

DESCRIPTION

DESCRIPTION AS FURNISHED – PARCEL #041-800-007-30

A PARCEL OF LAND SITUATED IN THE VILLAGE OF KALKASKA, COUNTY OF KALKASKA, STATE OF MICHIGAN, AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL "A"

COMMENCING AT THE SOUTHEAST CORNER OF RAILROAD RESERVE LOT 1 IN THE PLAT OF "VILLAGE OF KALKASKA"; THENCE S89°40'00"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HYDE STREET, 39.53 FEET TO A PROPERTY CORNER SHOWN ON A SURVEY RECORDED IN LIBER 2, PAGE 297; THENCE N31°01'52"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MAPLE STREET, 240.72 FEET TO THE POINT OF BEGINNING; THENCE N59°00'00"W, 109.23 FEET; THENCE N31°00'00"E, 125.00 FEET; THENCE S59°00'00"E 109.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAPLE STREET; THENCE S31°10'52"W, ALONG THE SAID RIGHT-OF-WAY LINE, 125.00 FEET TO POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD. CONTAINING 0.31 ACRES.

PARCEL "B"

PART OF RAILROAD RESERVE LOT 1 DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF RAILROAD RESERVE LOT 1; THENCE N89°40'00"W 57.15 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SECOND STREET; THENCE N59°03'00"W 25.94 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT WHICH IS S59°03'00"E 25.00 FEET FROM THE CENTERLINE OF PENN COMPANY RIGHT-OF-WAY; THENCE N31°00'00"E 290.02 FEET PARALLEL WITH SAID CENTERLINE OF RIGHT-OF-WAY; THENCE S59°00'00"E 109.23 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAPLE STREET; THENCE S31°01'52"W 240.72 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HYDE STREET; THENCE N89°40'00"W 39.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.68 ACRES MORE OR LESS.

DESCRIPTIONS OF THE RESULTING PARCEL SPLITS

PARCEL "A-1"

PART OF RAILROAD RESERVE LOT 1 AND PART OF THE VACATED MAPLE STREET PER LIBER 103, PAGE 52 DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF RAILROAD RESERVE LOT 1 IN THE PLAT OF "VILLAGE OF KALKASKA"; THENCE S89°30'23"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HYDE STREET, 39.53 FEET TO A PROPERTY CORNER SHOWN ON A SURVEY RECORDED IN LIBER 2, PAGE 297; THENCE N31°10'08"E, ALONG THE WESTERLY CURRENT RIGHT-OF-WAY LINE OF MAPLE STREET, 180.74 FEET TO THE POINT OF BEGINNING; THENCE N58°54'22"W, 109.13 FEET TO A POINT ON THE EASTERLY CURRENT RIGHT-OF-WAY LINE OF THE RAILROAD; THENCE N31°09'37"E, 60.00 FEET ALONG SAID EASTERLY CURRENT RIGHT-OF-WAY LINE TO A FOUND 1/2" STEEL ROD AND CAP PS #14102 INSIDE A 1" PIPE IN CONCRETE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N31°02'36"E 124.80 FEET TO A FOUND 1/2" STEEL ROD AND CAP PS #14102 INSIDE OF 2" PIPE IN CONCRETE; THENCE S58°59'57"E 109.55 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF MAPLE STREET; THENCE S31°14'05"W, ALONG THE SAID RIGHT-OF-WAY LINE, 124.97 FEET TO A FOUND 1/2" STEEL ROD AND CAP PS #14102; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S31°10'08"W 60.00 FEET TO POINT OF BEGINNING. CONTAINING 0.46 ACRES. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD

PARCEL "B-1"

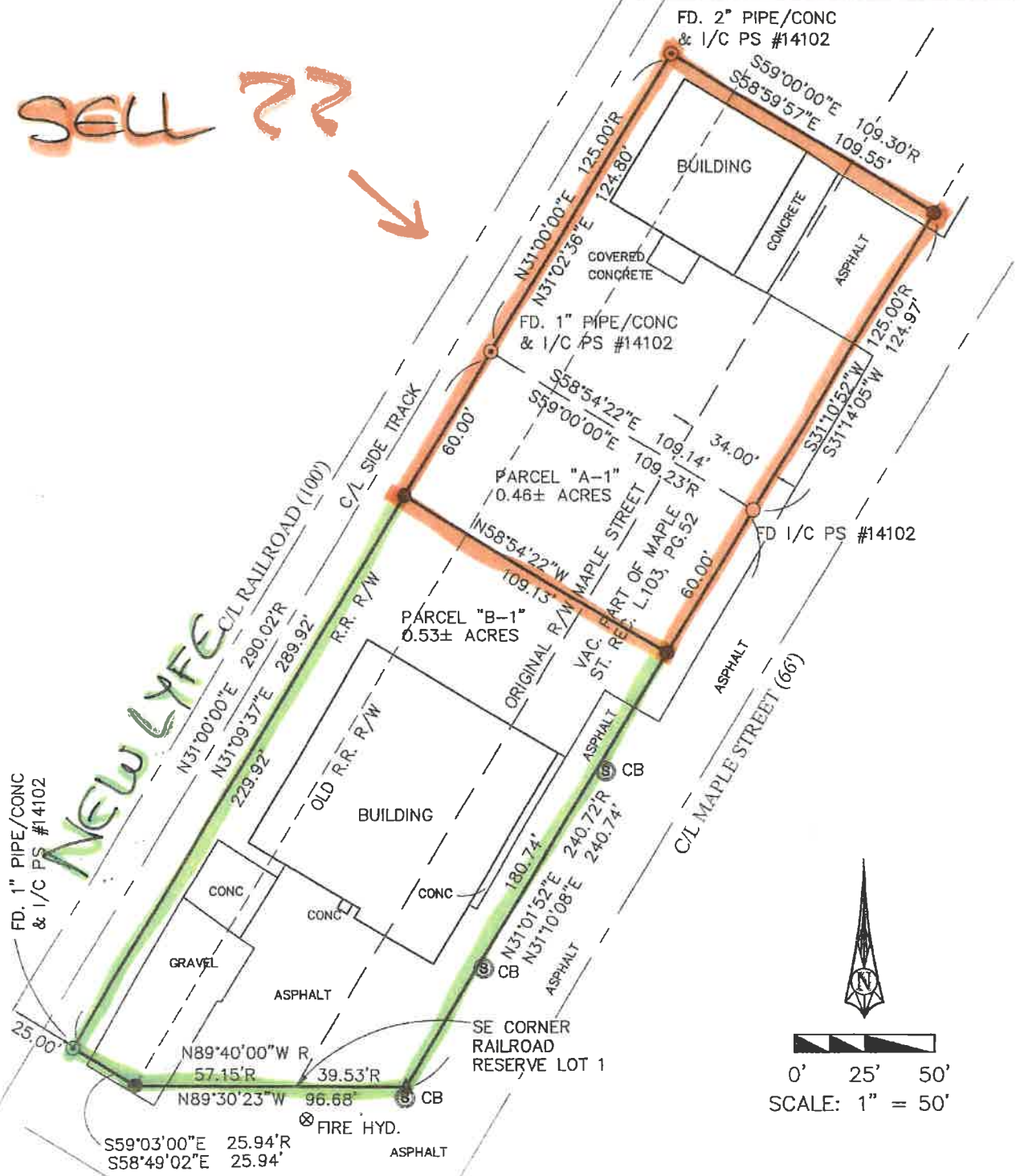
PART OF RAILROAD RESERVE LOT 1 AND PART OF THE VACATED MAPLE STREET PER LIBER 103, PAGE 52 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF RAILROAD RESERVE LOT 1 IN THE PLAT OF "VILLAGE OF KALKASKA"; THENCE S89°30'23"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HYDE STREET, 39.53 FEET TO A PROPERTY CORNER SHOWN ON A SURVEY RECORDED IN LIBER 2, PAGE 297; THENCE N31°10'08"E, ALONG THE WESTERLY CURRENT RIGHT-OF-WAY LINE OF MAPLE STREET, 180.74 FEET; THENCE N58°54'22"W, 109.13 FEET TO A POINT ON THE EASTERLY CURRENT RIGHT-OF-WAY LINE OF THE RAILROAD; THENCE S31°09'37"W, 229.92 FEET ALONG SAID EASTERLY CURRENT RIGHT-OF-WAY LINE TO A POINT WHICH IS S58°49'02"E 25.00 FEET FROM THE CENTERLINE OF THE PENN CON. RAILROAD ON THE NORTHERLY RIGHT-OF-WAY OF SECOND STREET AND TO A FOUND 1/2" STEEL ROD AND CAP PS #14102 INSIDE A 1" PIPE IN CONCRETE; S58°49'02"E 25.94 FEET ALONG SAID RIGHT-OF-WAY LINE OF HYDE STREET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HYDE STREET; THENCE S89°30'23"E 57.15 FEET ALONG SAID NORTHERLY RIGHT OF WAY OF HYDE STREET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 FAX(231)258-3249 office@farrriersurveying.com	CLIENT DEREK HOGERHEIDE	DRAWN: DES	FILE No. 16119
	DESCRIPTION	CHECK: DRF	Fd. Bk. 258, Pg. 57
	PART OF RAILROAD RESERVE LOT 1, AND PART OF VACATED MAPLE STREET, SECTION 17, T27N-R7W, VILLAGE OF KALKASKA, KALKASKA COUNTY, MI.	REVISED:	DATE: 7/25/2019
			SHEET: 2 of 2

CERTIFICATE OF SURVEY

... A CERTIFIED COPY ... SHALL BE RECORDED AT THE TIME OF RECORDING THE CONVEYANCE OF TITLE ... THE PART OF (SEC. 1.(2), ACT 132 OF 1970 AS AMENDED.)

SELL ??



FD. 1" PIPE/CONC & I/C PS #14102

NEW LIFE C/L RAILROAD (100')

FD. 2" PIPE/CONC & I/C PS #14102

BUILDING

CONCRETE

ASPHALT

COVERED CONCRETE

FD. 1" PIPE/CONC & I/C PS #14102

PARCEL "A-1" 0.46± ACRES

PARCEL "B-1" 0.53± ACRES

BUILDING

CONC

CONC

GRAVEL

ASPHALT

SE CORNER RAILROAD RESERVE LOT 1

FIRE HYD.

ASPHALT

C/L HYDE STREET (66')

C/L MAPLE STREET (66')



0' 25' 50'
SCALE: 1" = 50'

LEGEND

- = SET 1/2" ROD & CAP
- = FD. FARRIER IRON
- = FD. IRON
- ▲ = SET NAIL
- △ = FD. NAIL
- ⊙ = FD. CONC. MON.
- ⊗ = FIRE HYDRANT
- R = RECORD
- M = MEASURED
- PR = PRORATED

