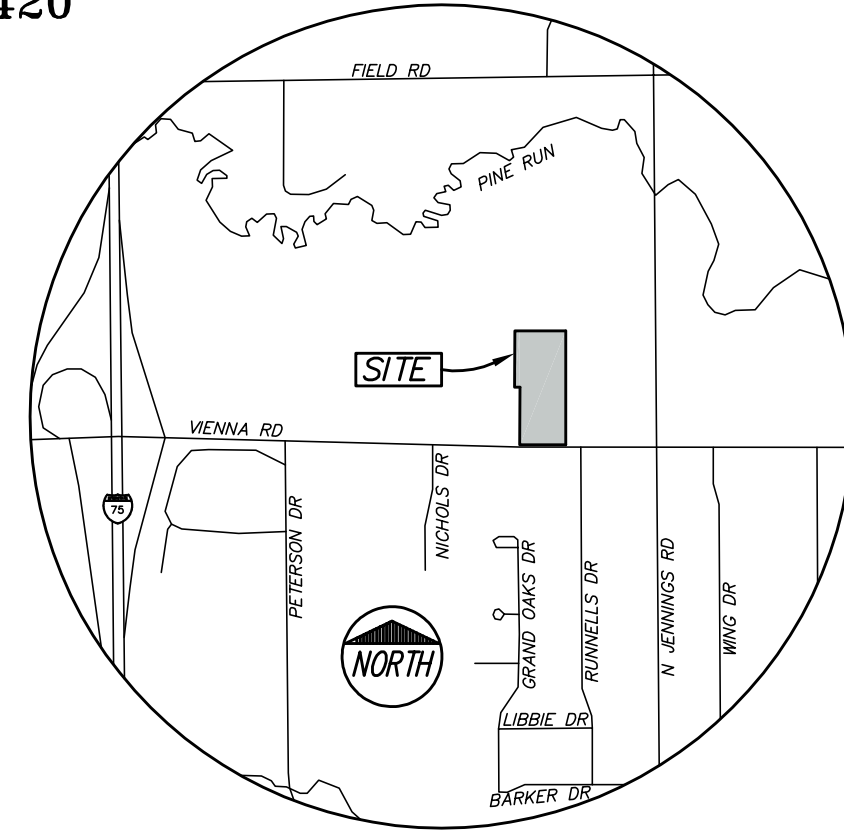


**LEGEND**

STORM SEWER & MANHOLE	MAILBOX
SANITARY SEWER & MANHOLE	SANITARY CLEANOUT
WATERMAIN, HYDRANT, VALVE & FLAGGING	P.O.B. POINT OF BEGINNING
GAS MAIN & VALVE & FLAGGING	ASP ASPHALT
BURIED TELEPHONE & MANHOLE	PARKING SPACE COUNT
UNDERGROUND ELECTRIC, MANHOLE & FLAGGING	TITLE ITEM
OVERHEAD ELECTRIC POLE & GUY WIRE	ENCROACHMENT NOTE
BURIED CABLE & FLAGGING	
BURIED FIBER OPTIC & FLAGGING	(M) - MEASURED
CATCH BASIN (CURB & ROUND)	(R) - RECORDED
WATER MANHOLE	(P) - PLATTED
TELEPHONE PEDestal	(S) - SEC. CORNER FOUND
FENCE	(I) - IRON SET
GUARD RAIL	(F) - IRON FOUND
LIGHT POLE	(M) - MONUMENT SET
SIGN	(C) - CONCRETE SURFACE
STREET SIGN	(G) - GRAVEL SURFACE
BENCH MARK	
	(A) - ASPHALT SURFACE
	(C) - CONCRETE SURFACE
	(G) - GRAVEL SURFACE
	(E) - ELEC. PEDestal
	(C) - CULVERT END SECTION
	(T) - TRANSFORMER PAD
	(H) - HANDICAP PARKING SPACE

# ALTA/NSPS LAND TITLE SURVEY FOR:

**RANDY WISE CHRYSLER**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 16, T9N-R6E  
 VIENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN  
 ADDRESS: 4082 W VIENNA ROAD, CLIO, MI 48420



**ZONING:**  
 PARCEL IS ZONED C-2 "GENERAL COMMERCIAL"

Maximum Building Height -	70 Ft./5 Stories
Minimum Lot Width -	100 Ft.
Minimum Lot Area -	10,000 Sq. Ft.
Minimum Front Yard Setback -	40 Ft.
Minimum Side Yard Setback -	20 Ft.
Minimum Rear Yard Setback -	40 Ft.

See Zoning information from Appendix A, Article 3, Section 307, Page 19 of Vienna Charter Township Zoning Ordinance, Updated Through February 9, 2026.

\*NOTE: PARCELS 1 AND 2 OF TITLE COMMITMENT ARE ASSESSED AS ONE PARCEL ON GENESEE COUNTY TAX ROLLS.

**BENCHMARK:**

North side of water valve found in the south east corner of property.  
 ELEV. 707.14' (NAVD88)

**FLOOD NOTE:**

The subject property lies within flood Unshaded Zone "X" as plotted on the Flood Insurance Rate Map, Community Panel No. 26049C0042D, which bears an effective date of September 25, 2009. Flood Unshaded Zone "X" is designated as an area determined to be outside the 0.2% annual chance floodplain.

**GENERAL NOTES:**

- To satisfy item No. 9: As of the date of survey, there are 216 clearly visible regular parking spaces and 16 handicap parking spaces on subject parcel.
- Surveyor cannot always accurately locate and/or verify pipe sizes or otherwise, and it is up to the contractor to verify pipe sizes identified on the survey prior to construction. It is the responsibility of the contractor and developer to contact Miss Dig and any other involved agencies to locate all utilities prior to construction. Removal, relocation and/or replacement is the responsibility of the contractor.

**LEGAL DESCRIPTION PER TITLE:**

TRANSACTION TITLE AGENCY OF MICHIGAN CENTRAL DIVISION LLC  
 COMMITMENT NO. 352816LANS  
 EFFECTIVE DATE: MAY 07, 2021 AT 08:00 AM

Parcel 1:  
 Part of the Southeast 1/4 of Section 16, Town 9 North, Range 6 East, Vienna Township, Genesee County, Michigan, described as follows: Beginning West along the South line of Section 16 a distance of 667.21 feet from the Southeast corner of Section 16; thence continuing West along said South line, 310.00 feet; thence N00°03'14"E, 770.0 feet; thence East parallel with the South line of section, 310.00 feet; thence S00°03'14"W, 770.00 feet to the POINT OF BEGINNING.

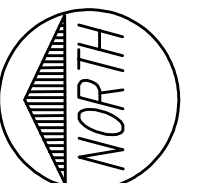
Parcel 2:  
 A parcel of land in the Southeast 1/4 of Section 16, Township 9 North, Range 6 East, Vienna Township, Genesee County, Michigan, described as follows: Beginning West along the South line of Section 16 a distance of 977.21 feet; thence N00°03'14"E, 390.00 feet to the POINT OF BEGINNING; thence West parallel with the South line of Section, 35.0 feet; thence N00°03'14"E, 380.0 feet; thence East 35.0 feet; thence S00°03'14"W, 380.0 feet to the POINT OF BEGINNING.

Note: The property description is as furnished by client.  
 Subject to any part taken, used or deeded for street, road, or highway purposes.

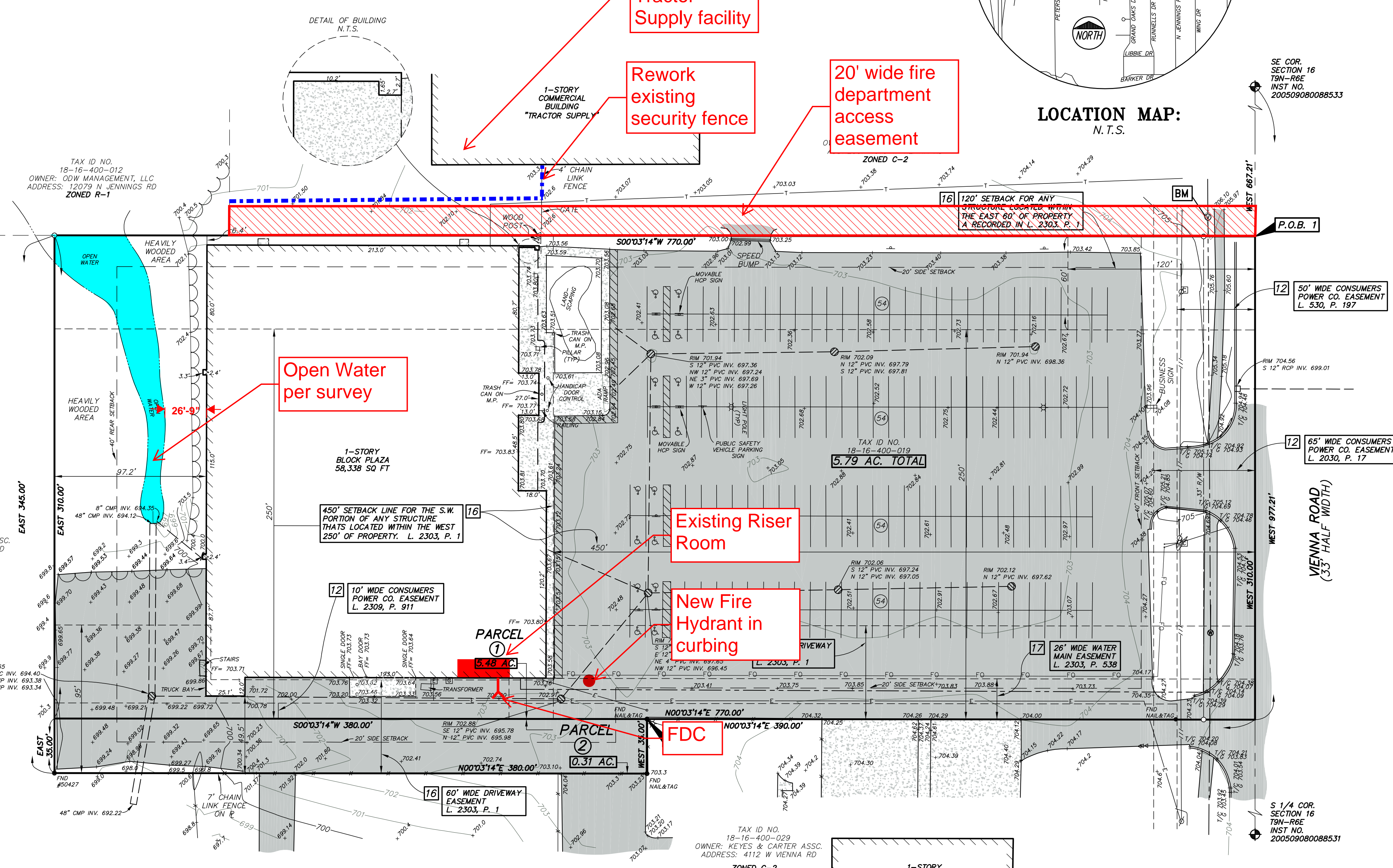
**SCHEDULE B - SECTION II EXCEPTIONS:**

TRANSACTION TITLE AGENCY OF MICHIGAN CENTRAL DIVISION LLC  
 COMMITMENT NO. 352816LANS  
 EFFECTIVE DATE: MAY 07, 2021 AT 08:00 AM

- Easement granted to Consumers Energy Company recorded in Liber 530 of Deeds, Page 197, Liber 2030 of Deeds, Page 17, and Liber 2309 of Deeds, Page 911. (SHOWN HEREON, SEE DRAWING)
- Right of Way for sanitary sewer vested in the County of Genesee by instrument recorded in Liber 1477 of Deeds, Page 385. (NOT A PORTION OF THE SUBJECT PARCEL)
- Easement for drainage purposes vested in the Genesee County Drain Commissioner by instrument recorded in Liber 2018 of Deeds, Page 40. (CANNOT BE GRAPHICALLY SHOWN - SEE DOCUMENT)
- Right of Way for drain vested in the Genesee County Drain Commissioner by instrument recorded in Liber 2072 of Deeds, Page 917. (DOCUMENT ILLEGIBLE - APPEARS TO PERTAIN TO FINE RUN DRAIN TO THE NORTH)
- Terms, conditions and provisions which are recited in the Easement and Restriction Agreement recorded in Liber 2303, Page 1. Amended in Liber 2313 of Deeds, Page 602. (SHOWN HEREON, SEE DRAWING; L. 2313, P. 602 IS ILLEGIBLE)
- Right of Way for watermain vested in the County of Genesee by instrument recorded in Liber 2303 of Deeds, Page 538. (SHOWN HEREON, SEE DRAWING)



SCALE: 1" = 40'



**SURVEYOR'S CERTIFICATION**

To:  
 TRANSACTION TITLE AGENCY OF MICHIGAN CENTRAL DIVISION LLC;  
 WISEMAN REALTY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY;  
 CONTOUR LAND GROUP

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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6b, 7a, 7b1, 8, 9, 11a, and 13 of Table A thereof. The field work was completed on February 04, 2026.

PREVIOUSLY DATED 2-17-26  
 MARCH 30, 2026  
 DATE

GREG M. McARDLE  
 Michigan Professional Land Surveyor No. 46678



**meridian**  
LAND SURVEYING

(810) 339-8605    www.meridianls.com  
 940 S GRAND TRAVERSE ST  
 CITY OF FLINT - MICHIGAN - 48502

**ALTA/NSPS LAND TITLE SURVEY**  
 4082 W VIENNA ROAD  
 RANDY WISE CHRYSLER  
 PART OF THE SOUTHEAST 1/4 OF SECTION 16, T9N-R6E  
 VIENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN

DATE: 03-30-26	DRAWN BY: MA	JOB NO: 2026003
SCALE: 1" = 40'	CHECKED BY: GMM	SHEET: 1 OF 1



Know what's below.  
 Call before you dig.

\*\*NOTE  
 Surveyor cannot always accurately locate and/or verify pipe sizes or otherwise, and it is up to the contractor to verify pipe sizes identified on the survey prior to construction. It is the responsibility of the contractor and developer to contact Miss Dig and any other involved agencies to locate all utilities prior to construction. Removal, relocation and/or replacement is the responsibility of the contractor.