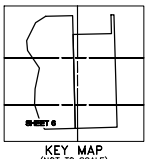
CAD FILE: 21001827TP-01.DWG

ALTA/NSPS LAND TITLE SURVEY

LEGEND

⊕	SECTION CORNER
⊕FCIR	FOUND CAPPED IRON ROD
⊕FIR	FOUND IRON ROD
⊕FCM	FOUND CONCRETE MONUMENT
⊕FIP	FOUND IRON PIPE
⊕SCIR	SET CAPPED IRON ROD
☐ T	EXISTING TELEPHONE RISER
✦U.P.	EXISTING UTILITY POLE
⊲	EXISTING GUY ANCHOR
⊕	EXISTING SIGN
⊕	EXISTING WATER VALVE
CO	EXISTING SANITARY SEWER MANHOLE/CATCH BASIN
☐	EXISTING CULVERT
☐ CATV	EXISTING CABLE RISER
⊕G	EXISTING GAS MARKER POST
EM	EXISTING ELECTRIC METER
☐	EXISTING ELECTRIC TRANSFORMER
⊕	EXISTING MAILBOX
⊕	EXISTING GAS METER
⊕	EXISTING TREE
FO	UNDERGROUND FIBER OPTIC MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND GAS MARKER
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	SECTION LINE
	BOUNDARY INTERIOR LINE
STM STM	UNDERGROUND STORM LINE
OHE OHE	OVERHEAD UTILITY LINE
	EXISTING LIMITS OF VEGETATION
	EXISTING FENCE LINE
	UNDERGROUND GAS LINE
	EXISTING GUARD RAIL
	EXISTING CENTERLINE OF DITCH
	UNDERGROUND TELEPHONE LINE
	EXISTING EDGE OF WATER
	EXISTING CURB AND GUTTER
605	EXISTING GROUND CONTOUR
(R)	RECORD
(M)	MEASURED
	EXISTING BUILDING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
B	SCHEDULE B, PART II EXCEPTION
+ 666.66	EXISTING GROUND ELEVATION
+ 666.66TC	EXISTING TOP OF CURB ELEVATION
+ 666.66GU	EXISTING GUTTER ELEVATION
+ 666.66EP	EXISTING EDGE OF PAVEMENT ELEVATION





KEY MAP
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SITE BENCHMARKS:

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ELEVATION: 602.66 (NAVD88)

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ELEVATION: 598.88 (NAVD88)

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT BE COMPLETE. THE CONTRACTOR SHOULD INDEPENDENTLY VERIFY BOTH THE LOCATIONS AND COMPLETENESS OF ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION BEFORE BEGINNING ANY EXCAVATION. CONTACT THE APPROPRIATE LOCAL UTILITY LOCATING SERVICE AT LEAST 3 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS, PRIOR TO ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AT THE SITE, AND FOR COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY LAWS AND REGULATIONS.

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SOUTHFIELD, MI 48076
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SECTIONS 34 & 35
TOWN 5 SOUTH, RANGE 9 EAST
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MONROE COUNTY, MICHIGAN

CLIENT: INSITE REAL ESTATE
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/26/2021

REVISIONS

SCALE: 0 25 100
1" = 50 FEET

DR.	JR
CH.	MS
P.M.	P. ERAK
BOOK	NA
JOB	21001827
SHEET NO.	6 OF 7

CAD FILE: 21001827-SP-ALTA

ALTA/NSPS LAND TITLE SURVEY

LEGEND

	SECTION CORNER
FCIR	FOUND CAPPED IRON ROD
FIR	FOUND IRON ROD
F	FOUND MAG NAIL
FIP	FOUND IRON PIPE
SCIR	SET CAPPED IRON ROD
T	EXISTING TELEPHONE RISER
U.P.	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING SIGN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE/CATCH BASIN
	EXISTING CULVERT
CATV	EXISTING CABLE RISER
G	EXISTING GAS MARKER POST
E	EXISTING ELECTRIC METER
E	EXISTING ELECTRIC TRANSFORMER
	EXISTING MAILBOX
G	EXISTING GAS METER
	EXISTING TREE
FO	UNDERGROUND FIBER OPTIC MARKER
E	UNDERGROUND ELECTRIC MARKER
T	UNDERGROUND TELEPHONE MARKER
G	UNDERGROUND GAS MARKER
	BOUNDARY LINE
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	SECTION LINE
	BOUNDARY INTERIOR LINE
	UNDERGROUND STORM LINE
OHE	OVERHEAD UTILITY LINE
	EXISTING LIMITS OF VEGETATION
X	EXISTING FENCE LINE
G	UNDERGROUND GAS LINE
	EXISTING GUARD RAIL
	EXISTING CENTERLINE OF DITCH
T	UNDERGROUND TELEPHONE LINE
	EXISTING EDGE OF WATER
	EXISTING CURB AND GUTTER
666	EXISTING GROUND CONTOUR
(R)	RECORD
(M)	MEASURED
	EXISTING BUILDING
P.O.C.	POINT OF COMMENCEMENT
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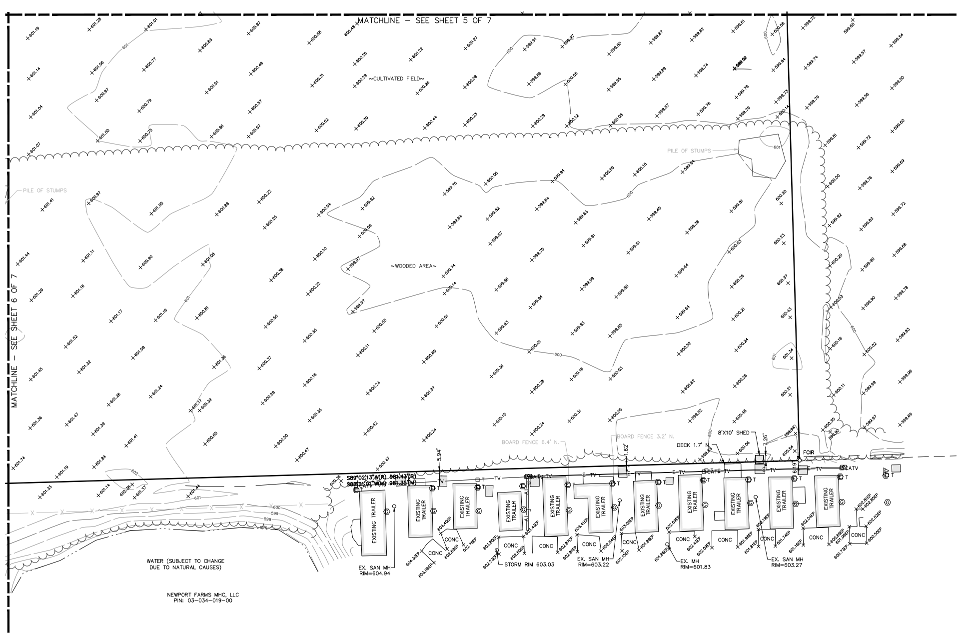

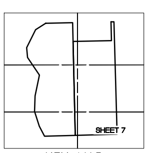

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ELEVATION: 598.88 (NAVD88)

K:\21001827\DWG\SURVEY\21001827TP-01.DWG 8/3/2021 7:05 AM BRENT HUGHES

N

811
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SHEET NO. 7 OF 7	

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