

CERTIFIED BOUNDARY SURVEY

FOR: KELLER WILLIAMS REALTY

NORTHEAST CORNER OF
THE WEST 1/2 OF THE
SOUTHWEST 1/4 SECTION 1

WEST 1/4 CORNER
SECTION 1, T3N, R2E

S86°01'30"E 1334.87'
NORTH LINE OF THE
WEST 1/2 OF THE
SOUTHWEST 1/4
SECTION 1

E. HUSCHKE ROAD
(PUBLIC - 66' WIDE R.O.W.)

CENTER OF
SECTION 1,
T3N, R2E

S85°59'49"E 1327.17'
EDGE-OF ASPHALT
33' RIGHT-OF-WAY

NORTH LINE OF THE
EAST 1/2 OF THE
SOUTHWEST 1/4
SECTION 1

EAST LINE OF THE
WEST 1/2 OF THE
SOUTHWEST 1/4
SECTION 1

TAX ID:
33-08-08-
01-300-004

N02°44'01"W 2626.89'
WEST LINE SECTION 1

N. GRAMER ROAD
(PUBLIC - 66' WIDE R.O.W.)

N02°41'35"W 2111.22'

S02°49'20"E 2111.79'
NORTH-SOUTH 1/4 LINE SECTION 1

BAR &
CAP
#41097

PARCEL A
64 ACRES

PARCEL C
±64.00 ACRES

SOLD

15.65
Acres

TAX ID:
33-08-08-
01-300-003

TAX ID:
33-08-08-
01-300-002

PREVIOUS PARCEL LINE
33' RIGHT-OF-WAY
EDGE OF ASPHALT

BAR &
CAP
#41097

P.O.B. "A" &
SOUTHWEST CORNER
SECTION 1, T3N, R2E

N86°41'46"W S86°41'46"E 1331.27'

SOUTH LINE SECTION 1

PARDEE ROAD

(PUBLIC - 66' WIDE R.O.W.)

1/2" BAR

BAR & CAP
#41097

P.O.B. "C"

N85°59'49"W 1331.96'

S85°59'49"E 1331.96'

N02°41'35"W

499.75'

PARCEL B

±14.93 ACRES

S02°49'20"E 483.52'

N86°41'46"W 1331.25'

S86°41'46"E 2662.52'

SOUTH 1/4 CORNER
SECTION 1, T3N, R2E

P.O.B. "B" &
SOUTHEAST CORNER OF
THE WEST 1/2 OF THE
SOUTHWEST 1/4 SECTION 1



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 400'

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



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
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DRAWN BY	SSF	SECTION	1, T3N, R2E
FIELD WORK BY	SL/SW	JOB NUMBER:	93090.BND
SHEET	1 OF 4		

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

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into three parcels, at the direction of said parties, three parcels of land previously described as:

Tax ID: 33-43-08-01-300-002
BEG AT SW COR OF SEC 1 -N 165 FT -E'LY PLL TO S SEC LN TO PT 165 FT E OF C/L OF GRAMER RD -S'LY PLL TO RD C/L TO S LN OF SEC -W'LY TO POB ON SW 1/4 OF SEC 1 T3NR2E

Tax ID: 33-08-08-01-300-003
SW 1/4 OF SEC 1 EXC BEG AT SW COR -N 165 FT -E'LY PLL TO S SEC LN TO PT 165 FT E OF C/L OF GRAMER RD -S'LY PLL TO RD C/L TO S SEC LN -W'LY ON SEC LN TO BEG SEC 1, T3NR2E 154.4 AC SPLIT/COMBINED ON 01/15/2014 FROM 33-08-08-01-300-001; (LE 1-4) SW 1/4 OF SEC 1 T3NR2E EXC BEG @ SW COR -N 185 FT -E'LY PLL TO S SEC LN TO PT 165 FT E OF C/L OF GRAMER RD -S'LY PLL TO RD C/L TO S SEC LN -W'LY ON SEC LN TO BEG ALSO EXC COM @ W 1/4 COR OF SEC 1 -S85D53'07"E 1334.93 FT ALNG EW 1/4 LN TO C/L OF GRAMER RD -S02D33'23"E 562.2 FT ALNG SD C/L TO POB -N87D26'37"E 285 FT -S02D33'23"E 190 FT -S87D26'37"W 285 FT -N02D33'23"W 190 FT ALND SD C/L TO POB

Tax ID: 33-08-08-01-300-004
COM @ W 1/4 COR OF SEC 1 -S85D53'07"E 1334.93 FT ALNG EW 1/4 LN TO C/L OF GRAMER RD -S02D33'23"E 562.2 FT ALNG SD C/L TO POB -N87D26'37"E 285 FT -S02D33'34"E 190 FT -S87D26'37"W 285 FT -N02D33'23"W 190 FT ALNG SD C/L TO POB

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A:

A parcel of land in the Southwest 1/4 of Section 1, T3N, R2E, Leroy Township and Village of Webberville, Ingham County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Section 1; thence N02°44'01"W along the West line of said Section 1 a distance of 2626.89 feet to the West 1/4 corner of said Section 1; thence S86°01'30"E along the North line of the West 1/2 of said Southwest 1/4 a distance of 1334.87 feet to the Northeast corner of the West 1/2 of said Southwest 1/4; thence S02°41'35"E along the East line of the West 1/2 of said Southwest 1/4 and the centerline of N. Gramer Road 2610.97 feet to the Southeast corner of the West 1/2 of said Southwest 1/4; thence N86°41'46"W along the South line of said Section 1 a distance of 1331.27 feet to the point of beginning; said parcel containing 79.65 acres more or less; said parcel subject to right-of-way for road purposes along N. Gramer Road and Pardee Road, said parcel subject to all easements and restrictions if any.



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SHEET	2 OF 4		

CERTIFIED BOUNDARY SURVEY

Parcel B:

A parcel of land in the Southwest 1/4 of Section 1, T3N, R2E, Leroy Township and Village of Webberville, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southwest corner of said Section 1; thence S86°41'46"E along the South line of said Section 1 a distance of 1331.27 feet to the Southeast corner of the West 1/2 of said Southwest 1/4 and the point of beginning of this description; thence N02°41'35"W along the East line of the West 1/2 of said Southwest 1/4 and the centerline of N. Gramer Road 499.75 feet; thence S85°59'49"E parallel with the North line of the East 1/2 of said Southwest 1/4 a distance of 1331.96 feet to the North-South 1/4 line of said Section 1; thence S02°49'20"E along said North-South 1/4 line 483.52 feet to the South 1/4 corner of said Section 1; thence N86°41'46"W along the South line of said Section 1 a distance of 1331.25 feet to the point of beginning; said parcel containing 14.93 acres more or less; said parcel subject to right-of-way for road purposes along N. Gramer Road; said parcel subject to all easements and restrictions if any.

Parcel C:

A parcel of land in the Southwest 1/4 of Section 1, T3N, R2E, Leroy Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southwest corner of said Section 1; thence S86°41'46"E along the South line of said Section 1 a distance of 1331.27 feet to the Southeast corner of the West 1/2 of said Southwest 1/4; thence N02°41'35"W along the East line of the West 1/2 of said Southwest 1/4 and the centerline of N. Gramer Road 499.75 feet to the point of beginning of this description; thence continuing N02°41'35"W along said East line and said centerline 2111.22 feet to the Northeast corner of the West 1/2 of said Southwest 1/4; thence S85°59'49"E along the North line of the East 1/2 of said Southwest 1/4 and the centerline of E. Huschke Road 1327.17 feet to the center of said Section 1; thence S02°49'20"E along the North-South 1/4 line of said Section 1 a distance of 2111.79 feet; thence N85°59'49"W parallel with said North line 1331.96 feet to the point of beginning; said parcel containing 64.00 acres more or less; said parcel subject to right-of-way for road purposes along N. Gramer Road and E. Huschke Road; said parcel subject to all easements and restrictions if any.



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CERTIFIED BOUNDARY SURVEY

WITNESSES TO SECTION CORNERS:

West 1/4 corner, Section 1, T3N, R2E, Liber 9, Page 388
Found 12" diameter wood post with spike in top, on fence lines to South and East
Found nail & tag #18994, East side 10" oak, S03°E, 37.08'
Found nail & tag #18994, North side 48" cherry, N81°E, 6.12'
Set nail & tag, East side 24" oak, N20°W, 7.25'
Tee off post, 14th hole, West, 76.96'
Found Remon. bar & cap, East, 2.00'

Center of section, Section 1, T3N, R2E, Liber 9, Page 456
Found Remon. bar & cap in monument box, 5' South of centerline Huschke Road
Found nail & tag #19834, North side 20" cherry, S60°W, 24.52'
Found nail & tag #18994, East side 20" cherry, N41°E, 33.70'
Found nail & tag #18998, South side 28" oak, N63°W, 88.86'

Southwest corner, Section 1, T3N, R2E, Liber 9, Page 395
Found Remon. bar & cap, 4' North of centerline Pardee Road
Found nail & tag #29238, West side 12" Twin Cherry, N31°E, 30.65'
Found nail & tag #12034, Southeast side 24" Cherry, N71°E, 48.15'
Found nail & tag #18994, South side 26" Cherry, N64°W, 70.75'
Southwest corner, garage foundation of house #5020, S19°E, 109.92'
Face of 4" steel gate post, S16°W, 36.74'

South 1/4 corner, Section 1, T3N, R2E, Liber 9, Page 397
Found bar & cap #19826, Northeast side of fallen wood anchor post on fence lines North, South, East & West
Set nail & tag, West side 6" oak, South, 27.91'
Set nail & tag, North side 14" elm, West, 16.69'
Found nail & tag #18994 West side 30" Cherry, N06°E, 29.05'
Found nail & tag #18998 North side 24" Oak, S73°E, 30.70'

Northeast corner of the West 1/2 of the Southwest 1/4 Section 1 (Unrecorded)
Found 1/2" Bar 1' West of centerline Gramer Road and 2' North of centerline Huschke Road
Found nail & tag SW side of Wood Post, S39°E, 50.05'
Found nail & tag SE side 24" Triple Maple, S80°W, 24.11'
Found nail & tag West side 48" Oak, S08°E, 108.95'

Southeast corner of the West 1/2 of the Southwest 1/4 Section 1 (Unrecorded)
Found 1/2" Bar 1' East of centerline of Gramer Road
Found nail & tag #41095 in South side Light Pole, S80°E, 20.09'
Found nail & tag #41095 in East side 30" Oak, S20°W, 98.00'
Found nail & tag #41095 in SW side utility pole, N42°W, 48.26'
Found nail & tag #41095 in NW side 48" Oak, N61°E, 25.50'

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 *6/28/17*
Erick R. Friestrom Date:
Professional Surveyor No. 53497



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