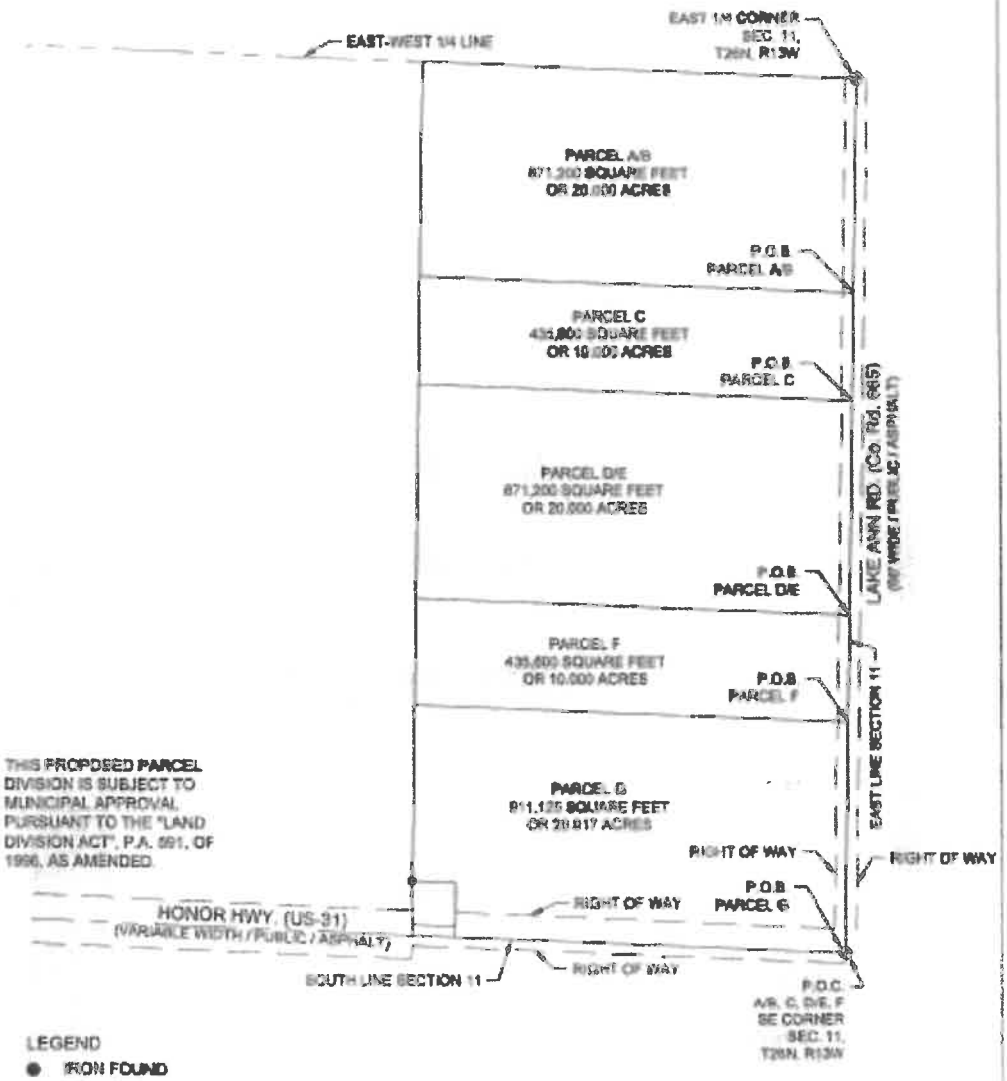
CERTIFICATE OF SURVEY

SECTION 11, TOWN 26 NORTH, RANGE 13 WEST, INLAND TOWNSHIP,
BENZIE COUNTY, MICHIGAN



I Matthew T. Mokanyk (42063) being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the parcel(s) herein described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

The basis for bearings is: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

Error of Closure is greater than 1/20000

Matthew T. Mokanyk, P.S., P.E.

P.S. No. 42063

Client: TOM GRAY

Sheet 1 of 4

Job: 21502002
Date: 02/23/2021
Scale: AS SHOWN
Drawn: RJH
Check: MTM
Revs:

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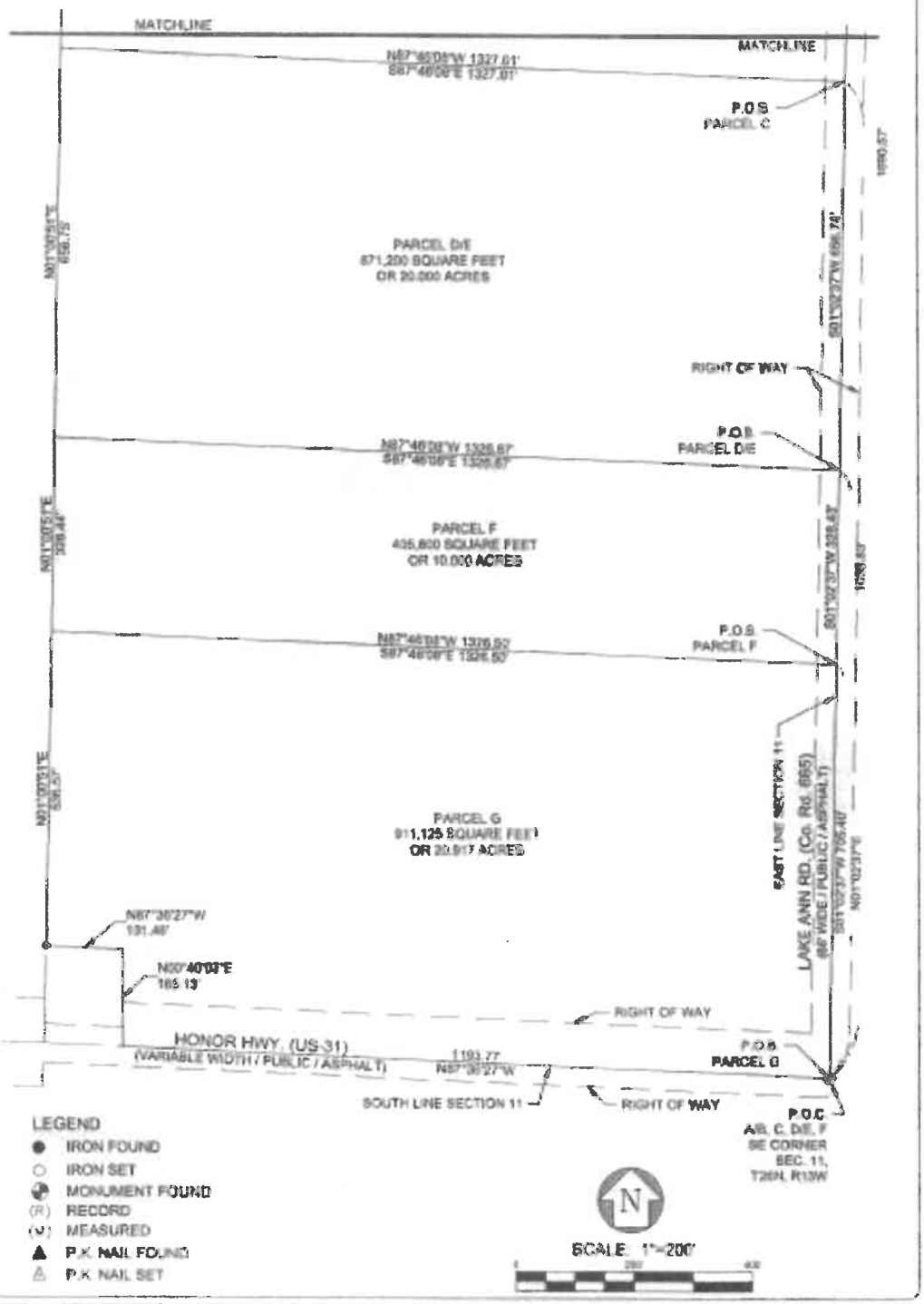
CERTIFICATE OF SURVEY

SECTION 11, TOWN 28 NORTH, RANGE 13 WEST, INLAND TOWNSHIP,
BENZIE COUNTY, MICHIGAN



LEGEND

- ● IRON FOUND
- ○ IRON SET
- ◉ MONUMENT FOUND
- (R) RECORD
- (M) MEASURED
- ▲ P.K. NAIL FOUND
- △ P.K. NAIL SET

Client:
TOM GRAY

Sheet 2 of 4

Job: 21S02002
Date: 03/23/2021
Scale: AS SHOWN
Drawn: RJH
Chk'd: M.T.M.
Rev'd:

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PROFESSIONAL SURVEYING & ENGINEERING
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231 943-0888 ph 231 943-0894 fax [illegible]
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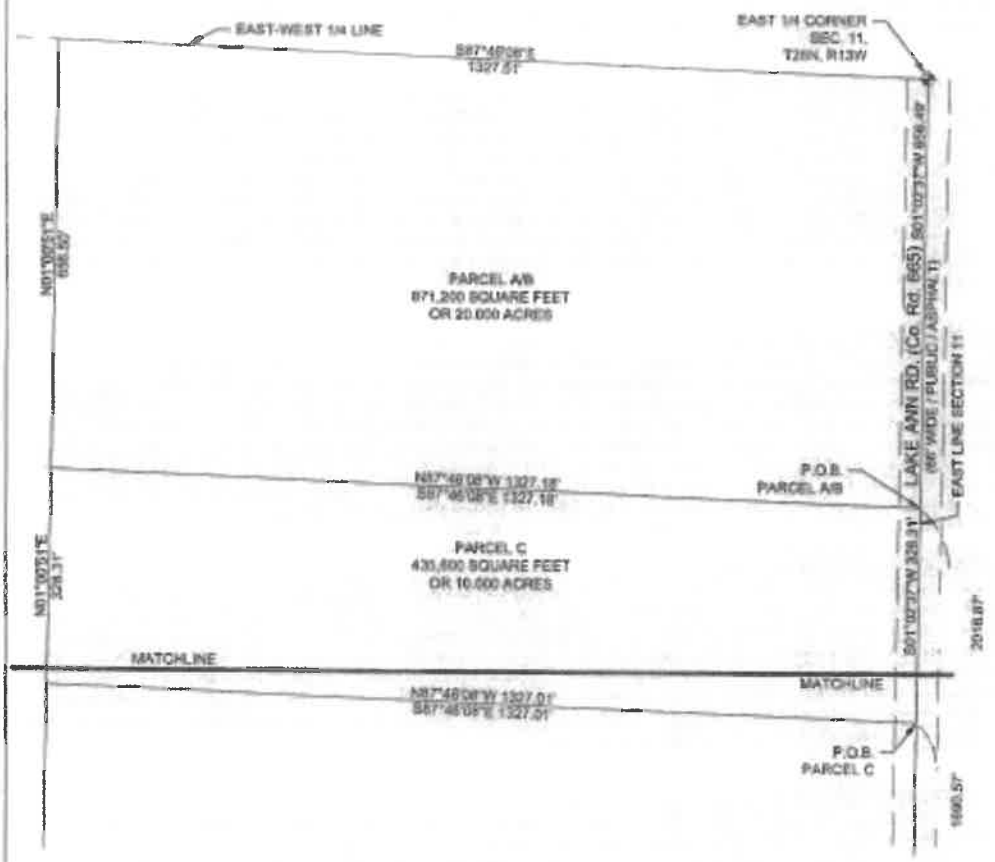
CERTIFICATE OF SURVEY

SECTION 11, TOWN 26 NORTH, RANGE 13 WEST, INLAND TOWNSHIP,
BENZIE COUNTY, MICHIGAN



SECTION CORNER WITNESSES:

SE COR. SEC. 11, T26N, R13W
FOUND REMON
S71°E 110.88' TO NAIL IN 22" MAPLE
S48°E 45.60' TO NAIL IN SW FACE PP
S32°W 94.65' TO SPIKE IN BLAZED 28" MAPLE
N26°E 91.05' TO CAPPED REROD '21273'

EAST 1/4 COR. SEC. 11, T26N, R13W
FOUND REMON
N82°W 33.10' TO 1/2" REBAR
S82°W 107.07' TO NAIL IN PP
S07°E 146.54' TO NAIL IN 16" MAPLE
S28°W 91.53' TO NAIL IN 10" ELM

LEGEND

- ● IRON FOUND
- ○ IRON SET
- ◒ MONUMENT FOUND
- (R) RECORD
- (M) MEASURED
- ▲ P.K. NAIL FOUND
- △ P.K. NAIL SET

N

SCALE: 1"=200'

0 200' 400'

Client:
TOM GRAY

Sheet 3 of 4

Job: 21502002
Date: 03/23/2021
Scale: AS SHOWN
Drawn: RJH
Chkd: M.T.M.
Rev's:

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CERTIFICATE OF SURVEY

SECTION 11, TOWN 26 NORTH, RANGE 13 WEST, INLAND TOWNSHIP,
BENZIE COUNTY, MICHIGAN

LEGAL DESCRIPTION PROVIDED
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 26 NORTH, RANGE 13 WEST, CONTAINING 80 ACRES MORE OR LESS, ACCORDING TO THE GOVERNMENT SURVEY, EXCEPTING THEREFROM A PARCEL OF ONE-HALF ACRE IN THE SOUTHWEST CORNER FOR A GRANGE HALL, AND ALSO SUBJECT TO A RIGHT-OF-WAY OF US 31, AND EXCEPTING THE WEST 8 RODS THEREOF LYING SOUTH OF A LINE DRAWN 75 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF US 31.
TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO.

SURVEY DESCRIPTION PARCEL "A/B"
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 11 NORTH, RANGE 13 WEST, INLAND TOWNSHIP, BENZIE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 11; THENCE NORTH 01°02'37" EAST ALONG EAST LINE OF SAID SECTION AND CENTERLINE OF LAKE ANN RD. (CO. RD. 665) (66' WIDE/PUBLIC) A DISTANCE OF 2018.87 FEET TO THE POINT OF BEGINNING; NORTH 87°46'08" WEST A DISTANCE OF 1327.18 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 01°00'51" EAST ALONG SAID EAST 1/8 LINE A DISTANCE OF 656.50 FEET TO THE EAST-WEST 1/4 LINE; THENCE SOUTH 87°46'08" EAST ALONG SAID EAST-WEST 1/4 LINE A DISTANCE OF 1327.51 FEET TO THE EAST 1/4 CORNER OF SAID SECTION; THENCE SOUTH 01°02'37" WEST ALONG SAID EAST SECTION LINE AND SAID CENTERLINE A DISTANCE OF 656.49 FEET TO THE POINT OF BEGINNING. CONTAINING 871,200 SQUARE FEET OR 20.000 ACRES. SUBJECT TO ANY EASEMENTS, AND RIGHTS OF WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION PARCEL "C"
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 11 NORTH, RANGE 13 WEST, INLAND TOWNSHIP, BENZIE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 11; THENCE NORTH 01°02'37" EAST ALONG EAST LINE OF SAID SECTION AND CENTERLINE OF LAKE ANN RD. (CO. RD. 665) (66' WIDE/PUBLIC) A DISTANCE OF 1690.57 FEET TO THE POINT OF BEGINNING; NORTH 87°46'08" WEST A DISTANCE OF 1327.01 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 01°00'51" EAST ALONG SAID EAST 1/8 LINE A DISTANCE OF 328.31 FEET; THENCE SOUTH 87°46'08" EAST A DISTANCE OF 1327.18 FEET TO THE EAST LINE OF SAID SECTION AND SAID CENTERLINE; THENCE SOUTH 01°02'37" WEST ALONG SAID EAST SECTION LINE AND SAID CENTERLINE A DISTANCE OF 328.31 FEET TO THE POINT OF BEGINNING. CONTAINING 435,600 SQUARE FEET OR 10.000 ACRES. SUBJECT TO ANY EASEMENTS, AND RIGHTS OF WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION PARCEL "D/E"
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 11 NORTH, RANGE 13 WEST, INLAND TOWNSHIP, BENZIE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 11; THENCE NORTH 01°02'37" EAST ALONG EAST LINE OF SAID SECTION AND CENTERLINE OF LAKE ANN RD. (CO. RD. 665) (66' WIDE/PUBLIC) A DISTANCE OF 1033.83 FEET TO THE POINT OF BEGINNING; NORTH 87°46'08" WEST A DISTANCE OF 1326.67 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 01°00'51" EAST ALONG SAID EAST 1/8 LINE A DISTANCE OF 656.75 FEET; THENCE SOUTH 87°46'08" EAST A DISTANCE OF 1327.01 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 01°02'37" WEST ALONG SAID EAST SECTION LINE AND SAID CENTERLINE A DISTANCE OF 656.74 FEET TO THE POINT OF BEGINNING. CONTAINING 871,200 SQUARE FEET OR 20.000 ACRES. SUBJECT TO ANY EASEMENTS, AND RIGHTS OF WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION PARCEL "F"
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 11 NORTH, RANGE 13 WEST, INLAND TOWNSHIP, BENZIE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 11; THENCE NORTH 01°02'37" EAST ALONG EAST LINE OF SAID SECTION AND CENTERLINE OF LAKE ANN RD. (CO. RD. 665) (66' WIDE/PUBLIC) A DISTANCE OF 705.40 FEET TO THE POINT OF BEGINNING; NORTH 87°46'08" WEST A DISTANCE OF 1326.50 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 01°00'51" EAST ALONG SAID EAST 1/8 LINE A DISTANCE OF 328.44 FEET; THENCE SOUTH 87°46'08" EAST A DISTANCE OF 1326.67 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 01°02'37" WEST ALONG SAID EAST SECTION LINE AND SAID CENTERLINE A DISTANCE OF 328.43 FEET TO THE POINT OF BEGINNING. CONTAINING 435,600 SQUARE FEET OR 10.000 ACRES. SUBJECT TO ANY EASEMENTS, AND RIGHTS OF WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION PARCEL "G"
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 11 NORTH, RANGE 13 WEST, INLAND TOWNSHIP, BENZIE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH EAST CORNER OF SAID SECTION 11; THENCE NORTH 87°36'27" WEST ALONG THE SOUTH LINE OF SAID SECTION AND CENTERLINE OF HONOR HWY (US-31)(PUBLIC) A DISTANCE OF 1193.77 FEET; NORTH 00°40'03" EAST A DISTANCE OF 165.13 FEET; THENCE NORTH 87°36'27" WEST A DISTANCE OF 165.13 FEET; THENCE NORTH 00°40'03" EAST A DISTANCE OF 131.46 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE NORTH 01°00'51" EAST ALONG SAID EAST 1/8 LINE OF SAID SECTION A DISTANCE OF 536.57 FEET; THENCE SOUTH 87°46'08" EAST A DISTANCE OF 1326.50 FEET TO THE EAST LINE OF SAID SECTION AND CENTERLINE OF LAKE ANN RD. (CO. RD. 665) (66' WIDE/PUBLIC); THENCE SOUTH 01°02'37" WEST ALONG SAID EAST LINE AND SAID CENTERLINE A DISTANCE OF 705.40 FEET TO THE POINT OF BEGINNING. CONTAINING 911,125 SQUARE FEET OR 20.917 ACRES. SUBJECT TO ANY EASEMENTS, AND RIGHTS OF WAY OF RECORD, IF ANY.

Client
TOM GRAY

Sheet 4 of 4

Job 21502002
Date 02/23/2021
Scale AS SHOWN
Drawn RJH
Chk'd M.T.M.
Rev'd

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