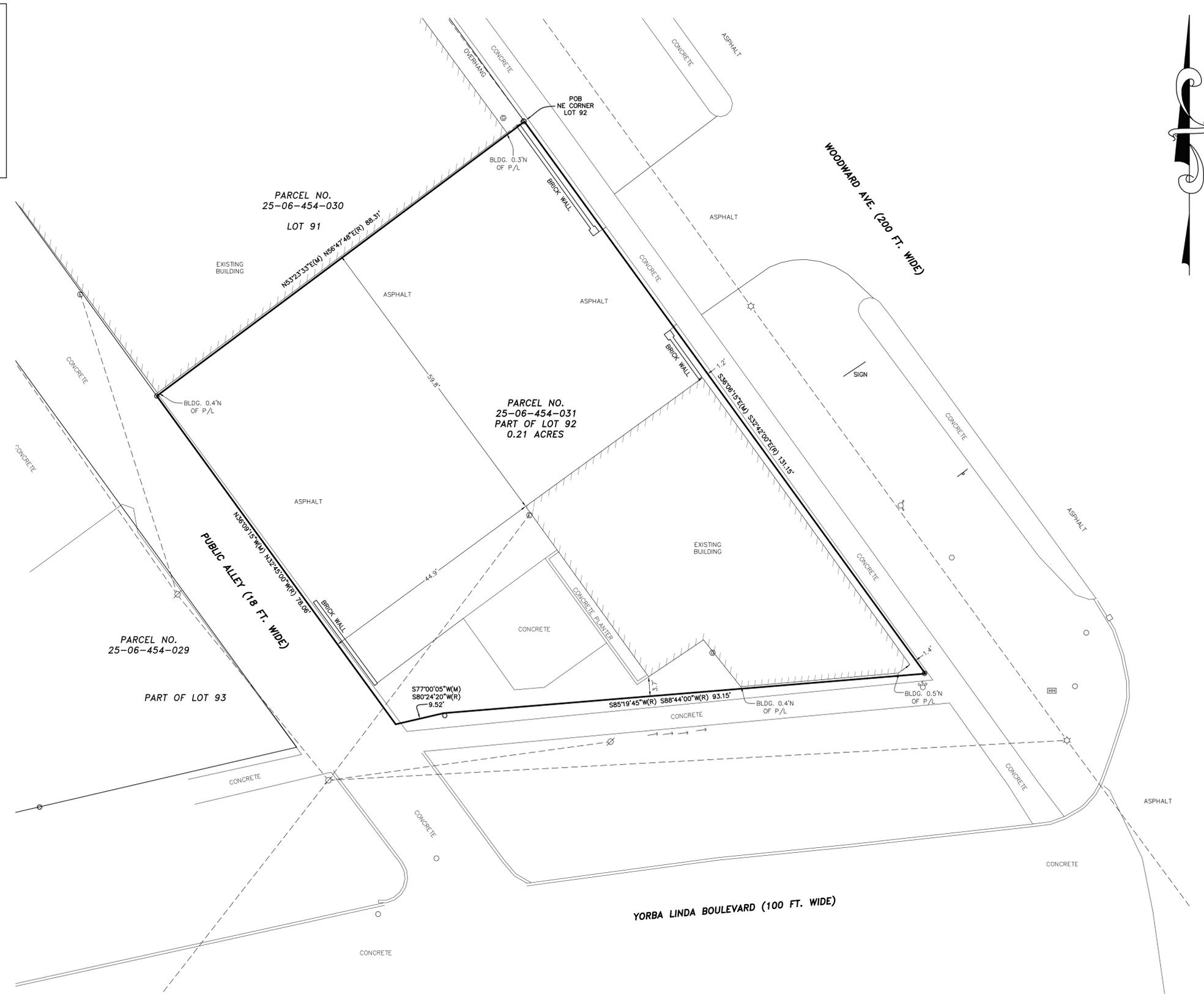
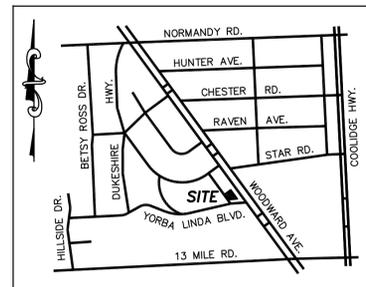


- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - ▽ EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - EX. WATER WELL
 - EX. HYDRANT
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. IRRIGATION CONTROL VALVE
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TRAFFIC SIGNAL
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. GENERATOR
 - EX. GAS METER
 - EX. ELECTRIC METER
 - EX. ELECTRICAL OUTLET
 - EX. UTILITY MARKER
 - EX. EX. HVAC
 - EX. RAILROAD SIGNAL
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. MAILBOX
 - EX. PARKING METER
 - EX. SATELLITE DISH
 - EX. SOIL BORING
 - EX. MONITOR WELL
 - FOUND IRON
 - SET IRON
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. TREE
 - ¹⁰²³ EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE



DESCRIPTION:
 BEING THE SOUTHERLY PART OF LOT 92 OF ASSESSOR'S PLAT NO. 43 OF THE CITY OF ROYAL OAK, AS RECORDED IN LIBER 58 OF PLATS, PAGE 20, OAKLAND COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 92; THENCE SOUTH 32 DEGREES 42 MINUTES 00 SECONDS EAST 131.15 FEET ALONG THE EASTERLY LINE OF SAID LOT 92 TO THE SOUTHEASTERLY CORNER OF SAID LOT 92; THENCE SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 93.15 FEET ALONG THE SOUTHERLY LINE OF LOT 92, THENCE SOUTH 80 DEGREES 24 MINUTES 20 SECONDS WEST, 9.52 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 92, TO THE SOUTHWESTERLY CORNER OF SAID LOT 92; THENCE NORTH 32 DEGREES 45 MINUTES 00 SECONDS WEST 78.06 FEET ALONG THE WESTERLY LINE OF SAID LOT 92; THENCE NORTH 56 DEGREES 47 MINUTES 48 SECONDS EAST 88.31 FEET TO THE POINT OF BEGINNING.

NOTE:
 BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

SCHEDULE B, PART II - EXCEPTIONS:
 PER ESSEX TITLE LLC COMMITMENT NUMBER E-25-02248-MI-1, DATED 9/02/2025
 9. LIEN FOR FUTURE STORM WATER DETENTION IN FAVOR OF THE CITY OF ROYAL OAK, A MICHIGAN MUNICIPAL CORPORATION, AS DISCLOSED BY INSTRUMENT DATED OCTOBER 25, 2007, RECORDED OCTOBER 26, 2007, IN LIBER 39701 PAGE 486. **AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.**
 10. 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 INSTRUMENT RECORDED IN LIBER 348 PAGE 43, WHICH APPLY SPECIFICALLY TO OTHER LANDS BUT MAY CONSTITUTE A GENERAL PLAN OF DEVELOPMENT. **AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.**
 11. 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 INSTRUMENT RECORDED IN LIBER 444 PAGE 77 AND LIBER 1985 PAGE 369. **AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.**

CERTIFICATION:
 TO: AFB WOODWARD 4, LLC, STEWART TITLE GUARANTY COMPANY, AND ESSEX TITLE LLC
 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. THE FIELD WORK WAS COMPLETED ON 9-11-2025.

 KENNETH E. HINDLE
 PROFESSIONAL SURVEYOR NO. 4001054053
 EMAIL: KEN@ALPINE-INC.NET



ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3765 (FAX)
 WWW.ALPINE-INC.NET

811
 Know what's below
 Call before you dig.

CLIENT: AFB INVESTMENTS, LLC
ALTA/NSPS LAND TITLE SURVEY
 SECTION: 6 TOWNSHIP: 14N OAK
 CITY OF ROYAL OAK OAKLAND COUNTY MICHIGAN
 RANGE: 11E
 31205 WOODWARD AVE.

REVISED
 DATE: 10-28-25
 DRAWN BY: GP
 CHECKED BY: KEH
 FBK: 450
 CHF: GS
 SCALE: HOR 1" = 10 FT. VER 1" = 5 FT.
 1
 25-534