

CITY OF GRAND LEDGE  
NOTICE OF INTENT TO PURCHASE REAL PROPERTY

The Grand Ledge City Council will hold a public hearing during its regular meeting at 7:30 p.m. on Monday, 11 September 2023, to consider and receive public input on the purchase of real property on Oakwood St. (Parcel #400-012-100-081-02) The proposed purchase is available for review on the City's website at [www.cityofgrandledge.com](http://www.cityofgrandledge.com) and at the City Clerk's office, 310 Greenwood St., Grand Ledge, Michigan, between 8:00 a.m. and 5 p.m., Monday through Friday.

The meeting will be held in the Council Chambers, City Hall, 310 Greenwood St., Grand Ledge MI 48837, in compliance with the Open Meetings Act, as amended, and will also be livestreamed via Zoom for informational purposes only. The online stream can be accessed at <https://www.zoom.us> with the Meeting ID: 833 6725 4136, or by calling +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 408 638 0968 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US with Meeting ID: 833 6725 4136.

The City Council invites anyone interested to attend in person and offer comments at the public hearing. Written comments can be mailed or delivered to Elected or Appointed Officials at 310 Greenwood St., Grand Ledge, MI 48837, placed in the drop box in front of City Hall, or emailed to [cityhall@cityofgrandledge.com](mailto:cityhall@cityofgrandledge.com). All written comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 or email [cityhall@cityofgrandledge.com](mailto:cityhall@cityofgrandledge.com) for further information or to request accommodations for disabilities.

Gregory Newman, City Clerk

<b>274714</b>	<b>0 Oakwood Street, Grand Ledge, MI 48837 Vacant Land Withdrawn</b>	<b>\$135,000</b>
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<b>List Price:</b> \$135,000	<b>City:</b> Grand Ledge
<b>Road Surface:</b> Blacktop	<b>County:</b> Eaton
<b>Soil Types:</b> Loam	<b>School District:</b> Grand Ledge
<b>Lot Acres:</b> 1.25	<b>Subdivision:</b> None
<b>Lot Size Dimensions:</b> 255x192.26	<b>Township/Tax:</b> Grand Ledge
<b>Frontage Length:</b> 192.26	<b>Authority:</b> City
<b>Land &amp; Acreage:</b> 1+ thru 2 Acres	<b>Section #:</b> 12
	<b>Waterfront:</b> No

**Directions:** N. Clinton to Oakwood, in 500 Block  
**Legal:** M&B CITY OF GRAND LEDGE

**0 Oakwood Street**

<b>Parcel #:</b> 400-012-100-081-02	<b>State Eq Value:</b> \$56,700	<b>Taxes:</b> \$895
	<b>Tax Year:</b> 2023	<b>Zoning:</b> Residential
	<b>Taxable Value:</b> \$19,224	

<b>Electric:</b> 100 Amp Service <b>Fencing:</b> Vinyl	<b>Land &amp; Acreage:</b> 1+ thru 2 Acres <b>Lot Features:</b> City Lot <b>Parking Features:</b> Driveway; Garage Door Opener; Garage Faces Front <b>Road Frontage Type:</b> City Street <b>Road Surface Type:</b> Asphalt <b>Sewer:</b> Unimproved <b>Terms:</b> Cash; Conventional <b>Utilities:</b> Electricity Connected <b>View:</b> River <b>Water Source:</b> Well
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**Public Remarks:** 2800 Sq. Ft. Pole Barn with 14' Door, for your large motor home. Property has well, Ideal for your toys and man cave.



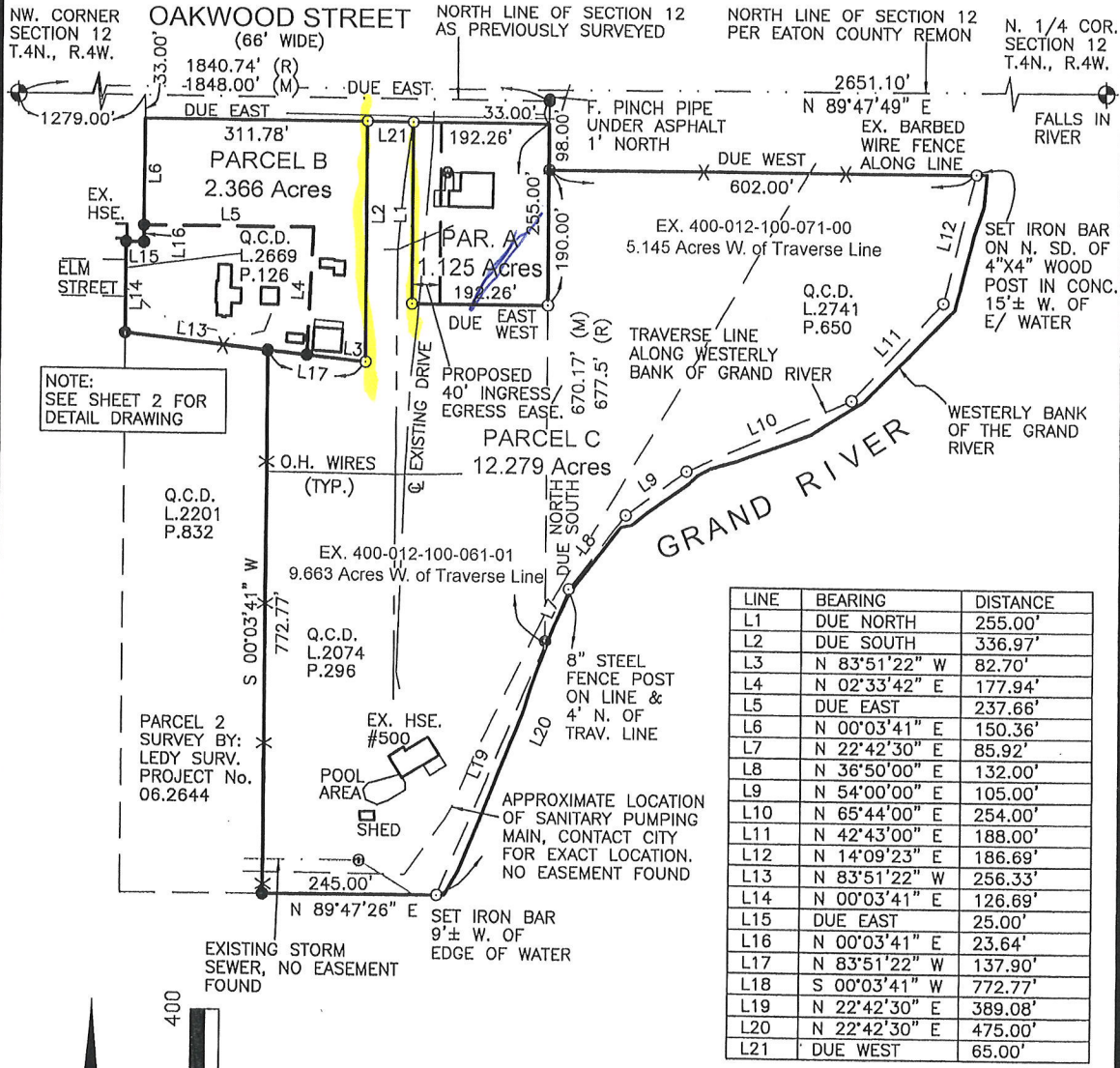
EXIT Realty Home Partners  
 1000 S Washington  
 Ste 104  
 Lansing, MI 48910  
 517-881-4653  
 517-803-2345  
 leo@exitgl.com  
<http://www.exitselectpartners.com>



Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Leo Maguire on Tuesday, August 08, 2023 9:41 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

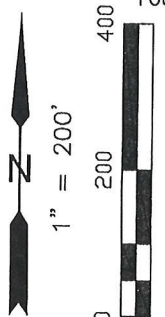
# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 4 WEST,  
CITY OF GRAND LEDGE, ONEIDA TOWNSHIP, EATON COUNTY, STATE OF MICHIGAN.



NOTE:  
SEE SHEET 2 FOR  
DETAIL DRAWING

LINE	BEARING	DISTANCE
L1	DUE NORTH	255.00'
L2	DUE SOUTH	336.97'
L3	N 83°51'22" W	82.70'
L4	N 02°33'42" E	177.94'
L5	DUE EAST	237.66'
L6	N 00°03'41" E	150.36'
L7	N 22°42'30" E	85.92'
L8	N 36°50'00" E	132.00'
L9	N 54°00'00" E	105.00'
L10	N 65°44'00" E	254.00'
L11	N 42°43'00" E	188.00'
L12	N 14°09'23" E	186.69'
L13	N 83°51'22" W	256.33'
L14	N 00°03'41" E	126.69'
L15	DUE EAST	25.00'
L16	N 00°03'41" E	23.64'
L17	N 83°51'22" W	137.90'
L18	S 00°03'41" W	772.77'
L19	N 22°42'30" E	389.08'
L20	N 22°42'30" E	475.00'
L21	DUE WEST	65.00'



### LEGEND

- ⊙ - GOVERNMENT CORNER
- - FOUND IRON BAR
- - SET IRON BAR
- ⊕ - STORM MANHOLE
- ⊗ - WELL
- (M) - MEASURED
- (R) - RECORDED

**NOTES:**  
 - BEARINGS IN RELATION TO A SURVEY BY LEDY SURVEY GROUP, JOB No. 06.2644  
 - NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY. THEREFORE NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY.  
 - SPLITS SUBJECT TO CITY APPROVAL.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on July 27, 2021 and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970 as amended.

**R.A. DUTHLER**  
**LAND SURVEYOR LLC**

PH. (810) 724-6532  
 LANDSURVEYOR@47200.ORG  
 158 EAST THIRD STREET  
 IMLAY CITY, MI. 48444  
 PREPARED FOR:  
 MARVIN MAGUIRE  
 AUGUST 27, 2021  
 JOB# 210632LS

AARON J. HOFFMAN  
 PROFESSIONAL LAND SURVEYOR  
 No. 70295



DUTHLERLANDSURVEYOR.COM  
 SHEET 1 OF 4

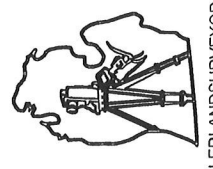
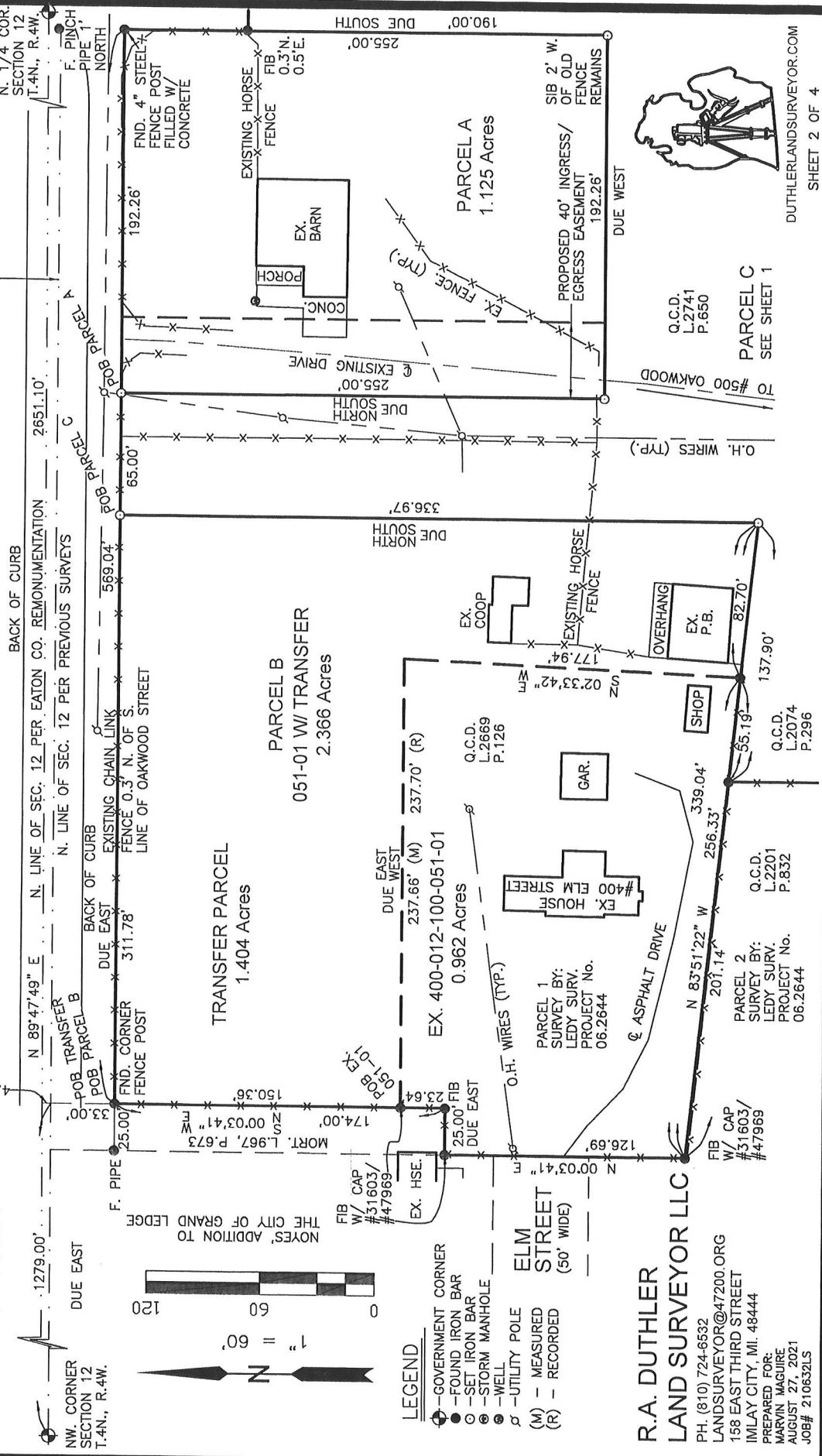
# CERTIFICATE OF SURVEY

NOTE: SEE SHEET 1 FOR OVERALL SURVEY

OAKWOOD STREET (66' WIDE)

BACK OF CURB

N. LINE OF Q.C.D. L.2741, P.650



Q.C.D. L.2741 P.650  
PARCEL C  
SEE SHEET 1  
TO #500 OAKWOOD

Q.C.D. L.2669 P.126  
Q.C.D. L.2074 P.296

Q.C.D. L.2201 P.832  
PARCEL 2  
SURVEY BY:  
LEDY SURV.  
PROJECT No.  
06.2644

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FIB W/ CAP #31603/#47969

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DUTHLERLANDSURVEYOR.COM  
SHEET 2 OF 4

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SEE SHEET 1  
TO #500 OAKWOOD

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  - - FOUND IRON BAR
  - - SET IRON BAR
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  - - UTILITY POLE
  - (M) - MEASURED
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(1 of 2)

**Parcel No.:** 400-012-100-081-02

Acres	1.13
First Owner Name	MAGUIRE, MARVIN
Second Owner Name	HAROLD TRUST NO 1
Site Address	500 OAKWOOD ST, GRAND LEDGE, MI 48837
More parcel info	<a href="#">More info</a>
Bing Map	<a href="#">More info</a>
Tax District Description	Grand Ledge Public Schools
School District Description	Grand Ledge Public Schools
Property Class	401



Search Parcels

Eaton County, MI

Parcel Viewer



-84.730 42.755 Degrees



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Community Maps contribu...