

Cedar Shores | Holt

Location:

Cedar Street

County:

Ingham

Nearest Cross Streets:

Cedar St + Holt Rd

Building Total Sq. Ft.:

N/A

Type:

Vacant Land

Demographics:

3 Miles:24,286

5 Miles:62,011

10 Mile:267,823



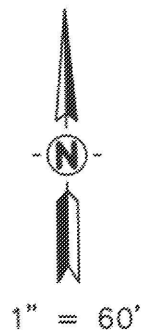
Lot#	Tax ID#	Acreage	Sale Price (\$2 Buildable)
1	33-25-05-24-351-001	Sold 0.8015	25,000.00
2	33-25-05-24-351-002	2.4439	120,000.00
3	33-25-05-24-351-003	Sold 0.7626	40,000.00
4	33-25-05-24-351-004	0.4023	20,000.00
5	33-25-05-24-351-005	0.9367	45,000.00
20	33-25-05-25-102-001	0.9568	45,000.00
19	33-25-05-25-102-002	0.9368	46,000.00
18	33-25-05-25-102-003	0.9220	48,000.00
17	33-25-05-25-102-004	1.0727	56,000.00
16	33-25-05-25-102-005	1.0383	52,000.00
15	33-25-05-25-102-006	0.9926	47,000.00
14	33-25-05-25-102-007	1.1413	48,000.00

Contact

Office 517.371.5300
 commercial@dtnmgt.com
 www.dtncommercial.com

1/2" PIPE IN
CONCRETE

NOTE: ALL FOUND "KEBS"
BAR & CAPS ARE SET 2.0'
FROM THE TOP OF BANK



EDGAR ROAD

HOGSBACK ROAD

LOT 1

CEDAR STREET

EDGE OF ASPHALT

EDGE OF WATER

EDGE OF WATER

TOP OF BANK

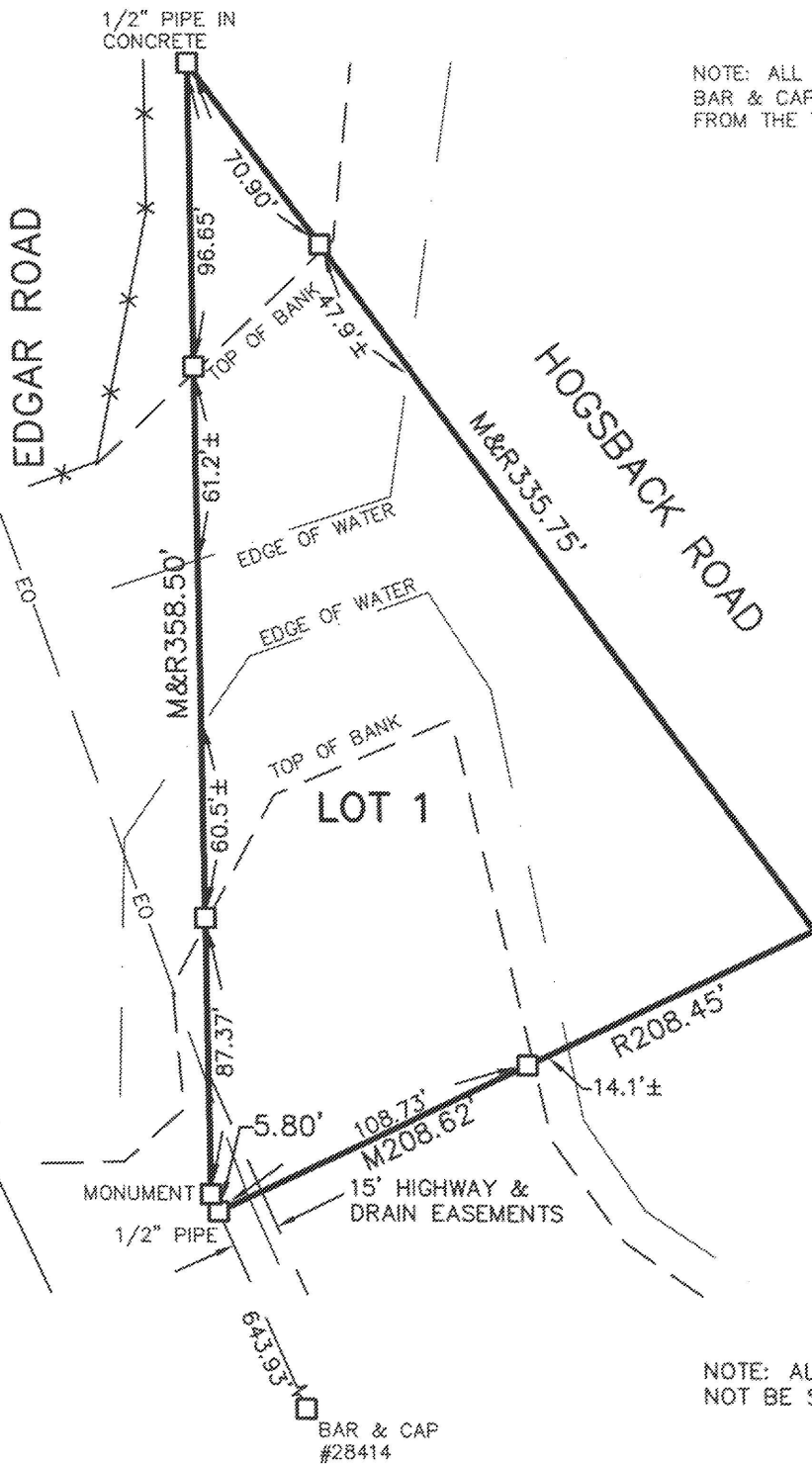
MONUMENT

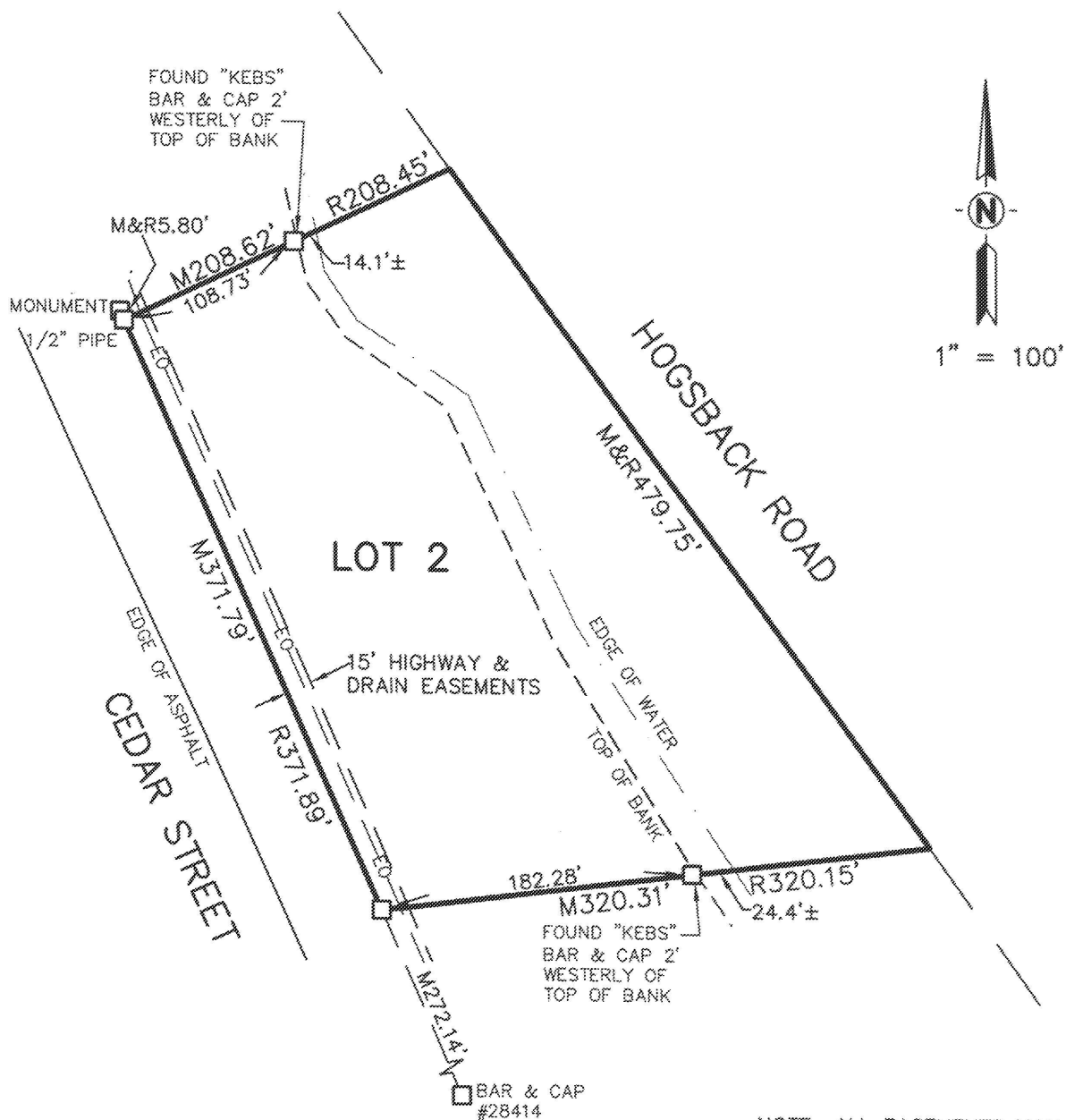
1/2" PIPE

15' HIGHWAY &
DRAIN EASEMENTS

BAR & CAP
#28414

NOTE: ALL EASEMENTS MAY
NOT BE SHOWN HEREON

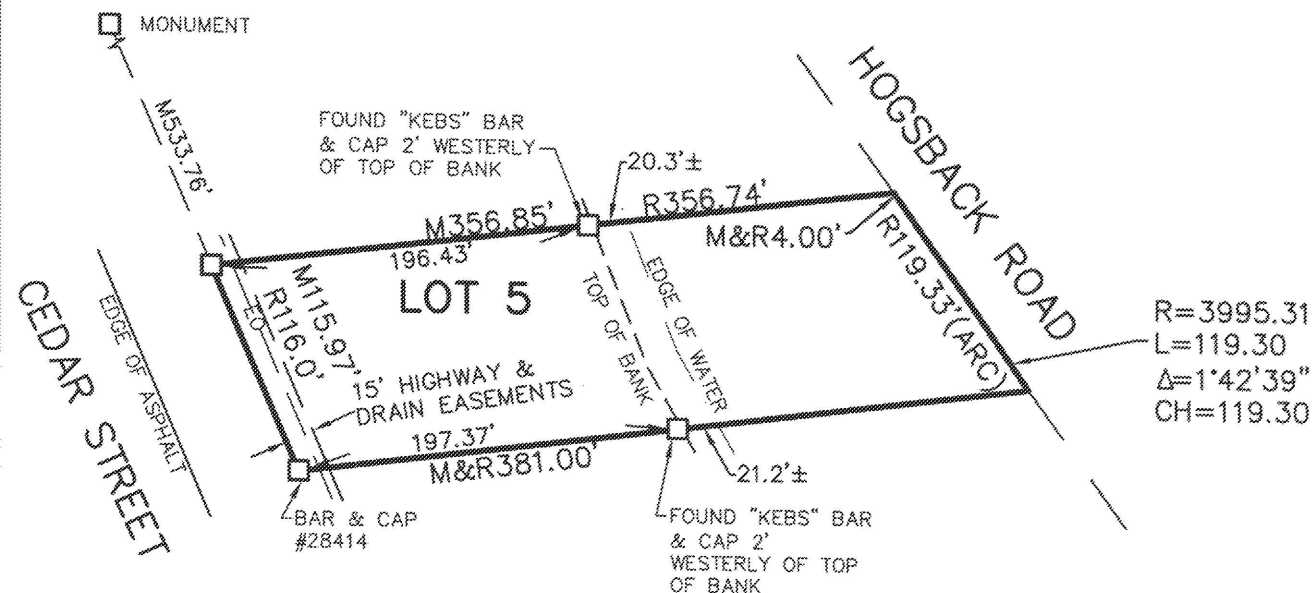




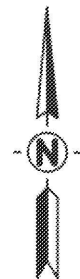
NOTE: ALL EASEMENTS MAY
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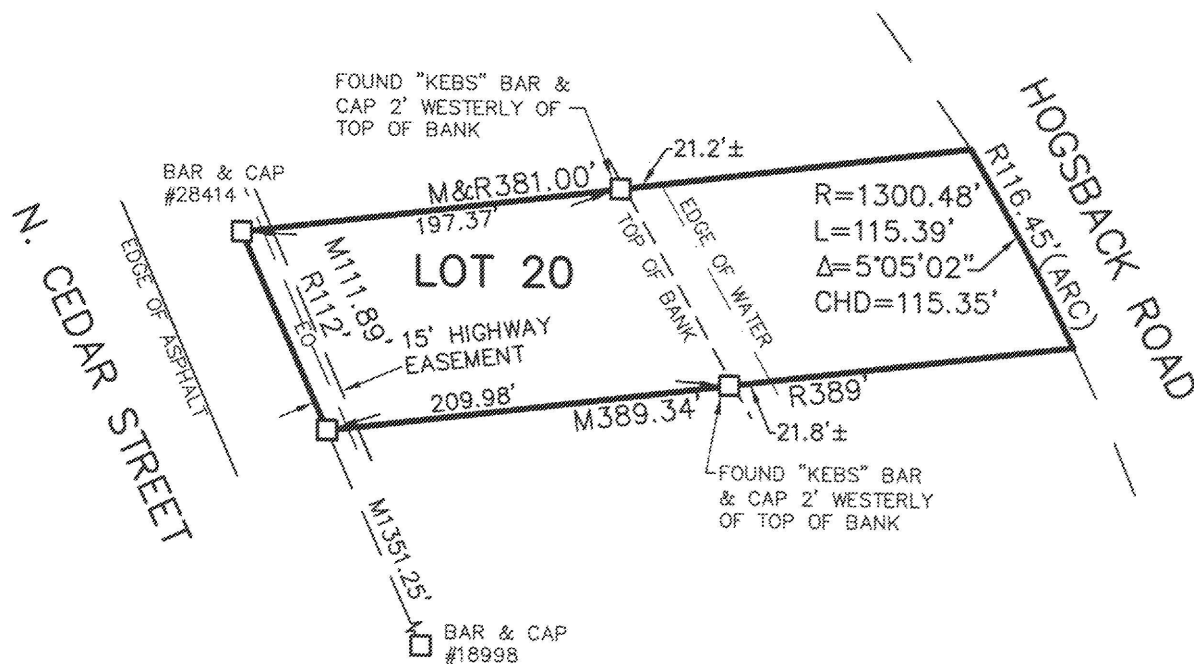
1" = 100'



NOTE: ALL EASEMENTS MAY
NOT BE SHOWN HEREON



1" = 100'

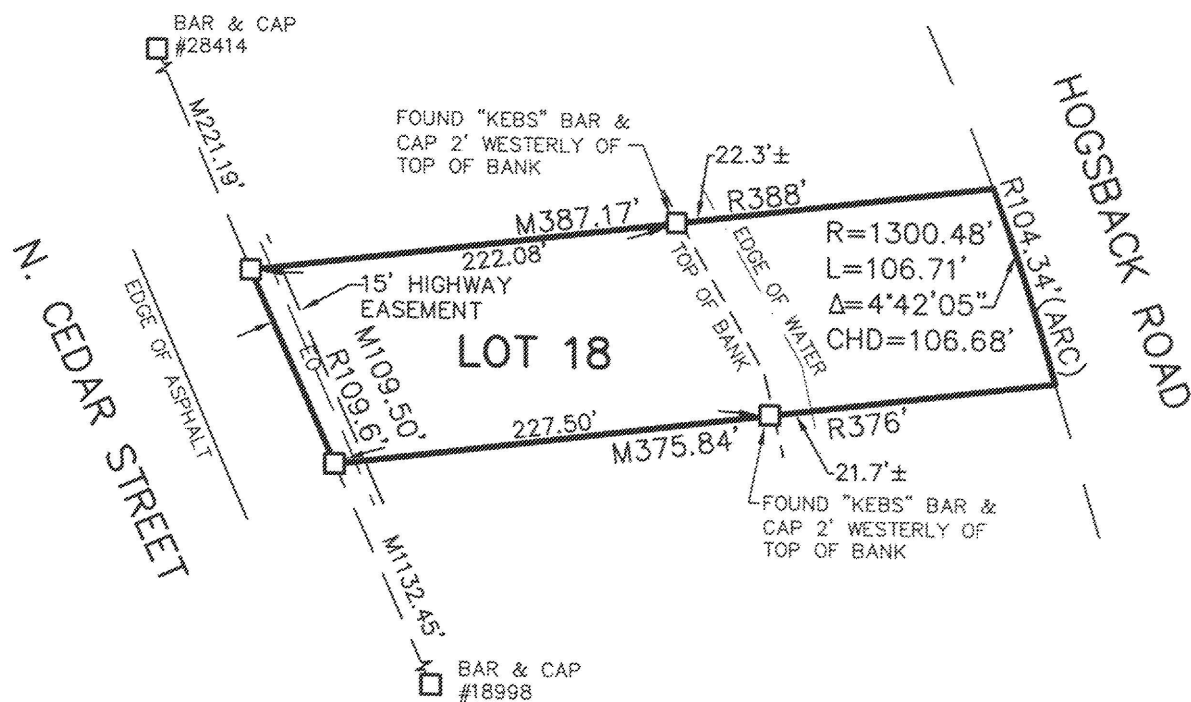


NOTE: ALL EASEMENTS MAY NOT BE SHOWN HEREON





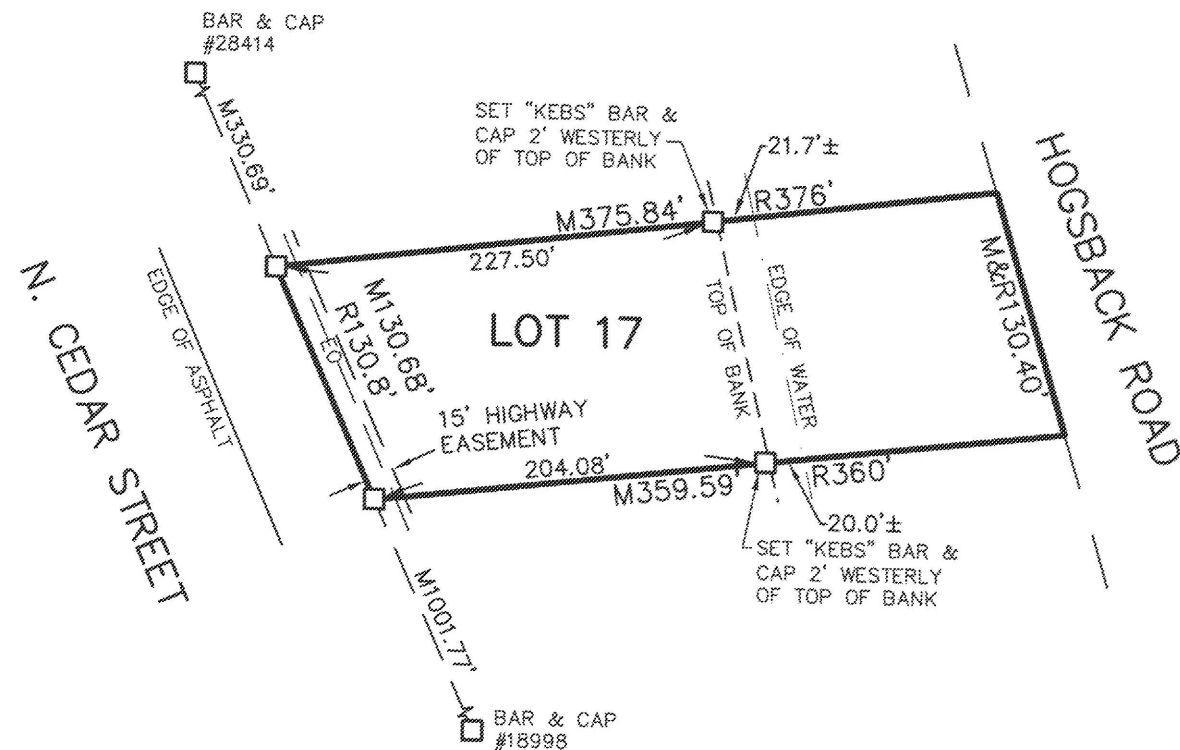
1" = 100'



NOTE: ALL EASEMENTS MAY NOT BE SHOWN HEREON



1" = 100'

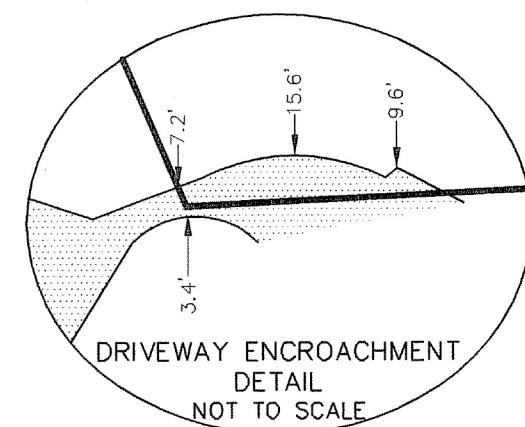


NOTE: ALL EASEMENTS MAY
NOT BE SHOWN HEREON

LOT SURVEY

"HOGSBACK ROAD, EDGAR ROAD AND CEDAR STREET"

FOR: DTN MANAGEMENT



LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND "KEBS" BAR & CAP UNLESS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- EO— = OVERHEAD WIRES
- "A-1" = ZONING

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Title Source, Inc. underwritten by Fidelity National Title Insurance Company, Commitment No. 11-03458461 REV, dated October 15, 2009)

Item 10: Parcels subject to the Rights, if any, of the United States Government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past, bed, banks, bottomland and waters of Cook & Thorburn Drain, Hancock Drain, as shown on the recorded plats and county tax maps.

Item 11: Parcel 1 subject to a Consumers Power Company Easement as recorded in Liber 23 of Miscellaneous Records, Page 123, said easement is plottable and shown hereon.

Item 12: Parcels subject to a Consumers Power Company Easement as recorded in Liber 32 of Miscellaneous Records, Page 509, said easement is plottable and shown hereon.

Item 13: Parcels 1 and 2 are subject to a State of Michigan Highway Easement as recorded in Liber 54 Miscellaneous Records, Page 536, said easement is plottable and shown hereon.

Item 14: Parcels subject to a Reservation of Easement in the vacated Edgar Road and Hogsback Road as recorded in Liber 2844, Page 743, Liber 40 of Miscellaneous Records, Page 227, and Liber 1079, Page 484.

Item 15: Cook & Thorburn Drain Drainage District as recorded in Liber 3050, Page 210, refers to Parcels 11 and 12, therefore not shown hereon. Liber 3050, Page 209, **not listed in the title commitment**, affects parcel 1, and the approximate location is shown hereon. The exact route of said easement is not retracable.

Item 16: Parcel 3 subject to a State of Michigan Highway Easement as recorded in Liber 55 Miscellaneous Records, Page 89, said easement is plottable and shown hereon.

Item 17: Parcel 3 subject to a State of Michigan Highway Easement as recorded in Liber 54 Miscellaneous Records, Page 532, said easement is plottable and shown hereon.

Item 18: Parcel 4 subject to a State of Michigan Highway Easement as recorded in Liber 54 Miscellaneous Records, Page 534, said easement is plottable and shown hereon.

Item 19: Parcel 5 subject to a State of Michigan Highway Easement as recorded in Liber 54 Miscellaneous Records, Page 367, said easement is plottable and shown hereon.

Item 20: Parcel 6 subject to a Consumers Power Company Easement as recorded in Liber 32 of Miscellaneous Records, Page 487, said easement is plottable and shown hereon.

Item 21: Parcel 7 subject to a Consumers Power Company Easement as recorded in Liber 32 of Miscellaneous Records, Page 521, said easement is plottable and shown hereon.

Item 22: Consumers Power Company Easement as recorded in Liber 32 of Miscellaneous Records, Page 533, does not cross subject parcels, therefore not shown hereon.

Item 23: Parcel 6 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 363, said easement is plottable and shown hereon.

Item 24: Parcel 7 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 540, said easement is plottable and shown hereon.

Item 25: Parcel 7 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 369, said easement is plottable and shown hereon.

Item 26: Parcel 7 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 623, said easement is plottable and shown hereon.

Item 27: Parcels 7 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 627, said easement is plottable and shown hereon.

Item 28: Parcels 8 and 9 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 371, said easement is plottable and shown hereon.

Item 29: Parcels subject to an Ingham County Drain Easement as recorded in Liber 67 of Miscellaneous Records, Page 600, said easement is plottable and shown hereon.

Item 30: Parcel 10 subject to a State of Michigan Highway Easement as recorded in Liber 54 of Miscellaneous Records, Page 625, said easement is plottable and shown hereon.

Items 31-45 are for parcels 11-13 which are not part of this survey.

NOTE: EDGAR ROAD & HOGSBACK ROAD ARE SUBJECT TO BEING VACATED IN LIBER 40MR, PAGE 227, LIBER 1079, PAGE 484 AND LIBER 2844, PAGE 743, AND SUBJECT TO THE RIGHTS STATED THEREIN. TITLE IS UNKNOWN.

ZONING SETBACK REQUIREMENTS:

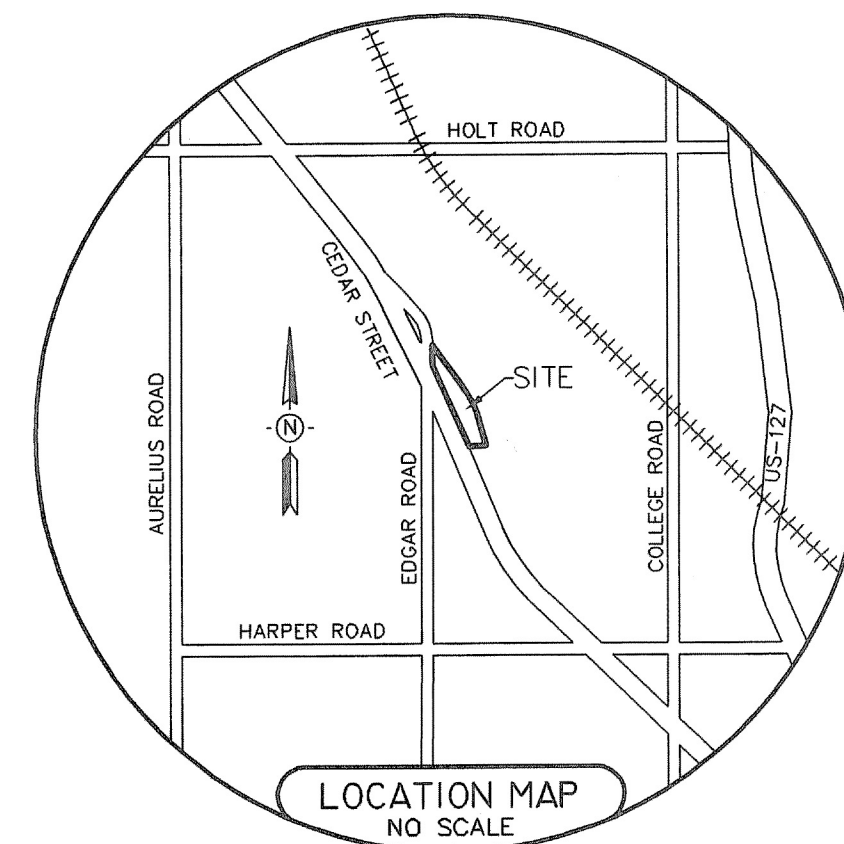
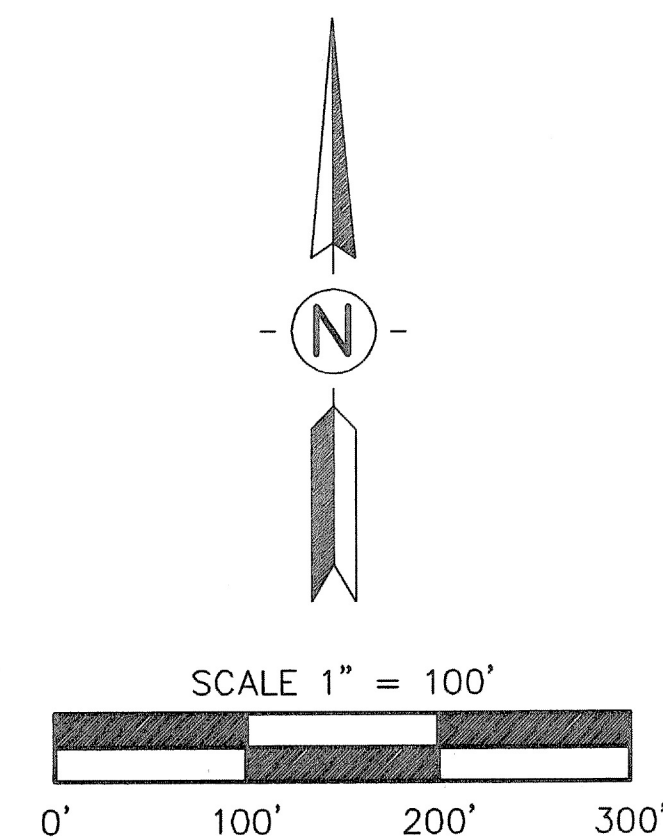
ALL SETBACK INFORMATION MUST BE VERIFIED BY THE LOCAL GOVERNING AGENCY.

A-1 (AGRICULTURAL) DISTRICT:
FRONT SETBACK: 35 FEET
SIDE SETBACK: 16 FEET (35' FOR A CORNER LOT)
REAR SETBACK: 35 FEET

C-1 (LOW IMPACT COMMERCIAL) DISTRICT:
FRONT SETBACK: 25 FEET
SIDE SETBACK: 10 FEET (25' FOR A CORNER LOT)
REAR SETBACK: 40 FEET

C-3 (HIGHWAY SERVICE) DISTRICT:
FRONT SETBACK: 50 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 30 FEET

NOTE: ALL FOUND "KEBS" BAR & CAPS ARE 2.0" WESTERLY FROM THE TOP OF BANK



SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in March 2010.

2. All bearings and distances on the survey are record and measured unless otherwise noted.

3. All dimensions are in feet and decimals thereof.

4. Title Work provided by Title Source, Inc. Commitment No. 11-03458461, dated October 15, 2009 contains Parcels 11, 12 and 13 that are not part of this survey. Exceptions 31-45 affect Parcels 11-13, therefore not shown on this survey.

LEGAL DESCRIPTION:

(As provided by Title Source, Inc. underwritten by Fidelity National Title Insurance Company, Commitment No. 11-03458461 REV, dated October 15, 2009)

Parcel 1: Lot 1, Replat of Lot 21, including adjacent 33 feet of vacated Edgar Road, also including adjacent 33 feet of vacated Hogsback Road, of Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 29 of Plats, Page 21, Ingham County Records.

Parcel 2: Lot 2, Replat of Lot 21, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 29 of Plats, Page 21, Ingham County Records.

Parcel 3: Lot 3, Replat of Lot 21, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 29 of Plats, Page 21, Ingham County Records.

Parcel 4: Lot 4, Replat of Lot 21, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 29 of Plats, Page 21, Ingham County Records.

Parcel 5: Lot 5, Replat of Lot 21, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 29 of Plats, Page 21, Ingham County Records.

Parcel 6: Lot 14, EXCEPT the South 100 feet thereof, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 15 of Plats, Page 8, Ingham County Records.

Parcel 7: Lots 15, 16, and 17, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 15 of Plats, Page 8, Ingham County Records.

Parcel 8: Lot 18, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 15 of Plats, Page 8, Ingham County Records.

Parcel 9: Lot 19, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 15 of Plats, Page 8, Ingham County Records.

Parcel 10: Lot 20, Supervisor's Plat of Rose Mills Farm, Delhi Township, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 15 of Plats, Page 8, Ingham County Records.

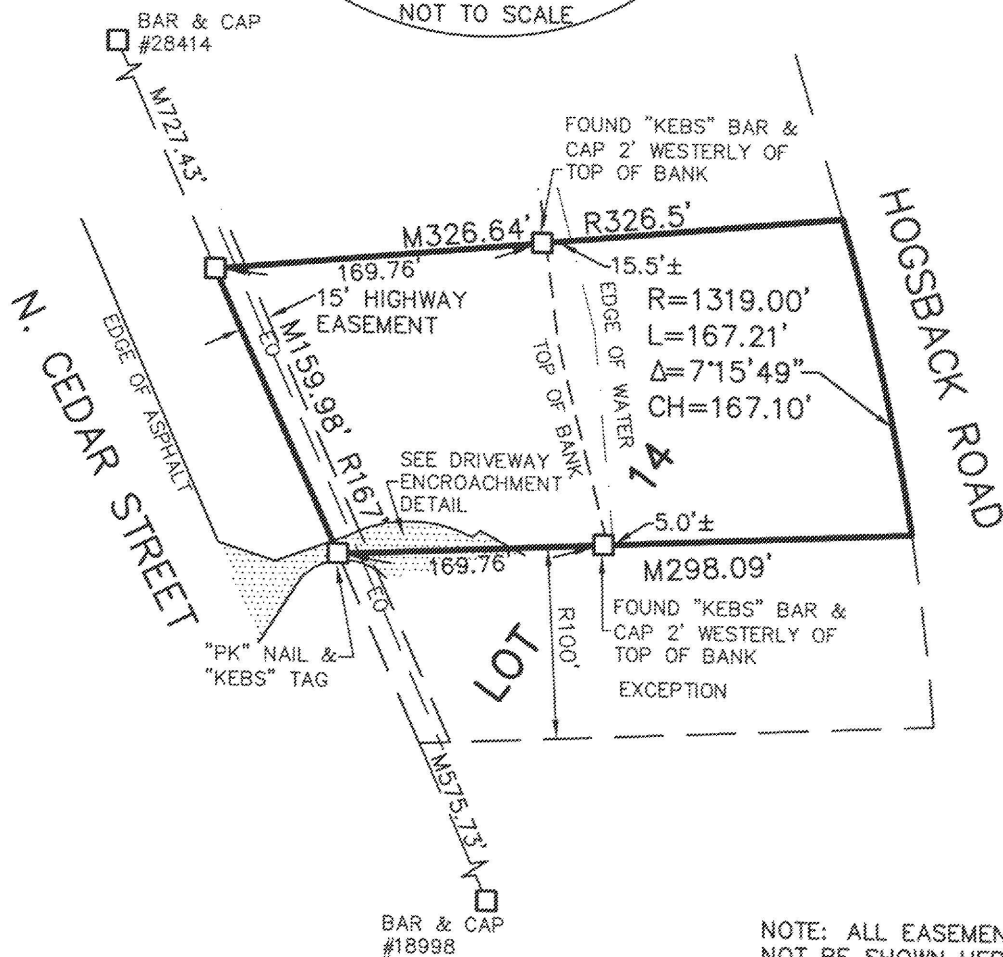
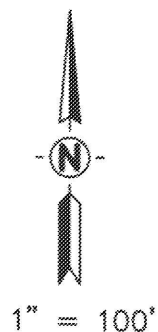
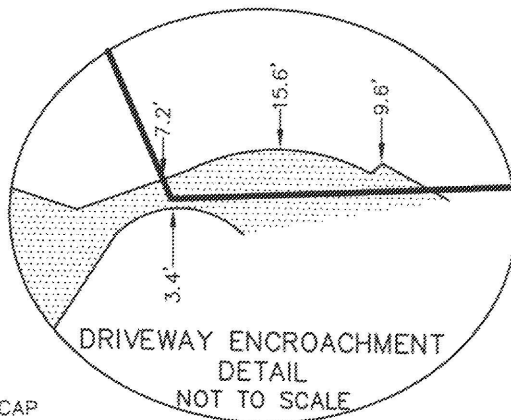
Parcels 11, 12, and 13 are not part of this survey.

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
4/1/10	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
		DRAWN BY: SLH	SECTION 25, T3N, R2W
		FIELD WORK BY: DD	JOB NUMBER:
		SHEET 1 OF 1	83187.LOT-1

LARRY A. BRYAN
PROFESSIONAL SURVEYOR
DATE
NO. 25832





NOTE: ALL EASEMENTS MAY NOT BE SHOWN HEREON