

3/4" IRON ROD WITH ALLEGAN COUNTY REMON. CAP
IN MONUMENT BOX
NORTH 1/4 CORNER SECTION 2
TOWN 3 NORTH, RANGE 16 WEST
SAUGATUCK TOWNSHIP
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 0007, PAGE 092

INTERSTATE HIGHWAY I-196

S 01°24'01" W 1878.05' (D)
S 01°28'07" E 1883.16' (M)

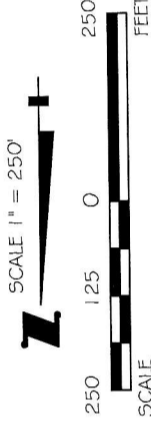
WEST RIGHT-OF-WAY LINE, INTERSTATE HIGHWAY I-196

N 01°14'25" W 303.53' (D)
N 01°14'25" W 303.30' (M)

SAUGATUCK TOWNSHIP
WATERLINE / BOOSTER STATION EASEMENT
LIBER 2107, PAGE 96

N 89°37'10" E 2648.49' (M)
NORTH LINE, NORTHWEST 1/4 SECTION 2

3/4" IRON ROD WITH ALLEGAN COUNTY REMON. CAP
IN MONUMENT BOX
NORTHWEST CORNER SECTION 2
TOWN 3 NORTH, RANGE 16 WEST
SAUGATUCK TOWNSHIP
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 0007, PAGE 089
POINT OF COMMENCEMENT



CERTIFICATE OF SURVEY

FOR: LARRY SYBESMA

LINE	BEARING	DISTANCE
L1	N 58°09'35" E	158.04' (D)
L2	N 58°08'08" E	158.79' (M)
L3	N 89°37'10" E	92.92' (D)
L4	N 88°45'35" E	356.35'
L5	N 01°14'25" W	150.00'
L6	N 22°58'05" W	178.90'
L7	N 34°49'26" W	181.14'
L8	S 69°55'42" W	165.80'
L9	N 01°14'25" W	76.66'
L9	N 58°08'08" E	261.65'

(A) 30' WIDE CONSUMERS ENERGY COMPANY
PARTIAL RELEASE OF EASEMENT
LIBER 2989, PAGE 163

(B) 66' WIDE INGRESS, EGRESS AND
UTILITIES EASEMENT
LIBER 3129, PAGE 745

(C) SEE SHEET 2 OF 4 FOR DETAIL OF
INGRESS, EGRESS, AND UTILITY EASEMENT

SURVEYOR'S NOTE:
CONSUMERS ENERGY COMPANY EASEMENT PER
LIBER 660, PAGE 272 IS NOT PLOTTED HEREON
AS SAID EASEMENT DOES NOT AFFECT THE
SUBJECT PROPERTY FROM A BURDENING OR
ENCUMBERING PERSPECTIVE. IT DOES HOWEVER
OFFER BENEFITS TO THE SUBJECT PROPERTY BY
PROVIDING ACCESS TO ELECTRIC FACILITIES.

CONCRETE MONUMENT
WEST 1/4 CORNER SECTION 2
TOWN 3 NORTH, RANGE 16 WEST
SAUGATUCK TOWNSHIP
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 12, PAGE 437

SEE SHEETS 3 AND 4 OF 4 FOR PARCEL DESCRIPTIONS.
SEE SHEET 4 OF 4 FOR GENERAL NOTES AND CERTIFICATION.
THIS DRAWING WAS ORIGINALLY PREPARED AS A 8.5" X 11" DRAWING. ANY OTHER SIZE DRAWING HAS BEEN MODIFIED IN SIZE.

LEGEND

- SET 1/2" STEEL ROD WITH CAP #45500
- FOUND 1/2" STEEL ROD WITH CAP #37279
- FOUND 1/2" IRON PIPE
- FOUND 1/2" STEEL ROD WITH CAP #45504
- FOUND 1/2" STEEL ROD WITH CAP #33996
- FOUND 1/2" STEEL ROD WITH CAP #16042
- FOUND 1/2" STEEL ROD WITH CAP #33976
- FOUND MAG NAIL

- GRAVEL SURFACE
- ▨ ASPHALT SURFACE
- ▩ CONCRETE SURFACE
- ▧ INGRESS, EGRESS & UTILITY EASEMENT
- ⊥ UTILITY POLE
- OVERHEAD UTILITY LINE
- X — WIRE FENCE

REMON. - REMONUMENTATION
L.C.R.C. - LAND CORNER
RECORDATION CERTIFICATE
(D) - DESCRIPTION DIMENSION
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Honz. Datum LOCAL Vertical Datum N/A

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Date	03/23/2023	Sheet	1 of 4
Drawn By	JMR	Checked By	MOS
Surveyed By	PJP		
S-T-R	SECTION 2, T3N, R16W		
Twp. or City	SAUGATUCK TOWNSHIP		
Job No.	19-12-015		

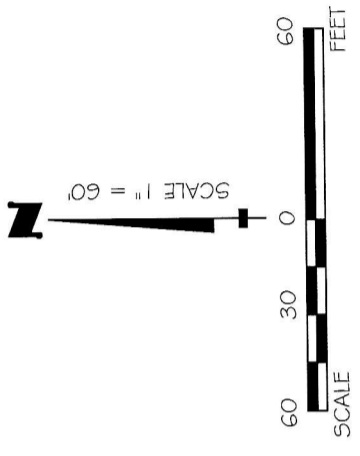
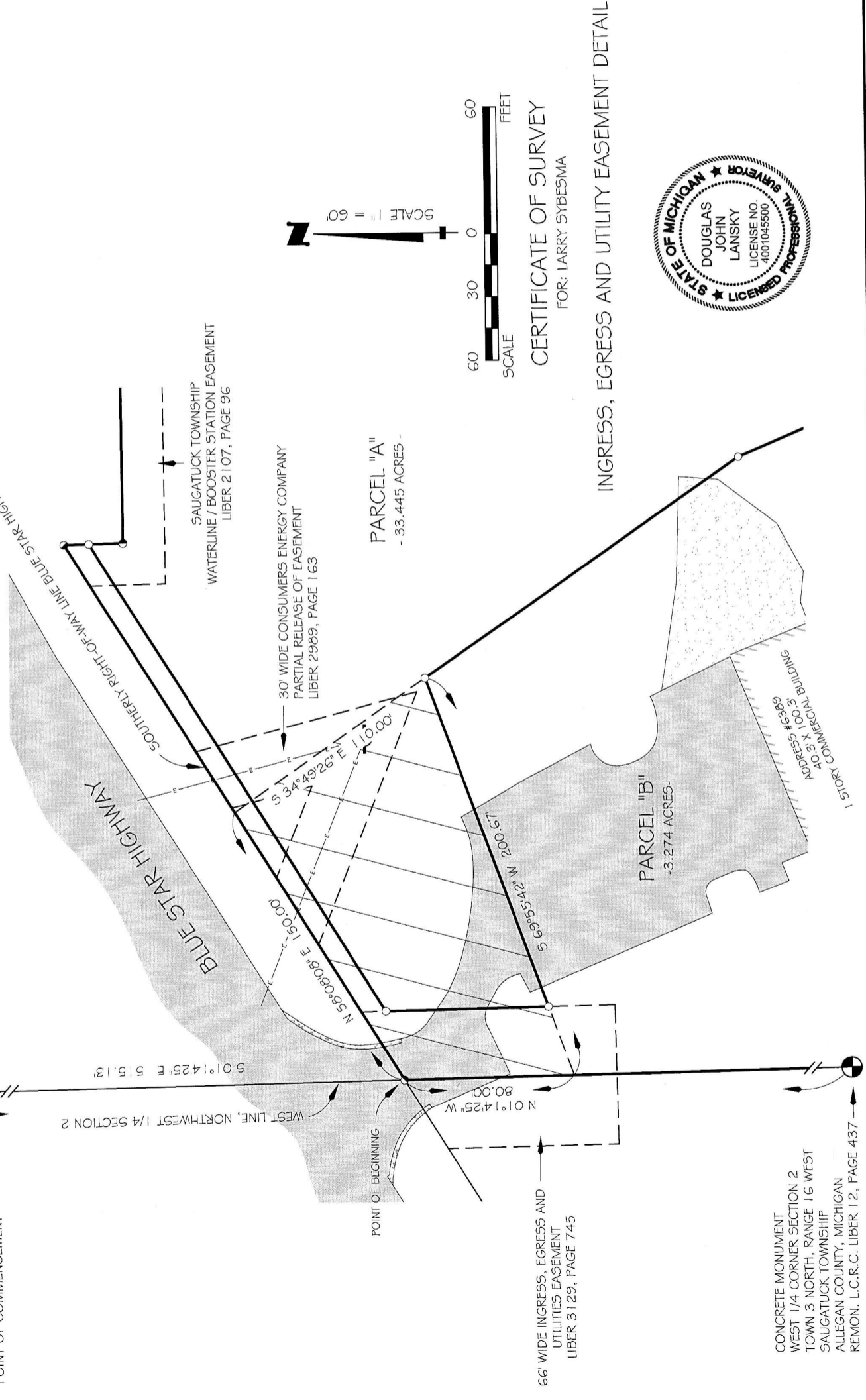
Douglas J. Lansky

DOUGLAS J. LANSKY
PROFESSIONAL SURVEYOR #4001045500

3/4" IRON ROD WITH ALLEGAN COUNTY REMON. CAP
IN MONUMENT BOX
NORTHWEST CORNER SECTION 2
TOWN 3 NORTH, RANGE 16 WEST
SAUGATUCK TOWNSHIP
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 0007, PAGE 089
POINT OF COMMENCEMENT

NORTH LINE, NORTHWEST 1/4 SECTION 2
N 89°37'10" E 2648.49' (M)

3/4" IRON ROD WITH ALLEGAN COUNTY REMON. CAP
IN MONUMENT BOX
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ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 0007, PAGE 092



CERTIFICATE OF SURVEY
FOR: LARRY SYBESMA
INGRESS, EGRESS AND UTILITY EASEMENT DETAIL



LEGEND

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- ▭ GRAVEL SURFACE
- ▭ ASPHALT SURFACE
- ▭ CONCRETE SURFACE
- ▭ INGRESS, EGRESS & UTILITY EASEMENT
- UTILITY POLE
- E — OVERHEAD UTILITY LINE
- X — WIRE FENCE

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S-TR		Surveyed By	PJP
SECTION 2, T3N, R16W			
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Job No. 19-12-015			

Douglas J. Lansky

DOUGLAS J. LANSKY
PROFESSIONAL SURVEYOR #4001045500

CERTIFICATE OF SURVEY

FOR: LARRY SYBESMA

PARCELS RESULTING FROM LAND DIVISION (CONTINUED):

PARCEL "B"

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 3 NORTH, RANGE 16 WEST, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 01 DEGREES 14 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 515.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND DESCRIBED HEREIN; THENCE NORTH 58 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY, A DISTANCE OF 300.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 25 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 11.62 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 08 SECONDS WEST, PARALLEL WITH AND 10.00 FEET SOUTHERLY (PERPENDICULAR MEASURE) OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY, A DISTANCE OF 261.65 FEET TO THE EAST LINE OF AN INGRESS/EGRESS AND UTILITY EASEMENT AS RECORDED IN LIBER 3129, PAGE 745; THENCE SOUTH 01 DEGREES 14 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SAID INGRESS/EGRESS AND UTILITY EASEMENT, A DISTANCE OF 76.66 FEET; THENCE NORTH 69 DEGREES 55 MINUTES 42 SECONDS EAST, A DISTANCE OF 165.80 FEET; THENCE SOUTH 34 DEGREES 49 MINUTES 26 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 181.14 FEET; THENCE SOUTH 22 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 178.90 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 25 SECONDS WEST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 35 SECONDS WEST, PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 356.35 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2; THENCE NORTH 01 DEGREES 14 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 482.32 FEET TO THE POINT OF BEGINNING. CONTAINING 3.274 ACRES OF LAND.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. ALSO SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR CONVEYANCES OF RECORD.

AND

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 01 DEGREES 14 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 515.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY AND THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE NORTH 58 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY, A DISTANCE OF 150.00 FEET; THENCE SOUTH 34 DEGREES 49 MINUTES 26 SECONDS EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 69 DEGREES 55 MINUTES 42 SECONDS WEST, A DISTANCE OF 200.67 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2; THENCE NORTH 01 DEGREES 14 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

ALL IMPROVEMENTS, UTILITIES, DITCHES, DRIVES, TWO-TRACKS AND/OR FENCES, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 3 NORTH, RANGE 16 WEST AS BEING: SOUTH 01°14'25" EAST.

THE SURVEYOR'S LIABILITY FOR ANY AND ALL CLAIMS, INCLUDING BUT NOT LIMITED TO THOSE ARISING OUT OF THE SURVEYOR'S PROFESSIONAL SERVICES, NEGLIGENCE, GROSS MISCONDUCT, WARRANTIES OR MISREPRESENTATIONS SHALL BE DEEMED LIMITED TO AN AMOUNT NO GREATER THAN THE SERVICE FEE.

DATE OF FIELD SURVEY: DECEMBER 18, 2019.

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Job No. 19-12-015			

TO: LARRY SYBESMA

I, DOUGLAS J. LANSKY, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE REQUIREMENTS OF PROFESSIONAL SURVEYING; AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF 1970 PUBLIC ACT 132, MCL 54.213, AS AMENDED. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.



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Douglas J. Lansky

DOUGLAS J. LANSKY
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