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PREPARED FOR:

Highpoint Real Estate & Development
Rick Hapner

5500 Cascade Road SE
Suite 200
Grand Rapids, MI 49546

CREATED:

Drawn: VB Date: 11.07.16

REVISIONS:

Rev: Drawn: Date:

5171 Plainfield Avenue NE

Boundary Survey

5171 Plainfield Avenue NE
PART OF THE NORTHEAST 1/4 OF SECTION 27, T8N, R11W,
PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16401239

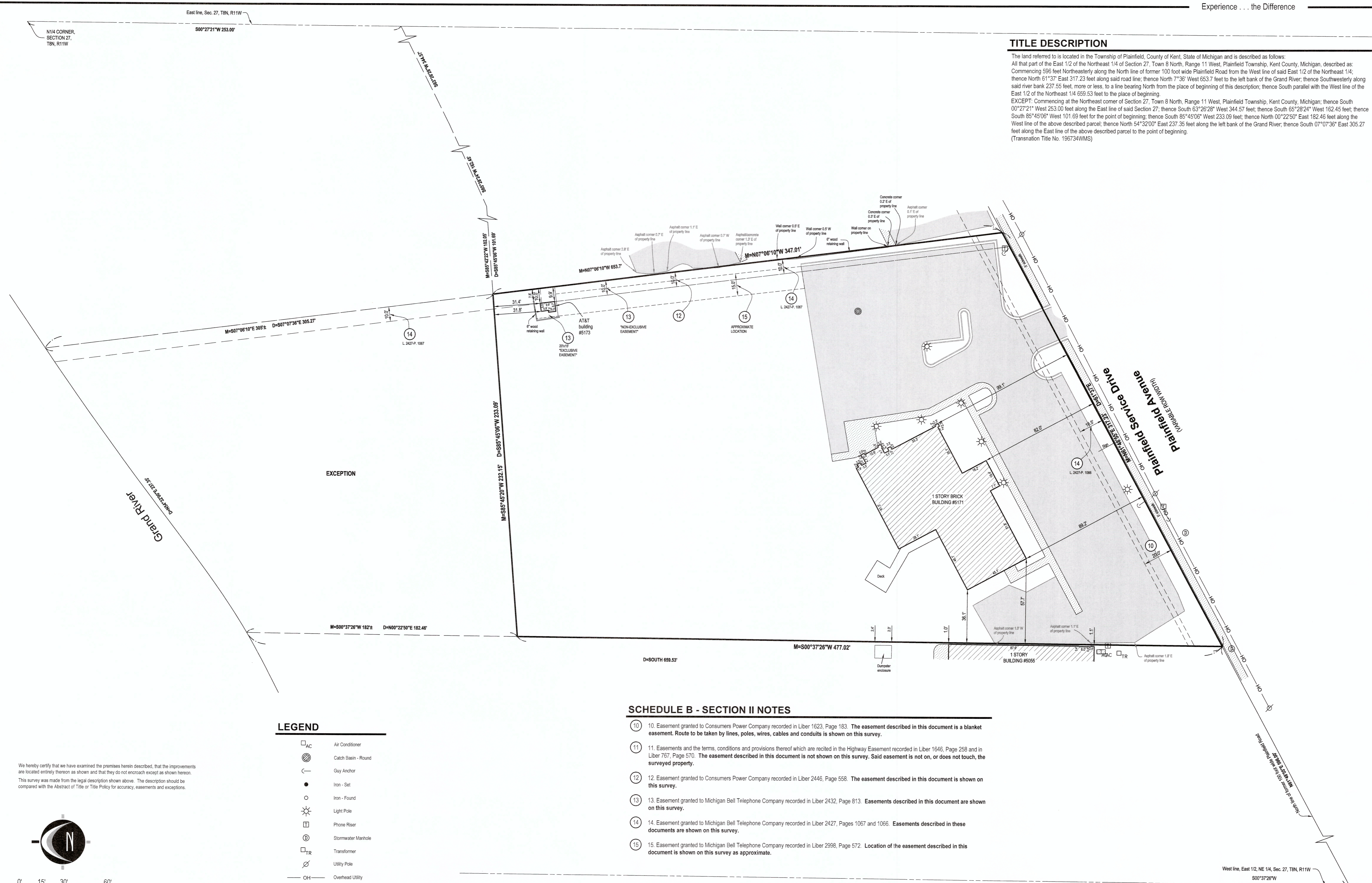
SHEET NO:

BND

SHEET: 1 OF 1

TITLE DESCRIPTION

The land referred to is located in the Township of Plainfield, County of Kent, State of Michigan and is described as follows:
All that part of the East 1/2 of the Northeast 1/4 of Section 27, Town 8 North, Range 11 West, Plainfield Township, Kent County, Michigan, described as:
Commencing 596 feet Northeastly along the North line of former 100 foot wide Plainfield Road from the West line of said East 1/2 of the Northeast 1/4;
thence North 61°37' East 317.23 feet along said road line; thence North 7°36' West 653.7 feet to the left bank of the Grand River; thence Southwesterly along
said river bank 237.55 feet, more or less, to a line bearing North from the place of beginning of this description; thence South parallel with the West line of the
East 1/2 of the Northeast 1/4 659.53 feet to the place of beginning
EXCEPT, Commencing at the Northeast corner of Section 27, Town 8 North, Range 11 West, Plainfield Township, Kent County, Michigan; thence South
00°27'21" West 253.00 feet along the East line of said Section 27; thence South 63°26'28" West 344.57 feet; thence South 65°28'24" West 162.45 feet; thence
South 85°45'06" West 101.69 feet for the point of beginning; thence South 85°45'06" West 233.09 feet; thence North 00°22'50" East 182.46 feet along the
West line of the above described parcel; thence North 54°32'00" East 237.35 feet along the left bank of the Grand River; thence South 07°07'36" East 305.27
feet along the East line of the above described parcel to the point of beginning.
(Transation Title No. 196734WMS)



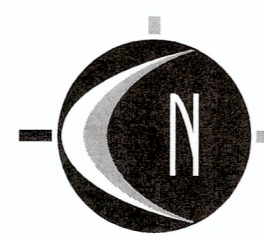
SCHEDULE B - SECTION II NOTES

- 10. Easement granted to Consumers Power Company recorded in Liber 1623, Page 183. The easement described in this document is a blanket easement. Route to be taken by lines, poles, wires, cables and conduits is shown on this survey.
- 11. Easements and the terms, conditions and provisions thereof which are recited in the Highway Easement recorded in Liber 1646, Page 258 and in Liber 767, Page 570. The easement described in this document is not shown on this survey. Said easement is not on, or does not touch, the surveyed property.
- 12. Easement granted to Consumers Power Company recorded in Liber 2446, Page 558. The easement described in this document is shown on this survey.
- 13. Easement granted to Michigan Bell Telephone Company recorded in Liber 2432, Page 813. Easements described in this document are shown on this survey.
- 14. Easement granted to Michigan Bell Telephone Company recorded in Liber 2427, Pages 1067 and 1066. Easements described in these documents are shown on this survey.
- 15. Easement granted to Michigan Bell Telephone Company recorded in Liber 2998, Page 572. Location of the easement described in this document is shown on this survey as approximate.

LEGEND

- AC Air Conditioner
- CB Catch Basin - Round
- GA Guy Anchor
- IS Iron - Set
- IF Iron - Found
- LP Light Pole
- PR Phone Riser
- SM Stormwater Manhole
- TR Transformer
- UP Utility Pole
- OH Overhead Utility
- AS Asphalt
- CO Concrete
- BL Building

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



0' 15' 30' 60'
SCALE: 1" = 30'



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNED" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

By: *Randal J. Vugteveen*
Randal J. Vugteveen Licensed Professional Engineer No. 28429
STATE OF MICHIGAN
RANDAL J. VUGTEVEEN
LICENSED PROFESSIONAL ENGINEER
No. 28429