ALTA / NSPS LAND TITLE SURVEY

Notes Corresponding to Schedule B

9. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY RECORDED IN LIBER 971, PAGE 58. ***[SHOWN HEREON]***

10. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY RECORDED IN LIBER 971, PAGE 59. ***[SHOWN HEREON]***

11. RELEASE OF RIGHT OF WAY IN FAVOR OF COUNTY DRAIN COMMISSIONER OF THE COUNTY OF SAGINAW RECORDED IN LIBER 1356, PAGE 689. ***[SUPPORTIVE DOCUMENT NOT LEGIBLE, NOT PLOTTED]***

12. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 414, PAGE 136. ***[SHOWN HEREON]***

13. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 414, PAGE 137. ***[LOCATION CAN NOT BE DETERMINED FROM SUPPORTIVE DOCUMENT, NOT PLOTTED]***

14. RELEASE OF RIGHT OF WAY IN FAVOR OF MICHIGAN STATE HIGHWAY DEPARTMENT RECORDED IN LIBER 483, PAGE 263. ***[SHOWN HEREON]***

15. RELEASE OF RIGHT OF WAY IN FAVOR OF MICHIGAN STATE HIGHWAY DEPARTMENT RECORDED IN LIBER 481, PAGE 276. ***[SHOWN HEREON]***

Statement of Encroachments

A. PEDESTRIAN BRIDGE (UNKNOWN OWNERSHIP) EXTENDS SOUTHERLY INTO ADJOINER'S PROPERTY AS SHOWN HEREON.

ALTA/NSPS Land Title Survey

Based Upon Title Commitment No. 731267685NTS
CHICAGO TITLE INSURANCE COMPANY
bearing an effective date of NOVEMBER 10, 2025.

Surveyor's Certification

To Birch Run Cross Roads, LLC; CHICAGO TITLE INSURANCE COMPANY; and Salvatore Delisi:

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on December 1, 2025.

12/04/25
Date of Plat or Map

STATE OF MICHIGAN
MATTHEW MOKANYK
PROFESSIONAL SURVEYOR
NO. 4001042063
LICENSED PROFESSIONAL SURVEYOR

Matthew T. Mokanyk, P.S., P.E.
Michigan P.S. No. 4001042063

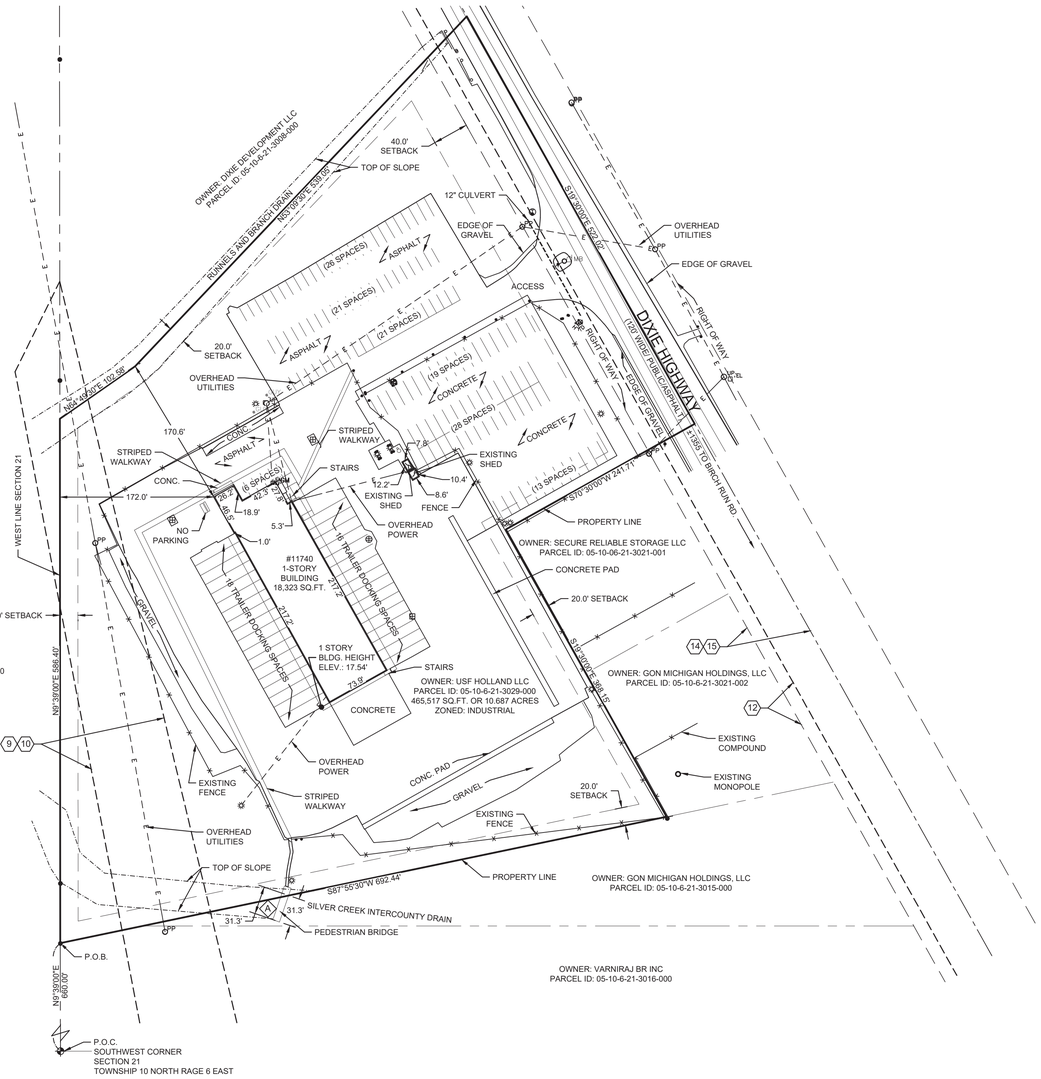
Legal Description of Record

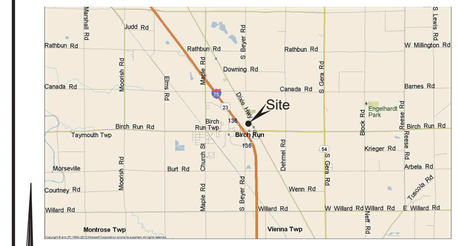
PROPERTY DESCRIBED IN SCHEDULE 'A', CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 731267685NTS, BEARING AN EFFECTIVE DATE OF NOVEMBER 10, 2025.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF BIRCH RUN, SAGINAW COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:
THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 10 NORTH, RANGE 6 EAST, LYING SOUTHWESTERLY OF THE CENTERLINE OF THE DIXIE HIGHWAY AND SOUTHEASTERLY OF THE CENTERLINE OF THE RUNNELS DRAIN, DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF SAID SECTION 21 AT A POINT 660.00 FEET, NORTH 09 DEGREES 39 MINUTES 00 SECONDS EAST, OF THE SOUTHWEST COMER OF SECTION 21: THENCE NORTH 09 DEGREES 39 MINUTES 00 SECONDS EAST ON SAID WEST SECTION LINE 586.40 FEET TO THE CENTERLINE OF THE RUNNELS DRAIN; THENCE NORTH 64 DEGREES 49 MINUTES 30 SECONDS EAST, ON THE CENTERLINE OF THE RUNNELS DRAIN, 102.58 FEET TO A DEFLECTION POINT; THENCE NORTH 53 DEGREES 09 MINUTES 30 SECONDS EAST, CONTINUING ON SAID CENTERLINE, 539.05 FEET TO THE CONSTRUCTED CENTERLINE OF THE DIXIE HIGHWAY: THENCE SOUTH 19 DEGREES 30 MINUTES 00 SECONDS EAST ON SAID CENTERLINE OF THE DIXIE HIGHWAY, 522.02 FEET; THENCE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST, PERPENDICULAR TO SAID CENTERLINE OF THE DIXIE HIGHWAY, 241.71 FEET; THENCE SOUTH 19 DEGREES 30 MINUTES 00 SECONDS EAST PARALLEL TO SAID CENTERLINE, 368.15 FEET; THENCE SOUTH 87 DEGREES 55 MINUTES 30 SECONDS WEST, 692.44 FEET TO THE POINT OF BEGINNING.

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 26145C0370E, which bears an effective date of 08/15/23 and is NOT in a Special Flood Hazard Area.





VICINITY MAP
NOT TO SCALE

Site Information

OWNER: USF HOLLAND, LLC

TAX ID NO.: 05-10-6-21-3029-000

SUBJECT SITE ZONING: INDUSTRIAL

SUBJECT SITE AREA: 10.687 ACRES OR 465,517 SQ. FT.

PARKING REQUIREMENTS: 1 SPACE PER PER EMPLOYEE
EXISTING PARKING:
168 REGULAR SPACES 0 HANDICAP SPACES

SETBACKS:
FRONT: 40' REAR: 20' SIDE: 20'

HEIGHT RESTRICTIONS: DENSITY RESTRICTIONS:
35' MAXIMUM HEIGHT 50% MAXIMUM LOT COVERAGE

Legend of Symbols & Abbreviations

- POWER POLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK
- IRON FOUND
- IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- MONUMENT BOX FOUND
- MONUMENT FOUND
- MONUMENT SET
- (R) RECORD
- (M) MEASURED
- STORM MANHOLE
- CATCH BASIN
- SQUARE CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- MONITOR WELL
- TELCO. MANHOLE

Surveyor's Notes

SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO DIXIE HIGHWAY (PULBIC) A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS SHOWN HEREON.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

BEARING BASIS: N09°39'00"E ALONG THE WEST LINE OF SECTION 21.

MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

NO CEMETERIES, GRAVESITES, OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED ON THE SURVEYED PROPERTY AT TIME OF SURVEY.

SURVEYOR IS NOT AWARE OF ANY CURRENT OR FUTURE RIGHT OF WAY CHANGES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT TIME OF SURVEY.

11740 DIXIE HIGHWAY, ADDRESS OBSERVED AT TIME OF SURVEY.

N

SCALE: 1"=80'
0 80' 160'

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

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

PLANS PREPARED BY:

LANDTECH
Professional Surveying & Engineering
MI-OH-IN-IL-VA-TN-NE-PA-WI-MN-MO-SD-KS-OK
231-943-0050 PH 231-943-0051 FAX TOLL FREE: 877-520-LAND
www.landtechps.com www.towersurveyors.com

DRAWN BY:	CHECKED BY:
CEL	MTM

SUBMITTALS

REV	DESCRIPTION	DATE	BY
0	PRELIMINARY DRAWING	12/04/25	CEL

CLIENT
BIRCH RUN CROSS ROADS, LLC
511 BEACH STREET,
FENTON, MI 48430

THIS DRAWING HAS BEEN PREPARED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, LLC. ALL PATENTED AND PATENTABLE FEATURES AND/OR CONFIDENTIAL INFORMATION AND ITS USE IS CONDITIONED UPON THE USER'S AGREEMENT NOT TO REPRODUCE THE DRAWING, IN WHOLE OR IN PART, NOR THE MATERIAL DESCRIBED THERE ON, NOR TO USE THE DRAWING FOR ANY PURPOSE OTHER THAN AS SPECIFICALLY PERMITTED IN WRITING BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, LLC.

SHEET TITLE
ALTA / NSPS
LAND SURVEY

SHEET NUMBER	JOB NO.
S-1	25259011