

EXISTING PARCEL DESCRIPTION (2721 BAUER ROAD)

PER WARRANTY DEED (INS.# 2011-0044568)

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN; THENCE WEST 30 RODS; THENCE SOUTH PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE TO THE EAST AND WEST 1/4 LINE; THENCE EAST ON SAID 1/4 LINE 30 RODS; THENCE NORTH TO THE PLACE OF BEGINNING; EXCEPT THEREFROM THE FOLLOWING PARCEL: COMMENCING 165 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE EAST 132.25 FEET; THENCE NORTH 483 FEET; THENCE EAST 75 FEET; THENCE NORTH 250 FEET; THENCE WEST 100 FEET; THENCE NORTH 485.46 FEET; THENCE WEST 107.25 FEET; THENCE SOUTH 1218.46 FEET TO THE BEGINNING.

COMMONLY KNOWN AS: 2721 BAUER ROAD, HUDSONVILLE, MICHIGAN 49426

TAX IDENTIFICATION NO.: 70-14-09-200-002

PARCEL "A" DESCRIPTION

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE S89°45'52"E 297.25 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING; THENCE N00°39'49"W 483.00 FEET PARALLEL WITH THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S89°45'52"E 75.00 FEET; THENCE N00°39'49"W 250.00 FEET; THENCE N89°45'52"W 100.00 FEET; THENCE N00°39'49"W 485.46 FEET; THENCE S89°45'52"E 209.47 FEET; THENCE S00°43'56"E 485.47 FEET; THENCE S89°45'52"E 50.00 FEET; THENCE S00°43'56"E 250.00 FEET; THENCE N89°45'52"W 37.50 FEET; THENCE S00°43'56"E 483.01 FEET; THENCE N89°45'52"W 198.43 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.45 ACRES. SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR BAUER ROAD ON THE SOUTH.

PARCEL "B" DESCRIPTION

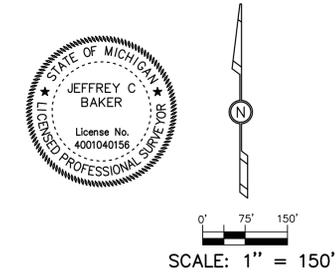
PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE S89°45'52"E 495.68 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING; THENCE N00°43'56"W 483.01 FEET; THENCE S89°45'52"E 37.50 FEET; THENCE N00°43'56"W 250.00 FEET; THENCE N89°45'52"W 50.00 FEET; THENCE N00°43'56"W 485.47 FEET; THENCE S89°45'52"E 209.47 FEET; THENCE S00°48'03"E 1218.51 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NE 1/4; THENCE N89°45'52"W 198.43 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.45 ACRES. SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR BAUER ROAD ON THE SOUTH.

PARCEL "C" DESCRIPTION

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE S89°45'52"E 694.11 FEET ALONG THE SOUTH LINE OF SAID NE 1/4; THENCE N00°48'03"W 1218.51 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NE 1/4 TO THE POINT OF BEGINNING; THENCE N89°45'52"W 494.99 FEET; THENCE N00°48'03"W 1441.45 FEET; THENCE S89°36'31"E 495.00 FEET ALONG THE NORTH LINE OF SAID NE 1/4; THENCE S00°48'03"E 1440.11 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NE 1/4 TO THE POINT OF BEGINNING. PARCEL CONTAINS 16.37 ACRES.

SURVEY NOTES

- This survey was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements, and exceptions.
- Building locations and other improvements are approximate, based on aerial imagery.
- Access to Parcel "C" has not been provided as part of this Land Division Map.
- Surveyed parcel and adjoining parcel deeds contain conflicting calls. Parcel has been surveyed as the West 30 chains (495') of the West 1/2 of the NE 1/4 of Section 9.



- LEGEND**
- = IRON STAKE FOUND
 - = IRON STAKE SET
 - ⊗ = SET "X" IN CONC.
 - = MAG NAIL
 - ⊕ = MONUMENT
 - - - = FENCE LINE
 - · - · = OVERHEAD WIRES

LAND DIVISION MAP
RE: 2721 BAUER ROAD
FOR: DOUG VAN SINGEL
1234 RILEY STREET
HUDSONVILLE, MI 49426

PART OF THE NE 1/4, SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
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DRAWN BY: RDB
 APPROVED BY: JCB
 FILE NO.: S251100

PROJ. ENG.: JCB
 DATE: 02/28/2025

SHEET 1 of 1