

SCHEDULE A - LEGAL DESCRIPTION

Land situated in the Township of Pentland, County of Luce, Michigan

Parcel A (Lot 3 in Luce County Industrial Park):

Part of the Northeast 1/4, Section 1, Town 45 North, Range 10 West more particularly described as commencing at the Northeast corner of said Section 1; thence North 89°43'18" West along the North line of said Section 1 a distance of 1057.24 feet; thence South 00°46'06" West along the West right-of-way line of County Road 392 a distance of 453.68 feet; thence Southerly along said right-of-way line 62.52 feet along the arc of a curve to the left, said curve has a radius of 742.02 feet, a delta angle of 04°49'39", and a long chord which bears South 01°38'44" East 62.50 feet to the Point of Beginning; thence continuing Southeasterly along said right-of-way line 66.57 feet along the arc of a curve to the left, said curve has a radius of 742.02 feet, a delta angle of 05°08'24", and a long chord which bears South 06°37'45" East 66.54 feet; thence North 89°43'18" West 284.75 feet; thence South 22°25'45" West 617.05 feet to the Southwesterly line of a 30-foot wide railroad easement; thence Northwesterly along said Southwesterly easement line 738.58 feet along the arc of a curve to the right, said curve has a radius of 834.18 feet, a delta angle of 50°43'45.6", and a long chord which bears North 26°35'03" West 714.69 feet; thence South 89°43'18" East 832.34 feet to the Point of Beginning.

Parcel B (Lot 4 in Luce County Industrial Park):

Part of the Northeast 1/4, Section 1, Town 45 North, Range 10 West more particularly described as commencing at the Northeast corner of said Section 1; thence North 89°43'18" West along the North line of said Section 1 a distance of 1057.24 feet; thence South 00°46'06" West along the West right-of-way line of County Road 392 a distance of 453.68 feet; thence Southerly along said right-of-way line 129.09 feet along the arc of a curve to the left, said curve has a radius of 742.02 feet, a delta angle of 09°58'02.9", and a long chord which bears South 04°25'55" East 128.92 feet to the Point of Beginning; thence continuing Southeasterly along said right-of-way line 98.75 feet along the arc of a curve to the left, said curve has a radius of 742.02 feet, a delta angle of 07°37'31.1", and a long chord which bears South 13°00'42" East 98.68 feet; thence South 16°49'29" East along said right-of-way line 127.36 feet; thence Southerly along said right-of-way line 151.32 feet along the arc of a curve to the right, said curve has a radius of 700.36 feet, a delta angle of 12°22'46.6", and a long chord which bears South 10°38'06" East 151.03 feet; thence North 77°58'46" West 492.04 feet; thence North 22°25'45" East 287.12 feet; thence South 89°43'18" East 284.75 feet to the Point of Beginning.

Parcel C (Lot 5 in Luce County Industrial Park):

Part of the Northeast 1/4, Section 1, Town 45 North, Range 10 West described as follows: Commencing at the Northeast corner of said Section 1; thence North 89°43'18" West 98.24 feet along the North line of said Section 1; thence South 00°46'06" West 76.91 feet to a curve on the Southerly abandoned highway right-of-way and the Easterly right-of-way line of Industrial Park Road which is the Point of Beginning; thence continuing South 00°46'06" West 377.37 feet along the Easterly right-of-way line to a curve; thence 206.34 feet along the Easterly right-of-way line on a curve to the left having a delta angle of 17°35'36", a radius of 672.00 feet and a long chord bearing South 08°01'11" East 205.53 feet; thence South 16°49'29" East 127.36 feet along the Easterly right-of-way line on a curve to the right having a delta angle of 12°48'11", a radius of 770.37 feet and a long chord bearing South 10°25'23" East 171.79 feet; thence South 89°43'18" East 805.70 feet to a curve on the Southerly abandoned highway right-of-way line, thence 1364.10 feet along the Southerly abandoned highway right-of-way line on a curve to the left having a delta angle of 80°50'47", a radius of 966.74 feet and a long chord bearing North 45°41'58" West 1253.72 feet to the Point of Beginning.

EXCEPTING THEREFROM the Dry Kiln being part of the Northeast 1/4 of the Northeast 1/4, Section 1, Town 45 North, Range 10 West, described as follows: Commencing at the Northeast corner of said Section 1; thence North 89°43'18" West 200.00 feet to the Point of Beginning; thence continuing South 00°46'06" West 140 feet; thence North 00°46'06" West 250 feet; thence North 00°46'06" West 140 feet to the Point of Beginning of this exception.

Parcel D (Lot 23 in Luce County Industrial Park):

Part of the East 1/2 of the Northeast 1/4, Section 1, Town 45 North, Range 10 West, more particularly described as Commencing at the East 1/4 corner of said Section 1; thence North 00°39'12" East along the East line of said Section 1 a distance of 892.37 feet; thence North 89°43'18" West along the North right-of-way line of County Road 392 a distance of 913.76 feet to the East right-of-way line of County Road 392; thence North 02°43'34" West along said right-of-way 291.77 feet; thence continuing Northwesterly along said right-of-way line 110.26 feet along the arc of a curve to the right, said curve has a radius of 535.77 feet, a delta angle of 11°47'30" and a long chord which bears North 03°10'11" East 110.07 feet; thence North 09°02'56" East along said right-of-way line 28.69 feet to the Southerly line of a 30-foot wide railroad spur right-of-way and the Point of Beginning; thence continuing North 09°03'58" East along said East right-of-way line 207.33 feet; thence Southerly along said East right-of-way line 175.97 feet along the arc of a curve to the left, said curve has a radius of 770.36 feet, a delta angle of 13°05'16" and a chord which bears North 02°31'19" East 175.59 feet; thence South 89°43'18" East 395.86 feet; thence South 00°39'12" West 348.74 feet to the Southerly line of a 30-foot wide railroad spur easement; thence Northwesterly along said South 190.98 feet along the arc of a curve to the right, said curve has a radius of 571.54 feet, a delta angle of 19°08'45" and a chord which bears South 04°22'20" West 190.10 feet; thence North 89°43'18" West along said South 244.67 feet to the Point of Beginning.

Parcel E (Parcel Northeast of Lot 25 in Luce County Industrial Park):

Part of the Northeast 1/4 of the Northeast 1/4, Section 1, Town 45 North, Range 10 West more particularly described as commencing at the Northeast corner of said Section 1; thence North 89°43'18" West along the North line of said Section 1 a distance of 987.24 feet; thence South 00°46'06" West 75.00 feet to the South right-of-way line of Campbell Road and the Point of Beginning; thence South 89°43'18" East parallel with and 75.0 feet South of the North line of said Section 1 a distance of 912.39 feet; thence South 00°39'12" West parallel with and 75.0 feet West of the East line of said Section 1 a distance of 673.18 feet; thence North 89°43'18" West 5.17 feet to the Southwesterly abandoned highway right-of-way line (also known as the Northeasterly line of the unrecorded Luce County Industrial Park Plat); thence Northwesterly along said abandoned right-of-way line (and Lot line) a distance of 1364.10 feet along the arc of a curve to the left, said curve has a radius of 966.74 feet, a delta angle of 80°50'47" and a long chord, which bears North 45°41'59" West 1253.72 feet; thence North 00°46'06" East 1.91 feet to the Point of Beginning.

Parcel F (Kiln parcel):

Part of the Northeast 1/4 of the Northeast 1/4, Section 1, Town 45 North, Range 10 West, described as commencing at the Northeast corner of said Section 1; thence North 89°43'18" West 692.00 feet along the North line of said Section 1; thence South 00°16'42" West 200.00 feet to the Point of Beginning; thence continuing South 00°16'42" West 140 feet; thence South 89°43'18" East 250 feet; thence North 00°16'42" East 140 feet; thence North 89°43'18" West 250 feet to the Point of Beginning.

UTILITY CONTACTS

UTILITY LOCATION NOTE

COMMUNICATIONS
 AT&T (FORMERLY SBC)
 Linda Donnieuk
 ld2154@att.com
 248-456-8256
 54 N. Mill St., 4th floor
 Pontiac, MI 48342

COMMUNICATIONS
 Hiawatha Telephone Company
 Dan Nedeau
 dnedeaup@jamadots.net
 906-387-0034
 108 W Superior St.
 Munising, MI 49882

ELECTRIC
 Cloverland Electric Company
 Carl Cole
 ccole@cloverland.com
 906-632-5197
 2916 W M-28
 Dafter, MI 49724

SANITARY, STORM SEWER, AND WATER
 Pentland Township Utilities
 Michael Richards
 pentwp@lighthouse.net
 906-293-6755
 13105 County Road 400
 Newberry, MI 49868

NATURAL GAS (DISTRIBUTION)
 SEMCO ENERGY GAS COMPANY
 RYAN CAMERON
 missdg@semcoenergy.com
 810-887-3085
 1411 Third St., Suite A
 Port Huron, MI 48060

SURVEYOR'S CERTIFICATE

ALTA / NSPS Land Title Survey

To:
 (i) Eastern Upper Peninsula Title Agency, Inc.
 (ii) Fidelity National Title Insurance Company
 (iii) Northern Hardwoods Lumber, LLC
 (iv) Greenstone Farm Credit Services

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, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 11, 13, and 16 of Table A thereof. The fieldwork was completed on December 18, 2017.

Date of Plat or Map: May 30, 2019

SCHEDULE B, PART II - EXCEPTIONS

Fidelity National Title Insurance Company, Commitment Number 19-5679, with an effective date of May 10, 2019, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B, Part II Exceptions are as follows:

8. Building and Use Restrictions, covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin as contained in the instruments (s) recorded in Liber 91, page 776, Liber 113, page 851, Liber 125, page 679, Liber 152, page 952, Liber 163, page 761, Liber 180, page 867, and Liber 191, page 78. This document affects the subject property.
9. Right-of-way easement for sanitary sewer system in favor of County of Luce recorded in Liber 115, page 518. This document affects the subject property. Right-of-way easement is shown on this plat.
10. Right-of-way granted to the County Road Commission for highway purposes as set forth in instrument recorded in Liber 88, page 167, and Liber 75, page 232. This document affects the subject property. Right-of-way easement is shown on this plat.
11. Right-of-way granted to the State of Michigan for highway purposes, rights to maintain same, and restriction on advertising, as set forth in Instrument (s) recorded in Liber 29, page 407. This document affects the subject property. Right-of-way easement is shown on this plat. Encroachments on Right-of-way shown on plat.
12. Right-of-way easement in favor of Pentland Township Department of Public Works recorded in Liber 172, page 909. This document affects the subject property. Right-of-way easement is shown on this plat.

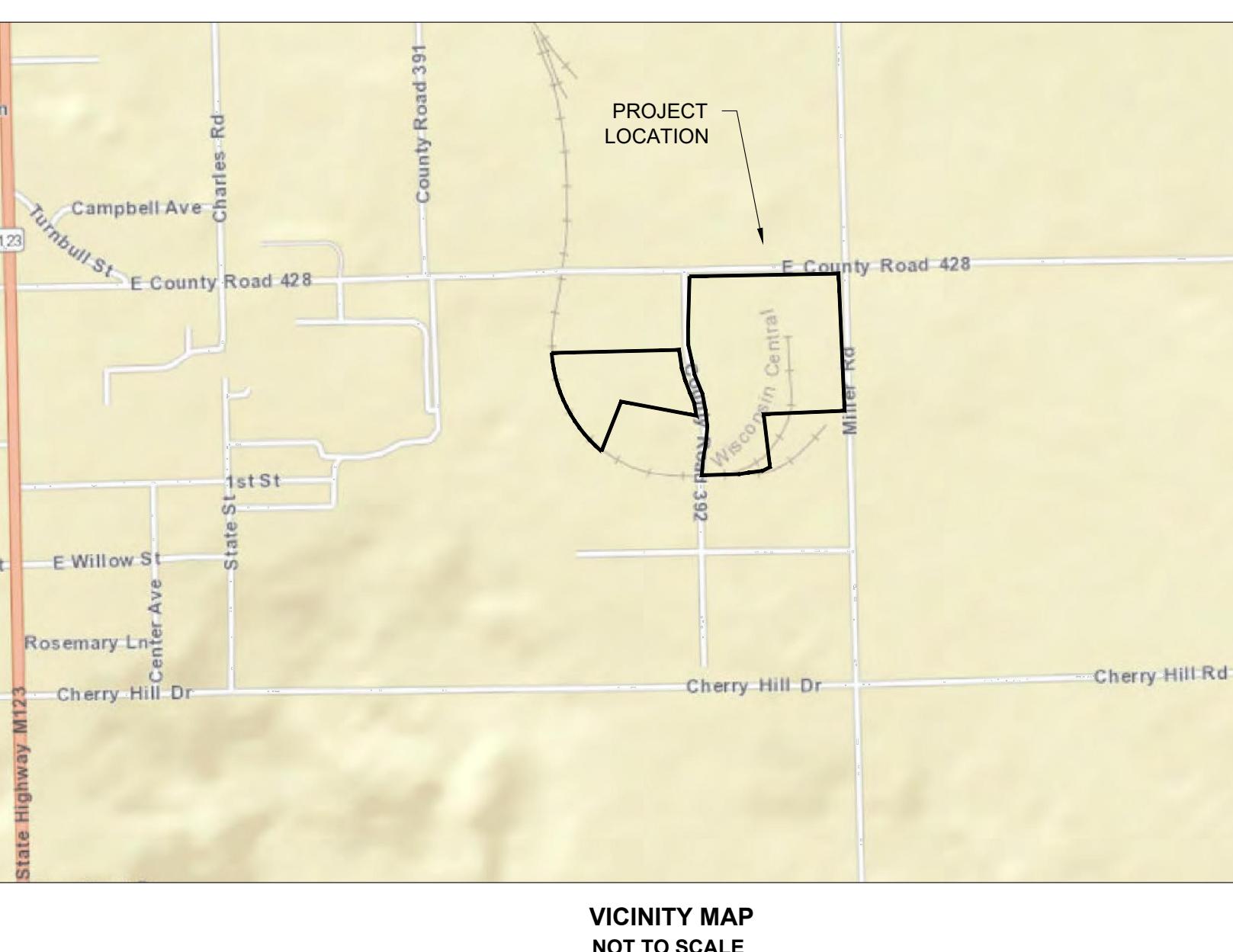
NOTES

1. Bearings are referenced to NAD83 (2011), Michigan State Plane Coordinate System, North Zone (2111).
2. There are encroachments upon State Highway Right-of-way, see plat.
3. The property described contains a total of 29.63 acres (1,290,682.80 square feet) more or less.
4. All buildings are single story, steel sided, steel frame industrial structures, except for the kiln and boiler which consist of concrete block.
5. The deed for parcel "C" - Lot 25 excepts parcel "F" - the kiln parcel. The deed for parcel "E" - Lot 25 does not except parcel "F" - the kiln parcel which do overlap, shown on map.
6. The manholes for the 20-foot wide on site sanitary sewer easement recorded in Liber 115, Page 518 were not visible due to mancuring of the gravel area where they are located. Maps indicating the location of the manholes were supplied to us the day after completing the field survey.
7. Per Covenants of the Luce County Industrial Park, The minimum front setback is 50 feet, the minimum back setback is 25 feet, and the minimum side setback is 30 feet.
8. 30-foot wide railroad easements shown on map per deeds for parcels A & D and certificate of surveys by PS#29251 for parcels A & D. No documentation for easements provided in title commitment.
9. Other commitment items not specified hereon may have been considered irrelevant to an ALTA/NSPS Land Title Survey and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation Agreements, Leases, Mortgages, Liens, Special Assessments, Covenants, Trusts, Unspecified or Unrecorded Rights).
10. The MISS DIG System, Inc. (811) utility locate request information is incomplete. The following utilities did not respond and supply any documentation for the design ticket request, underground cable and telephone. These utilities above ground facilities are shown on the map but no approximate below ground facilities are shown.
11. The property address is: 6946 County Road 392, Newberry, Michigan 49868.
12. The Federal Emergency Management Agency Flood (FEMA) has not completed a study to determine the flood hazard for this location.
13. Liber 29, Page 407 titled release of highway Right-of-Way is an easement document conveying Right-of-Way to the State of Michigan. Right-of-Way location and features that encroach into easement are shown on plat.

ALTA/NSPS

LAND TITLE SURVEY

Lots 3, 4, 23, & 25 of the Luce County Industrial Park and part of the Northeast 1/4 of Section 1, T45N-R10W, Pentland Township, Luce County, Michigan



LEGEND

Water Valve	Edge of Asphalt
Hydrant	Edge of Concrete
Water Manhole	Centerline
CSB	Water Line
Curb Stop Box	Sanitary Sewer Line
Sanitary Manhole	OHP
Sanitary Cleanout	Overhead Power Line
Culvert End	Underground Telephone Line
Power Pole	Underground Power Line
Light Pole	Tree Line
Guy Anchor	Gas Line
Electric Meter	Property Line
Electric Box or Panel	Lot Line
Telephone Pedestal	Setback Line
GAS Meter	Right-of-Way Line
Bollard/Post	Curb and Gutter
Sign	Easement Line
Section Corner (as noted)	Building Line
Found Survey Monument as Noted	(M) Measured
Set 1/2" by 18" P.S. 65350	(R) Record
	Capped Property Iron
	Building
	Concrete
	Easement Area
	Right-of-Way Easement Area
	Asphalt Area
	1' Contour Line
	5' Index Contour Line

VERTICAL DATUM
 NAVD 88

SURVEY BEARING BASIS
 NAD83 (2011)
 Michigan State Plane Coordinate System - North Zone (2111)

*Record bearing basis +01°52'11" survey bearing basis. Record bearings based on preliminary plat of the Luce County Industrial Park.

Contour Interval
 1' Minor and 5' Index

Survey (Grid) Bearing 00°00'00"
 Record Bearing 01°52'11"

DESIGNED:
 DRAWN:
 CHECKED:
 APPROVED:
 EJR
 SDK
 SDK
 SDK
 SDK

TRIMEDIA
 JOB NUMBER:
 2017-114

SHEET TITLE:
 ALTA / NSPS
 LAND TITLE
 SURVEY

SHEET NUMBER:
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