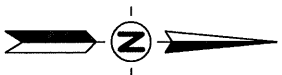
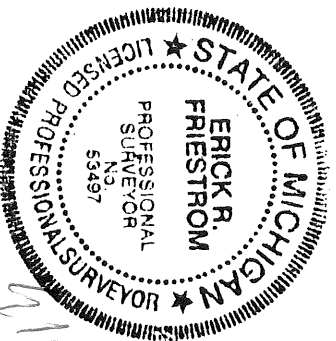
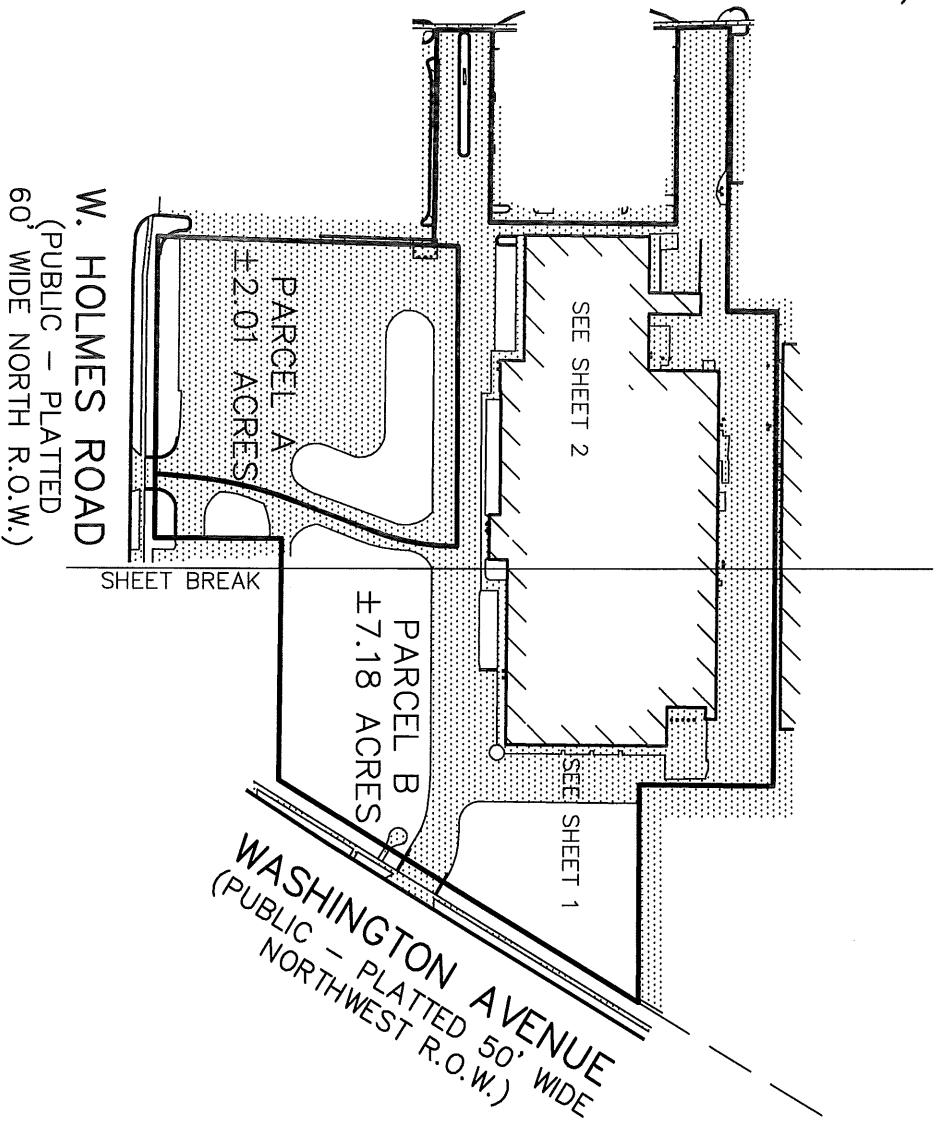


# CERTIFIED BOUNDARY SURVEY

FOR: 930 W. HOLMES, LLC



MARTIN LUTHER KING JR.  
BOULEVARD (M-99)  
(PUBLIC - PLATTED 50' WIDE EAST R.O.W.)



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



## LEGEND

- (M) = Measured Dimension
  - (R) = Recorded Dimension
  - = Set PK Nail & Tag Unless Noted
  - = Found Iron as Noted
  - = Survey Boundary Line
  - = Distance Not to Scale
  - = Fence
  - ± = Denotes Distance to the Survey Line
- All Dimensions are in Feet and Decimals Thereof.  
All Improvements Not Shown.



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

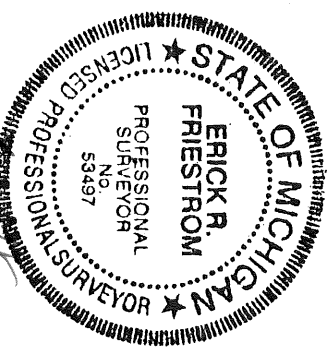
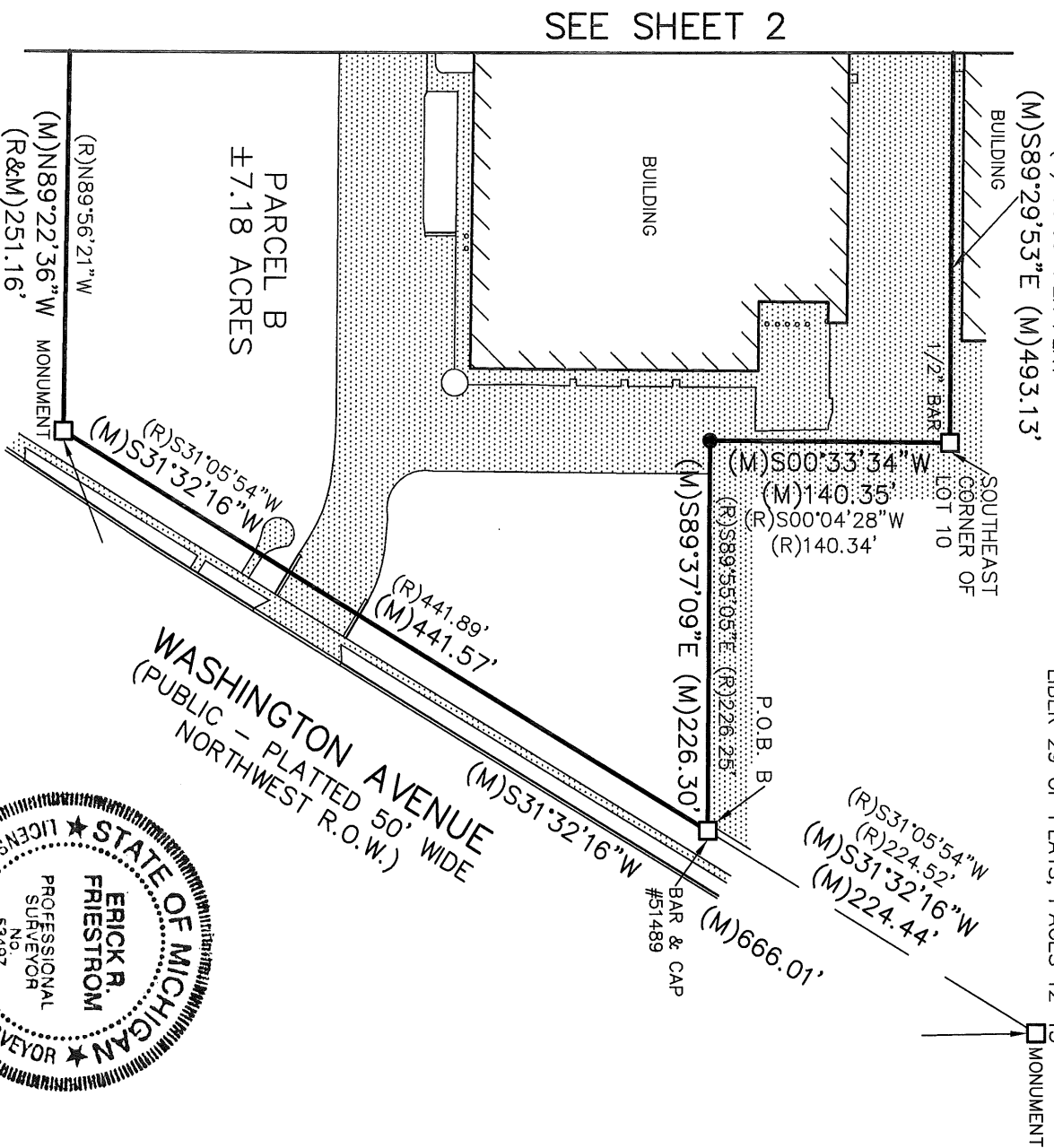
DRAWN BY SSF	SECTION 29, TAN, R2W
FIELD WORK BY RR	JOB NUMBER: 97096.BND
SHEET 1 OF 5	

# CERTIFIED BOUNDARY SURVEY

FOR: 930 W. HOLMES, LLC



P.O.C.  
NORTHEAST CORNER OF LOT 17  
SOUTHLAND PLAZA SUBDIVISION  
LIBER 29 OF PLATS, PAGES 12-13



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 100'



### LEGEND

- (M) = Measured Dimension
- (R) = Recorded Dimension
- = Set Pk Nail & Tag Unless Noted
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- \* = Fence
- ±0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>SSF</b>	SECTION <b>29, T4N, R2W</b>
FIELD WORK BY <b>RR</b>	JOB NUMBER: <b>97096.BND</b>
SHEET <b>2</b> OF <b>5</b>	



# CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

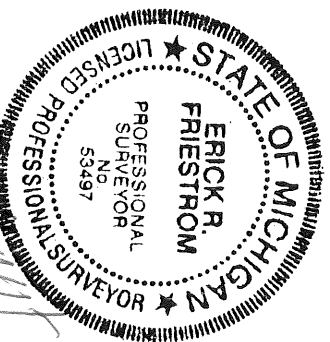
I hereby certify only to the parties named hereon that we have surveyed and divided into two parcels, at the direction of said parties, a parcel of land previously described as:

(As provided)

Tax ID: 33-01-01-29-477-082

A PART OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS. COMMENCING AT 1/2 " BAR IN CONCRETE AT THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO O FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133.78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8"X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY. M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 ' AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO O FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053; THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 54.84 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET WITH A CENTRAL ANGLE OF 00'26 '27 "AND A LONG CHORD OF 54.84 FEET BEARING N 02 DEG 07'16"W TO A FOUND BAR & CAP #16053 AT THE SOUTHWEST CORNER OF LOT 16 OF SAID SOUTHLAND PLAZA; THENCE N 89DEG '58'10"E, 396.51 FEET ALONG THE NORTH LINE OF LOT 17 TO A FOUND BAR AT THE SOUTHEAST CORNER OF LOT 14; THENCE N 00DEG 10 '39 "W, 52.31 FEET TO A FOUND BAR AT AN INTERIOR CORNER OF LOT 14; THENCE S 89DEG 56 '56 "E, 493.12 FEET (RECORDED AS EAST, 493.39 FEET) ALONG THE NORTH LINE FOUND BAR AT THE SOUTHEAST CORNER OF LOT 10: THENCE S 00DEG 04'28 "W, 140.34 FEET TO A 5/8"X30 " STEEL BAR & CAP #51489; THENCE N89'55 ' 05 "E, 226.25 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON PAGE 5)



*Handwritten signature and date: [Signature] 09/12/2002*



**KESB, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SSF	SECTION	29, T4N, R2W
FIELD WORK BY	RR	JOB NUMBER:	97096.BND
SHEET	4 OF 5		

# CERTIFIED BOUNDARY SURVEY

(CONTINUED FROM PAGE 4)

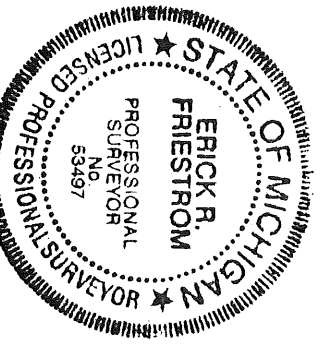
and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A:  
 A parcel of land in Lot 17, Southland Plaza, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 12-13, Ingham County Records, the surveyed boundary of said parcel described as: Commencing at the Northeast corner of said Lot 17; thence S31°32'16"W along the Northwest right-of-way line of Washington Avenue 666.01 feet to the Southerly line of said Lot 17; thence along said Southerly line the following two courses: N89°22'36"W 251.16 feet; and S00°07'55"W 133.06 feet to the North right-of-way line of W. Holmes Road; thence N89°36'54"W 66.62 feet to the point of beginning of this description; thence continuing N89°36'54"W along said North line 246.70 feet; thence N01°41'32"E 315.76 feet; thence S89°51'37"E 312.23 feet; thence Southwesterly 91.72 feet along a curve to the right, said curve having a radius of 254.40 feet, a delta angle of 20°39'24", and a chord of 91.22 feet bearing S10°19'37"W; thence S20°39'18"W 83.42 feet; thence Southwesterly 113.17 feet along a curve to the left, said curve having a radius of 400.85 feet, a delta angle of 16°10'34", and a chord of 112.79 feet bearing S1°30'8"34"W; thence S05°02'56"W 39.03 feet to the point of beginning; said parcel containing 2.01 acres more or less; said parcel subject to all easements and restrictions if any.

Parcel B:  
 A parcel of land in Lot 17, Southland Plaza, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 12-13, Ingham County Records, the surveyed boundary of said parcel described as: Commencing at the Northeast corner of said Lot 17; thence S31°32'16"W along the Northwest right-of-way line of Washington Avenue 224.44 feet to the point of beginning of this description; thence continuing S31°32'16"W along said Northwest line 441.57 feet to the Southerly line of said Lot 17; thence along said Southerly line the following two courses: N89°22'36"W 251.16 feet; and S00°07'55"W 133.06 feet to the North right-of-way line of W. Holmes Road; thence N89°36'54"W along said North line 66.62 feet; thence N05°02'56"E 39.03 feet; thence Northeasterly 113.17 feet along a curve to the right, said curve having a radius of 400.85 feet, a delta angle of 16°10'34", and a chord of 112.79 feet bearing N13°08'34"E; thence N20°39'18"E 83.42 feet; thence Northeasterly 91.72 feet along a curve to the left, said curve having a radius of 254.40 feet, a delta angle of 20°39'24", and a chord of 91.22 feet bearing N10°19'37"E; thence N89°51'37"W 312.23 feet; thence S01°41'32"W 25.78 feet; thence N89°23'34"W 223.93 feet to the East line of Martin Luther King Jr. Boulevard (M-99); thence Northerly 58.56 feet along said East line and a curve to the left, said curve having a radius of 7129.89 feet, a delta angle of 0°28'14", and a chord of 58.56 feet bearing N00°09'20"E; thence S89°31'50"E 199.91 feet; thence N00°27'08"E 194.99 feet; thence N89°32'56"W 203.78 feet to said East line of Martin Luther King Jr. Boulevard (M-99); thence Northerly along said East line 54.92 feet along a curve to the left, said curve having a radius of 7129.89 feet, a delta angle of 0°26'29", and a chord of 54.92 feet bearing N01°24'22"W to the Southwest corner of Lot 16, said Southland Plaza; thence along the Northerly line of said Lot 17 the following four courses: S89°36'40"E 164.81 feet; S89°28'19"E 131.58 feet to the Southeast corner of Lot 14, said Southland Plaza; N00°13'24"E 52.43 feet to an internal corner of said Lot 14; and S89°29'53"E 493.13 feet to the Southeast corner of Lot 10, said Southland Plaza; thence S00°33'34"W 140.35 feet; thence S89°37'09"E 226.30 feet to the point of beginning; said parcel containing 7.18 acres more or less; said parcel subject to all easements and restrictions if any.

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.



*Erick R. Friestrom*  
 09-17-2020

Erick R. Friestrom  
 Professional Surveyor No. 53497

Date:



**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SSF	SECTION	29, T4N, R2W
FIELD WORK BY	RR	JOB NUMBER:	97096.BND
SHEET	5 OF 5		