

ALTA/NSPS LAND TITLE SURVEY OF:  
 11635, 11643 & V/L S SAGINAW STREET &  
 V/L BUSH AVE & 11610 HAZEL AVE & V/L HAZEL AVE  
 GRAND BLANC, MI 48439

PART OF THE NORTHWEST 1/4 OF SECTION 15, T6N-R7E,  
 CITY OF GRAND BLANC, GENESEE COUNTY, MICHIGAN

**LEGAL DESCRIPTIONS PROVIDED:**

(PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 24-91565-7, DATED JANUARY 12, 2024 AT 8:00 AM)

THE LAND IS DESCRIBED AS FOLLOWS:

**PROPERTY 1:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 34, GENESEE COUNTY RECORDS.

**PROPERTY 2:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, AND 5, MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 34, GENESEE COUNTY RECORDS.

**PROPERTY 3:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST 198 FEET IN EVEN WIDTH OF THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF LOT 19, MAPLEGROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15, PAGE 34 OF PLATS, GENESEE COUNTY RECORDS; THENCE SOUTH 48 DEGREES 52 MINUTES WEST TO THE CENTERLINE OF SAGINAW STREET; THENCE NORTH 39 DEGREES 39 MINUTES WEST ALONG SAID CENTERLINE 101.82 FEET; THENCE NORTH 48 DEGREES 44 MINUTES EAST, 428.50 FEET TO THE WEST LINE OF SAID PLAT; THENCE SOUTH 38 DEGREES 53 MINUTES EAST ALONG SAID WEST LINE TO THE PLACE OF BEGINNING; SECTION 15, TOWNSHIP 6 NORTH, RANGE 7 EAST. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

**PROPERTY 4:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 34, GENESEE COUNTY RECORDS.

**PROPERTY 5:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12, OF MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 34, GENESEE COUNTY RECORDS.

**PROPERTY 6:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13, OF MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 34, GENESEE COUNTY RECORDS.

**PROPERTY 7:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 19 AND 20, OF MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 34, GENESEE COUNTY RECORDS.

**PROPERTY 8:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

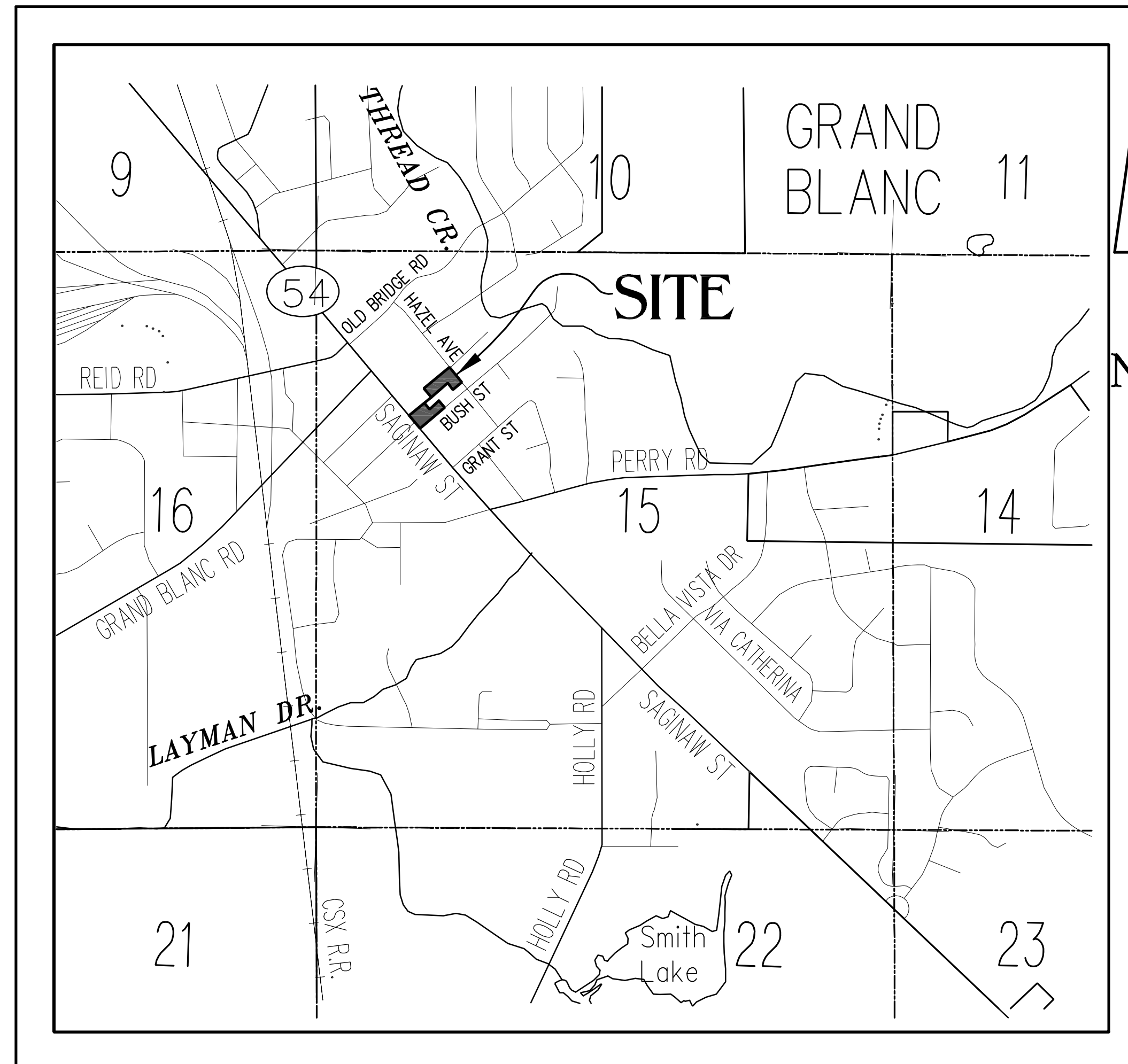
LOTS 21 AND 22, OF MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 15, PAGE 34, GENESEE COUNTY RECORDS, AND A PARCEL OF LAND BEGINNING NORTH 38 DEGREES 53 MINUTES WEST, 101.67 FEET FROM THE SOUTHWEST CORNER OF LOT 19 OF MAPLEGROVE SUBDIVISION; THENCE NORTH 38 DEGREES 53 MINUTES WEST, 101.67 FEET; THENCE SOUTH 58 DEGREES 32 MINUTES WEST 138.5 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES EAST, 101.67 FEET; THENCE NORTH 58 DEGREES 32 MINUTES EAST, 138.5 FEET TO THE PLACE OF BEGINNING AND BEING IN SECTION 15, TOWNSHIP 6 NORTH, RANGE 7 EAST.

**LEGAL DESCRIPTION OF PARCEL 8 (AS SURVEYED):**

**PROPERTY 8 (PARCEL 8):**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF GRAND BLANC, COUNTY OF GENESEE, AND STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 21 AND 22, OF MAPLEGROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 15, PAGE 34, GENESEE COUNTY RECORDS, AND A PARCEL OF LAND BEGINNING NORTH 38 DEGREES 56 MINUTES 02 SECONDS WEST (PREVIOUSLY RECORDED AS NORTH 38 DEGREES 53 MINUTES WEST), 101.67 FEET FROM THE SOUTHWEST CORNER OF LOT 19 OF MAPLEGROVE SUBDIVISION; THENCE NORTH 38 DEGREES 56 MINUTES 02 SECONDS WEST (PREVIOUSLY RECORDED AS NORTH 38 DEGREES 53 MINUTES WEST), 101.67 FEET; THENCE SOUTH 48 DEGREES 53 MINUTES 38 SECONDS WEST (PREVIOUSLY RECORDED AS SOUTH 58 DEGREES 32 MINUTES WEST), 138.5 FEET; THENCE SOUTH 38 DEGREES 56 MINUTES 02 SECONDS EAST (PREVIOUSLY RECORDED AS SOUTH 38 DEGREES 53 MINUTES EAST), 101.67 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 38 SECONDS EAST (PREVIOUSLY RECORDED AS NORTH 58 DEGREES 32 MINUTES EAST), 138.5 FEET TO THE PLACE OF BEGINNING AND BEING IN SECTION 15, TOWNSHIP 6 NORTH, RANGE 7 EAST.



LOCATION MAP

**SCHEDULE B – SECTION II EXCEPTIONS**

(PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 24-91565-7, DATED JANUARY 12, 2024 AT 8:00 AM)

- 9 RIGHTS OF OTHERS OVER THAT PORTION OF THE LAND USED AS INGRESS AND EGRESS TO OTHER LANDS, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 434, PAGE 85 AND AS AMENDED IN QUIT CLAIM DEED RECORDED IN LIBER 1501 PAGE 157 AND IN CORPORATION WARRANTY DEED RECORDED IN LIBER 1501 PAGE 127 AND THE TERMS AND CONDITIONS CONTAINED THEREIN. (AS TO PARCEL 3). AFFECTS PARCEL 3 OF SUBJECT PROPERTY, AS SHOWN ON SURVEY AND NOT CLEAR RECOMMEND ATTORNEY OPINION.
- 10 EASEMENT GRANTED TO CONSUMERS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1233 PAGE 580. (AS TO PARCEL 3) AFFECTS PARCEL 3 OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- 11 EASEMENT GRANTED TO GENESEE COUNTY DRAIN COMMISSIONER, DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2018 PAGE 40. (AS TO PARCELS 3 AND 8) AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
- 12 TERMS, COVENANTS AND CONDITIONS AS SET FORTH IN DECLARATION OF TAKING PURSUANT TO MCLA SECTION 213.55 RECORDED IN LIBER 2318 PAGE 411 AND CONSENT JUDGMENT RECORDED IN LIBER 2323 PAGE 363. (AS TO PARCEL 3). AFFECTS PARCEL 3 OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- 13 ANY RIGHTS, TITLE, INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS. (AS TO PARCEL 3) AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- 15 INTEREST OF WESTERN TITLE AGENCY INC., A NEVADA CORPORATION, TRUSTEE UNDER AGREEMENT DATED JULY 11, 1985 WITH ECHO BAY LEASING CO., INC., A NEVADA CORPORATION, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2237 PAGE 104. (AS TO PARCEL 3) AFFECTS PARCEL 3 OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- 16 EASEMENT GRANTED TO CONSUMERS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1182, PAGE 342. (AS TO PARCEL 8) AFFECTS PARCEL 8 OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- 17 EASEMENT GRANTED TO GENESEE COUNTY, DISCLOSED BY GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR SANITARY SEWER CONSTRUCTION AND MAINTENANCE RECORDED IN INSTRUMENT NO. 200302110020461 AND IN INSTRUMENT NO. 200302110020463 (AS TO PARCELS 7 AND 8) AFFECTS PARCELS 10 & 11 OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.

**SURVEYOR NOTES:**

1. DATE OF LAST FIELD WORK: JANUARY 18, 2024.
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE VISIBLE IMPROVEMENTS SHOWN.
3. THE SUBJECT PROPERTY IS IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26049C0317D, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
4. REFERENCES – A SURVEY DONE BY MERIDIAN, JOB NO. 2019151, DATED 12-11-2019. MDOT RIGHT OF WAY MAP, FILE 25-R-2, SHEET NO 81.
5. BEARINGS SHOWN HEREON ARE BASED ON "MAPLEGROVE SUBDIVISION, AS RECORDED IN LIBER 15, PAGE 34, GENESEE COUNTY RECORDS.
6. THE CITY OF GRAND BLANC HAS VACATED THE ALLEY BOUNDED ON 4 SIDES BY LOTS 3, 4, 5 AND LOT 11 DESCRIBED IN RESOLUTION NO. 12-1206 IN INSTRUMENT NO. 202401050000788.

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY TO (i) BRICADA, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, (ii) WOD INVESTMENTS, LLC, ARIZONA LIMITED LIABILITY COMPANY, (iii) FIRST AMERICAN TITLE INSURANCE COMPANY, AND (iii) CISLO TITLE COMPANY, COMMITMENT NO. 24-91565-7, EFFECTIVE DATE OF JANUARY 12, 2024 @ 8:00 AM.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, AND 4, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 18, 2024.

DATE OF PLAT OR MAP: **JANUARY 26, 2024**

JASON P. WHITE, P.S. NO. 55012



ELSE JOBS 24-105/BRICADA/11635 S. SAGINAW/GRAND BLANC/ALTA/DIG

SCALE: NONE	PREPARED FOR: <b>BRICADA, LLC</b> C/O WILSON LAHOUD 8273 S. SAGINAW STREET, STE A GRAND BLANC, MI 48439	PART OF THE NORTHWEST 1/4 SECTION 15, T6N-R7E CITY OF GRAND BLANC, GENESEE CO, MI	<b>F&amp;E</b> Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM	ALTA/NSPS LAND TITLE SURVEY OF: 11635, 11643 & V/L S SAGINAW STREET & V/L BUSH AVE & 11610 HAZEL AVE & V/L HAZEL AVE, GRAND BLANC, MI 48439	REVISIONS	DRN. BY: J.R.B.	D.S.S. J.P.W.	01.26.2024	SHEET NO: <b>1 of 2</b>
JOB NO. 24-105					CHK'D BY: J.P.W.				
					APPR BY: J.P.W.				

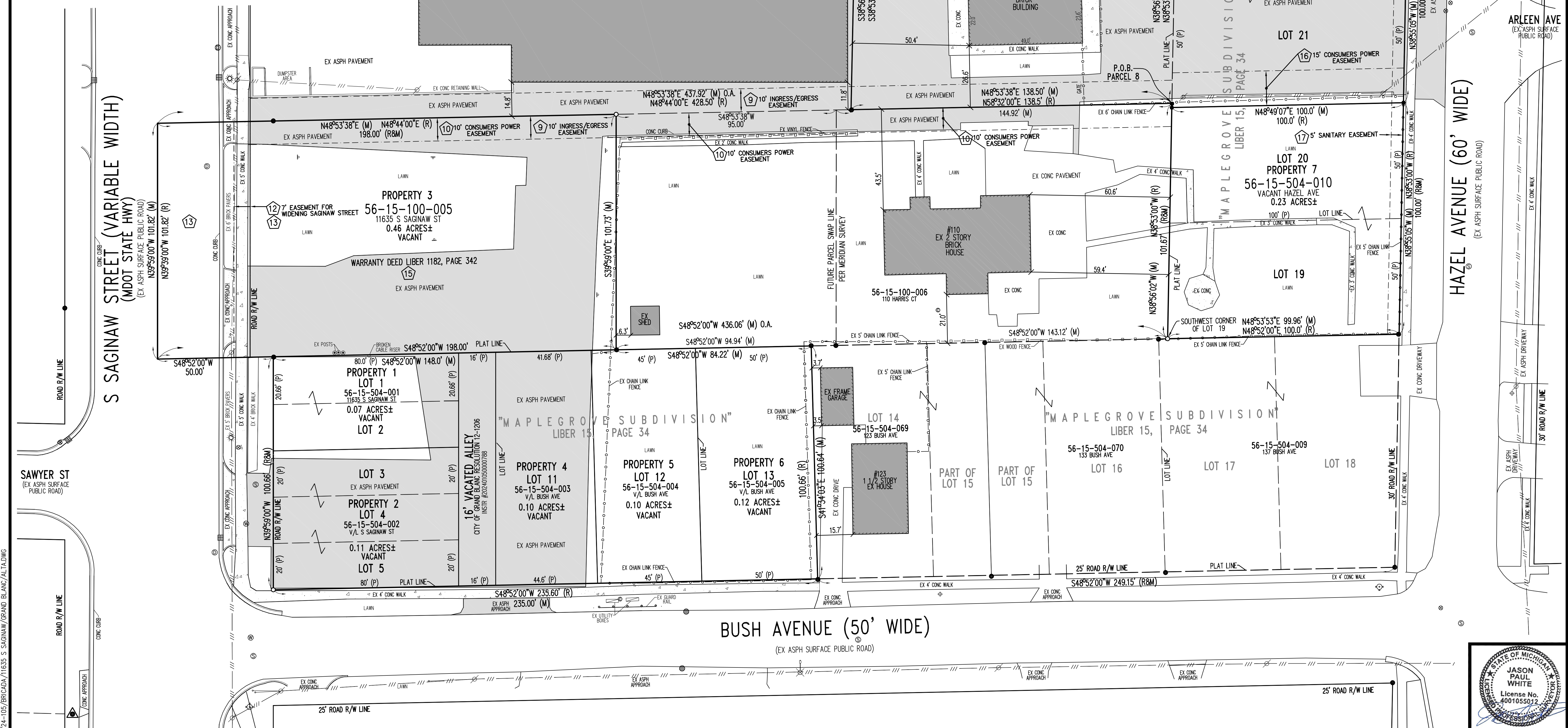
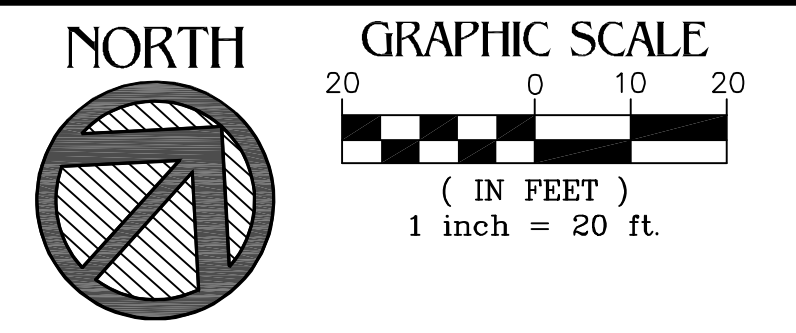


**LEGEND**

- SET IRON #55012
- FOUND IRON
- FOUND CONCRETE MONUMENT
- ⊕ FOUND "X" IN CONCRETE
- ⊖ MEASURED
- Ⓜ RECORDED
- Ⓟ PLATTED
- Ⓡ FOUND
- Ⓢ EX UTILITY POLE W/GUY WIRE
- Ⓣ EX UTILITY POLE W/LIGHT
- Ⓤ EX LIGHT POLE
- Ⓥ EX OVERHEAD POWERLINES
- Ⓦ EX UTILITY PEDESTAL
- Ⓧ EX ROAD SIGN
- Ⓨ EX MAILBOX
- Ⓩ EX STORM MANHOLE/CATCHBAIN
- ⓐ EX SANITARY MANHOLE
- ⓑ EX SANITARY CLEANOUT
- ⓓ EX FIRE HYDRANT
- ⓔ EX WATER MANHOLE
- ⓕ EX GATEVALVE
- ⓖ EXISTING
- ⓗ BACK TO BACK
- Ⓢ EDGE TO EDGE
- Ⓣ ASPHALT
- Ⓤ CONCRETE
- Ⓥ RIGHT OF WAY
- Ⓦ O.A.
- Ⓧ EX BUILDING AREA
- Ⓨ EX PAVEMENT AREAS
- Ⓩ EX CONC AREAS
- ⓐ SCHEDULE B - ITEM NO
- ⓑ P.O.B.
- ⓓ POINT OF BEGINNING

**ALTA/NSPS LAND TITLE SURVEY OF:  
11635, 11643 & V/L S SAGINAW STREET &  
V/L BUSH AVE & 11610 HAZEL AVE & V/L HAZEL AVE  
GRAND BLANC, MI 48439**

PART OF THE NORTHWEST 1/4 OF SECTION 15, T6N-R7E,  
CITY OF GRAND BLANC, GENESEE COUNTY, MICHIGAN

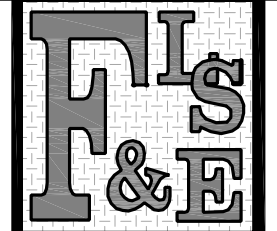


ELSE JOBS 24-105 BRICADA/11635 S SAGINAW/GRAND BLANC/ALTA/ND

SCALE: 1" = 20'  
JOB NO. 24-105

PREPARED FOR:  
**BRICADA, LLC**  
C/O WILSON LAHOUD  
8273 S. SAGINAW STREET, STE A  
GRAND BLANC, MI 48439

PART OF THE NORTHWEST 1/4  
SECTION 15, T6N-R7E  
CITY OF GRAND BLANC, GENESEE CO, MI



**Fenton Land Surveying & Engineering, Inc**  
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430  
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

ALTA/NSPS LAND TITLE SURVEY OF:  
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CITY OF GRAND BLANC, MI 48439

REVISIONS	DRN. BY:	D.S.S.	01.26.2024	SHEET NO:
	DSN BY:	J.R.B.	"	2 of 2
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

