

PARENT TRACT DESCRIPTION FURNISHED BY CLIENT:

From Title Commitment No. 501449 by Old Republic National Title Insurance Company Dated November 09, 2021

Land situated in the Township of Alpena, County of Alpena, State of Michigan:

The Southwest 1/4 of the Southwest 1/4 of Section 20, T31N, R8E, EXCEPT the Westerly 536 feet thereof.


ALSO EXCEPT Lot 3 of Crittenden Court, described as: Commencing at the Southwest corner of said Section 20, T31N,R8E; thence N01°37'22"W, 75.25 feet along the West line of said Section to the Northerly 150 foot right of way line of Highway M-32; thence N89°45'02"E 1293.78 feet along said Northerly 150 foot right of way line of M-32 to the East Line of the Southwest 1/4 of the Southwest 1/4 of said Section 20; thence N01°34'25"E 263.97 feet along said East line to the Point of Beginning of Lot 3; thence S89°45'09"W 378.97 feet to the centerline of a 66 foot wide Ingress, Egress and Utility Easement; thence N01°35'34"W 200 feet along said centerline; thence N89°45'09"E 379.04 feet to the East line of the Southwest 1/4 of the Southwest 1/4; thence S01°34'25"E 200 feet along said East line of the Southwest 1/4 of the Southwest 1/4 to the Point of Beginning. TOGETHER WITH AND SUBJECT TO Ingress/Egress Utility Easement as described in Huron Engineering Survey dated 12/15/2015, W.O. No. 15112.

ALSO EXCEPT LOT 4 of Crittenden Court, described as: Commencing at the Southwest corner of said Section 20, T31N, R8E; thence N01°37'22"W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot right of way line of Highway M-32; thence North 89°45'02"E 1293.76 feet along the Northerly 150 foot right of way line of M-32 to the East line of the Southwest 1/4 of the Southwest 1/4; thence N01°34'25"E 463.97 feet along the East line to the Point of Beginning of Lot 4; thence S89°45'09"W 379.04 feet to the centerline of a 66 foot wide Ingress, Egress and Utility Easement; thence N01°35'34"W 200 feet along said centerline; thence N89°45'09"E 379.11 feet to the East line of the Southwest 1/4 of the Southwest 1/4; thence S01°34'25"E 200 feet along said East line of the Southwest 1/4 of the Southwest 1/4 to the Point of Beginning. TOGETHER WITH AND SUBJECT TO 66 foot wide Ingress, Egress & Utility Easement as described in Huron Engineering Survey dated 12/15/2015, W.O. No. 15112.

ALSO EXCEPT LOT 5 of Crittenden Court, described as: Commencing at the Southwest corner of said Section 20, T31N, R8E; thence N01°37'22"W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot right of way line of Highway M-32; thence North 89°45'02"E 1293.76 feet along the Northerly 150 foot right of way line of M-32 to the East line of the Southwest 1/4 of the Southwest 1/4; thence N01°34'25"E 663.97 feet along said East line to the Point of Beginning of Lot 5; thence S89°45'09"W 379 feet more or less to the centerline of a 66 foot wide Ingress, Egress & Utility Easement; thence N01°35'34"W 200 feet along said Centerline; thence N89°45'09"E 379 feet more or less to the East line of the Southwest 1/4 of the Southwest 1/4; thence S01°34'25"E 200 feet along said East line of the Southwest 1/4 of the Southwest 1/4 to the Point of Beginning

SURVEYOR'S CERTIFICATION

I, Daniel T. Kibbe a Licensed Professional Surveyor in the State of Michigan, Hereby Certify to B & B Developers, LLC that I have surveyed the parcel(s) of land described hereon; and that I have complied with the requirements of Section No. 3, Act No. 132, P.A. 1970 as amended.


Licensed Professional Surveyor No. 4001037278

PROPRIETOR, PLEASE NOTE:

If this survey was made for the purpose of describing the parcel for conveyance of title, you are required by the above Acts to furnish a certified copy of this document and to record the same with the Register of Deeds at the time of recording of the conveyance of title.



Survey for: B & B Developers, LLC

Address: 8710 W. Long Lake Road

Alpena, MI 49707

At Request of: Brock Johnson

Project No.: 20.113 Date: 03/30/2022

SHEET 02 OF 05
CERTIFICATE OF SURVEY

HURON
ENGINEERING & SURVEYING, INC.

3205 US-23 SOUTH
ALPENA, MI 49707
PH: (989) 356-6375

DESCRIPTION FOR THIS SURVEY:

Based Upon Preliminary Plat of Crittenden Court Subdivision by D. R. MacNEILL & Associates, dated June 1998. Also on Previous Survey By Huron Engineering and Surveying, Inc., dated 12-15-2022.

LOT 1

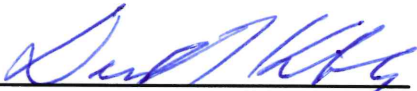
A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 1293.78 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the record East line of the SW 1/4 of the SW 1/4 to the Point of Beginning of Lot 1; thence S 89°45'02" W 189.44 feet along the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 01°34'59" W 263.98 feet; thence N 89°45'09" E 189.49 feet to said East line of the SW 1/4 of the SW 1/4; thence S 01°34'25" E 263.97 feet along said East line of the SW 1/4 of the SW 1/4 to the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning of Lot 1. Containing 1.14 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement Also Subject to easements, restrictions and reservations of record, if any.

LOT 2

A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 1293.78 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the record East line of the SW 1/4 of the SW 1/4; thence S 89°45'02" W 189.44 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning of Lot 2; thence continuing S 89°45'02" W 189.44 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the centerline of a 66 foot wide ingress, egress and utility easement; thence N 01°34'34" W 264.00 feet along said centerline; thence N 89°45'09" E 189.49 feet; thence S 01°34'59" E 263.98 feet to the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning of Lot 2. Containing 1.14 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement. Also Subject to easements, restrictions and reservations of record, if any.

SURVEYOR'S CERTIFICATION

I, Daniel T. Kibbe a Licensed Professional Surveyor in the State of Michigan, Hereby Certify to B & B Developers, LLC that I have surveyed the parcel(s) of land described hereon; and that I have complied with the requirements of Section No. 3, Act No. 132, P.A. 1970 as amended.


Licensed Professional Surveyor No. 4001037278

PROPRIETOR, PLEASE NOTE:

If this survey was made for the purpose of describing the parcel for conveyance of title, you are required by the above Acts to furnish a certified copy of this document and to record the same with the Register of Deeds at the time of recording of the conveyance of title.



Survey for: B & B Developers, LLC
Address: 8710 W. Long Lake Road
Alpena, MI 49707
At Request of: Brock Johnson
Project No.: 20.113 Date: 03/30/2022

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CERTIFICATE OF SURVEY

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3205 US-23 SOUTH
ALPENA, MI 49707
PH: (989) 356-6375

DESCRIPTION FOR THIS SURVEY:

Based Upon Preliminary Plat of Crittenden Court Subdivision by D. R. MacNEILL & Associates, dated June 1998. Also on Previous Survey By Huron Engineering and Surveying, Inc., dated 12-15-2022.

LOT 6

A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 1293.78 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the record East line of the SW 1/4 of the SW 1/4; thence N 01°34'25" W 863.97 feet along said East line to Point of Beginning Lot 6; thence S 89°45'09" W 379.18 feet to the centerline of a 66 foot wide ingress, egress and utility easement; thence N 01°35'34" W 171.58 feet along said centerline to the center of a cul-de-sac having a radius of 75.00 feet to the Point of Ending of a 66 foot wide ingress, egress and utility easement; thence continuing N 01°35'34" W 233.39 feet to the record North line of the SW 1/4 of the SW 1/4; thence N 88°31'33" E 379.22 feet along said North line of the SW 1/4 of the SW 1/4 to said East line of the SW 1/4 of the SW 1/4; thence S 01°34'25" E 413.08 feet along said East line of the SW 1/4 of the SW 1/4 to the Point of Beginning Lot 6. Containing 3.56 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement. Also Subject to easements, restrictions and reservations of record, if any.

LOT 7


A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 536.00 feet along the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 01°36'45" W 1260.85 feet to the record North line of the SW 1/4 of the SW 1/4 to the Point of Beginning of Lot 7; thence N 88°31'33" E 379.21 feet along said North line of the SW 1/4 of the SW 1/4; thence S 01°35'34" E 233.39 feet to the center of a cul-de-sac having a radius of 75.00 feet and the Point of Ending of a 66 foot wide ingress, egress and utility easement; thence continuing S 01°35'34" E 171.58 feet along the centerline of a 66 foot wide ingress, egress and utility easement; thence S 89°45'09" W 379.18 feet; thence N 01°36'45" E 396.85 feet to the record North line of the SW 1/4 of the SW 1/4 to the Point of Beginning of Lot 7. Containing 3.49 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement. Also Subject to easements, restrictions and reservations of record, if any.

LOT 8

A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 536.00 feet along the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 01°36'45" W 864.00 feet to the Point of Beginning of Lot 8; thence N 89°45'09" E 379.18 feet to the centerline of a 66 foot wide ingress, egress and utility easement; thence S 01°35'34" E 200.00 feet along said centerline; thence S 89°45'09" W 379.11 feet; thence N 01°36'45" W 200.00 feet to the Point of Beginning of Lot 8. Containing 1.74 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement. Also Subject to easements, restrictions and reservations of record, if any.

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LOT 9

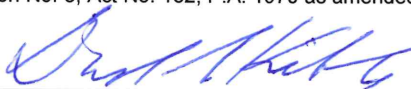
A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 536.00 feet along the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 01°36'45" W 664.00 feet to the Point of Beginning of Lot 9; thence N 89°45'09" E 379.11 feet to the centerline of a 66 foot wide ingress, egress and utility easement; thence S 01°35'34" E 300.00 feet along said centerline; thence S 89°45'09" W 379.01 feet; thence N 01°36'45" W 300.00 feet to the Point of Beginning of Lot 9. Containing 2.60 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement. Also Subject to easements, restrictions and reservations of record, if any.

LOT 10

A Part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 536.00 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning of Lot 10; thence N 01°36'45" W 364.00 feet; thence N 89°45'09" E 379.01 feet to the centerline of a 66 foot wide ingress, egress and utility easement; thence S 01°35'34" E 364.00 feet along said centerline to the Northerly 150 foot Right-of-Way line of Highway M-32; thence S 89°45'02" W 378.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning of Lot 10. Containing 3.16 Acres, more or less. Together with and subject to a 66 foot wide ingress, egress and utility easement, lying 33 feet left and right of and adjacent to the centerline described as follows: A part of the SW 1/4 of the SW 1/4 of Section 20, T31N, R8E, Alpena Township, Alpena County, Michigan, Commencing at the Southwest Corner of said Section 20, T31N, R8E; thence N 01°37'22" W 75.25 feet along the West line of said Section 20 to the Northerly 150 foot Right-of-Way line of Highway M-32; thence N 89°45'02" E 914.89 feet along the Northerly 150 foot Right-of-Way line of Highway M-32 to the Point of Beginning; thence N 01°35'34" W 1035.58 feet to the center of a cul-de-sac having a radius of 75.00 feet being the Point of Ending for said easement. Also Subject to easements, restrictions and reservations of record, if any.

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