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 Ann Arbor, MI 48103  
 Phone: 734.929.6963

**HOLLAND**  
 730 Chicago Dr.  
 Holland, MI 48623  
 Phone: 616.953.0449

**PREPARED FOR:**  
 Underground Building Maintenance, LLC  
 Corey Kaminski  
 6568 Center Industrial Dr.  
 Jenison, MI 49428

**CREATED:**  
 Drawn: DS Date: 3/11/2025

**REVISIONS:**  
 Rev: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_ Date: \_\_\_\_\_

**3850 Rivertown Pkwy SW**  
**ALTANSPS Land Title Survey**

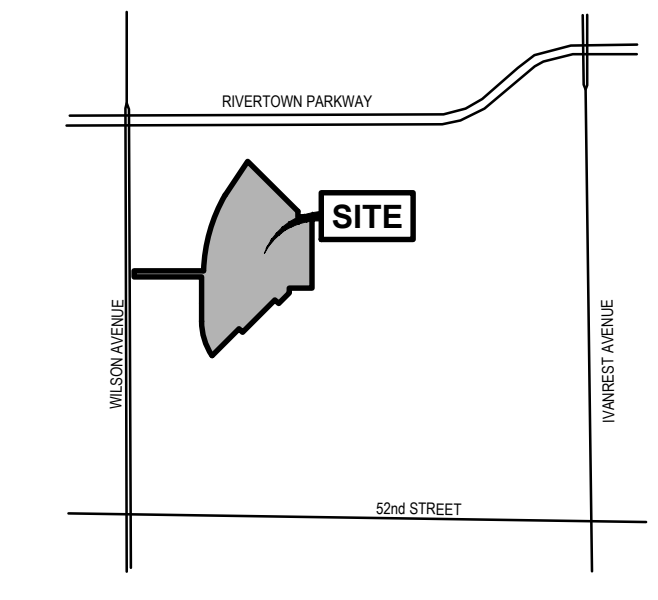
PART OF THE NORTHWEST 1/4 OF SECTION 29, T6N, R12W,  
 CITY OF GRANDVILLE, KENT COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 25400215

**SHEET NO:**  
**AL**

**SHEET: 1 OF 1**



**LOCATION MAP**  
 NOT TO SCALE

**TITLE INFORMATION**

The Title Description and Schedule B Items hereon are from Chicago Title Insurance Company Commitment No. GLT2500162, dated February 10, 2025

**TITLE DESCRIPTION**

Land Situated in the State of Michigan, County of Kent, City of Grandville.

Part of the Northwest 1/4 of Section 29, Township 6 North, Range 12 West, City of Grandville, Kent County, Michigan being described as: Commencing at the West 1/4 corner of said Section 29; thence North 00 degrees 00 minutes 00 seconds West a distance of 715.69 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 70.00 feet to the Easterly right of way line of Wilson Avenue and the point of beginning; thence North 00 degrees 00 minutes 00 seconds West a distance of 37.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 410.98 feet; thence Northeastly 47.24 feet along a curve to the right having a radius of 955.50 feet, central angle of 28 degrees 11 minutes 52 seconds and a long chord bearing distance of North 15 degrees 54 minutes 04 seconds East 465.51 feet; thence North 30 degrees 00 minutes 00 seconds East a distance of 118.61 feet; thence Northeastly 121.19 feet along a curve to the right having a radius of 455.50 feet, central angle 15 degrees 14 minutes 39 seconds and a long chord bearing distance of North 37 degrees 37 minutes 19 seconds East 120.83 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 418.38 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 31.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 36.44 feet; thence Southeastly 44.46 feet along a curve to the right having a radius of 99.50 feet, central angle 25 degrees 36 minutes 11 seconds and a long chord bearing distance of South 77 degrees 11 minutes 55 seconds East 44.09 feet; thence South 64 degrees 23 minutes 49 seconds East a distance of 3.96 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 409.52 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 133.92 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 29.50 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 88.76 feet; thence North 45 degrees 00 minutes 00 seconds West a distance of 30.00 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 225.54 feet; thence Northwestly 215.28 feet along a curve to the right having a radius of 366.50 feet, central angle of 33 degrees 39 minutes 19 seconds and a long chord bearing distance of North 16 degrees 49 minutes 40 seconds West 212.20 feet; thence North 02 degrees 26 minutes 27 seconds West a distance of 11.74 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 250.10 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 399.01 feet to said Easterly right of way line of Wilson Avenue and the point of beginning.

Together with easements as reserved, created, limited and defined by the Construction, Operation and Reciprocal Easement Agreement recorded in Liber 5130, Page 47, Kent County Records.

**LEGEND**

	Catch Basin - Square		Post
	Cleanout		Sign
	Control Point/Benchmark		Stop Sign
	Cable Riser		Sanitary Manhole
	Fire Department Connection		Manhole
	Flag		Water Valve
	Handicap Parking		Sanitary
	Handhole		Storm Line
	Hydrant		Asphalt
	Iron-Found		Existing Building
	Iron-Set		Concrete
	Light Pole		Property Line
	Mailbox		

**SURVEYOR'S NOTES**

- ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260271, Panel Number 03940, with an Effective Date of 2/23/2023, shows this parcel to be located in Zone X (Areas of Minimal Flood Hazard) (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 480704 Square Feet / 11.04 Acres
- ALTA TABLE "A" ITEM NO. 9 - Parking Information  
 789 standard parking spaces  
 18 handicap parking spaces  
 787 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. None observed at time of survey.
- Basis of Bearing: N00°00'00"W along the West Section Line
- 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.

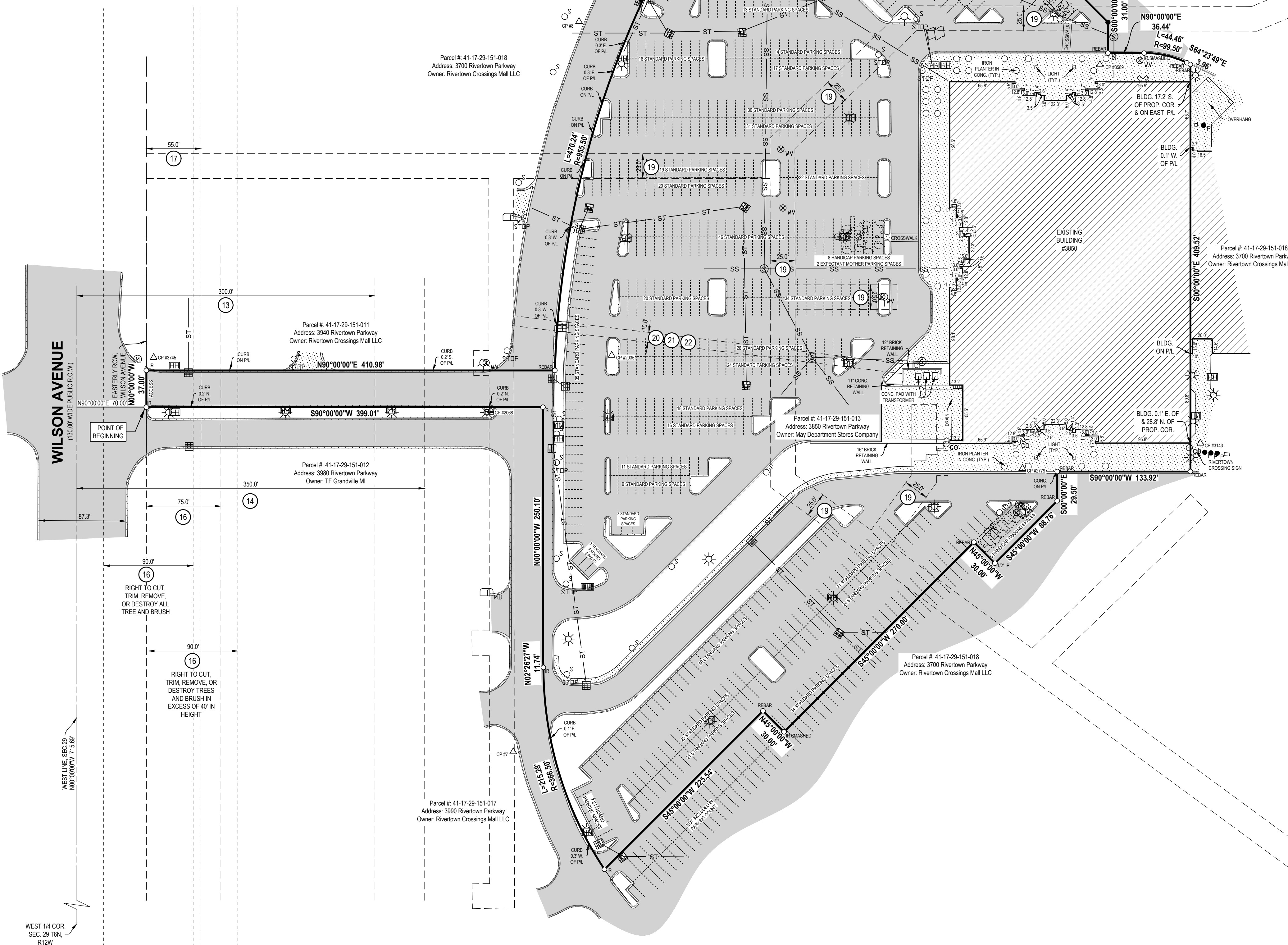
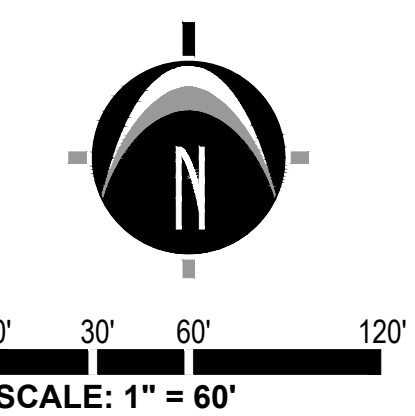
**SCHEDULE B - SECTION II NOTES**

- 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 84 of Miscellaneous, Page 27. The easement described in this document is a blanket easement, the route to be taken by the line of poles, wires, cables, and conduits is 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 103 of Miscellaneous, Page 539. The easement described in this document is a blanket easement, the route to be taken by the line of poles, wires, cables, and conduits is shown hereon.
- Easement(s) and the terms, covenants, conditions, and provisions of Easement and Right of Way Grant in favor of the City of Grandville as set forth below: Recording No. Liber 2709, Page 368 The easement described in this document is shown on this survey.
- Easement(s) and the terms, covenants, conditions, and provisions of Easement for Electric Line in favor of Consumers Power Company (now known as Consumers Energy) as set forth below: Recording No. Liber 4133, Page 859 The easement described in this document is shown on this survey.
- Easement(s) and the terms, covenants, conditions, and provisions of General Easement Right-of-Way and Maintenance Agreement as set forth below: Recording No. Liber 4165, Page 153 The easement described in this document is shown on this survey.
- The terms, covenants, conditions, and provisions of Easement Agreement as set forth below: Recording No. Liber 4369, Page 1036 Affected by Quit Claim Deed recorded in Liber 5052, Page 782 and corrected in Liber 5307, Page 45 Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Easement(s) and the terms, covenants, conditions, and provisions of Easement for Sanitary Sewer and Water as set forth below: Recording No. Liber 4991, Page 1140 The easement described in this document is shown on this survey.
- Easement(s) and the terms, covenants, conditions, and provisions of Distribution Easement in favor of Michigan Consolidated Gas Company as set forth below: Recording No. Liber 4991, Page 1159 The easement described in this document is shown approximately on this survey.
- Easement(s) and the terms, covenants, conditions, and provisions of Easement for Underground Electric Line in favor of Consumers Energy as set forth below: Recording No. Liber 4991, Page 1171 The easement described in this document is shown approximately on this survey.
- Easement(s) and the terms, covenants, conditions, and provisions of Ameritech Easement in favor of Michigan Bell Telephone Company a/k/a Ameritech Michigan as set forth below: Recording No. Liber 5016, Page 1034 The easement described in this document is shown approximately on this survey.
- Rights of the public to use the bike path as shown on the plot plan dated November 11, 1999, as revealed by Covenant Deed recorded in Liber 5130, Page 43. Liber 5130, Page 43 was relieved at time of survey, however, the plot plan detailing the bike path was not provided at time of survey, and cannot be shown hereon.
- The terms, covenants, conditions, and provisions of Construction, Operation and Reciprocal Easement Agreement as set forth below: Recording No. Liber 5130, Page 47 Affected by: Assignment and Assumption Agreement (Real Estate) recorded in Instrument No. 20040914-0124527 Assignment and Assumption of Operating Agreement recorded in Instrument No. 20041019-0138868 Assignment and Assumption of Construction, Operation and Reciprocal Easement Agreement recorded in Instrument No. 201903050013740 Assignment and Assumption of Construction, Operation and Reciprocal Easement Agreement recorded in Instrument No. 202409190052180 The easement described in this document is a blanket easement.

**SURVEYOR'S CERTIFICATION**

To Jon Squared LLC, a Michigan Limited Liability Company, Chicago 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 ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, & 16 of Table A thereof. The fieldwork was completed on 3/17/2025.



**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 "PLANT" 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.

**Scott A. Hedges**  
 License No. 4001047953  
 Professional Surveyor No. 4001047953  
 Nederveld, Inc.  
 shedges@nederveld.com