

CERTIFICATE OF SURVEY

PARENT PARCEL (317) DESCRIPTIONS, AS-RECORDED (for reference)

(Parcel 1): Beginning at the East ¼ post of Section 27; thence North along the East section line 349.8 feet to a point which is the PLACE OF BEGINNING of this description; thence West parallel with the East and West 1/4 line 159.0 feet; thence North parallel with the East section line 137.5 feet; thence East parallel with the East and West ¼ line 159.0 feet to the East section line; thence South along the East section line 137.5 feet to the BEGINNING, Section 27, Town 2 South, Range 1 West, also known as Cooper (M-106), near US-12, Jackson, Michigan, having a frontage of 137 feet, more or less, on Cooper (M-106) and 126 feet, more or less in depth. Commonly known as 1650 Cooper Rd., Jackson, MI, 49201.

(Parcel 2): A parcel of land located in Section 27, Town 2 South, Range 1 West, Blackman Township, Jackson County, Michigan, described as: Beginning at the East 1/4 corner of said section, thence North along the East section line of said section 349.8 feet; thence parallel with the East-West 1/4 line of said section North 89 degrees 48' 20" West (previously recorded as West) 159.0 feet to the POINT OF BEGINNING; thence continuing North 89 degrees 48' 20" West (previously recorded as West) 237.0 feet; thence parallel with the East line of said section North 137.5 feet; thence parallel with the East-West line of said section South 89 degrees 48' 20" East 237.0 feet; thence parallel with the East line of said section South 137.5 feet to the POINT OF BEGINNING.

(Parcel 3): A parcel of land located in Section 27, Town 2 South, Range 1 West, Blackman Township, Jackson County, Michigan, described as: Beginning at the East 1/4 corner of said section; thence North along the East section line of said section 239.8 feet to the POINT OF BEGINNING; thence parallel with the East-West 1/4 line of said section North 89 degrees 48' 20" West (previously recorded as West) 396.0 feet; thence parallel with the East line of said section North 110.0 feet; thence parallel with the East-West line of said section South 89 degrees 48' 20" East 396.0 feet; thence along the East line of said section South 110.0 feet to the POINT OF BEGINNING. Commonly known as 1640 Cooper Rd., Jackson, MI 49201.

ACQUISITION PARCEL DESCRIPTION (MDOT Parcel 317, Control Section 38101)

A parcel of land in the Northeast 1/4 of Section 27, Blackman Township (Town 2 South, Range 1 West), Jackson County, Michigan, described as:

Commencing at the East 1/4 Corner of Section 27, Town 2 South, Range 1 West; thence along the east line of the Northeast 1/4 of said section, North 0°00'30" East, 239.78 feet to the POINT OF BEGINNING (said point being distant South 0°00'30" West, 2406.10 feet from the Northeast 1/4 of Section 27); thence leaving said section line, North 89°54'50" West, 80.00 feet to the west proposed relocated right-of-way of M-106 (Cooper Road), passing through a found iron & cap #21585 at 33.00 feet; thence along said proposed right-of-way, North 0°00'30" East, 247.48 feet to a set iron & cap #56048; thence leaving said proposed right-of-way, South 89°54'50" East, 80.00 feet to the east line of the Northeast 1/4 of Section 27; thence along said section line, South 0°00'30" West, 247.48 feet to the POINT OF BEGINNING, containing 0.455 acres, more or less.


Datum: State Plane Coordinates, Michigan South Zone (2113), NAD83, International Feet. Point of Commencement: N 280,349.79 E 13,113,290.29 (East 1/4 Section 27).

Average Combined Scale Factor: 0.999924806 (ground to grid). Rotation, recorded to grid: 0°06'30".

REMAINDER PARCEL DESCRIPTION (MDOT Parcel 317, Control Section 38101)

A parcel of land in the Northeast 1/4 of Section 27, Blackman Township (Town 2 South, Range 1 West), Jackson County, Michigan, described as:

Commencing at the East 1/4 of Section 27, Town 2 South, Range 1 West; thence along the east line of the Northeast 1/4 of said section, North 0°00'30" East, 239.78 feet to a point distant South 0°00'30" West, 2406.10 feet from the Northeast 1/4 of Section 27; thence leaving said section line, North 89°54'50" West, 80.00 feet to the proposed relocated west right-of-way of M-106 (Cooper Road), and the POINT OF BEGINNING, a set 1/2" iron & cap #56048 (passing through a found 1/2" iron & cap #21585 at 33.00 feet); thence along said proposed relocated right-of-way, North 0°00'30" East, 247.48 feet to a set 1/2" iron & cap #56048; thence leaving said proposed relocated right-of-way, North 89°54'50" West, 315.97 feet to a point 0.71 feet south of a found 1/2" iron & cap #21585; thence South 0°00'30" West, 247.48 feet to a point 0.44

FOR: 	
CS: 38101	JN: 120273B
ROUTE: I-94	DATE: May 2017
DRAWN BY: FY/BS	SHEET
CHECKED BY: AB	2 OF 3
PREPARED BY: Tetra Tech 7927 Nemco Way, Ste. 100 Brighton, MI 48116	

feet north of a found 3" Consumers Energy pipe; thence South 89°54'50" East, 315.97' to the POINT OF BEGINNING, containing 1.795 acres, more or less.

Datum: State Plane Coordinates, Michigan South Zone (2113), NAD83, International Feet. Point of Commencement: N 280,349.79 E 13,113,290.29 (East 1/4 Section 27).

Average Combined Scale Factor: 0.999924806 (ground to grid). Rotation, recorded to grid: 0°06'30".

Notes & References

1. This survey is based upon title commitment C23438 (Liberty Title Agency, Nov. 18, 2013). Parcel 317 consists of three tracts, separately described, and designated (by titlework) as Parcels 1, 2 & 3.
2. Fee simple interest lies, at the time of title commitment:
 - a. Hurand-Rosenbaum, a Michigan co-partnership (Parcel 1)
 - b. Hurand-Rosenbaum Cooper III (Parcel 2, Tax Code ending in 007)
 - c. Hurand-Rosenbaum Cooper I (Parcel 2 – Tax Code ending in 009)
3. Current parcel tax identification numbers are: 000-08-27-276-008-00 (Parcel 1), 000-08-27-276-007-00 (Parcel 2), and 000-08-27-26-009-00 (Parcel 2).
4. Property address: 1650 Cooper Rd., Jackson MI 49201 (Parcel 1); 1640 Cooper Rd., Jackson MI 49201 (Parcel 2).
5. Location and configuration of road rights-of-way were accepted from MDOT file D-115861_ROW.dgn (2/14/17).
6. Parcel 1 description is as-recorded, L. 1093, P. 579 (Quitclaim deed, 8/14/85). Parcel 2 description is as-recorded, L. 1654, P. 203 (Warranty deed, 4/5/01). Parcel 3 description is as-recorded, L. 1654, P. 202 (Warranty deed, 4/5/01).
7. The objective of this survey is to accurately define land intended for road acquisition. It does not guarantee that the remaining land is free from encroachments, title conflicts or encumbrances.
8. Metes & bounds courses were calculated based upon available section corner evidence and recorded descriptions. Recovered pins generally match configuration of described parcels, but are not called out in any recorded descriptions or surveys. Acceptance of pins by common use is moot; no distinct occupation lines exist.
9. Bearings are based on Grid North for State Plane Coordinates, Michigan South Zone (2113).
10. Coordinate system is State Plane Coordinates, Michigan South Zone (2113). Measured distances shown on this survey and expressed in the Acquisition and Remainder parcel descriptions are grid.
11. Average combined scale factor for the project is 0.999925283
12. Ground Distance = Grid Distance / Average Combined Scale Factor.
13. Coordinate system was established by GNSS rover and is referenced to the Jackson MDOT CORS tower.
14. Parcels are subject to rights-of-way, easements and restrictions of record, if any.
15. Station/offsets are from alignment file JN115862_Alignment_7-29-13_2d.dgn.

GOVERNMENT CORNER INFORMATION:

I-10, E Cor. Sec. 27, T.2S., R.1W

Found 4" dia. Cast iron monument & brass cap #18658

Witnesses:

N71°W 30.30' Nail & SSI tag south face utility pole

S80°W 126.00' northeast corner, metal building #1608

S15°W 105.27' top/centerline fire hydrant

S60°E 111.75' Northwest corner foundation party store

I-9, NE Cor. Sec. 27, T.2S., R.1W

Found 4" dia. Cast iron monument & brass cap #283

N20°W 118.44' Southeast corner foundation, house #2112


N50°E 112.86' Southwest corner foundation, house #2109

S88°E 81.25' Northwest corner foundation, house #2035

S65°W 67.89' Northeast corner foundation, house #2030

N45°E 53.84' 40d nail & washer, southeast side 39" maple

S50°E 112.89' Northwest corner foundation, house

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