

LEGAL DESCRIPTION
(Per Oakland County Tax Assessing)

PARCEL NO. 09-11-228-019
TAN, RIDE, SEC 11, ASSESSOR'S REPLAT OF DECKERS ADD THAT PART OF LOT 88 LYING SLY OF LINE DESC AS BEG AT PT DIST S03-44-12E 87.94 FT FROM NW LOT COR, TH E 148.33 FT, TH S21-00-00E 40 FT, TH E 143 FT TO END AT SE LOT COR

SURVEYOR'S NOTE:
PARCEL NO. 09-11-228-019 DOES NOT APPEAR TO HAVE ACCESS TO A PUBLIC ROAD.

LEGAL DESCRIPTION
(Per Oakland County Tax Assessing)

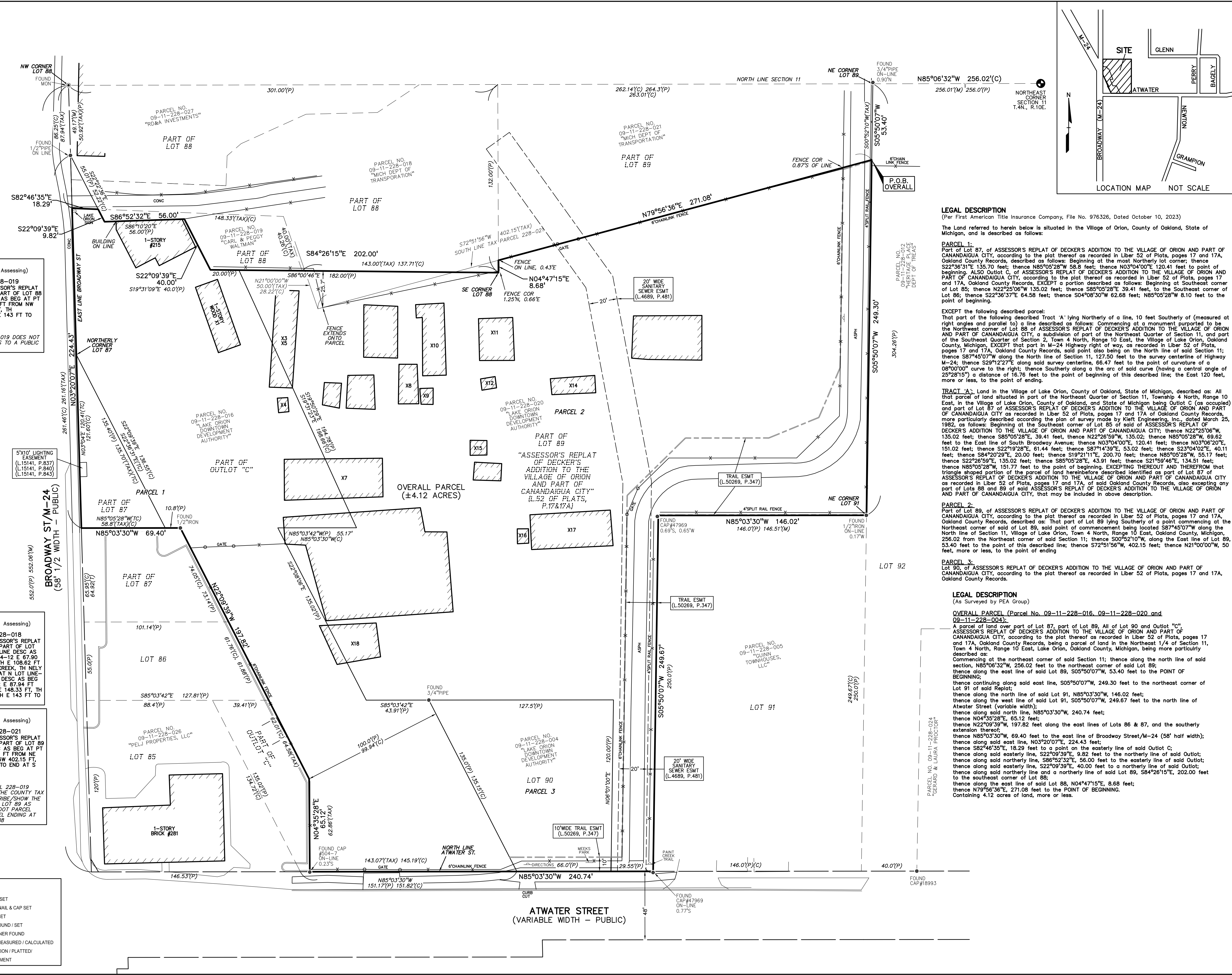
PARCEL NO. 09-11-228-018
TAN, RIDE, SEC 11, ASSESSOR'S REPLAT OF DECKERS ADD THAT PART OF LOT 88 LYING BOTH SLY OF LINE DESC AS BEG AT PT DIST S 03-44-12 E 67.90 FT FROM NW LOT COR, TH E 108.62 FT TH N TO S SIDE PAINT CREEK, TH NELY ALG SD CREEK TO END AT N LOT LINE-AND, ALSO NLY OF LINE DESC AS BEG AT PT DIST S 03-44-12 E 87.94 FT FROM NW LOT COR, TH E 148.33 FT, TH S 21-00-00 E 40 FT, TH E 143 FT TO END AT SE LOT COR

LEGAL DESCRIPTION
(Per Oakland County Tax Assessing)

PARCEL NO. 09-11-228-021
TAN, RIDE, SEC 11, ASSESSOR'S REPLAT OF DECKERS ADD THAT PART OF LOT 89 LYING NLY OF LINE DESC AS BEG AT PT DIST S00-52-10W 53.40 FT FROM NE LOT COR, TH S72-51-56W 402.15 FT, TH N21-00-00W 50 FT TO END AT S LINE LOT 88

SURVEYOR'S NOTE:
IT IS UNCLEAR IF PARCEL 228-019 EXTENDS INTO LOT 89. THE COUNTY TAX RECORDS AND GIS DESCRIBE/SHOW THE PARCEL EXTENDING INTO LOT 89 AS SHOWN HEREON, WHILE MDTOT PARCEL MAPS DEPICT THE PARCEL ENDING AT THE EAST LINE OF LOT 88

- LEGEND:**
- X IRON FOUND / SET
 - ∅ NAIL FOUND / NAIL & CAP SET
 - ∅ BRASS PLUG SET
 - ○ MONUMENT FOUND / SET
 - ○ SECTION CORNER FOUND
 - R M C RECORDED / MEASURED / CALCULATED
 - TAX P TC TAX DESCRIPTION / PLATTED/ TITLE COMMITMENT



LEGAL DESCRIPTION
(Per First American Title Insurance Company, File No. 976326, Dated October 10, 2023)

The Land referred to herein below is situated in the Village of Orion, County of Oakland, State of Michigan, and is described as follows:

PARCEL 1:
Part of Lot 87, of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, according to the plat thereof as recorded in Liber 52 of Plats, pages 17 and 17A, Oakland County Records, described as follows: Beginning at the most Northerly lot corner; thence S22°36'31"E 135.70 feet; thence N85°05'28"W 58.8 feet; thence N03°04'00"E 120.41 feet to point of beginning; ALSO Outlot C, of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, according to the plat thereof as recorded in Liber 52 of Plats, pages 17 and 17A, Oakland County Records, EXCEPT a portion described as follows: Beginning at Southeast corner of Lot 86; thence S22°36'37"E 64.58 feet; thence S04°08'30"W 62.68 feet; N85°05'28"W 8.10 feet to the point of beginning.

EXCEPT the following described parcel:
That part of the following described Tract 'A' lying Northerly of a line, 10 feet Southerly of (measured at right angles and parallel to) a line described as follows: Commencing at a monument purported to be the Northwest corner of Lot 88 of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, a subdivision of part of the Northeast Quarter of Section 11, and part of the Southeast Quarter of Section 2, Town 4 North, Range 10 East, the Village of Lake Orion, Oakland County, Michigan, EXCEPT that part in M-24 Highway right of way, as recorded in Liber 52 of Plats, pages 17 and 17A, Oakland County Records, said point also being on the North line of said Section 11; thence S87°45'07"W along the North line of Section 11, 127.50 feet to the survey centerline of Highway M-24; thence S29°12'27"E along said survey centerline, 66.47 feet to the point of curvature of a 08°00'00" curve to the right; thence Southerly along the arc of said curve (having a central angle of 29°28'15") a distance of 16.76 feet to the point of beginning of this described line, the East 120 feet, more or less, to the point of ending.

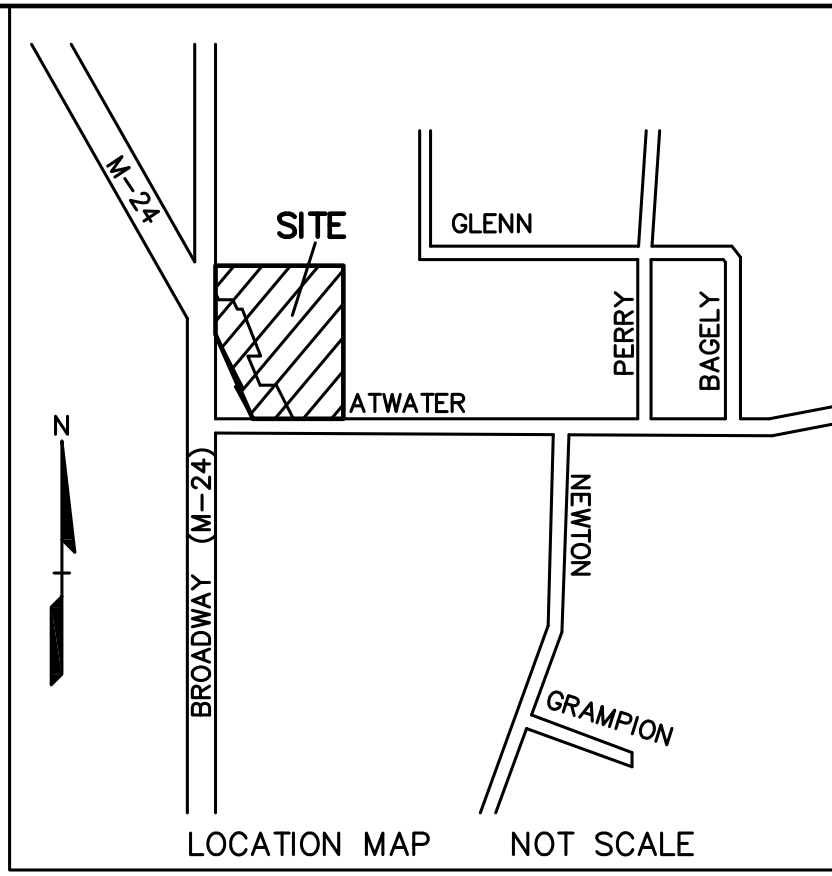
TRACT 'A': Land in the Village of Lake Orion, County of Oakland, State of Michigan, described as: All that parcel of land situated in part of the Northeast Quarter of Section 11, Township 4 North, Range 10 East, in the Village of Lake Orion, County of Oakland, State of Michigan being Outlot C (as occupied) and part of Lot 87 of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY as recorded in Liber 52 of Plats, pages 17 and 17A of Oakland County Records, more particularly described according to the plan of survey made by Kieft Engineering, Inc., dated March 25, 1982, as follows: Beginning at the Southeast corner of Lot 85 of said of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY; thence N22°25'06"W, 135.02 feet; thence S85°05'28"E, 39.41 feet; thence N22°26'59"W, 135.02; thence N85°05'28"W, 69.62 feet to the East line of South Broadway Avenue; thence N03°04'00"E, 120.41 feet; thence N03°06'20"E, 151.02 feet; thence S22°19'28"E, 61.44 feet; thence S87°14'39"E, 53.02 feet; thence S23°04'02"E, 40.11 feet; thence S84°20'29"E, 20.00 feet; thence S19°21'11"E, 200.70 feet; thence N85°05'28"W, 55.17 feet; thence S22°26'59"E, 135.02 feet; thence S85°05'28"E, 43.91 feet; thence S21°59'46"E, 134.51 feet; thence N85°05'28"W, 151.77 feet to the point of beginning, EXCEPTING THEREOUT AND THEREFROM that triangle shaped portion of the parcel of land hereinbefore described identified as part of Lot 87 of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY as recorded in Liber 52 of Plats, pages 17 and 17A, of said Oakland County Records, also excepting any part of Lots 86 and 88 of said ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, that may be included in above description.

PARCEL 2:
Part of Lot 89, of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, according to the plat thereof as recorded in Liber 52 of Plats, pages 17 and 17A, Oakland County Records, described as: That part of Lot 89 lying Southerly of a point commencing at the Northeast corner of said Lot 89, said point of commencement being located S87°45'07"W along the North line of Section 11, Village of Lake Orion, Town 4 North, Range 10 East, Oakland County, Michigan, 256.02 feet from the Northeast corner of said Section 11; thence S00°52'10"W, along the East line of Lot 89, 53.40 feet to the point of this described line; thence S72°51'56"W, 402.15 feet; thence N21°00'00"W, 50 feet, more or less, to the point of ending

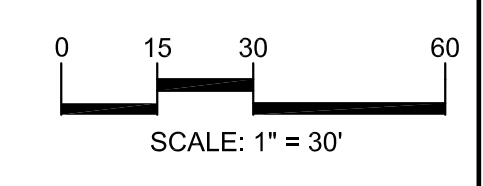
PARCEL 3:
Lot 90, of ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, according to the plat thereof as recorded in Liber 52 of Plats, pages 17 and 17A, Oakland County Records.

LEGAL DESCRIPTION
(As Surveyed by PEA Group)

OVERALL PARCEL (Parcel No. 09-11-228-016, 09-11-228-020 and 09-11-228-004):
ASSESSOR'S REPLAT OF DECKERS ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY, according to the plat thereof as recorded in Liber 52 of Plats, pages 17 and 17A, Oakland County Records, being a parcel of land in the Northeast 1/4 of Section 11, Town 4 North, Range 10 East, Lake Orion, Oakland County, Michigan, being more particularly described as:
Commencing at the northeast corner of said Section 11; thence along the north line of said section, N85°06'32"W, 256.02 feet to the northeast corner of said Lot 89;
thence along the east line of said Lot 89, S05°50'07"W, 53.40 feet to the POINT OF BEGINNING;
thence continuing along said east line, S05°50'07"W, 249.30 feet to the northeast corner of Lot 91 of said Replat;
thence along the north line of said Lot 91, N85°03'30"W, 146.02 feet;
thence along the west line of said Lot 91, S05°50'07"W, 249.67 feet to the north line of Atwater Street (variable width);
thence along said north line, N85°03'30"W, 146.02 feet;
thence S02°46'35"E, 18.29 feet to a point on the easterly line of said Outlot C;
thence along said easterly line, S22°09'39"E, 9.82 feet to the northerly line of said Outlot;
thence along said northerly line, S86°52'32"E, 56.00 feet to the easterly line of said Outlot;
thence along said easterly line, S22°09'39"E, 40.00 feet to a northerly line of said Outlot;
thence along said northerly line and a northerly line of said Lot 89, S84°26'15"E, 202.00 feet to the southeast corner of Lot 88;
thence along the east line of said Lot 88, N04°47'15"E, 8.68 feet;
thence N79°56'36"E, 271.08 feet to the POINT OF BEGINNING.
Containing 4.12 acres of land, more or less.



PEA GROUP
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www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS BEING EXPRESSED OR IMPLIED AS TO THE LOCATION OR DEPTH OF ANY UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
LAKE ORION DOWNTOWN AUTHORITY
118 N. BROADWAY ST.
LAKE ORION, MI 48062

PROJECT TITLE
LAKE ORION LUMBER
215 SOUTH BROADWAY
LAKE ORION, MI

REVISIONS	

ORIGINAL ISSUE DATE:
OCTOBER 9, 2024

DRAWING TITLE
BOUNDARY SURVEY

PEA JOB NO.	20-0164
P.M.	KTR
D.N.	EH
SUR.	KTR

DRAWING NUMBER: