

- LEGEND**
- EX. CATCH BASIN
○ EX. MANHOLE
▷ EX. END SECTION
① EX. OVERFLOW STRUCTURE
● EX. DOWNSPOUT/ROOF DRAIN
● EX. CLEANOUT
○ EX. WATER WELL
○ EX. HYDRANT
○ EX. WATER SHUTOFF
○ EX. FIRE DEPT. CONNECTION
○ EX. IRRIGATION CONTROL VALVE
○ EX. LIGHTPOLE
○ EX. UTILITY POLE
○ EX. GUY ANCHOR
○ EX. TRAFFIC SIGNAL
○ EX. GAS SHUTOFF
○ EX. GAS VENT
○ EX. HANDHOLE
○ EX. PEDESTAL
○ EX. TRANSFORMER
○ EX. GENERATOR
○ EX. GAS METER
○ EX. ELECTRIC METER
○ EX. ELECTRICAL OUTLET
↑ EX. UTILITY MARKER
- EX. HVAC
○ EX. RAILROAD SIGNAL
○ EX. SIGN
○ EX. POST/BOLLARD
○ EX. FLAGPOLE
○ EX. MAILBOX
○ EX. PARKING METER
○ EX. SATELLITE DISH
○ EX. SOIL BORING
○ EX. MONITOR WELL
○ FOUND IRON
○ SET IRON
○ EX. BOULDER
○ EX. TREE STUMP
○ EX. TREE
○ EX. TREE TAG & NUMBER
- EX. TREE LINE
— EX. FENCE
— EX. SANITARY SEWER
— EX. STORM SEWER
— EX. WATER MAIN
— EX. ELECTRIC CABLE
— EX. COMMUNICATION
— EX. GAS LINE
— EX. OVERHEAD LINE
■ EX. BUILDING

DESCRIPTION:
PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805611-SCM, DATED 11/08/21

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 14, TOWN 4 SOUTH, RANGE 2 EAST, TOWNSHIP OF NORVELL, JACKSON COUNTY, MICHIGAN; THENCE NORTH 00 DEGREES 38 MINUTES 46 SECONDS WEST 2632.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE CENTER OF SAID SECTION 14 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 38 MINUTES 49 SECONDS WEST 45.89 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE OLD LS & MS RAILROAD SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 68 DEGREES 37 MINUTES 21 SECONDS EAST 1395.24 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 47 MINUTES 38 SECONDS EAST 534.92 FEET ALONG SAID EAST LINE TO THE EAST-WEST 1/4 LINE OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 08 MINUTES 24 SECONDS WEST 1306.29 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE BEGINNING. ALSO THAT PART OF THE EAST 1/2 OF EAST 1/2 OF SECTION 14 LYING SOUTH OF RAILROAD RIGHT OF WAY EXCEPT THEREFROM THE SOUTH 9 RODS OF EAST 2.5 RODS FOR SCHOOL PURPOSES.

SCHEDULE B, PART II - EXCEPTIONS:
PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805611-SCM, DATED 11/08/2021

8. EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 288, PAGE 431, JACKSON COUNTY RECORDS. **AFFECTS PARCEL, SHOWN ON SURVEY**

9. MINERAL DEED RECORDED IN LIBER 687, PAGE 628, JACKSON COUNTY RECORDS. **AFFECTS PARCEL, NOTHING TO PLOT**

10. LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 726 OF RECORDS, PAGE 68 AND AMENDMENT TO LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 726, PAGE 75, ALL REFERENCED IN WARRANTY DEED RECORDED IN LIBER 766, PAGE 843, JACKSON COUNTY RECORDS. **DOES NOT AFFECT PARCEL**

11. EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 762, PAGE 122, JACKSON COUNTY RECORDS. **AFFECTS PARCEL, SHOWN ON SURVEY**

12. OIL, GAS AND MINERAL RIGHTS AS SET FORTH IN THE INSTRUMENT RECORDED IN LIBER 900, PAGE 306, JACKSON COUNTY RECORDS. **CONVEYANCE AFFECTS A PORTION OF THE PARCEL. NO CITATIONS OF THE ENCUMBERING DOCUMENTS REFERENCED THEREIN.**

13. DRAIN EASEMENT OVER THE LAND SET FORTH IN WARRANTY DEED RECORDED IN LIBER 900, PAGE 306, JACKSON COUNTY RECORDS. **CONVEYANCE AFFECTS A PORTION OF THE PARCEL. NO CITATIONS OF THE ENCUMBERING DOCUMENTS REFERENCED THEREIN.**

14. EASEMENT FOR RECREATIONAL TRAILWAY PURPOSES VESTED IN MICHIGAN DEPARTMENT OF NATURAL RESOURCES 14. BY INSTRUMENT RECORDED IN LIBER 2079, PAGE 1233, JACKSON COUNTY RECORDS. **AFFECTS PARCEL, BLANKET EASEMENT**

15. RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR A PUBLIC OR PRIVATE STREET, DRIVE, ROAD OR HIGHWAY PURPOSE. **AFFECTS PARCEL, SHOWN ON SURVEY**

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTES:
— SITE LIES IN ZONE A - SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION, AND ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26075C0370D, DATED 5-3-10 AND MAP NUMBER 26075C500D, DATED 5-3-10.
— NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES FOUND THROUGH DIGITAL SEARCH. NO OBSERVABLE EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
— BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE
— SUBJECT PARCEL HAS DIRECT VEHICULAR ACCESS TO HORNING ROAD, A PUBLIC ROAD OR HIGHWAY.

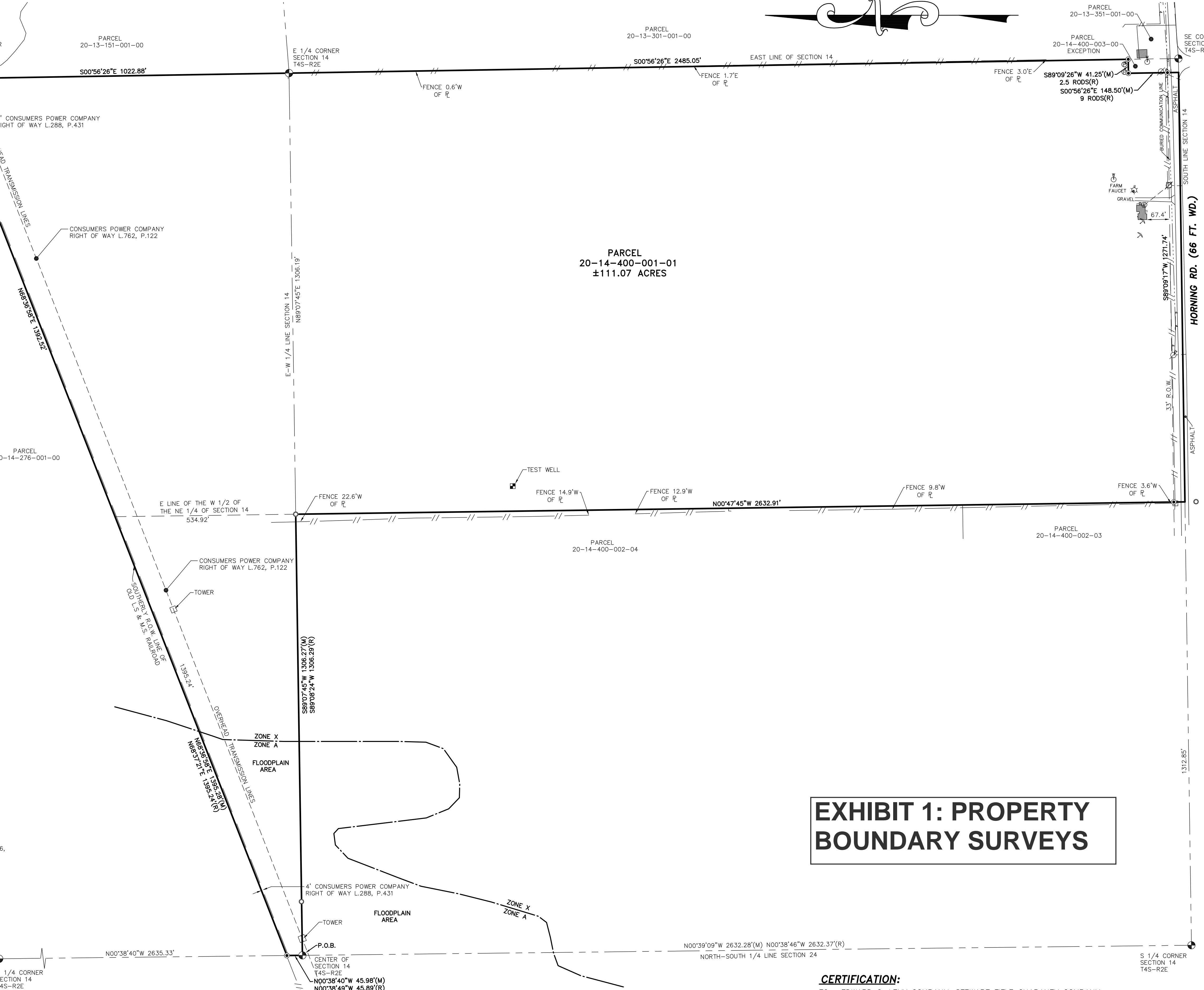


EXHIBIT 1: PROPERTY BOUNDARY SURVEYS

CERTIFICATION:
TO: EDWARD C. LEVY COMPANY, STEWART TITLE GUARANTY COMPANY AND ATA NATIONAL TITLE GROUP, LLC:

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, 11b, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-5-2024.

KENNETH E. HINDLE
PROFESSIONAL SURVEYOR NO. 4001054053
EMAIL: KEN@ALPINE-INC.NET

8-23-24
DATE



ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

EDWARD C. LEVY COMPANY
ALTA/NSPS LAND TITLE SURVEY
RANGE: 2E
TOWNSHIP: 4S
NORVELL TOWNSHIP
JACKSON COUNTY
MICHIGAN
SECTION: 14
13720 HORNING ROAD

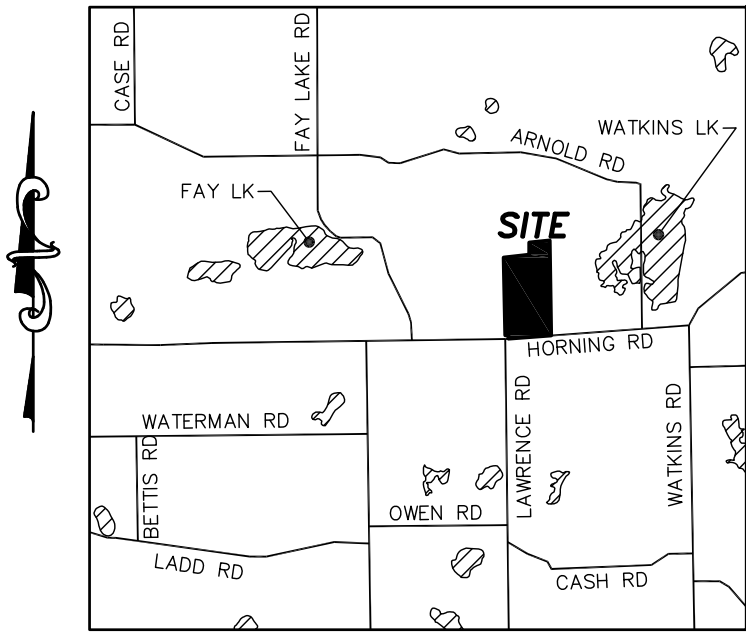
REVISD

DATE: 8/23/2024
DRAWN BY: TTP
CHECKED BY: KEH

FBK:
CHF: MJJ

SCALE: HOR 1"=150 FT.
VER 1"=

1
24-380



LOCATION MAP
NOT TO SCALE

- LEGEND**
- | | |
|--------------------------------|-------------------------|
| □ EX. CATCH BASIN | □ EX. HVAC |
| ○ EX. MANHOLE | □ EX. RAILROAD SIGNAL |
| ▽ EX. END SECTION | □ EX. SIGN |
| ⊕ EX. OVERFLOW STRUCTURE | □ EX. POST/BOLLARD |
| ⊙ EX. DOWNSPOUT/ROOF DRAIN | □ EX. FLAGPOLE |
| ⊙ EX. CLEANOUT | □ EX. MAILBOX |
| ⊙ EX. WATER WELL | ⊙ EX. PARKING METER |
| ⊙ EX. HYDRANT | ⊙ EX. SATELLITE DISH |
| ⊙ EX. WATER SHUTOFF | ⊙ EX. SOIL BORING |
| ⊙ EX. FIRE DEPT. CONNECTION | ⊙ EX. MONITOR WELL |
| ⊙ EX. IRRIGATION CONTROL VALVE | ⊙ FOUND IRON |
| ⊙ EX. LIGHTPOLE | ⊙ SET IRON |
| ⊙ EX. UTILITY POLE | ⊙ EX. BOULDER |
| ⊙ EX. GUY ANCHOR | □ EX. TREE STUMP |
| ⊙ EX. TRAFFIC SIGNAL | ○ EX. TREE |
| ⊙ EX. GAS SHUTOFF | ⊙ EX. TREE TAG & NUMBER |
| ⊙ EX. GAS VENT | ⊙ EX. TREE LINE |
| ⊙ EX. HANDHOLE | ⊙ EX. FENCE |
| ⊙ EX. PEDESTAL | ⊙ EX. SANITARY SEWER |
| ⊙ EX. TRANSFORMER | ⊙ EX. STORM SEWER |
| ⊙ EX. GENERATOR | ⊙ EX. WATER MAIN |
| ⊙ EX. GAS METER | ⊙ EX. ELECTRIC CABLE |
| ⊙ EX. ELECTRIC METER | ⊙ EX. COMMUNICATION |
| ⊙ EX. ELECTRICAL OUTLET | ⊙ EX. GAS LINE |
| ⊙ EX. UTILITY MARKER | ⊙ EX. OVERHEAD LINE |

DESCRIPTION:

THE SOUTH 5 ACRES OF EAST 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4, ALSO WEST 1/2 OF SOUTHWEST 1/4, EXCLUDING THEREFROM THE SOUTH 7 RODS OF WEST 6 RODS THEREOF FOR SCHOOL SITE, SECTION 13, TOWN 4 SOUTH, RANGE 2 EAST, TOWNSHIP OF NORVELL, JACKSON COUNTY, MICHIGAN.

NOTES:

— SITE LIES IN ZONE X — AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26075C03700, DATED 5-3-10 AND MAP NUMBER 26075C500D, DATED 5-3-10.

— NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES FOUND THROUGH DIGITAL SEARCH, NO OBSERVABLE EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

— BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

— SUBJECT PARCEL HAS DIRECT VEHICULAR ACCESS TO HORNING ROAD, A PUBLIC ROAD OR HIGHWAY.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

SCHEDULE B, PART II — EXCEPTIONS:

PER FIRST ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805647-SCM, DATED 11/03/2021

8. MINERAL DEED RECORDED IN LIBER 687, PAGE 628, JACKSON COUNTY RECORDS. **AFFECTS PARCELS, NOT PLOTTABLE**

9. LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 726 OF RECORDS, PAGE 68 AND AMENDMENT TO LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 728, PAGE 75, ALL REFERENCED IN WARRANTY DEED RECORDED IN LIBER 766, PAGE 643, JACKSON COUNTY RECORDS. **DOES NOT AFFECT PARCEL, RIGHTS EXPIRED**

10. EASEMENT FOR RECREATIONAL TRAILWAY PURPOSES VESTED IN MICHIGAN DEPARTMENT OF NATURAL RESOURCES BY INSTRUMENT RECORDED IN LIBER 2079, PAGE 1233, JACKSON COUNTY RECORDS. **DOES NOT AFFECT PARCEL**

CERTIFICATION:

TO: EDWARD C. LEVY COMPANY, STEWART TITLE GUARANTY COMPANY AND ATA NATIONAL TITLE GROUP, LLC:

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, 11b, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-5-2024.

KENNETH E. HINDLE
PROFESSIONAL SURVEYOR NO. 4001054053
EMAIL: KEN@ALPINE-INC.NET

8-28-24
DATE



CLIENT: EDWARD C. LEVY

ALTA/NSPS LAND TITLE SURVEY

PARCEL 8
TOWNSHIP: 4S
NORVELL TOWNSHIP
JACKSON COUNTY
MICHIGAN

SECTION: 13

RANGE: 2E

REVISED

DATE: 8/28/2024

DRAWN BY: TTP

CHECKED BY: KEH

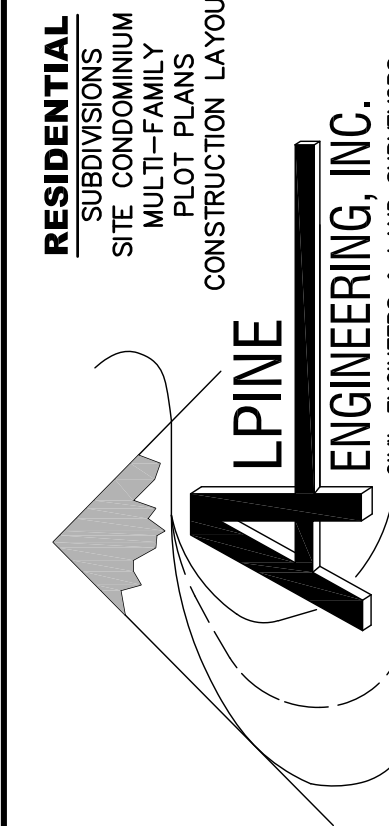
FBK:

CHF: MJJ

SCALE: HOR 1"=150 FT.
VER 1"=

1

24-380



RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLIT

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET



□	EX. CATCH BASIN	⊠	EX. HVAC
○	EX. MANHOLE	⊠	EX. RAILROAD SIGNAL
▷	EX. END SECTION	⊠	EX. SIGN
⊠	EX. OVERFLOW STRUCTURE	⊠	EX. POST/BOLLARD
⊠	EX. DOWNSPOUT/ROOF DRAIN	⊠	EX. FLAGPOLE
⊠	EX. CLEANOUT	⊠	EX. MAILBOX
⊠	EX. WATER WELL	⊠	EX. PARKING METER
⊠	EX. HYDRANT	⊠	EX. SATELLITE DISH
⊠	EX. WATER SHUTOFF	⊠	EX. SOIL BORING
⊠	EX. FIRE DEPT. CONNECTION	⊠	EX. MONITOR WELL
⊠	EX. IRRIGATION CONTROL VALVE	⊠	FOUND IRON
⊠	EX. LIGHTPOLE	⊠	SET IRON
⊠	EX. UTILITY POLE	⊠	EX. BOULDER
⊠	EX. GUY ANCHOR	⊠	EX. TREE STUMP
⊠	EX. TRAFFIC SIGNAL	⊠	EX. TREE
⊠	EX. GAS SHUTOFF	⊠	EX. TREE TAG & NUMBER
⊠	EX. GAS VENT		
⊠	EX. HANDHOLE		
⊠	EX. PEDESTAL		
⊠	EX. TRANSFORMER		
⊠	EX. GENERATOR		
⊠	EX. GAS METER		
⊠	EX. ELECTRIC METER		
⊠	EX. CRITICAL OUTLET		
⊠	EX. UTILITY MARKER		

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 4 SOUTH, RANGE 2 EAST, EXCEPT THAT PART THEREOF THAT LIES NORTH OF THE LAKESHORE AND MICHIGAN SOUTHERN RAILROAD.

- SITE LIES IN ZONE A - SPECIAL FLOOD HAZARD AREAS
WITHOUT BASE FLOOD ELEVATION, AND ZONE X - AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER
26075C0370D, DATED 5-3-10 AND MAP NUMBER 26075C500D,
DATED 5-3-10.

- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES FOUND THROUGH DIGITAL SEARCH. NO OBSERVABLE EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

- BEARINGS BASED ON MICHIGAN STATE PLANE
COORDINATES, NAD83, MICHIGAN SOUTH ZONE

- SUBJECT PARCEL DOES NOT HAVE DIRECT VEHICULAR ACCESS TO A PUBLIC ROAD OR HIGHWAY.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805648-SCM, DATED 10/27/2021

8. EASEMENT FOR RECREATIONAL TRAILWAY PURPOSES VESTED IN MICHIGAN DEPARTMENT OF NATURAL RESOURCES BY INSTRUMENT RECORDED IN LIBER 2079, PAGE 1233, JACKSON COUNTY RECORDS. **AFFECTS PARCEL, BLANKET EASEMENT**

TO: EDWARD C. LEVY COMPANY, STEWART TITLE GUARANTY COMPANY
AND ATA NATIONAL TITLE GROUP, LLC:

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, 11b, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7-31-2024.

KENNETH E. HINDLE
PROFESSIONAL SURVEYOR NO. 4001054053
EMAIL: KEN@ALPINE-INC.NET

8-28-24



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

CLIENT: **EDWARD C. LEVY COMPANY**

ALTA/NSPS LAND TITLE SURVEY

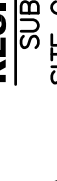
ARNOLD ROAD - PARCEL NO. 20-13-151-001-00

TOWNSHIP: 4S
NORVELL TOWNSHIP
JACKSON COUNTY
MICHIGAN

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-
FAMILY SURVEYING
CONSTRUCTION LAYOUT

SURVEYING

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT



ALPINE
ENGINEERING, INC.

OUR COMMITMENT TO YOUR SUCCESS




















































RESIDENTS
SUBDIVISIONS
SITE CONDITIONS
MULTI-FAMILY
FLOOT PLANS
CONSTRUCTION

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS



	EX. CATCH BASIN		EX. RAILROAD SIGNAL
	EX. MANHOLE		EX. SIGN
	EX. END SECTION		EX. POST/BOLLARD
	EX. OVERFLOW STRUCTURE		EX. FLAGPOLE
	EX. DOWNSPOUT/ROOF DRAIN		EX. MAILBOX
	EX. GLENDOUT		EX. PARKING METER
	EX. WATER WELL		EX. SATELLITE DISH
	EX. HYDRANT		EX. SOIL BORING
	EX. WATER SHUTOFF		EX. MONITOR WELL
	EX. FIRE DEPT. CONNECTION		EX. FOUND IRON
	EX. IRRIGATION CONTROL VALVE		EX. SET IRON
	EX. LIGHTPOLE		EX. BOULDER
	EX. UTILITY POLE		EX. TREE STUMP
	EX. GUY ANCHOR		EX. TREE
	EX. TRAFFIC SIGNAL		
	EX. GAS SHUTOFF		EX. TREE TAG & NUMBER
	EX. GAS VENT		EX. TREE LINE
	EX. HANDLE		EX. FENCE
	EX. PEDESTAL		EX. SANITARY SEWER
	EX. TRANSFORMER		EX. STORM SEWER
	EX. GENERATOR		EX. WATER MAIN
	EX. GAS METER		EX. ELECTRIC CABLE
	EX. ELECTRIC METER		EX. COMMUNICATION
	EX. ELECTRICAL OUTLET		EX. GAS LINE
	EX. UTILITY MARKER		EX. OVERHEAD LINE
	EX. HVAC		

- SITE LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26075C500D, DATED 5-3-10.

- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES FOUND THROUGH DIGITAL SEARCH. NO OBSERVABLE EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

- BEARINGS BASED ON MICHIGAN STATE PLANE
COORDINATES, NAD83, MICHIGAN SOUTH ZONE

- SUBJECT PARCEL HAS DIRECT VEHICULAR ACCESS TO HORNING ROAD, A PUBLIC ROAD OR HIGHWAY.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 1 DEGREES 7
 26 SECONDS EAST ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 13, 1863.01
 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 10 DEGREES 10
 10 SECONDS EAST 786.97 FEET TO THE CENTER OF SAID SECTION 13; THENCE SOUTH 89
 DEGREES 26 MINUTES 38 SECONDS WEST ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION
 13, 1301.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SAID NORTHWEST
 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 87 DEGREES 26 MINUTES 38 SECONDS
 EAST 1/2 OF THE NORTHWEST 1/4, 823.38 FEET; THENCE NORTH 87 DEGREES 26 MINUTES
 41 SECONDS EAST, 1297.82 FEET TO THE SAID NORTH/SOUTH 1/4 LINE AND THE BEGINNING,
 BEING THE CENTER OF SAID SECTION 13; TOWN 4 SOUTH, RANGE 2 EAST,
 TOWNSHIP OF NORVELL, JACKSON COUNTY, MICHIGAN.

PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805634-SCM, DATED 10/27/2021

PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805634-SCM, DATED 10/27/2021

8. MINERAL DEED RECORDED IN LIBER 687, PAGE 628, JACKSON COUNTY RECORDS. **AFFECTS**
PARCEL, NOT PLOTTABLE

9. LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 726 OF RECORDS, PAGE 68 AND AMENDMENT TO LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 726, PAGE 75, ALL REFERENCED IN WARRANTY DEED RECORDED IN LIBER 766, PAGE 843, JACKSON COUNTY RECORDS. **DOES NOT AFFECT PARCEL, RIGHTS EXPIRED**

TO: EDWARD C. LEVY COMPANY, AND ATA NATIONAL TITLE GROUP, LLC:

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, 11b, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-12-2024.

KENNETH E. HINDLE
PROFESSIONAL SURVEYOR NO. 4001054053
EMAIL: KEN@ALPINE-INC.NET

8-28-24
DATE



CLIENT: **EDWARD C. LEVY COMPANY**

ALTA/NSPS LAND TITLE SURVEY

HORNING RD. - PARCEL NO. 20-13-251-001-01
SECTION: 13 TOWNSHIP: 4S RANGE: 2E
NORVELL TOWNSHIP
JACKSON COUNTY
MICHIGAN

RESIDENTIAL

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEY
TOPOGRAPHIC SURVEY
PARCEL SPLITS

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

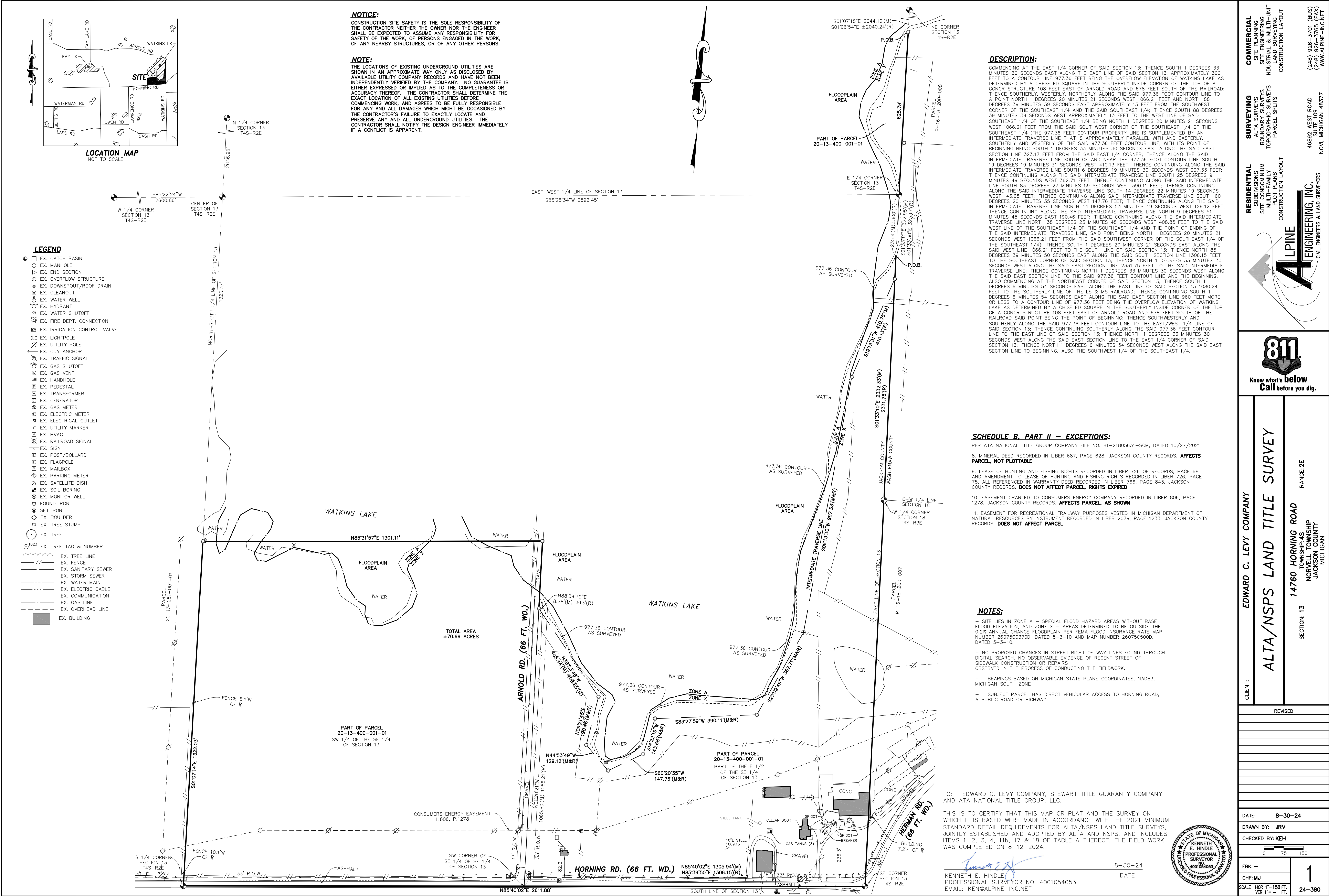
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

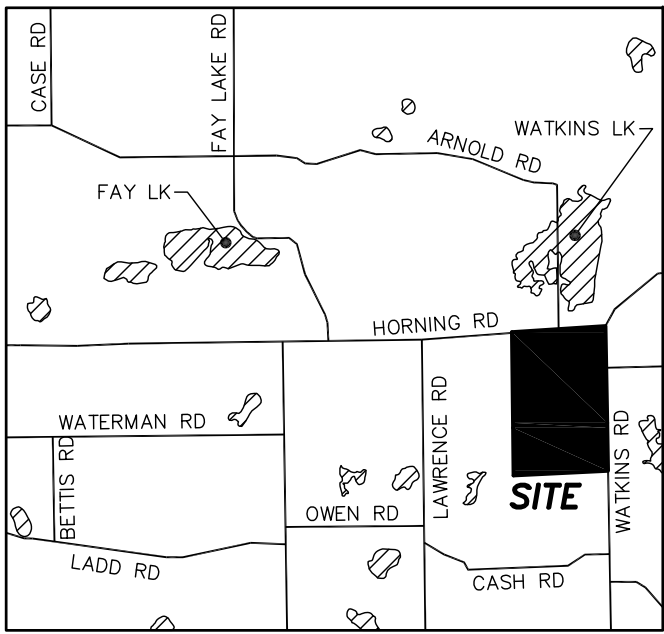
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET



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





LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|--------------------------------|-------------------------|
| ⊕ EX. CATCH BASIN | ⊠ EX. HVAC |
| ○ EX. MANHOLE | ⊠ EX. RAILROAD SIGNAL |
| ▷ EX. END SECTION | — EX. SIGN |
| ⊕ EX. OVERFLOW STRUCTURE | ⊕ EX. POST/BOLLARD |
| ⊕ EX. DOWNSPOUT/ROOF DRAIN | ⊕ EX. FLAGPOLE |
| ⊕ EX. CLEANOUT | ⊠ EX. MAILBOX |
| ⊕ EX. WATER WELL | ⊕ EX. PARKING METER |
| ⊕ EX. HYDRANT | ⊕ EX. SATELLITE DISH |
| ⊕ EX. WATER SHUTOFF | ⊕ EX. SOIL BORING |
| ⊕ EX. FIRE DEPT. CONNECTION | ⊕ EX. MONITOR WELL |
| ⊕ EX. IRRIGATION CONTROL VALVE | ⊕ FOUND IRON |
| ⊕ EX. LIGHTPOLE | ⊕ SET IRON |
| ⊕ EX. UTILITY POLE | ⊕ EX. BOULDER |
| ⊕ EX. GUY ANCHOR | ⊕ EX. TREE STUMP |
| ⊕ EX. TRAFFIC SIGNAL | ⊕ EX. TREE |
| ⊕ EX. GAS SHUTOFF | ⊕ EX. TREE TAG & NUMBER |
| ⊕ EX. GAS VENT | ⊕ EX. TREE LINE |
| ⊕ EX. HANDHOLE | ⊕ EX. FENCE |
| ⊕ EX. PEDESTAL | ⊕ EX. SANITARY SEWER |
| ⊕ EX. TRANSFORMER | ⊕ EX. STORM SEWER |
| ⊕ EX. GENERATOR | ⊕ EX. WATER MAIN |
| ⊕ EX. GAS METER | ⊕ EX. ELECTRIC CABLE |
| ⊕ EX. ELECTRIC METER | ⊕ EX. COMMUNICATION |
| ⊕ EX. ELECTRICAL OUTLET | ⊕ EX. GAS LINE |
| ⊕ EX. UTILITY MARKER | ⊕ EX. OVERHEAD LINE |
| | ⊕ EX. BUILDING |

DESCRIPTION:

PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805636-SOM,
DATED 11/08/21

THE NORTHEAST 1/4 OF SECTION 24, TOWN 4 SOUTH, RANGE 2
EAST, ALSO THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWN 4 SOUTH, RANGE 2 EAST, TOWNSHIP OF NORVELL, JACKSON
COUNTY, MICHIGAN.

NOTES:

— SITE LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD
INSURANCE RATE MAP NUMBER 26075C05000, DATED 5-3-10.

— NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES
FOUND THROUGH DIGITAL SEARCH. NO OBSERVABLE EVIDENCE
OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS
OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

— BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES,
NAD83, MICHIGAN SOUTH ZONE

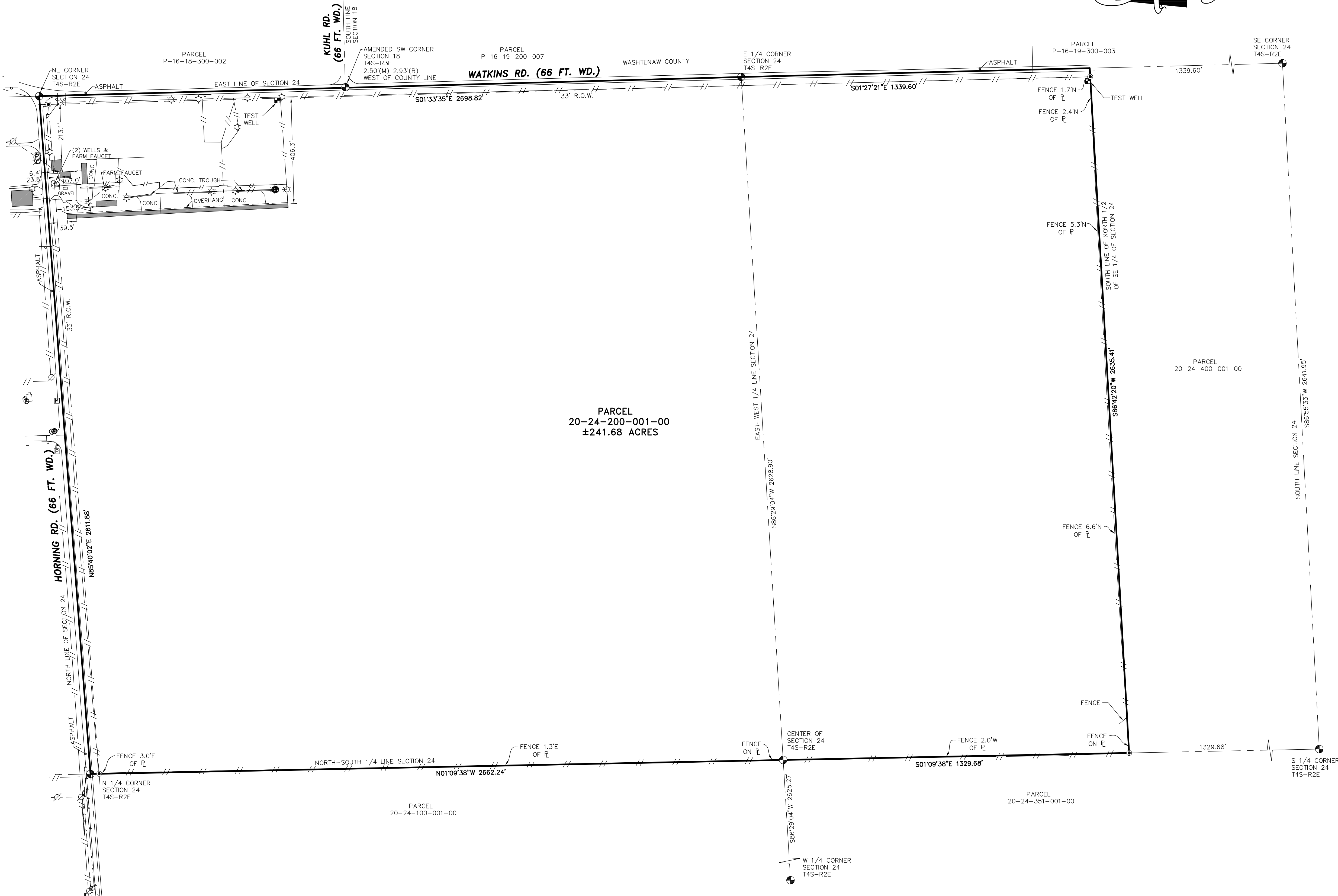
— SUBJECT PARCEL HAS DIRECT VEHICULAR ACCESS TO
HORNING AND WATKINS ROADS, PUBLIC ROADS OR HIGHWAYS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF
THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER
SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR
SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK,
OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY
AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS
EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE
EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY
THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE
CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY
IF A CONFLICT IS APPARENT.



SCHEDULE B, PART II - EXCEPTIONS:

PER ATA NATIONAL TITLE GROUP, LLC FILE NO. 38-21805636-SOM, DATED 11/08/2021

8. MINERAL DEED RECORDED IN LIBER 687, PAGE 628, JACKSON COUNTY RECORDS.
AFFECTS PARCEL, NOTHING TO PLOT

9. LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN LIBER 726 OF RECORDS,
PAGE 68 AND AMENDMENT TO LEASE OF HUNTING AND FISHING RIGHTS RECORDED IN
LIBER 726, PAGE 75, ALL REFERENCED IN WARRANTY DEED RECORDED IN LIBER 766,
PAGE 843, JACKSON COUNTY RECORDS. **DOES NOT AFFECT PARCEL, RIGHTS EXPIRED.**

10. EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 806,
PAGE 1278, JACKSON COUNTY RECORDS. **AFFECTS PARCEL, NOTHING TO PLOT**

11. RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE
LAND TAKEN, USED OR DEEDED FOR A PUBLIC OR PRIVATE STREET, DRIVE, ROAD OR
HIGHWAY PURPOSE. **AFFECTS PARCEL, SHOWN ON SURVEY**

CERTIFICATION:

TO: EDWARD C. LEVY COMPANY, STEWART TITLE GUARANTY COMPANY
AND ATA NATIONAL TITLE GROUP, LLC:

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, 11b, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK
WAS COMPLETED ON 8-5-2024.

KENNETH E. HINDLE
PROFESSIONAL SURVEYOR NO. 4001054053
EMAIL: KEN@ALPINE-INC.NET

8-23-24

DATE



CLIENT: EDWARD C. LEVY COMPANY

ALTA/NSPS LAND TITLE SURVEY

HORNING ROAD - PARCEL NO. 20-24-200-001-00

TOWNSHIP: 4S

NORVELL TOWNSHIP

JACKSON COUNTY

MICHIGAN

SECTION: 14

RANGE: 2E

REVISIONS

DATE:

8/23/2024

DRAWN BY:

TTP

CHECKED BY:

KEH

FBK:

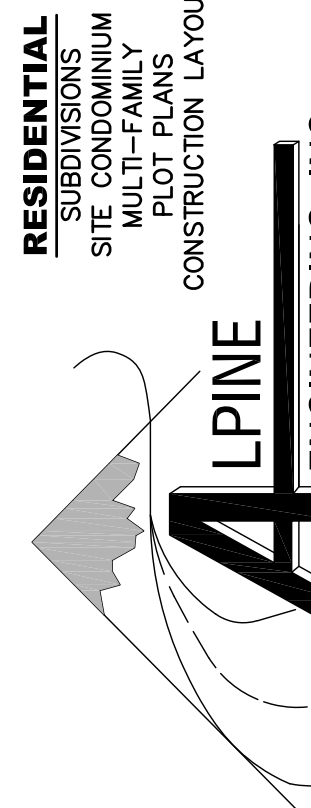
CHP: MJJ

SCALE:

HOR 1"=200 FT.

VER 1"=

24-380



RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOCAL PLANS
CONSTRUCTION LAYOUT

COMMERCIAL
ALTA PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

46892 WEST ROAD
SUITE 109
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