



LEGEND:

- EXISTING OVERHEAD WIRES
- EXISTING WIRE FARM FENCE
- EXISTING OIL/GAS
- EXISTING TELECOM/CABLE
- EXISTING UTILITY POLE
- MEASURED DISTANCE
- RECORD DISTANCE

DESCRIPTION:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Town 28 North, Range 8 West, Clearwater Township, Kalkaska County, Michigan described as follows:
 Commencing at the West 1/4 Corner of Section 12, Town 28 North, Range 8 West; thence South 89 degrees 18 minutes 14 seconds East, along the East-West 1/4 line of Section 12 and the centerline of Plum Valley Road (66 feet wide), 658.04 feet to the **Point of Beginning**; thence North 00 degrees 33 minutes 16 seconds East 1325.59 feet; thence South 89 degrees 17 minutes 26 seconds East, along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 12, 658.87 feet; thence South 00 degrees 33 minutes 16 seconds West, along the East line of the Southwest 1/4 of the Northwest 1/4 of Section 12, 1325.43 feet; thence North 89 degrees 18 minutes 14 seconds West, along the East-West 1/4 line of Section 12 and the centerline of Plum Valley Road (66 feet wide), 658.87 feet to the **Point of Beginning**. Subject to the rights of the public over the Southerly 33 feet thereof as occupied by Plum Valley Road. Contains 20.049 acres.

SCHEDULE B EXCEPTIONS:

- PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT, FILE NO. MI-291116 EFFECTIVE JULY 28, 2016 AT 8:00 A.M.
- Right of Way in favor of Consumers Power Company as recorded in Liber 71, page 47.
Above Right of Way does not encumber subject property (affects lands north and east of subject property). However, a Right of Way of unspecified width for the purpose of transmitting and distributing electricity and/or conducting a communication business granted to Consumers Power Company in Liber 71, Page 46 does encumber subject land as shown.
 - Right of Way Grant in favor of Atlas Gas & Oil Company, LLC, recorded February 11, 2008 in Instrument No. 3083590.
Easement is over a strip of land 20 feet wide, the location of which cannot be ascertained.
 - Easement in favor of Michigan Electric Transmission Company, LLC as recorded April 6, 2009 in Instrument No. 3089964.
Easement for telecommunication lines along south and east sides of subject land as shown. Easement will potentially merge with property upon acquisition.
 - Easement in favor of Michigan Electric Transmission Company, LLC as recorded January 28, 2009 in Instrument No. 3089032.
Easement for driveway along south and east sides of subject land as shown. Easement will potentially merge with property upon acquisition.

BASIS OF BEARINGS:

Bearings hereon are shown in relation to the Michigan State Plane Coordinate System, Central Zone, NAD83 (2011). Distances hereon were calculated utilizing a combined factor of 0.99987700723.

CERTIFICATION:

To: Michigan Electric Transmission Company
 Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 & 4 of Table A thereof. The fieldwork was completed on 10/11/2016.

Date of Plat or Map: 10/24/2016

McNeely & Lincoln Associates, Inc.



Michael R. Dwyer, P.S. No. 37274,
 President

SURVEY REFERENCES:

- Farrier Surveying Inc. Certificate of Survey, File No. 13012, dated October 3, 2012.
- Sheridan Surveying Co. ALTA/ACSM Land Title Survey, Job No. 2008.2977, dated January 22, 2009.
- McNeely & Lincoln Associates, Inc., Certified Survey, Job No. 8042.52, dated September 21, 2016.

WITNESSES TO CENTER OF SECTION 12:

- Center of Section 12, T. 28 N., R. 8 W. (L-4)
Found Mag Nail
- | | | |
|---------|---------|--|
| S 40° E | 53.89' | Set Mag Nail in SW Face of 9" Basswood |
| S 10° W | 35.85' | Top Corner of Angle Iron Fence Post |
| S 48° W | 47.50' | Found Double Headed Nail in W Face of 6" Wood Post |
| N 36° W | 84.33' | Set Mag Nail in NE Face of 4" Pine |
| N 55° E | 112.02' | Set Mag Nail in NW Face of 14" Pine |

FLOODPLAIN NOTE:

FEMA has not completed a study to determine flood hazard for the subject property. A flood map has not been published at this time.

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|--------------|--|
| DATE: | 10/24/16 |
| SUR. BY: | MS/MS/MS |
| DRWN BY: | SA |
| CHKD BY: | MD |
| FIELD BK: | 858 |
| CLIENT: | M.E.T.C. 27175 ENERGY WAY NOVI, MI 48377 |
| PROJECT NO.: | 8042.52 |
| FILE NAME: | 8042.52 ALTA.dwg |
| SHEET | 1 |
| OF | 1 |