

**LEGAL DESCRIPTION - (PER TITLE COMMITMENT NO. [REDACTED] TITLE GUARANTY COMPANY, EFFECTIVE DATE: JULY 24, 2011)**

Commencing at the Southwest 1/4 Section 15, Township 7 North, Range 8 East, Davison Township, Genesee County, Michigan; thence North 88°40'38" East, 192.26 feet; thence North 01°19'22" West, 33 feet for a PLACE OF BEGINNING of this parcel; thence North 01°19'22" West, 17.00 feet; thence North 14°48'48" East, 140.07 feet to the Westerly right of way line of M-15 as presently established; thence Northerly along such right of way line to a point thereof bisected by a line drawn parallel to and 490 feet Northerly of the South line of said section 15; thence South 88°40'38" West, 93.25 feet to the Easterly line of Griffin Road; thence South 01°24'52" East, 457.00 feet to the Northerly line of Lippincott Boulevard; thence North 88°40'38" East, 159.31 feet along the Northerly line Lippincott Boulevard to the PLACE OF BEGINNING.

DESCRIBED ON TAX ROLLS AS: All that part of South 490 feet of Southwest 1/4 lying West of Centerline of South State Road EXCEPT A parcel of land beginning North 88°33'55" East, 192.26 feet from Southwest corner of Section; thence North 01°26'05" West 50 feet; thence North 14°36'19" East, 140.07 feet; thence North 67°34'31" East, 60 feet; thence on curve to right chord South 22°25'29" East, 223.09 feet; thence South 88°33'55" West, 180 feet to place of beginning, Section 15, Township 7 North, Range 8 East.

AS SURVEYED: Part of the Southwest 1/4 of the Southwest 1/4 of Section 15, T7N-R8E, Davison Township, Genesee County, Michigan being more particularly described as: Commencing at the Southwest corner of said Section 15, thence along the south line of said Section 15, North 88°40'38" East, 192.26 feet; thence North 01°19'22" West, 33.00 feet the Northerly line of Lippincott Blvd (33 foot half width) and POINT OF BEGINNING; thence continuing North 01°19'22" West, 17.00 feet; thence North 14°48'48" East, 140.07 feet to the Westerly line of State Road (M-15) (120 feet wide); thence along said Westerly line 323.30 feet along a curve to the right which chord bears North 20°24'51" West, 323.23 feet and radius 4358.10 feet to a line drawn parallel to and 490 feet Northerly of the South line of said Section 15; thence along said line South 88°40'38" West, 93.25 feet to the Easterly line of Griffin Road (33 foot half width); thence South 01°24'52" East along said Easterly line of Griffin Road, 457.00 feet to the said Northerly line of Lippincott Boulevard; thence along said Northerly line, North 88°40'38" East, 159.31 feet to the POINT OF BEGINNING. Containing 1.62 acres of land and subject to easements and restrictions of record, if any.

NOTE: "AS-SURVEYED" legal description is same land contained in Schedule C of Title Commitment No. [REDACTED] 24, 2011 by STEWART TITLE GUARANTY COMPANY.

**SCHEDULE "B" - SECTION II EXCEPTIONS**

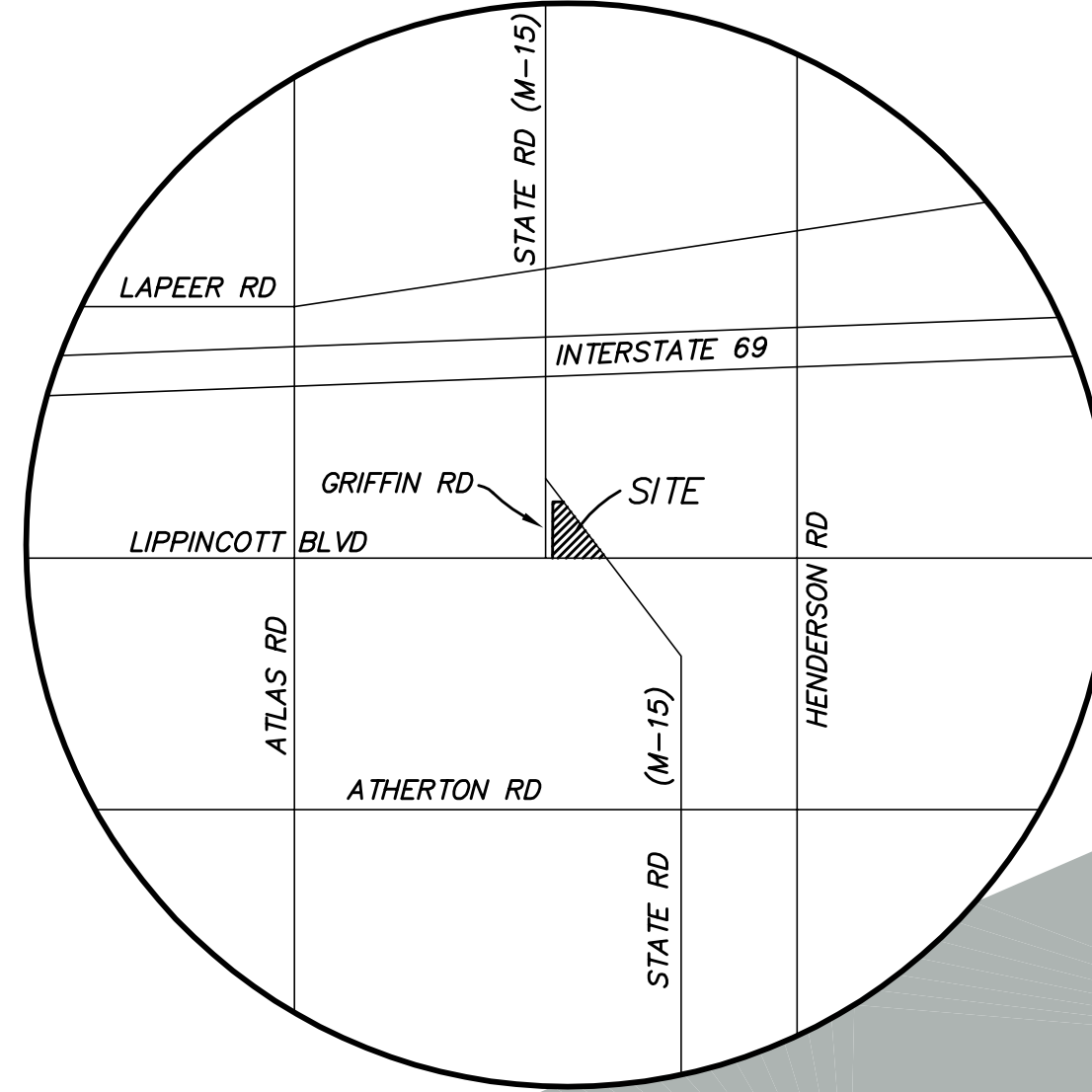
- 11 Subject to the rights of the public and of any governmental unit in any part thereof taken, deeded or used for street, road or highway purposes.
- 12 Right of Way granted to Consumers Power Company for public utilities as recited in instrument recorded in Liber 1043, Page(s) 423-424, Genesee County Records. AFFECTS SITE - SEE SKETCH
- 13 General Easement and Right of Way grant for Watermain to the Genesee County Drain Commissioner as recited in instrument recorded in Liber 3331, Page 23, Genesee County records. AFFECTS SITE - SEE SKETCH

**ZONING**

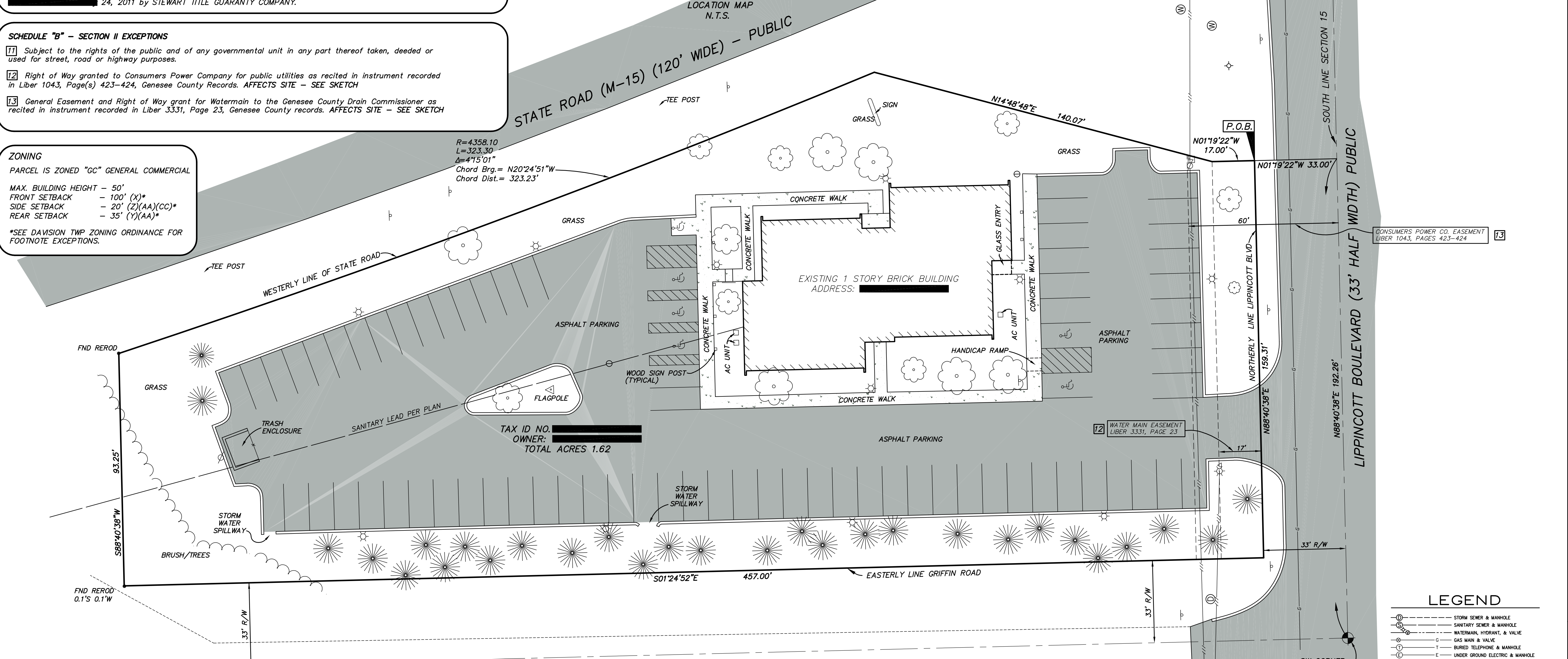
PARCEL IS ZONED "GC" GENERAL COMMERCIAL

- MAX. BUILDING HEIGHT - 50'
- FRONT SETBACK - 100' (X)\*
- SIDE SETBACK - 20' (Z)(AA)(CC)\*
- REAR SETBACK - 35' (Y)(AA)\*

\*SEE DAVISON TWP ZONING ORDINANCE FOR FOOTNOTE EXCEPTIONS.



**FLOOD ZONE NOTE**  
THE SITE IS LOCATED IN FLOOD ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEEVES FRIN 1% ANNUAL CHANCE FLOOD ACCORDING TO MAP NUMBER 26049C0219D WITH MAP EFFECTIVE DATE OF SEPTEMBER 25, 2009 BY THE FEDERAL EMERGENCY MAPPING AGENCY.



**SURVEYOR'S CERTIFICATE**  
To: [REDACTED]  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on September 9, 2011.  
GREG M. McARDLE  
Michigan Professional Land Surveyor No. 46678  
DATE

**LEGEND**

(M) - MEASURED	(R) - IRON RECORD
(R) - RECORDED	(F) - IRON FOUND
(C) - CALCULATED	(S) - MONUMENT SET
(S) - SEC. CORNER FOUND	(M) - MONUMENT FOUND

DATE: SEPTEMBER 8, 2011	CLIENT: [REDACTED]
REVISED DATE:	SECTION: 15
JOB NO: 201143	TOWNSHIP: DAVISON
FIELD: GMM/JDA	COUNTY: GENESSEE
OFFICE: GMM/JDA	
SHEET 1 OF 1	

ALTA/ACSM LAND TITLE SURVEY  
PART OF THE SOUTHWEST 1/4 OF SECTION 15, T7N, R8E  
DAVISON TOWNSHIP, GENESSEE COUNTY, MICHIGAN

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