



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

IMPROVEMENTS CROSS INTO ROAD ROW

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260106-0408-D, WHICH BEARS AN EFFECTIVE DATE OF 02/23/2023, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION NOT PROVIDED TO SURVEYOR:
PERMITTED USE			
MINIMUM LOT AREA (SQ FT)			
MINIMUM FRONTAGE			
MINIMUM LOT WIDTH			
MAX BUILDING COVERAGE			
MAX BUILDING HEIGHT			
MINIMUM SETBACKS			
FRONT			
SIDE			
REAR			

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN LIBER 1, PAGE 23, KENT COUNTY RECORDS (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN NATURE)
- RESTRICTIONS, COVENANTS, CONDITION, RESERVATIONS AND EASEMENTS (DELETING THEREFROM RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), RECORDED IN LIBER 2983, PAGE 356, KENT COUNTY RECORDS (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN NATURE)
- UTILITY EASEMENT IN FAVOR OF THE CITY OF GRAND RAPIDS, RECORDED 06/12/2006 IN INSTRUMENT NUMBER 20060612-0066379, KENT COUNTY RECORDS (PLOTTED HEREON)
- EASEMENT FOR ELECTRIC FACILITIES IN FAVOR OF CONSUMERS ENERGY COMPANY, RECORDED 10/19/2022 IN INSTRUMENT NUMBER 20221019008051, KENT COUNTY RECORDS (PLOTTED HEREON)
- NOTICE OF COMMENCEMENT RECORDED 10/10/2023 IN INSTRUMENT NUMBER 202310100058238, KENT COUNTY RECORDS (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN NATURE)

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

6DiId LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	FD IP
NO PARKING AREA	(M) FIELD MEASURED DATA
HANDICAP PARKING	(R) RECORD DESCRIPTION
UTILITY MANHOLE	TELEPHONE PEDESTAL
UTILITY POLE	CABLE TV PEDESTAL
GUY ANCHOR	GAS METER
LIGHT POLE	SIGN
ELECTRIC METER	BOLLARD
AIR CONDITIONER	METAL FENCE
CURB STORM INLET	OVERHEAD UTILITY LINE
DRAIN GRATE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
MANHOLE	

USE OF THIS SURVEY:
THIS SURVEY IS VALID FOR THIS ALTA LAND TITLE TRANSACTION ONLY AND IS TO BE RELIED UPON BY THE PARTIES TO THIS SPECIFIC TRANSACTION AND NO OTHERS. USE OF THIS SURVEY FOR OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO THE PLANNING OR CONSTRUCTION OF IMPROVEMENTS, IS VOID AND AT USER'S OWN RISK. THE FINAL SIGNED PDF AND/OR PRINT OF THIS SURVEY SHALL BE THE OFFICIAL VERSION.

PARCEL OWNERSHIP INFORMATION:
IF SHOWN HEREON, "ACCESS" INDICATES PHYSICAL VEHICULAR ACCESS ONTO OR FROM THE SUBJECT PROPERTY. THIS MAY OR MAY NOT REPRESENT LEGAL ACCESS OR PERMITTED ACCESS, UNLESS EXPRESSLY NOTED HEREON.

SCOPE OF RESEARCH:
THIS SURVEY MAY NOT SHOW ALL RECORDED OR UNRECORDED PROPERTY RIGHTS OR INTERESTS. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF IMPROVEMENTS SHOWN HEREON. THIS SURVEY ONLY SHOWS INFORMATION PROVIDED TO THE SURVEYOR BY THIRD PARTIES. INFORMATION GATHERED BY THE SURVEYOR PURSUANT TO THIS SURVEY REQUEST AND AGREED SCOPE OF WORK AND CONDITIONS AT THE TIME OF FIELD SURVEY.

IMPROVEMENTS:
UTILITY INFORMATION SHOWN PER MARKINGS ON UTILITY STRUCTURES, WELLS, CLEANOUTS, VALVES, MANHOLES, PEDESTALS, VAULTS, METERS ETC. ARE NOT OPENED TO VERIFY USE AND WHETHER ACTIVE OR INACTIVE. ALL IMPROVEMENTS INCLUDING UTILITY INFORMATION ARE SHOWN PER ABOVE GROUND VISIBLE EVIDENCE AT THE TIME FIELD SURVEY, UNLESS BURIED UTILITY INFORMATION IS INCLUDED IN THE SCOPE OF WORK. THE FOOTPRINT OF THE BUILDINGS MAY OR MAY NOT BE THE EXTENT OF THE BUILDING FOUNDATION. NO EXCAVATION PERFORMED TO LOCATE THE EXTENT OF BUILDING FOUNDATIONS OR SUPPORT STRUCTURES.

DATE	REVISIONS	DATE	REVISIONS	FIELD	DRAWING SCALE	1"=30'
-	-	-	-	DRAWN BY	QC BY	
-	-	-	-	DRAWING NAME	240024.DWG	

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING & MAPPING INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
PHONE: (407) 426-7979
FAX: (407) 426-9741

6BxiI TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO.: CMPT24-97987WC-2,
HAVING AN EFFECTIVE DATE OF FEBRUARY 14, 2024.

SHEET 1
OF 1

6BiI TITLE DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF GRAND RAPIDS, KENT COUNTY MICHIGAN:

THAT PART OF LOTS 1 THROUGH 5, INCLUSIVE, AND THAT PART OF LOTS 20, 21 AND 22, ALL IN BLOCK 16 OF GRANT'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 23, KENT COUNTY RECORDS, AND DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOGAN STREET, WHICH IS SOUTH 88 DEGREES 22 MINUTES 50 SECONDS WEST 83.00 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF LOGAN STREET (66 FEET WIDE) WITH THE WESTERLY LINE OF CENTURY AVENUE (66 FEET WIDE); THENCE SOUTH 28 DEGREES 09 MINUTES 52 SECONDS EAST 38.87 FEET; THENCE SOUTH 19 DEGREES 46 MINUTES 50 SECONDS WEST 62.65; THENCE NORTH 88 DEGREES 22 MINUTES 50 SECONDS EAST 52.00 FEET TO A POINT ON THE WESTERLY LINE OF CENTURY AVENUE, WHICH IS 100.00 FEET SOUTH-WESTERLY FROM SAID POINT OF INTERSECTION; THENCE SOUTH 19 DEGREES 46 MINUTES 50 SECONDS WEST 129.35 FEET ALONG THE WESTERLY LINE OF CENTURY AVENUE TO A POINT WHICH IS 60.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE WESTBOUND TRACKS OF THE C & O RAILROAD; THENCE NORTH 76 DEGREES 56 MINUTES 51 SECONDS WEST 85.00 FEET TO A POINT WHICH IS 25.00 FEET NORTHEASTERLY FROM SAID CENTERLINE; THENCE NORTH-WESTERLY 77.15 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 25.00 FEET NORTHEASTERLY FROM SAID CENTERLINE ON A 573.60 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 60 DEGREES 17 MINUTES 57 SECONDS WEST 77.09 FEET; THENCE NORTH-WESTERLY 107.65 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 25.00 FEET NORTHEASTERLY FROM SAID CENTERLINE ON A 1970.19 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 65 DEGREES 43 MINUTES 05 SECONDS WEST 107.64 FEET; THENCE NORTH 67 DEGREES 17 MINUTES 00 SECONDS WEST 143.26 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 25.00 FEET NORTHEASTERLY FROM SAID CENTERLINE; THENCE NORTH 01 DEGREES 37 MINUTES 10 SECONDS WEST 45.88 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 50 SECONDS EAST 376.13 FEET ALONG THE SOUTH LINE OF LOGAN STREET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM, THAT PART OF BLOCK 16 OF GRANT'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 23, KENT COUNTY RECORDS, DESCRIBED AS: BEGINNING AT A CHISELED X ON THE SOUTH LINE OF LOGAN STREET, WHICH IS SOUTH 88 DEGREES 22 MINUTES 50 SECONDS WEST 459.13 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF LOGAN STREET (66 FEET WIDE) WITH THE WESTERLY LINE OF CENTURY AVENUE (66 FEET WIDE); THENCE ALONG SAID SOUTH LINE OF LOGAN STREET NORTH 88 DEGREES 22 MINUTES 50 SECONDS EAST 330.00 FEET; THENCE PERPENDICULAR TO SAID SOUTH LINE, SOUTH 01 DEGREES 37 MINUTES 10 SECONDS EAST 45.00 FEET; THENCE PARALLEL WITH AND 45.00 FEET SOUTH OF SAID SOUTH LINE OF LOGAN STREET, SOUTH 88 DEGREES 22 MINUTES 50 SECONDS WEST 330.00 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 10 SECONDS WEST 45.00 FEET TO SAID SOUTH LINE OF LOGAN STREET AND THE POINT OF BEGINNING.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6DiIg SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA 38,870± SQUARE FEET 0.892± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE HAVING A BEARING OF N00°00'00"E.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 18 HANDICAP = 02 TOTAL = 20

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LOGAN ST & CENTURY AVENUE, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: 503 CENTURY, LLC; FPAW MICHIGAN, LLC & WESTCOR LAND 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/7/24 DATE OF PLAT OR MAP: 03/11/2024.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Michigan.
Signature: AEC Geospatial LLC
By: CEO Jason M. Gustafson, PLS License Number: 4001063207
PO Box 297, Hammond, WI 54805
p. 866-423-2400 email: jmg@aecgeo.com
My license expiration date is January 23, 2026
Pages or sheets covered by this signature and seal: 1 of 1

The use of the word "certify" or "certification" by a licensed land surveyor in the practice of land surveying constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. This survey certification is limited to current parties in privity to this specific transaction only.

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ALTA/NSPS LAND TITLE SURVEY
OF
ASCEND
503 CENTURY AVENUE SOUTHWEST
GRAND RAPIDS, MICHIGAN
KENT COUNTY

ASM
AMERICAN SURVEYING & MAPPING, INC.
NDSS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
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