

5 W & SUSAI 76-001-00	N K		0 200 1 inch = 200 ft.	400
FC	DUND IRON W/C	AP #35989		
		S8	9°09'20"E 997.50' _	
	NOR	TH LINE, SECT	ION 13 M-5, NORTHEAST CORNER, SECTION 13, T1S-R2W,	
\ 			TOMPKINS TWP., JACKSON COUNTY, MICHIGAN	/
			LONG RECORDED LIDER FICZ, FROE 300	
/)`` //	LEGEND	)		
//		<u>کر</u>		
//	•	<i>گر</i> ر	DECIDUOUS TREE METAL POST	
l j	Ø		UTILITY POLE	
		]	TELEPHONE PEDESTAL / RISER	
1637.53	)		GUY ANCHOR CABLE	
WE	TLAND AREA PE		TELEPHONE PEDESTAL / RISER TRAVERSE POINT	
222	<u>/°</u>	_	BENCHMARK	
60.005			SECTION CORNER	
	0		FOUND SURVEY MONUMENTATION	
		· .	TREE LINE	
<u> </u>				
				N 13
1			NER:FOSTER DON L & NAOMI L K ID#:000-02-13-226-001-00	SECTION 13
				EAST LINE,
				EAS
1				
	SET 1/2"X 18'	" IRON W/CAP	#31592	
$\backslash$	<u>BENCHN</u>	MARKS		
\ \	BM 20	POLE LOCAT	PIKE IN THE SOUTH SIDE A POWER ED ON THE EAST SIDE OF DIXON	
<b>\</b>		NORTH 1/4	OXIMATELY 380 FEET SOUTH OF CORNER, SECTION 13. = 913.87 NGVD 88	
N P	BM 21	RAILROAD SF	PIKE IN THE WEST SIDE A POWER POLE	
0701		CORNER ON	AR THE SOUTHEAST PROPERTY THE NORTH SIDE OF WOOD ROAD = 919.54 NGVD 88	
M				
500 10 <del>33</del>				
20				
			M-6, EAST 1/4 CORNER, SECTION 13, TIS-R2W,	
			TOMPKINS TWP., JACKSON COUNTY, MICHIGAN FOUND ALUMINUM CAP MONUMENT	

## SCHEDULE B, PART II, EXCEPTIONS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 381114167CML, REVISION 1, WITH AN EFFE DATE OF SEPTEMBER 25, 2020 AT 8:00 AM

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Records or is created, attached, or is disclosed between the Commitment Date and the date on whice the Schedule B, Part I Requirements are met.
- a. Rights or claims of parties in possession not shown by the Public Records.
  b. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title t would be disclosed by an accurate and complete survey of the Land.
  LEGAL IN NATURE. NOT A MATTER OF SURVEYING
- c. Easements or claims of easements not shown by the Public Records and existing water, mineral, exploration rights.
   LEGAL IN NATURE, NOT A MATTER OF SURVEYING
- Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imp law and not shown by the Public Records.
- **LEGAL IN NATURE, NOT A MATTER OF SURVEYING** e. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
- LEGAL IN NATURE, NOT A MATTER OF SURVEYING
- f. Taxes or special assessments which are not shown as existing liens by the Public Records. LEGAL IN NATURE, NOT A MATTER OF SURVEYING
- Future Advance Mortgage as set forth below: Mortgagor: John L. Surbrook and Dorothy A. Surbrook, husband and wife Mortgagee: Comerica Bank, a Texas banking association Dated: May 6, 2015 Recording Date: May 8, 2015 Recording No: Liber 2054 Page 0829
- LEGAL IN NATURE, NOT A MATTER OF SURVEYING
- 4. Intentionally Deleted.
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Michigan Bell Telephone Company Recording No: Liber 317 Page 207 Assignment of Easement:
- Granted to Alltel Michigan, Inc. Recording No: Liber 1262 Page 321

## RIGHT OF WAY AND/OR EASEMENT DOES NOT AFFECT PARCEL AS DESCRIBED

- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 365 Page 449
   RIGHT OF WAY AND/OR EASEMENT SHOWN AND NOTED HEREON
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 365 Page 461
   RIGHT OF WAY AND/OR EASEMENT DOES NOT AFFECT PARCEL AS DESCRIBED
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 365 Page 472
   RIGHT OF WAY AND/OR EASEMENT DOES NOT AFFECT PARCEL AS DESCRIBED
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 365 Page 474
   RIGHT OF WAY AND/OR EASEMENT DOES NOT AFFECT PARCEL AS DESCRIBED
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 444 Page 503
   RIGHT OF WAY AND/OR EASEMENT SHOWN AND NOTED HEREON
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Mid-Michigan Telephone Corporation Recording No: Liber 909 Page 1116
- RIGHT OF WAY AND/OR EASEMENT DOES NOT AFFECT PARCEL AS DESCRIBED
- The Company makes no representation as to the amount of acreage contained within the Land descent Schedule A.
   LEGAL IN NATURE, NOT A MATTER OF SURVEYING
- 13. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereund **LEGAL IN NATURE, NOT A MATTER OF SURVEYING**
- 14. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or H LEGAL IN NATURE, NOT A MATTER OF SURVEYING
- Taxes and/or assessments which become a lien or become due and payable subsequent to the effec date herein.
   LEGAL IN NATURE, NOT A MATTER OF SURVEYING

## LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 381114167CML, REVISION 1, WITH A EFFECTIVE DATE OF SEPTEMBER 25, 2020 AT 8:00 A

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 38111416 REVISION 1, WITH A EFFECTIVE DATE OF SEPTEMBER 25, 2020 AT 8:00 AM

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF JACKSON, TOWNSHIP OF TOMPK

THE NORTH 60 ACRES OF THE WEST 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 13 TOWNSHIP 1 SOUTH, RANGE 2 WEST, EXCEPT A RECTANGULAR PIECE OF LAND IN THE SOUTHWEST CORNER, BEING 440 FEET NORTH AND SOUTH AND 250 FEET EAST AND WEST

ALSO, COMMENCING AT THE EAST 1/4 POST OF SEC. 14, T1S, R2W; THENCE NORTH 02 DEGREES 32 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF FEET; THENCE NORTH 88 DEGREES 42 MINUTES WEST 1417.27 FEET TO A POINT IN THE CENTERLINE OF WOOD ROAD WHICH IS THE PLACE OF BEGINNING OF THIS DESCRIPTION; CONTINUING NORTH 88 DEGREES 42 MINUTES WEST ALONG THE CENTERLINE OF WOOD RO DISTANCE OF 840.28 FEET; THENCE NORTH 205.3 FEET; THENCE NORTH 88 DEGREES 42 MINUTES WEST 420.14 FEET TO THE CENTERLINE OF DIXON ROAD; THENCE NORTH ALONG CENTERLINE OF DIXON ROAD 821.2 FEET; THENCE EAST 1257.21 FEET; THENCE SOUTH 10 FEET TO THE PLACE OF BEGINNING.

## TO SURBROOK SOLAR, LLC AN MICHIGAN LIMITED LIABILITY COMPANY AND CHICA TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 10b, 11, 13, 14, 16, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-04-2020

DATE

	L	OCATION MAP NOT TO SCALE	SHT# JOB N		OF 1
		Rives Junc	REV:		
D WERE R NSPS, 6, 17, 20.					TOMPKINS
		PROJECT LOCATION	ALTA/NSPS		PART NS TOW
ROAD A 42 NG THE 1026.90	20.	PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP HAS BEEN PROVIDED TO THE CLIENT			PART OF SECTIC MPKINS TOWNSHIP, JA(
2 DF 10.70 IE ; THENCE	19.	INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). ALL EASEMENTS PROVIDED TO THE SURVEYOR ARE SHOWN AND/OR NOTED	TITLE SURVEY		
PKINS 13, VEST.	18.	IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE WETLAND MARKERS WERE NOT OBSERVED DURING THE FIELD WORK. DEPICTION OF THE WETLAND AREAS ARE SHOWN BASED ON GRAPHIC OVERLAY PROVIDED BY THE CLIENT.	EY PREPARED		13, T01S-R SON COUN
<b>AM</b> 4167CML,	17.	PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO INFORMATION OR EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY	RED FOR		T01S-R02W N COUNTY, MICHIGAN
ICUIVE	16.	EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO VISIBLE EVIDENCE OF RECENT EARTH MOVING ACTIVITY OBSERVED DURING THE FIELD SURVEY			CHIG/
or highway. fective	14.	AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. THE DISTANCE ALONG DIXON ROAD FROM THE INTERSECTION WITH WOOD ROAD TO THE SOUTHWEST CORNER OF THE PROPERTY IS 205 FEET			
under.	13.	NAMES OF ADJOINING LAND OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNERS NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL". NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN			4345 44th Kentwood
scribed in	12.	COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCES AS TO THE SOURCES OF INFORMATION), AND *MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST. LOCATION OF UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AND MISS DIG (811) DESIGN TICKET NOT SPECIFIED BY THE CLIENT		E	44th Street SE, vood, MI 49512
	11.	NOT DESIGNATED BY THE CLIENT LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: *OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.iv. *EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY	Market Ma	SE	, Suite A
	10b.	PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS) NOT DESIGNATED BY THE CLIENT AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB (CLIENT TO OBTAIN NECESSARY PERMISSIONS).		RVJ	
	10a.	SPECIALTY TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS <b>NO DESIGNATED PARKING AREAS ON SITE</b> AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING	EPI	CES	
	9.	(IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREA OF REFUSE) ALL VISIBLE FEATURES OBSERVED DURING THE FIELD SURVEY ARE SHOWN NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED	SOFI	U U	
	8.	THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED NO BUILDINGS SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK	<b>ISSI</b>	MP/	O: (6 F: (8 WW
		SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. NO BUILDINGS MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY	0	<b>V</b>	O: (616) 27 F: (800) 97 www.rowep
	7a.	ZONING INFORMATION WAS NOT PROVIDED EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. NO BUILDINGS	M	Z	72-7125 74-1704 psc.com
	6b.	IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SET BACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE FOR THE REPORT OR LETTER.	L PLAN	PROJE	25 REVIEWER: 14 SCALE: m
	6a.	IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. ZONING INFORMATION WAS NOT PROVIDED	DATE:	PROJECT MGR:	VER:
	5.	VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED. ONE FOOT CONTOURS ARE BASED ON A GROUND SURVEY, VERTICAL DATUM: NAVD88	+		<b>—</b>
	4.	PANEL NUMBER 261073, WITH AN EFFECTIVE DATE OF 5/3/2010 GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). GROSS LAND AREA IS 88.33 ACRES INCLUDING ROAD RIGHT OF WAY.	-16-2020	A S	≤ ∥
al, oil and mposed by		INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X", AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP FOR TOMPKINS TOWNSHIP	2020		200
e that	3.	FIELDWORK. 5457 WOOD ROAD, PER JACKSON COUNTY RECORDS FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD			
he Public vhich all of	2.	PROXIMITY TO THE CORNER. CORNER MONUMENTS NOT FOUND WILL BE SET ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE			
e Ective	<b>AL</b> 1.	TA STANDARDS - TABLE A NOTES: MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE			