

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS:

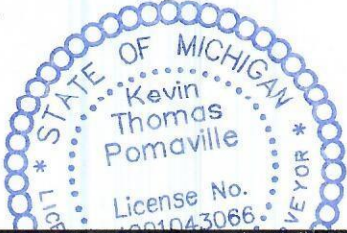
PARCEL A (Per Deed, Liber 2652, Page 706)
The Southwest 1/4 of the Northeast 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan subject to Michigan Central Railroad right of way.

PARCEL B (Per Deed, Liber 1015, Page 437) The South 1/2 of the Southwest (should read Northwest) 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan **EXCEPT** the West 363 feet of the Southeast 1/4 of the Northwest 1/4; **ALSO EXCEPT** the East 47 feet of the Southwest 1/4 of the Northwest 1/4; **ALSO EXCEPT** Beginning at the West 1/4 corner of said Section 17; thence North 0°30' East, 331.0 feet along the West section line; thence South 88°57' East, 284.0 feet parallel with the East-West 1/4 line; thence South 0°30' West, 331.0 feet parallel with the West section line; thence North 88°57' West, 284.0 feet along the East-West 1/4 line to the point of beginning; **ALSO EXCEPT** Commencing at the West 1/4 corner of Section 17; thence North 0°30' East, 740.0 feet along the West section line to the point of beginning; thence North 0°30' East, 175.0 feet along the West section line; thence South 89°30" East, 250.0 feet at right angles to the West section line; thence South 0°30' West, 175.0 feet parallel with the West section line; thence North 89°30' West, 250.0 feet at right angles to the West section line to the point of beginning. **ALSO EXCEPT** The Michigan Central Railroad right of way; **ALSO EXCEPT** The right-of-way of the Lakehead Pipe Line Co., Inc.

PARCEL C (Per Deed, Document No. 202402180)
The South 1/2 of the North 1/2 of the Northwest 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan. *(EXCEPT the West 363 feet of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 17, AND subject to Michigan Central Railroad right of way)
*NOT PART OF THE DEED.

PARCEL A The Southwest 1/4 of the Northeast 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan being subject to Michigan Central Railroad right of way, being also and more particularly described as: Commencing at the East 1/4 corner of Section 17; thence North 88°57'37" West, 1307.74 feet along the East-West 1/4 line to the East 1/8 line and point of beginning; thence continuing North 88°57'37" West, 1307.75 feet along the East-West 1/4 line to the North-South 1/4 line; thence North 00°11'25" East 1324.44 feet along the North-South 1/4 line to the North 1/8 line; thence South 88°49'19" East, 1302.71 feet along the North 1/8 line to the East 1/8 line; thence South 00°01'51" East, 1321.38 feet along the East 1/8 line to the point of beginning, **EXCEPT** that portion thereof for the former MCRR. Containing 37.85 acres and subject to the Lakehead Pipeline Right-of-way.

PARCEL B-1 A parcel of land situated in the South 1/2 of the Northwest 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan described as: Beginning at a point on the West line of Section 17 that is North 00°30'00" East, 331.00 feet from the West 1/4 corner; thence continuing North 00°30'00" East, 409.00 feet along the West section line; thence South 89°30'00" East, 250.00 feet; thence North 00°30'00" East, 175.00 feet; thence North 89°30'00" West, 250.00 feet to the West section line; thence North 00°30'00" East, 405.40 feet along the West section line to the North 1/8 line; thence North 89°03'50" West, 1261.86 feet along the North 1/8 line to the West line of Consumers Energy parcel; thence South 00°11'36" West, 1322.39 feet along said West line to the East-West 1/4 line; thence North 88°58'38" West, 984.95 feet along the East-West 1/4 line; thence North 00°30'00" East, 331.00 feet; thence North 88°58'38" West, 284.00 feet to the point of beginning. Containing 35.22 acres and subject to the Right-of-way for Knight Road over the West 33 feet thereof.



REVISED: 07/23/2025

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

Survey for:
JUDY VOLK
100 SAGE STREET
BAY CITY, MICHIGAN 48706

CERTIFICATION STATEMENT:

I, Kevin T. Pomaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.

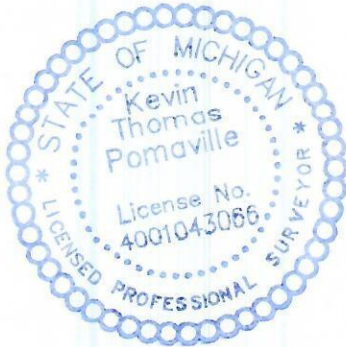
[Signature]
Kevin T. Pomaville, P.S. 4001043066

Drawn by: CAU Survey Date: 6/27/2025
Sheet 1 of 3 Job No.: 25S0146

PARCEL B-2 A parcel of land situated in the South 1/2 of the Northwest 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan described as: Beginning at a point on the East-West 1/4 line of Section 17 that is South 88°58'38" East, 1632.00 feet from the West 1/4 corner to the East line of Consumers Energy parcel; thence North 00°11'36" East, 1323.02 feet along said East line to the North 1/8 line; thence South 89°30'50" East, 938.29 feet along the North 1/8 line to the North-South 1/4 line; thence South 00°11'25" West, 1324.44 feet along the North-South 1/4 line to the East-West 1/4 line; thence North 88°58'38" West, 938.37 feet along the East-West 1/4 line to the point of beginning, **EXCEPT** that portion thereof for the former MCRR. Containing 28.21 acres and subject to the Lakehead Pipeline Right-of-way.

PARCEL C-1 A parcel of land situated in the South 1/2 of the Northwest 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan described as: Beginning at a point on the West line of Section 17 that is North 00°30'00" East, 1320.40 feet from the West 1/4 corner; thence continuing North 00°30'00" East, 660.20 feet along the West section line to the North line of the South 1/2 of the North 1/2 of the Northwest 1/4 of Section 17; thence North 89°06'27" West, 1258.32 feet along said North line to the West line of Consumers Energy parcel; thence South 00°11'36" West, 661.19 feet along said West line to the North 1/8 line; thence North 89°03'50" West, 1261.86 feet along the North 1/8 line to the point of beginning. Containing 19.11 acres and subject to the Right-of-way for Knight Road over the West 33 feet thereof.

PARCEL C-2 A parcel of land situated in the South 1/2 of the North 1/2 of the Northwest 1/4 of Section 17, Town 13 North, Range 6 East, Merritt Township, Bay County, Michigan described as: Commencing at a the West 1/4 corner of Section 17; thence North 00°30'00" East, 1320.40 feet along the West section line to the North 1/8 line; thence South 89°03'50" East, 1671.89 feet along the North 1/8 line to the East line of Consumers Energy parcel and the point of beginning; thence North 00°11'36 East, 661.51 feet along said East line to the North line of the South 1/2 of the North 1/2 of the Northwest 1/4 of Section 17; thence North 89°06'27" West, 938.24 feet along said North line to the North-South 1/4 line; thence South 00°11'25" West, 662.22 feet along the North-South 1/4 line to the North 1/8 line; thence North 89°03'50" West, 938.29 feet along the North 1/8 line to the point of beginning, **EXCEPT** that portion thereof for the former MCRR and containing 13.22 acres and subject to the Lakehead Pipeline Right-of-way.



REVISED: 07/23/2025

APEX
LAND SURVEYORS, L.L.C.

820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

Survey for:

JUDY VOLK
100 SAGE STREET
BAY CITY, MICHIGAN 48706


Kevin T. Pomaville, P.S. 4001043066

Drawn by: CAU Survey Date: 6/27/2025
Sheet 2 of 3 Job No.: 25S0146

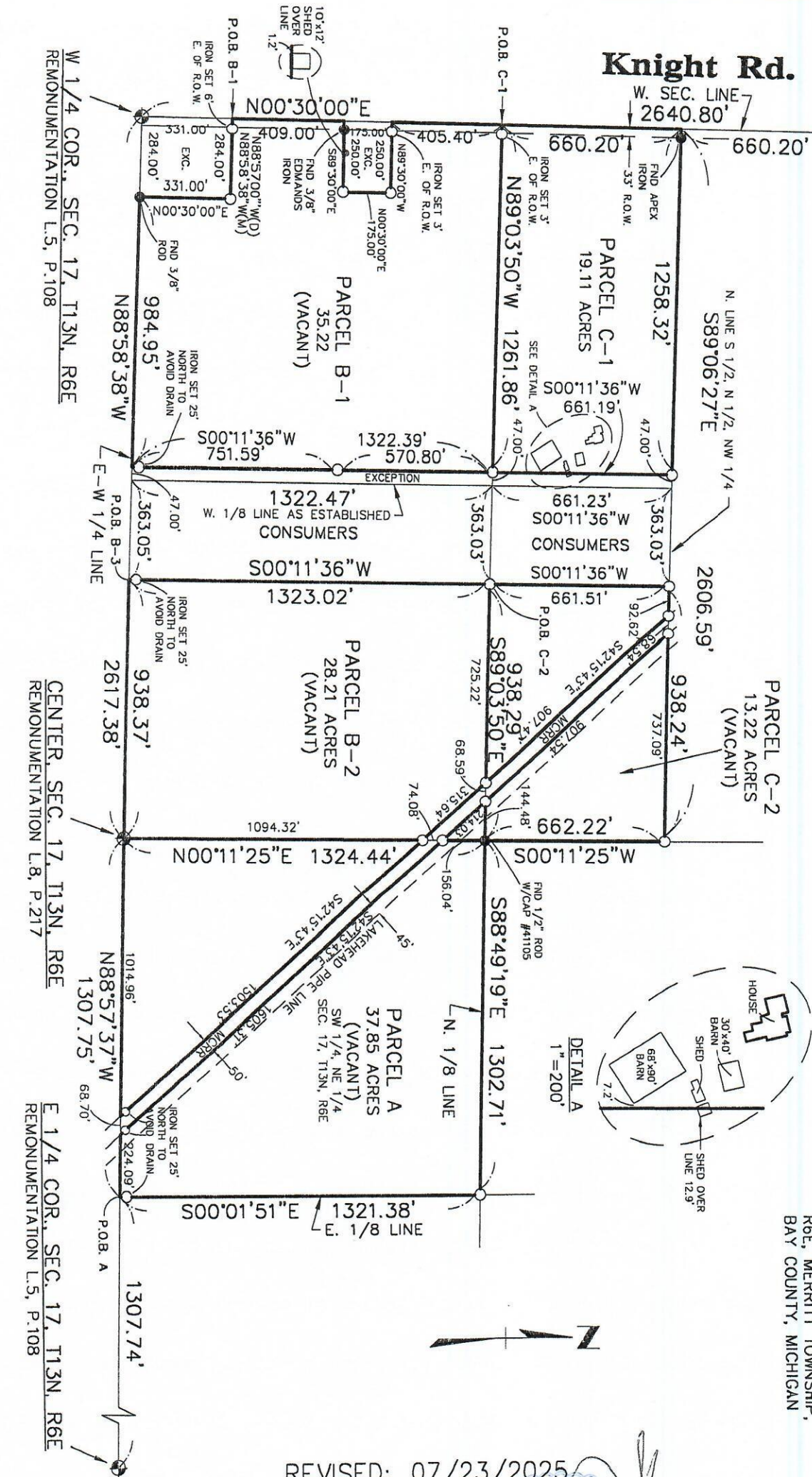
NW COR., SEC. 17, T13N, R6E
REMONUMENTATION L.6, P.107

NOTE:
THE CONSUMERS FEE STRIP AND MCRR
WERE PREVIOUSLY SURVEYED (CIRCA 1957)
CONSUMERS FILE NO. 7008, DRAWING NO. S-F 16227
CONSUMERS FILE NO. 3246, DRAWING NO. S-F 17062
CONSUMERS JOB DRAWING NO. S-F 16956

BASIS OF BEARING:
WEST LINE OF NW 1/4 AS
N00°30'00"E PER DEED, L.1015
P.435, BAY COUNTY, MICHIGAN

SURVEY IN:
N 1/2, SEC. 17, T13N,
R6E, MERRITT TOWNSHIP,
BAY COUNTY, MICHIGAN

Knight Rd.



REVISED: 07/23/2025

APEX
LAND SURVEYORS, L.L.C.

820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Email apex@apexse.com

Survey for:

JUDY VOLK
100 SAGE STREET
BAY CITY, MICHIGAN 48706

Drawn by: CAU

Sheet 3 of 3

LEGEND

- Found Gov't Corner or Monument
- Set Iron & Cap #4001043066
- Found Corner as Indicated
- Concrete Monument
- Set/Fnd Chiseled X
- (R) Recorded (M) Measured (C) Calc. (D) Deeded
- (P) Platted
- Fnd Mag Nail
- Set Mag Nail

Scale: 1"=500'



Survey Date: 6/27/2025

Job No.: 25S0146