

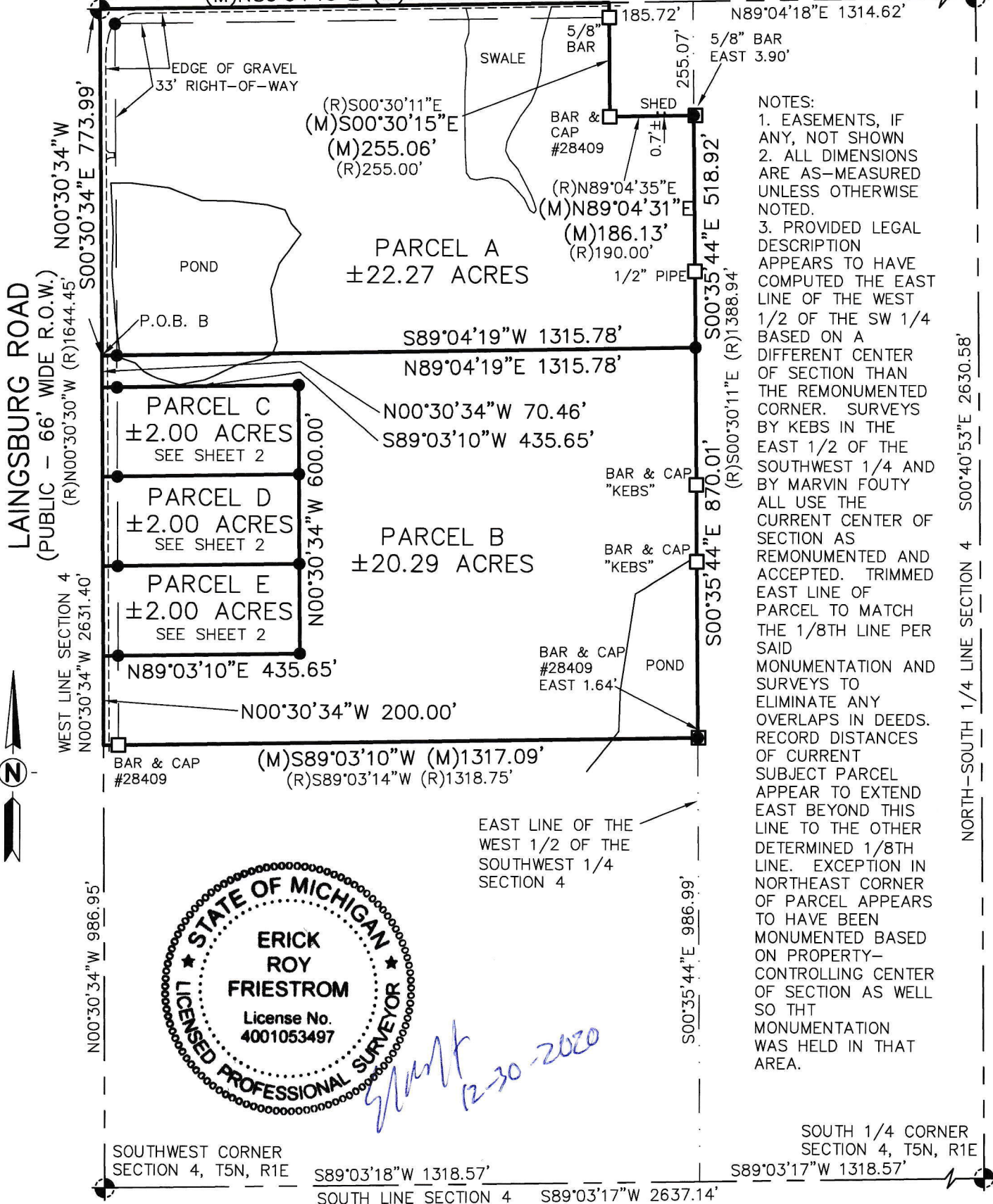
CERTIFIED BOUNDARY SURVEY

FOR: KELLER WILLIAMS REALTY

WINEGAR ROAD

(PUBLIC - 66' WIDE R.O.W.)

P.O.B. A & WEST 1/4 CORNER SECTION 4, T5N, R1E (R)N89°04'35"E (R)1128.89' EAST-WEST 1/4 LINE SECTION 4 CENTER OF SECTION SECTION 4, T5N, R1E (M)N89°04'19"E (M)1128.90' N89°04'19"E 2629.24'



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL DIMENSIONS ARE AS-MEASURED UNLESS OTHERWISE NOTED.
3. PROVIDED LEGAL DESCRIPTION APPEARS TO HAVE COMPUTED THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 BASED ON A DIFFERENT CENTER OF SECTION THAN THE REMONUMENTED CORNER. SURVEYS BY KEBS IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND BY MARVIN FOUTY ALL USE THE CURRENT CENTER OF SECTION AS REMONUMENTED AND ACCEPTED. TRIMMED EAST LINE OF PARCEL TO MATCH THE 1/8TH LINE PER SAID MONUMENTATION AND SURVEYS TO ELIMINATE ANY OVERLAPS IN DEEDS. RECORD DISTANCES OF CURRENT SUBJECT PARCEL APPEAR TO EXTEND EAST BEYOND THIS LINE TO THE OTHER DETERMINED 1/8TH LINE. EXCEPTION IN NORTHEAST CORNER OF PARCEL APPEARS TO HAVE BEEN MONUMENTED BASED ON PROPERTY-CONTROLLING CENTER OF SECTION AS WELL SO THT MONUMENTATION WAS HELD IN THAT AREA.

LEGEND

- (M) = Measured Dimension
- (R) = Recorded Dimension
- = Set 1/2" Bar with Cap Unless Noted
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × — × = Fence
- ← 0.0' ± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.



KEBS, INC.

**KYES ENGINEERING
BRYAN LAND SURVEYS**

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PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
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DRAWN BY **SSF**

SECTION **4, T5N, R1E**

FIELD WORK BY **NAW**

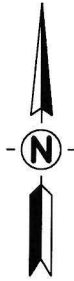
JOB NUMBER:

SHEET **1** OF **4**

97594.BND

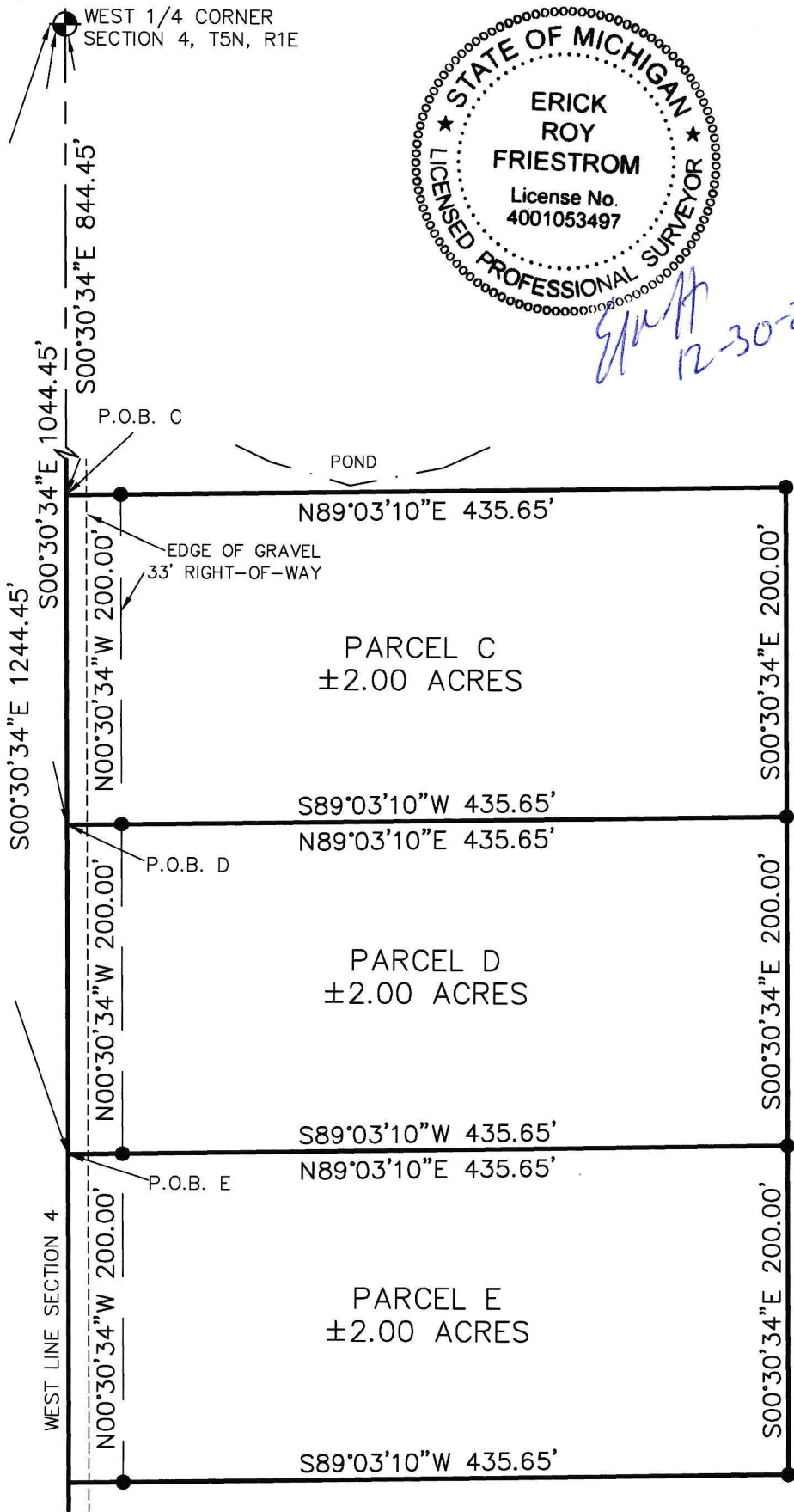
CERTIFIED BOUNDARY SURVEY

FOR: KELLER WILLIAMS REALTY



LAINGSBURG ROAD

(PUBLIC - 66' WIDE R.O.W.)



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 100'



LEGEND

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All Improvements Not Shown.



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SHEET 2 OF 4

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CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into five parcels, at the direction of said parties, a parcel of land previously described as:

Tax ID: 013-04-300-001-01
SEC 4, T5N, R1E PT OF SW 1/4: COM AT W 1/4 POST OF SEC, N89°04'35"E 1128.89 FT, S00°30'11"E 255 FT, N89°04'35"E 190 FT, S00°30'11"E ALG E LN OF W 1/2 OF SW 1/4 1388.94 FT, S89°03'14"W 1318.75 FT, N00°30'30"W 1644.45 FT TO BEG


and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A:
A parcel of land in the Southwest 1/4 of Section 4, T5N, R1E, Woodhull Township, Shiawassee County, Michigan, the surveyed boundary of said parcel described as: Beginning at the West 1/4 corner of said Section 4; thence N89°04'19"E along the East-West 1/4 line of said Section 4 a distance of 1128.90 feet; thence S00°30'15"E 255.06 feet; thence N89°04'31"E 186.13 feet to the East line of the West 1/2 of said Southwest 1/4; thence S00°35'44"E along said East line 518.92 feet; thence S89°04'19"W parallel with said East-West 1/4 line 1315.78 feet to the West line of said Section 4; thence N00°30'34"W along said West line 773.99 feet to the point of beginning; said parcel containing 22.27 acres more or less; including 1.41 acres more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

Parcel B:
A parcel of land in the Southwest 1/4 of Section 4, T5N, R1E, Woodhull Township, Shiawassee County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 4; thence S00°30'34"E along the West line of said Section 4 a distance of 773.99 feet to the point of beginning of this description; thence N89°04'19"E parallel with the East-West 1/4 line of said Section 4 a distance of 1315.78 feet to the East line of the West 1/2 of said Southwest 1/4; thence S00°35'44"E along said East line 870.01 feet; thence S89°03'10"W 1317.09 feet to said West line; thence N00°30'34"W along said West line 200.00 feet; thence N89°03'10"E 435.65 feet; thence N00°30'34"W parallel with said West line 600.00 feet; thence S89°03'10"W 435.65 feet to said West line; thence N00°30'34"W along said West line 70.46 feet to the point of beginning; said parcel containing 20.29 acres more or less; including 0.20 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

Parcel C:
A parcel of land in the Southwest 1/4 of Section 4, T5N, R1E, Woodhull Township, Shiawassee County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 4; thence S00°30'34"E along the West line of said Section 4 a distance of 844.45 feet to the point of beginning of this description; thence N89°03'10"E 435.65 feet; thence S00°30'34"E parallel with said West line 200.00 feet; thence S89°03'10"W 435.65 feet to said West line; thence N00°30'34"W along said West line 200.00 feet to the point of beginning; said parcel containing 2.00 acres more or less; including 0.15 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.



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CERTIFIED BOUNDARY SURVEY

Parcel D:

A parcel of land in the Southwest 1/4 of Section 4, T5N, R1E, Woodhull Township, Shiawassee County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 4; thence S00°30'34"E along the West line of said Section 4 a distance of 1044.45 feet to the point of beginning of this description; thence N89°03'10"E 435.65 feet; thence S00°30'34"E parallel with said West line 200.00 feet; thence S89°03'10"W 435.65 feet to said West line; thence N00°30'34"W along said West line 200.00 feet to the point of beginning; said parcel containing 2.00 acres more or less; including 0.15 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

Parcel E:

A parcel of land in the Southwest 1/4 of Section 4, T5N, R1E, Woodhull Township, Shiawassee County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 4; thence S00°30'34"E along the West line of said Section 4 a distance of 1244.45 feet to the point of beginning of this description; thence N89°03'10"E 435.65 feet; thence S00°30'34"E parallel with said West line 200.00 feet; thence S89°03'10"W 435.65 feet to said West line; thence N00°30'34"W along said West line 200.00 feet to the point of beginning; said parcel containing 2.00 acres more or less; including 0.15 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

WITNESSES TO SECTION CORNERS:

West 1/4 corner, Section 4, T5N, R1E, Liber 2, Page 265

Found Harrison marker #24622

Found nail & tag #24622, East side 10" Oak, N05°W, 33.05'

Found nail & tag #39100, North side 20" Hickory, S60°W, 46.42'

Top center, East end 12" CMP culvert, N75°E, 116.73'

Found nail & cap, North side utility pole, S70°E, 79.63'

Center of section, Section 4, T5N, R1E, Liber 3, Page 228

Found Remon. bar & cap

Found nail & tag "Landmark", utility pole, S45°W, 36.8'

Found nail & tag "Rowe", utility pole, N45°E, 63.8'

Found nail, utility pole, N35°W, 47.8'

Found bar & cap #12018 in monument box, East, 5.78'

Southwest corner, Section 4, T5N, R1E, Liber 2, Page 139

Found Remon. bar & cap #24622, 11' West of centerline Laingsburg Rd.

Found nail & tag #12018, South side utility pole, West, 22.45'

Found nail & tag #24622, East side 4" Oak, N20°W, 39.90'

Found nail & tag "KEBS", Northeast side 12" Pine, S25°E, 73.69'

Top center of cable box, N85°W, 32.30'

South 1/4 corner, Section 4, T5N, R1E, Liber 2, Page 145

Found Remon. bar & cap #24622 in mon. box, 5.5' West of centerline Woodbury Rd.

Found nail & tag "Rowe Eng.", South side 12" Hickory, N70°W, 34.30'

Found nail & tag "KEBS", Top of guard rail post, East, 27.57'

Found nail & tag #24622, South side 4" Elm, S85°W, 39.36'

Found nail & tag "KEBS", Top of guard rail post, S30°E, 56.12'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

Erick R. Friestrom 12-30-2020

Erick R. Friestrom Date:
Professional Surveyor No. 53497



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