

PLAT OF SURVEY

PART OF SECTION 21,
TOWN 11 NORTH, RANGE 10 EAST,
DAYTON TOWNSHIP, TUSCOLA COUNTY,
STATE OF MICHIGAN.

FOUND "T" IRON 3" N. OF CENTERLINE OF ROAD,
35.86' NNW TO FORM NAIL IN W. FC. 24" MAPLE.
65.35' WNW TO TAG IN S. FC. 30" MAPLE TREE.
48.68' SW TO TAG #47200 IN N. FC. 12" MAPLE.
34.73' S. TO TAG #47200 IN W. FC. 12" ASH.
94.18' SE TO PK NAIL IN SW FC. OF A P.P.

N. 1/4 COR.
SECTION 21
T.11N., R.10E.

NOTES:

- NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY. THEREFORE, NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, RECORDED OR UNRECORDED, ARE SHOWN ON THIS SURVEY.
- THIS SURVEY IS ROTATED TO TRUE NORTH.
- TREES SHOWN ON THIS SURVEY ARE FOR DRAFTING PURPOSES ONLY. ACTUAL NUMBER, SIZE, AND LOCATION HAVE NOT BEEN DETERMINED.
- THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY, BOTH ABOVE AND BELOW GROUND, ARE SHOWN FROM INFORMATION OF RECORD SUPPLIED TO THE SURVEYOR AND A VISUAL INSPECTION OF THE PREMISES; NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS AND ACCURACY THEREOF. EXACT LOCATION SHOULD BE VERIFIED IN THE FIELD WITH THE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION WHICH MAY AFFECT THE UTILITY.

CONTRACTOR NOTE:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171
(TOLL FREE FOR THE LOCATION
OF UNDERGROUND UTILITIES)

LEGEND

These standard symbols will
be found in the drawing.

- SET IRON ROD
- FOUND CONCRETE MONUMENT
- GOVERNMENT CORNER
- TREE
- MEASURED
- (R) RECORDED

LEGAL DESCRIPTION (LAND IN NW1/4 OF NW1/4)
The Northwest 1/4 of the Northwest 1/4 of Section 21, Town 11 North, Range 10 East, except land platted as Birch Crest Acres, Dayton Township, Tuscola County, State of Michigan more particularly described as: Commencing at the Northwest Corner of said Section 21 which is marked with a 1 1/2 inch pipe; thence S.01°06'55"E., 227.28 feet along the West Line of said Section 21 to the Southwest Corner of Lot 1 of the plat of Birch Crest Acres as recorded in Liber 3, Page 12, Tuscola County records and the Point of Beginning; thence bounded by the water's edge of Phelps Lake as referenced by a traverse line extending across lots 1 to 25 in the plat of Birch Crest Acres, the following 9 courses; (1) thence N.76°58'09"E., 123.16 feet; (2) thence S.87°46'11"E., 146.90 feet; (3) thence S.47°53'51"E., 118.70 feet to a found concrete monument; (4) thence S.37°08'03"E., 190.41 feet (190.58 feet record); (5) thence S.51°45'30"E., 211.65 feet; (6) thence S.22°24'51"E., 247.81 feet (248.00 feet record) to a found concrete monument; (7) thence S.45°21'21"E., 155.00 feet; (8) thence S.68°21'21"E., 200.00 feet; (9) thence S.46°21'21"E., 332.73 feet (332.00 feet record); thence leaving said traverse line, N.88°50'13"E., 78.97 feet (83.00 feet record) to a point on the East Line of the Northwest 1/4 of the Northwest 1/4 of said Section 21, said point is marked with a 4' long rod 4"± west of a found T-bar and broken concrete monument; thence along said East Line of the Northwest 1/4 of the Northwest 1/4, S. 01°09'47"E., 74.89 feet to the Southeast Corner of the Northwest 1/4 of the Northwest 1/4 of said Section 21, said point falls in Phelps Lake and is referenced by a 4 foot long iron rod with a 2" aluminum disk cap stamped R.A. Duthler Land Surveyor, Imlay City, Michigan that is S.88°29'09"W., 627.00 feet from said point, it is also referenced by a 4 foot long rod inside a 2 inch diameter pipe that is 5 feet long and has a cap stamped A & B RR Land Line, R.A. Duthler Land Surveyor that is S.01°09'47"E., 230.00 feet from said point; thence along the South Line of the Northwest 1/4 of the Northwest 1/4 of said Section 21, S.88°29'09"W., 1327.19 feet to a point on the West Line of said Section 21; thence N.01°06'55"W., 1090.30 feet along the West Line of Section 21 to the Point of Beginning and containing 19.394 acres including that area covered by water.
Subject to a 120 foot drain easement, 60 feet on each side of the centerline, for the Phelps Lake Drain as recorded in Liber 1097, pages 502 to 506.
Subject to all easements, restrictions, and rights of way of record.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on Jan. 19, 2011 and that the ratio of closure on the unadjusted field observations of such survey was 1/219,567 or less and complies with P.A. 132 of 1970 as amended EXCEPT for section 3.(1)

RICHARD A. DUTHLER P.S.
No. 47200

FOUND 1/2" BAR IN A MONUMENT BOX.
60.31' NW TO TAG #47200 IN W. FC. 20" MAPLE.
62.70' SE TO TAG #47200 IN W. FC. 20" PINE.
36.40' E TO TAG #47200 IN S. FC. 6" MAPLE.
SECTION 21
T.11N., R.10E.

LEGAL DESCRIPTION (LAND IN NW1/4 OF SW1/4 AND LAND IN SW1/4 OF NW1/4)

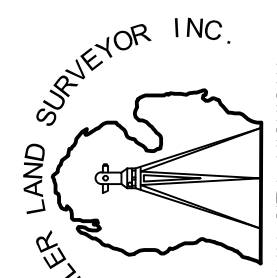
The Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 21, Town 11 North, Range 10 East, Dayton Township, Tuscola County, State of Michigan is described as: Commencing at the West 1/4 Corner of said Section 21 which is marked with a "T" iron; thence N.01°06'55"W., 1317.58 feet to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, said point is marked with a 1/2" diameter re-rod; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 21, N.88°29'09"E., 1327.19 feet to the Northeast Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, said point falls in Phelps Lake and is referenced by a 4 foot long iron rod with a 2" aluminum disk cap stamped R.A. Duthler Land Surveyor, Imlay City, Michigan that is S.88°29'09"W., 627.00 feet from said point, it is also referenced by a 4 foot long rod inside a 2 inch diameter pipe that is 5 feet long and has a cap stamped A & B RR Land Line, R.A. Duthler Land Surveyor that is S.01°09'47"E., 230.00 feet from said point; thence along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 21, S.01°09'47"E., 1319.89 feet to a point on the East-West 1/4 line of said Section 21, said point is marked with a 1/2" diameter re-rod; thence along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 21, S.01°18'29"E., 1329.25 feet to the Southeast Corner of the Northwest 1/4 of the Southwest 1/4 of said Section 21, said point is marked with a 1/2" re-rod approximately 6 feet south of a 40 inch diameter beech tree; thence along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 21, S.88°28'56"W., 1326.03 feet to a point on the West line of said Section 21, said point is referenced by a 1/2" diameter re-rod N.88°28'56"E., 40.00 feet from said point; thence along said West line, N.01°24'18"W., 1331.64 feet to the West 1/4 Corner of said Section 21 and the Point of Beginning and Containing 80.730 acres including that area covered by water.
Subject to a 120 foot drain easement, 60 feet on each side of the centerline, for the Phelps Lake Drain as recorded in Liber 1097, pages 484 to 485.
Subject to a 120 foot drain easement, 60 feet on each side of the centerline, for the Phelps Lake Drain as recorded in Liber 1097, pages 490 to 491.
Subject to the rights of the public for highway purposes along Pattison Road.
Subject to all easements, restrictions, and rights of way of record.

FOUND BENT 1/2" BAR, SPUN STRAIGHT AND RESET.
37.85' NE TO TAG #47200 IN SE FC. TW. 11" CEDAR.
31.37' NNE TO TAG #47200 IN E. FC. 25" PINE.
16.51' S. TO TAG #47200 IN W. FC. 6" THORNAPPLE.
26.30' NW TO 60D NAIL IN W. FC. 12" ELM. S. 1/4 COR.
SECTION 21
T.11N., R.10E.

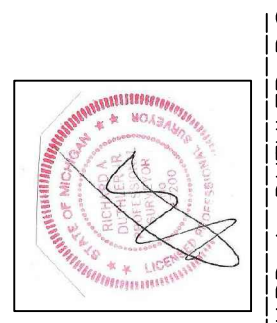
LEGAL DESCRIPTION (COMBINED LAND IN SECTION 21)

The Northwest 1/4 of the Southwest 1/4 and the West 1/2 of the Northwest 1/4 of Section 21, Town 11 North, Range 10 East, except land platted as Birch Crest Acres, Dayton Township, Tuscola County, State of Michigan more particularly described as: Beginning at the West 1/4 Corner of said Section 21 which is marked with a "T" iron; thence N.01°06'55"W., 2407.88 feet to the Southwest Corner of Lot 1 of the plat of Birch Crest Acres as recorded in Liber 3, Page 12, Tuscola County records; thence bounded by the water's edge of Phelps Lake as referenced by a traverse line extending across lots 1 to 25 in the plat of Birch Crest Acres, the following 9 courses; (1) thence N.76°58'09"E., 123.16 feet; (2) thence S.87°46'11"E., 146.90 feet; (3) thence S.47°53'51"E., 118.70 feet to a found concrete monument; (4) thence S.37°08'03"E., 190.41 feet (190.58 feet record); (5) thence S.51°45'30"E., 211.65 feet; (6) thence S.22°24'51"E., 247.81 feet (248.00 feet record) to a found concrete monument; (7) thence S.45°21'21"E., 155.00 feet; (8) thence S.68°21'21"E., 200.00 feet; (9) thence S.46°21'21"E., 332.73 feet (332.00 feet record); thence leaving said traverse line, N.88°50'13"E., 78.97 feet (83.00 feet record) to a point on the East Line of the West 1/2 of the Northwest 1/4 of said Section 21, said point is marked with a 4' long rod 4"± west of a found T-bar and broken concrete monument; thence along said East Line of the West 1/2 of the Northwest 1/4, S. 01°09'47"E., 1394.78 feet to a point on the East-West 1/4 line of said Section 21, said point is marked with a 1/2" diameter re-rod; thence along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 21, S.01°18'29"E., 1329.25 feet to the Southeast Corner of the Northwest 1/4 of the Southwest 1/4 of said Section 21, said point is marked with a 1/2" re-rod approximately 6 feet south of a 40 inch diameter beech tree; thence along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 21, S.88°28'56"W., 1326.03 feet to a point on the West line of said Section 21, said point is referenced by a 1/2" diameter re-rod N.88°28'56"E., 40.00 feet from said point; thence along said West line, N.01°24'18"W., 1331.64 feet to the West 1/4 Corner of said Section 21 and the Point of Beginning and Containing 100.124 acres including that area covered by water.
Subject to a 120 foot drain easement, 60 feet on each side of the centerline, for the Phelps Lake Drain as recorded in Liber 1097, pages 484 to 485.
Subject to a 120 foot drain easement, 60 feet on each side of the centerline, for the Phelps Lake Drain as recorded in Liber 1097, pages 490 to 491.
Subject to a 120 foot drain easement, 60 feet on each side of the centerline, for the Phelps Lake Drain as recorded in Liber 1097, pages 502 to 506.
Subject to the rights of the public for highway purposes along Pattison Road and Phelps Lake Road.
Subject to all easements, restrictions, and rights of way of record.

SET BAR 6"±
SOUTH OF A
40" BEECH TREE



R.A. DUTHLER
LAND SURVEYOR
158 E. THIRD STREET
IMLAY CITY, MICHIGAN 48444
PH. (810) 724-6532
FAX. (810) 724-1551



PLAT OF SURVEY
PART OF SECTION 21, T.11N., R.10E.
DAYTON TOWNSHIP, TUSCOLA COUNTY,
STATE OF MICHIGAN.

PREPARED FOR:
ADAM SCHAEFER

DATE: SEPTEMBER 20, 2010
SCALE: 1" = 125'
REVISED: JAN. 20, 2011 (ADDED NW1/4 OF NW1/4)
REVISED: JAN. 20, 2011 (ADDED SW1/4 OF NW1/4)
REVISED: DECEMBER 27, 2015 (RECORD PARCEL ADDED)