

70-10-24-400-011
O-209 LAKE MICHIGAN DR.
ZONING - INDUSTRIAL

70-10-24-400-085
O-215 LAKE MICHIGAN DR.
ZONING - INDUSTRIAL

70-10-24-484-007
O-160 1ST COURT
ZONING - INDUSTRIAL

70-10-24-400-010
O-213 LAKE MICHIGAN DR.
ZONING - COMMERCIAL

70-10-24-484-013
O-141 LAKE MICHIGAN DR.
ZONING - COMMERCIAL

PROPERTY DESCRIPTION:

PART OF THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 13 WEST, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 87° 12' 13" WEST 1324.74 FEET ALONG THE SOUTH SECTION LINE; THENCE NORTH 00° 09' 21" WEST 51.64 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 TO THE NORTH RIGHT-OF-WAY LINE OF LAKE MICHIGAN DRIVE AND THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00° 09' 21" WEST 400.00 FEET; THENCE SOUTH 87° 09' 20" EAST 145.00 FEET; THENCE SOUTH 00° 09' 21" EAST 400.00 FEET; THENCE WESTERLY 145.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE MICHIGAN DRIVE ON A 114.641 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 87° 09' 20" WEST 145.00 FEET TO THE PLACE OF BEGINNING.

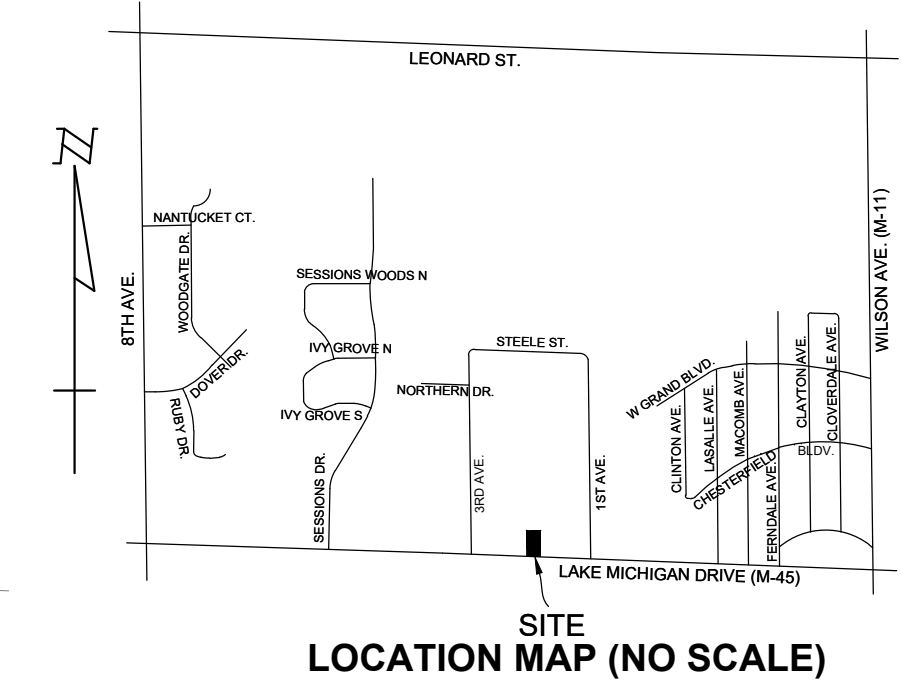
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM LAKE MICHIGAN DRIVE DESCRIBED AS: THE EAST 30.00 FEET OF THE WEST 159.99 FEET OF THE SOUTH 141.58 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 13 WEST, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, EXCEPT THAT PART LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF LAKE MICHIGAN DRIVE.

EXISTING AMERITECH EASEMENT:
AN EXCLUSIVE EASEMENT TO AMERITECH IN PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 13 WEST, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 87° 12' 13" WEST 1324.74 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 00° 09' 21" WEST 185.64 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00° 09' 21" WEST 20.00 FEET; THENCE SOUTH 87° 09' 20" EAST 7.70 FEET; THENCE SOUTH 00° 09' 21" EAST 20.00 FEET; THENCE NORTH 87° 09' 20" WEST 7.70 FEET TO THE PLACE OF BEGINNING.

EXISTING NON-EXCLUSIVE EASEMENT:
A 7.70 FOOT WIDE NON-EXCLUSIVE EASEMENT TO AMERITECH IN PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 13 WEST, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, THE WEST LINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 87° 12' 13" WEST 1324.74 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 00° 09' 21" WEST 51.64 FEET TO THE NORTH LINE OF LAKE MICHIGAN DRIVE AND THE PLACE OF BEGINNING FOR SAID WEST LINE; THENCE NORTH 00° 09' 21" WEST 134.00 FEET TO THE PLACE OF ENDING FOR SAID WEST LINE.

NEW EXCLUSIVE EASEMENT TO AT&T:
AN EXCLUSIVE EASEMENT TO AT&T IN PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 13 WEST, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 87° 12' 13" WEST 1324.74 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 00° 09' 21" WEST 205.64 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00° 09' 21" WEST 4.00 FEET; THENCE SOUTH 87° 09' 20" EAST 7.70 FEET; THENCE SOUTH 00° 09' 21" EAST 4.00 FEET; THENCE NORTH 87° 09' 20" WEST 7.70 FEET TO THE PLACE OF BEGINNING.

PARCEL CONTAINS 57,945 SF (1.33 ACRES)



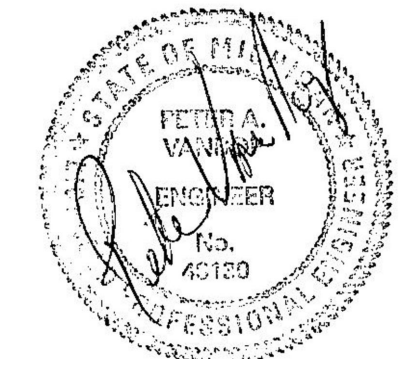
SITE LOCATION MAP (NO SCALE)

SYMBOL LEGEND

- PROPERTY CORNER
- MANHOLE
- FIRE HYDRANT
- TELEPHONE BOX
- UTILITY POLE
- CURB STOP BOX
- POST
- CATCH BASIN
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- LIGHT POLE
- UTILITY BOX
- GUY WIRE
- HAND HOLE
- SPRINKLER HEAD
- WATER VALVE
- L.S.A. LANDSCAPE AREA

- ▨ INGRESS & EGRESS EASEMENT - COMMON DRIVEWAY
- EX. BITUMINOUS PAVEMENT

NOTE: EXISTING UTILITY INFORMATION SHOWN HAS BEEN TAKEN FROM EXISTING RECORDS AND FIELD SURVEY INFORMATION. EXISTING UTILITY INFORMATION MAY NOT BE COMPLETE OR ACCURATE, BUT IS A BEST REPRESENTATION OF AVAILABLE DATA.



PETER A. VANDOP
PROFESSIONAL ENGINEER NO. 40130

SOUTH 1/4 CORNER
SECTION 24, T7N, R13W
PER REMON. L.C.R.C. # L4 P456

LAKE MICHIGAN DR. (M-5)

OWNER:
DOUG'S AUTO BODY
O-199 LAKE MICHIGAN DR.
GRAND RAPIDS, MICHIGAN 49534
CONTACT: MR. SCOTT OTTERBEIN

SOUTHEAST CORNER
SECTION 24, T7N, R13W
PER REMON. L.C.R.C. # L3 P53-54

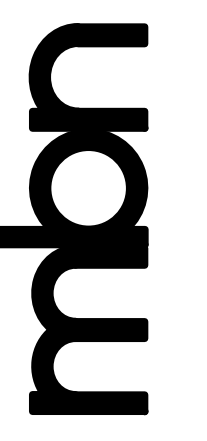
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| drawn by | date | date |
| MBN | 4-24 | 4-24 |
| checked by | name | date |
| MBN | | 4-24 |
| revised in accordance with construction records | by | date |

DOUG'S AUTO BODY
2,800 S.F. ADDITION
O-199 LAKE MICHIGAN DR.
GRAND RAPIDS, MI 49534

| | |
|----------------|--------|
| project number | 24013 |
| sheet number | 1 of 2 |