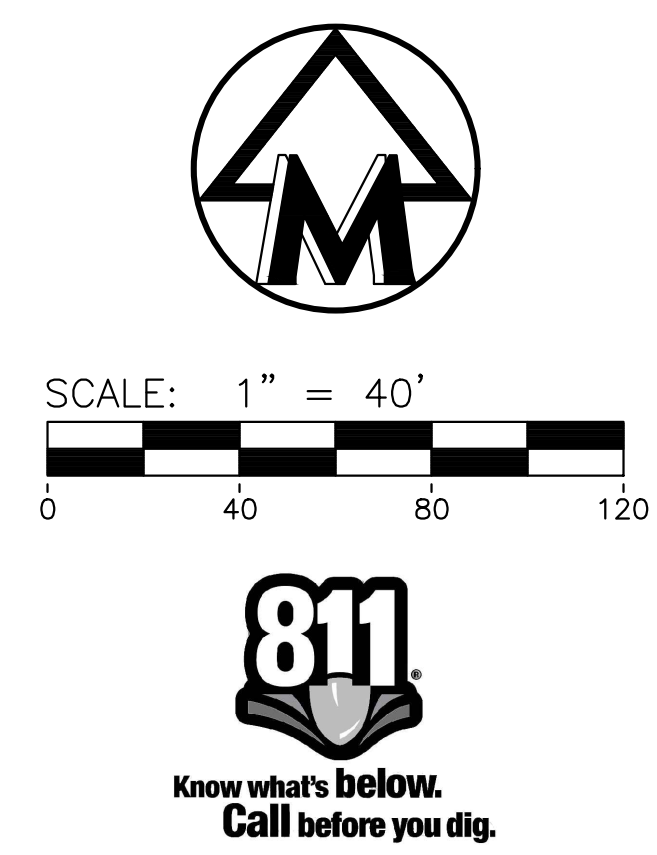
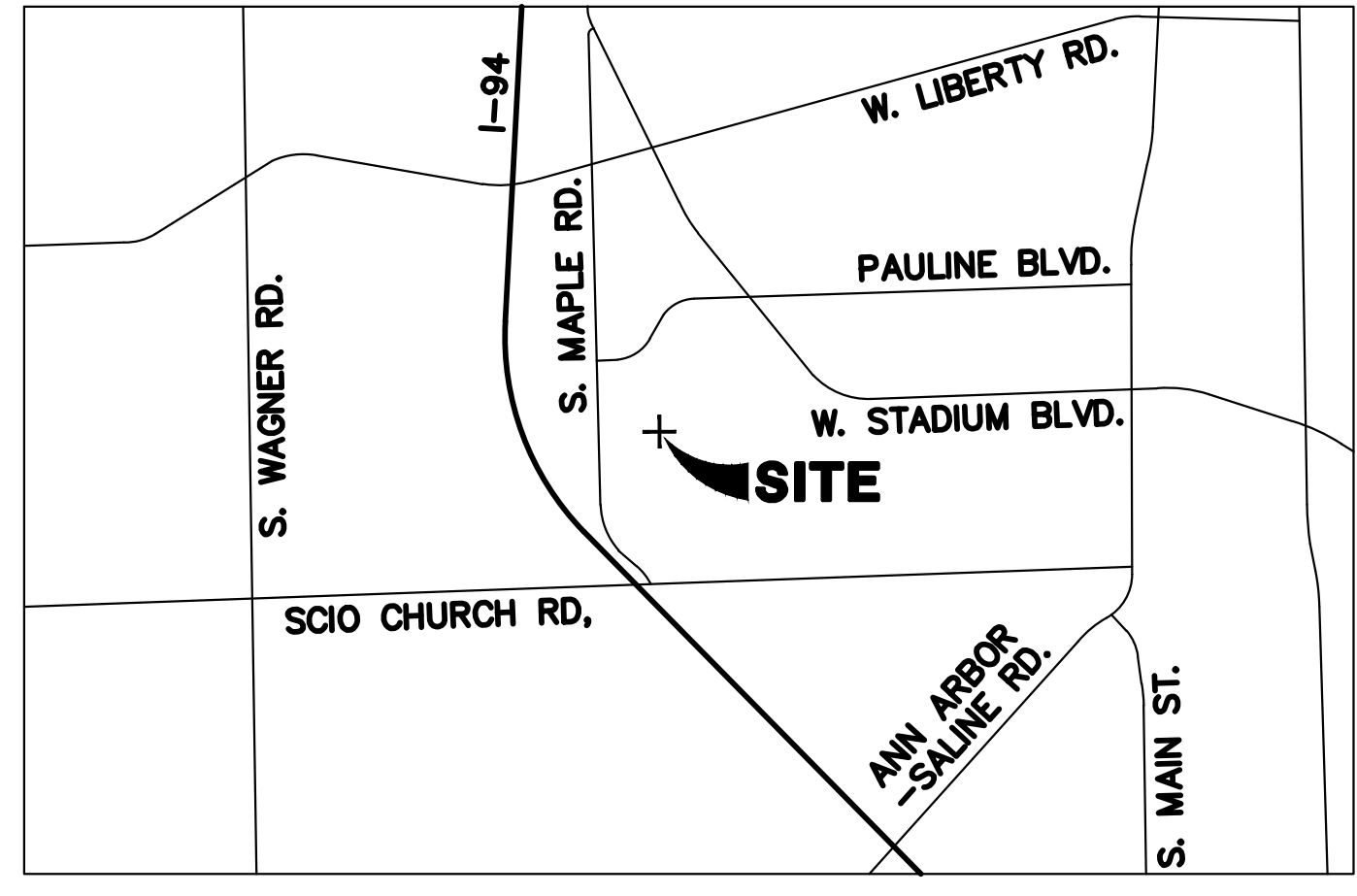


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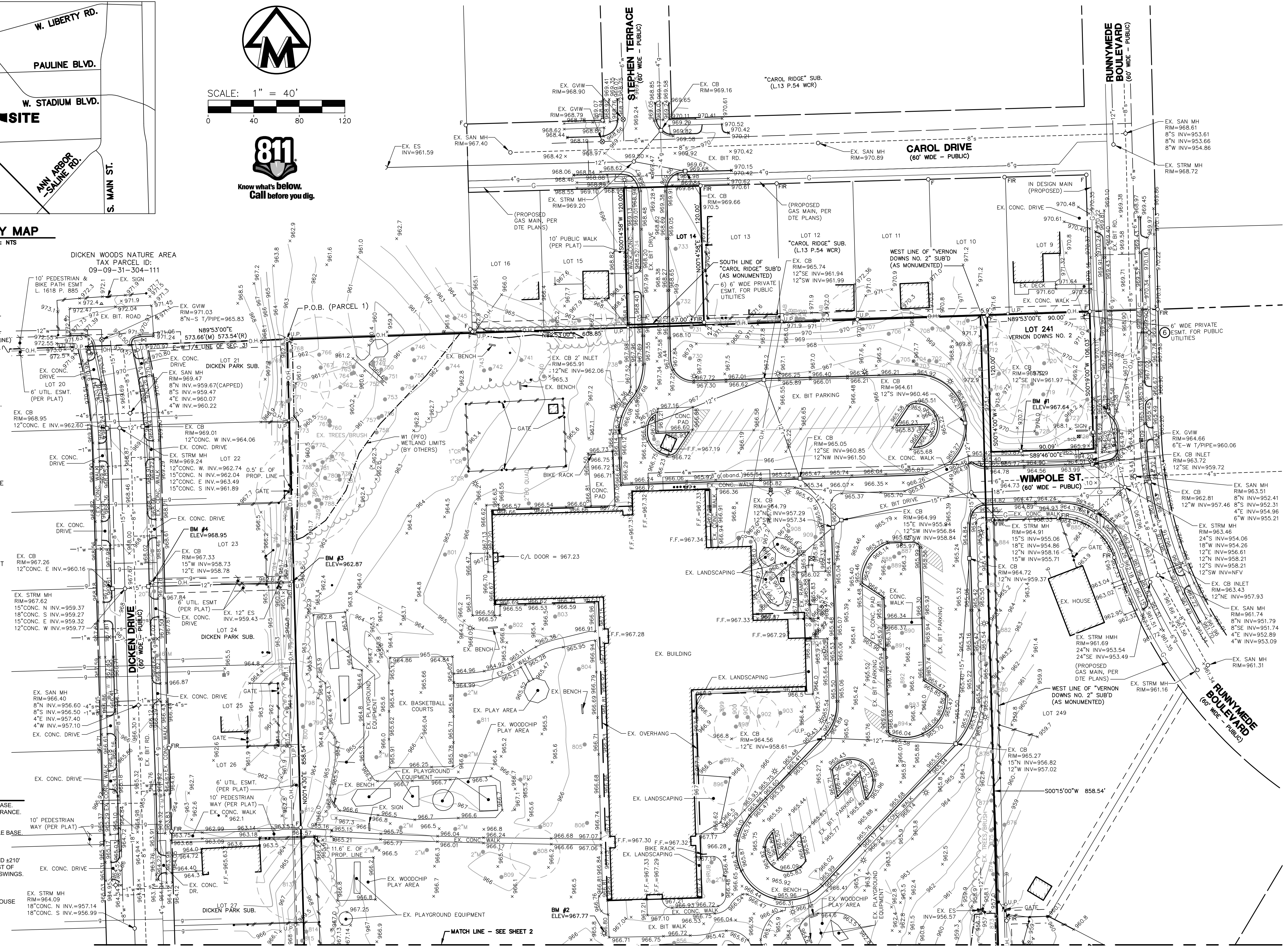


VICINITY MAP
SCALE: NTS

- TREE LEGEND**
- AB ARBORVITAE
 - BO BOX ELDER
 - CR CRABAPPLE
 - M MAPLE
 - O OAK
 - W WALNUT

- LEGEND**
- 838 EXIST. CONTOUR
 - x836.2 EXIST. SPOT ELEVATION
 - U.P. EXIST. UTILITY POLE
 - EXIST. WIRE
 - OH EXIST. OVERHEAD UTILITY LINE
 - EXIST. LIGHT POLE
 - EXIST. GAS LINE
 - EXIST. GAS VALVE
 - EXIST. WATER MAIN
 - EXIST. HYDRANT
 - EXIST. GATE VALVE IN BOX
 - EXIST. GATE VALVE IN WELL
 - EXIST. CURB STOP & WELL
 - EXIST. STORM SEWER
 - EXIST. CATCH BASIN OR INLET
 - END SECTION
 - CULVERT
 - EXIST. SANITARY SEWER
 - EXIST. CLEANOUT
 - SIGN
 - ELECTRIC METER
 - GAS METER
 - POST
 - FENCE
 - SINGLE TREE
 - TREE OR BRUSH LIMIT
 - SECTION CORNER
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - EXIST. FLAG POLE
 - EXIST. BUILDINGS

- BENCHMARK**
- BENCHMARK #1: TOP OF CONCRETE SOUTH SIDE LIGHT POLE BASE. LOCATED NORTH SIDE WIMPLE STREET ALSO BEING EAST ENTRANCE. ELEVATION 967.64' (NAVD88)
 - BENCHMARK #2: TOP OF CONCRETE NORTH SIDE OF LIGHT POLE BASE. LOCATED 430' SOUTH OF SOUTHWEST CORNER OF BUILDING. ELEVATION 967.77' (NAVD88)
 - BENCHMARK #3: SET MAG EAST SIDE OF UTILITY POLE. LOCATED ±210' SOUTH OF NORTHWEST PROPERTY CORNER, ±190' SOUTHWEST OF NORTHWEST BUILDING CORNER, ±45' NORTHWEST OF NORTH SWINGS. ELEVATION 962.87' (NAVD88)
 - BENCHMARK #4: SET R.R. SPIKE IN WEST FACE OF LIGHT POLE LOCATED ON THE EAST SIDE OF DICKEN DRIVE IN FRONT OF HOUSE #1425. ELEVATION 968.95' (NAVD88)



MATCH LINE - SEE SHEET 2

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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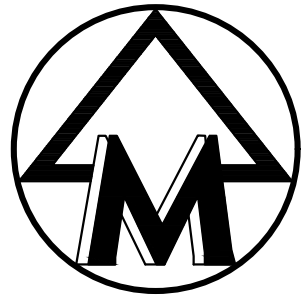


CLIENT
ANN ARBOR PUBLIC SCHOOLS
2555 SOUTH STATE STREET
ANN ARBOR, MI 48104
ATTN: JASON BING, RA, LEED AP
734-994-8118

DICKEN ELEMENTARY
ALTA/NSPS LAND TITLE SURVEY OF PARCELS OF LAND
LOCATED IN THE WEST 1/2 OF SECTION 31, T2S, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

1

JOB No.	23031
DATE:	03/16/23
SHEET:	1 OF 2
REV. DATE:	04/04/23
ADD. INFO:	ADD: KAV
REV. DATE:	07/09/24
ADD. INFO:	ADD: MCV
REV. DATE:	
ADD. INFO:	ADD: MCV
REV. DATE:	
ADD. INFO:	ADD: MCV
REV. DATE:	
ADD. INFO:	ADD: MCV



SCALE: 1" = 40'



Know what's below. Call before you dig.

EXCEPTIONS

- 6. Easement for public utilities as shown on the recorded plat, as to both parcels. (PLOTTED)
7. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 794, Page 588, as to Parcel 1. (NOT PLOTTED)
9. Agreement, as recorded in Liber 765, Page 201, as to Parcel 2. (PLOTTED)
10. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 775, Page 461, and Liber 1083, Page 436, as to Parcel 2. (NOT PLOTTED)

LEGAL DESCRIPTION

(per Absolute Title Agency, File No: 81-23865069-ANN, Searched Date: January 30, 2023)

Parcel 1
Commencing at the West 1/4 corner of Section 31, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; thence along the East & West 1/4 line of said Section, North 89° 53' East 573.54 feet for a Place of Beginning; thence continuing along said 1/4 line, North 89° 53' East 608.85 feet; thence South 0° 15' West 858.54 feet; thence South 89° 53' West 608.85 feet; thence North 0° 15' East 858.54 feet to the Place of Beginning, being a part of the West 1/2 of the Southwest 1/4 of said Section 31. Also, Lot 241, Vernon Downs No. 2, as recorded in Liber 14, Page 3 of Plats, Washtenaw County Records.

Parcel 2
Lot 14, Coral Ridge, as recorded in Liber 13, Page 54 of Plats, Washtenaw County Records.

NOTES

- 1) THIS SURVEY WAS PREPARED USING ABSOLUTE TITLE AGENCY, TITLE FILE NO. 81-23865069-ANN WITH A SEARCHED DATE OF JANUARY 30, 2023.
2) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
3) SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26161C0244E WITH AN EFFECTIVE DATE OF APRIL 3, 2012, FOR COMMUNITY NUMBER 260213, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

Table with 7 columns: TAG# DBH, COMMON NAME, GENUS/SPECIES, STEMS, SCORE, LM, INV. Lists various tree species like Norway Spruce, Silver Maple, etc.

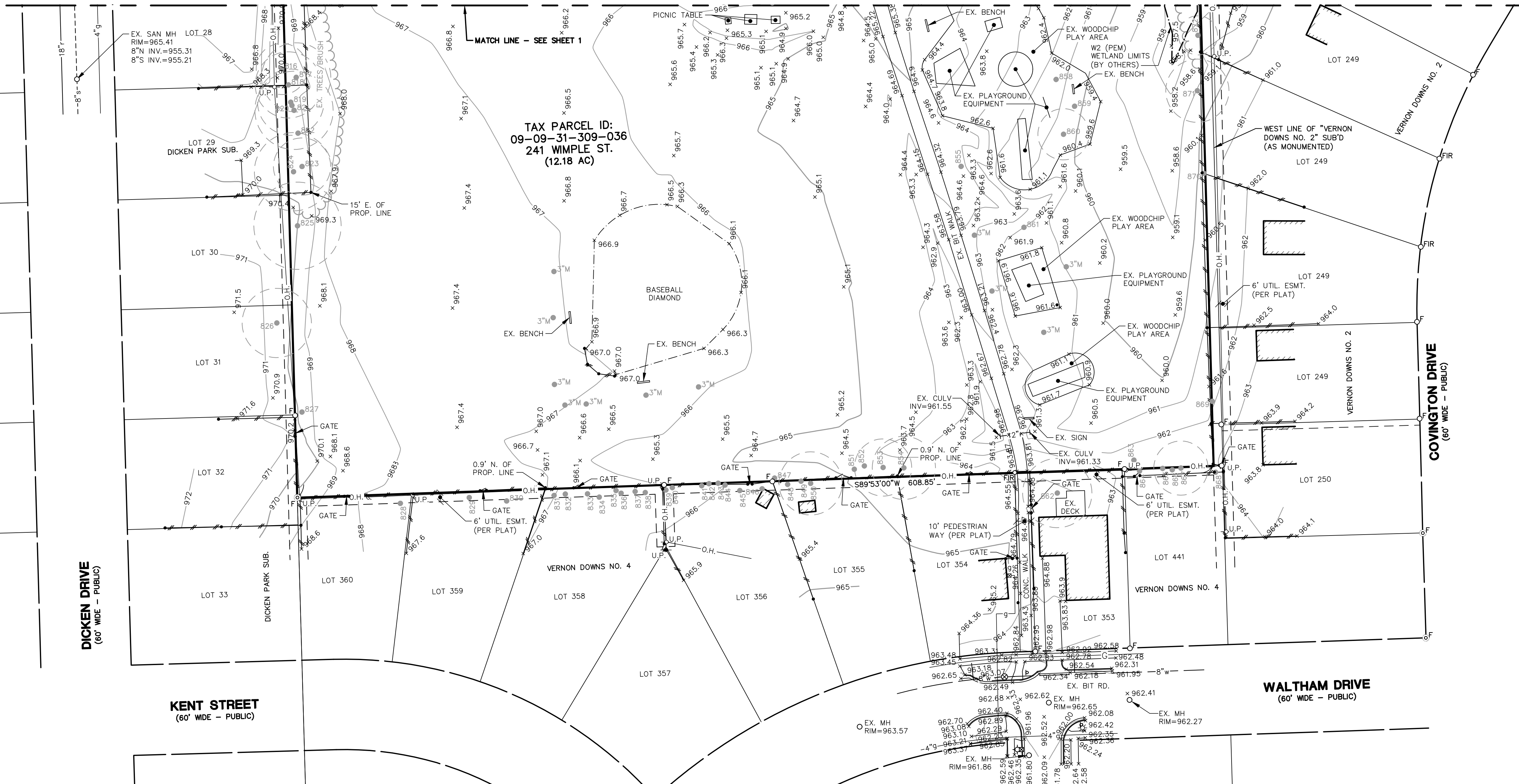
Table with 7 columns: TAG# DBH, COMMON NAME, GENUS/SPECIES, STEMS, SCORE, LM, INV. Lists various tree species like Box Elder, Honey Locust, Black Willow, etc.

Table with 7 columns: TAG# DBH, COMMON NAME, GENUS/SPECIES, STEMS, SCORE, LM, INV. Lists various tree species like Common Apple, Black Willow, Salix nigra, etc.

Table with 7 columns: TAG# DBH, COMMON NAME, GENUS/SPECIES, STEMS, SCORE, LM, INV. Lists various tree species like White Mulberry, Sugar Maple, Honey Locust, etc.

Table with 7 columns: TAG# DBH, COMMON NAME, GENUS/SPECIES, STEMS, SCORE, LM, INV. Lists various tree species like White Spruce, Silver Maple, Honey Locust, etc.

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CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

2

DATE: 07/16/23
SHEET 2 OF 2
REV. DATE: 07/04/23
ADD: KAV
CADD: ENG
07/09/24
PLOT: MVV
TECH:
FILE: 1082 & 1083

SURVEYORS CERTIFICATE

To: Public Schools of the City of Ann Arbor, a Michigan municipal corporation; ATA / Absolute Title Agency.

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 no items of Table A thereof. The fieldwork was completed on June 17, 2024.

MIDWESTERN CONSULTING, LLC.
By: Mark Vander Veen
Mark Vander Veen, P.S. No. 4001056788



Date: July 9, 2024

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