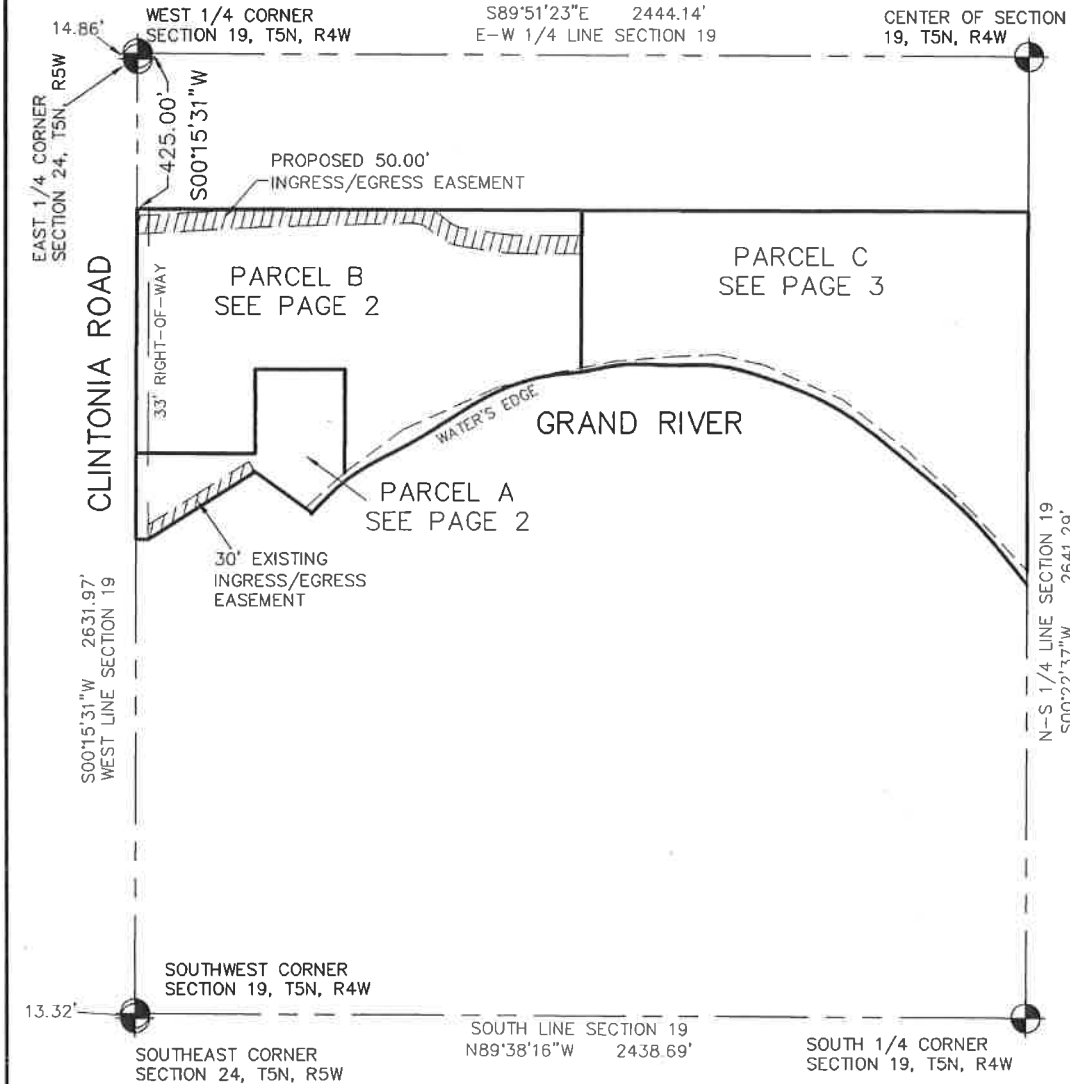


# CERTIFIED BOUNDARY SURVEY

FOR: **BRANDON ALLISON**



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 400



## LEGEND

- = Set 1/2" Bar with Cap
- = Found iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.  
All Improvements Not Shown.



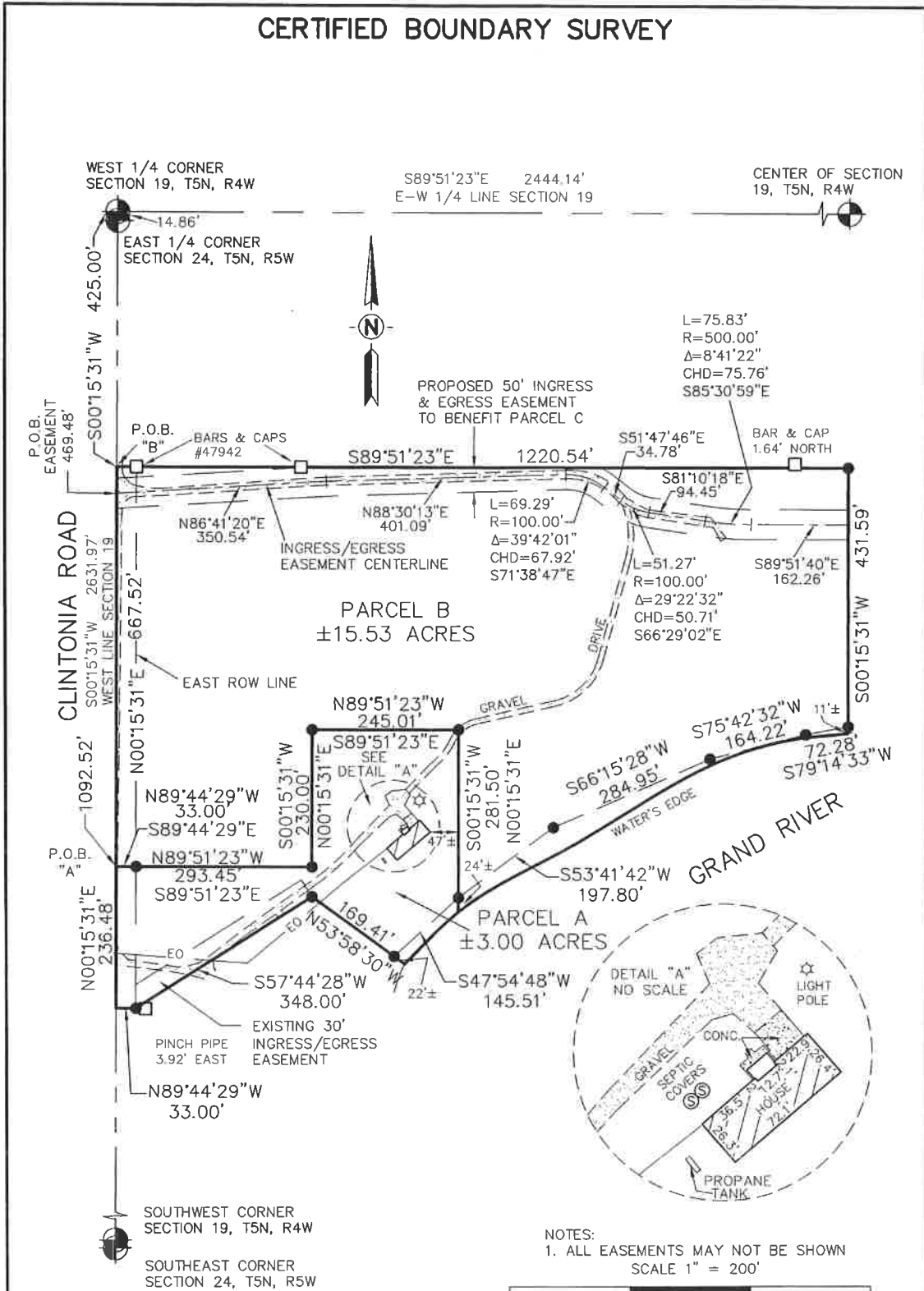
**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH	SECTION 19, T5N, R4W
FIELD WORK BY ERF	JOB NUMBER:
SHEET 1 OF 6	87313.BND

# CERTIFIED BOUNDARY SURVEY



NOTES:  
 1. ALL EASEMENTS MAY NOT BE SHOWN  
 SCALE 1" = 200'



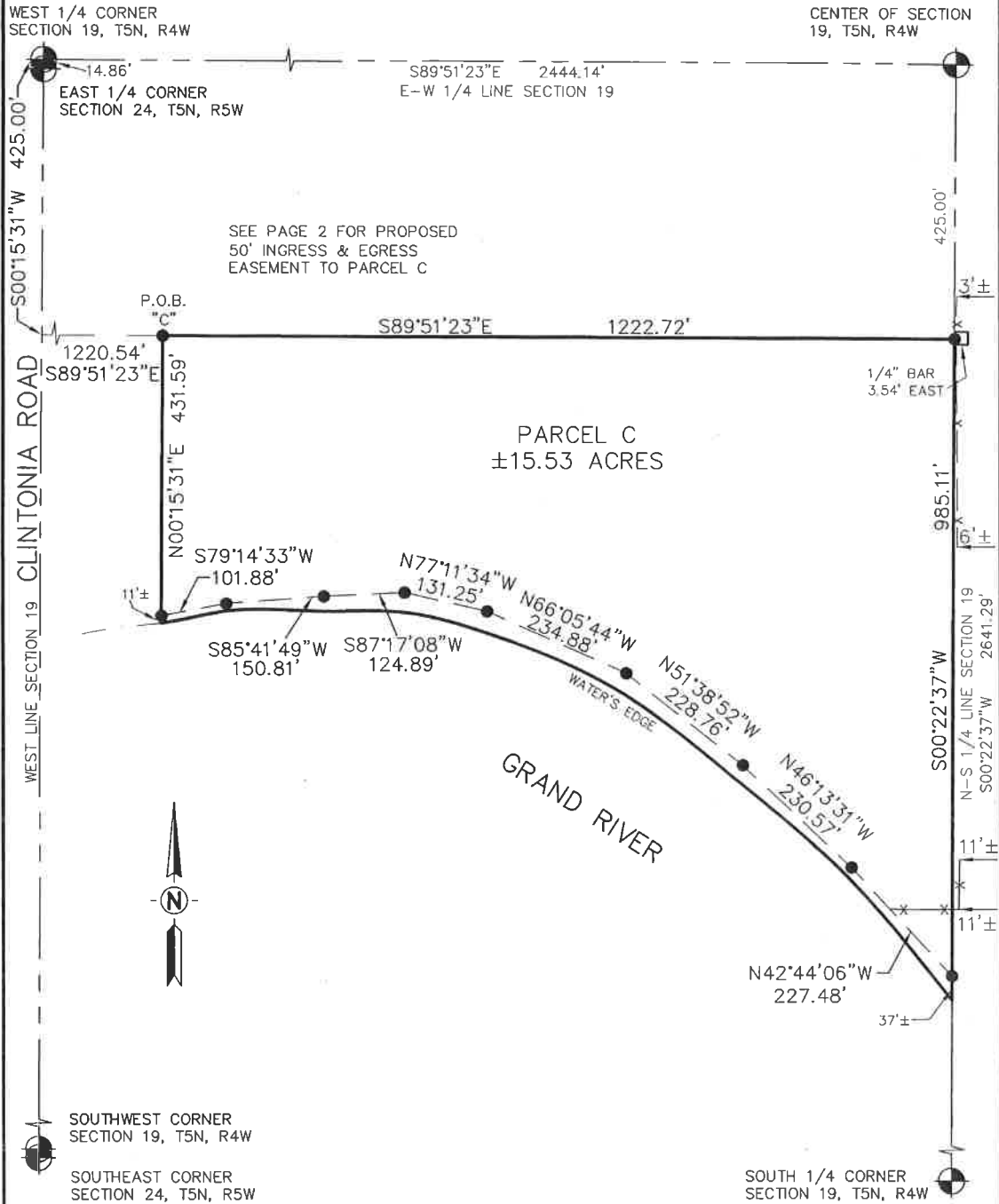
**LEGEND**

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- 0.0'± = Denotes Distance to the Survey Line
- EO— = Overhead Wires

All Dimensions are in Feet and Decimals Thereof.  
 All Improvements Not Shown.

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DRAWN BY SLH	SECTION 19, T5N, R4W	
FIELD WORK BY ERF	JOB NUMBER:	
SHEET 2 OF 6	87313.BND	

# CERTIFIED BOUNDARY SURVEY



NOTES:  
1. ALL EASEMENTS MAY NOT BE SHOWN  
SCALE 1" = 200'

### LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and  
Decimals Thereof.

All Improvements Not Shown.



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FIELD WORK BY ERF	JOB NUMBER:
SHEET 3 OF 6	87313.BND

CERTIFICATE OF SURVEY: **CERTIFIED BOUNDARY SURVEY**

I hereby certify only to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, a parcel of land previously described as:

Legal Description (as provided): The North fraction of the Southwest quarter of Section 19, T5N, R4W, in Eagle Township, Clinton County, Michigan, EXCEPT for the following parcel: That part of the North fraction of the Southwest 1/4 of Section 19, T5N, R4W, lying North of the Grand River, described as: Commencing at the West 1/4 corner of said Section 19; thence South 1329.0 feet on the West line of said Section 19; thence East 33 feet; thence S54°15'40"E, 414 feet; thence Southerly along the North bank of the Grand River to the West line of Section 19; thence North along said West line to a point 1329 feet South of the West 1/4 corner of said Section 19; thence East 33 feet; thence N57°29'E, 8 feet to the point of beginning. Together with rights of ingress and egress from Clintonia Trail over a 30 feet private drive and subject to rights of ingress and egress of others over a 30 feet private drive on the Northwestern side of the above described parcel.


ALSO EXCEPT: the North 425 feet of the Southwest 1/4 of Section 19, T5N, R4W, Eagle Township, Clinton County, Michigan, ALSO EXCEPT: That part of the North fraction of the Southwest 1/4 of Section 19, T5N, R4W, described as: Commencing at the West 1/4 corner of said Section 19; thence South 1329.0 feet on the West line of said Section 19; thence East 33.0 feet; thence N57°29'E, 8.0 feet to the point of beginning of a parcel of land; thence N57°29'E, 170.00 feet; thence S54°15'40"E, 214 feet more or less to the Northerly bank of the Grand River; thence Southerly 210 feet, more or less, along the Northerly bank of the Grand River; thence N54°15'40"W, 414 feet, more or less, to the point of beginning, Eagle Township, Clinton County, Michigan. Together with rights of ingress and egress from Clintonia Trail over a 30 feet private drive and subject to rights of ingress and egress of others over a 30 feet private drive on the Northwestern side of the above described parcel.

ALSO EXCEPT: That part of the North fraction of the Southwest 1/4 of Section 19, T5N, R4W, described as: Commencing at the West 1/4 corner of said Section 19; thence South 1329.0 feet on the West line of said Section 19; thence East 33.0 feet; thence N57°29'E, 170.00 feet to the point of beginning of a parcel of land; thence N57°29'E, 170 feet; thence S54°15'40"W, 214 feet more or less to the Northerly bank of the Grand River; thence Southeasterly 170 feet more or less along the Northerly bank of the Grand River; thence N54°15'40"W, 214 feet more or less to the point of beginning, Eagle Township, Clinton County, Michigan. Together with rights of ingress and egress from Clintonia Trail over a 30 feet private drive and subject to rights of ingress and egress of others over a 30 feet private drive on the Northwestern side of the above described parcel.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

**PARCEL A:**

A parcel of land in the Southwest 1/4 of Section 19, T5N, R4W, Eagle Township, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 19; thence S00°15'31"W along the West line of said Section 19 a distance of 1092.52 feet to the point of beginning of this description; thence S89°44'29"E perpendicular to said West line 33.00' to the East right-of-way line of Clintonia Road; thence S89°51'23"E parallel with the East-West 1/4 line of said Section 19 a distance of 293.45 feet; thence N00°15'31"E parallel with said West line 230.00 feet; thence S89°51'23"E parallel with said East-West 1/4 line 245.01 feet; thence S00°15'31"W parallel with said West line 281.50 feet to a point on an intermediate traverse line, said point being 24 feet, more or less, from the water's edge of the Grand River; thence S47°54'48"W along said traverse line 145.51 feet to a point, said point being 22 feet, more or less, from said water's edge; thence N53°58'30"W 169.41 feet; thence S57°44'28"W 348.00 feet; thence N89°44'29"W perpendicular to said West section line 33.00 feet to said West line; thence N00°15'31"E along said West line 236.48 feet to the point of beginning; said parcel containing 3.00 acres, more or less, including 0.18 acre, more or less, presently in use as public right of way along Clintonia Road, also including the area lying between the traverse line and the water's edge of the Grand River; said parcel subject to a 30-foot wide ingress/egress easement for the parcels abutting subject parcel on the south; said parcel subject to all easements and restrictions if any.

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FIELD WORK BY ERF	JOB NUMBER:	
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PARCEL B:

**CERTIFIED BOUNDARY SURVEY**

A parcel of land in the Southwest 1/4 of Section 19, T5N, R4W, Eagle Township, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 19; thence S00°15'31"W along the West line of said Section 19 a distance of 425.00 feet to the point of beginning of this description; thence S89°51'23"E parallel with the East-West 1/4 line of said Section 19 a distance of 1220.54 feet; thence S00°15'31"W parallel with said West line 431.59 feet to a point on an intermediate traverse line, said point being 11 feet, more or less, from the waters edge of the Grand River; thence along said traverse line the following 4 courses: S79°14'33"W 72.28 feet; S75°42'32"W 164.22 feet; S66°15'28"W 284.95 feet; and S53°41'42"W 197.80 feet to a point, said point being 24 feet, more or less, from said waters edge; thence N00°15'31"E parallel with said West line 281.50 feet; thence N89°51'23"W parallel with said East-West 1/4 line 245.01 feet; thence S00°15'31"W parallel with said West line 230.00 feet; thence N89°51'23"W parallel with said East-West 1/4 line 293.45 feet to a point on the east right-of-way line of Clintonia Road; thence N89°44'29"W 33.00' perpendicular to said West section line 33.00' to said West line; thence N00°15'31"E along said West line 667.52 feet to the point of beginning; said parcel containing 15.53 acres, more or less, including 0.50 acre, more or less, presently in use as public right of way along Clintonia Road, also including the area lying between the traverse line and the water's edge of the Grand River; said parcel subject to a proposed 50 feet ingress & egress easement; said parcel subject to all other easements and restrictions if any.

PARCEL C:

A parcel of land in the Southwest 1/4 of Section 19, T5N, R4W, Eagle Township, Clinton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 19; thence S00°15'31"W along the West line of said Section 19 a distance of 425.00 feet; thence S89°51'23"E parallel with the East-West 1/4 line of said Section 19 a distance of 1220.54 feet to the point of beginning of this description; thence continuing S89°51'23"E parallel with said East-West 1/4 line 1222.72 feet to the North-South 1/4 line of said Section 19; thence S00°22'37"W along said North-South 1/4 line 985.11 feet to a point on an intermediate traverse line, said point being 37 feet, more or less from the water's edge of the Grand River; thence along said traverse line the following 8 courses: N42°44'06"W 227.48 feet; N46°13'31"W 230.57 feet; N51°38'52"W 228.76 feet; N66°05'44"W 234.88 feet; N77°11'34"W 131.25 feet; S87°17'08"W 124.89 feet; S85°41'49"W 150.81 feet; and S79°14'33"W 101.88 feet to a point, said point being 11 feet more or less from the water's edge; thence N00°15'31"E parallel with said West section line 431.59 feet to the point of beginning; said parcel containing 15.53 acres more or less, also including the area lying between the intermediate traverse line and the water's edge of the Grand River; said parcel is benefitted by a proposed 50-foot wide ingress and egress easement; said parcel subject to all other easements and restrictions if any.

PROPOSED INGRESS & EGRESS EASEMENT BENEFITTING PARCEL C:

Part of the Southwest 1/4 of Section 19, T5N, R4W, Eagle Township, Clinton County, Michigan, described as: A 50.00-foot wide strip of land, the boundaries of which being 25 feet on either side of the following described centerline: Commencing at the West 1/4 corner of said Section 19; thence S00°15'31"W along the West line of said section a distance of 469.48 feet to the point of beginning of this centerline description; thence N86°41'20"E 350.54 feet; thence N88°30'13"E 401.09 feet; thence Southeasterly 69.29 feet along a tangent curve to the right, said curve having a radius of 100.00 feet, a delta angle of 39°42'01" and a chord of 67.92 feet bearing S71°38'47"E; thence S51°47'46"E 34.78 feet; thence Southeasterly 51.27 feet along a tangent curve to the left, said curve having a radius of 100.00 feet, a delta angle of 29°22'32" and a chord of 50.71 feet bearing S66°29'02"E; thence S81°10'18"E 94.45 feet; thence Southeasterly 75.83 feet along a tangent curve to the left, said curve having a radius of 500.00 feet, a delta angle of 8°41'22" and a chord of 75.76 feet bearing S85°30'59"E; thence S89°51'40"E 162.26 feet to the west line of Parcel C and the point of ending; the boundaries of said 25-foot offset lines from this centerline description are to be extended or shortened to at angle points and to meet the west boundary line of Parcel C and also to meet the west line of said Section 19; the northerly 25-foot offset from this centerline description shall also be lessened where the distance between the centerline description and the northerly boundary of said Parcel B is less than 25 feet, the extents of the easement shall not intrude on the property to the north of Parcel B; said easement subject to all other easements and restrictions if any.



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FIELD WORK BY	ERF	JOB NUMBER:	
SHEET	5 OF 6		87313.BND

# CERTIFIED BOUNDARY SURVEY

WITNESSES TO SECTION CORNERS:

West 1/4 corner Section 19, T5N, R4W, Book 5, Page 223  
Found remon. bar & cap #25837 in centerline of Clintonia Road  
Found Clinton County monument (amended corner), East, 1.27'  
Found 1/2" bar (M-8 as recorded in Liber 1, Page 233, Ionia Co. Records), S12°E, 17.10'  
Found Ionia County Monument (M-8, T5N, R5W), S00°15'31"W 14.86'  
Found Ionia County nail & tag in North side of 9" Ash, S33°E, 43.88'  
Found Ionia County nail & tag in North side of 14" Elm, S52°W, 28.45'  
Found Ionia County nail & tag in South side of 23" Hickory, N68°W, 33.88'


Southwest corner Section 19, T5N, R4W  
Set bar & cap "FRIESTROM 53497" approximately 12' from water's edge  
Found Nail & Tag 25837 in South Side 14" Hackberry, N35°E, 21.04'  
Found Nail & Tag 25837 South Side 12" Oak, N54°E, 13.67'  
Found Nail & Tag 25837 West Side of 6" Ash, S25°E, 6.56'  
Found Nail & Ionia County Tag in West Side 6" Hackberry, S27°W, 18.71'  
Ionia County Monument (M-9, T5N, R5W), South, 13.32'  
3/4" Pipe, S46°W, 0.49'

South 1/4 corner Section 19, T5N, R4W  
Set 1/2" Bar and Cap "FRIESTROM 53497"  
Apex of large stone S87°W, 12.87'  
Set Nail & Tag in NW Face 6" Hackberry, N49°E, 5.88'  
Set Nail & Tag in W Face 9" Hackberry, S10°W, 7.21'  
Set Nail & Tag in NW Face 9" Maple, S47°W, 28.92'  
Set Nail & Tag in SW Face 9" Maple, N42°W, 20.72'

Center of Section 19, T5N, R4W  
Found steel bar in the West side of a 12" wood anchor post, surrounded by stones with standing fence to the East and remnants South embedded in a large Oak tree line South  
Found nail & tag #47942 on the West side of a 28" Oak above a found nail, South, 5.85'  
Found nail & tag #25832 in the Northeast side of a 13" Oak, S25°W, 7.08'  
Found nail & tag #25832 in the West side of a 10" Maple, North, 23.35'  
Found nail & tag #47942 in the Southwest side of a 15" Maple, in old scar

This survey complies with the requirements of Public Act 132 of 1970, as amended, and is subject to Public Act 591 of 1996, as amended, and was performed with an error of closure no greater than a ratio of 1 in 5000.

All bearings are derived from GPS Observations with corrections from the Lansing C.O.R.S. and reference Michigan State Plane South Zone Coordinates.

  
Erick R. Friestrom  
Professional Surveyor No. 53497

12/15/13

Date:



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