

**LEGAL DESCRIPTION**

DESCRIPTION OF 38 ACRE PARCEL OF LAND  
IN THE NE 1/4 OF SECTION 9, T3S, R7E, CITY OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN

Beginning at the North-East corner of Lot 8 of Gilbert's Park Addition to the City of Ypsilanti, as recorded in Liber 67 of Deeds, Page 150, Washtenaw County Records, Michigan;

thence S 02°11'58" W 314.70 feet along the Easterly line of Lots 8 & 9 of said Gilbert's Park Addition;  
thence S 02°39'49" W 299.48 feet along the Easterly line of the vacated Westerly 33.00 feet of Park Street;  
thence S 88°01'57" E 78.99 feet along the Northernly line of the vacated Park Street and the North line of Lot 234 of the Plat of the Original Village of Ypsilanti (now City), as recorded in Transcripts, Page 162, Washtenaw County Records, Michigan;  
thence S 01°58'03" W 132.00 feet;  
thence S 88°01'57" E 118.25 feet;  
thence S 02°17'49" W 107.43 feet along the West line of Lot 236 of said Plat of the Original Village of Ypsilanti;  
thence S 87°56'41" E 134.33 feet;  
thence S 02°18'05" W 288.36 along the East line of Lot 237 of said Plat of the Original Village of Ypsilanti to Reference Point 'A';  
thence continuing N 88°01'57" W along the South line of Lot 237 of said Plat of the Original Village of Ypsilanti to the water's edge of Huron River;  
thence Westerly and Northernly along the water's edge of said Huron River to the Southerly right-of-way line of Michigan Avenue (99.00 feet wide);  
thence S 87°53'00" E along the Southerly right-of-way line of said Michigan Avenue to Reference Point 'B', said Reference point 'B' being the following 18 courses along an intermediate traverse line from aforementioned Reference Point 'A':

N 38°47'58" W 309.10 feet,  
N 89°24'13" W 40.73 feet,  
N 58°14'11" W 87.43 feet,  
S 62°35'56" W 353.18 feet,  
S 80°42'51" W 267.16 feet,  
S 65°50'07" W 234.27 feet,  
N 79°19'43" W 219.06 feet,  
N 54°19'29" W 106.32 feet,  
N 54°12'59" W 171.50 feet,  
N 47°45'59" W 148.90 feet,  
N 32°55'29" W 89.12 feet,  
N 33°40'02" W 116.79 feet,  
N 12°47'38" W 51.82 feet,  
N 12°07'20" W 169.77 feet,  
N 02°07'22" W 105.96 feet,  
N 08°15'47" E 50.28 feet,  
N 05°36'02" E 200.01 feet and  
N 15°54'30" E 179.31 feet;  
thence continuing S 87°53'00" E 844.06 feet along the Southerly right-of-way line of said Michigan Avenue;  
thence S 88°04'00" E 612.95 feet along the Southerly right-of-way line of said Michigan Avenue, the North line of Lots 214-217 of said Plat of the Original Village of Ypsilanti and the North line of Lots 5-8 of said Gilbert's Park Addition to the Point of Beginning, including all that land contained within the easterly and northerly water's edge of the Huron River to the aforementioned intermediate traverse line, containing 38 acres of land, more or less to the water's edge, being part of the NE 1/4 of Section 9, T3S, R7E, City of Ypsilanti, Washtenaw County, Michigan, Lots 5-12 of Gilbert's Park Addition to the City of Ypsilanti, as recorded in Liber 67 of Deeds, Page 150, Lots 1-25 of Follett's Addition as recorded in Liber 43 of Deeds, Page 490 and Lots 214-233 and part of Lots 234-237 of the Plat of the Original Village of Ypsilanti (now City), as recorded in Transcripts, Page 162, Washtenaw County Records.  
Subject to easements and restrictions of record, if any.

The undersigned hereby certifies to the CITY OF YPSILANTI, TITLE INSURANCE COMPANY, that:

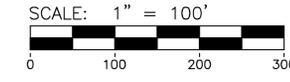
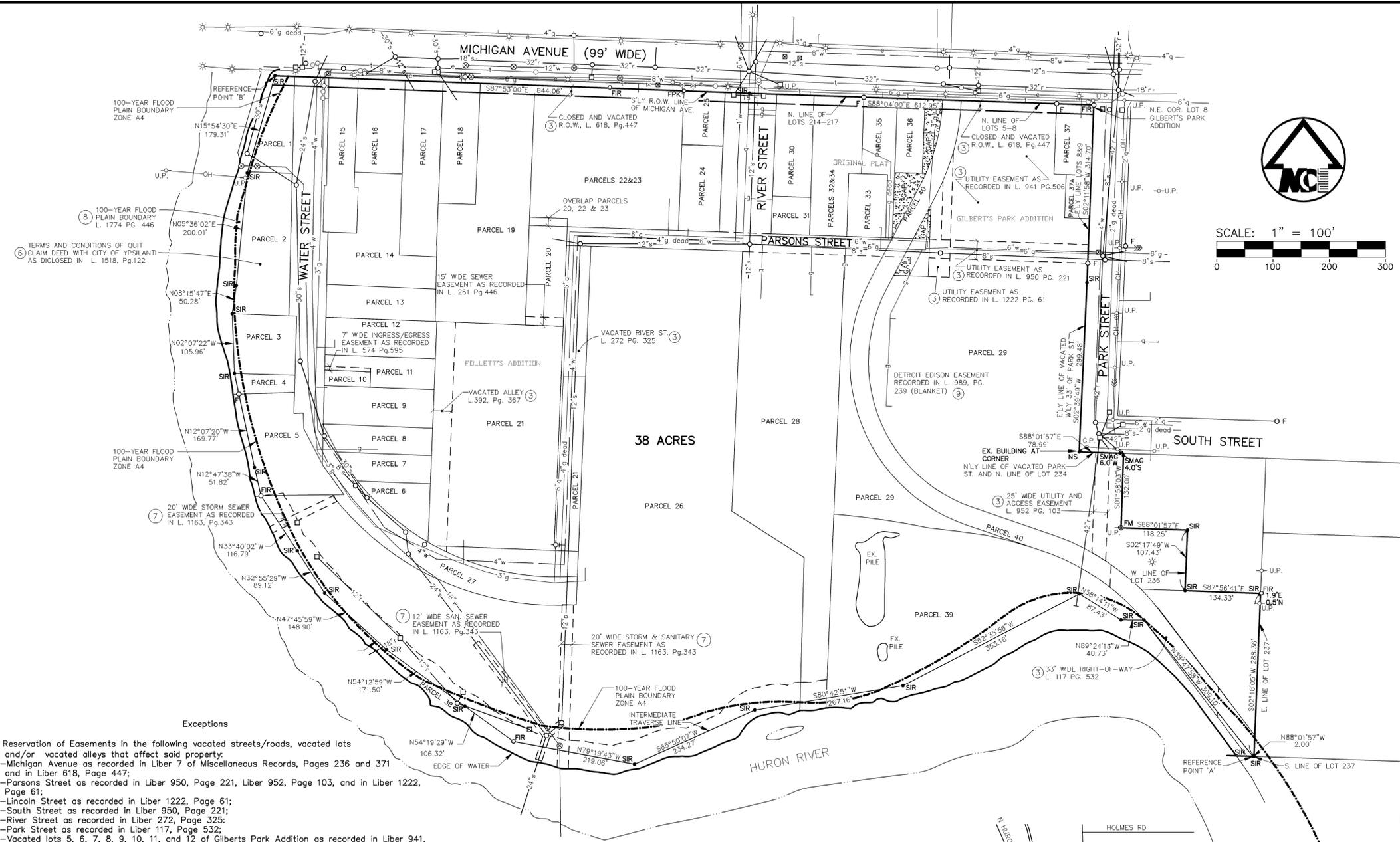
- (i) the survey ("the Survey") to which this Certificate is attached, prepared by the undersigned, a professional registered land surveyor, and entitled "Certificate of Survey", was actually made by instrument survey upon the ground;
- (ii) the Survey and the information, courses and distances shown therein are correct;
- (iii) based upon a careful physical inspection of the premises, there are no visible easements or rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting this property or easement areas existing for the benefit of land appurtenant to this property or otherwise, other than those specifically shown and depicted on the survey;
- (iv) easements, rights-of-way and setback lines set forth in the title commitment issued by the TRANSNATION TITLE INSURANCE COMPANY are shown and identified by their recording information;
- (v) the premises have direct access to Michigan Avenue and Park Street, dedicated public ways;
- (vi) except as shown on the survey, the parcel described herein does not lie within any flood hazard areas in accordance with the City of Ypsilanti Flood Insurance Rate Map Community Panel No. 260216 0005 C, dated September 10, 1982.

This Survey is made in accordance with the accuracy requirements of the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors.

NOTE: THIS SURVEY WAS PREPARED USING TRANSNATION TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ANN658107, REVISION 6, DATED OCTOBER 18, 2006.

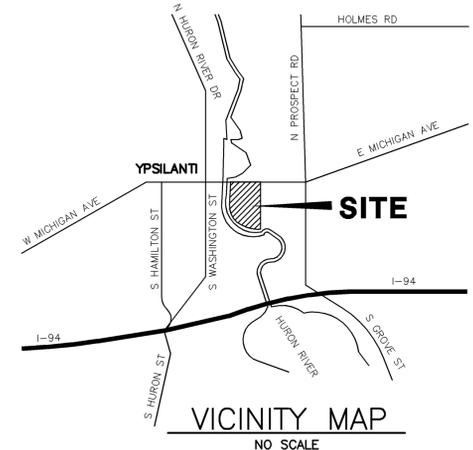
MIDWESTERN CONSULTING, LLC

Patrick L. Hastings PS No. 37277  
Dated: May 1, 2007.



**LEGEND**

- F FOUND IRON PIPE
- FM FOUND MONUMENT
- FPK FOUND P.K.
- SIR SET IRON ROD
- FIR FOUND IRON ROD
- SMAG SET MAG NAIL
- NS NOT SET
- 100-YEAR FLOOD PLAIN
- GAP PARCEL
- U.P. EXIST. UTILITY POLE
- G.P. EXIST. GUY POLE
- ⊠ ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- \* EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- w EXIST. WATER MAIN
- H EXIST. HYDRANT
- B EXIST. GATE VALVE IN BOX
- W EXIST. GATE VALVE IN WELL
- r EXIST. STORM SEWER
- □ EXIST. CATCH BASIN OR INLET
- ○ EXIST. SANITARY SEWER
- S SIGN
- s TELEPHONE RISER
- w WATER METER
- g GAS METER



NOTE: BUILDINGS, PAVED SURFACES, OTHER IMPROVEMENTS AND ENCROACHMENTS EXIST BUT ARE NOT SHOWN ON THIS SURVEY

- Exceptions**
3. Reservation of Easements in the following vacated streets/roads, vacated lots and/or vacated alleys that affect said property:
    - Michigan Avenue as recorded in Liber 7 of Miscellaneous Records, Pages 236 and 371 and in Liber 618, Page 447;
    - Parsons Street as recorded in Liber 950, Page 221, Liber 952, Page 103, and in Liber 1222, Page 61;
    - Lincoln Street as recorded in Liber 1222, Page 61;
    - South Street as recorded in Liber 950, Page 221;
    - River Street as recorded in Liber 272, Page 325;
    - Park Street as recorded in Liber 117, Page 532;
    - Vacated lots 5, 6, 7, 8, 9, 10, 11, and 12 of Gilbert's Park Addition as recorded in Liber 941, Page 506;
    - Vacated alley as recorded in Liber 392, Page 367.
  4. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes for Water Street, River Street, Parsons Street and Michigan Avenue.
  5. Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of Huron River, as to Parcels 1,2,3,4,5,28,38 and 39.
  6. Easements and the terms, conditions and provisions thereof which are recited in Right-of-Way recorded in Liber 1518, Page 122, as to Parcels 2, 3 and 11.
  7. Easements for Storm Sewer and Sanitary Sewers in the instrument recorded in Liber 1163, Page 343, as to Parcels 20 and 26.
  8. Portions of said property may lie within the 100-year flood plain, as set forth in Liber 1774, Pages 446 and 448.
  9. Easement granted to Detroit Edison Company recorded in Liber 989, Page 239, as to Parcel 29.

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**MIDWESTERN CONSULTING**  
Civil, Environmental and Transportation Engineers  
Planners, Surveyors  
Landscape Architects  
3815 Plaza Drive  
Ann Arbor, Michigan  
Phone: 734.995.0200  
Fax: 734.995.0599

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**CLIENT**  
CITY OF YPSILANTI  
505 W. MICHIGAN AVE.  
YPSILANTI, MI 48197  
KAREN HART  
734-483-9646

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**WATER STREET**  
ALTA/ACSM SURVEY OF A 38 ACRE PARCEL OF LAND  
LOCATED IN THE NE 1/4 OF SECTION 9, T3S, R7E,  
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

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**03162**  
JOB No. 03162  
DATE: 11-22-04  
SHEET 1 OF 1  
REV. DATE: 2/3/05  
REVISED EASEMENT PARCEL 11  
CERTIFICATION UPDATE (RPF)  
11-09-06  
REVISED PER TITLE COMMITMENT REV. 6  
03162