



Frequently Asked Questions Washtenaw County RFP #7127

**Platt Road Request for Proposals
2270 Platt Road, City of Ann Arbor**

**Issued: October 14, 2016
Proposals Due December 1, 2016**

Question #1

Does the County have a survey that shows existing easements on the subject parcel?

Answer: The Title Work by Absolute Title, included with the original RFP as Attachment #9, provides detailed easement information. Attached is a Certified Survey that includes easement information on the subject parcel.

Question #2

Does the existing City zoning for the parcel have to stay in place, or is it possible to discuss different zoning with higher densities and less restriction?

Answer: Existing zoning information is provided in the “Existing Zoning/Future Planning” section of “Attachment 1, Platt Road Proposal Specifications,” included with the original RFP.

The site could be considered for a new single, or multiple zoning districts. The City of Ann Arbor’s R4A and R4B districts would be potential designations to achieve a development similar to the concept plan generated through the community design workshop.

If you’re interested in additional zoning options, including Planned Unit Development, please contact the City of Ann Arbor for more information.

Question #3

It appears the 13.59 acre site includes the 60' half right-of-way for Platt Road, so is in reality only a 12.49 acre site (680'x800'); is that correct?

Answer: The legal description for the proposed parcel includes the portion of the Platt Road right-of-way to the centerline. So, yes, the net parcel size will be reduced by approximately 60'x800', or 1.1 acres, resulting in a net parcel size of approximately 12.49 acres.

Question #4

The SmithGroup JJR site rendering, and other information in the RFP, shows the southwest corner of the square excluded, in some undefined area. Is it the intention of the RFP that the southwest corner of the defined lot would remain as part of the County Farm Park? If so, can dimensions and bearings be provided for the actual site area?

Answer: As you noted the proposed parcel does not include the additional land area in the northwest corner, depicted as green space on the Concept Plan. If this area is determined to be necessary for a particular development proposal, it could be considered for addition for the proposed parcel. This area is approximately 50 ft. wide and 500 ft. north/south.

Question #5

It appears the southwest corner may be heavily wooded. If it is not excluded from the RFP parcel, does the County intend to put restrictions on activity in that area, beyond what the City might require in site planning a potential project?

Answer: During the public charrette process, the neighborhood was interested in maintaining a buffer to the south. Therefore, a buffer will likely be required.

Question #6

Can we visit the site to take photos and walk the site?

Answer

The site is open and accessible, but please do not remove anything from the property without prior approval.

Question #7

Is the County expecting a bidder to offer market price for the property?

Answer

While the RFP states that Washtenaw County will consider all proposals for purchase or use of the property, it's understood that bidders may choose to present proposals that combine the preferred community benefits outlined in the RFP including affordable housing, green spaces, and/or other amenities, combined with an appropriate purchase/lease price for the land. Proposals submitting a below-market purchase price should also include a description and estimated value of the community benefits provided to justify the reduced purchase price.

Question #8

If the County has a Development Agreement with the selected development partner, and that partner must proceed with necessary land use approvals with the City of Ann Arbor, how will both be coordinated? In other words, what will the Development Agreement specify?

Answer

If the selected proposal includes development on the site, Washtenaw County may, but is not required, to enter into a Development Agreement with the developer. Should a Development Agreement be negotiated, it would address these types of specific issues at that time.

Question #9

Can Accessory Dwelling Units be included as part of a development proposal?

Answer

ADUs are prohibited in R4 districts. However, if a PUD is proposed, ADUs could be included.

Question #10

Is the site a brownfield?

Answer

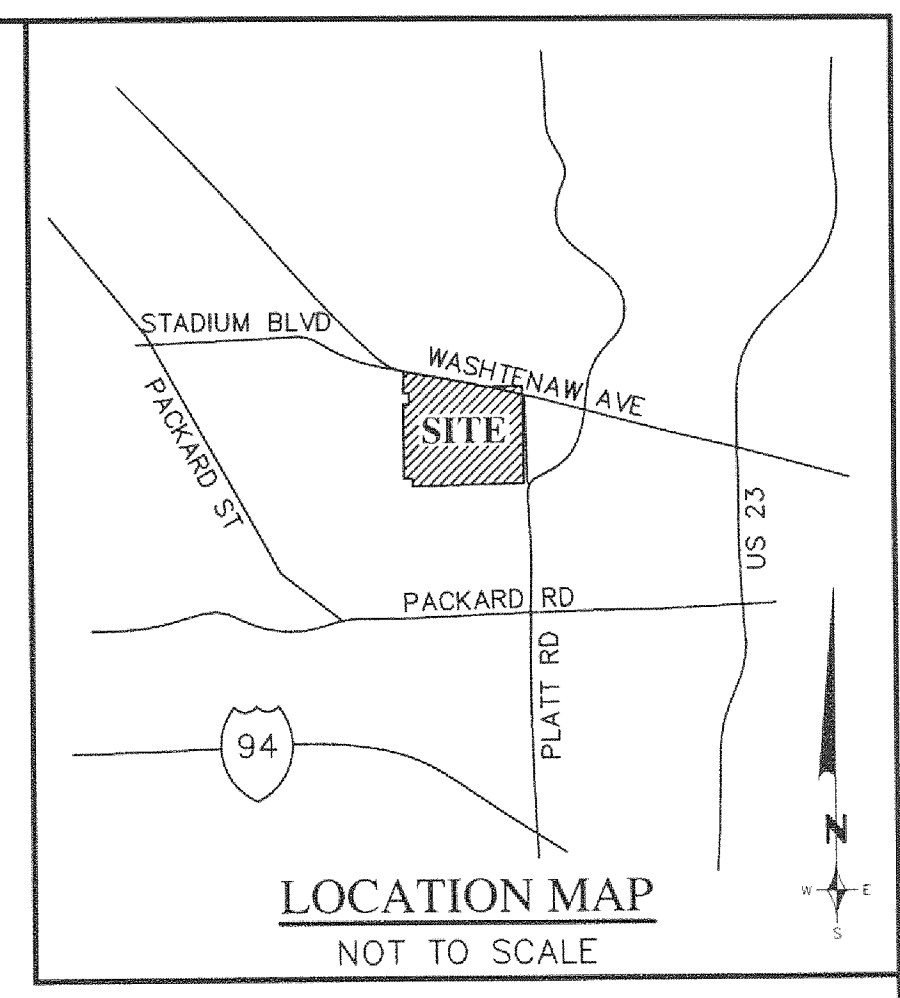
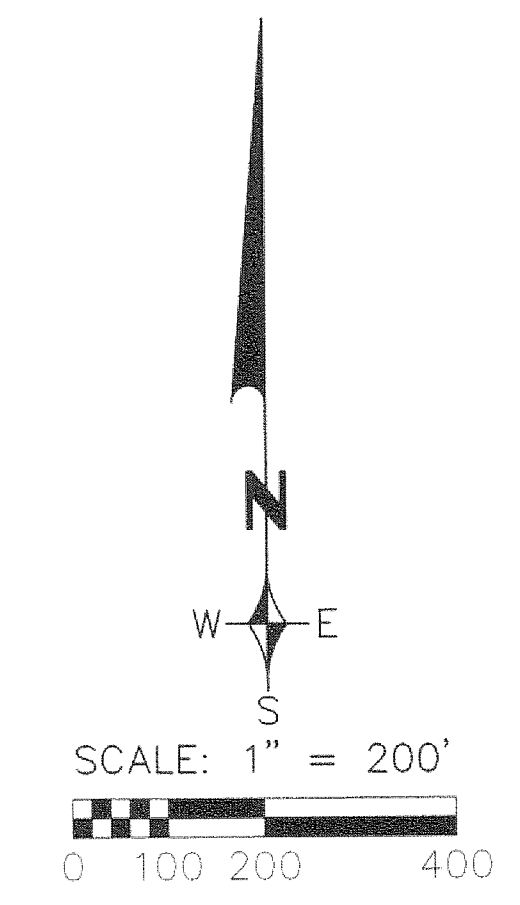
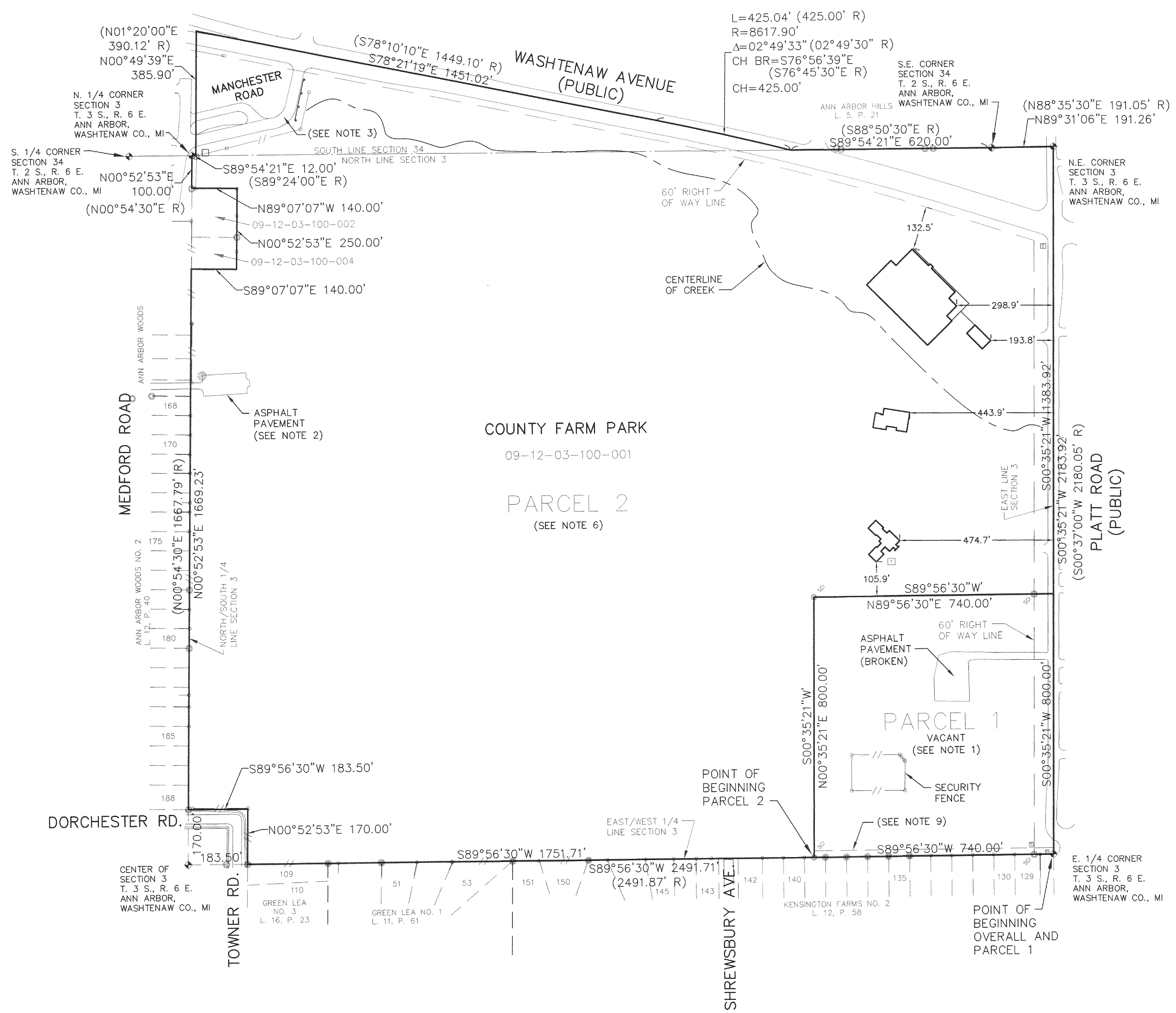
As noted in the Phase I and Phase II environmental investigations, the site has not been determined to be an eligible brownfield (Facility). In reference to the environmental information included in the RFP, a former underground storage tank was removed.

Question #11

How will proposals be evaluated and what is the expected timeline for a decision?

Answer

County staff will be reviewing all proposals received by the due date. They will be evaluated based on the criteria included in the RFP, and providing a recommendation to the Board of Commissioners in early 2017. After a developer is selected, it is expected that a Development Agreement between the County and Developer within 60 days.



LEGEND

—	BOUNDARY LINE	○	MANHOLE
- - -	PARCEL LINE	□	CATCH BASIN
- · - · -	EASEMENTS	⊗	GATE VALVE
- / - / -	FENCE LINE	⊕	HYDRANT
— · — · —	ELECTRIC CABLE	⊙	UTILITY POLE
○	FCI, SCI, FD MON, FIP	⊙	GUY ANCHOR
○	FCI	⊙	LIGHT POLE
○	SCI	(R)	RECORD
○	FD MON		
○	FIP		
□	TRANSFORMER		

OVERALL LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S. R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 34, T. 2 S., R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 2491.71 FEET MEASURED, (2491.87 FEET RECORD) ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS; "GREEN LEA NO. 1" AS RECORDED IN LIBER 11, PAGE 61, WASHTENAW COUNTY RECORDS AND "GREEN LEA NO. 3" AS RECORDED IN LIBER 16, PAGE 23, WASHTENAW COUNTY RECORDS; THENCE N. 00°52'53" E. 170.00 FEET; THENCE S. 89°56'30" W. 183.50 FEET; THENCE N. 00°52'53" E. 1669.23 FEET MEASURED, (N. 00°54'30" E. 1667.79 FEET RECORD) ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE EAST LINE OF "ANN ARBOR WOODS NO. 2" AS RECORDED IN LIBER 12, PAGE 40, WASHTENAW COUNTY RECORDS AND "ANN ARBOR WOODS"; THENCE S. 89°07'07" E. 140.00 FEET; THENCE N. 00°52'53" E. 250.00 FEET; THENCE N. 89°07'07" W. 140.00 FEET; THENCE N. 00°52'53" E. MEASURED, (S. 89°24'00" E. RECORD) (N. 00°54'30" E. RECORD) 100.00 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°54'21" E. MEASURED, (S. 89°24'00" E. RECORD) 12.00 FEET ALONG THE NORTH LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE N. 00°49'39" W. 385.90 FEET MEASURED, (N. 01°20'00" E. 390.12 FEET RECORD) TO A POINT IN THE CENTERLINE OF WASHTENAW AVENUE; THENCE THE FOLLOWING TWO COURSES ALONG SAID CENTERLINE S. 78°21'19" E. 1449.10 FEET MEASURED, (S. 78°10'10" E. 1449.10 FEET RECORD) AND 425.04 FEET MEASURED, (425.00 FEET RECORD) ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 8617.90 FEET, CENTRAL ANGLE 02°49'33" MEASURED, (02°49'30" RECORD) AND A CHORD THAT BEARS S. 76°56'39" E. MEASURED, (S. 76°45'30" E. RECORD) 425.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF "ANN ARBOR HILLS" AS RECORDED IN LIBER 5, PAGE 21, WASHTENAW COUNTY RECORDS S. 89°54'21" E. MEASURED, (S. 89°50'30" E. RECORD) 620.00 FEET ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 TO THE SOUTHEAST CORNER OF SECTION 34 AND CONTINUING ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 N. 89°31'06" E. 191.05 FEET MEASURED, (N. 89°35'30" E. RECORD) TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S. 00°35'21" W. 2183.92 FEET MEASURED, (S. 00°37'00" W. 2180.05 FEET RECORD) ALONG THE EAST LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE CENTERLINE OF PLATT ROAD TO THE POINT OF BEGINNING. CONTAINING 6,131,690 SQUARE FEET OR 140.76 ACRES.

RESULTANT PARCEL 1 LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S. R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 740.00 FEET ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS; THENCE N. 00°35'21" E. 800.00 FEET; THENCE N. 89°56'30" E. 740.00 FEET TO A POINT IN THE CENTERLINE OF PLATT ROAD ALSO BEING THE EAST LINE OF SAID SECTION 3; THENCE ALONG SAID LINE S. 00°35'21" W. 800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 591,962 SQUARE FEET OR 13.59 ACRES.

RESULTANT PARCEL 2 LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S. R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 34, T. 2 S., R. 6 E. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 740.00 FEET ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "KENSINGTON FARMS NO. 2" AND ALSO THE NORTH LINE OF "GREEN LEA NO. 1" AS RECORDED IN LIBER 11, PAGE 61, WASHTENAW COUNTY RECORDS AND "GREEN LEA NO. 3" AS RECORDED IN LIBER 16, PAGE 23, WASHTENAW COUNTY RECORDS S. 89°56'30" W. 1751.71 FEET; THENCE N. 00°52'53" E. 170.00 FEET; THENCE S. 89°56'30" W. 183.50 FEET; THENCE N. 00°52'53" E. 1669.23 FEET MEASURED, (N. 00°54'30" E. 1667.79 FEET RECORD) ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE EAST LINE OF "ANN ARBOR WOODS NO. 2" AS RECORDED IN LIBER 12, PAGE 40, WASHTENAW COUNTY RECORDS AND "ANN ARBOR WOODS"; THENCE S. 89°07'07" E. 140.00 FEET; THENCE N. 00°52'53" E. 250.00 FEET; THENCE N. 89°07'07" W. 140.00 FEET; THENCE N. 00°52'53" E. MEASURED, (N. 00°54'30" E. RECORD) 100.00 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°54'21" E. MEASURED, (S. 89°24'00" E. RECORD) 12.00 FEET ALONG THE NORTH LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE N. 00°49'39" W. 385.90 FEET MEASURED, (N. 01°20'00" E. 390.12 FEET RECORD) TO A POINT IN THE CENTERLINE OF WASHTENAW AVENUE; THENCE THE FOLLOWING TWO COURSES ALONG SAID CENTERLINE S. 78°21'19" E. 1449.10 FEET MEASURED, (S. 78°10'10" E. 1449.10 FEET RECORD) AND 425.04 FEET MEASURED, (425.00 FEET RECORD) ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 8617.90 FEET, CENTRAL ANGLE 02°49'33" MEASURED, (02°49'30" RECORD) AND A CHORD THAT BEARS S. 76°56'39" E. MEASURED, (S. 76°45'30" E. RECORD) 425.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF "ANN ARBOR HILLS" AS RECORDED IN LIBER 5, PAGE 21, WASHTENAW COUNTY RECORDS S. 89°54'21" E. MEASURED, (S. 89°50'30" E. RECORD) 620.00 FEET ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 TO THE SOUTHEAST CORNER OF SECTION 34 AND CONTINUING ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 N. 89°31'06" E. 191.05 FEET MEASURED, (N. 89°35'30" E. RECORD) TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S. 00°35'21" W. 2183.92 FEET MEASURED, (S. 00°37'00" W. RECORD) 1383.92 FEET ALONG THE EAST LINE OF SAID SECTION 3; SAID LINE ALSO BEING THE CENTERLINE OF PLATT ROAD; THENCE S. 89°56'30" W. 740.00 FEET; THENCE S. 00°35'21" W. 800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,539,728 SQUARE FEET OR 127.17 ACRES.

- SURVEY NOTES:**
1. PARCEL 1 IS VACANT AT TIME OF FIELD SURVEY. IT APPEARS TO BE USED FOR STORAGE WITHIN THE FENCED AREA.
 2. ACCESS TO THE PARKING LOT IS FROM MEDFORD ROAD VIA A DRIVEWAY ACROSS PART OF LOT 1 OF ANN ARBOR WOODS SUBDIVISION. NO EASEMENT DOCUMENT WAS INCLUDED AND LOT 1 OF ANN ARBOR WOODS SUBDIVISION IS NOT PART OF THE DESCRIBED PROPERTY.
 3. MANCHESTER ROAD PROVIDES PUBLIC ACCESS FROM WASHTENAW AVENUE TO ANN ARBOR WOODS SUBDIVISION. NO EASEMENT FOR MANCHESTER ROAD ACROSS THE SURVEYED PROPERTY WAS NOTED ON THE TITLE COMMITMENT.
 4. THE DESCRIBED PROPERTY IS BASED ON A TITLE COMMITMENT BY: ABSOLUTE TITLE, INC., FILE NO. 79650, EFFECTIVE DATE JANUARY 21, 2016.
 5. BEARINGS ARE BASED ON THE BEARINGS OF THE NORTH LINES OF KENSINGTON FARMS NO. 2 (L. 12, P. 58 W.C.R.), GREEN LEA NO. 1 (L. 11, P. 61 W.C.R.) AND GREEN LEA NO. 3 (L. 16, P. 23 W.C.R.) AND THE EAST-WEST 1/4 LINE OF SECTION 3 BEING S. 89°56'30" W.
 6. BUILDINGS ON PARCEL 2 ARE LOCATED BASED ON FIELD MEASUREMENTS. PARKING AND ANCILLARY FACILITIES HAVE NOT BEEN LOCATED.
 7. PARCEL 1 HAS DIRECT ACCESS TO PLATT ROAD.
 8. PARCEL 2 HAS DIRECT ACCESS TO PLATT ROAD.
 9. PARCEL 1 IS PROPOSED TO DEDICATE A 20' WIDE ACCESS EASEMENT TO BENEFIT PARCEL 2.

Richard Hofsess 7-14-16
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR No. 47955 DATE

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

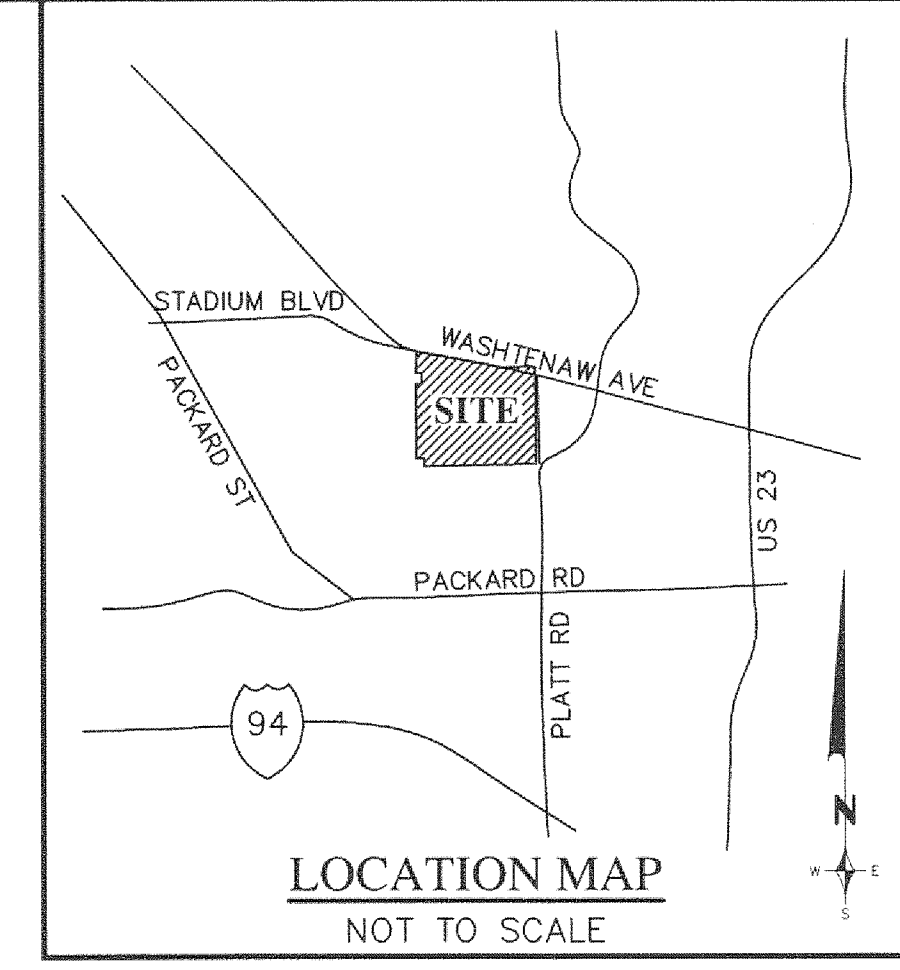
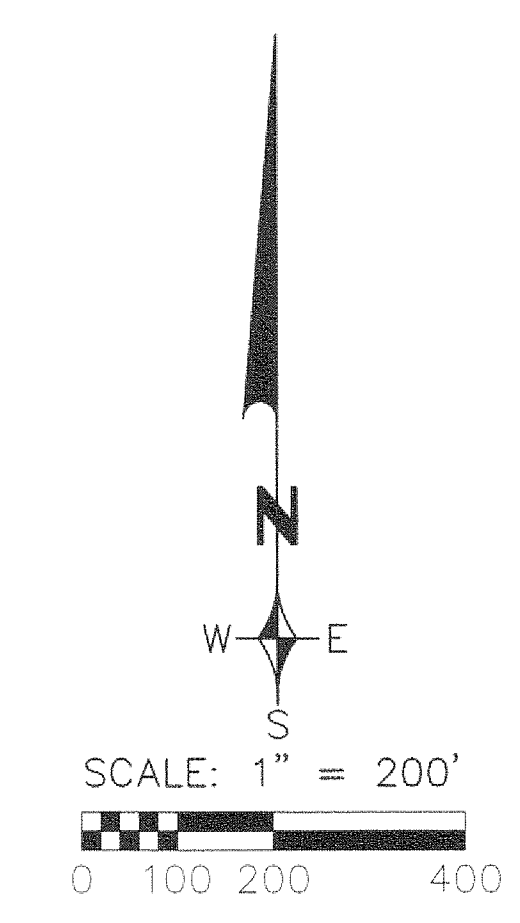
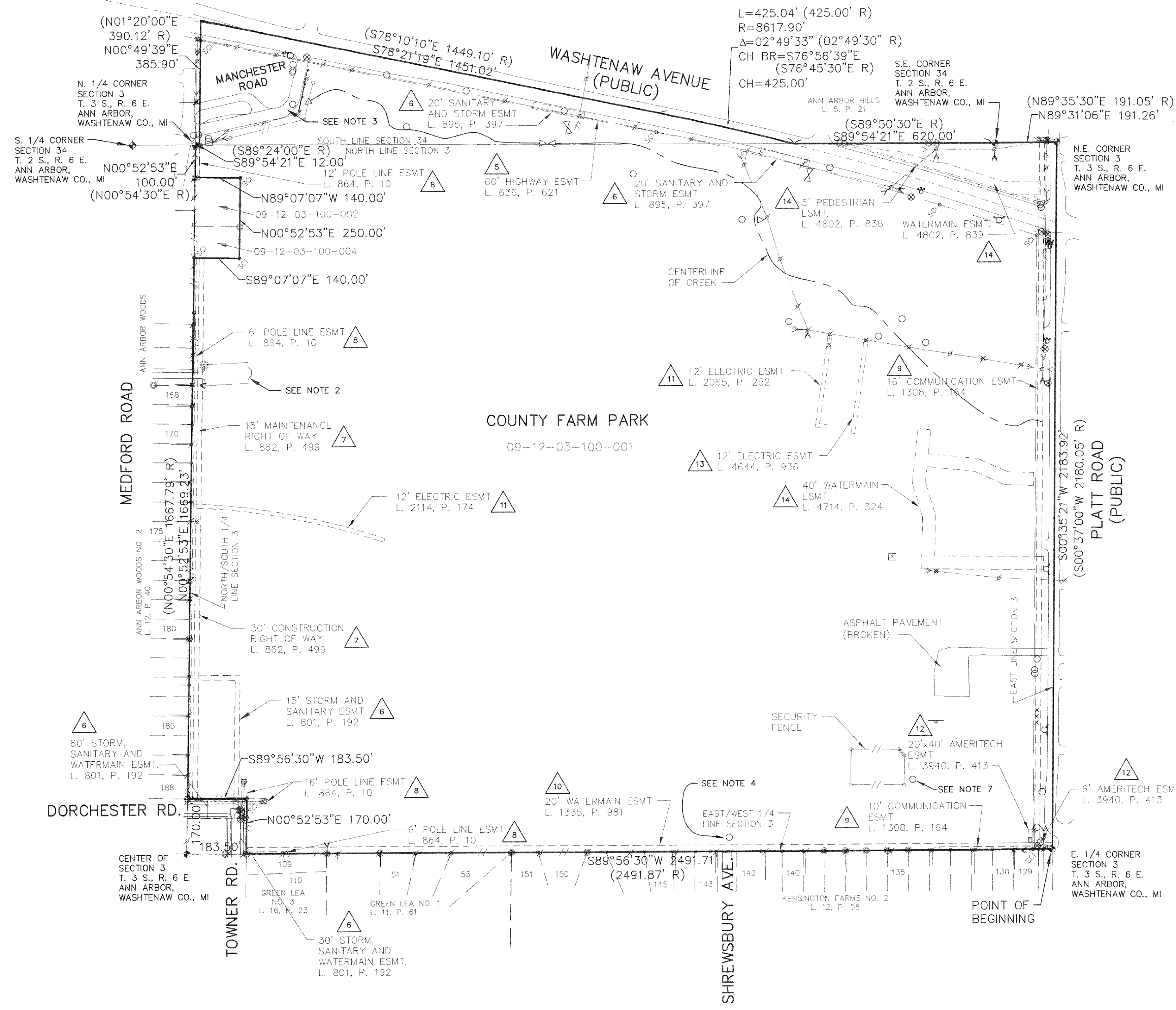
ZEMET WOZNAK
 Civil Engineers & Land Surveyors
 5580 GRAND RIVER AVE., SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zemetwoznak.com

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CLIENT: ANN ARBOR MICHIGAN

PARCEL SPLIT COUNTY FARM PARK

DATE: 3-28-16 SCALE: HOR: 1" = 200' VER: 1" = 200'
 DESIGNED BY: RH JOB NO.: 16107
 DRAWN BY: PTG SHEET 1/1



LEGEND

—	BOUNDARY LINE	○	MANHOLE	
- - -	PARCEL LINE	□	CATCH BASIN	
- · - · -	EASEMENTS	⊗	GATE VALVE	
- / - / -	FENCE LINE	⊕	HYDRANT	
— · — · —	ELECTRIC CABLE	⊙	UTILITY POLE	
○	FCL, SCI, FD MON, FIP	⊕	GUY ANCHOR	
○	FCL	⊕	LIGHT POLE	
○	SCI	⊕	EXCEPTION NUMBER	
○	FD MON	⊕	(R)	RECORD
○	FIP	⊕		
⊕	TRANSFORMER			

LEGAL DESCRIPTION PER ABSOLUTE TILE, INC.

THE LAND REFERRED TO IN THIS SEARCH IS SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 34, T. 2 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS: BEGINNING AT THE EAST 1/4 POST OF SECTION 3, T. 3 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE NORTH 0°37' EAST 2180.05 FEET TO THE NORTHEAST CORNER OF SECTION 3, T. 3 S., R. 6 E.; THENCE SOUTH 89°35'30" WEST 191.05 FEET TO THE SOUTHWEST CORNER OF SECTION 34, T. 2 S., R. 6 E.; THENCE NORTH 89°50'30" WEST 620 FEET IN THE SOUTH LINE OF SECTION 34, T. 2 S., R. 6 E. TO A POINT IN THE CENTERLINE OF WASHTENAW AVENUE; THENCE WESTERLY 425 FEET ALONG THE CENTERLINE OF WASHTENAW AVENUE IN THE ARC OF A CIRCULAR CURVE TO THE LEFT OF 8617.9 FEET RADIUS THROUGH A CENTRAL ANGLE OF 2°49'30" THE CHORD BEARS NORTH 76°45'30" WEST 425 FEET; THENCE NORTH 78°10'10" WEST 1449.10 FEET ALONG THE CENTERLINE OF WASHTENAW AVENUE; THENCE SOUTH 1°20' WEST 390.12 FEET; THENCE NORTH 89°24' WEST 12 FEET TO THE NORTH 1/4 POST OF SECTION 3, T. 3 S., R. 6 E.; THENCE SOUTH 0°54'30" WEST 2187.79 FEET TO THE CENTER OF SECTION 3; THENCE NORTH 89°56'30" EAST 2675.37 FEET IN THE EAST AND WEST 1/4 LINE OF SECTION 3 TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, PORTIONS CONVEYED IN LIBER 833, PAGE 646, LIBER 862, PAGE 499 AND IN LIBER 863, PAGE 329, WASHTENAW COUNTY RECORDS.

OVERALL LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, T. 3 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 34, T. 2 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THE ENTIRE PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°56'30" W. 2491.71 FEET MEASURED, (2491.87 FEET RECORD) ALONG THE EAST/WEST 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF "KENSINGTON FARMS NO. 2" AS RECORDED IN LIBER 12, PAGE 58, WASHTENAW COUNTY RECORDS, "GREEN LEA NO. 1" AS RECORDED IN LIBER 11, PAGE 61, WASHTENAW COUNTY RECORDS AND "GREEN LEA NO. 3" AS RECORDED IN LIBER 16, PAGE 23, WASHTENAW COUNTY RECORDS; THENCE N. 00°52'53" E. 170.00 FEET; THENCE S. 89°56'30" W. 183.50 FEET; THENCE N. 00°52'53" E. 1669.23 FEET MEASURED, (N. 00°54'30" E. 1667.79 FEET RECORD) ALONG THE NORTH/SOUTH 1/4 LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE EAST LINE OF "ANN ARBOR WOODS NO. 2" AS RECORDED IN LIBER 12, PAGE 40, WASHTENAW COUNTY RECORDS AND "ANN ARBOR WOODS"; THENCE S. 89°07'07" E. 140.00 FEET; THENCE N. 00°52'53" E. 250.00 FEET; THENCE N. 89°07'07" W. 140.00 FEET; THENCE N. 00°52'53" E. MEASURED, (N. 00°54'30" E. RECORD) 100.00 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S. 89°54'21" E. MEASURED, (S. 89°24'00" E. RECORD) 12.00 FEET ALONG THE NORTH LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE N. 00°49'39" W. 385.90 FEET MEASURED, (N. 01°20'00" E. 390.12 FEET RECORD) TO A POINT IN THE CENTERLINE OF WASHTENAW AVENUE; THENCE THE FOLLOWING TWO COURSES ALONG SAID CENTERLINE S. 78°21'19" E. 1451.02 FEET MEASURED, (S. 78°10'10" E. 1449.10 FEET RECORD) AND 425.04 FEET MEASURED, (425.00 FEET RECORD) ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 8617.90 FEET, CENTRAL ANGLE 02°49'30" MEASURED, (02°49'30" RECORD) AND A CHORD THAT BEARS S. 76°45'30" E. MEASURED, (S. 76°45'30" E. RECORD) 425.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF "ANN ARBOR HILLS" AS RECORDED IN LIBER 5, PAGE 21, WASHTENAW COUNTY RECORDS S. 89°54'21" E. MEASURED, (S. 89°50'30" E. RECORD) 620.00 FEET ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 TO THE SOUTHWEST CORNER OF SECTION 34 AND CONTINUING ALONG SAID NORTH LINE OF SECTION 3 AND SOUTH LINE OF SECTION 34 N. 89°31'06" E. 191.26 FEET MEASURED, (N. 89°35'30" E. RECORD) TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S. 00°35'21" W. 2183.92 FEET MEASURED, (S. 00°37'00" W. 2180.05 FEET RECORD) ALONG THE EAST LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE CENTER LINE OF PLATT ROAD TO THE POINT OF BEGINNING, CONTAINING 6,131,690 SQUARE FEET OR 140.76 ACRES.

- SCHEDULE B - SECTION II EXCEPTIONS**
1. - 4. NOT MATTERS OF SURVEY.
 5. HIGHWAY EASEMENT RELEASE IN FAVOR OF THE STATE OF MICHIGAN, AS RECORDED IN LIBER 636, PAGE 621, WASHTENAW COUNTY RECORDS. **SHOWN.**
 6. RIGHT OF WAY FOR STORM SEWER AND SANITARY SEWER, IN FAVOR OF THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 801, PAGE 192 AND IN LIBER 895, PAGE 397, WASHTENAW COUNTY RECORDS. **SHOWN.**
 7. RIGHT OF WAY IN FAVOR OF WATER LINES, AS RECORDED IN LIBER 862, PAGE 499, WASHTENAW COUNTY RECORDS. **SHOWN.**
 8. POLE LINE PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY, AS RECORDED IN LIBER 864, PAGE 10 AND IN LIBER 886, PAGE 366, WASHTENAW COUNTY RECORDS. **SHOWN.**
 9. RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AS RECORDED IN LIBER 1308, PAGE 164, WASHTENAW COUNTY RECORDS. **SHOWN.**
 10. RIGHT OF WAY AGREEMENT WITH THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 1335, PAGE 981, WASHTENAW COUNTY RECORDS. **SHOWN.**
 11. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY, AS RECORDED IN LIBER 2065, PAGE 252 AND IN LIBER 2114, PAGE 174, WASHTENAW COUNTY RECORDS. **SHOWN.**
 12. AMERITECH EASEMENT AS RECORDED IN LIBER 3940, PAGE 413, WASHTENAW COUNTY RECORDS. **SHOWN.**
 13. GRANT OF EASEMENT IN FAVOR OF DTE ENERGY, AS RECORDED IN LIBER 4644, PAGE 935, WASHTENAW COUNTY RECORDS. **SHOWN.**
 14. GRANT OF EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 4714, PAGE 324, AND IN LIBER 4802, PAGES 838 AND 839, WASHTENAW COUNTY RECORDS. **SHOWN.**

- SURVEY NOTES:**
1. SEE SHEET 2/2 FOR BOUNDARY DETAILS.
 2. ACCESS TO THE PARKING LOT IS FROM MEDFORD ROAD VIA A DRIVEWAY ACROSS PART OF LOT 1 OF ANN ARBOR WOODS SUBDIVISION. NO EASEMENT DOCUMENT WAS INCLUDED AND LOT 1 OF ANN ARBOR WOODS SUBDIVISION IS NOT PART OF THE DESCRIBED PROPERTY.
 3. MANCHESTER ROAD PROVIDES PUBLIC ACCESS FROM WASHTENAW AVENUE TO ANN ARBOR WOODS SUBDIVISION. NO EASEMENT FOR MANCHESTER ROAD ACROSS THE SURVEYED PROPERTY WAS NOTED ON THE TITLE COMMITMENT.
 4. SANITARY MANHOLE MAY BE IN EASEMENT.
 5. BEARINGS ARE BASED ON THE BEARINGS OF THE NORTH LINES OF KENSINGTON FARMS NO. 2 (L. 12, P. 58 W.C.R.), GREEN LEA NO. 1 (L. 11, P. 61 W.C.R.) AND GREEN LEA NO. 3 (L. 16, P. 23 W.C.R.) AND THE EAST-WEST 1/4 LINE OF SECTION 3 BEING S. 89°56'30" W.
 6. SUBJECT PROPERTY HAS DIRECT ACCESS TO PLATT ROAD.
 7. THE EXISTING MANHOLE IS PURPORTED TO HAVE BEEN ABANDONED BY AT&T. THE DISPOSITION IS BEING VERIFIED BY OTHERS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 5000.



Richard Hofsess
 RICHARD HOFSESS
 PROFESSIONAL SURVEYOR No. 47955
 DATE 7-14-16

ABSOLUTE TITLE, INC., FILE NO. 79650, EFFECTIVE DATE JANUARY 21, 2016.

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZIMET WOZNAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 5880 GRAND RIVER AVE., SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zimetwozniak.com

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CLIENT:
 ANN ARBOR

BOUNDARY SURVEY
COUNTY FARM PARK
 ANN ARBOR MICHIGAN

DATE 3-28-16	SCALE HOR: 1" = 200'
DESIGNED BY RH	JOB NO. 16107
DRAWN BY PTO	SHEET 1/2

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