

PROPOSED PARCEL DIVISION & COMBINATION SURVEY FOR: JOHN R & DEBORAH A MONTAGUE TRUST

DODGE ROAD
PART OF SECTION 25,
19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN

PROPOSED COMBINATIONS & SPLITS

PROPOSED PROPERTY DESCRIPTIONS

LEGAL DESCRIPTIONS FOR JOHN AND DEBORAH MONTAGUE

PROPOSED PARCEL A-1 (NEW PARCEL)
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE CONTINUING N89°50'00"E ALONG SAID LINE 570.00 FEET, THENCE S01°05'18"E ALONG SAID LINE 140.19 FEET, THENCE S89°47'27"W 570.00 FEET, THENCE N01°05'16"W 143.08 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 25, TOGETHER WITH THE FOLLOWING EASEMENTS:
PROPOSED EASEMENT A
PART OF THE SOUTHEAST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THE SOUTH 33 FEET OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE EAST 1/4 OF SAID SECTION 25, S01°05'18"E ALONG THE EAST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE S89°47'27"W 143.08 FEET, THENCE N01°05'16"W 143.08 FEET TO THE POINT OF BEGINNING, TAX PARCEL NUMBER 18-26-400-029
PROPOSED EASEMENT B, 66 FEET WIDE LYING 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE.
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 1319.11 FEET TO THE POINT OF BEGINNING.

PARCEL A-2 (TO BE COMBINED WITH PARCEL B)
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE WEST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE CONTINUING N89°50'00"E ALONG SAID LINE 570.00 FEET, THENCE S01°05'18"E ALONG SAID LINE 140.19 FEET, THENCE S89°47'27"W 570.00 FEET, THENCE N01°05'16"W 143.08 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 25, TOGETHER WITH THE FOLLOWING EASEMENTS:
PROPOSED EASEMENT A
PART OF THE SOUTHEAST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THE SOUTH 33 FEET OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE EAST 1/4 OF SAID SECTION 25, S01°05'18"E ALONG THE EAST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE S89°47'27"W 143.08 FEET, THENCE N01°05'16"W 143.08 FEET TO THE POINT OF BEGINNING, TAX PARCEL NUMBER 18-26-400-029
PROPOSED EASEMENT B, 66 FEET WIDE LYING 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE.
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 1319.11 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL A-3 (NEW PARCEL)
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE WEST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE CONTINUING N89°50'00"E ALONG SAID LINE 570.00 FEET, THENCE S01°05'18"E ALONG SAID LINE 140.19 FEET, THENCE S89°47'27"W 570.00 FEET, THENCE N01°05'16"W 143.08 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 25, TOGETHER WITH THE FOLLOWING EASEMENTS:
PROPOSED EASEMENT A
PART OF THE SOUTHEAST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THE SOUTH 33 FEET OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE EAST 1/4 OF SAID SECTION 25, S01°05'18"E ALONG THE EAST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE S89°47'27"W 143.08 FEET, THENCE N01°05'16"W 143.08 FEET TO THE POINT OF BEGINNING, TAX PARCEL NUMBER 18-26-400-029

REMAINING PARCEL A
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE CONTINUING N89°50'00"E ALONG SAID LINE 570.00 FEET, THENCE S01°05'18"E ALONG SAID LINE 140.19 FEET, THENCE S89°47'27"W 570.00 FEET, THENCE N01°05'16"W 143.08 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 25, TOGETHER WITH THE FOLLOWING EASEMENTS:
PROPOSED EASEMENT A
PART OF THE SOUTHEAST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THE SOUTH 33 FEET OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE EAST 1/4 OF SAID SECTION 25, S01°05'18"E ALONG THE EAST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE S89°47'27"W 143.08 FEET, THENCE N01°05'16"W 143.08 FEET TO THE POINT OF BEGINNING, TAX PARCEL NUMBER 18-26-400-029

PARCEL B COMBINED WITH PARCEL A-2
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE WEST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE CONTINUING N89°50'00"E ALONG SAID LINE 570.00 FEET, THENCE S01°05'18"E ALONG SAID LINE 140.19 FEET, THENCE S89°47'27"W 570.00 FEET, THENCE N01°05'16"W 143.08 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 25, TOGETHER WITH THE FOLLOWING EASEMENTS:
PROPOSED EASEMENT A
PART OF THE SOUTHEAST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THE SOUTH 33 FEET OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE EAST 1/4 OF SAID SECTION 25, S01°05'18"E ALONG THE EAST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE S89°47'27"W 143.08 FEET, THENCE N01°05'16"W 143.08 FEET TO THE POINT OF BEGINNING, TAX PARCEL NUMBER 18-26-400-029

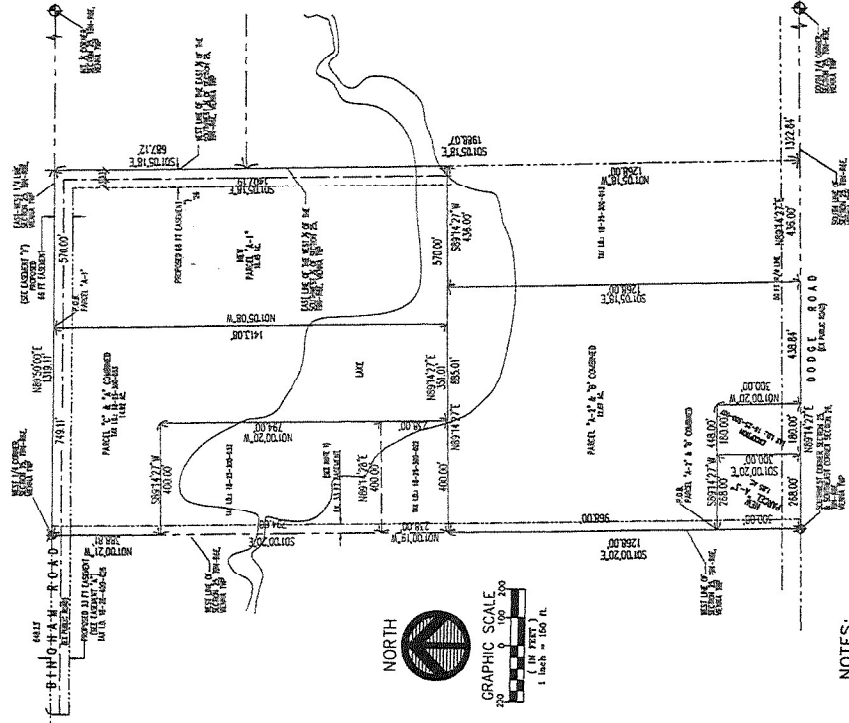
REMAINING PARCEL A COMBINED WITH PARCEL C
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE CONTINUING N89°50'00"E ALONG SAID LINE 570.00 FEET, THENCE S01°05'18"E ALONG SAID LINE 140.19 FEET, THENCE S89°47'27"W 570.00 FEET, THENCE N01°05'16"W 143.08 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 25, TOGETHER WITH THE FOLLOWING EASEMENTS:
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PART OF THE SOUTHEAST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THE SOUTH 33 FEET OF THE FOLLOWING DESCRIPTION: BEGINNING AT THE EAST 1/4 OF SAID SECTION 25, S01°05'18"E ALONG THE EAST LINE OF SAID SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, THENCE S89°47'27"W 143.08 FEET, THENCE N01°05'16"W 143.08 FEET TO THE POINT OF BEGINNING, TAX PARCEL NUMBER 18-26-400-029

PROPOSED EASEMENT B, 66 FEET WIDE LYING 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE.
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 1319.11 FEET TO THE POINT OF BEGINNING.

PROPOSED EASEMENT DESCRIPTIONS

PROPOSED EASEMENT B, 66 FEET WIDE LYING 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE.

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 25, 19N-R6E, VENNA TOWNSHIP, GENESEE COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 25, N89°50'00"E ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 1319.11 FEET TO THE POINT OF BEGINNING.



NOTES:

1. 33 FT EASEMENT, NST #2007030000017
2. PROPOSED 33 FT EASEMENT
3. LEGALS, WHEN FROM RECORDS, AVAILABLE
4. PARCELS 'A-1', 'A-2', & 'A-3' SHALL BE BOUNDARY SURVEYED TO RECORD FOR GENESEE COUNTY REGISTER OF DEEDS, AFTER TOWNSHIP APPROVAL
5. PROPOSED EASEMENT SHOULD BE RECORDED WITH THE GENESEE COUNTY REGISTER OF DEEDS

OWNER/DEVELOPER: JOHN R & DEBORAH A MONTAGUE TRUST 1404 W. DODGE ROAD CLIO, MI 48840		PART OF SECTION 25, 19N-R6E VENNA TWP, GENESEE CO, MI		DPS SURVEYING & ENGINEERING Delta Professional Services, Inc. 3105 MAIN ST., SUITE 200 ANN ARBOR, MI 48106 EMAIL: DPSINC14@GMAIL.COM		PROPOSED PARCEL DIVISION FOR: JOHN R & DEBORAH A MONTAGUE TRUST		PROPOSED COMBINATIONS & SPLITS		REVISIONS DATE BY: MCS 04.17.24 X.X.X. CHKD BY: B.S. APPR BY: J.A.W.		SHEET NO.: 2 OF 2	
SCALE: 1" = 200'		JOB NO. MONTAGUE		DRN BY: MCS 02.20.24 X.X.X.		REVISIONS DATE BY: MCS 04.17.24 X.X.X.		CHKD BY: B.S.		APPR BY: J.A.W.		SHEET NO.: 2 OF 2	