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 GRAND RAPIDS  
 INDIANAPOLIS  
 ST. LOUIS

**PREPARED FOR:**  
 Manhard Consulting  
 Joe Iovinelli

700 Springer Drive  
 Lombard, IL 60148

**CREATED:**  
 Drawn: DS Date: 5/24/2022

**REVISIONS:**

Rev:	Description	Date
Rev: ADDED TYPED PARCELS	Drawn: DS	Date: 6/24/22
Rev: CONTROL POINTS/BENCHMARKS	Drawn: DS	Date: 6/24/22
Rev: UST	Drawn: DS	Date: 11/29/22
Rev: REMOVED REMAINDER	Drawn: DS	Date: 12/23/22
Rev: PER CLIENT'S COMMENTS	Drawn: VB	Date: 12/28/22
Rev: Typo in description, Zoning info, Name in Cert.	Drawn: VB	Date: 01/04/23
Rev: Removed typo note	Drawn: VB	Date: 01/04/23

**4122 Division Avenue**  
**ALTANS/SPS Land Title Survey**  
 PART OF THE NORTHWEST 1/4 OF SECTION 19, T4N, R11W,  
 LEIGHTON TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 22200854  
**SHEET NO:**  
**AL.7**  
**SHEET: 1 OF 1**

**LEGEND**

AC	Air Conditioner	MB	Iron - Found	G	Gas
CP	Benchmark / Control Point	MB	Mailbox	OH	Overhead Utility
CB	Catch Basin - Round	MF	Miss Dig Flag - Phone	T	Telephone
C	Cable Riser	TR	Phone Riser	X	Fence
CV	Culvert	SC	Section Corner	R	Railroad
EM	Electric Manhole	S	Sign	ASPH	Asphalt
EM	Electric Meter	SSM	Sanitary Sewer Manhole	CONC	Concrete
ER	Electric Riser	SM	Stormwater Manhole	EX	Existing Building
GA	Guy Anchor	UP	Utility Pole		
IS	Iron - Set	UGM	Underground Gas Marker		



**DESCRIPTION**

Parcel 1:  
 All of the Northwest 1/4 East of Consumers Power right of way; Except the South 1/2 of the Northwest 1/4; Also except the East 345 feet of the North 545 feet of the Northwest 1/4, Section 19, Town 4 North, Range 11 West, Leighton Township, Allegan County, Michigan.

To Be Transferred.1  
 Part of the Northwest 1/4 of Section 19, Town 4 North, Range 11 West, Leighton Township, Allegan County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence N89°25'13"W 1919.17 feet along the North line of said Section; thence S07°15'58"E 1330.83 feet along the East line of Consumers Power Right of Way to the Point of Beginning; thence S89°21'20"E 574.72 feet along the North line of the South 1/2 of the Northwest 1/4 of said Section; thence S00°38'40"W 773.99 feet; thence N89°21'20"W 467.17 feet; thence N07°15'58"W 781.42 feet along said East line to the Point of Beginning. Contains 9.26 acres. Subject to easements, restrictions and rights-of-way of record.

Also described as:  
 Resultant  
 Part of the Northwest 1/4 of Section 19, Town 4 North, Range 11 West, Leighton Township, Allegan County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence N89°25'13"W 345.00 feet along the North line of said Section to the Point of Beginning; thence S00°22'36"W 545.00 feet along the West line of the East 345' of the Northwest 1/4 of said Section; thence S89°25'13"E 345.00 feet along the South line of the East 345' of the North 545' of the Northwest 1/4 of said Section; thence S00°22'36"W 775.34 feet along the North and South 1/4 line of said Section; thence N89°21'20"W 1167.46 feet along the North line of the South 1/2 of the Northwest 1/4 of said Section; thence S00°38'40"W 773.99 feet; thence N89°21'20"W 467.17 feet; thence N07°15'58"W 2112.25 feet along the East line of the Consumers Power Right of Way; thence S89°25'13"E 1574.17 feet along the North line of said Section to the Point of Beginning. Contains 60.34 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Division Street over the most Easterly 33.0 feet thereof and for 142nd Avenue over the most Northerly 33.0 feet thereof.

(Descriptions located hereon are based on Fidelity National Title Insurance Company File Number GLW2200719, dated October 25, 2022.)

**SURVEYOR'S NOTES**

- ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIX for more information about flood risk and flood insurance in your community.
- ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 2,630,391 Square Feet / 60.39 Acres
- ALTA TABLE "A" ITEM NO. 9 - Parking Information  
 0 total parking spaces
- ALTA TABLE "A" ITEM NO. 16 - Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. As shown on survey.
- ALTA TABLE "A" ITEM NO. 17 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. None observed at time of survey.
- Basis of Bearing: N89°25'13"W along the North line of Section 19
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- SURVEYOR'S NOTE: UST is not on and does not affect the Resultant Parcel and is entirely on the remainder parcel of the proposed parcel split.
- Parcel 1 and To Be Transferred.1 are contiguous with no gaps and overlays.

**SCHEDULE B - SECTION II NOTES**

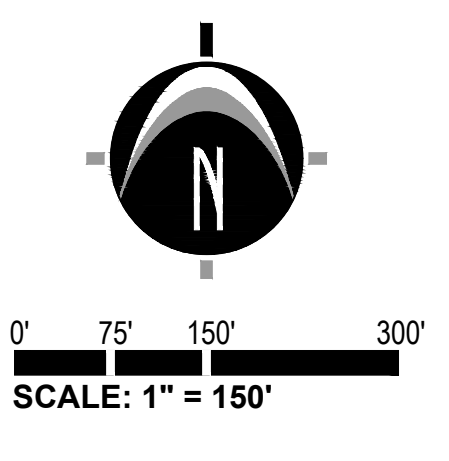
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 352, Page 410 (parcel 1) The easement described in this document is a blanket easement, the route to be taken by the poles, wires, cables, and conduits are shown hereon.
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 464, Page 6 (parcel 1) The easement described in this document is a blanket easement, the route to be taken by the poles, wires, cables, and conduits are shown hereon.
- Easements, terms, covenants, and conditions of Release of Right of Way as set forth below: Recording No: Liber 1970, Page 292 (parcel 1) The easement described in this document is shown on this survey.
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Michigan Bell Telephone Company d.b.a. SBC Ameritech Michigan Recording No: Liber 2317, Page 428 (parcel 1) The easement described in this document is shown on this survey.
- Easements, terms, covenants, and conditions of Release of Right of Way as set forth below: Recording No: Liber 2323, Page 770 and re-recorded in Liber 2357, Page 659 (parcel 1) The easement described in this document is shown on this survey.
- Easements, terms, covenants, and conditions of Release of Right of Way as set forth below: Recording No: Liber 3052, Page 85 (parcel 1) The easement is based on the center of the located ditch, specific easement details are not provided.
- Terms, covenants, restrictions and conditions of Restrictive Covenant as set forth below: Recording No: Liber 1857, Page 392 (parcel 2) The easement described in this document is not shown on this survey. Said easement is not on and does not touch the surveyed property.
- Easements, terms, covenants, and conditions of Release of Right of Way as set forth below: Recording No: Liber 1957, Page 631 (parcel 2) The easement described in this document is shown on this survey.

(Easements shown hereon are based on Schedule B Section II Notes from Fidelity National Title Insurance Company File Number GLW2200719, dated October 25, 2022.)

**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:  
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "SPRAY" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

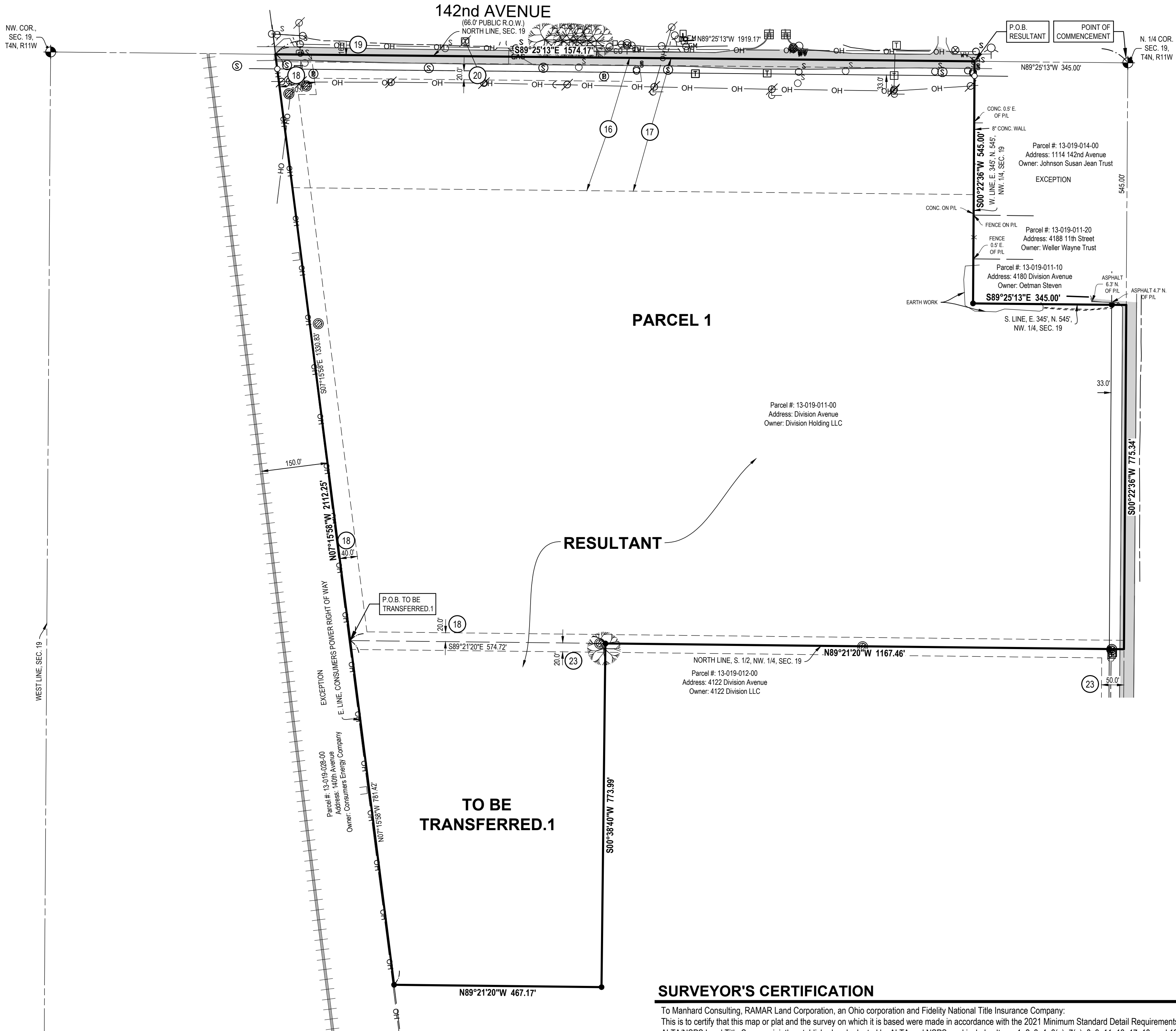


**ZONING INFORMATION**

ALTA TABLE "A" ITEM NO. 6(a) - CURRENT ZONING CLASSIFICATION  
 Zoning of property: I-1 Industrial  
 ALTA TABLE "A" ITEM NO. 6(b) - CURRENT ZONING REQUIREMENTS  
 I-1 Industrial Zoning Requirements  
 A) Minimum Lot Area = 60,000 SQ.FT.  
 B) Minimum Lot Width = 200 FT.  
 C) Maximum Building Height = 45 FT OR 3 STORIES  
 Setbacks  
 A) Front Yard = 75 FT. (Arterial/Primary and Collector Streets)  
 B) Side Yard = one side yard 25 FT., second side yard 20 FT. plus 1.5 times the height of the adjacent exterior building wall  
 C) Rear Yard = 50 FT., 75 FT. (if abuts residential or Agricultural District)

SOURCE OF ZONING INFORMATION: Letter from Leighton Township Zoning Administrator, Professional Code Inspections of Michigan, Inc., dated May 16, 2022.

NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the Leighton Township Zoning Ordinance) should be consulted for the accuracy and completeness of the information shown hereon.



**SURVEYOR'S CERTIFICATION**

To Manhard Consulting, RAMAR Land Corporation, an Ohio corporation and Fidelity National Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANS/SPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 17, 18, and 19 of Table A thereof. The fieldwork was completed on 6/3/2022.



Caleb J. Raterink  
 Professional Surveyor No. 4001065916  
 Nederveld, Inc.  
 craterink@nederveld.com