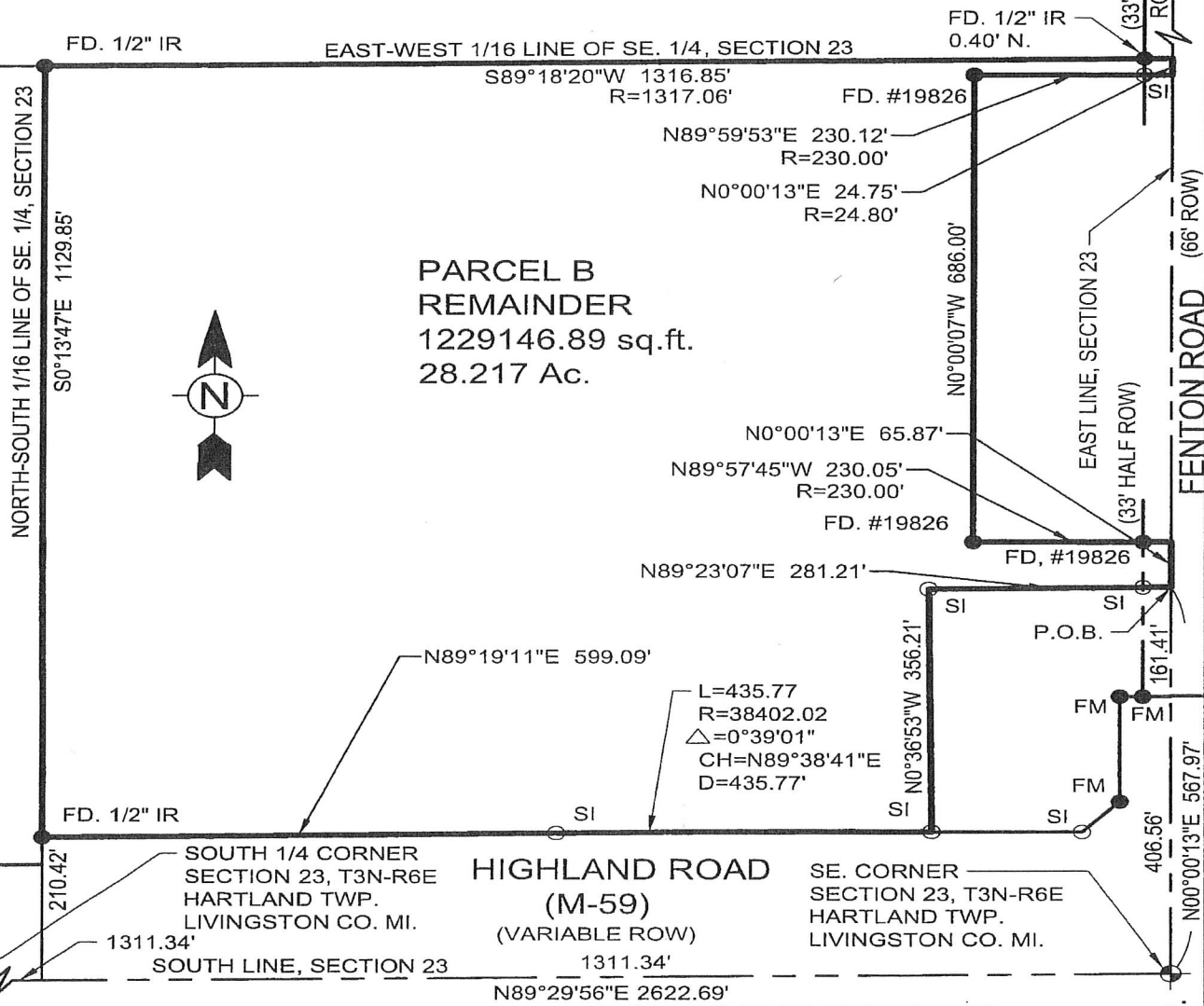
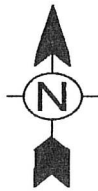


CERTIFICATE OF SURVEY

EAST 1/4 CORNER
SECTION 23, T3N-R6E
HARTLAND TWP.
LIVINGSTON CO. MI.
S00°00'13"W
1344.75'



**PARCEL B
REMAINDER**
1229146.89 sq.ft.
28.217 Ac.



NORTH-SOUTH 1/16 LINE OF SE. 1/4, SECTION 23
S0°13'47"E 1129.85'

EAST-WEST 1/16 LINE OF SE. 1/4, SECTION 23
S89°18'20"W 1316.85'
R=1317.06'

FD. 1/2" IR
0.40' N.

FD. #19826

N89°59'53"E 230.12'
R=230.00'
N0°00'13"E 24.75'
R=24.80'

N0°00'07"W 686.00'

EAST LINE, SECTION 23
(33' HALF ROW)

FENTON ROAD (66' ROW)

N0°00'13"E 65.87'
N89°57'45"W 230.05'
R=230.00'

FD. #19826

N89°23'07"E 281.21'

FD. #19826

N89°19'11"E 599.09'

L=435.77
R=38402.02
Δ=0°39'01"
CH=N89°38'41"E
D=435.77'

N0°36'53"W 356.21'

P.O.B.

FM

FM

FD. 1/2" IR

SOUTH 1/4 CORNER
SECTION 23, T3N-R6E
HARTLAND TWP.
LIVINGSTON CO. MI.
1311.34'

**HIGHLAND ROAD
(M-59)**
(VARIABLE ROW)
1311.34'

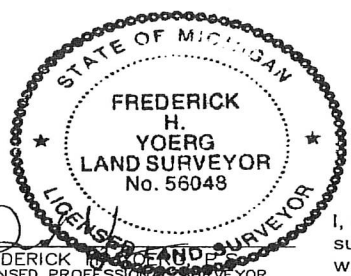
SE. CORNER
SECTION 23, T3N-R6E
HARTLAND TWP.
LIVINGSTON CO. MI.
406.56'

SOUTH LINE, SECTION 23
N89°29'56"E 2622.69'

PLEASANT
VALLEY RD.

LEGEND:

- SI SET 1/2" IRON WITH CAP #56048 (UNLESS OTHERWISE NOTED)
- FOUND PLSS CORNER
- FD FOUND "AS NOTED"
- FM FOUND MONUMENT
- R. RECORD
- M. MEASURED
- P.O.B. POINT OF BEGINNING



I, Frederick H. Yoerg, do hereby certify that this survey was performed under my direct supervision, and complies with requirements of Public Act 132 of 1970, as-amended, that we have verified or established the corners of the parcel as indicated, and the relative positional precision of boundary controlling features is 0.07 feet.

TETRA TECH
www.tetratech.com
TETRA TECH
123 BRIGHTON LAKE RD., STE. 203
BRIGHTON, MI 48116

Client:

TT SURVEY #2016-1869
Project No.: 200-107190-15001
Date: 08/02/2016
Designed By: FHY/EJF
SHEET 3 OF 7
V-101

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Copyright: Tetra Tech

Bar Measures 1 inch

CERTIFICATE OF SURVEY

DESCRIPTION OF PARCEL B, "REMAINDER"

Part of the Southeast ¼ of the Southeast ¼ of Section 23, T3N, R6E, Hartland Township, Livingston County, Michigan, being described as-follows:

Commencing at the Southeast Corner of Section 23, T.3N., R.6E., said point being on the centerline of Fenton Road, and distant N.89°29'56"E., 2622.69 feet from the South ¼ Corner of Section 23; thence along the centerline of Fenton Road, and the east line of Section 23, N.0°00'13"E., 567.97 feet to the Point of Beginning; thence continuing along said centerline and section line, N.0°00'13"E., 65.87 feet; thence leaving said centerline and section line, N.89°57'45"W., 230.05 feet to a found ½" iron & cap #19826 (passing through a found ½" iron & cap #19826 at 33.00 feet); thence N.0°00'07"W., 686.00 feet to a found ½" iron & cap #19826; thence N.89°59'53"E., 230.12 feet to the centerline of Fenton Road, and the east line of Section 23; thence continuing along said centerline and section line, N.0°00'13"E., 24.75 feet; thence leaving said centerline and section line, along the east-west 16th line of the Southeast ¼ of Section 23, S.89°18'20"W., 1316.85 feet to a point (passing through a set 1/2" iron & cap #56048), said point being 0.3' northeast from a found ½" iron (no cap); thence along the north-south 1/16th line of the Southeast ¼ of Section 23, S.0°13'47"E., 1129.85 feet to a found ½" iron (no cap) and the north right-of-way of M-59/Highland Road (variable width); thence along said north right-of-way, N.89°19'11"E., 599.09 feet; thence along said north right-of-way, a curve to the right, having a radius of 38402.02 feet, and arc of 435.77 feet, a delta angle of 0°39'01", a chord bearing of N.89°38'41"E., and chord distance of 435.77 feet to a set iron & cap #56048; thence N.0°36'53"W., 356.21 to a set ½" iron & cap #56048; thence N.89°23'07"E., 281.21 feet (passing through a set ½" iron & cap at 245.70 feet) to the Point of Beginning, containing 28.217 acres, more or less. Subject to existing restrictions, easements, rights-of-way and zoning laws of record affecting the use of this property.

Point of Commencement (Southeast Corner, Sec. 23): N. 414,242.73' E.13,302,965.39' (SPCS MI S, Int. Ft.)

Combined Scale Factor: 0.99987452 (ground to grid). Rotation, local basis of bearing to grid: 3.421930555 (3°25'19") ccw.

NOTES:

- All features were measured using RTK GNSS equipment, reference to the MDOT Brighton CORS tower, in the following datum: State Plane Coordinates, Michigan South Zone (2113), NAD83, International Feet.
- Survey data was rotated to match record basis of bearing (shown at the end of each description).
- Survey data was scaled from grid to ground distances: 1.000125496.
- M-59 ROW was drawn from highway records and matches closely (< 0.25) with recorded descriptions of the parent parcel south line/curve. However, the parcel (C-234, L.975, P.219) acquired by MDOT for "clear vision" (at the southeast corner of parent parcel) defines the 45° course differently than the titlework description. We believe that the survey (unrecorded) used for the titlework description incorrectly based the "clear vision" parcel on the section line position, rather than the *centerline of highway alignment*. This resulted in a 4' shift in the 45° course. This survey holds the MDOT definition for this course, rather than the titlework description definition. Similarly, the north limits of the 120'-wide portion of Fenton Road was also described incorrectly by titlework & source survey. This survey sets the north limit of 120'-wide Fenton Rd. 400' north of the *centerline of highway alignment*.
- A difference exists in the location of the PC along the south boundary of the Parent Parcel. The highway alignment/ROW map places is approximately 64' west of the position called out in the titlework description. Due to the extremely long radius, the effect on the south parcel boundary is less than 0.1'.
- Courses shown for parent parcel boundary will differ slightly from titlework courses. Courses shown are as-surveyed, to recovered original corner monumentation.
- Several ½" irons were found in close proximity to both 16th lines. Because these were not ancient or original corners (and were without identification), we elected to hold section corners surveyed to determine 16th lines.
- Basis of Bearing is the that of the South line of section 23 which bears N89°29'56"E.

FREDERICK H. YOERG, P.S.
LICENSED PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 56048

I, Frederick H. Yoerg, do hereby certify that this survey was performed under my direct supervision, and complies with requirements of Public Act 132 of 1970, as-amended, that we have verified or established the corners of the parcel as indicated, and the relative positional precision of boundary controlling features is 0.07 feet.

TT SURVEY #2016-1869

Project No.: 200-107190-15001

Date: 08/02/2016

Designed By: FHY/EJF

SHEET 6 OF 7

V-101

Bar Measures 1 inch

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TETRA TECH

www.tetrattech.com

TETRA TECH
123 BRIGHTON LAKE RD., STE. 203
BRIGHTON, MI 48116

Client:



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