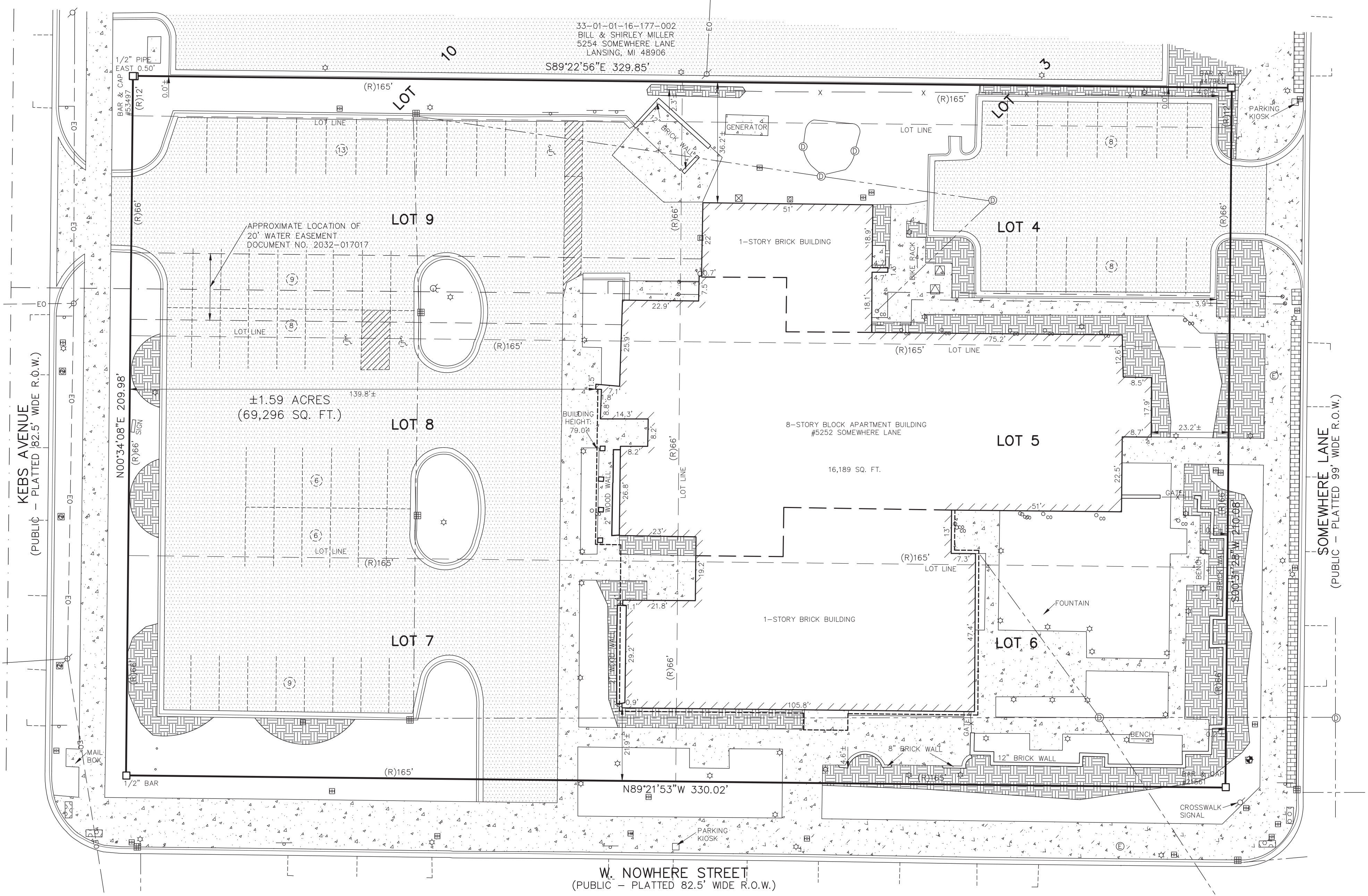
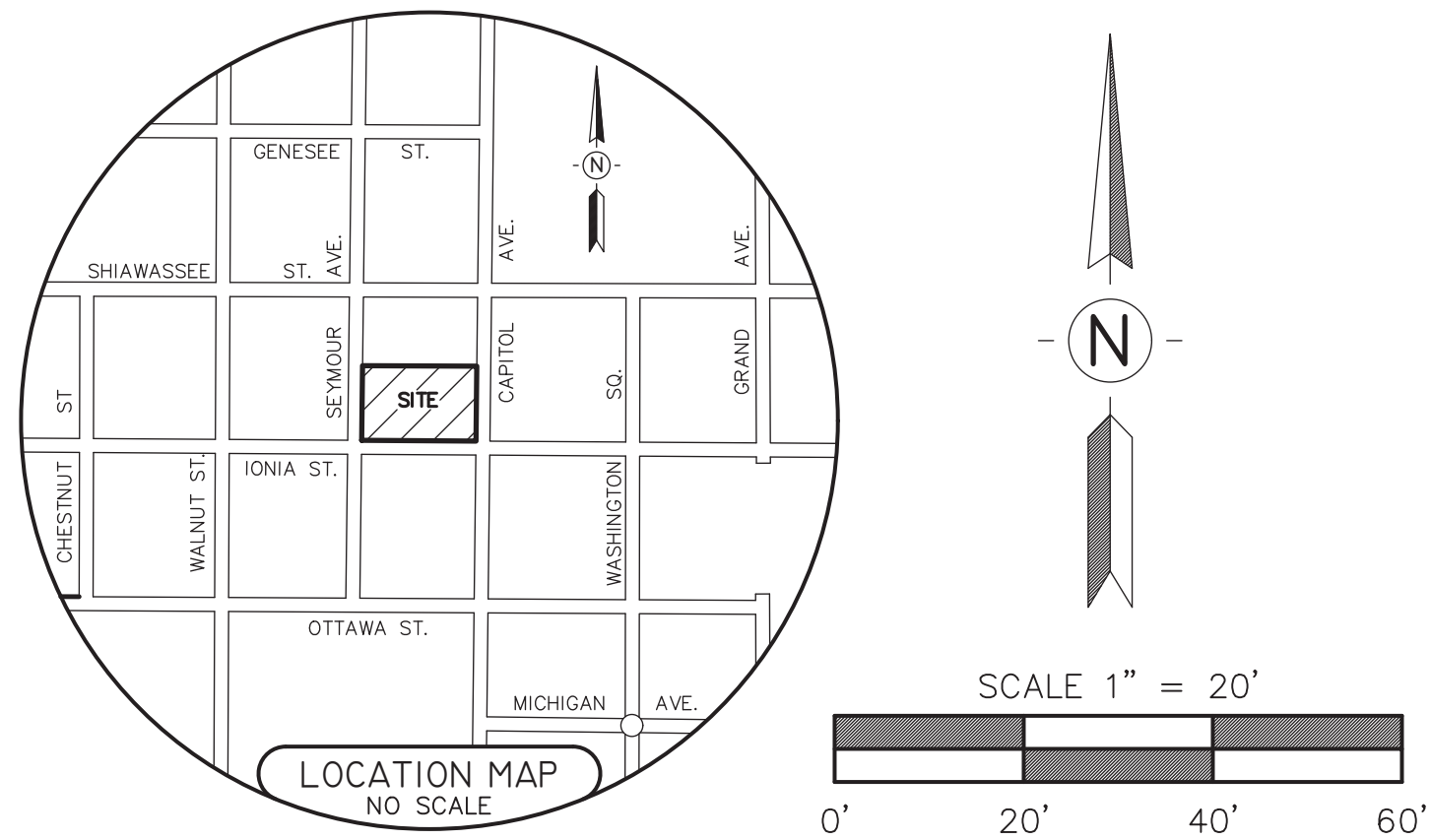


ALTA/NSPS LAND TITLE SURVEY

"5252 SOMEWHERE LANE, LANSING, MI 48906"



LEGEND		
(M)	=	MEASURED DIMENSION
(R)	=	RECORDED DIMENSION
●	=	SET 1/2" BAR WITH CAP UNLESS NOTED
○	=	FOUND IRON AS NOTED
—	=	DEED LINE
—	=	DISTANCE NOT TO SCALE
—	=	FENCE
—	=	A.D.A RAMP
—	=	ASPHALT
—	=	BRICK
—	=	CONCRETE
—	=	GRAVEL
—	=	LANDSCAPING
—	=	BUILDING OVERHANG
—	=	SANITARY SEWER
—	=	STORM SEWER
—	=	WATER LINE
—	=	OVERHEAD WIRES
—	=	UTILITY PEDESTAL
—	=	TRANSFORMER
—	=	HANDHOLE
—	=	ELECTRIC METER
⊙	=	SANITARY MANHOLE
⊙	=	DRAINAGE MANHOLE
⊙	=	ELECTRIC MANHOLE
⊙	=	TELEPHONE MANHOLE
⊙	=	CATCH BASIN
⊙	=	GAS MANHOLE
⊙	=	STEAM MANHOLE
⊙	=	GAS METER
⊙	=	CLEANOUT
⊙	=	DOWN SPOUT
⊙	=	FIRE HYDRANT
⊙	=	VALVE
⊙	=	WATER PIV
⊙	=	WATER METER
⊙	=	MONITORING WELL
⊙	=	SIGN
⊙	=	POST
⊙	=	AIR CONDITIONING UNIT
⊙	=	FLAG POLE
⊙	=	PARKING METER
⊙	=	UTILITY POLE
⊙	=	LIGHT POLE
⊙	=	GUY WIRE

LEGAL DESCRIPTION:
(As provided by Your Title Company, Commitment No. 1234567 dated June 23, 2023)

The South 210 feet of Block 84 of Original Plat, Bryan City, Ingham County, Michigan, as recorded in Liber 202 of Plats, Page 36.

SCHEDULE B, SECTION II, EXCEPTIONS:
(As provided by Your Title Company, Commitment No. 1234567 dated June 23, 2023)

Item 12. Easement for Underground Water Main Facility as recorded in Instrument No. 2032-017017; crosses parcel, is plottable and shown hereon.

Item 13. Stormwater Control Facility Maintenance Agreement as recorded in Instrument No. 2032-002188; crosses parcel, is blanket in character, therefore not shown hereon.

Item 14. Grant of Easement as recorded in Instrument No. 2032-004192; crosses parcel, is blanket in character, therefore not shown hereon.

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.

2. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.

3. All dimensions shown are as-measured unless otherwise noted.

4. All dimensions are in feet and decimals thereof.

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Somewhere Lane, public W. Nowhere Street, and public KEBS Avenue.

8. Wetlands, if any, not shown hereon.

- ALTA/NSPS LAND TITLE SURVEY – TABLE "A" REQUIREMENTS:**
- Item 1: Shown on the survey map.
- Item 2: Address of the surveyed property: 5252 Somewhere Lane, Lansing, MI 48906.
- Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0131 D, dated August 16, 2011.
- Item 4: ±1.59 Acres (69,296 square feet)
- Item 6a: No zoning report or letter listing zoning classification, setback requirements, height and floor space area restrictions, and parking requirements specific to the surveyed property were provided, therefore not shown hereon.
- Item 6b: No zoning report or letter listing zoning classification, setback requirements, height and floor space area restrictions, and parking requirements specific to the surveyed property were provided, therefore not shown hereon.
- Item 7a: Shown on the survey map.
- Item 7b1: Shown on the survey map.
- Item 7c: Height of buildings are shown on the survey map.
- Item 8: Shown on the survey map.
- Item 9: Parking:
Regular Parking Spaces: 64
Disabled Parking Spaces: 3
Total on-site Parking Spaces: 67
- Item 11a: Utility information as shown was obtained from all plans and/or reports as provided by client along with visible field evidence of utilities per Section 5.E.iv of the minimum standards for ALTA/NSPS standards. Said information is subject to verification in the field by the appropriate authorities prior to use for construction.
- Item 13: Shown on the survey map.
- Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.
- Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.
- Item 18: There are no offsite easements or restrictions of record for this parcel. No offsite easement or servitudes that benefit the subject property were provided to this surveyor or observed in the process of conducting this survey.

CERTIFICATION:
To Buyer; Lender; and Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on October 10, 2023.

Erick Friestrom 06-23-2023
Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
efriestrom@kebs.com



REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
10/17/2025	PRELIMINARY	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
10/18/2025	SIGNED FINAL	Marshall Office — Ph. 269-781-9800	
		DRAWN BY SSF	SECTION 16, T40N, R40W
		FIELD WORK BY NAW	JOB NUMBER:
		SHEET 1 OF 1	EXAMPLE.ALT