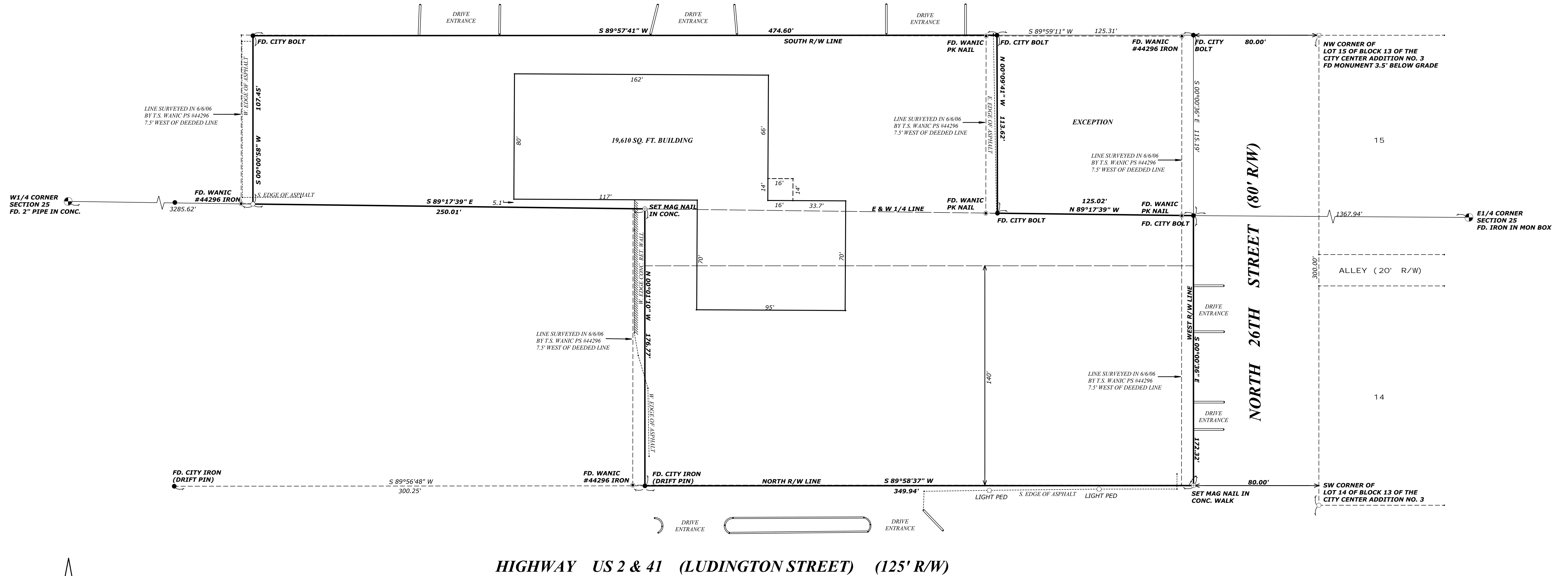


ALTA/ACSM LAND TITLE SURVEY OF  
 PART OF THE NW1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF  
 SECTION 25 T39N, R23W  
 CITY OF ESCANABA  
 DELTA COUNTY MICHIGAN

FIRST AVENUE NORTH (80' R/W)



HIGHWAY US 2 & 41 (LUDINGTON STREET) (125' R/W)



BEARINGS ARE RELATIVE TO  
 STATE PLANE MICHIGAN NORTH ZONE

LEGAL DESCRIPTION OF RECORD

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 23 WEST, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 15 OF BLOCK 13 OF THE CITY CENTER ADDITION NO. 3 TO THE CITY OF ESCANABA; THENCE  
 N89°58'W ALONG THE SOUTH RIGHT-OF-WAY LINE OF FIRST AVENUE NORTH EXTENDED 80.00' TO THE POINT OF BEGINNING; THENCE CONTINUING  
 N89°58'W ALONG SOUTH RIGHT-OF-WAY LINE OF FIRST AVENUE EXTENDED 606.00'; THENCE S0°02'W 107.68' TO THE QUARTER SECTION LINE OF  
 SAID SECTION 25, TOWNSHIP 39 NORTH, RANGE 23 WEST; THENCE S89°14'40"E ALONG THE QUARTER SECTION LINE 600.00' TO THE WEST  
 RIGHT-OF-WAY LINE OF NORTH 26TH STREET; THENCE N0°02'E ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH 26TH STREET 115.24' TO THE  
 POINT OF BEGINNING, EXCEPT THE EAST 125' THEREOF.

AND

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 23 WEST, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE NORTH LINE OF U.S. HIGHWAY 2-41, WHICH IS 80.00' WEST OF THE WEST LINE OF LOT 14 OF BLOCK 13 OF THE  
 CITY CENTER ADDITION NO. 3; THENCE WEST ALONG THE NORTH LINE OF SAID HIGHWAY, 350.00'; THENCE NORTH 140.00'; THENCE EAST 350.00';  
 THENCE SOUTH TO THE POINT OF BEGINNING.

AND

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 23 WEST, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY U.S. 2-41, WHICH IS WEST 80.00' FROM THE WEST LINE OF  
 LOT 14, BLOCK 13 OF THE CITY CENTER ADDITION NO. 3; THENCE NORTH 140.00'; WHICH IS THE POINT OF BEGINNING; THENCE NORTH 32.00',  
 MORE OR LESS, TO THE NORTH LINE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST 350.00' ALONG THE NORTH LINE OF SAID  
 NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 36.52' TO A POINT 140.00' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF U.S. 2-41;  
 THENCE EAST 350.00' TO THE POINT OF BEGINNING.

SURVEY CERTIFICATE

TO U.P. ENTERPRISES, L.L.C., BMO HARRIS BANK N.A., FIRST AMERICAN TITLE INSURANCE COMPANY AND DELTA ABSTRACT & TITLE AGENCY, INC.  
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD  
 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS  
 (N/A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/5/2011.

MICHAEL PETERSON PS #44292

DATE



ALTA/ACSM LAND TITLE SURVEY

JOB NUMBER:	0811073ALTA
SURVEY FOR:	U.P. ENTERPRISES, L.L.C., BMO HARRIS BANK N.A., FIRST AMERICAN TITLE INSURANCE COMPANY & DELTA ABSTRACT & TITLE AGENCY, INC.
DATE:	8/4/11
SCALE:	1"=30'

LEGEND	
(M)	MEASURED
(R)	RECORDED
●	IRONS FOUND
○	IRONS SET
⊙	CONTROL CORNER