

# CERTIFICATE OF SURVEY

PART OF THE NORTHEAST 1/4 OF SECTION 17,  
TOWN 7 NORTH, RANGE 12 EAST, CITY OF IMLAY CITY,  
LAPEER COUNTY, STATE OF MICHIGAN.

EAST 1/4 CORNER  
SECTION 17, T.7N., R.12E.  
FOUND CONCRETE MONUMENT  
7.58' FORM NAIL IN N. FACE 16" WILLOW.  
7.56' FORM NAIL IN N. FACE 16" WILLOW.  
13.83' FORM NAIL IN N. FACE 18" WILLOW.  
41.79' FORM NAIL IN N. FACE 3" WILLOW.

CENTER POST  
SECTION 17, T.7N., R.12E.  
FOUND CAPPED BAR IN MON BOX 2.5'± EAST  
OF CENTERLINE ROAD.  
69.78' NE. TO TAG #47200 IN W. FACE 12" MAPLE.  
49.18' NE. TO TAG #47200 IN NE. FACE 12" MAPLE.  
27.64' ENE. TO MDOT TAG IN S. FACE 18" LOCUST.  
59.28' SE. TO MDOT TAG IN SW. FACE FACE 14" MAPLE.

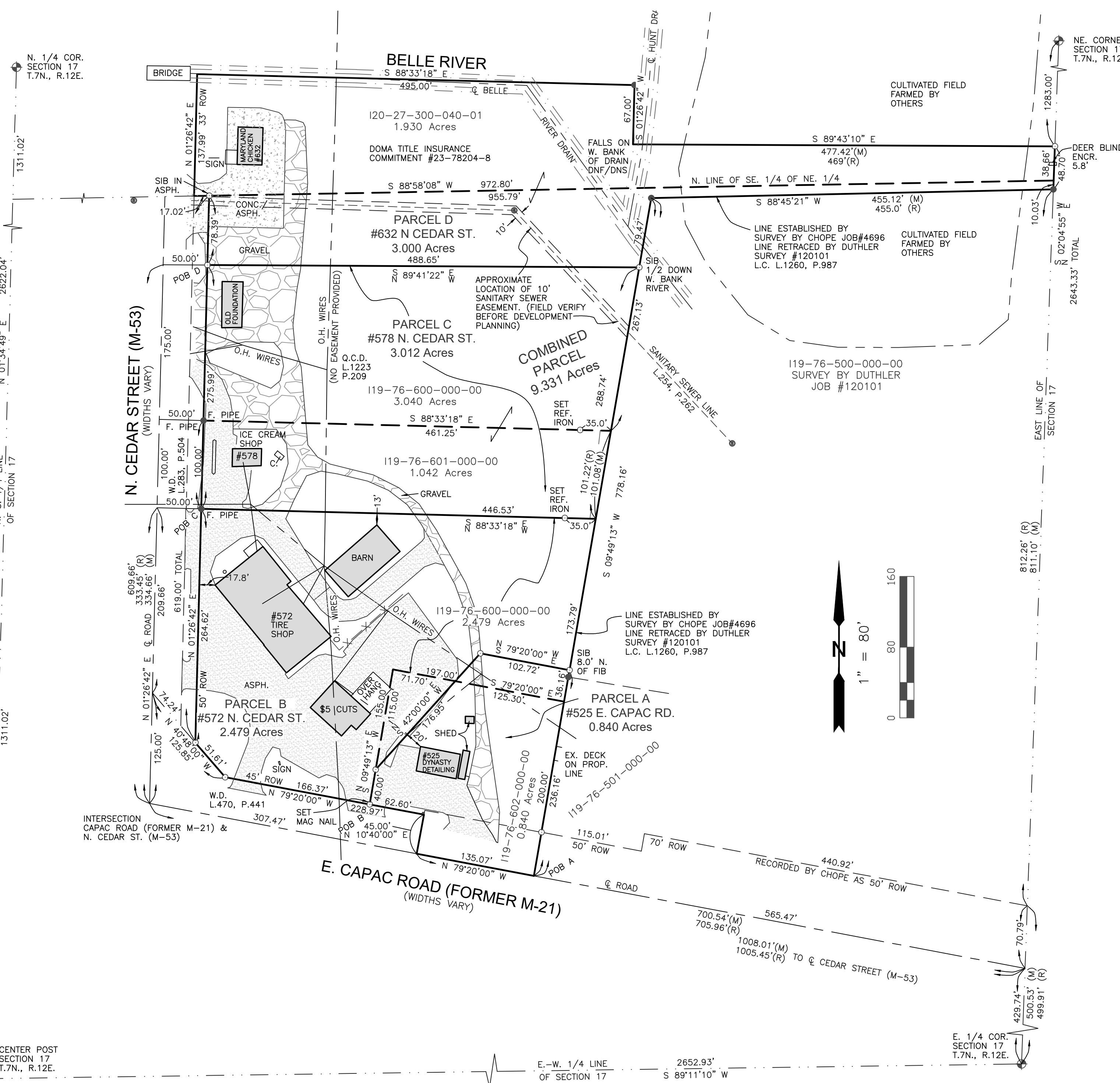
NORTH 1/4 CORNER  
SECTION 17, T.7N., R.12E.  
FOUND IRON BAR WITH CAP #47200 NEAR SOUTHWEST  
SIDE OF A MONUMENT BOX.  
64.10' NW. TO TAG #47200 IN SW. FACE TWIN 15" BIRCH.  
39.68' SW. TO MAG NAIL IN S. END OF 18" CMP.  
81.12' SSW. TO TAG #47200 IN E. FACE 10" MAPLE.  
70.14' SE. TO MAG NAIL IN N. FACE POWER POLE.  
25.12' ENE. TO S. EDGE OF S. LEG ARROW SIGN.

NORTHEAST CORNER  
SECTION 17, T.7N., R.12E.  
FOUND CONCRETE MONUMENT STAMPED R.A. DUTHLER  
910.7' SE. TO MAG NAIL IN NE. FC. GATE POST  
AT THE NORTHEAST CORNER OF A 8' HIGH DEER FENCE  
810.04' W. TO FOUND CONCRETE MONUMENT  
600.00' S. TO FOUND CONCRETE MONUMENT  
1296.24' E. TO FOUND CONCRETE MONUMENT

NOTES:  
-BEARINGS IN RELATION TO HIGHWAY DEPARTMENT  
DEPARTMENT LIBER 470, PAGE 441.  
-NO TITLE WORK HAS BEEN SUPPLIED  
BY THE CLIENT FOR PURPOSES OF  
THIS SURVEY. THEREFORE NO GUARANTEE  
IS MADE THAT ANY OR ALL EASEMENTS,  
BOTH RECORDED AND UNRECORDED ARE  
SHOWN ON THIS SURVEY.  
-SPLITS SUBJECT TO CITY APPROVAL  
-EVIDENCE OF GAS PUMPS HAVING BEEN  
ON PROPERTY.  
-REGULATED WETLANDS ON PROPERTY.

## LEGEND

● - GOVERNMENT COR.  
● - FOUND IRON BAR  
○ - SET IRON BAR  
○ - MEASURED  
(R) - RECORDED



**LEGAL DESCRIPTION: EXISTING 119-76-602-000-00** (Detail Shop, #525 E. Capac Road)  
City of Imlay City, Town 7 North, Range 12 East, Section 17, Commencing at intersection of Highway M-21 & Highway M-53, thence East 300 feet for beginning, thence East 197 feet, thence North 200 feet, thence West 197 feet, thence South to Beginning.

**LEGAL DESCRIPTION: EXISTING 119-76-600-000-00** (Tire Shop, #572 N. Cedar Street)  
That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, Michigan, lying North of Highway M-21 and East of Highway M-53, Except land commencing in the center of Highway M-53, 333.45 feet North of center of Highway M-21; thence N.88°11'E., 490 feet; thence N.03°22'E., 100.22 feet; thence S.88°11'W., 500 feet to center of Highway M-53; thence S.01°49'E., 100 feet to Beginning; ALSO EXCEPT: commencing N.00°35'03"W., 499.91 feet from the East 1/4 Post of said Section 17; thence N.82°25'W., 556 feet; thence N.07°09'15"E., 715.24 feet; thence N.86°05'23"E., 455 feet; thence S.00°35'03"E., 812.26 feet to the Point of Beginning.

**LEGAL DESCRIPTION: EXISTING 120-27-300-040-01** (Maryland Fried Chicken, #632 N. Cedar Street) Legal description per Doma Title Insurance policy, commitment #23-78204-8.  
Part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, lying East of State Highway M-53 and South of Makedonsky land or South of the following line: Commencing at a point on the East side State Trunk line M-53 where center line of Belle River intersects same, thence East at right angle 495 feet, thence South 67 feet, thence East 469 feet to the East Section line of Section 17.

**LEGAL DESCRIPTION: EXISTING 119-76-601-000-00** (Ice Cream Shop, #578 N. Cedar Street)  
City of Imlay City, Town 7 North, Range 12 East, Section 17, Commencing in the center of Highway M-53, 333.45 feet North of center of Highway M-21; thence N.88°11'E., 490 feet; thence N.03°22'E., 100.22 feet; thence S.88°11'W., 500 feet to center of Highway M-53; thence S.01°49'E., 100 feet to Beginning except the Highway Right of Way.

**LEGAL DESCRIPTION: ENTIRE PROPERTY AS SURVEYED** (120-27-300-010-01, 119-76-600-000-00, 119-76-601-000-00 AND 119-76-602-000-00 COMBINED)  
Part of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan; described as: Commencing at the East 1/4 Corner of said Section 17; thence N.02°04'55"E., 429.74 feet along the East line of said Section 17 to the centerline of Capac Road (Former M-21) as previously surveyed; thence along said centerline, N.79°20'00"W., 565.47 feet to the Point of Beginning; thence continuing along said centerline, N.79°20'00"W., 135.07 feet; thence along a Deed recorded in Liber 470, Page 441, Lapeer County Records, N.10°40'00"E., 45.00 feet to a point on the 45-foot Right-of-Way line for Capac Road (Former M-21); thence continuing along said Deed and Right-of-Way line, N.79°20'00"W., 228.97 feet; thence continuing along said Deed line, N.40°48'00"W., 51.61 feet to a point on the 50-foot Right-of-Way line for North Cedar Street (M-53); thence along said Right-of-Way line, N.01°26'42"E., 275.99 feet; thence S.89°41'22"E., 488.65 feet to a line established in a survey by Choje, Job #4696, line retraced in a survey by R.A. Duthler Job #120101 and Land Contract recorded in Liber 1260, Page 987, Lapeer County Records; thence along said line, S.09°49'13"W., 173.79 feet; thence running perpendicular to said centerline of North Cedar Street (M-53), N.88°33'18"W., 446.53 feet to the Point of Beginning and containing 3.012 acres.  
Subject to a Sanitary Sewer Easement recorded in Liber 254, Page 262, Lapeer County Records.  
Subject to all easement, restrictions, and right of ways of record.

**LEGAL DESCRIPTION: PARCEL A** (Proposed #525 East Capac Road, Detail Shop)  
Part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan; described as: Commencing at the East 1/4 Corner of said Section 17; thence N.02°04'55"E., 429.74 feet along the East line of said Section 17 to the centerline of Capac Road (Former M-21) as previously surveyed; thence along said centerline, N.79°20'00"W., 135.07 feet; thence along a Deed recorded in Liber 470, Page 441, Lapeer County Records, N.10°40'00"E., 45.00 feet to a point on the 45-foot Right-of-Way line for Capac Road (Former M-21); thence along said Deed and Right-of-Way line, N.79°20'00"W., 62.60 feet; thence N.09°49'13"E., 40.00 feet; thence N.42°00'00"E., 176.95 feet; thence running parallel with the centerline of Capac Road (Former M-21) S.79°20'00"E., 102.72 feet to a line established in a survey by Choje, Job #4696, line retraced in a survey by R.A. Duthler Job #120101 and Land Contract recorded in Liber 1260, Page 987, Lapeer County Records; thence along said line, S.09°49'13"W., 236.16 feet to the Point of Beginning and containing 0.840 acres.  
Subject to the rights of the public for highway purposes along Capac Road.  
Subject to all easement, restrictions, and right of ways of record.

**LEGAL DESCRIPTION: PARCEL B** (Proposed #572 North Cedar Street, Tire Shop)  
Part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan; described as: Commencing at the East 1/4 Corner of said Section 17; thence N.02°04'55"E., 429.74 feet along the East line of said Section 17 to the centerline of Capac Road (Former M-21) as previously surveyed; thence along said centerline, N.79°20'00"W., 700.54 feet (705.96 feet record); thence along a Deed recorded in Liber 470, Page 441, Lapeer County Records, N.10°40'00"E., 45.00 feet to a point on the 45-foot Right-of-Way line for Capac Road (Former M-21); thence along said Deed and Right-of-Way line, N.79°20'00"W., 62.60 feet to the Point of Beginning; thence continuing along said Deed and Right-of-Way line, N.79°20'00"W., 166.37 feet; thence along said Deed line, N.40°48'00"W., 51.61 feet; thence along the Easterly 50-foot Right-of-Way line for North Cedar Street (M-53), N.01°26'42"E., 264.62 feet; thence S.88°33'18"E., 446.53 feet to a line established in a survey by Choje, Job #4696, line retraced in a survey by R.A. Duthler Job #120101 and Land Contract recorded in Liber 1260, Page 987, Lapeer County Records; thence along said line, S.09°49'13"W., 173.79 feet; thence running parallel with the centerline of said Capac Road (Former M-21), N.79°20'00"W., 102.72 feet; thence S.42°00'00"W., 176.95 feet; thence S.09°49'13"W., 40.00 feet to the Point of Beginning and containing 2.479 acres.  
Subject to the rights of the public for highway purposes along East Capac Road.  
Subject to all easement, restrictions, and right of ways of record.

**LEGAL DESCRIPTION: PARCEL C** (Proposed #578 North Cedar Street, Ice Cream Shop)  
Part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan; described as: Commencing at the East 1/4 Corner of said Section 17; thence N.02°04'55"E., 429.74 feet along the East line of said Section 17 to the centerline of Capac Road (Former M-21) as previously surveyed; thence along said centerline, N.79°20'00"W., 1008.01 feet (1005.45 feet record) to the intersection of Capac Road (Former M-21) and North Cedar Street (M-53); thence along the centerline of North Cedar Street, N.01°26'42"E., 334.66 feet (333.45 feet record); thence running perpendicular to said Centerline, S.88°33'18"E., 50.00 feet to a point on the Easterly 50-foot Right-of-Way line of North Cedar Street and the Point of Beginning; thence along said Right-of-Way line, N.01°26'42"E., 275.99 feet; thence S.89°41'22"E., 488.65 feet to a line established in a survey by Choje, Job #4696, line retraced in a survey by R.A. Duthler Job #120101 and Land Contract recorded in Liber 1260, Page 987, Lapeer County Records; thence along said line, S.09°49'13"W., 288.74 feet; thence running perpendicular to said centerline of North Cedar Street (M-53), N.88°33'18"W., 446.53 feet to the Point of Beginning and containing 3.012 acres.  
Subject to a Sanitary Sewer Easement recorded in Liber 254, Page 262, Lapeer County Records.  
Subject to all easement, restrictions, and right of ways of record.

**LEGAL DESCRIPTION: PARCEL D** (Proposed #632 North Cedar Street, Maryland Fried Chicken)  
Part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan; described as: Commencing at the East 1/4 Corner of said Section 17; thence N.02°04'55"E., 429.74 feet along the East line of said Section 17 to the centerline of Capac Road (Former M-21) as previously surveyed; thence along said centerline, N.79°20'00"W., 1008.01 feet (1005.45 feet record) to the intersection of Capac Road (Former M-21) and North Cedar Street (M-53); thence along the centerline of said North Cedar Street (M-53), N.01°26'42"E., 609.66 feet; thence S.89°41'22"E., 50.00 feet to a point on the Easterly 50-foot Right-of-Way line for North Cedar Street (M-53) and the Point of Beginning; thence along said line, N.01°26'42"E., 78.39 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence along said line, S.88°58'08"W., 17.02 feet to the 33-foot Right-of-Way line for North Cedar Street (M-53); thence along said line, N.01°26'42"E., 137.99 feet to the approximate centerline of the Belle River; thence running perpendicular to said Right-of-Way line, S.88°33'18"E., 495.00 feet; thence running parallel with said Right-of-Way line, S.01°26'42"W., 67.00 feet; thence S.89°41'22"E., 477.42 feet (469 feet record) to the East line of said Section 17 (said point is 1283.00 feet S.02°04'55"W. from the Northeast Corner of said Section 17); thence along said East line, S.02°04'55"W., 48.70 feet to a point that is 10.03' South of the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence along a line established in a survey by Choje, Job #4696, line retraced in a survey by R.A. Duthler Job #120101 and Land Contract recorded in Liber 1260, Page 987, Lapeer County Records, S.88°45'21"W., 455.12 feet (445.0 feet record); thence along said line, S.09°49'13"W., 778.16 feet to the Point of Beginning and containing 9.331 acres.  
Subject to a Sanitary Sewer Easement recorded in Liber 254, Page 262, Lapeer County Records.  
Subject to the rights of the public for highway purposes along Capac Road.  
Subject to all easement, restrictions, and right of ways of record.

SURVEYOR'S CERTIFICATE  
I hereby certify that I have surveyed and mapped the land above platted and/or described on February 20, 2024 and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970 as amended EXCEPT Sec. 3 (1) (b).

RICHARD A. DUTHLER P.S. #47200



3/25/24  
DATE



R.A. DUTHLER  
LAND SURVEYOR  
158 E. THIRD STREET  
IMLAY CITY, MICHIGAN 48444  
PH. (810) 724-6532  
FAX. (810) 724-1551



RICHARD A. DUTHLER P.S.  
No. 47200

CERTIFICATE OF SURVEY  
PART OF THE NORTHEAST 1/4 OF SECTION 17,  
TOWN 7 NORTH, RANGE 12 EAST, CITY OF IMLAY CITY,  
LAPEER COUNTY, STATE OF MICHIGAN.

PREPARED FOR:  
JERRY SHULL  
575 BANGCROFT STREET  
IMLAY CITY, MI 48444

DRAWN BY: RICHARD DUTHLER/T.S.  
DATE: MARCH 25, 2024  
SCALE: 1" = 80'  
SHEET 1 OF 1  
REVISION DATES:

JOB No. 2402061S