



LEGAL DESCRIPTIONS (AS PROVIDED):
(PER TITLE POLICY PROVIDED BY WESTCOAST LAND TITLE INSURANCE COMPANY, COMMITMENT N). BT-9131, COMMITMENT DATE: JUNE 2, 2021 8:07 AM,

LAND SITUATED IN THE VILLAGE OF OXFORD, COUNTY OF OAKLAND, STATE OF MICHIGAN TO WIT:
 TOWNSHIP 5 NORTH, RANGE 10 EAST, SECTION 25, BEING 6.8165 ACRES PORT OF OXFORD, AS DESCRIBED AS BEGGINING AT A POINT
 DISTANT 5'40.70 FEET FROM THE SOUTHWEST CORNER AND NORTH 00 DEGREES 14 MINUTES 04 SECONDS EAST 154.92 FEET; HENCE
 EAST 218 FEET; HENCE SOUTH 00 DEGREES 14 MINUTES 04 SECONDS WEST 154.92 FEET; HENCE WEST 218 FEET TO POINT OF BEGINNING
 * MISSING CALL DISTANCE AND BEARING.

(CORRECTED LEGAL DESCRIPTION, COMMITMENT NO. B'-9131, COMMITMENT DATE: JUNE 2, 2021 8:00 AM)
LAND DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE VILLAGE OF OXFORD, COUNTY OF OAKLAND, STATE OF MICHIGAN TO WIT: TOWN 5 NORTH, RANGE 10 EAST, SECTION 25, BEING 3.0 VES OVER 600 ACRES PART OF OUTLOT C DESCRIBED AS BEGGINING AT A POINT DISTANT EAST 40.07 FEET FROM THE SOUTHWEST CORNER AND NORTH 00 DEGREES 14 MINUTES 04 SECONDS EAST 154.92 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 04 SECONDS EAST 154.92 FEET; THENCE EAST 2.8 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 04 SECONDS WEST 154.92 FEET; THENCE WEST 218 FEET TO POINT OF BEGINNING.

SURVEYORS NOTES:

1. DATE OF LAST FIELD WORK 11.03.2021
2. THERE ARE NO OTHER VISIBILITY IMPROVEMENTS OTHER THAN THE VISIBLE IMPROVEMENTS SHOWN
3. THE SUBJECT PROPERTY IS 200' WIDE AS SHOWN ON THE MAP. PLANNED AREA IS 100' X 200' = 20,000 SQ. FT. APPROXIMATELY. THE MAP WAS FILED AND HAS AN EFFECTIVE DATE OF SEP. 28, 2006. MOHS IS NOT PRINTED. PAUL AND THEREFORE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
4. REFERENCE - SURVEY DONE BY CAMPBELL SURVEYING ENGINEERING, JOB NUMBER ST0706A, DATED NOVEMBER 13, 2017.
5. THE BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1 OF C/D "TERRACE & LINES OF 1960 ACRES" BEING EAST
6. ALL SECTION CORNERS WERE PART OF THE ILLINOIS COUNTY REMONUMENTATION PROGRAM AND HAVE BEEN FILED AT THE SAMELAND COUNTY REGISTER OF DEEDS AS SHOWN IN DRAWING.
7. AT THE TIME OF SURVEY, NO UTILITY PLANS WERE PROVIDED.
8. TOTAL PROPERTY AREA IS 0.284 ACRES OR 12,372 SQUARE FEET OF LAND.
9. IN THE AREA DESCRIPTION DESCRIBED IN THE TITLE COMMITMENT #19-03 IS MISSING ONE CALL. PLEASE SEE CORRECTED LEGAL DESCRIPTION.
10. APPROXIMATE GRAPHICAL LOCATION FOR GAS LEAD PROVIDED BY CONSUMERS ENERGY.
11. GLASSER DATED FOR WIDE ROADSWAY) AS PER SURVEY BY CAMPBELL SURVEYING ENGINEERING, JOB NUMBER ST0706A, DATED

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. FROM INFORMATION AVAILABLE, THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



TOPOGRAPHICAL SURVEY OF EXISTING CONDITIONS:
 850 S GLASPIE STREET,
 OXFORD, MI 48371

DRN BY: D.S.S. 11/08/2021

DSN BY: J.R.B. "

CHKD BY: J.P.W. "

APPR BY: J.P.W. "

REVISIONS

SHEET NO: 1 of 1

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

F&E
PART OF THE SOUTHWEST 1/4,
SECTION 26, T5N-R10E
VILLAGE OF OXFORD, OAKLAND CO, MI

PREPARED FOR:
KARANA LAW, PLLC
C/O MARVIN KARANA
29500 S TELEGRAPH ROAD, SUITE 250
SOUTHFIELD, MI 48034

SCALE: 1"=20'

JOB NO. 21-296

