

### For Sale

Vacant Land  
8516 Shaver Road  
Portage, MI 49024



### Property Overview

.85 acre out lot in front of Wal-Mart. located on a signalized, hard corner, adjacent to Arby's. Storm sewer line is on east edge of parcel with an additional stub provided. & located within sanitary manhole. A large water main runs across parcel (to fire hydrant). Gas and electric located on SW property line. Two access drives. Contact Joanne Becker for parcel restrictions.

### Property Information

Municipality: City of Portage  
County: Kalamazoo  
Acres: .85  
Zoning Code: CBD  
Description: Commercial Business District  
Street Type: Paved  
Sewer/Water: Public  
Utilities Available: All Public Utilities  
Fiber Optics: Yes  
Parcel #: 39100021280-D  
Taxes: \$5,171.68 (2023)

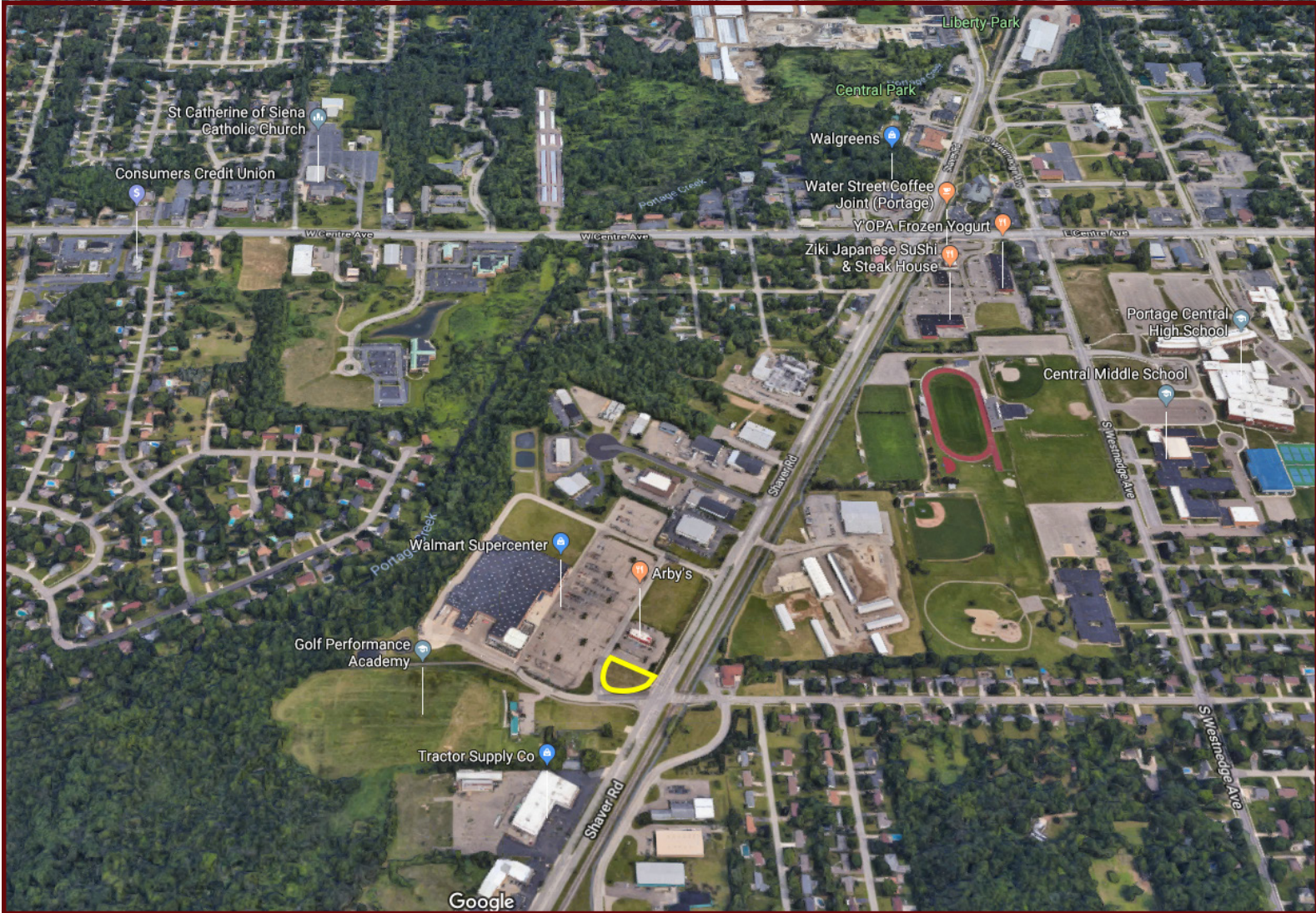
### Contact Information:



#### Joanne Becker

Associate Broker  
Cell: (269) 217-9878  
jbecker@jaquarealtors.com  
328 W. Milham Avenue, Portage, MI 49024

**Price: \$299,000**



Information provided is believed to be accurate however it is strictly the buyer's responsibility to confirm and verify all information and perform their own due diligence prior to closing. Broker and agent make no warranties or representations as to the accuracy of the information provided.



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**SCHEDULE C**  
**Legal Description**

LAND SITUATED IN THE CITY OF PORTAGE, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

OUTLOT "A" PARCEL DESCRIPTION:

THAT PART OF SECTION 21, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 21; THENCE NORTH 89°50'06" EAST 213.51 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 29°10'06" EAST 269.32 FEET; THENCE SOUTH 60°49'54" EAST 217.45 FEET; THENCE SOUTH 29°10'06" WEST 264.09 FEET; THENCE SOUTHWESTERLY 3.85 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE OT THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°54'00", AND THE CHORD OF WHICH BEARS SOUTH 47°20'23" WEST 3.85 FEET; THENCE SOUTHWESTERLY 29.95 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°50'06", AND THE CHORD OF WHICH BEARS SOUTH 55°42'26" WEST 29.90 FEET; THENCE SOUTHWESTERLY 15.08 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE OT THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°12'17", AND THE CHORD OF WHICH BEARS SOUTH 71°13'38" WEST 15.01 FEET; THENCE SOUTH 82°16'49" WEST 83.18 FEET; THENCE SOUTH 89°50'40" WEST 23.52 FEET; THENCE NORTHWESTERLY 28.99 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 36°54'23", AND THE CHORD OF WHICH BEARS NORTH 71°42'08" WEST 28.49 FEET; THENCE NORTHWESTERLY 29.72 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°44'42" AND THE CHORD OF WHICH BEARS NORTH 47°22'36" WEST 29.67 FEET; THENCE NORTHWESTERLY 32.57 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 41°28'14", AND THE CHORD OF WHICH BEARS NORTH 20°46'08" WEST 31.86 FEET; THENCE NORTH 00°02'01" WEST 25.64 FEET; THENCE NORTHEASTERLY 48.42 FEET ALONG THE ARC OF A 95.00 FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29°12'07", AND THE CHORD OF WHICH BEARS NORTH 14°34'02" EAST 47.90 FEET; THENCE NORTH 29°10'06" EAST 7.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 21, TOWN 3 SOUTH, RANGE 11 WEST, FURTHER DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 21, TOWN 3 SOUTH, RANGE 11 WEST; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 21, SOUTH 89°50'06" WEST, 2450.61 FEET TO A POINT THAT IS NORTH 89°50'06" EAST, 213.51 FEET FROM THE CENTER OF SAID SECTION 21; THENCE NORTH 29°10'06" EAST, 99.32 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 29°10'06" EAST, 170.00 FEET; THENCE SOUTH 60°49'54" EAST, 217.45 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAVER ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 29°10'06" WEST 170.00 FEET; THENCE NORTH 60°49'54" WEST, 217.45 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT PARCEL):

DRIVEWAY EASEMENT AGREEMENT DATED MARCH 26, 2004, RECORDED JULY 7, 2004 IN DOCUMENT NO. 2004-034099.