

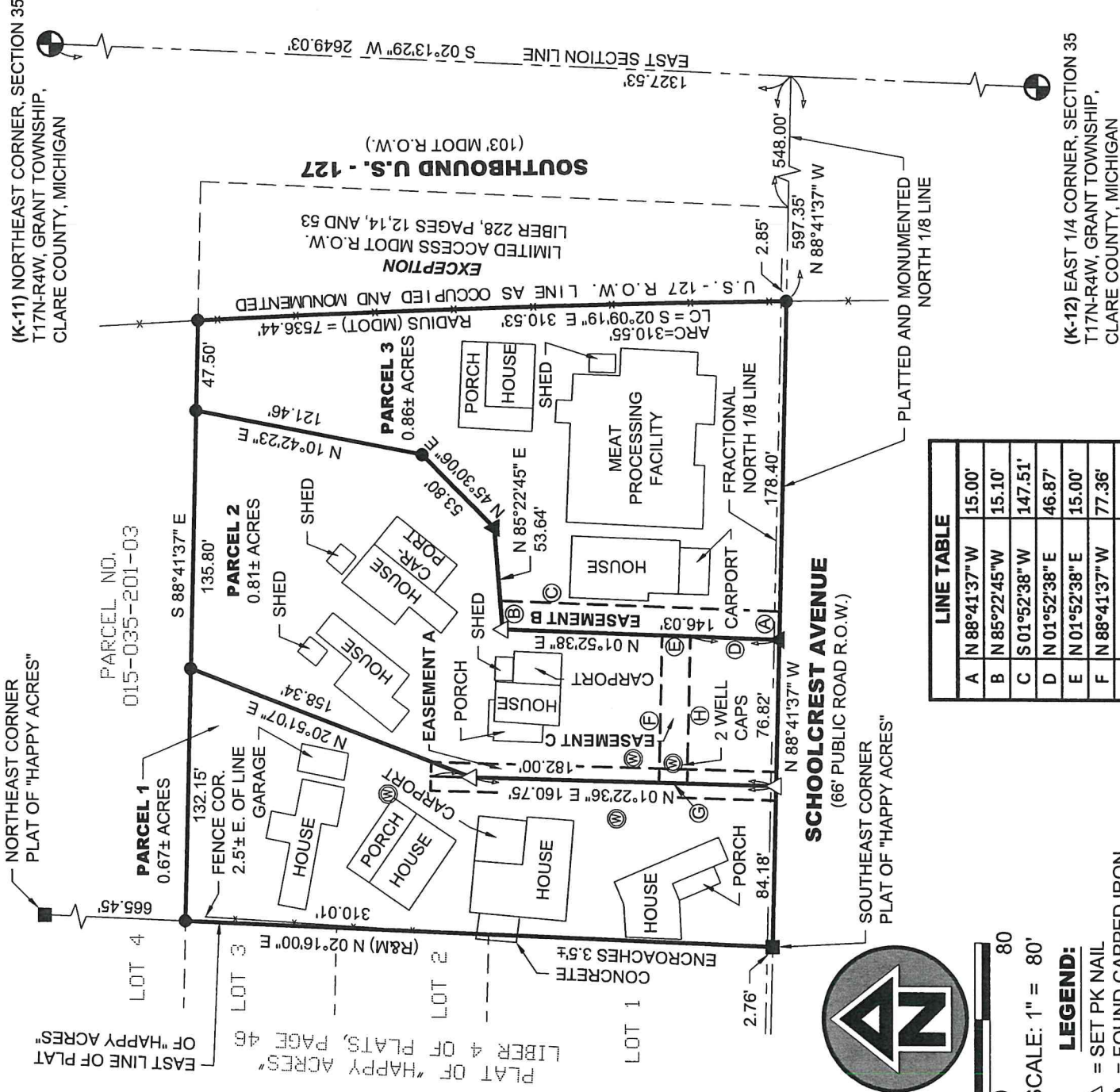
CERTIFICATE OF SURVEY

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI
I, Daniel M. Martin, hereby certify to John Shagena that:
on December 11, 2024 I surveyed the land described hereon; the
relative positional precision of each corner in the survey is less
than 0.15 feet plus 1 part per 5000; and, the requirements of
Section 3 of PA 132 of 1970, as amended, have been met.

Parking Lot Location Detail: See Sheet 2 of 4
Property Descriptions: See Sheet 3 of 4
Easement Descriptions: See Sheet 4 of 4
Government Corner Witnesses: See Sheet 4 of 4

NOTE:

PARCEL 1, PARCEL 2, AND PARCEL 3
(AS SHOWN AND PROPOSED) ARE SUBJECT TO
MUNICIPAL APPROVAL PURSUANT TO THE LAND
DIVISION ACT, P.A. 591 OF 1996, AS AMENDED.



(K-12) EAST 1/4 CORNER, SECTION 35
T17N-R4W, GRANT TOWNSHIP,
CLARE COUNTY, MICHIGAN

LAPHAM ASSOCIATES
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PLANNING
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515 E. Fifth Street, P.O. Box 33
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Ph. (989) 386-7774

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Date: Decemeber 12, 2024 Scale: As Noted

Drawn by: DMM

Field: DMM

Checked: DM

Revised:

Job No. C-240443

Sheet: 1 of 4

Daniel M. Martin, P.S. No. 4001071337

COPY

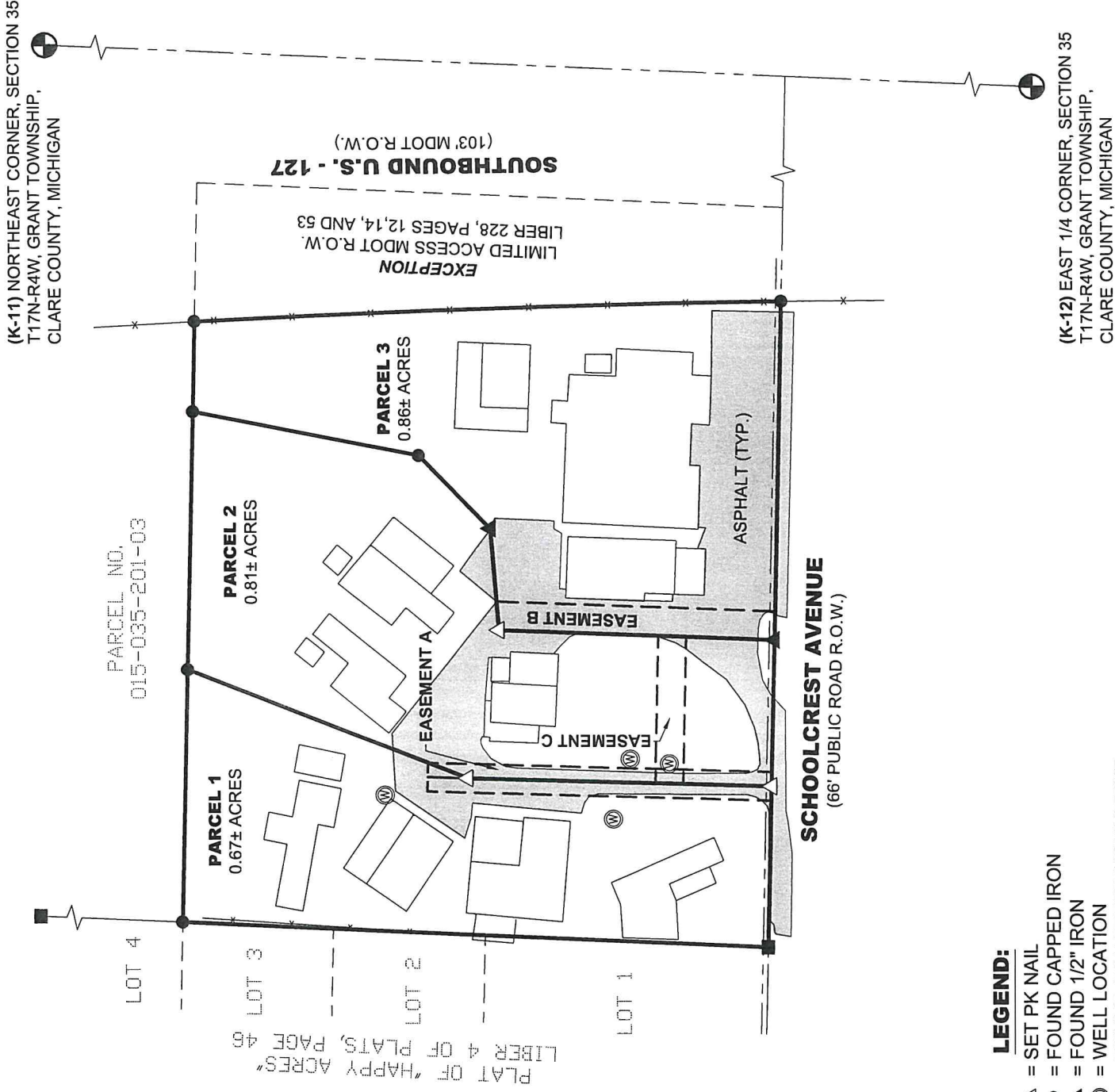
CERTIFICATE OF SURVEY

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

Parking Lot Location Detail:



SCALE: 1" = 80'



LEGEND:

- △ = SET PK NAIL
- = FOUND CAPPED IRON
- ▲ = FOUND 1/2" IRON
- ⊙ = WELL LOCATION
- = FOUND CONCRETE MONUMENT
- (R) = RECORDED AS PER: PLAT OF "HAPPY ACRES"
- (M) = MEASURED AS

BEARINGS ESTABLISHED FROM: PLAT OF "HAPPY ACRES", LIBER 4 OF PLATS, PAGE 46

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SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

PARCEL 1

PARCEL 2

PARCEL 3



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Job No. C-240443 Sheet: 3 of 4

Daniel M. Martin, P.S. No. 4001071337

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CERTIFICATE OF SURVEY

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

Easement Descriptions:

EASEMENT A

A 15 foot wide easement for ingress, egress, and public and private utility purposes being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 852.57 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence lying 7.50 feet on either side of the following described centerline: N01°22'36"E, 182.00 feet to the point of ending of said easement. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

EASEMENT B

A 15 foot wide easement for ingress, egress, and public and private utility purposes being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 760.75 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N88°41'37"W, along said monumented North One-eighth line, 15.00 feet; thence N01°52'38"E, 146.03 feet; thence N85°22'45"E, 15.10 feet; thence S01°52'38"W, 147.51 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

EASEMENT C

A 15 foot wide water line easement being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 775.75 feet; thence N01°52'38"E, 46.87 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N01°52'38"E, 15.00 feet; thence N88°41'37"W, parallel with said monumented North One-eighth line, 77.36 feet; thence S01°22'36"W, 15.00 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 77.23 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

Government Corner Witnesses:

(K-11) NORTHEAST CORNER, SECTION 35
T17N-R4W, GRANT TOWNSHIP,
CLARE COUNTY, MICHIGAN

WITNESSES:

FOUND CLARE COUNTY REMON MONUMENT IN MONUMENT BOX
N60°E 52.62' S. EDGE OF STOP SIGN POST AT BASE OF THE POST
N50°E 39.13' FOUND N&T IN TOP OF WOOD GUARD RAIL SPACER
S35°W 30.14' FOUND PK NAIL IN TOP OF WOOD GUARD RAIL POST
N70°W 35.64' FOUND NAIL IN POWER POLE

(K-12) EAST 1/4 CORNER, SECTION 35
T17N-R4W, GRANT TOWNSHIP,
CLARE COUNTY, MICHIGAN

WITNESSES:

FOUND CLARE COUNTY REMON MONUMENT IN MONUMENT BOX
N55°W 54.95' FOUND N&T IN 11" BALSAM FIR
N35°W 54.80' FOUND N&T #9433 IN POWER POLE
S20°E 58.90' FOUND N&T IN 10" ASH
N25°E 48.43' FOUND N&T IN 14" ELM
N70°E 24.51' FOUND N&T IN 16" ASH
S35°E 22.57' FOUND N&T IN E. END 48" CMP
S65°W 25.54' FOUND N&T IN W. END 48" CMP



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