

Signed:

**CITY OF GRAND LEDGE,
a Michigan home rule city**




By: Adam Smith
City Manager

1/23/23
Date

STATE OF MICHIGAN
COUNTY OF EATON

Acknowledged before me by Adam Smith, City Manager, of the City of Grand Ledge, on this 23 day of January, 2023.



Gregory L. Newman, Notary Public
Eaton County
Acting in Eaton County, Michigan
My Commission Expires: 01 Nov 2028

AMENDMENT FOR CONDITIONAL TRANSFER TO CATEGORY 2

On 23 January 2023, having received the above Property Owner's Request for Conditional Transfer to Category 2, the City of Grand Ledge, a Michigan home rule city, with offices at 310 Greenwood Street, Grand Ledge, MI ("City"), and Oneida Charter Township, a Michigan charter township, with offices at 11041 Oneida Road, Grand Ledge, MI ("Township") (collectively the "Parties"), hereby agree to amend the Cooperative Development Agreement dated January 1, 2022 ("Cooperative Development Agreement") as follows:

WHEREAS, the Cooperative Development Agreement establishes the Cooperative Development Area and is recorded with the Eaton County Register of Deeds at Liber 3036 and Page 0367; and

WHEREAS, upon executing the Cooperative Development Agreement, all properties within the Cooperative Development Area were conditionally transferred to Category 1; and

WHEREAS, the Cooperative Development Agreement provides an exclusive procedure for the conditional transfer of properties from Category 1 to Category 2 under that Agreement; and

WHEREAS, the Subject Property legally described in the Property Owner's above Request is within Category 1; and

WHEREAS, in accordance with Act 425, the City Council held a public hearing on the ____ day of _____, 2023, at 7:30 p.m. and the Township Board held a public hearing on the ____ day of _____, 2023, at 7:00 p.m. regarding the requested conditional transfer of the Subject Property to Category 2; and

WHEREAS, the Parties have each considered the mandatory factors required by Act 425; have each decided, by a majority vote of the members elected and serving on each Party's legislative body, to approve the conditional

transfer of the Subject Property from Category 1 to Category 2; neither of the Parties adopted a resolution calling for a referendum on the conditional transfer of the Subject Property from Category 1 to Category 2; more than thirty (30) days have elapsed since the public hearings held by the Parties; and neither the City Clerk nor the Township Clerk has received a petition calling for a referendum on the conditional transfer of the Subject Property from Category 1 to Category 2; and

WHEREAS, the Parties have determined to execute this Amendment, which constitutes the 2nd amendment to the Cooperative Development Agreement.

NOW, THEREFORE, the Parties agree to amend the Cooperative Development Agreement as follows:

1. The Subject Property shall be conditionally transferred from Category 1 to Category 2.
2. This Amendment shall be deemed to be an Amendment to the Cooperative Development Agreement, and all the terms and conditions of the Cooperative Development Agreement shall be incorporated herein.
3. Following the execution of this Amendment, a duplicate original shall be filed with the Clerk of Eaton County and with the Michigan Secretary of State. A copy of this Amendment certified by the County Clerk or Secretary of State shall be prima facie evidence of the conditional transfer of the Subject Property from Category 1 to Category 2. This Amendment shall be effective upon its filing with the County Clerk and Secretary of State.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to the Cooperative Development Agreement to be executed on the date and year above.

**CITY OF GRAND LEDGE,
a Michigan home rule city**

By: Keith O. Mulder Date By: Gregory L. Newman Date
Its: Mayor Its: Clerk

STATE OF MICHIGAN
COUNTY OF EATON

Acknowledged before me by Keith O. Mulder, Mayor, and Gregory L. Newman, Clerk, of the City of Grand Ledge, on this ____ day of _____, 2023.

_____, Notary Public
_____ County
Acting in _____ County, Michigan
My Commission Expires: _____

**ONEIDA CHARTER TOWNSHIP,
a Michigan charter township**

By: Don F. Cooley Date By: Jacqueline Kilgore Date
Its: Supervisor Its: Clerk

STATE OF MICHIGAN
COUNTY OF EATON

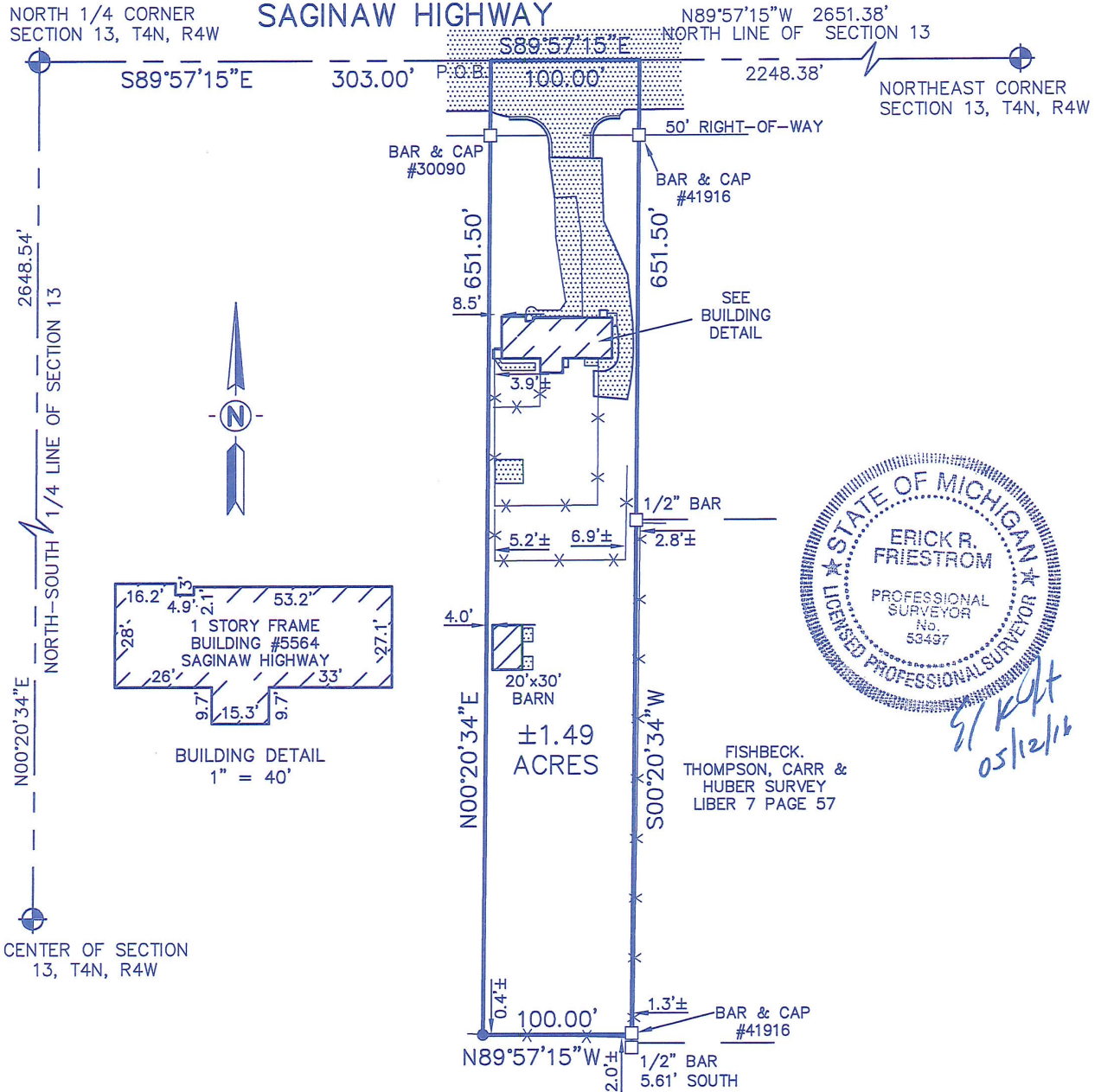
Acknowledged before me by Don F. Cooley, Supervisor, and Jacqueline Kilgore, Clerk, of Oneida Charter Township, on this ____ day of _____, 2023.

_____, Notary Public
_____ County
Acting in _____ County, Michigan
My Commission Expires: _____

Prepared by and After Recording Return to:
Gregory Newman, City Clerk
City of Grand Ledge
310 Greenwood St.
Grand Ledge MI 48837

CERTIFIED BOUNDARY SURVEY

FOR: CITY OF GRAND LEDGE



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × × = Fence
- 0.0'± = Denotes Distance to the Survey Line
- ▨ = Asphalt or Concrete Areas

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.

SCALE 1" = 100'



	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 KDB	SECTION 13, T4N, R4W
FIELD WORK BY RF	JOB NUMBER: 90604.BND
SHEET 1 OF 2	

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

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

Commencing 403 feet East of the North 1/4 post; South 651.5 feet; West 100 feet; North 651.5 feet; East 100 feet to the beginning, Section 13, T4N, R4W, Oneida Township, Eaton County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A parcel of land in the Northeast 1/4 of Section 13, T4N, R4W, Oneida Township, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 13; thence S89°57'15"E along the North line of said Section 13 a distance of 303.00 feet to the point of beginning of this description; thence S89°57'15"E continuing along said North line 100.00 feet; thence S00°20'34"W parallel with the North-South 1/4 line of said Section 13 a distance of 651.50 feet; thence N89°57'15"W parallel with said North line 100.00 feet; thence N00°20'34"E parallel with said North-South 1/4 line 651.50 feet to the point of beginning; said parcel containing 1.49 acres, more or less, including 0.11 acre, more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

WITNESSES TO SECTION CORNERS:

North 1/4 corner Section 13, T4N, R4W, Liber 2068, Page 548

Found PK nail in the centerline of M-43

Found spike in the East side of 24" Maple, N10°W, 82.18'

Found nail & tag #25832 in West side of utility pole, N30°W, 56.52'

Found nail & tag in West side of utility pole, S10°W, 64.20'

Top centerline of Hydrant, S60°E, 91.30'

Northeast corner Section 13, T4N, R4W, Liber 2068, Page 548

Found 1/2" bar in monument box

Found nail & tag in Southwest side of utility pole, N40°W, 70.08'

Found nail & tag #25832 in Northwest side of utility pole, S70°W, 90.90'

Southwest bolt on sign base, S15°E, 65.92'

Found Northwest corner Section 18, T4N, R3W, (A-5) in monument box, North 16.11'

Center of Section 13, T4N, R4W

Found bar and cap #25832 at base of anchor post, fence North and West

Found nail and tag #25832 in Southeast side fence post, North, 0.55'


Found nail and tag #25832 in South side 20" Walnut, N55°E, 34.37'

Found nail and tag #25832 in West side 10" Oak, S30°E, 31.40'


Found nail and tag #25832 in South side 10" Poplar, S85°W, 42.85'

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 Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.


 Erick R. Friestrom Date: 05/12/16
 Professional Surveyor No. 53497



	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	KDB	SECTION 13, T4N, R4W
FIELD WORK BY	RF	JOB NUMBER:
SHEET	2 OF 2	90604.BND

CERTIFIED BOUNDARY SURVEY

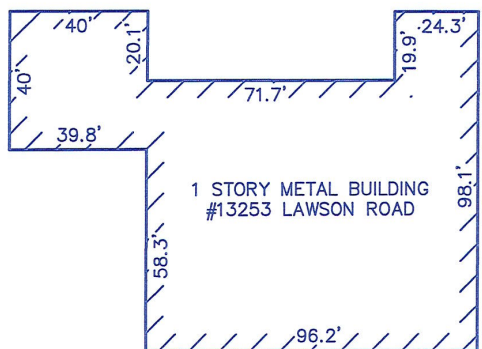
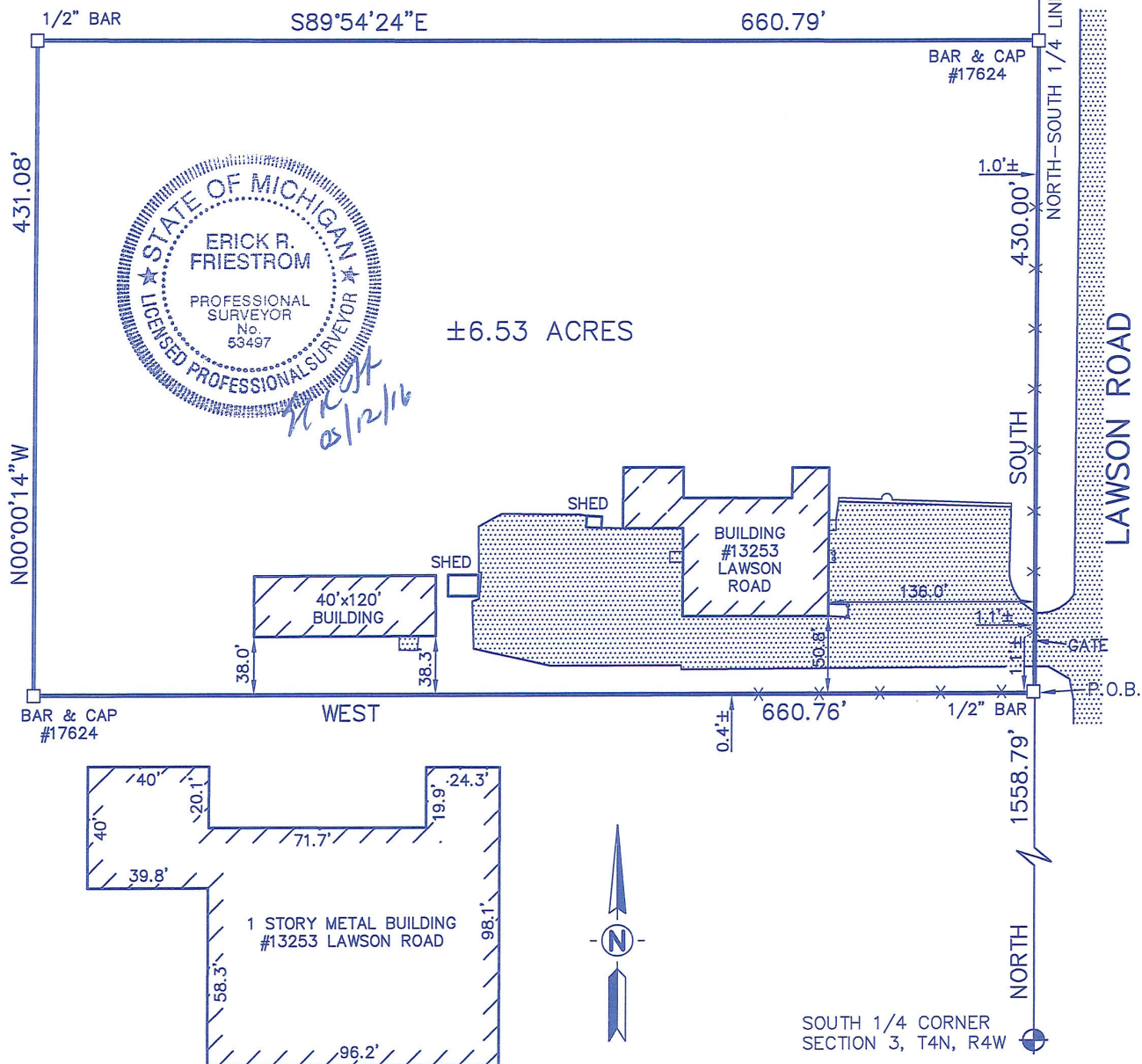
FOR: CITY OF GRAND LEDGE

WEST 1/4 CORNER
SECTION 3, T4N, R4W

CENTER OF SECTION
3, T4N, R4W



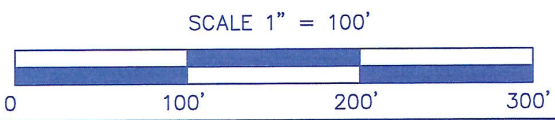
NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN



LEGEND

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

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



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	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY KDB	SECTION 3, T4N, R4W
FIELD WORK BY RF	JOB NUMBER: 90603.BND
SHEET 1 OF 2	

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed, at the direction of said parties, the following described parcel of land, and that we have found or set, as noted hereon, permanent markers to all corners of said parcel and that all visible encroachments of a permanent nature upon said parcel are as shown on this survey.

(As provided): A parcel of land in Section 3, T4N, R4W, Oneida Township, Eaton County, Michigan, the boundary of said parcel being described as commencing at the South 1/4 corner of said Section 3; thence North along the North-South 1/4 line of said Section 3, 1558.79 feet to the point of beginning; thence West, 660.76 feet; thence N00°00'14"W, 431.08 feet; thence S89°54'24"E, 660.79 feet to said North-South 1/4 line; thence South along said North-South 1/4 line, 430.00 feet to the point of beginning.

WITNESSES TO SECTION CORNERS:

South 1/4 corner Section 3, T4N, R4W, Liber 1878, Page 1193
 Found Remon bar & cap in mon. box in Jefferson Hwy, 33' West of C/L of Lawson Rd
 Found nail & tag #25832 East side of power pole, North, 45.63'
 Found nail & tag #18994 West side 20" Maple, N63°E, 127.33'
 Found nail & tag #12034 East side of power pole, South, 49.00'
 Found bar & cap #12034, North, 50.00'

West 1/4 corner Section 3, T4N, R4W, Liber 1878, Page 1195
 Found Remon bar & cap in mon. box in C/L of Oneida Road
 Set nail & tag South side 12" Ash, East, 32.53'
 Set nail & tag Northeast side 12" twin Maple, N45°W, 40.11'
 Found nail & tag North side of power pole, N85°W, 34.43'
 Set nail & tag Southwest side 10" Poplar, S50°E, 41.11'

Center of Section 3, T4N, R4W, Liber 1914, Page 545
 Found Remon bar & cap 32.5'± West of C/L of Lawson Road
 Found nail & tag #18994 West side 36" Maple, S03°W, 41.70'
 Found nail & tag #18994 South side 15" Ash, S51°E, 4.73'
 Found nail & tag #18994 West side 12" Maple, N29°E, 14.45'
 Found 1/2" bar, South, 2.90'

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 the North-South 1/4 line of Section 3 which is shown to bear North on Polaris Associates, Inc. survey as recorded in Liber 1, Page 991, Eaton County Records.


 Erick R. Friestrom
 Professional Surveyor No. 53497

Date: 05/12/14



	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	KDB	SECTION 3, T4N, R4W
FIELD WORK BY	RF	JOB NUMBER:
SHEET	2 OF 2	90603.BND

CERTIFIED BOUNDARY SURVEY

FOR: CITY OF GRAND LEDGE

SAGINAW HIGHWAY
(190' WIDE R.O.W.)

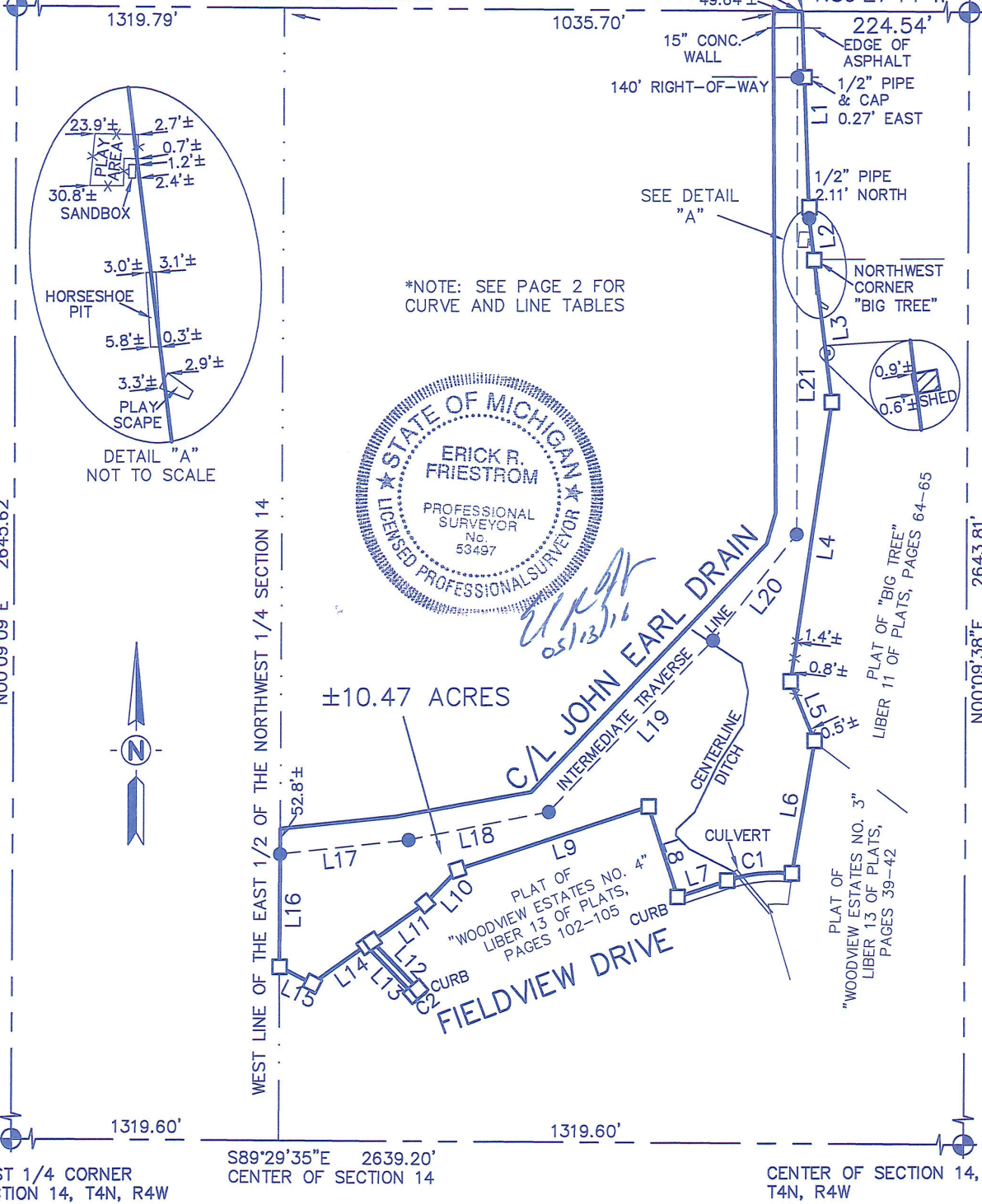
NORTHWEST CORNER
SECTION 14, T4N, R4W

NORTH LINE SECTION 14
S89°27'14"E 2639.58'

S89°27'14"E 9.91'
49.64'± P.O.B.

NORTH 1/4 CORNER
SECTION 14, T4N, R4W

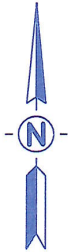
N89°27'14"W 224.54'
EDGE OF ASPHALT
1/2" PIPE & CAP 0.27' EAST



*NOTE: SEE PAGE 2 FOR CURVE AND LINE TABLES



WEST LINE SECTION 14
N00°09'09"E 2645.62'



WEST LINE OF THE NORTHWEST 1/4 SECTION 14

±10.47 ACRES

Handwritten signature and date: Erick R. Friestrom 05/13/16

C/L JOHN EARL DRAIN
INTERMEDIATE TRAVERSE LINE L19
CENTERLINE DITCH
CULVERT
CURB

FIELDVIEW DRIVE

PLAT OF WOODVIEW ESTATES NO. 4"
LIBER 13 OF PLATS, PAGES 102-105

PLAT OF WOODVIEW ESTATES NO. 3"
LIBER 13 OF PLATS, PAGES 39-42

PLAT OF "BIG TREE"
LIBER 11 OF PLATS, PAGES 64-65

NORTH-SOUTH 1/4 LINE SECTION 14
N00°09'38"E 2643.81'

WEST 1/4 CORNER
SECTION 14, T4N, R4W

S89°29'35"E 2639.20'
CENTER OF SECTION 14

CENTER OF SECTION 14,
T4N, R4W

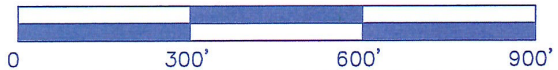
LEGEND

- = Set 1/2" Bar with Cap
- = Found Concrete Monument Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- (M) = Measured Distance
- (R) = Record Distance
- x—x— = Fence
- ←0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.

NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 300'



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 14, T4N, R4W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 1 OF 4	90605.BND

CERTIFIED BOUNDARY SURVEY

LINE TABLE				
LINE	BEARING(M)	LENGTH(M)	BEARING(R)	LENGTH(R)
L1	S02°08'03"E	436.75'	S02°24'26"E	436.75'
L2	S07°09'53"E	88.60'	S07°24'42"E	88.46'
L3	S07°07'17"E	301.85'	S07°24'42"E	302.00'
L4	S08°16'23"W	594.38'	S07°57'03"W	594.77'
L5	S22°08'38"E	135.34'	S22°21'48"E	135.30'
L6	S09°36'07"W	282.42'	S09°18'09"W	282.15'
L7	S71°58'14"W	110.09'	S71°43'20"W	110.01'
L8	N18°03'18"W	199.87'	N18°16'40"W	200.00'
L9	S71°58'19"W	424.89'	S71°43'20"W	425.00'
L10	S43°55'49"W	98.23'	S43°43'44"W	98.21'
L11	S54°44'49"W	137.78'	S54°28'09"W	137.90'
L12	S44°01'06"E	141.32'	S44°20'19"E	141.34'
L13	N44°03'51"W	142.82'	N44°20'19"W	142.79'
L14	S54°41'46"W	138.99'	S54°28'09"W	138.93'
L15	N63°17'57"W	78.48'	N63°38'51"W	78.25'
L16	N00°09'24"E	237.62'	N00°07'26"W	236.83'
L17	N83°53'28"E	273.64'	N83°37'05"E	273.53'
L18	N78°55'24"E	302.45'	N78°39'01"E	302.45'
L19	N43°49'44"E	500.06'	N43°33'21"E	500.06'
L20	N38°18'51"E	284.10'	N38°02'28"E	284.10'
L21	N00°03'40"W	1101.91'	N38°02'28"E	1101.91'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1(M)	138.28'	333.00	23°47'33"	137.29'	S83°49'58"W
C1(R)	138.35'	333.00	23°48'16"	137.36'	S83°37'28"W
C2(M)	15.00'	216.00	3°58'46"	15.00'	S49°11'25"W
C2(R)	15.03'	216.00	3°59'11"	15.03'	S49°00'31"W



	KEBS, INC.	KYES ENGINEERING BRYAN LAND SURVEYS
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DRAWN BY	SLH	SECTION 14, T4N, R4W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	2 OF 4	90605.BND

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

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

(As provided in TAX ID: 030-014-100-045-02)
 PART OF NW 1/4 LYING S & E OF C/L OF JOHN EARL COUNTY DRAIN DESC AS: BEG 224.54 FT W OF N 1/4 COR, S02°24'26"E 436.75 FT, S07°24'42"E 4.81 FT, S07°24'42"E 83.65 FT TO NW COR LOT 1 BIG TREE, S07°24'09"E 301.88 FT, S07°58'58"W 594.38 FT, S22°19'55"E 135.30 FT TO A PT ON REAR LOT LINE OF LOT 10, BIG TREE, S09°18'09"W 282.15 FT, SWLY 138.35 FT ON ARC OF 333 FT RAD CURVE TO LEFT BEARING S83°37'28"W 137.36 FT, S71°43'20"W 109.9 FT, N18°16'40"W 200 FT, S71°43'20"W 425 FT, S43°43'44"W 98.21 FT, S54°28'09"W 137.99 FT, S44°20'20"E 141.77 FT, SWLY 15.02 FT ON THE ARC OF A CURVE TO LEFT BEARING S48°42'12"W 15.02 FT, N44°20'20"W 143.3 FT, S54°28'09"W 138.92 FT, N63°38'51"W 78.29 FT, TO W LINE OF E 1/2 OF NW 1/4, N0°07'26"W 236.83 FT TO TRAVERSE LINE S & E OF JOHN EARL DRAIN, N83°37'05"E 273.53 FT, N78°39'01"E 302.45 FT, N43°33'21"E 500.06 FT, N38°02'28"E 284.1 FT, N0°20'03"W 961.9 FT TO S LINE M-43 EASEMENT, N0°20'03"W 140.01 FT TO N SEC LINE, S89°43'43"E 9.91 FT TO BEG. ALSO INCLUDING LAND BETWEEN C/L OF JOHN EARL DRAIN & TRAVERSE LINE. SEC 14, T4N, R4W, ONEIDA TWP, EATON CO, MI.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A parcel of land in the Northwest 1/4 of Section 14, Oneida Township, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 14; thence N89°27'14"W along the North line of said Section 14 a distance of 224.54 feet to the point of beginning of this description; thence S02°08'03"E 436.75 feet; thence S07°09'53"E 88.60 feet to the Northwest corner of the plat of "Big Tree" as recorded in Liber 11 of Plats, Pages 64-65, Eaton County Records; thence along the West line of said plat of "Big Tree" the following three courses: S07°07'17"E 301.85 feet, S08°16'23"W 594.38 feet and S22°08'38"E 135.34 feet to the Northwest corner of the plat of "Woodview Estates No. 3" as recorded in Liber 13 of Plats, Pages 39-42, Eaton County Records; thence S09°36'07"W along the West line of said plat of "Woodview Estates No. 3" a distance of 282.42 feet to the Northeast corner of the plat of "Woodview Estates No. 4" as recorded in Liber 13 of Plats, Pages 102-105, Eaton County Records; thence along the Northerly line of said plat of "Woodview Estates No. 4" the following 11 courses: Southwesterly 138.28 feet along a curve to the left, said curve having a radius of 333.00 feet, a delta angle of 23°47'33" and a chord of 137.29 feet bearing S83°49'58"W, S71°58'14"W 110.09 feet, N18°03'18"W 199.87 feet; S71°58'19"W 424.89 feet, S43°55'49"W 98.23 feet, S54°44'49"W 137.78 feet, S44°01'06"E 141.32 feet, Southwesterly 15.00 feet along a curve to the left, said curve having a radius of 216.00 feet, a delta angle of 3°58'46" and a chord of 15.00 feet bearing S49°11'25"W, N44°03'51"W 142.82 feet, S54°41'46"W 138.99 feet and N63°17'57"W 78.48 feet to the West line of the East 1/2 of the Northwest 1/4 of said Section 14; thence N00°09'24"E along said West line 237.62 feet to a point on an intermediate traverse line, said point being S00°09'24"W 52.8± feet from the centerline of the John Earl drain; thence along said traverse line the following 5 courses: N83°53'28"E 273.64 feet, N78°55'24"E 302.45 feet, N43°49'44"E 500.06 feet, N38°18'51"E 284.10 feet and N00°03'40"W 1101.91 feet to the North line of said Section 14, said point being S89°27'14"E 49.6± feet from said drain centerline; thence S89°27'14"E along said North line 9.91 feet to the point of beginning; said parcel containing 10.47 acres, more or less, also including the lands lying between the intermediate traverse line and the centerline of the John Earl Drain; said parcel subject to all easements and restrictions if any.



E.R.F.
05/13/16

	KEBS, INC.	KYES ENGINEERING BRYAN LAND SURVEYS
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DRAWN BY	SLH	SECTION 14, T4N, R4W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	3 OF 4	90605.BND

CERTIFIED BOUNDARY SURVEY

WITNESSES TO SECTION CORNERS:

West 1/4 corner Section 14, T4N, R4W, Liber 3, Page 379
 Found concrete monument at the Southwest corner of Fieldstone Farms No. 2 Subdivison
 Found "KEBS" nail & tag in Southeast side of quad Maple, N5°E, 4.95'
 Found "KEBS" nail & tag in West side of 12" Basswood, South, 11.9'
 Found "KEBS" nail & tag in North side of 14" Basswood, East, 22.90'

Northwest corner Section 14, T4N, R4W, Liber 2, Page 664
 Found 1/2" bar in moneument box 4.5'± South of centerline of old Saginaw Highway on tree line North & South
 Center of gas pipeline sign, South, 24.31'
 Found nail & tag #25832 in West side of 30" Oak, North, 30.92'
 Found "KEBS" nail & tag in North side of utility pole, S80°E, 121.21'
 Found "KEBS" nail & tag in North side of utility pole, S50°W, 58.00'

North 1/4 corner Section 14, T4N, R4W, Liber 2068, Page 549
 Found boat spike in a monument box in centerline of M-43
 Found nail & tag #25832 in Southwest side of utility pole, N50°W, 46.17'
 Found nail & tag #25832 in Northwest side of utility pole, S45°W, 89.89'
 Found nail & tag #25832 in North side of utility pole, S35°E, 81.85'
 Found nail & tag #16053 in Southeast side of utility pole, N20°W, 58.62'

Center of Section 14, T4N, R4W, Liber 3, Page 378
 Found 1-1/2" steel pipe in 4' long well point in anchor post hole with stone
 Found nail & tag #11370 in 18" Maple, N70°E, 8.58'
 Found nail & tag #11370 in 12" Maple, N38°W, 26.31'
 Found nail & tag #11370 in 8" Maple, S89°W, 28.86'


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 Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

Erick R. Friestrom 05/13/16

Erick R. Friestrom Date:
 Professional Surveyor No. 53497



	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 14, T4N, R4W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 4 OF 4	90605.BND

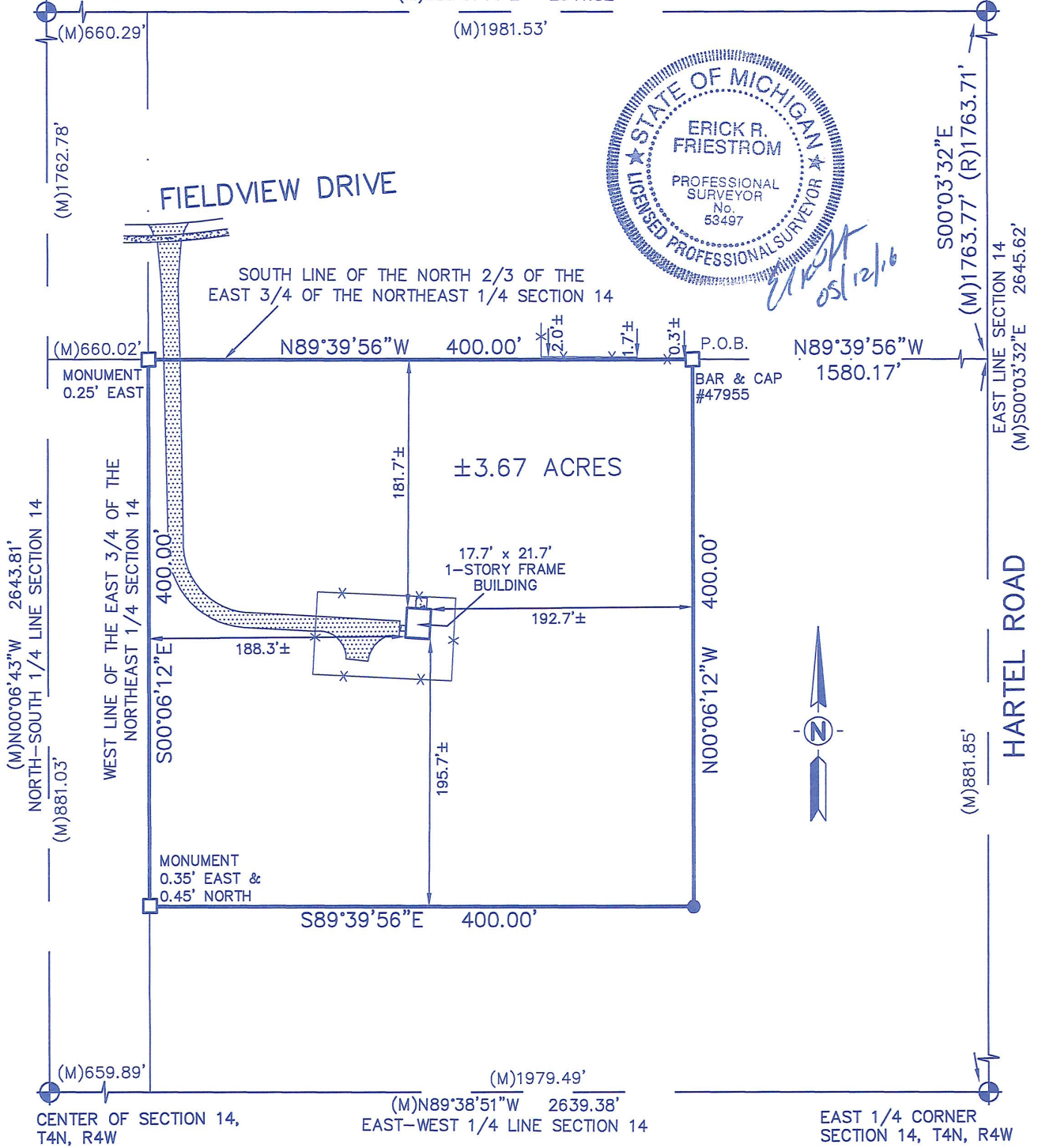
CERTIFIED BOUNDARY SURVEY

FOR: CITY OF GRAND LEDGE

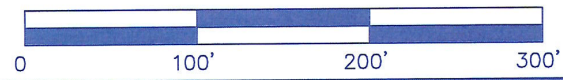
NORTH 1/4 CORNER
SECTION 14, T4N, R4W

NORTH LINE SECTION 14
(M)S89°41'14"E 2641.82'

NORTHEAST CORNER
SECTION 14, T4N, R4W



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 100'



LEGEND

- = Set 1/2" Bar with Cap
 - = Found Iron as Noted
 - = Survey Boundary Line
 - = Distance Not to Scale
 - ✕ = Fence
 - ← 0.0'± = Denotes Distance to the Survey Line
 - ▨ = Asphalt
 - ▨ = Concrete
 - (R) = Record Dimension
 - (M) = Measured Dimension
- All Dimensions are in Feet and Decimals Thereof.
All Distances are Record & Measured Unless Noted

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 14, T4N, R4W
FIELD WORK BY NAW	JOB NUMBER: 90606.BND	
SHEET 1 OF 2		

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed, at the direction of said parties, the following described parcel of land, and that we have found or set, as noted hereon, permanent markers to all corners of said parcel and that all visible encroachments of a permanent nature upon said parcel are as shown on this survey.

(As provided in Fishbeck, Thompson, Carr & Huber, Inc. Certificate of Survey as recorded in Liber 5 of Surveys, Page 636, Eaton County Records):

That part of the Northwest 1/4 of Section 14, T4N, R4W, Oneida Township, Eaton County, Michigan, commencing at the Northeast corner of Section 14; thence S00°03'32"E, on the East Section line, 1763.71 feet; thence N89°39'56"W on the South line of the North 2/3 of the Northeast 1/4, 1580.17 feet to the point of beginning of this description; thence N89°39'56"W on the South line of North 2/3 of the East 3/4 of the Northeast 1/4, 400.00 feet to the West line of the East 3/4 of the Northeast 1/4; thence S00°06'12"E 400.00 feet; thence S89°39'56"E 400.00 feet; thence N00°06'12"W 400.00 feet to the point of beginning. The above described parcel containing 3.673 acres, more or less.

WITNESSES TO SECTION CORNERS:

North 1/4 corner Section 14, T4N, R4W, Liber 2068, Page 549

- Found boat spike in a monument box in centerline of M-43
- Found nail & tag #25832 in Southwest side of utility pole, N50°W, 46.17'
- Found nail & tag #25832 in Northwest side of utility pole, S45°W, 89.89'
- Found nail & tag #25832 in North side of utility pole, S35°E, 81.85'
- Found nail & tag #16053 in Southeast side of utility pole, N20°W, 58.62'

Northeast corner Section 14, T4N, R4W, Liber 2492, Page 896

- Found boat spike & cap #25837 in monument box, 3'± West of centerline of Hartel Road & 1'± South of centerline of Saginaw Highway (M-43)
- Southwest side of concrete base of signal post, N47°E, 75.41'
- Found nail & tag in Southwest side of utility pole, S36°E, 101.78'
- Top of fire hydrant, N25°W, 92.84'
- Northeast side of concrete base of signal post, S35°W, 99.21'

East 1/4 corner Section 14, T4N, R4W, Liber 2492, Page 898

- Found 1" pipe & cap #25837 in monument box, 3'± West of centerline of Hartel Road (M-100)
- Found nail in Northwest side of 30" Maple, N36°E, 83.80'
- Southwest corner of house foundation, N56°E, 75.35'
- North side of 3" steel fence post, in concrete base, S89°E, 33.87'
- Found nail & MSHD tag in Northwest side of utility pole, S68°W, 26.46'

Center of Section 14, T4N, R4W, Liber 3, Page 378

- Found 1-1/2" steel pipe in 4' long well point in anchor post hole with stone
- Found nail & tag #11370 in 18" Maple, N70°E, 8.58'
- Found nail & tag #11370 in 12" Maple, N38°W, 26.31'
- Found nail & tag #11370 in 8" Maple, S89°W, 28.86'

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 the East line of Section 14 which is shown to bear S00°03'32"E on Fishbeck, Thompson, Carr & Huber, Inc. Certificate of Survey as recorded in Liber 5, Page 636, Eaton County Records.

Erick R. Friestrom 05/12/16

Erick R. Friestrom Date:
Professional Surveyor No. 53497

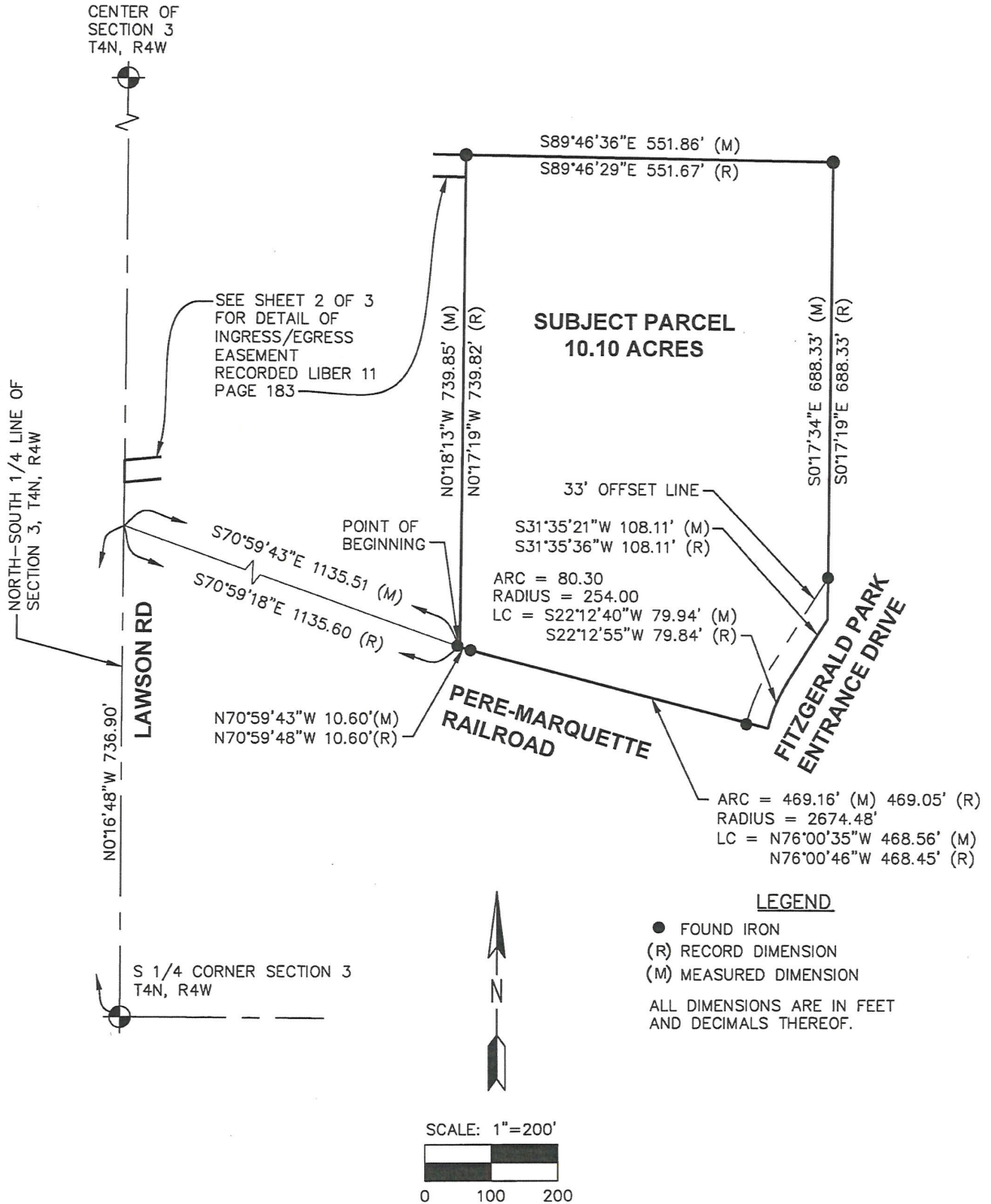


	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS		
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY	SLH	SECTION	14, T4N, R4W
FIELD WORK BY	NAW	JOB NUMBER:	90606.BND
SHEET	2 OF 2		

CERTIFICATE OF SURVEY

CLIENT: CITY OF GRAND LEDGE
 310 GREENWOOD ST.
 GRAND LEDGE, MICHIGAN 48837

SITE ADDRESS: LAWSON RD.
 GRAND LEDGE, MICHIGAN 48837



SW 1/4 Section 3, T4N, R4W
 City of Grand Ledge, Eaton County, Michigan



4063 Grand Oak Drive Suite A109
 Lansing, MI 48911
 517.887.1100

16930 Robbins Road Suite 105
 Grand Haven, MI 49417
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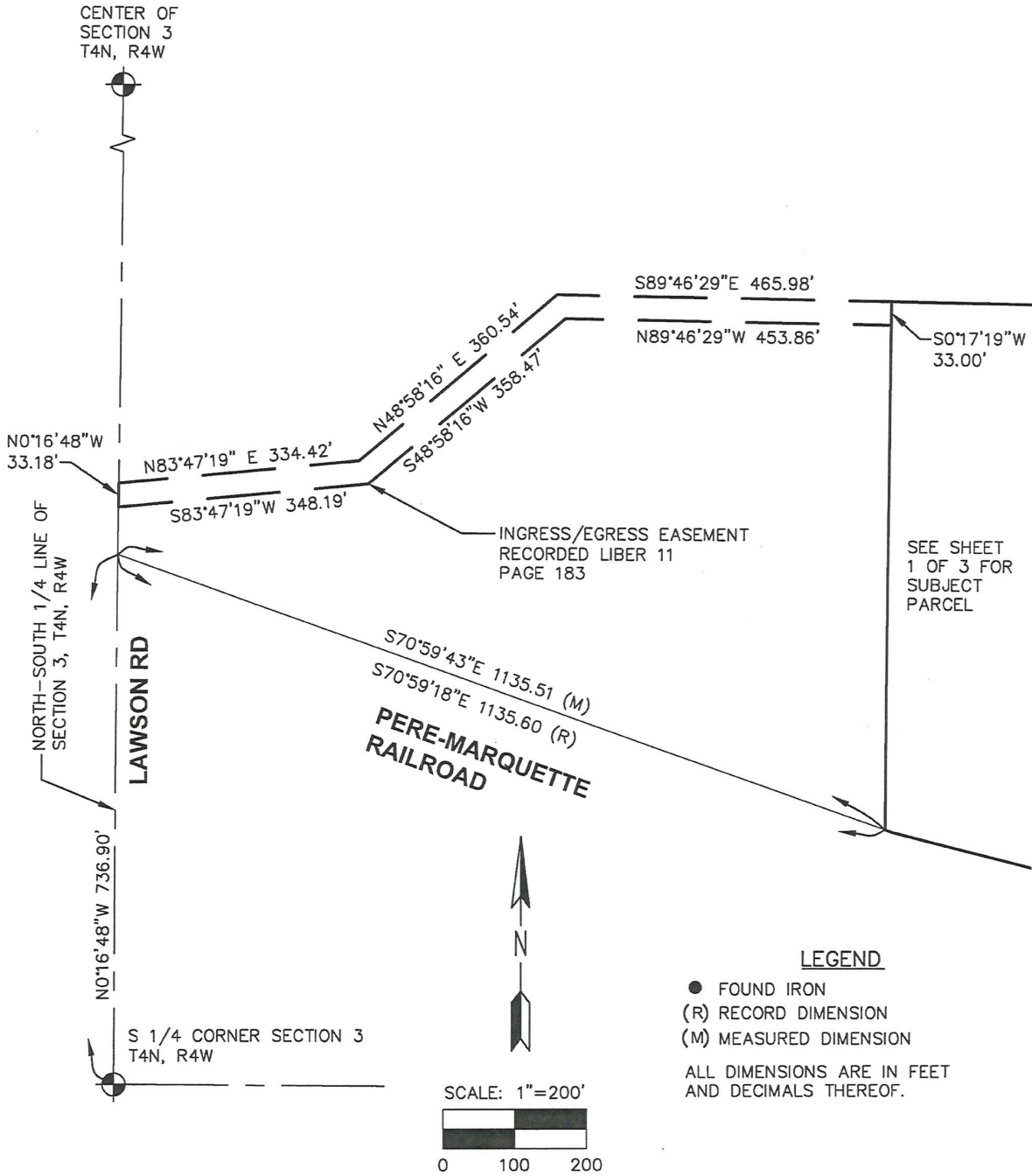
JUNE 17, 2020
 NOVEMBER 4, 2021
 ADD INGRESS-EGRESS EASEMENT

Job No. 20016
 Sheet 1 of 3

CERTIFICATE OF SURVEY

CLIENT: CITY OF GRAND LEDGE
 310 GREENWOOD ST.
 GRAND LEDGE, MICHIGAN 48837

SITE ADDRESS: LAWSON RD.
 GRAND LEDGE, MICHIGAN 48837



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SW 1/4 Section 3, T4N, R4W
 City of Grand Ledge, Eaton County, Michigan

JUNE 17, 2020
 NOVEMBER 4, 2021
 ADD INGRESS-EGRESS EASEMENT

Job No. 20016
 Sheet 2 of 3

CERTIFICATE OF SURVEY

CLIENT: CITY OF GRAND LEDGE
310 GREENWOOD ST.
GRAND LEDGE, MICHIGAN 48837

SITE ADDRESS: LAWSON RD.
GRAND LEDGE, MICHIGAN 48837

THIS SURVEY IS A RETRACEMENT OF CERTIFIED BOUNDARY SURVEY BY KEBS, INC DATED JUNE 18, 2003

I HEREBY CERTIFY ONLY TO THE PARTIES NAMED HEREIN THAT WE HAVE SURVEYED A PARCEL OF LAND PREVIOUSLY DESCRIBED AS:

LEGAL DESCRIPTION (AS PROVIDED)

A PARCEL OF LAND IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 3, T4N, R4W, ONEIDA TOWNSHIP, EATON COUNTY, MICHIGAN; THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N00°16'48"W ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 3 A DISTANCE OF 736.90 FEET TO THE NORTH LINE OF THE PERE-MARQUETTE RAILROAD; THENCE S70°59'18"E ALONG SAID NORTH LINE 1135.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°17'19"W PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 A DISTANCE OF 739.82 FEET; THENCE S89°46'29"E 551.67 FEET, THENCE S00°17'19"E PARALLEL WITH SAID EAST LINE 688.33 FEET TO THE CENTERLINE OF FITZGERALD PARK ENTRANCE DRIVE; THENCE S31°35'36"W ALONG SAID CENTERLINE 108.11 FEET; THENCE 80.20 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 245.00 FEET, DELTA ANGLE OF 18°45'21", A CHORD OF 79.84 FEET BEARING S22°12'55"W TO SAID NORTH LINE; THENCE 469.05 ALONG A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 2674.48. DELTA ANGLE OF 10°02'55", A CHORD OF 468.45 FEET BEARING N76°00'46"W ALONG SAID NORTH LINE; THENCE N70°59'18"W ALONG SAID NORTH 10.60 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 10.10 ACRES MORE OR LESS; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY.

LEGAL DESCRIPTION AS SURVEYED 2020

PART OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 3, T4N, R4W, ONEIDA TOWNSHIP, EATON COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N0°16'48"W ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 3 A DISTANCE OF 736.90 FEET TO THE NORTH RIGHT OF WAY LINE OF THE PERE-MARQUETTE RAILROAD, THENCE S70°59'43" E 1135.51 FEET (RECORDED S70°59'18"E 1135.60 FEET) ALONG SAID NORTH RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE N00°18'13"W (RECORDED N00°17'19"W) PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 A DISTANCE OF 739.85 FEET (RECORDED 739.82 FEET); THENCE S89°46'36" E 551.86 FEET (RECORDED S89°46'29" E 551.67 FEET); THENCE S00°17'34" E (RECORDED S00°17'19" E) PARALLEL WITH SAID EAST LINE 688.33 FEET (RECORDED 688.33 FEET) TO THE CENTERLINE OF FITZGERALD PARK ENTRANCE DRIVE; THENCE S31°35'21"W (RECORDED S31°35'36"W) ALONG SAID CENTERLINE 108.11 FEET (RECORDED 108.11 FEET) THENCE CONTINUING ALONG SAID CENTERLINE 80.30 FEET, (RECORDED 80.20 FEET) ALONG THE ARC OF A 245 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S22°12'40" W 79.94 FEET (RECORDED S22°12'55"W 79.84 FEET); THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF THE PERE-MARQUETTE RAILROAD, 469.16 FEET (RECORDED 469.05 FEET) ALONG THE ARC OF A 2674.48 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD BEARING N76°00'35"W 468.56 FEET, (RECORDED N76°00'46"W 468.45 FEET); THENCE CONTINUING ALONG SAID NORTH LINE N70°59'43"W 10.60 FEET, (RECORDED N70°59'48"W 10.60 FEET) TO THE POINT OF BEGINNING.

CONTAINING 10.10 ACRES MORE OR LESS

SUBJECT TO ALL EASEMENTS OR RESTRICTIONS RECORDED AND UNRECORDED.

WITNESSES TO SECTION CORNERS: SOUTH 1/4 CORNER, SECTION 3, T4N R4W:

FOUND 1/2" BAR AND CAP #2844 IN MONUMENT BOX IN
(CENTERLINE JEFFERSON ST. 33' W. OF CENTERLINE LAWSON RD.)

FOUND NAIL & TAG #2532 E. SIDE UTILITY POLE NORTH 45.60

FOUND NAIL & TAG #12034 E. SIDE UTILITY POLE SOUTH 46.00

FOUND NAIL & TAG 18994 N.E. SIDE UTILITY POLE N75°W 108.15

FOUND 1/2" BAR & CAP #41097 S7°SE 83.05

CENTER OF SECTION 3, T4N R4W: FOUND 1/2" ROD

FOUND SPIKE S. SIDE 18" WALNUT S6°E 4.9

FOUND NAIL & TAG #39100 W. SIDE 12" ASH N20°E 14.49

SET NAIL & TAG #45499 N. SIDE 10" MAPLE WEST 23.32

SET NAIL & TAG #45499 E. SIDE 10" ASH N20°W 20.32

THIS SURVEY COMPLIES WITH 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 OF COURSE NO GREATER THAN A RATIO OF 1 IN 5000.

BEARINGS REFERENCE CERTIFIED SURVEY BY KEBS, INC. JUNE 18, 2003



Michael J. Gazella
11/14/20

MICHAEL J. GAZELLA
PROFESSIONAL SURVEYOR NO. 045499

SW 1/4 Section 3, T4N, R4W
City of Grand Ledge, Eaton County, Michigan



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JUNE 17, 2020
NOVEMBER 4, 2021
ADD INGRESS-EGRESS EASEMENT

Job No. 20016
Sheet 3 of 3