

TOPOGRAPHICAL & BOUNDARY SURVEY

FOR: STRATHMORE DEVELOPMENT

Sanitary Manhole 100
TOC = 844.25
8" NE = 838.53
8" South = 838.55

Sanitary Manhole 115
TOC = 851.67
18" North = 840.37
18" South = 840.33
18" East = 840.17

Sanitary Manhole 130
TOC = 848.34
24" South = 838.06
20" East = 838.04
18" NE = 843.96

Sanitary Manhole 209
TOC = 843.08
12" NE = 838.13
12" SSW = 838.28
18" East = 836.93
18" West = 836.91

Catch Basin #17
Inlet Elevation = 851.71
(full of dirt)

Catch Basin #18
Inlet Elevation = 856.89
6" NW = 855.24
6" SW = 855.27
6" SE = 855.39
6" NE = 855.44
4" I.E. = 854.89

Sanitary Manhole 210
TOC = 842.13
18" East = 836.62
18" West = 836.58
12" South = 836.94

Sanitary Manhole 211
TOC = 841.95
8" ESE = 838.81
8" WSW = 838.83

Sanitary Manhole 212
TOC = 844.30
6" North = 839.55
8" NW = 839.30

Sanitary Manhole 213
TOC = 846.36
6" South = 840.91
8" NW = 840.57
8" SSE = 840.63

Sanitary Manhole 132
TOC = 850.96
15" NE = 846.64
18" East = 838.98
18" West = 838.94
15" SW = 840.02
6" North = 842.56

Sanitary Manhole 133
TOC = 851.88
16" North = 840.36
16" West = 840.33
12" East = 848.32

Sanitary Manhole 134
TOC = 850.48
6" East = 843.51
6" West = 843.25
6" South = 844.92
3" SW = 844.98
4" South = 846.48

Sanitary Manhole 135
TOC = 847.04
6" East = 840.74
8" NW = 840.68
6" SW = 840.74

Sanitary Manhole 200
TOC = 845.73
12" NNE = 841.80
10" WSW = 842.08
10" SE = 842.24
10" South = 842.26

Sanitary Manhole 201
TOC = 843.99
18" ENE = 839.01
18" SW = 839.00

Sanitary Manhole 202
TOC = 843.78
12" SW = 838.83
15" NE = 838.75

Sanitary Manhole 203
TOC = 843.58
12" NE = 838.43
12" SSW = 838.34
6" NNE = 838.30

Sanitary Manhole 204
TOC = 843.37
18" West = 837.82
18" NE = 837.72

Sanitary Manhole 205
TOC = 844.00
12" ENE = 837.46
12" WNW = 837.57

Sanitary Manhole 206
TOC = 843.52
8" ESE = 838.88
8" ENE = 839.39
8" NW = 838.88

Sanitary Manhole 207
TOC = 843.84
8" SE = 838.61
8" South = 837.61
18" ENE = 837.65

Sanitary Manhole 208
TOC = 843.35
10" SE = 838.39
8" South = 838.37
18" NE = 837.76
18" West = 837.70
12" SW = 839.65

Catch Basin #19
Inlet Elevation = 854.94
sump = 853.64

Catch Basin #20
Inlet Elevation = 854.65
10" NE = 850.05

Catch Basin #21
Inlet Elevation = 843.17
8" North = 840.32
(bulkhead)

Catch Basin #22
Inlet Elevation = 843.10
12" North = 838.26
8" East = 838.70
12" West = 837.87

Catch Basin #23
Inlet Elevation = 842.98
8" West = 839.03

Catch Basin #24
Inlet Elevation = 848.33
18" SW = 844.13
(bulkhead)

Catch Basin #25
Inlet Elevation = 849.64
12" West = 845.64

Catch Basin #26
Inlet Elevation = 850.15
15" North = 846.50

Catch Basin #27
Inlet Elevation = 850.90
12" SE = 847.95

Catch Basin #28
Inlet Elevation = 850.74
15" SW = 846.84

Catch Basin #29
Inlet Elevation = 851.69
12" East = 848.94

Catch Basin #30
Inlet Elevation = 851.61
6" West = 847.94
sump = 845.61
T.O.W. = 847.46

Catch Basin #31
Inlet Elevation = 852.09
12" SW = 849.32

Catch Basin #32
Inlet Elevation = 852.82
Sump = 851.52
(full of dirt)

Catch Basin #33
Inlet Elevation = 853.36
6" NW = 849.16

Catch Basin #34
Inlet Elevation = 846.70
6" NW = 841.95
T.O.W. = 841.93

Catch Basin #35
Inlet Elevation = 847.68
8" SE = 845.43

Catch Basin #36
Inlet Elevation = 846.56
6" South = 841.12
6" NE = 842.26
T.O.W. = 840.90

Catch Basin #37
Inlet Elevation = 843.04
12" South = 838.54

Catch Basin #38
Inlet Elevation = 849.36
15" SE = 845.61
T.O.W. = 845.06

Catch Basin #39
Inlet Elevation = 842.43
8" NW = 839.63
T.O.W. = 839.68

Sanitary Manhole A
TOC = 859.63
8" CLAY NORTH = 850.17
4" CLAY SE = 855.34
8"

Catch Basin #Y
Inlet Elevation = 848.36
15" North = 844.16

Storm Manhole 1
TOC = 843.48
8" North = 840.09
8" SE = 840.32

Storm Manhole 2
TOC = 841.94
10" W/Gate = 836.96

Storm Manhole 3
TOC = 841.17
8" North = 837.54

Storm Manhole 4
TOC = 851.57
10" NW = 844.51
6" SE = 847.32

Storm Manhole 5
TOC = 855.03
8" North = 849.33
8" South = 847.62
10" SW = 849.53
10" NE = 847.37

Storm Manhole 6
TOC = 845.41
8" East = 841.01
8" West = 841.11
3" East = 841.71
3" West = 841.97

Storm Manhole 7
TOC = 849.89
8" East = 842.24
8" West = 841.87

Storm Manhole 8
TOC = 850.95
15" South = 844.15
6" East = 844.85
8" North = 840.06
12" South = 839.67

Storm Manhole 9
TOC = 848.30
12" NW = 841.70
15" SW = 841.82
15" East = 841.92

Storm Manhole 10
TOC = 851.78
12" West = 849.05

Storm Manhole 11
TOC = 853.33
8" North = 848.68
6" East = 848.48
12" South = 848.33

Storm Manhole 12
TOC = 853.79
6" SE = 849.89
6" SW = 851.09

Storm Manhole 13
TOC = 853.20
12" SE = 849.24
12" East = 849.20
12" North = 848.90
12" West = 848.20

Storm Manhole 14
TOC = 852.53
18" North = 836.18

Storm Manhole 15
TOC = 852.07
12" East = 846.64
12" SE = 847.28
15" West = 846.22

Storm Manhole 16
TOC = 852.40
6" NE = 845.90
sump = 843.1

LEGAL DESCRIPTION:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22488, dated August 1, 2007)
100 W. Grand River Avenue (Property No: 33-20-01-13-230-004):
Lots 21 and 22, and the South 22 feet of Lot 23 Plat of Oakwood, City of East Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22488, dated August 1, 2007)
Item 3: Subject parcel subject to covenants, condition and restrictions and other provisions as recorded in Liber 138, Page 269, Ingham County Records.

Item 4: Parcel subject to terms, conditions and provisions in Easement recorded in Liber 15MR, Page 460, Ingham County Records, said easement is a blanket easement over all of Lot 23, Plat of Oakwood, therefore said easement is not shown hereon.

Item 5: Parcel subject to Terms, conditions and provisions in warranty deed as recorded in Liber 465, Page 169, Ingham County Records, said easement is a blanket easement over all of Lot 23, Plat of Oakwood, therefore not shown hereon.

Item 6: Parcel subject to terms, conditions and provisions recited in Party Wall Agreement as referenced in Warranty deed recorded in Liber 699, Page 100, Ingham County Records.

Item 7: Parcel subject to terms, conditions and provisions as recited in Memorandum of Option to Lease recorded in Liber 3138, Page 1237, Ingham County Records.

LEGAL DESCRIPTION:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22486, dated August 16, 2007)
City of East Lansing Parking Lot #10 (Property No: 33-20-01-13-229-011):
The North 50 feet of East 115 feet of Lot No. 25 Plat of Oakwood, City of East Lansing, Ingham County, Michigan according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 33 Ingham County Records.

The North 50 feet of the West 50 feet of Lot 25 Plat of Oakwood according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 33 Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Transnation Title Insurance Company, Commitment No. 570209, dated April 13, 2002)

There are no easements or restrictions of record.

LEGAL DESCRIPTION:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22487, dated August 14, 2007)
303 Abbott Road & 304 Evergreen Avenue (Property No: 33-20-01-13-230-001):
The North 44 feet of Lot 23, and the South 16 feet of Lot 24 of Oakwood, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 33 Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22487, dated August 14, 2007)

Item 3: Parcel subject to Covenants, conditions and provisions as recorded in Liber 2441, Page 807.

Item 4: Parcel subject to Covenants, conditions and provisions as recorded in Liber 2242, Page 489.

LEGAL DESCRIPTION:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22484, dated August 16, 2007)

Parcel A:
That part of Lots 26 and 28 Plat of Oakwood, City of East Lansing, Ingham County, Michigan described as: Beginning at a point 45 feet South of the Northwest corner of Lot 28; thence East, 96 feet; thence South across Lot 26 to the North line of Evergreen Avenue; thence along the Northernly line of Evergreen Avenue to the place of beginning; City of East Lansing, Ingham County, Michigan; as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

Parcel B:
East 60 feet of Lot 26, and the East 60 of Lot 28, and the West 5.0 feet of the East 65.0 feet of the North 45.00 feet of Lot 28 Oakwood Subdivision, City of East Lansing, Ingham County, Michigan as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22484, dated August 16, 2007)

Item 3: Parcel subject to Covenants, conditions and restrictions and other provisions, as recorded in Liber 138, Page 611, Ingham County Records.

LEGAL DESCRIPTION:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22483, dated August 16, 2007)

328 Evergreen Avenue (Property No: 33-20-01-13-228-014):
Commencing at the Northwest corner of Lot 28, Oakwood Subdivision, thence East, 100 feet, thence South, 45 feet, thence West to Evergreen Avenue, thence Northernly along said Evergreen Avenue to the place of beginning, City of East Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22483, dated August 16, 2007)

Item 3: Parcel subject to covenants, conditions and restrictions and other provisions, as recorded in Liber 138, Page 611, Ingham County Records.

LEGAL DESCRIPTION:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22479, dated August 1, 2007)

124 W. Grand River Avenue (Property No: 33-20-01-13-227-011):
That part of Lot 14 of the Plat of Oakwood, City of East Lansing, Ingham County, Michigan, described as: Beginning at the Southeast corner of said Lot 14; thence Westerly along the North line of Grand River Avenue 23 1/2 feet; thence Northernly at right angles with Grand River Avenue 90 feet; thence Easterly parallel with Grand River Avenue to the West line of Evergreen Avenue; thence Southernly along the West line of Evergreen Avenue at the place of beginning.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22479, dated August 1, 2007)

Item 3: Parcel subject to easement for driveway purposes as recorded in Liber 435, Page 128, Ingham County Records, said easement is plottable and shown hereon.

Item 4: Parcel subject to easement for joint wall and stairway purposes as recorded in Liber 435, Page 128, Ingham County Records, said easement is plottable and shown hereon.

KEBS, INC. ENGINEERING AND LAND SURVEYING		REVISIONS	COMMENTS
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047		10/09/07	ORIGINAL
Charlotte Office Ph. 517-543-7076 Marshall Office Ph. 269-781-9800			
DRAWN BY SH	SECTION 13, T4N, R2W		
FIELD WORK BY RF	JOB NUMBER:		
SHEET 2 OF 4	80761.TOP		

SCOTT E. KOCH DATE
PROFESSIONAL SURVEYOR NO. 41103