



TREE INVENTORY

Table with columns: TAG#(DBH), COMMON NAME, GENUS/SPECIES, STEMS SCORE, LM, INV, and a grid of species names and counts. Includes species like Quercus rubra, Pinus strobus, and various maples.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area...

LEGAL DESCRIPTION

2600 NIXON ROAD (PARCEL A) (per Absolute Title Inc., File No.: 89253, with Effective Date: September 2, 2020)

A part of the Northeast 1/4 of Section 15, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, more particularly described as: Beginning at a point being distant South 87°57'47" East 855.74 feet...

Now being more particularly described by Midwestern Consulting survey dated January 3, 2019, being Job No. 18353 as follows: Commencing at the East 1/4 corner of Section 15, Town 2 South, Range 6 East, City of Ann Arbor...

BEING SUBJECT TO:

- 1. Pole Line Permit in favor of The Detroit Edison Company, as recorded in Liber 334, Page 267, Washtenaw County Records. (PLOTTED)
2. Easement in favor of the City of Ann Arbor, as recorded in Liber 1170, Page 600, Washtenaw County Records. (PLOTTED)
3. Easement in favor of Michigan Bell Telephone Company, as recorded in Liber 2494, Page 215, Washtenaw County Records. (PLOTTED)
4. Affidavit of Interest as set forth in Liber 3450, Page 555, Washtenaw County Records. (PLOTTED)
5. Easement Agreement as set forth in Liber 4605, Page 628, Washtenaw County Records. (PLOTTED)
6. Right of way public or any governmental unit in any part of subject property taken, deeded, or used for street, road, or highway purposes.
7. Concrete walk, concrete curb, and sign encroachments, as shown on Midwestern Consulting survey dated January 3, 2019, Job No. 18353.

2616 NIXON ROAD (PARCEL B) (per Absolute Title Inc., File No.: 89254, with Effective Date: September 2, 2020)

Parcel 1
Beginning at the East 1/4 corner of Section 15, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence South 87°58' West 490.30 feet along the East and West 1/4 line of Section and the centerline of Bluet Road...

Parcel 2
Commencing at the East 1/4 corner of Section 15, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence South 87°58' West 490.30 feet along the East and West 1/4 line of section and the centerline of Bluet Road for a Place of Beginning...

Parcel 3
Commencing at the East 1/4 corner of Section 15, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence North 107° East 500.00 feet along the East line of Section for a Place of Beginning...

Parcel 4
Commencing at the East 1/4 corner of Section 15, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence South 87°58' West 895.77 feet along the East and West 1/4 line; thence North 106° West 399.06 feet for a Place of Beginning...

Together with parking rights as recorded in Liber 3450, Page 555, Washtenaw County Records.

BEING SUBJECT TO:

- 4. Rights of the public or any governmental unit in any part of subject property taken, deeded, or used for street, road, or highway purposes.
5. Resolution to relinquish roads, streets, and alleys or portions thereof to the City of Ann Arbor, as recorded in Liber 1351, Page 437, Washtenaw County Records. (PLOTTED)
6. Easement in favor of Michigan Bell Telephone Company, as recorded in Liber 2494, Page 215, Washtenaw County Records. (PLOTTED)
7. Terms and Conditions of Agreement for parking lots as disclosed by instrument recorded in Liber 3450, Page 555, Washtenaw County Records. (PLOTTED)
8. Easement Agreement as recorded in Liber 4605, Page 628, Washtenaw County Records. (PLOTTED)

2700 NIXON ROAD (PARCEL C) (per Absolute Title Inc., File No.: 89256, with Effective Date: September 2, 2020)

Commencing at the East 1/4 part of Section 15, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; thence South 87°58' West 1315.74 feet to the centerline of Nixon Road; thence North 108°00' West 200.00 feet to the centerline of Nixon Road; thence North 88°52'00" West 330.00 feet to the centerline of Nixon Road; thence South 108° East 75.0 feet to the Point of Beginning...

BEING SUBJECT TO:

- 4. Pole Line Permit in favor of The Detroit Edison Company, as recorded in Liber 334, Page 267, Washtenaw County Records. (PLOTTED)
5. Note: Fence encroachment into land owned by Ann Arbor Public Schools, as shown on Midwestern Consulting, LLC survey dated January 29, 2020, revised February 12, 2020, Job No. 20010.
6. Existing Overhead utility lines, utility pole, and gas line, as shown on Midwestern Consulting, LLC, survey dated January 29, 2020, revised February 12, 2020, being Job No. 20010.

NOTES

- 1) THIS SURVEY WAS PREPARED USING ABSOLUTE TITLE, INC., FILE NO.: 89253, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2020; FILE NO.: 89254, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2020; AND FILE NO.: 89256, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2020.
2) THE LEGAL DESCRIPTIONS DESCRIBES THE SAME PROPERTIES AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
3) BEARINGS ARE BASED ON THE CL OF NIXON ROAD, PER ABSOLUTE TITLE, INC., FILE NO.: 89253, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2020 FOR PARCEL WITH AN ADDRESS OF 2600 NIXON ROAD, ANN ARBOR, MI.
4) SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26101C0262E WITH AN EFFECTIVE DATE OF APRIL 3, 2012. FOR COMMUNITY NUMBER 2606923, IN WASHTENAW COUNTY, MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
5) THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCELS HEREIN DESCRIBED.
6) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK. AND THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7) THERE IS NO EVIDENCE OF PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES ON THE PARCELS HEREIN DESCRIBED.
8) THERE IS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS.
9) THERE IS NO EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVICUTES FOR THE PARCELS HEREIN DESCRIBED.

Vertical sidebar containing logos for Midwestern Consulting, Client: Ann Arbor Public Schools, and AAPS - Clague Middle School. Includes contact information and a large number '2'.