

KENNEDY SURVEYING, INC.

105 N. Washington St.
Oxford, Michigan 48371

Phone (248) 628-4241
Email: kennedsurveying@sbcglobal.net

STAKED SURVEY "PROPOSED CONDITIONS"

Certified Exclusively To: Anthony Pinho

Date: June 24, 2025

Address: 1946 Vinsetta Boulevard, Royal Oak, Michigan 48073

Job No. 15-7381, Page 1 of 2

This is to certify that I, [Signature], Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land platted below, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with and are described as follows:

See Page 2 of 2 for Property Descriptions.

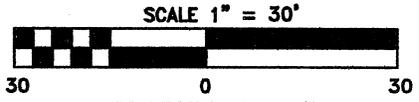
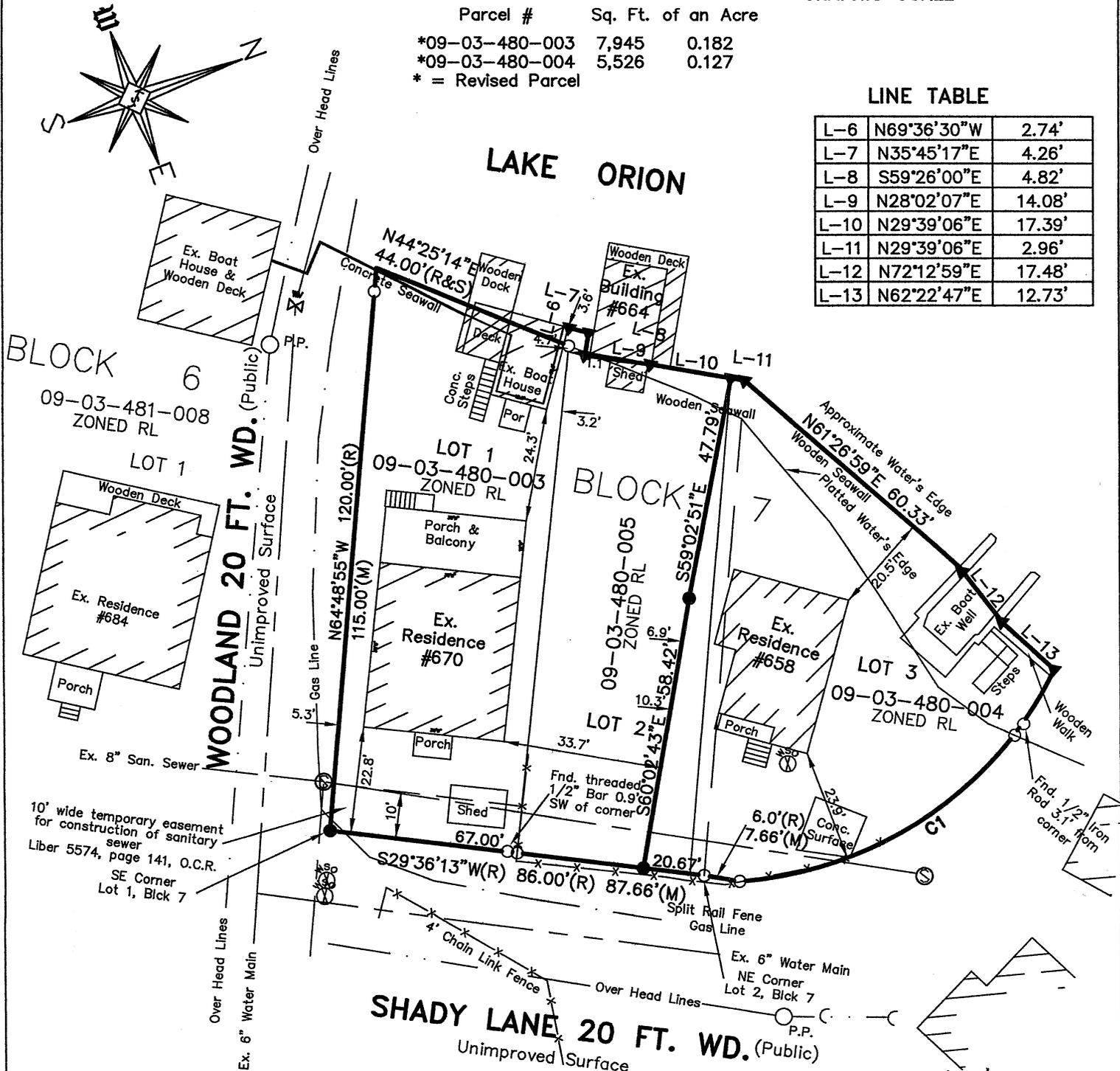


TABLE OF PARCELS

Parcel #	Sq. Ft. of an Acre	
*09-03-480-003	7,945	0.182
*09-03-480-004	5,526	0.127
* = Revised Parcel		

LINE TABLE

Line	Bearing	Distance
L-6	N69°36'30"W	2.74'
L-7	N35°45'17"E	4.26'
L-8	S59°26'00"E	4.82'
L-9	N28°02'07"E	14.08'
L-10	N29°39'06"E	17.39'
L-11	N29°39'06"E	2.96'
L-12	N72°12'59"E	17.48'
L-13	N62°22'47"E	12.73'



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.70'	80.00'	60°39'46"	N13°54'39"W	80.80'

LEGEND

R = Recorded Distance	○ = Found 1/2" Iron Rod
S = Set Distance	○ = Found Concrete Monument
P.O.B. = Point of Beginning	● = Set 1/2" Iron Rod W/Cap
—*—*— = Ex. Fence Line	⊙ = Found Concrete Monument
DWG No. 15-73815	M = Measured Distance
Drawn By: SST	

P.O.L. = Point On Line

This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.



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June 24, 2025

Anthony Pinho
1946 Vinsetta Boulevard
Royal Oak, Michigan 48073
Job No. 15-7381, Page 2 of 2

PROPOSED CONDITIONS

PROPERTY DESCRIPTION FOR THAT PART OF PARCEL #09-03-480-005 BEING ADDED TO PARCEL #09-03-480-004

Part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as commencing at the southeast corner of Lot 1, Block 7 of said "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1"; thence North 29°36'13" East 67.00 feet along the west line of Shady Lane 20 feet wide (so called) to the Point of Beginning; thence proceeding North 60°02'43" West 58.42 feet to a point; thence North 59°02'51" West 47.79 feet to a point on a wooden seawall; thence South 62°41'53" East 0.85 feet to a point; thence South 65°00'00" East 105.69 feet to a point on the west line said Shady Lane; thence South 29°36'13" West 10.00 feet along the west line of said Shady Lane to the Point of Beginning. Containing 553 Square Feet or 0.013 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-480-003 (WHICH INCLUDES THE REMAINING PART OF PARCEL #09-03-480-005)

All of Lot 1 and part Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the southeast corner of said Lot 1; thence proceeding North 64°48'55" West 120.00 feet along the southerly line of said Lot 1 to the southwest corner of said lot 1; thence North 44°25'14" East 44.00 feet along the westerly line of said Lot 1 to the northwest corner of said Lot 1; thence North 69°36'30" West 2.74 feet to a point on a wooden seawall; (the next four (4) courses following along a wooden seawall); thence North 35°45'17" East 4.26 feet to a point; thence South 59°26'00" East 4.82 feet to a point; thence North 28°02'07" East 14.08 feet to a point; thence North 29°39'06" East 17.39 feet to a point; thence South 59°02'51" East 47.79 feet to a point; thence South 60°02'43" East 58.42 feet to a point on the westerly line of Shady Lane 20 feet wide (so called); thence South 29°36'13" West 67.00 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 7.945 Square Feet or 0.182 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-480-004 (WHICH INCLUDES PART OF PARCEL #09-03-480-005)

All of Lot 3 and part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County Records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as commencing at the southeast corner of Lot 1 of said "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1"; thence North 29°36'13" East 67.00 feet along the westerly line of Shady Lane 20 feet wide (so called) to the Point of Beginning; thence proceeding North 60°02'43" West 58.42 feet to a point; thence North 59°02'51" West 47.79 feet to a point on a wooden seawall (the next four (4) courses following along a wooden seawall); thence North 29°39'06" East 2.96 feet to a point; thence North 61°26'59" East 60.33 feet to a point; thence North 72°12'59" East 17.48 feet to a point; thence North 62°22'47" East 12.73 feet to the extension of the westerly line of said Shady Lane and a point on a non-tangent curve; thence along a curve to the right (having a radius of 80.00 feet) central angle of 60°39'46" and a long chord bearing South 13°54'39" East 80.80 feet) an arc distance of 84.70 feet to a point; thence South 29°36'13" West 20.67 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 5,526 Square Feet or 0.127 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

NOTE:

The bearings as expressed on this Staked Survey and used in the property descriptions are related to the bearing of the westerly line of Shady Lane, South 29°36'13" West.


Houston K. Kennedy, PS
Kennedy Surveying, Inc.

HKK/clk



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STAKED SURVEY "EXISTING CONDITIONS"

Certified Exclusively To: Anthony Pinho

Date: June 24, 2025

Address: 1946 Vinsetta Boulevard, Royal Oak, Michigan 48073

Job No. 15-7381, Page 1 of 2

This is to certify that I, [Signature], Licensed Professional Surveyor, 4001017623, on this date have surveyed and mapped the land placed below, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with and are described as follows:

See Page 2 of 2 for Property Descriptions.

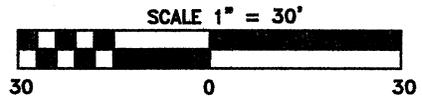
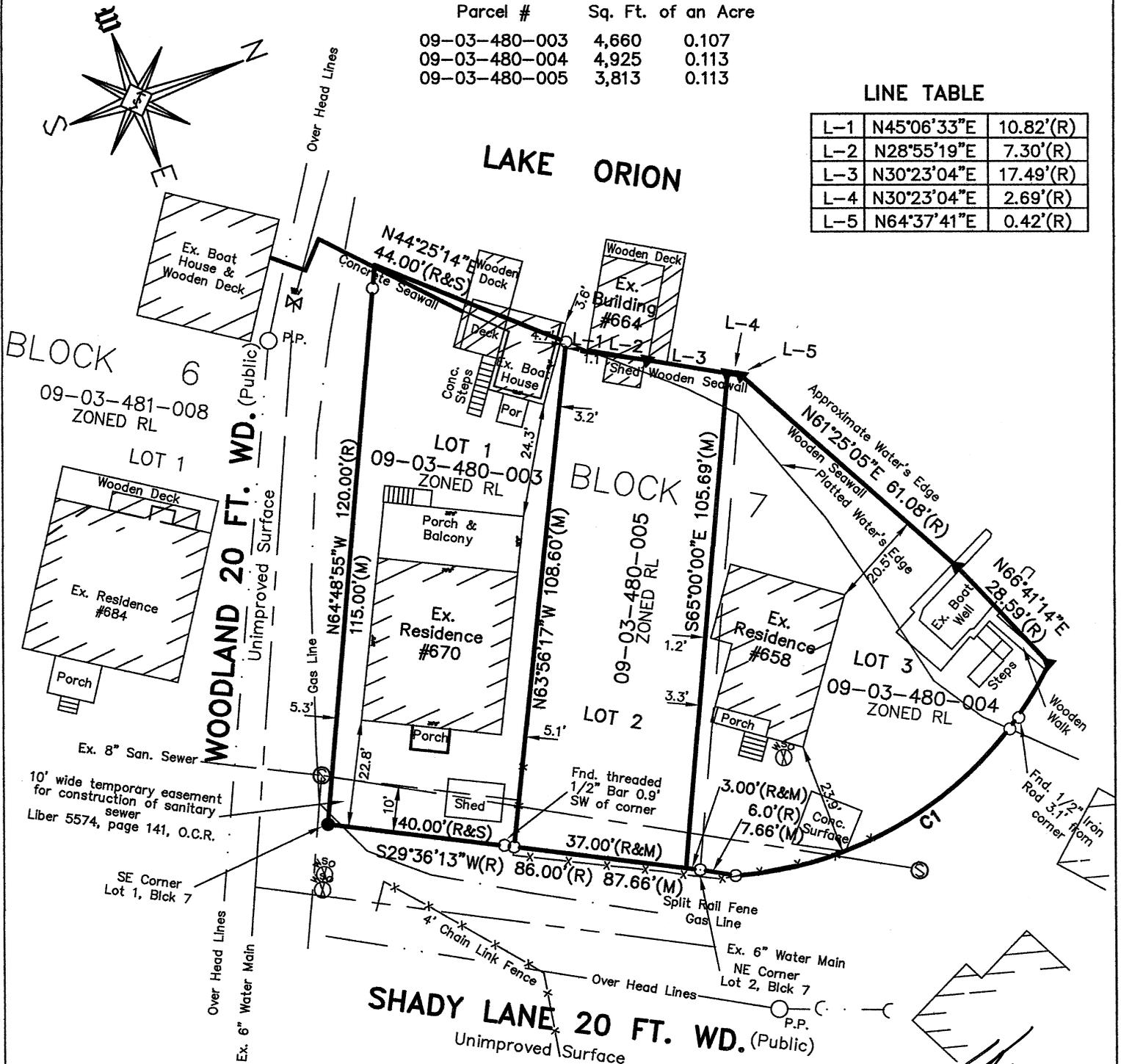


TABLE OF PARCELS

Parcel #	Sq. Ft. of an Acre	
09-03-480-003	4,660	0.107
09-03-480-004	4,925	0.113
09-03-480-005	3,813	0.113

LINE TABLE

L-1	N45°06'33"E	10.82'(R)
L-2	N28°55'19"E	7.30'(R)
L-3	N30°23'04"E	17.49'(R)
L-4	N30°23'04"E	2.69'(R)
L-5	N64°37'41"E	0.42'(R)



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.70'	80.00'	60°39'46"	N13°54'39"W	80.80'

LEGEND

R = Recorded Distance	○ = Found 1/2" Iron Rod
S = Set Distance	Unless Otherwise Noted
P.O.B. = Point of Beginning	● = Set 1/2" Iron Rod W/Cap
—*— = Ex. Fence Line	⊙ = Found Concrete Monument
DWG No. 15-73814	M = Measured Distance
Drawn By: SST	

P.O.L. = Point On Line

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JUN 24 2025

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Royal Oak, Michigan 48073
Job No. 15-7381, Page 2 of 2

EXISTING CONDITIONS

PROPERTY DESCRIPTION FOR PARCEL #09-03-480-003

Lot 1, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1", a subdivision of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan, as recorded in Liber 4 of Plats on Page 19 of Oakland County records.

PROPERTY DESCRIPTION FOR PARCEL #09-03-480-004

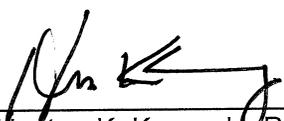
All of Lot 3 and the northerly 3 feet of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the northeasterly corner of said Lot 2 in common with the southeasterly corner of said Lot 3; thence proceeding South 29°36'13" West 3.00 feet along the easterly line of said Lot 2 to a point; thence North 65°00'00" West 105.69 feet along a line parallel to the line common to said Lots 2 and 3 to a point on a wooden seawall; the next four (4) courses following along a wooden seawall; thence North 30°23'04" East 2.69 feet to a point; thence North 64°37'41" East 0.42 feet to a point; thence North 61°25'05" East 61.08 feet to a point; thence North 66°41'14" East 28.59 feet to the extension of the westerly line of Shady Lane 20 feet wide (so called) and a point on a non-tangent curve; thence along a curve to the right (having a radius of 80.00 feet, central angle of 60°39'46", and Long chord bearing South 13°54'39" East 80.80 feet) an arc distance of 84.70 feet along the westerly line of said Shady Lane to a point; thence South 29°36'13" West 6.0 feet (recorded as) and 7.66 feet (measured as) along the westerly line of said Shady Lane to the Point of Beginning. Containing 4,925 Square feet or 0.113 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

PROPERTY DESCRIPTION FOR PARCEL #09-03-480-005

Part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the southeast corner of said Lot 2; thence proceeding North 63°56'17" West 108.60 feet along the southerly line of said Lot 2 to the southwest corner of said Lot 2; thence North 45°06'33" East 10.82 feet along the platted water's edge of Lake Orion to a point on a wooden seawall; thence North 28°55'19" East 7.30 feet along a wooden seawall to a point; thence North 30°23'04" East 17.49 feet along a wooden seawall to a point; thence South 65°00'00" East 105.69 feet along a line parallel to the northerly line of said Lot 2 to a point on the westerly line of Shady Lane 20 feet wide (so called); thence South 29°36'13" West 37.00 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 3,813 Square feet or 0.088 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

NOTE:

The bearings as expressed on this Staked Survey and used in the property descriptions are related to the bearing of the westerly line of Shady Lane, South 29°36'13" West.


Huston K. Kennedy, PS
Kennedy Surveying, Inc.

HKK/clk

