CERTIFICATE OF SURVEY

PREPARED FOR:

CFT PROPERTIES LLC
15505 WALDRON WAY
BIG RAPIDS, MICHIGAN 49307

PROPERTY DESCRIPTION PARENT PARCEL:

A PARCEL OF LAND LOCATED IN PART OF THE SW 1/4, NW 1/4, SECTION 16, T.15N.–R.10W., BIG RAPIDS TOWNSHIP, MECOSTA COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION 16; THENCE S 81°–55'–56" E ALONG THE E–W 1/4 LINE 246.27 FEET TO THE EAST RIGHT–OF–WAY LINE OF US–131 HIGHWAY, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 22°–23'–23" W ALONG THE EAST RIGHT–OF–LINE OF US–131 HIGHWAY 478.31 FEET; THENCE S 81°–55'–56" E 853.69 FEET TO THE WEST LINE OF WALDRON WAY; THENCE S 00°–04'–37" E ALONG SAID WEST LINE OF WALDRON WAY 342.26 FEET; THENCE SOUTHEASTERLY 78.55 FEET ALONG A 383.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 12°–20'–51" E 78.41 FEET TO THE E–W 1/4 LINE; THENCE N 81°–55'–56" W ALONG THE E–W 1/4 LINE 687.08 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.22 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

PROPERTY DESCRIPTION PARCEL SPLIT:

A PARCEL OF LAND LOCATED IN PART OF THE SW 1/4, NW 1/4, SECTION 16, T.15N.–R.10W., BIG RAPIDS TOWNSHIP, MECOSTA COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION 16; THENCE S 81°–55'–56" E ALONG THE E–W 1/4 LINE 246.27 FEET TO THE EAST RIGHT–OF–WAY LINE OF US–131 HIGHWAY, THENCE N 22°–23'–23" W ALONG THE EAST RIGHT–OF–LINE OF US–131 HIGHWAY 478.31 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N 22°–23'–23" W ALONG THE EAST RIGHT–OF–WAY LINE OF US–131 HIGHWAY 81.96 FEET; THENCE N 00°–19'–38" W ALONG SAID EAST RIGHT–OF–WAY LINE OF US–131 HIGHWAY 165.01 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF WOODWARD AVENUE; THENCE S 82°–54'–32" E ALONG THE SOUTH RIGHT–OF–WAY LINE OF WOODWARD AVENUE 360.59 FEET; THENCE SOUTHEASTERLY 373.82 FEET ALONG A 2964.79 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 84°–55'–29" E 373.57 FEET; THENCE N 03°–01'–40" E 50.00 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF WOODWARD AVENUE; THENCE S 86°–58'–20" E ALONG THE SOUTH RIGHT–OF–WAY LINE OF WOODWARD AVENUE 100.64 FEET; THENCE S 45°–11'–17" E 61.94 FEET TO THE WEST LINE OF WALDRON WAY; THENCE S 00°–04'–37" E ALONG SAID WEST LINE OF WALDRON WAY 284.00 FEET; THENCE N 81°–55'–56" W 853.69 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT–OF–WAY LINE OF US–131 HIGHWAY. PARCEL CONTAINS 5.11 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

LEGEND

● SET 1/2" REROD W/ID CAP o FOUND IRON (M) MEASURED DISTANCE (R) RECORDED DISTANCE

CERTIFICATION:

I HEREBY CERTIFY THAT A CERTIFIED BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION OF THE PROPERTY HEREIN DESCRIBED ON 11/28/2017 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132, P.A. 1970, AS AMENDED.

SCALE:	**MID–MICHIGAN ENGINEERING AND SURVEY CO., INC.**
DATE: 12/01/2017	
JOB NO. 17202	
REVISED:	
DWN BY: KEI CHK BY: RRB	
SHEET NO. 2 OF 2	302 S. WARREN AVENUE BIG RAPIDS, MICHIGAN 49307 PHONE: (231) 796–9291 PHONE: (989) 773–5839