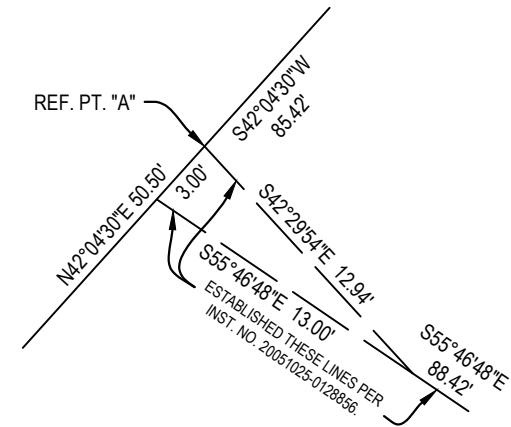


DETAIL

No Scale



PARTIAL DESCRIPTION

Part of Block 21, Ellsworth Addition to the City of Grand Rapids, according to the plat thereof as recorded in Liber 1 of Plats, page 25.

See Page 2 of 2 for complete parcel description.

SURVEYOR'S NOTE

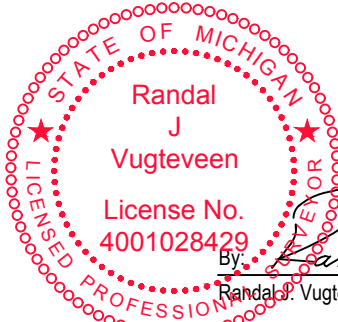
The described parcel lines along the railroad were created by holding 25 feet from the nearest track centerline.

LEGEND

- Iron - Found
- ▨ Existing Building
- P= Platted
- M= Measured

SCHEDULE B - SECTION II NOTES

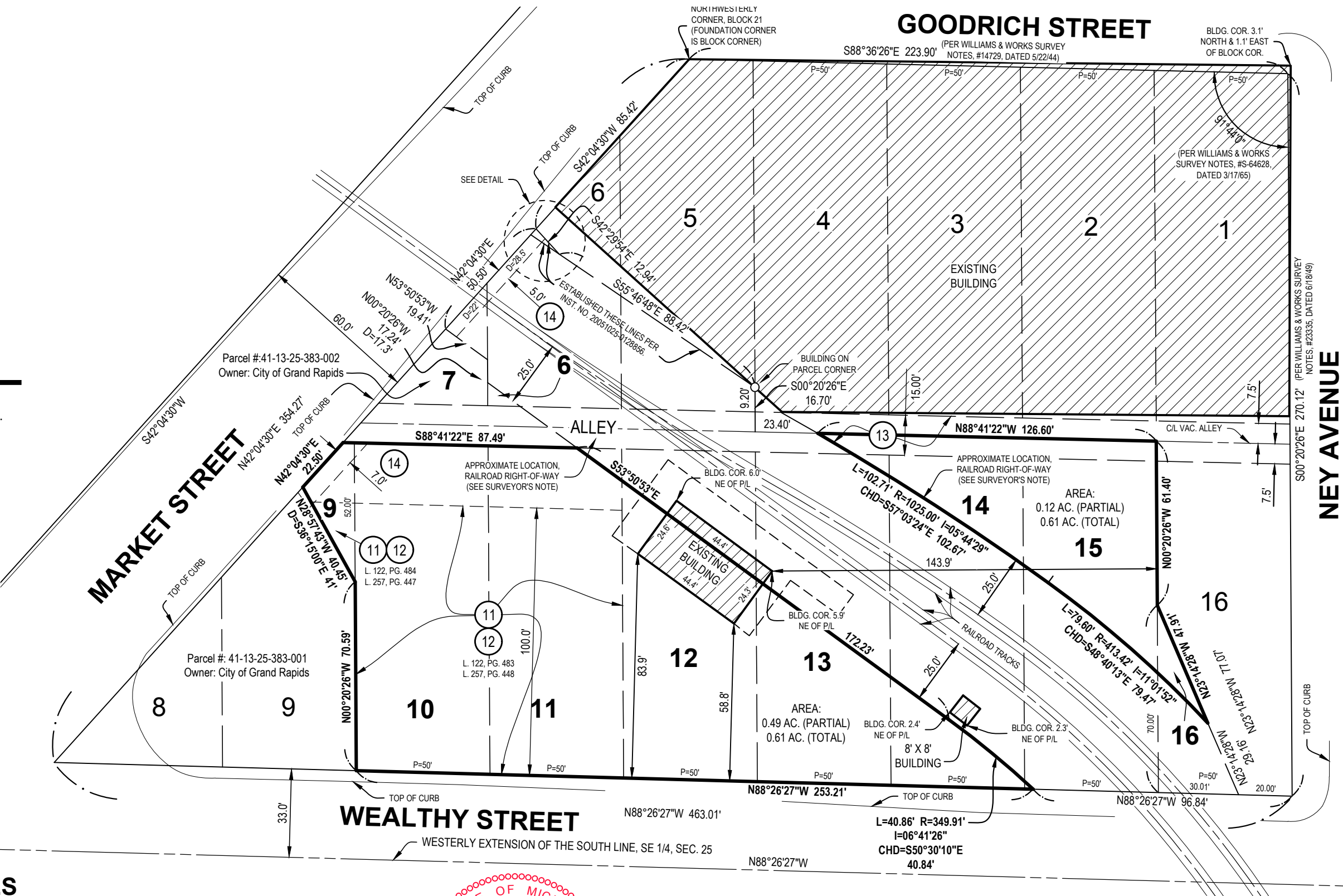
- 11 Easement for grading, graveling and paving gutters to the City of Grand Rapids for Wealthy Avenue as recorded in Liber 122, page 483 and in Liber 122, page 484. The easements described in these documents are shown on this survey.
- 12 Easement for Sewer to the City of Grand Rapids as recorded in Liber 257, page 447 and in Liber 257, page 448. The easements described in these documents are shown on this survey.
- 13 Easement(s), rights or other matters, if any, reserved over a portion of vacated public alley as shown in vacation resolution recorded in Liber 1883, page 264. The easement described in this document is shown on this survey.
- 14 Easement to the Board of County Road Commissioners of the County of Kent and the terms, conditions and provisions contained therein as recorded in Liber 2293, page 795. The easement described in this document is shown on this survey.



By: Randal J. Vugteveen
Randal J. Vugteveen Licensed Professional Surveyor No. 4001028429

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

GOODRICH STREET



SCALE: 1" = 40'

0' 20' 40'

NORTH

Underground Building Maintenance, LLC
Jon Bryant
6568 Center Industrial Dr.
Jenison, MI 49428

407 & 431 Wealthy Street SW

DRAWN BY: VB/JAT DATE: 3.8.21
REV. BY: JAT REV. DATE: 4.27.21
REV.: Revised parcel description.

PRJ #: 19400965.1

1 OF 2

NEDERVELD

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Grand Rapids
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503

Ann Arbor, Chicago, Columbus,
Holland, Indianapolis, St. Louis

DESCRIPTION PROVIDED

Land situated in the City of Grand Rapids, Kent County, Michigan:

Lots 5, 6, 7, 10, 11, 12, 13, 14, 15, Block 21, Ellsworth Addition to the City of Grand Rapids, according to the plat thereof as recorded in Liber 1 of Plats, page 25. Also all of the vacated alley adjacent North to Lots 10, 11 and 12, Block 21 and the South 1/2 of the vacated alley adjacent to Lots 13, 14 and 15, Block 21.

Except that part of Lots 5 and 6, Block 21, Ellsworth Addition to the City of Grand Rapids, described as: Lying North of a line drawn from a point on the Northerly line of said Lot 6 being 28.5 feet Northeasterly from the Northwest corner of said Lot 6 to a point on the East line of said Lot 5 being 9.2 feet North of the Southeast corner of said Lot 5.

Except that part of Lot 7, Block 21, Ellsworth Addition to the City of Grand Rapids, described as: Commencing of the Easterly line of Market Avenue 22 feet Southerly of the Northeast corner of Lot 7; thence Southwesterly along the East line of Market Avenue to the North line of alley; thence East to the Southeast corner of Lot 7; thence North 17.3 feet; thence Northwesterly along the South line of the Pere Marquette Railroad right of way to beginning.

Except that part used as Railroad rail line and/or right of way.

Part of Lot 9, Block 21, Ellsworth Addition to the City of Grand Rapids, according to the plat thereof as recorded in Liber 1 of Plats, page 25 described as: Commencing at the Northeast corner of said Lot 9; thence West 8 feet to Market Avenue; thence Southerly on line of Market Avenue 22 and a half (1/2) feet; thence South 36 degrees 15 minutes 00 seconds East 41 feet to the East line of Lot 9; thence North 52 feet to point of beginning. Also all of the vacated alley adjacent North of Lot 9, Block 21

Part of Lot 16, Block 21, Ellsworth Addition to the City of Grand Rapids, according to the plat thereof as recorded in Liber 1 of Plats, page 25 described as: Commencing at a point on the South line of said Lot 16 being 20 feet West of the Southeast corner of said Lot 16; thence West to the Southwest corner of said Lot 16; thence North 70 feet; thence Southeasterly to beginning.

Except that part used as Railroad rail line and/or right of way.

41-13-25-501-009 (Part of)

41-13-25-383-003
(Sun Title Agency of Michigan, LLC, Commitment No.: PC131947, dated August 30, 2019)

NEW PARCEL DESCRIPTION

Part of Lot 6 and part of Lots 9 through 16 and part of a vacated alley, Block 21, Ellsworth Addition to the City of Grand Rapids, according to the plat thereof as recorded in Liber 1 of Plats on Page 25, being part of the Southwest 1/4 of Section 25, Town 7 North, Range 12 West, City of Grand Rapids, Kent County, Michigan, described as: Commencing at the Southeast corner of Lot 16 of said Block 21; thence N88°26'27"W 96.84 feet along the South line of said Block 21 to the Point of Beginning; thence N88°26'27"W 253.21 feet along the South line of said Block 21 to the Southwest corner of said Lot 10; thence N00°20'26"W 70.59 feet along the West line of said Lot 10 to a point which is S00°20'26"E 52.00 feet from the Northwest corner of said Lot 10; thence N28°57'43"W 40.45 feet to a point on the West line of said Block 21 which is S42°04'30"W 22.50 feet from the North line of said Lot 9; thence N42°04'30"E 22.50 feet along the West line of said Block 21 to the North line of said Lot 9; thence S88°41'22"E 87.49 feet along the North line of Lots 9, 10 and 11 of said Block 21 to the Southwesterly line of a railroad right-of-way, said right-of-way line being Southwesterly 25.00 feet from and parallel with the centerline of an existing railroad track; thence S53°50'53"E 172.23 feet along said railroad right-of-way; thence Southeasterly 40.86 feet along said railroad right-of-way, along a 349.91 foot radius curve to the right, said curve having a central angle of 06°41'26", and a chord bearing S50°30'10"E 40.84 feet to the Point of Beginning. Also: Commencing at the Southeast corner of said Lot 16; thence N88°26'27"W 20.00 feet along the South line of said Block 21; thence N23°14'28"W 77.07 feet to a point on the West line of said Lot 16 which is N00°20'26"W 70.00 feet from the Southwest corner of said Lot 16, said point being the Point of Beginning; thence N00°20'26"W 61.40 feet along the West line of Lot 16 and it's Northerly extension to the centerline of a vacated alley; thence N88°41'22"W 126.60 feet along said centerline to the Northeasterly line of a railroad right-of-way, said right-of-way line being Northeasterly 25.00 feet from and parallel with the centerline of an existing railroad track; thence Southeasterly 102.71 feet along a 1025.00 foot radius curve to the right, said curve having a central angle of 05°44'29", and a chord bearing S57°03'24"E 102.67 feet along said railroad right-of-way; thence Southeasterly 79.60 feet along a 413.42 foot radius curve to the right, said curve having a central angle of 11°01'52", and a chord bearing S48°40'13"E 79.47 feet along said railroad right-of-way to a line bearing S23°14'28"E from the Point of Beginning; thence N23°14'28"W 47.91 feet to the Point of Beginning. Contains 0.61 acres. Subject to easements, restrictions and rights-of-way of record.

STATE OF MICHIGAN

Randal J. Vugteveen

LICENSED PROFESSIONAL SURVEYOR

License No. 4001028429

By: 
Randal J. Vugteveen Licensed Professional Surveyor No. 4001028429

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCALE: 1" = 40'

0'

20'

40'



NORTH

Underground Building Maintenance, LLC
Jon Bryant
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407 & 431 Wealthy Street SW

DRAWN BY: VB/JAT DATE: 3.8.21
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