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**NOTE**

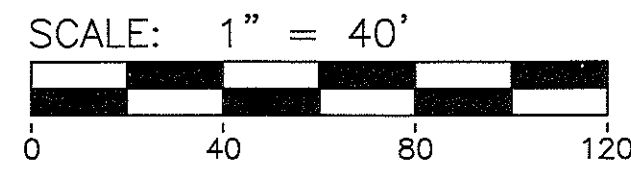
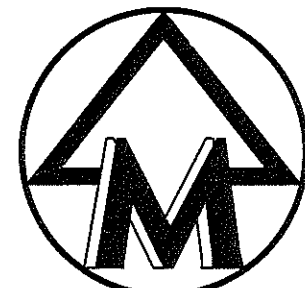
Rotate all bearings 00°17'34" clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

**BENCH MARK**

Spike in the south side of a utility pole located ±90 feet southwest of Island Lake Road and ±30 feet southeast of the existing gravel access drive.  
Elevation: 917.01 (NAVD 88 Datum)

**LEGEND**

- 918 EXIST. CONTOUR
- x918.5 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- CULVERT
- POST
- FENCE
- TREE OR BRUSH LIMIT
- PROP. TREE OR BRUSH LIMIT
- SECTION CORNER
- FOUND IRON PIPE
- FOUND MONUMENT
- CONTROL PT.



**TREE LEGEND**

- ⊙ A APPLE
- ⊙ AB ARBORVITAE
- ⊙ M MAPLE
- ⊙ P PINE
- ⊙ W WALNUT

**PROPERTY INFORMATION**

TAX PARCEL: #D-04-35-300-008 (PARCEL 1A)  
#D-04-35-300-007 (PARCEL 2A)

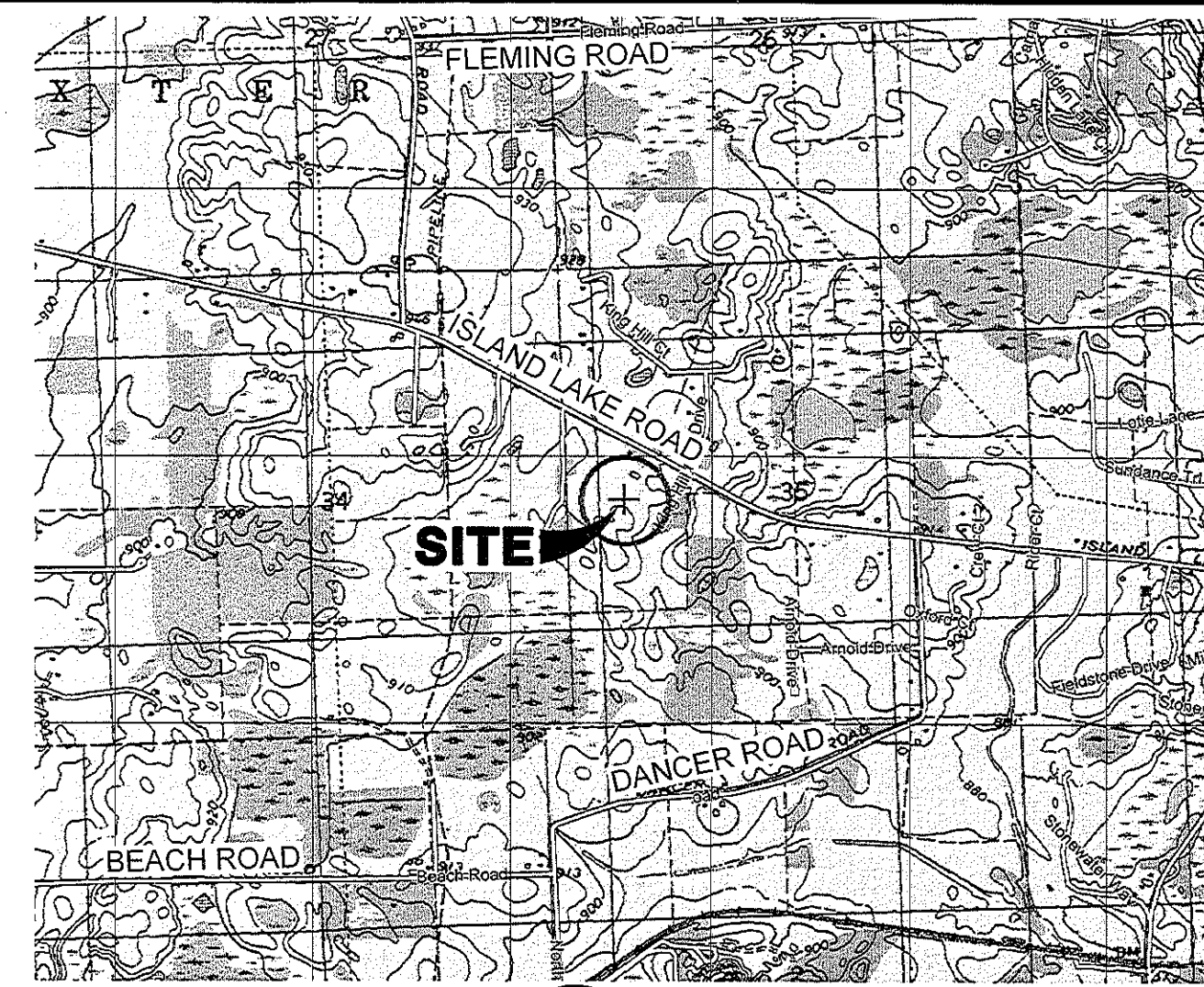
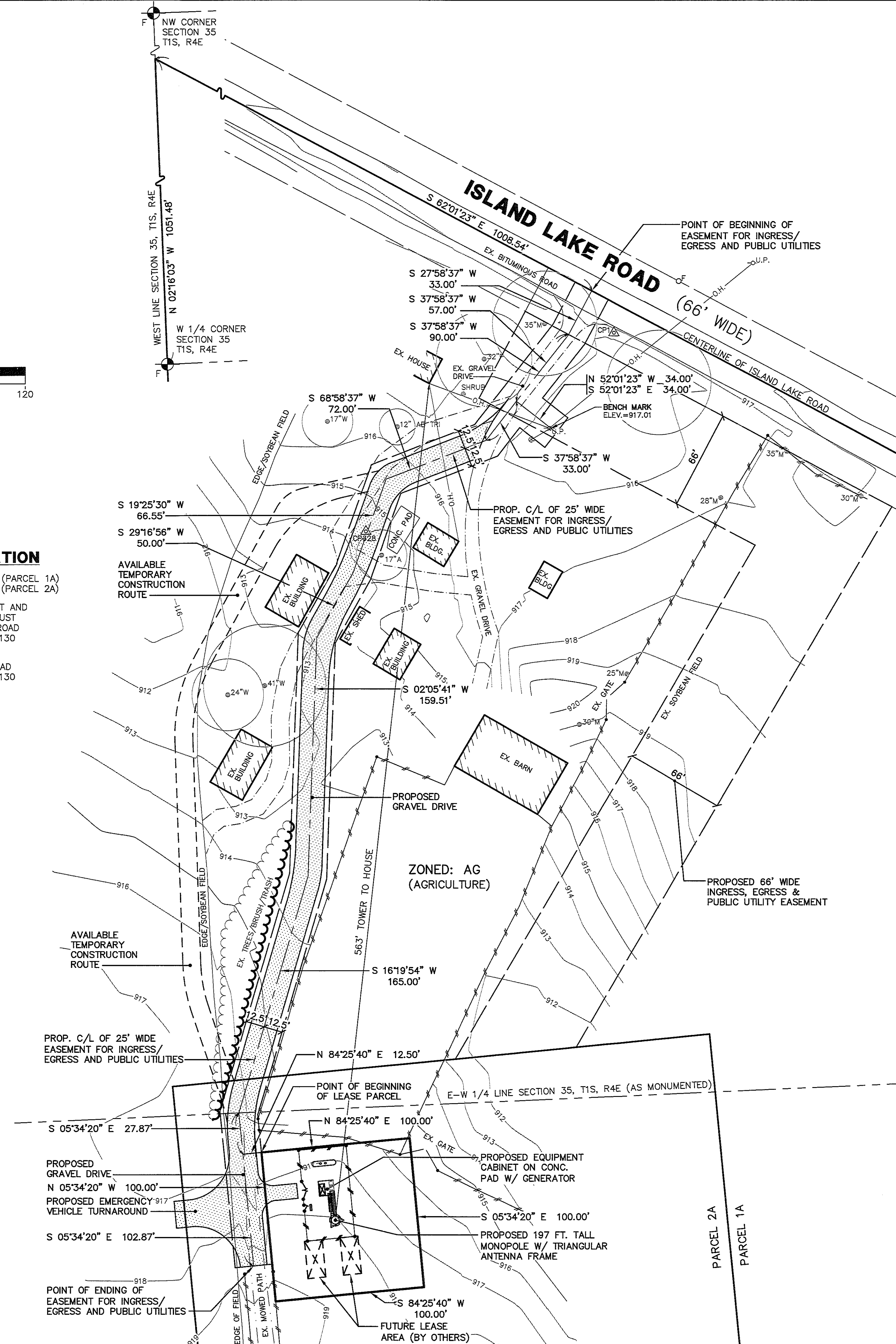
OWNER: JOHN E. WEBER TRUST AND VIRGINIA L. WEBER TRUST  
10345 ISLAND LAKE ROAD  
DEXTER, MICHIGAN 48130

CELL SITE ADDRESS:  
ISLAND LAKE ROAD  
DEXTER, MICHIGAN 48130



**OVERALL PARCEL SKETCH**

SCALE: 1"=600'



**VICINITY SKETCH**

SCALE: 1"=2000'

**LOCATION**

LONGITUDE 83° 56' 12.5"  
LATITUDE 42° 20' 54.9"  
GROUND ELEV. @ TOWER BASE = 918.50

**LEGAL DESCRIPTION OF LEASE PARCEL**

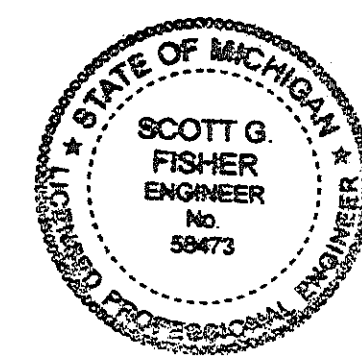
Commencing at the West 1/4 Corner of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence N 02°16'03" W 1051.48 feet along the west line of said Section 35 to a point on the centerline of Island Lake Road (66 feet wide); thence S 62°01'23" E 1008.54 feet along the centerline of said Island Lake Road; thence S 27°58'37" W 33.00 feet to the south right-of-way line of said Island Lake Road; thence S 37°58'37" W 90.00 feet; thence S 68°58'37" W 72.00 feet; thence S 19°25'30" W 66.55 feet; thence S 29°16'56" W 50.00 feet; thence S 02°05'41" W 159.51 feet; thence S 16°19'54" W 165.00 feet; S 05°34'20" E 27.87 feet; thence N 84°25'40" E 12.50 feet to the POINT OF BEGINNING;

thence continuing N 84°25'40" E 100.00 feet; thence S 05°34'20" E 100.00 feet; thence S 84°25'40" W 100.00 feet; thence N 05°34'20" W 100.00 feet to the POINT OF BEGINNING; being a part of the Southwest 1/4 of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; containing 10,000 square feet or 0.230 acres of land, more or less; and subject to easements and restrictions of record, if any;

Together with a 25 foot wide easement for ingress, egress and public utilities, the centerline of said easement is described as follows:

Commencing at the West 1/4 Corner of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence N 02°16'03" W 1051.48 feet along the west line of said Section 35 to a point on the centerline of Island Lake Road (66 feet wide); thence S 62°01'23" E 1008.54 feet along the centerline of said Island Lake Road, as monumented, to the POINT OF BEGINNING;

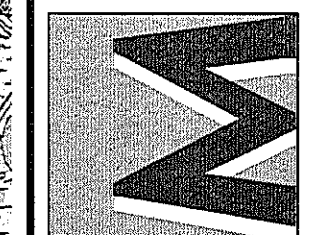
thence S 27°58'37" W 33.00 feet to the south right-of-way line of said Island Lake Road; thence S 37°58'37" W 57.00 feet; thence S 52°01'23" E 34.00 feet; thence N 52°01'23" W 34.00 feet; thence N 37°58'37" W 33.00 feet; thence S 68°58'37" W 72.00 feet; thence S 19°25'30" W 66.55 feet; thence S 29°16'56" W 50.00 feet; thence S 02°05'41" W 159.51 feet; thence S 16°19'54" W 165.00 feet; thence S 05°34'20" E 102.87 feet to the POINT OF ENDING; being a part of the West 1/2 of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; except any part taken, dedeed or used for public road purposes; and subject to easements and restrictions of record, if any.



PREPARED BY:  
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

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Land Development • Land Survey • Institutional • Municipal  
Wireless Communications • Transportation • Landfill Services



APPLICANT/LESSEE:  
NEW PAR, A DELAWARE PARTNERSHIP  
800 VERIZON WIRELESS  
24242 NORTHWESTERN HIGHWAY  
SOUTHFIELD, MICHIGAN 48075  
PHONE: (248) 915-3000

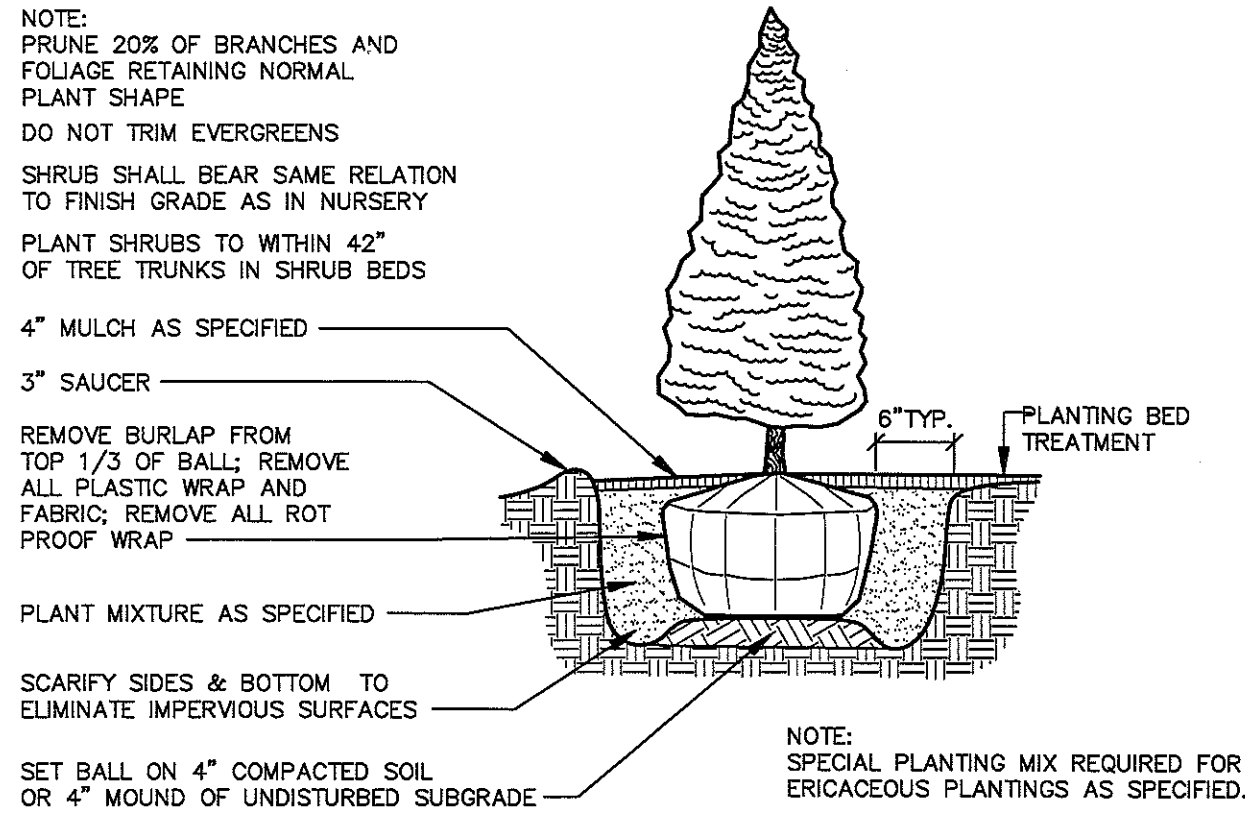
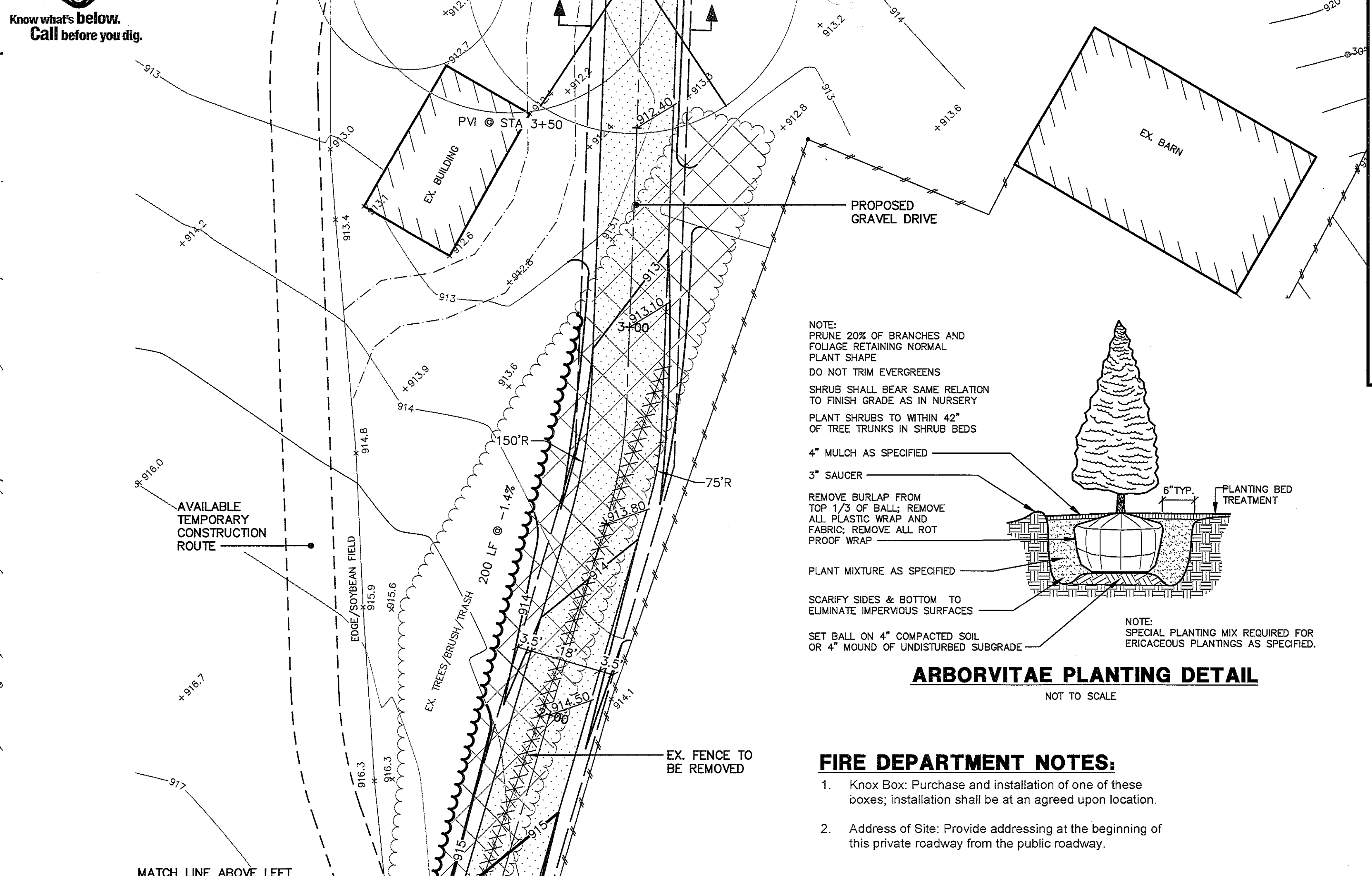
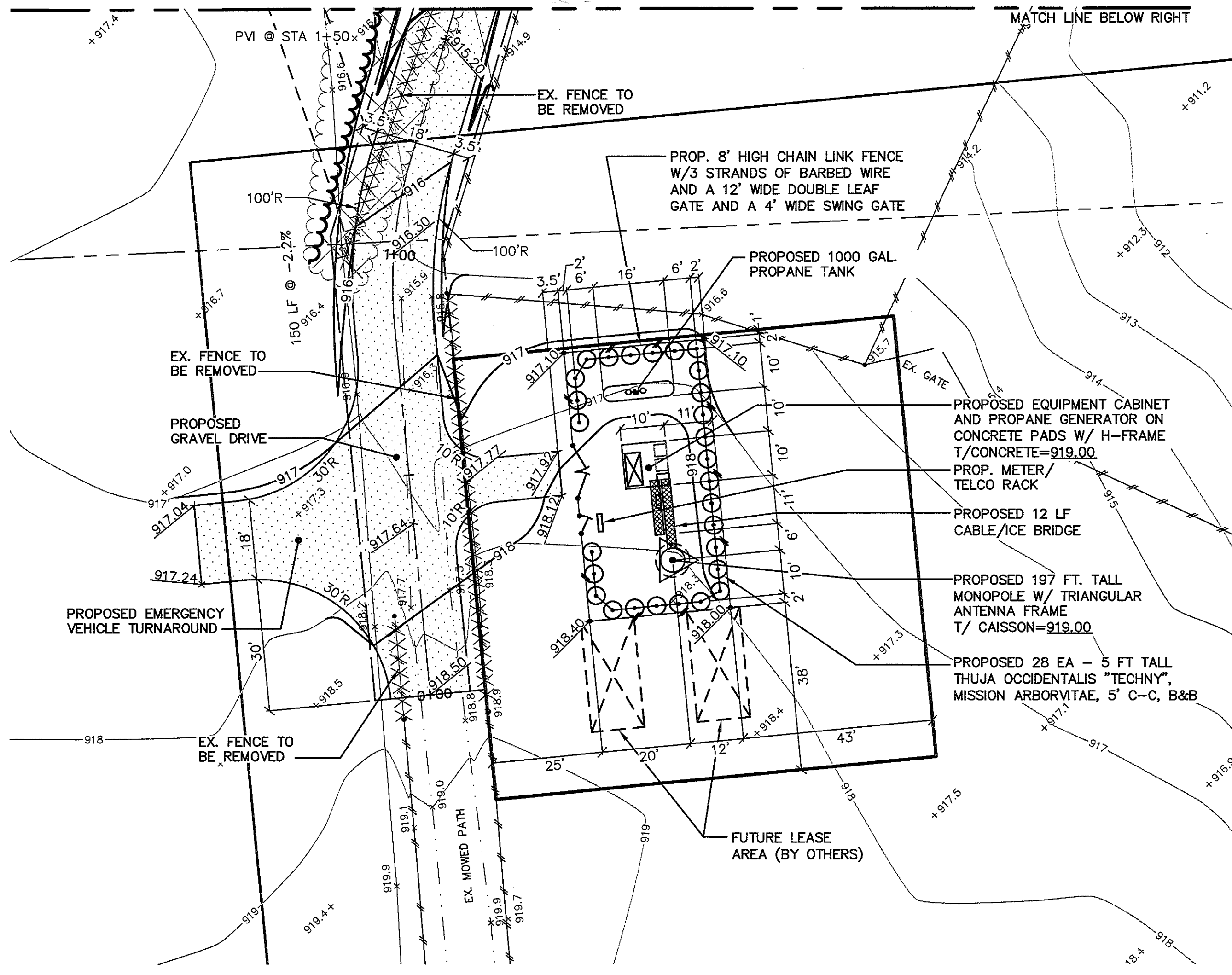
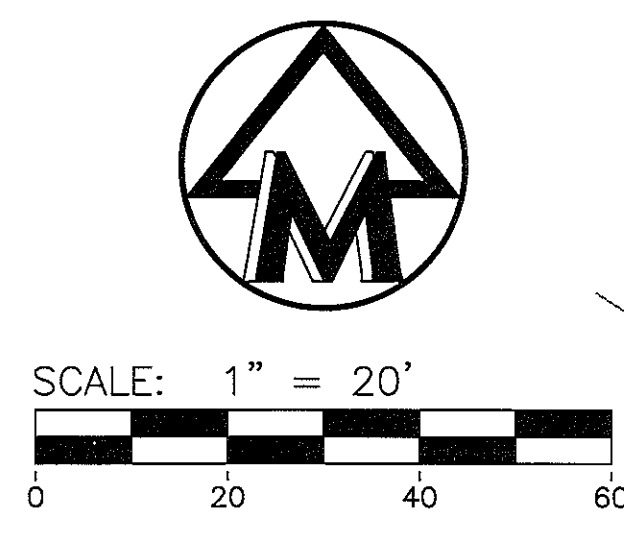
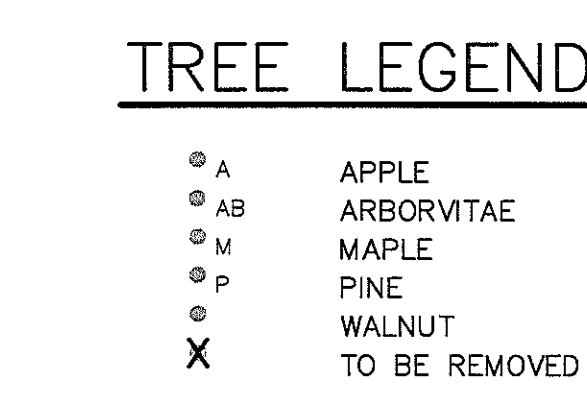
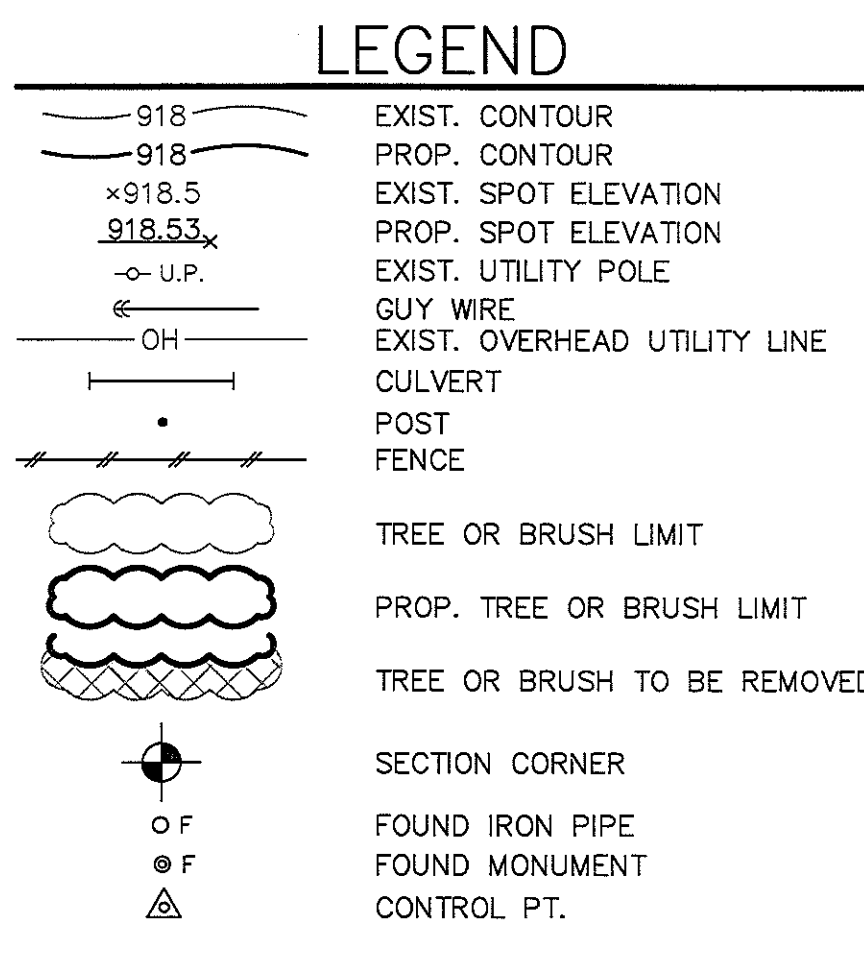
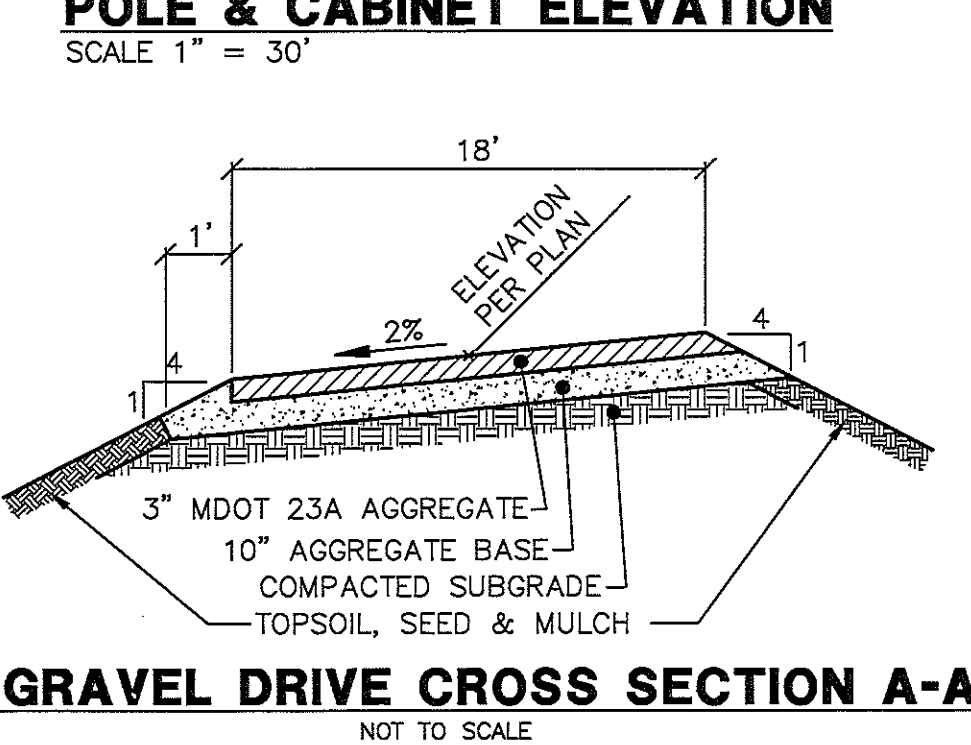
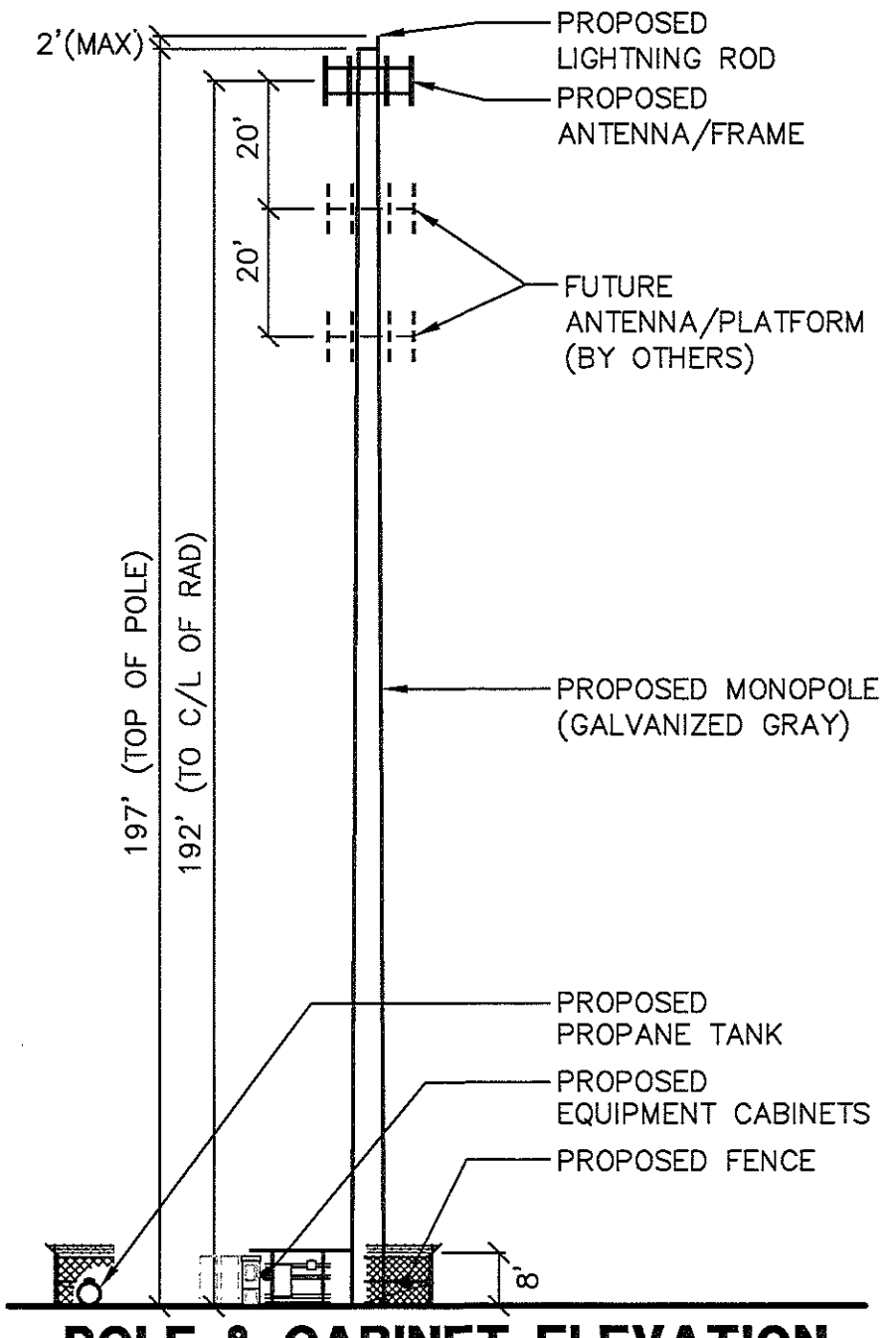
**verizon**  
SITE #1182 - "ISLAND LK RD"  
DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN  
SITE SURVEY, GENERAL INFORMATION

JOB No.	94044-1182
DATE	12/29/16
SHEET	1 OF 3
REVISION	
1. REV. DATE	000: GLS/YES
2. CHANGE FENCE HEIGHT PER TWP.	1/20/17
3. REV. OVERALL PARCEL BOUNDARY	ENG: SGF
AND ADD. SHEET 3	PKM: AMF
4. REV. TOWER FRAME NUMBER	1/24/18
5. REV. EQUIPMENT LAYOUT	TECH: KAM
	94044-1182-SPT
	9/27/18



**GENERAL NOTES:**

- All site work construction shall be in accordance with the current standards and specifications of the Township of Dexter and the Washtenaw County Road Commission, where applicable.
- The proposed equipment cabinet is to be computerized, unmanned, telephone exchange structures. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinets will also be constructed with bullet resistant materials.
- There are no lights proposed for this project.
- There are no signs proposed for this project except for:
  - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
  - FCC registration number located on fence gate.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
- Ingress and egress by Lessee's personnel to the site shall be via an existing and proposed gravel drive from Island Lake Road.
- The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 09-05-2016 and 10-02-2016.



- FIRE DEPARTMENT NOTES:**
- Knox Box: Purchase and installation of one of these boxes; installation shall be at an agreed upon location.
  - Address of Site: Provide addressing at the beginning of this private roadway from the public roadway.

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 dbq VERIZON WIRELESS  
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 SOUTHFIELD, MICHIGAN 48075  
 PHONE: (248) 915-3000

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**verizon**  
 SITE #1182 - "ISLAND LK RD"  
 DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN  
 SITE PLAN DETAIL

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**2**

JOB No.	94044-1182
DATE:	12/9/16
SHEET	2 OF 2
REVISION:	EQUIPMENT LAYOUT
1.	CHANGE FENCE HEIGHT PER TWP
2.	CHANGE FENCE HEIGHT PER TWP
3.	REV. OVERALL PARCEL BOUNDARY
4.	REV. EQUIPMENT LAYOUT AND AND PROPOSED LANDSCAPING
REV. DATE:	1/20/17
CADD: GJS	ENG: SGF
PLN: AIF	TECH: KMW
DATE:	9/27/18
PROJECT:	94044-1182-SPT



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**LEGAL DESCRIPTION OF LAND DIVISION PARCEL**

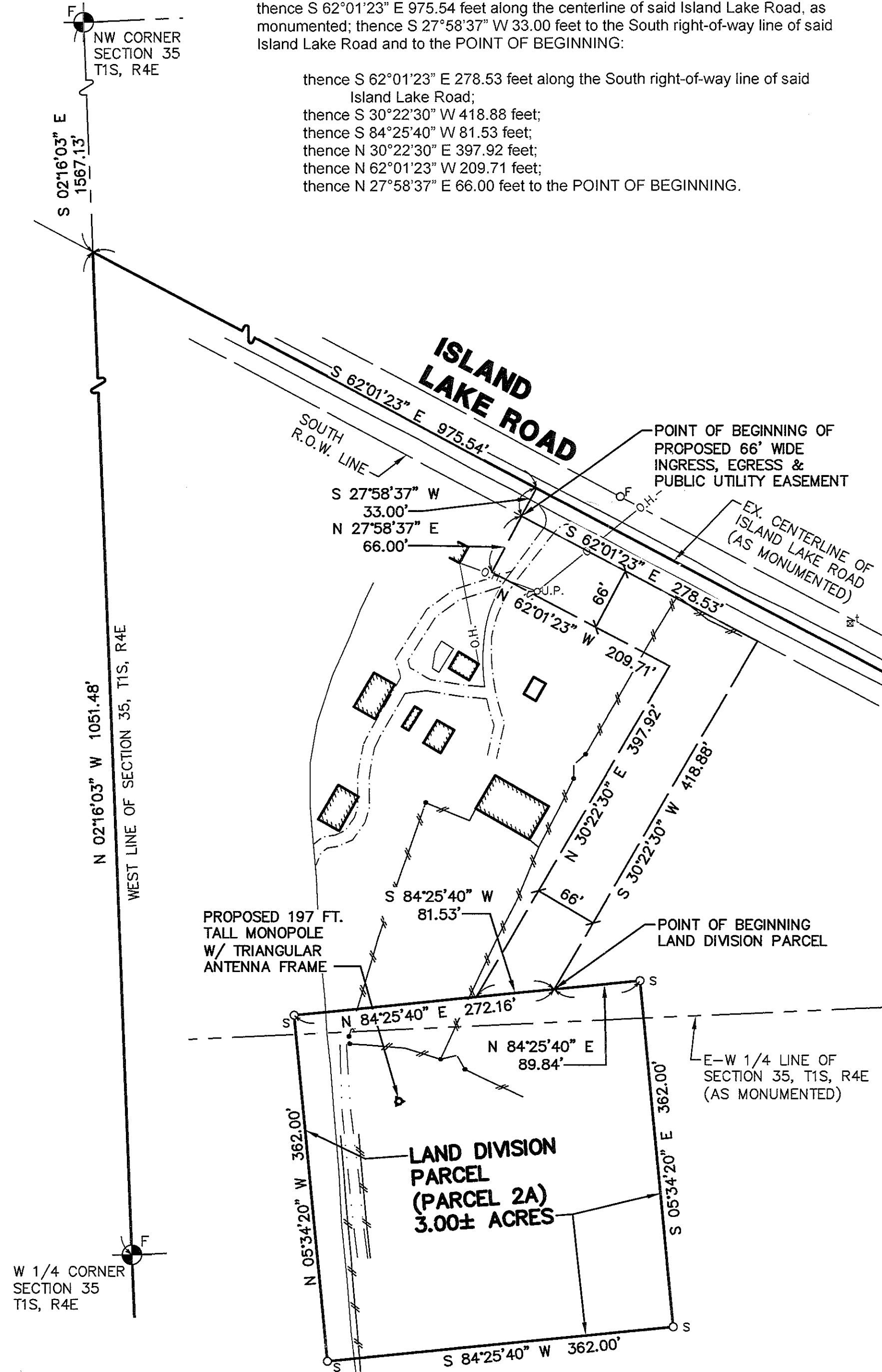
(Parcel 2A)  
 Commencing at the W 1/4 Corner of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence N 02°16'03" W 1051.48 feet along the West line of said Section 35 to a point on the centerline of Island Lake Road (66 feet wide); thence S 62°01'23" E 975.54 feet along the centerline of said Island Lake Road, as monumented; thence S 27°58'37" W 33.00 feet to the South right-of-way line of said Island Lake Road; thence S 62°01'23" E 278.53 feet along the South right-of-way line of said Island Lake Road; thence S 30°22'30" W 418.88 feet to the POINT OF BEGINNING:

thence N 84°25'40" E 89.84 feet;  
 thence S 05°34'20" E 362.00 feet;  
 thence S 84°25'40" W 362.00 feet;  
 thence N 05°34'20" W 362.00 feet;  
 thence N 84°25'40" E 272.16 feet to the POINT OF BEGINNING. Being a part of the West 1/2 of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan and containing 3.00 acres of land, more or less. Being subject to easements and restrictions of record, if any;

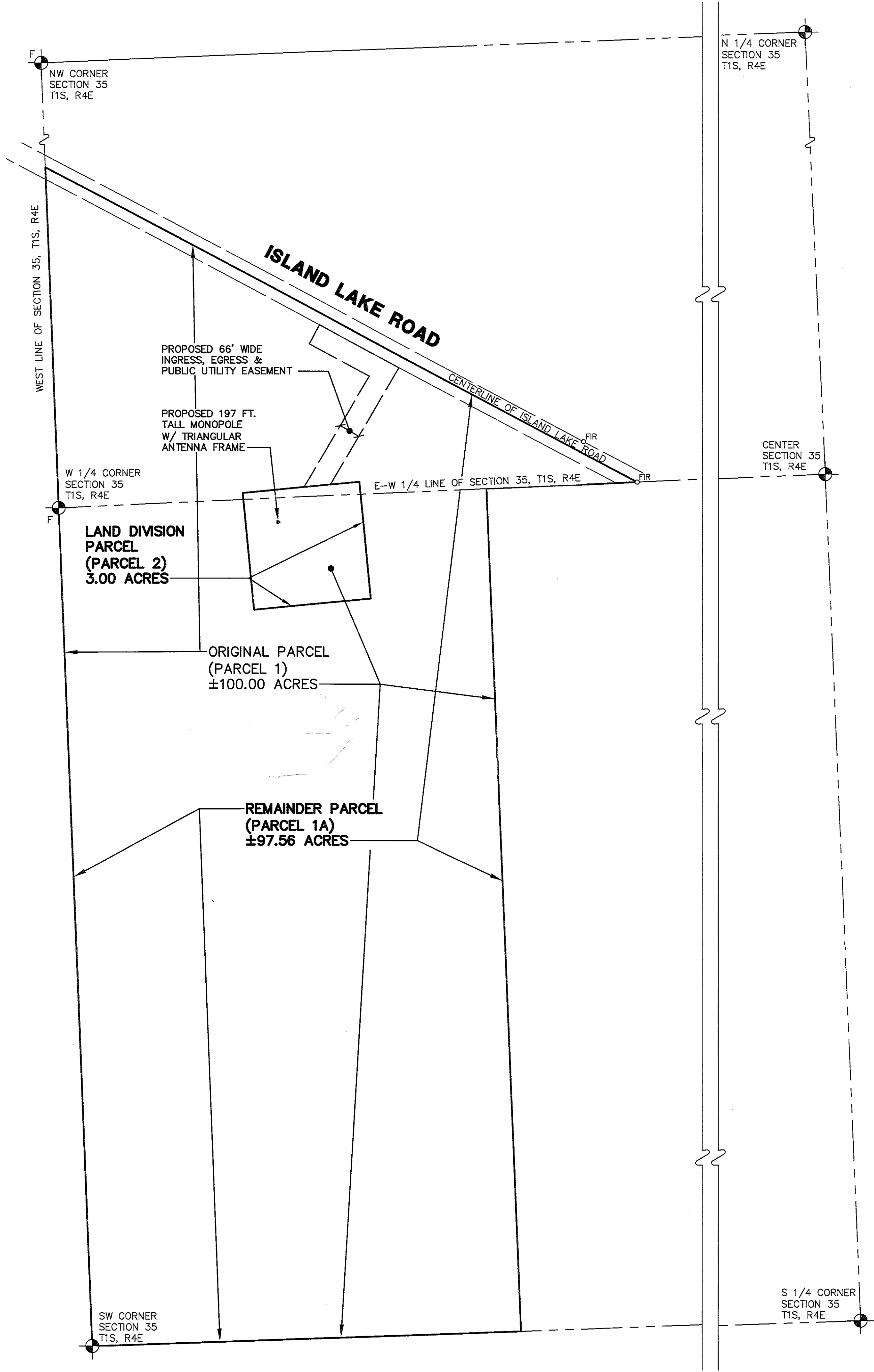
Together with a 66.00 foot wide easement for ingress, egress and public utilities, described as follows:

Commencing at the W 1/4 Corner of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence N 02°16'03" W 1051.48 feet along the West line of said Section 35 to a point on the centerline of Island Lake Road (66 feet wide); thence S 62°01'23" E 975.54 feet along the centerline of said Island Lake Road, as monumented; thence S 27°58'37" W 33.00 feet to the South right-of-way line of said Island Lake Road and to the POINT OF BEGINNING:

thence S 62°01'23" E 278.53 feet along the South right-of-way line of said Island Lake Road;  
 thence S 30°22'30" W 418.88 feet;  
 thence S 84°25'40" W 81.53 feet;  
 thence N 30°22'30" E 397.92 feet;  
 thence N 62°01'23" W 209.71 feet;  
 thence N 27°58'37" E 66.00 feet to the POINT OF BEGINNING.



**LAND DIVISION PARCEL DETAIL**  
 SCALE: 1"=100'



**LEGAL DESCRIPTION OF ORIG. OVERALL PARCEL**

(Taken from Title Commitment)

(Parcel 1)  
 Land situated in the Township of Dexter, County of Washtenaw, State of Michigan, described as follows:

West 1/2 of the Southwest 1/4, also beginning at the West 1/4 Post of Section 35; thence East along the East and West 1/4 line to a point 457.20 feet East of the Northeast corner of the West 1/2 of Southwest 1/4; thence Northwestly along the highway to a point which is 3660.40 feet North of the Southwest corner of Section 35; thence South along the West line of section to place of beginning Section 35, Town 1 South, Range 4 East, also described as the West 1/2 of the Southwest 1/4 of Section 35, and all that part of the Northwest 1/4 of Section 35 lying South of the center of highway, all in Town 1 South, Range 4 East, Dexter Township, Washtenaw County, Michigan.

**LEGAL DESCRIPTION OF REMAINDER PARCEL**

(Parcel 1A)  
 Land situated in the Township of Dexter, County of Washtenaw, State of Michigan, described as follows:

West 1/2 of the Southwest 1/4, also beginning at the West 1/4 Post of Section 35; thence East along the East and West 1/4 line to a point 457.20 feet East of the Northeast corner of the West 1/2 of Southwest 1/4; thence Northwestly along the highway to a point which is 3660.40 feet North of the Southwest corner of Section 35; thence South along the West line of section to place of beginning Section 35, Town 1 South, Range 4 East, also described as the West 1/2 of the Southwest 1/4 of Section 35, and all that part of the Northwest 1/4 of Section 35 lying South of the center of highway, all in Town 1 South, Range 4 East, Dexter Township, Washtenaw County, Michigan.

Excepting therefrom the following described parcel of land:

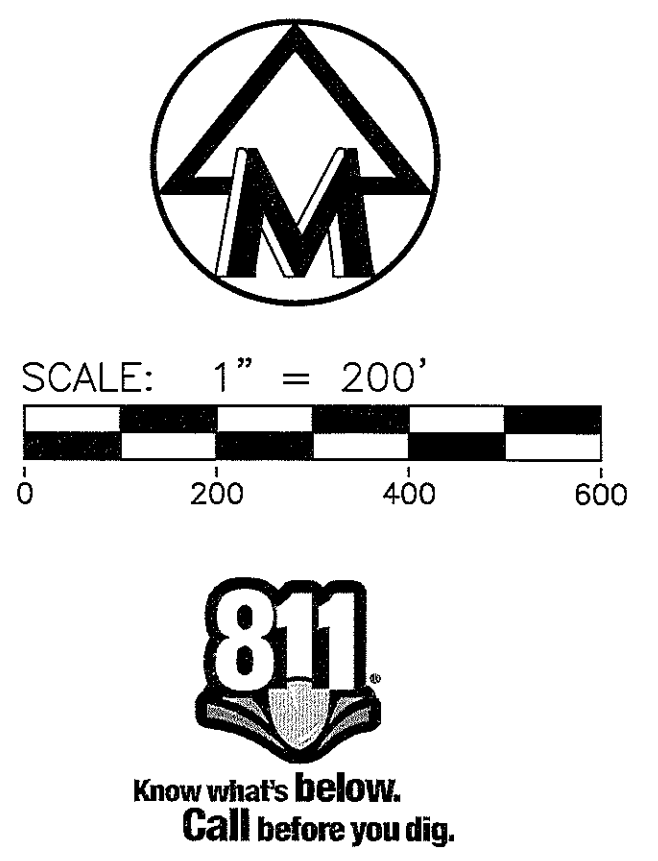
Commencing at the W 1/4 Corner of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence N 02°16'03" W 1051.48 feet along the West line of said Section 35 to a point on the centerline of Island Lake Road (66 feet wide); thence S 62°01'23" E 975.54 feet along the centerline of said Island Lake Road, as monumented; thence S 27°58'37" W 33.00 feet to the South right-of-way line of said Island Lake Road; thence S 62°01'23" E 278.53 feet along the South right-of-way line of said Island Lake Road; thence S 30°22'30" W 418.88 feet to the POINT OF BEGINNING:

thence N 84°25'40" E 89.84 feet;  
 thence S 05°34'20" E 362.00 feet;  
 thence S 84°25'40" W 362.00 feet;  
 thence N 05°34'20" W 362.00 feet;  
 thence N 84°25'40" E 272.16 feet to the POINT OF BEGINNING. Being a part of the West 1/2 of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan and containing 3.00 acres of land, more or less. Being subject to easements and restrictions of record, if any;

Being subject to a 66.00 foot wide easement for ingress, egress and public utilities, described as follows:

Commencing at the W 1/4 Corner of Section 35, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence N 02°16'03" W 1051.48 feet along the West line of said Section 35 to a point on the centerline of Island Lake Road (66 feet wide); thence S 62°01'23" E 975.54 feet along the centerline of said Island Lake Road, as monumented; thence S 27°58'37" W 33.00 feet to the South right-of-way line of said Island Lake Road and to the POINT OF BEGINNING:

thence S 62°01'23" E 278.53 feet along the South right-of-way line of said Island Lake Road;  
 thence S 30°22'30" W 418.88 feet;  
 thence S 84°25'40" W 81.53 feet;  
 thence N 30°22'30" E 397.92 feet;  
 thence N 62°01'23" W 209.71 feet;  
 thence N 27°58'37" E 66.00 feet to the POINT OF BEGINNING.



**3**

**verizon**  
 SITE #1182 - "ISLAND LK RD"  
 DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN  
 OVERALL PARCELS PLAN

**94044-1182**

JOB No.	94044-1182	DATE:	1/10/18
REVISION:		SHEET:	3 OF 3
1. REV. OVERALL PARCEL BOUNDARY		CADD:	LES
2. REV. ADD. SHEET 3		ENG:	SOF
		CHK:	JAF
		TECH:	KMW
		84044-1182-SPT	
		7/27/2018	

APPLICANT/LESSEE:  
 NEW PAR, A DELAWARE PARTNERSHIP  
 dba VERIZON WIRELESS  
 24242 NORTH WESTERN HIGHWAY  
 SOUTHFIELD, MICHIGAN 48075  
 PHONE: (248) 915-3000

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