HV1768
LINCOLN STREET

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JUNE 16, 2026.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

UNDERGROUND UTILITY MARKING WAS REQUESTED OF MISSDIG 811 AS TICKET #2026061100596 DATED 06/11/2026.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 734.17'
DESCRIPTION: RAILROAD SPIKE IN WEST SIDE OF POWER POLE, WEST SIDE OF 24TH AVENUE, NORTH OF DRIVEWAY TO HOUSE #13113.

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE (SCIP) THIS SITE IS ZONED:
A-1, AGRICULTURAL DISTRICT

SETBACKS:
FRONT: FALL ZONE (175' PER SCIP)
REAR: FALL ZONE (175' PER SCIP)
SIDE: FALL ZONE (175' PER SCIP)

PER SCIP, FALL ZONE LETTER IS REQUIRED.

PROPRIETOR

BRYAN L. AND TAMMY S. GEURINK
13113 24TH AVENUE
MARNE, MI 49435

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

06'± MAGNETIC TRUE NORTH

0 100 200
SCALE IN FEET

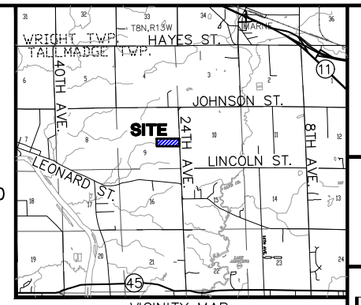
BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON NAD83(2011)

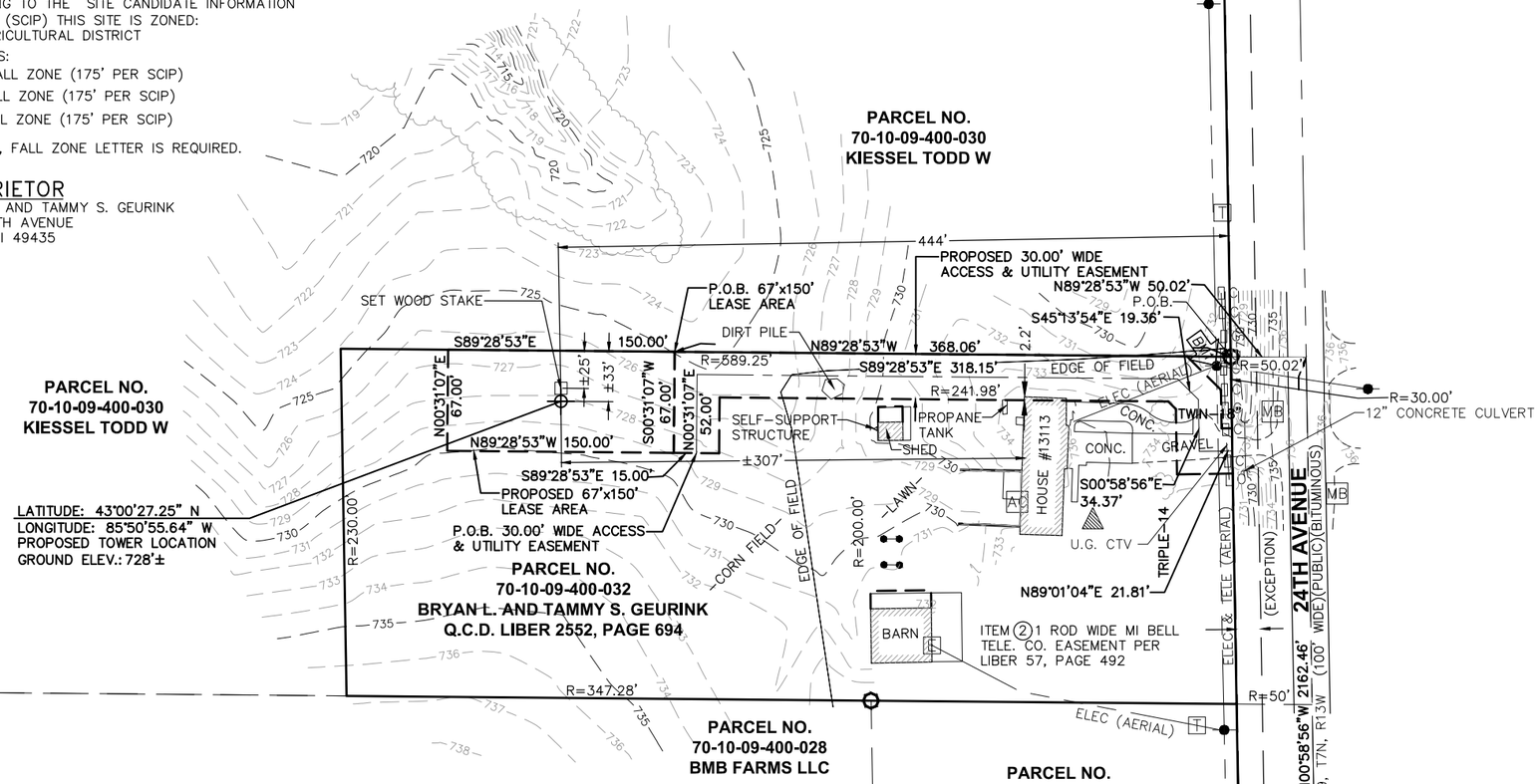
BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH ZONE TO ORIENT DRAWING TO TRUE NORTH, ROTATE COUNTERCLOCKWISE 01°00'27.00".

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE TOWNSHIP OF TALLMADGE, OTTAWA COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 26139C0165E DATED DECEMBER 16, 2011, AND FIND THAT THE PROJECT SITE IS ZONED X(UNSHADED)(AREA OF MINIMAL FLOOD HAZARD).



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

PARENT PARCEL (PER TITLE COMMITMENT)
SEE SHEET 2

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 67'x150' LEASE AREA
SEE SHEET 2

LEGAL DESCRIPTION

PROPOSED 30.00' WIDE ACCESS & UTILITY EASEMENT
SEE SHEET 2

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE PROPERTY REPORT ISSUED BY TOWER TITLE, LLC, AS FILE NO. HCI-237133-PR, EFFECTIVE DATE 3/25/1986 TO 3/25/2026 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "EASEMENTS AND RESTRICTIONS":

SEE SHEET 2

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
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- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

LATITUDE: 43°00'27.25" N
LONGITUDE: 85°50'55.64" W
PROPOSED TOWER LOCATION
GROUND ELEV.: 728'±

STATE OF MICHIGAN
Curtis Raymond Zack
License No. 4001069464
LICENSED PROFESSIONAL SURVEYOR

Curtis R. Zack P.S. 4001069464

DATE: 06/16/26	DWG. BY: E.C.V.
SCALE: 1"=100'	SURVEYED: A.H./L.P.
UPDATE: WBM070626	CHKD BY: C.R.Z.
PROJECT NO.: 225004.012	

HORVATH COMMUNICATIONS
312 W COFAX AVE.
SOUTH BEND, IN 46601
PH: 574-234-0464

HV1768
LINCOLN STREET

Survey Prepared for:
GPD GROUP
8275 Allison Pointe Trail,
Suite 220
Indianapolis, IN 46250
(317) 299-2996
Project Manager: Traci Preble

REVISIONS		
NO.	DESCRIPTION	DATE
1	TITLEWORK; LEGAL DESCRIPTIONS	06/30/26

SURVEYED BY:
williams&works
engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

SITE NAME
LINCOLN STREET

SITE NUMBER
HV1768

SITE ADDRESS
13113 24TH AVENUE
MARNE, MI
49435
OTTAWA COUNTY

SHEET TITLE
S1

HV1768
LINCOLN STREET

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JUNE 16, 2026.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

LEGAL DESCRIPTION

PARENT PARCEL (PER TITLE COMMITMENT)

The following described premises situated in the Township of Tallmadge, County of Ottawa and State of Michigan, to–wit:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 9, Town 7 North, Range 13 West, described as: Commencing at a point 605 feet North along the East line of said Section from the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence North 200 feet; thence West 292 feet; thence South 200 feet; thence East 292 to the place of beginning, except the East 50 feet thereof.

That part of the SE 1/4 of Section 9, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N1°28'44"W 2162.46 feet along the East line of the SE 1/4 of said Section to a point 835.0 feet North from the Southeast corner of the NE 1/4, SE 1/4 of said Section; thence N89°58'41"W 50.02 feet to the West right of way line of 24th Avenue and the place of beginning of this description thence S1°28'44"E 30.00 feet along said right of way line; thence N89°58'41"W 241.98 feet; thence S1°28'44"E 200.00 feet; thence N89°58'41"W 347.28 feet; thence N1°28'44"W 230.00 feet; thence S89°58'41"E 589.25 feet to the place of beginning.

That part of the SE 1/4 of Sections , T7n, R13w, Tallmadge Township, Ottawa County, Michigan, described as: commencing at the Southeast corner of said section; thence N1 degrees 28 minutes 44 seconds W 2162.46 feet along the east line of the SE 1/4 of said section to a point 835.00 feet north from the southeast corner of the Ne 1/4, SE 1/4 of said section; thence N89 degrees 58 minutes 41 seconds W 50.02 feet to the west right of way line of 24th avenue and the place of beginning of this description thence S1 degrees 28 minutes 44 seconds E 30.00 feet along said right of way line; thence N89 degrees 58 minutes 41 seconds W 241.98 feet; thence S s1 degrees 28 minutes 44 seconds E 200.00 feet; thence N89 degrees 58 minutes 41 seconds W 347.28 feet thence N1 degrees 28 minutes 44 seconds W 230.00 feet; thence S89 degrees 58 minutes 41 seconds E 589.25 feet to the place of beginning.

Parcel ID: 70–10–09–400–032

This being the same property conveyed to Bryan L. Geurink and Tammy S Geurink, husband and wife from Bryan L. Geurink and Tammy S. Geurink, husband and wife FKA Tammy S Frye in Quitclaim Deed dated November 13, 1998 and recorded November 20, 1988 in Book 2524 Page 718, in Ottawa County, Michigan.

Also being the same property conveyed to Bryan L. and Tammy S. Geurink, husband and wife from Joanne R. Heath, single woman in Quitclaim Deed dated January 4, 1999 and recorded January 4, 1999 in Book 2552 Page 694, in Ottawa County, Michigan.

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE PROPERTY REPORT ISSUED BY TOWER TITLE, LLC, AS FILE NO. HCI–237133–PR, EFFECTIVE DATE 3/25/1986 TO 3/25/2026 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "EASEMENTS AND RESTRICTIONS":

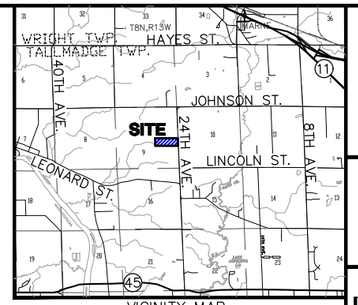
1. Right of Way between William & Margie Longnecker and Augusta Longnecker; and The Michigan Bell Telephone Company, dated May 28, 1957 and recorded May 29, 1957 in (book) 458 (page) 10, in Ottawa County, Michigan.
DOES NOT AFFECT THE SUBJECT PROPERTY

2. Right of Way between William L. and Margie G. Longnecker, husband and wife; and Michigan Bell Telephone Company, a Michigan corporation, dated June 8, 1968 and recorded June 14, 1968 in (book) 574 (page) 492, in Ottawa County, Michigan.
NO LONGER AFFECTS THE SUBJECT PROPERTY AS SHOWN. AN UPDATED EASEMENT MAY EXIST FOR THE CURRENT LOCATION OF OVERHEAD UTILITY LINES THAT WAS NOT PROVIDED TO THE SURVEYOR.

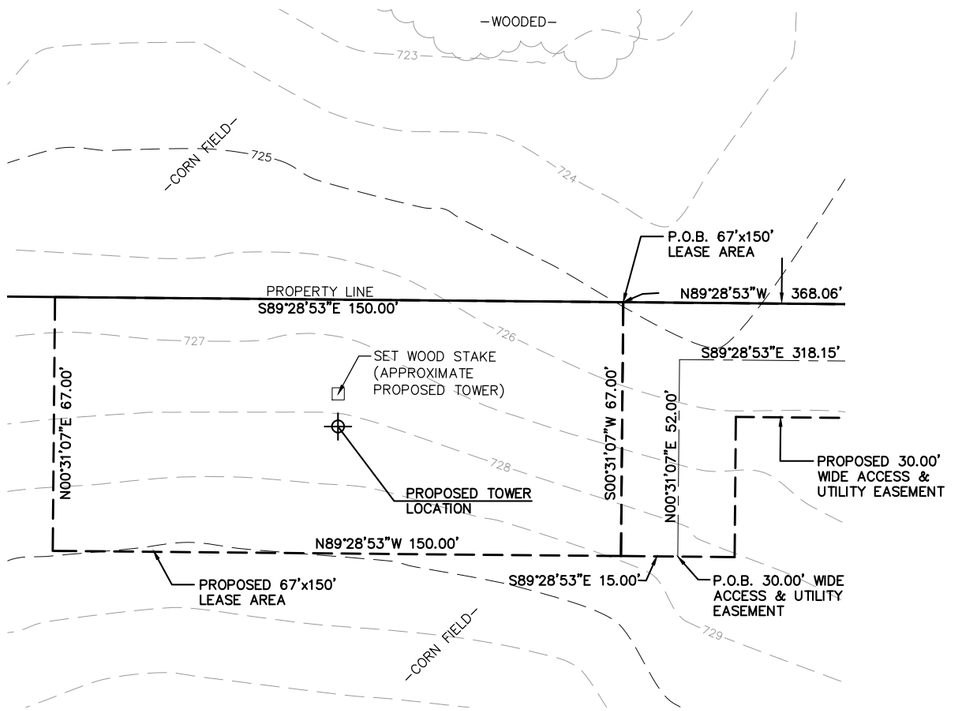
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

06°± MAGNETIC TRUE NORTH

0 40 80
SCALE IN FEET



VICINITY MAP
N.T.S.



LEASE AREA DETAIL
SCALE 1"=40'

LEGAL DESCRIPTION

PROPOSED 67'x150' LEASE AREA

All that part of the Southeast 1/4 of Section 9, Township 7 North, Range 13 West, Tallmadge Township, Ottawa County, Michigan, described as; Commencing at a found Harrison monument in a monbox marking the Southeast corner of said Section 9; thence North 00°58'56" West 2162.46 feet along the east line of said section to a point 835.00 feet North from the Southeast corner of the Northeast 1/4, Southeast 1/4 of said Section; thence N89°58'41"W 50.02 feet to the west right of way line of 24th Avenue (66 feet wide) and the northeast corner of a parcel described in Quit Claim Deed, Liber 2524, Page 718; thence North 89°28'53" West 368.06 feet along said north line TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 00°31'07" West 67.00 feet; thence North 89°28'53" West 150.00 feet; thence North 00°31'07" East 67.00 feet to the north line of said parcel; thence South 89°28'53" East 150.00 feet along said north line to the place of beginning of this description. Containing 10,050 square feet or 0.23 acres. Subject to all easements and restrictions of record, if any.

LEGAL DESCRIPTION

PROPOSED 30.00' WIDE ACCESS & UTILITY EASEMENT

A 30.00 foot wide easement for access and utilities in that part of the Southeast 1/4 of Section 9, Township 7 North, Range 13 West, Tallmadge Township, Ottawa County, Michigan, the centerline of which is described as; Commencing at a found Harrison monument in a monbox marking the Southeast corner of said Section 9; thence North 00°58'56" West 2162.46 feet along the east line of said Section to a point 835.00 feet North from the Southeast corner of the Northeast 1/4, Southeast 1/4 of said Section; thence North 89°58'41" West 50.02 feet to the west right of way line of 24th Avenue (66 feet wide) and the northeast corner of a parcel described in Quit Claim Deed, Liber 2524, Page 718; thence North 89°28'53" West 368.06 feet along said north line to the northeast corner of a 67 foot by 150 foot lease area; thence South 00°31'07" West 67.00 feet along the east line of said lease area; thence South 89°28'53" East 15.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 00°31'07" East 52.00 feet to a point being 15.00 feet south of said north line; thence South 89°28'53" East 318.15 feet along a line being 15.00 feet south of and parallel to said north line; thence South 45°13'54" East 19.36 feet; thence South 00°58'56" East 34.37 feet; thence North 89°01'04" East 21.81 feet to the westerly right of way line of 24th Avenue (66 feet wide) for the place of ending of this centerline description. Sidelines should be lengthened and/or shortened to terminate at said right of way line. Subject to all easements and restriction of record, if any.

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
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- PK NAIL
- FOUND IRON STAKE
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STATE OF MICHIGAN
Curtis
Raymond
Zack
License No.
4001069464
LICENSED PROFESSIONAL SURVEYOR

Curtis R. Zack P.S. 4001069464

DATE: 06/16/26	DWG. BY: E.C.V.
SCALE: 1" = 40'	SURVEYED: A.H./L.P.
UPDATE: WBM070626	CHKD BY: C.R.Z.
PROJECT NO.: 225004.012	

HORVATH COMMUNICATIONS
312 W COFAX AVE.
SOUTH BEND, IN 46601
PH: 574-234-0464

HV1768
LINCOLN STREET

Survey Prepared for:
GPD GROUP
8275 Allison Pointe Trail,
Suite 220
Indianapolis, IN 46250
(317) 299-2996
Project Manager: Traci Preble

REVISIONS		
NO.	DESCRIPTION	DATE
1	TITLEWORK; LEGAL DESCRIPTIONS	06/30/26

SURVEYED BY:
williams&works
engineers | surveyors | planners
616.224.1500 phone | http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

SITE NAME
LINCOLN STREET

SITE NUMBER
HV1768

SITE ADDRESS
13113 24TH AVENUE
MARNE, MI
49435
OTTAWA COUNTY

SHEET TITLE
S2

SHEET 2 OF 2