

CERTIFICATE OF SURVEY

PARENT PARCEL LEGAL DESCRIPTION (AS RECORDED IN LIBER 673, PAGE 946, ST. JOSEPH COUNTY RECORDS)

All that part of the Southwest 1/4 of Section 28, Township 6 South, Range 10 West described as:

Commencing at the West 1/4 corner of said Section 28, and running thence South 89°50'30" East along the 1/4 line, 930 feet to the POINT OF BEGINNING of this description; thence South 89°50'30" East along said 1/4 line, 389.50 feet, thence South 12°56'26" West, along a random traverse line, 512.70 feet to an iron bar, thence North 89°50'30" West 274.19 feet; thence North 00°03'24" West 500 feet to the POINT OF BEGINNING. Also all that land lying between the above random traverse line and the Prairie River, as bounded by the North and South property lines extended Easterly.

Subject to easements, conditions and restrictions of record.

ACQUISITION PARCEL DESCRIPTION MDOT PARCEL 100, CONTROL SECTION 78061

Lands located in the Township of Nottawa, County of St. Joseph, Michigan described as:

Commencing at the West 1/4 Corner of Section 28, Town 6 South, Range 10 West, Nottawa Township, St. Joseph County, Michigan; thence South 89°34'11" East along the East & West 1/4 line of said Section 1498.50 feet to the POINT OF BEGINNING; thence continuing South 89°34'11" East 103.65 feet to Meander Point "A" being on the Westerly bank of the Prairie River; thence continuing South 89°34'11" East approximately 38 feet to the centerline of the Prairie River; thence southerly along the centerline of said Prairie River to a point which is 64.50 feet south of, as measured at right angles, to the East & West 1/4 line; thence North 89°34'11" West parallel with said East & West 1/4 line approximately 46 feet to Meander Point "B" on the Westerly bank of the Prairie River, said Meander point "B" being the following courses and distances from afore mentioned Meander Point "A": South 00°04'28" East 17.72 feet; thence South 53°56'47" West 19.75 feet; thence South 04°20'29" West 35.12 feet to said Meander Point "B"; thence continuing North 89°34'11" West 85.54 feet; thence North 00°25'49" East 64.50 feet to the POINT OF BEGINNING.

The lands described above in fee contain 8,764 square feet (0.20 acres), more or less, of which, 4,279 square feet (0.14 acres), more or less, subject to an existing 44.50 foot right-of-way easement for M-86 along the Northerly parcel line.

NOTES:

- Bearing are based on Grid North for Michigan Coordinate System, South Zone (2113). Please note that the bearing system for this survey is not relative to the bearings of the Parent Parcel description.
- Coordinate system is Michigan Coordinate System, South Zone (2113), International Feet.
- The measured distances shown on this survey and expressed in the Acquisition Parcel Description is **Grid**.
- Average Combined Scale Factor for the project is 0.99996552.
- Ground Distance = Grid Distance / Average Combined Scale Factor.
- The coordinate system was established by RTK GPS using MDOT CORS, and is referenced to MDOT CORS Station MICV.
- Parcels are subject to any right-of-ways, easements or restrictions recorded or un-recorded, if any.
- Alignment Stationing of M-85 established from MDOT ROW Map C.S. 78061 Sheet 50

REFERENCES:

- Survey by ABC Survey, Job No. 12345, as recorded in Liber 50, Page 25, St. Joseph County Records.
- Quit-Claim Deed, as recorded in Liber 673, Page 946, St. Joseph County Records.

GOVERNMENT CORNER INFORMATION:

E-10, N 1/4 Cor. Sec. 28, T6S, R10W

Found wooden stake with PK Nail on top in Monument Box.

Witnesses:

N35°E, 78.65', SW corner house foundation

N27°W, 56.10', Power pole

S27°W, 110.00', NE corner house foundation

G-10, E 1/4 Cor. Sec. 28, T6S, R10W

Found 1/2" Pipe in Monument Box.

Witnesses:


S30°W, 60.03', Power pole

N45°E 49, 46', Power pole

Due North 0.8', Centerline of Highway

S52°E, 44.80', Northwesterly corner of large iron beam

0.5' above ground

FOR: 	
CS: 78061	JN: 113259
ROUTE: M-86	DATE: 07/22/2015
DRAWN BY: XXX	SHEET
CHECKED BY: XXX	2 OF 2
PREPARED BY: MDOT SOUTHWEST REGION DESIGN SURVEYS 6345 AMERICAN AVE. PORTAGE, MI 49002	