



AGENDA
KENTWOOD ZONING BOARD OF APPEALS
KENTWOOD CITY HALL
CITY COMMISSION CHAMBERS
APRIL 17, 2023, 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance (Fant)
3. Roll Call
4. Approval of Minutes of March 20, 2023
5. Acknowledge visitors and those wishing to speak to non- agenda items.
6. Public Hearing

Appeal #V-23-05

Applicant: Peter Spoelhof
Location: 1340 Camille Drive SE

Request: The applicant wishes to expand an existing attached garage to 854 square feet in area. Section 3.15.D.2.a limits the size of the attached garage to 768 square feet in area. The requested variance is for an increase in area of 86 square feet over the maximum permitted by ordinance.

7. Commissioners Comments
8. Adjournment
9. Training session with City Attorney Jeff Sluggett

**PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD ZONING BOARD OF APPEALS
CITY COMMISSION CHAMBERS
MARCH 20, 2023, 7:00 P.M.**

1. Secretary Houtman called the meeting to order.
2. Pledge of Allegiance (Susan West)
3. David Fant was sworn in as Zoning Board of Appeals Commissioner.
4. Roll Call
MEMBERS PRESENT: Robert Houtman, Aaron Johnson, Robert Spalding, David Fant, Mary VanNoord and Susan West
MEMBERS ABSENT: Les Derusha and Alan Lipner (with notification)
OTHERS PRESENT: Planner Joe Pung, Planning Assistant Monique Collier and the applicants.

Motion by VanNoord, supported by West, to excuse Derusha and Lipner from the meeting.

- Motion Carried (6-0) –
- Derusha and Lipner absent -

5. Approval of the Minutes and Findings of Fact

Motion by VanNoord, supported by West, to approve the minutes of November 21, 2022.

- Motion Carried (6-0) –
- Derusha and Lipner absent –

Motion by Spaulding, supported by West, to approve the minutes of February 20, 2023.

- Motion Carried (6-0) –
- Derusha and Lipner absent -

6. Acknowledge visitors and those wishing to speak to non-agenda items.

There was no public comment.

7. Public Hearing

Appeal #V-23-03

Applicant: Josadac & Catherine Aria
Location: 4868 Raymond Avenue SE

Request: The applicant wishes to construct a new 672 square foot detached garage in the same location and using the same foundation as a previous detached garage. The new garage would have a side yard setback of two (2) feet and a rear yard setback of twenty-four (24) feet; Section 3.15.C.2.b requires a minimum side yard setback of five (5) and a minimum rear yard setback of thirty (30) feet. The requested variances are for a reduction of three (3) feet to the required side yard setback and six (6) feet to the required rear yard setback.

Catherine & Josadac Aria, 4868 Raymond Avenue, were present. Catherine stated their garage burned down almost two years ago and they want to use the existing foundation that is still there to rebuild exactly like it was before. They don't plan on making any changes.

Houtman opened the public hearing.

There was no public comment.

Motion by VanNoord, supported by Johnson, to close the public hearing.

- Motion Carried (6-0) –
- Derusha and Lipner absent –

The commissioners were ok with the request and offered no additional comments.

Based on the staff report West stated point 1 has been met. West stated point 2 has been met. West stated point 3 has been met.

Fant, VanNoord, Spalding, Johnson and Houtman concurred points 1, 2 and 3 have been met.

Based on the staff report West stated point 4 is met. West stated point 5 has been met. West stated point 6 has been met.

Fant, VanNoord, Spalding, Johnson and Houtman concurred points concurred that point 4, 5 and 5 have been met.

Motion by West, supported by VanNoord, to approve V-23-03

- 1. There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district.**
- 2. The condition or situation on which the requested variance is based does not occur often enough to make more practical adoption of a new zoning provision.**

3. **The literal application of the provisions of the Zoning Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zone district.**
4. **The variance will not be detrimental to adjacent property and the surrounding neighborhood.**
5. **Taken as a whole, the variance will not impair the intent and purpose of the Zoning Ordinance.**
6. **The exceptional conditions or circumstances do not result from the actions of the applicant.**

- **Motion Carried (6-0) –**
- **Derusha and Lipner absent -**

Appeal #V-23-04

Applicant: Michael Bykerk
Location: 4879 Kalamazoo Avenue SE

Request: The applicant wishes to construct an addition off of the rear of their existing home. The existing detached garage is currently located in the rear yard, but with the proposed addition the structure would be located in the side yard. Zoning Ordinance Sections 3.15.C.1.a. and 3.16.C.7 require that the garage be located in the rear yard. The requested variance is to permit the detached garage to be located in the side yard.

Michael Bykerk, 4879 Kalamazoo was present. He stated he wants to put an addition off the rear of their house. He stated the garage is in the side yard now; however, the addition will come almost to the back of the garage. He stated it will then put the garage in the side yard. He stated they tried to design the addition to go to the north, but then they encroach on the property line. He stated if they go to the south, they encroach and build it in front of the garage where it is not usable.

Bykerk stated with the foundation that they have now. It was built in 1872. He stated they like the look of the front of the house and don't want to distract from that too much because it is very old. He stated the house has been completely rebuilt to the original historic look. He stated with a stone foundation, they don't want to run along the whole rear of the house because they don't want to collapse the old stone because it is very fragile. He stated they want to run a short breezeway of 6 feet, where they can attach right to the rear door and then build off of that, but then it is going to past the garage. He stated that is where the issue comes in with the garage not being in the rear yard once it is built.

Houtman questioned how it will be heated. Bykerk stated a regular separate furnace.

Houtman opened the public hearing.

Email from Gayle DeBruyn they are in support of the addition as proposed.

Email from Scott Mulder, Jerilyn Brown Rick Workman, in support of the request

Motion by West, supported by VanNoord, to close the public hearing.

- Motion Carried (6-0) -
- Derusha Lipner absent

Based on the staff report Johnson stated point 1 has been met. Johnson stated point 2 has been met. Johnson stated point 3 has been met.

Fant, VanNoord, Spalding, West and Houtman concurred points 1, 2 and 3 have been met.

Based on the staff report Johnson stated point 4 has been met. Johnson stated point 5 has been met. Johnson stated point 6 has been met.

Fant, VanNoord, Spalding, West and Houtman concurred points 4, 5 and 6 have been met.

Motion by Johnson, supported by West, to approve V-23-04

1. **There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district.**
2. **The condition or situation on which the requested variance is based does not occur often enough to make more practical adoption of a new zoning provision.**
3. **The literal application of the provisions of the Zoning Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zone district.**
4. **The variance will not be detrimental to adjacent property and the surrounding neighborhood.**
5. **Taken as a whole, the variance will not impair the intent and purpose of the Zoning Ordinance.**
6. **The exceptional conditions or circumstances do not result from the actions of the applicant.**

- **Motion Carried (6-0) –**
- **Derusha and Lipner absent -**

Motion by West, supported by Johnson, to adjourn the meeting.

- Motion Carried (6-0) –
- Derusha and Lipner absent -

Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Robert Houtman, Secretary

**CITY OF KENTWOOD
ZONING BOARD OF APPEALS
NON-USE VARIANCE APPLICATION**

APPEAL #

V-23-05

HEARING DATE

April 17, 2023

APPLICANT: Peter Spoelhof

PHONE # (303) 913-6354

ADDRESS: 1340 Camille Dr SE Kentwood, MI 49546

PROPERTY OWNER: Peter and Diane Spoelhof

PHONE # (303) 913-6354

ADDRESS: 1340 Camille Dr SE Kentwood, MI 49546

LOCATION OF VARIANCE (If applicable) _____

ZONING DISTRICT OF PROPERTY: R1-C

ZONING ORDINANCE SECTION (S) APPEALED: Section 3.15 Accessory Buildings D.2 a

NATURE OF APPEAL: The Zoning Ordinance (requires/allows/does not permit)

The zoning ordinance does not permit a garage to be over 768 square feet

JUSTIFICATION OF APPEAL: Briefly describe how your appeal meets the Standards of Section 21.04B of the Kentwood Zoning Ordinance. Each standard must be met.

STANDARD (1): There are no exceptional or extraordinary circumstances or conditions that apply to this property

STANDARD (2): Because of the car lift space and height requirements coupled with the design of the house, this request is unique

STANDARD (3): This application of the code and the use of a lift depends on the design of the house/garage. Some garages could accommodate a lift, others won't

STANDARD (4): The variance will not be detrimental to the adjacent property or the surrounding neighborhood because it involves moving an internal wall and adding 1.5 feet to the width of the garage addition which is well within the setback requirements

STANDARD (5): If the goal of the zoning ordinance is to create an aesthetically pleasing relationship between the garage size and the house size, this variance request would not affect that.

STANDARD (6): This variance request is not the result of any changes to the property or adjoining properties.

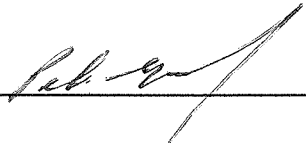
Zoning Board of Appeals
Non-Use Variance Application
Page 2

I hereby certify that all of the above statements and any attachments are correct and true to the best of my knowledge.

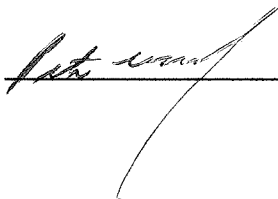
Authorization for city staff and board members to enter the property for evaluation.

Yes ☒ No ☐

NAME OF APPLICANT: Peter Spoelhof
(Please print)

SIGNATURE OF APPLICANT:  DATE: 03/20/2023

NAME OF PROPERTY OWNER: Peter Spoelhof
(Please print)

SIGNATURE OF PROPERTY OWNER:  DATE: 03/20/2023

Return to Planning Department
PHONE: 554-0707, FAX NO. 698-7118

Peter Spoelhof
1340 Camille Dr SE
Kentwood, MI 49546

Parcel number 41-18-02-202-006

Request for a variance of 86 additional square feet to my garage floor area

I previously submitted a plan for remodeling my house which included adding a third stall to the attached garage. The plans were approved and a building permit issued. Since that time I have rethought the garage addition. Cars have always been my hobby. At the age of 72, I no longer have interest in working on the floor and I want to add a lift to the garage addition. The lift needs more space and specific placement; this requires adding 1 ½ feet to the width of the addition and moving an internal wall back. As a result an increase of 86 square feet over the allowed 768 square feet of garage space is needed. The added 18" to the width of the garage addition does not radically affect the look of the house.

The City of Kentwood ordinance does allow me to build a 1200 square foot garage if I have 3000 square feet of finished space. I have 1900 square feet of finished space now. The addition of the closet behind the garage addition, finishing the porch behind the house, and finishing my full basement would give me 3000 square feet of finished space. If I were to build a 1200 square foot garage, it would alter the look of the house and the garage/house ratio, but I have no interest in the additional finished space.

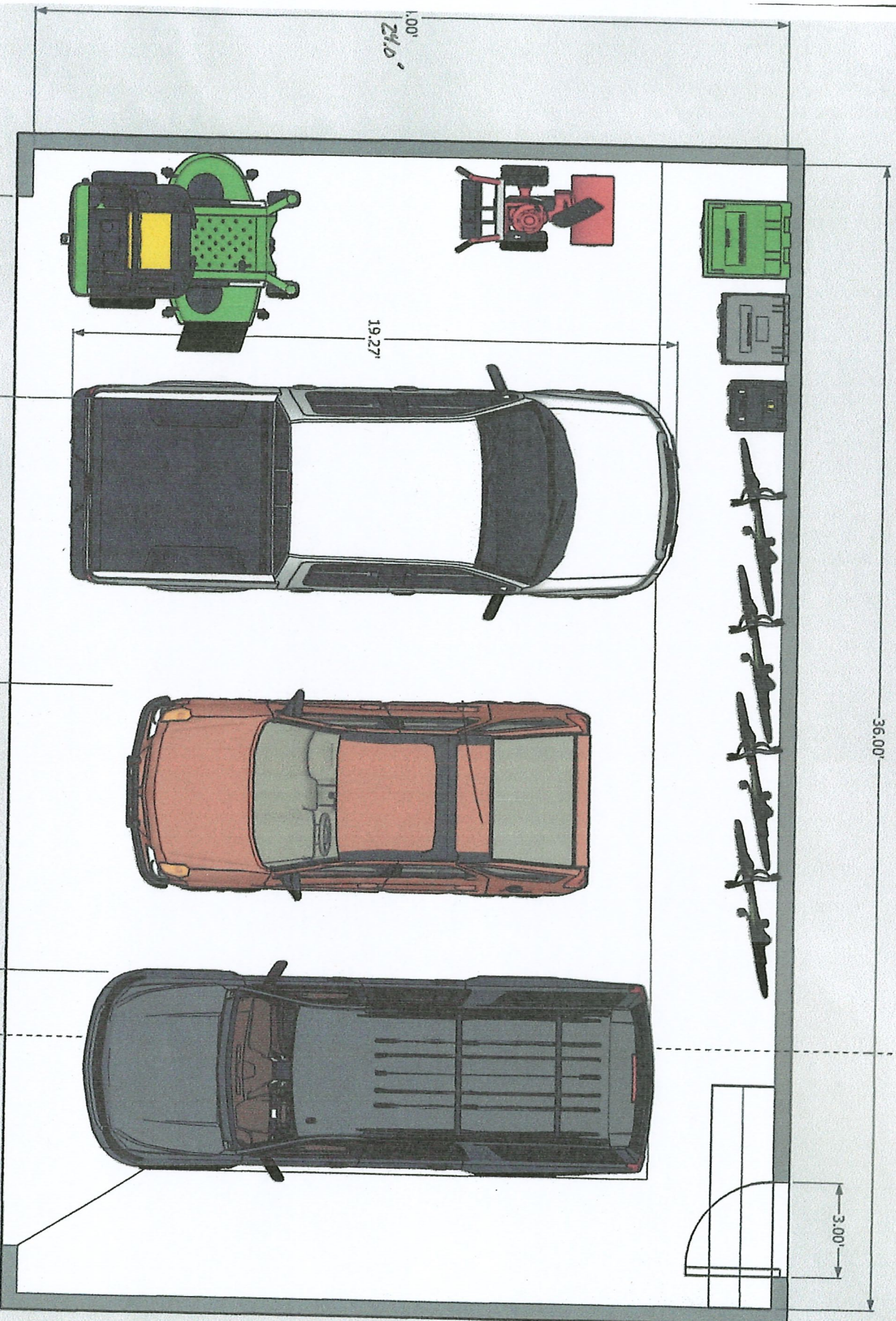
The maximum of 768 square feet of garage space makes it difficult to accommodate current cars and trucks. Vehicles have grown in size over recent years. In 1990, a Ford F150 was 17 ½ feet long; now they are up to 22 feet long. I have included a picture of a 24' x 36' garage. In the garage is a new, midsize (19.27') Ford F150, a 2005 Pontiac Aztek and a 2018 Chevrolet Suburban. And, as is standard in most garages, I have shown a snow blower, a riding lawn mower, trash cans, bicycles and stairs. This garage is 864 square feet.

I have also included the attached garage zoning ordinance for several neighboring cities and townships. In the case of Ada Township, Grand Rapids Township and East Grand Rapids I could not find the rules governing allowable attached garage sizes. With all three cases I couldn't find the rules because there are no rules. In Ada Township and Grand Rapids Township setback requirements are the only limits of attached garage space. In East Grand Rapids there is one additional requirement. The total building footprint can not exceed 35% of the lot size. At all three offices I asked the same question: Am I allowed to build a 1000 square foot house with a 3000 square foot garage? The answer from all three was yes. I am not advocating this model.

I would encourage the City of Kentwood to look at the ordinances from the City of Grand Rapids, Cascade Township and the City of Walker. They use a sliding scale of finished square footage or lot size. I would recommend a combination of the two with a minimum of 864 square feet. This size allows three vehicles to comfortably fit as well as accommodate some of the things people put in their garages.

Thank you for your consideration,



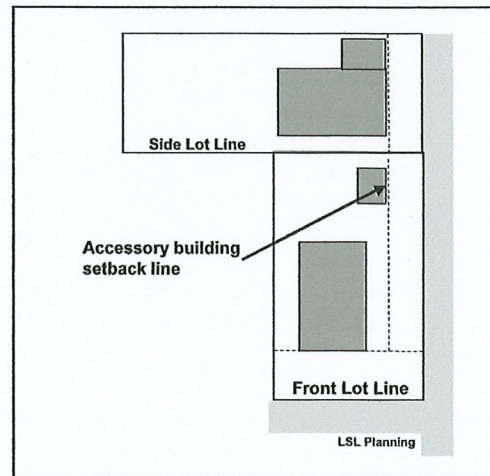


1. Yard Locations

- a. *In the R1 and R2 Residential Districts, an accessory building shall be located in the rear yard of the lot except when attached to the main building; except, an accessory building of 250 square feet or less may be located in a non-street side yard when it is setback at least 15 feet from the front wall of the main building, setback at least 5 feet from any main building, and setback at least 5 feet from any side lot line.*
- b. In the case of multiple family developments, parking garage or covered bays may be permitted in any yard, but not within any required yard.

2. Setbacks

- a. No detached accessory building shall be located closer than five (5) feet to any main building or closer to any street right-of-way line than permitted for a main building.
- b. The drip edge of any detached accessory building 576 square feet or less in area shall be located no closer than three (3) feet to any side or rear lot line. Detached accessory buildings between 576 square feet and 960 square feet in area shall be located no closer than five (5) feet to a side lot line and thirty (30) feet to a rear lot line. Detached accessory buildings in excess of 960 square feet in area shall meet the rear yard and side yard setback requirements for main use buildings of the zoning district in which they are located.
- c. When an accessory building is located on a corner lot it shall meet the front yard setback of both streets.



D. Number and Size Limitations

1. With the exception of multiple family developments, in no case shall the number of attached or detached accessory buildings, in combination, exceed two (2).
2. Accessory buildings in single family and two-family residential developments are subject to the following area restrictions.
 - a.

Lot Size	Primary Accessory Building Style	Primary Accessory Building Maximum Area	2 nd Accessory Building Maximum Area
<1 Acre	Attached	768 square feet*	250 square feet
<1 Acre	Detached	768 square feet	120 square feet
≥1 acre < 5 acres	Attached	768 square feet*	960 square feet
≥1 acre < 5 acres	Detached	768 square feet	500 square feet
≥5 acres	Attached	768 square feet*	1,100 square feet
≥5 acres	Detached	768 square feet	750 square feet

*If the home has at least 3,000 square feet of finished living area then an attached accessory building of up to 1,200 square feet in area is permitted.


[QUICK LINKS](#)

Residential Accessory Buildings

1. On residential lots of less than 3 acres, only one accessory building in addition to an attached or detached private garage is permitted. On residential lots of 3-6 acres or more, two accessory buildings in addition to an attached or detached garage may be permitted. On residential lots greater than 6 acres 3 accessory buildings may be permitted.

2. The following table shall be used to determine the minimum setbacks and maximum height requirement and also whether accessory buildings shall be approved under the provisions of Chapter 17, Special Use.

Maximum Height to Midpoint of Roof	Min. Bldg. Side Yard Setback	Min. Bldg. Rear Yard Setback	Special Use Permit Required
Up to 14'	Min. – 10'	Min. – 25'	Over 832 sq. ft.
15'- 18'	Min. – 40'	Min. – 40'	Over 832 sq. ft.
19'- 22'	Min. – 60'	Min. – 60'	Over 832 sq. ft.

3. A customary private garage shall consist of any one private garage attached to a principal dwelling unit, or in its place, any one detached private garage. One such garage is permitted by right on any lot or parcel occupied for residential purposes.

a. The maximum size of a detached private garage is permitted by right shall be 832 square feet of floor area. Detached private garages exceeding 832 square feet shall only be allowed with a Type I Special Use Permit.

b. The maximum size of a private garage attached to a dwelling unit shall be limited to 832 square feet for the first 1300 square feet of habitable floor area contained in the dwelling. In addition, for each whole increment of 5 square feet that the floor area of the dwelling unit exceeds 1300 square feet, the floor area of the attached garage may be increased by 1 square foot.

4. Accessory buildings on residential lots shall not directly or indirectly involve any business, trade, occupation or profession.

5. The following standards shall apply to all accessory buildings:

a. The architectural character of accessory buildings in excess of 200 square feet shall be compatible and similar to the principal building.


b. No accessory building shall be constructed on any parcel on which there is no principal building. If an accessory building and principal building are to be erected concurrently, a building permit for the accessory building will not be issued until such time that construction of the principal building has been at least 50% completed.

c. Accessory buildings other than attached garages shall not be located in the front yard area of any lot unless the accessory building is located more than 200 feet from the road right-of-way (See Section 17.03). On lots having water frontage, a customary detached private garage is permitted in the front yard if it is located behind the applicable required front yard setback line for the district.

d. The distance between accessory buildings in excess of 200 square feet and any principal building shall not be less than 10 feet.

6. All residential accessory buildings that require a Type I Special Use Permit shall be approved according to the procedure outlined on the "Special Use Permit Process Sheet".

7. The following (Fig. 1) is an example of how to measure the height of the building.

8. The following (Fig. 2) is an example of an acceptable site plan that is required with an application for a Type I Special Use 

buildings shall be properly anchored in a method approved by the building official.

- i. *Commercial use.* An accessory building which is accessory to a residential dwelling unit shall not be used for the conduct of any business, trade, occupation, profession or industry.
 - j. *Foundation.* The foundation shall provide maximum exposed foundation above grade of 16 inches and a minimum exposed foundation above grade of eight inches. A wood foundation is also acceptable provided it meets the standards established for wood foundations contained in the construction code adopted by the city.
- (2) *Private garages; single-family and two-family residential dwellings.* Only one private garage, attached or detached, per dwelling unit is permitted by right on a lot occupied for single family or two-family residential purposes in the A, A-2, SA, S, AA and ARM districts, as provided by this section.
- a. *Maximum size, detached private garage.* The maximum size permitted by right of a detached garage shall not exceed the following:
 1. For a single-family residential dwelling: 832 square feet of floor area.
 2. For a two-family dwelling: 528 square feet of floor area per dwelling unit.
 - b. *Maximum size, attached private garage.* The maximum size permitted by right of a private garage attached to a dwelling unit shall not exceed the following:
 1. *For a single-family residential dwelling.* 832 square feet of floor area for the first 1,300 square feet of habitable floor area contained in the dwelling. In addition, for each whole increment of five square feet that the floor area of the dwelling unit exceeds 1,300 square feet, the floor area of the attached private garage may be increased by one square foot.
 2. *For a two-family dwelling.* 528 square feet of floor area per dwelling unit.

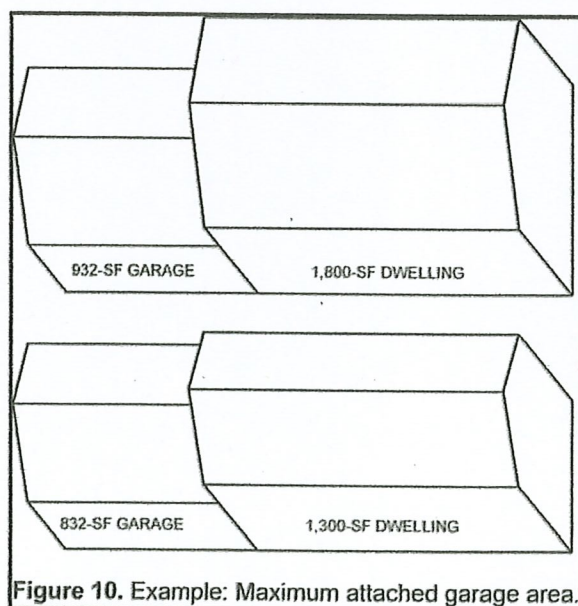


Figure 10. Example: Maximum attached garage area.

- F. Carport. A carport shall comply with the location requirements applicable to either an attached or detached accessory structure.
- G. Attached Structures. An accessory structure which is structurally attached to a main building shall be subject to all setback regulations applicable to the main buildings. In addition, attached garages within the Traditional Neighborhood (TN) and Mid-20th Century Neighborhood (MCN) Zone Districts shall be at least five (5) feet behind the façade of the main building.
- H. Residential Accessory Buildings.
1. Single-Family and Two-Family Dwellings.
 - a. One (1) detached and one (1) attached accessory structure is permitted.
 - b. Except as permitted in Section 5.9.03, and as noted below, the height and combined gross floor area for all attached and detached accessory structures shall not exceed the dimensions based on the requirements of Table 5.2.08.G.1.

Table 5.2.08.G.1. Residential Accessory Structures for Single- and Two-Family and Non-Residential Uses		
Lot Area (sq. ft.)	GFA (sq. ft.) Total	Height (ft.)
Traditional Neighborhood (TN)		
Less than 5,000	624	14
5,000—7,499	832	14
7,500—10,999	936	14
11,000—21,999	1,000	16
22,000 or more	1,200	16
Mid-Century Neighborhood (MCN)		
Less than 5,000	624	14
5,000—7,499	832	14
7,500—10,999	936	14
11,000—21,999	1,000	16
22,000 or more	1,200	16
Modern Neighborhood (MON)		
Less than 5,000	832	14
5,000—7,499	936	14
7,500—10,999	1,000	16
11,000—21,999	1,200	16
22,000 or more	1,500	16
All Neighborhoods		
Lots of 1 acre or more	1,200 (each structure) by Administrative Departure (see Section 5.2.08.G.3.)	16

Planning & Zoning Department

Residential Zoning Guide

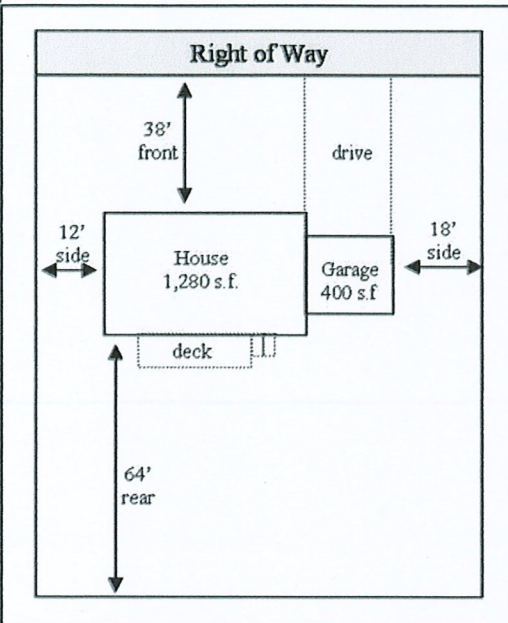


The following types of construction require a **Application for Zoning Approval**:

- Single-family and Two-family home construction and/or additions.
- Detached accessory buildings greater than 200 square feet.
- Pools.
- Decks.

The application must be completed and returned to the Planning and Zoning Department so staff can confirm that your construction meets Township zoning requirements. If approved, you can proceed in obtaining a building permit.

EXAMPLE



Setbacks are the distance from the lot line or access easement, to the foundation of the building. Porches and decks are not included in the setback unless they are in the front or side yard, enclosed or nearly enclosed.

Drainage Easements cannot be built on or graded.

A **Corner Lot's** front lot line is the narrowest lot line adjacent to a street.

Sidewalk installation is required for all properties connected to public sewer. If there are specific problems or questions you should contact the Planning and Zoning Department.

Floor area is the sum of the floor area on every floor. It does not include full basements, unfinished attics, garages, breezeways or porches.

Garage floor area cannot be more than the house floor area at ground level. The garage must also be architecturally compatible with the house.

Sheds and pole barns are referred to as **Accessory Buildings**.

See below for information on size and setback restrictions for houses and accessory buildings.

Single Family and Two Family Housing Setbacks

Setbacks	RL-14	RL-10	R-3	A-R	A-B
Front	35'	35'	35'	60'	60'
Side	8'	8'	20' total / 8' min	20'	15'
Street Side	35'	35'	35'	60'	60'
Rear	35'	35'	50'	100' (20')	50' (15')

Minimum Floor Area

Single Family Dwelling	<p><i>One story with full basement:</i> 1080 square feet on first floor.</p> <p><i>Two story with full basement:</i> 650 square feet on the first floor above grade and 1200 square feet total above grade.</p> <p><i>All other units (including bi-level and tri-levels):</i> 1200 square feet total living area (includes basement)</p>
Two Family Dwelling	<p><i>One story:</i> 720 square feet per dwelling unit.</p> <p><i>More than one story:</i> 820 square feet per dwelling unit.</p>
Maximum Height	35 feet or 2.5 stories, whichever is less.

Accessory Building Guidelines

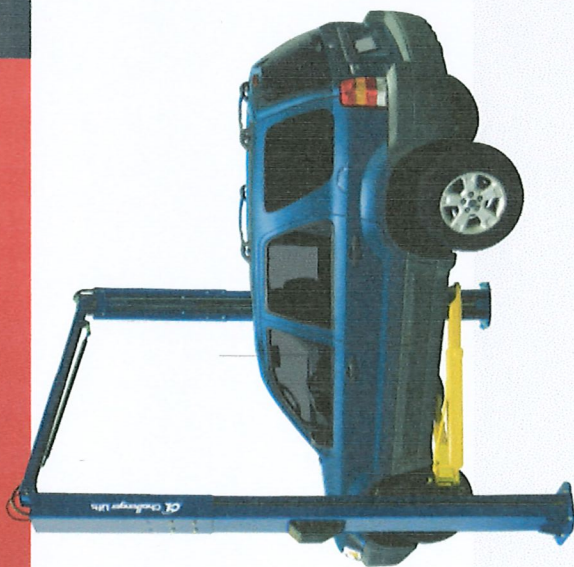
Maximum Floor Area Allowed

RL-14, RL-10, R-3	1200 square feet, or 1.5% of the lot area, whichever is less.
A-B, A-R	2400 square feet, or 3% of the lot area, whichever is less.

Minimum Required Setbacks - 200 square feet and greater

	A-B and A-R	RL-14	RL-10 & R-3
Front	60'*	Not Permitted in front yard	
Side	20'	8'	8'
Rear	3'	3'	3'
Corner Lot Street Side	60'	35'	35'
Corner Lot Rear	20'	8'	8'
Separation Distance	10'	10'	10'
Maximum Height	20'	16'	16'

*Type I Buffer required.




CL Challenger Lifts

SA10

SITE SPECIFICATIONS

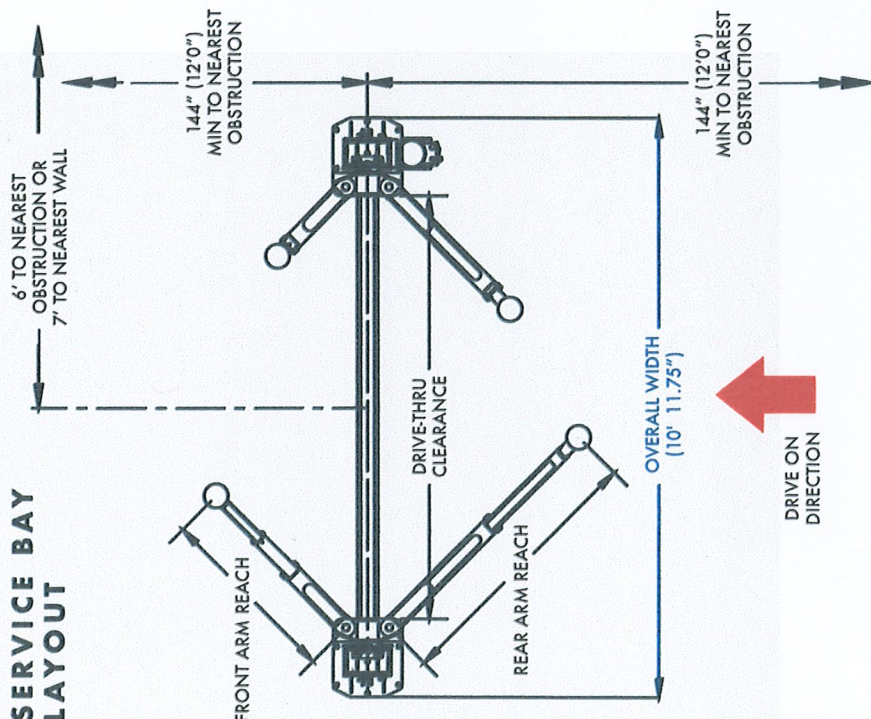
- **BAY HEIGHT:** 12' minimum
- **BAY WIDTH:** 12' recommended
- **BAY DEPTH:** 24' recommended
- **POWER REQ.:** 208-230v Single Phase*, 30-amp breaker
- **MIN. CONCRETE SPEC:** 4" thick, reinforced, free from cracks/seams, rated at 3500+ psi, cured at least 28 days

Model Number	SA10	
Lifting Capacity	10,000 lbs.	
Lifting Configuration	Symmetric	Asymmetric
Arms	3-stage front/2-stage rear	
Rise Height	74.5"	
Overall Height	136.5" / 142.5"	
Overall Height (Cylinder Extended)	142.5"	
Overall Width	129" / 135"	131.5" / 137.5"
Drive-Thru Clearance	92.75" / 98.75"	88.5" / 94.5"
Floor to Overhead Switch	131.125" / 137.125"	
Front Arm Reach	22.375" / 41.5"	
Rear Arm Reach	38.25" / 59"	
Screw Pad Height	4.75" / 6.875"	
Inside Columns	106.75" / 112.75"	101.5" / 107.5"
Motor / Voltage	2HP, 208v-230v, 60Hz, 1Ph	
Speed of Rise	43 s	
Ceiling Height Required	12'	
ALI/ETL Certified	✓	
2' Height Extension Available	✓	
To Front Obstruction	12'	10'
To Rear Obstruction	12'	14'
Colors Available		

*3-phase upgrade is available for purchase

www.challengerlifts.com
1-800-648-5438

SERVICE BAY LAYOUT



Date: May 18, 2017

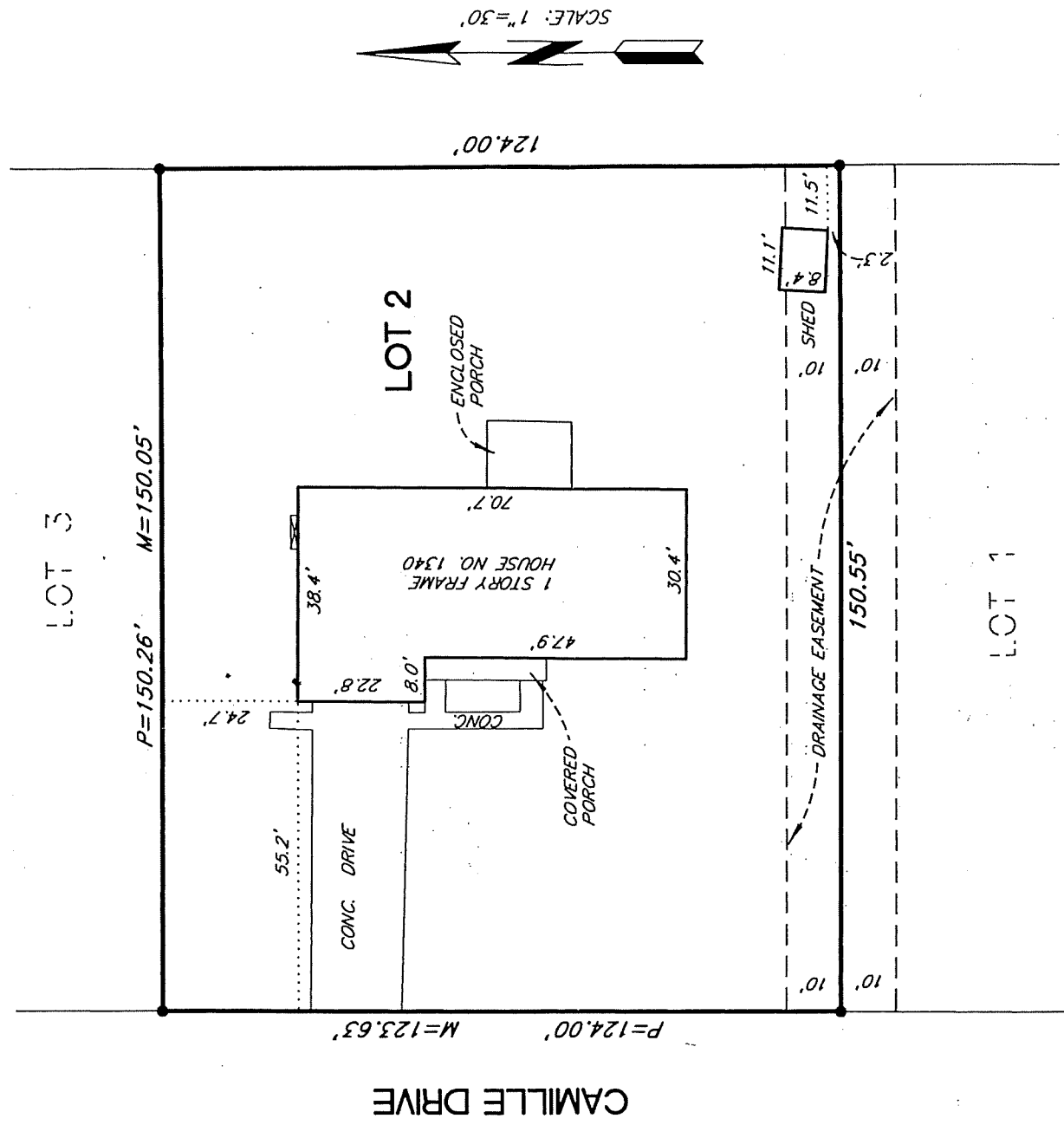
2537 Ardmore SE

Grand Rapids, MI 49506

LEGAL DESCRIPTION FROM TAX RECORDS

Lot 2, Van Elst Plat, City of Kentwood, Kent County, Michigan, according to the recorded plat thereof.

A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

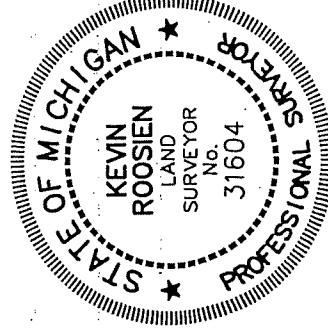


LEGEND

- · IRON STAKE – SET
● · IRON FOUND
□ · WOOD STAKE
R · RECORDED DIMENSION
D · DEED DIMENSION
P · PLATTED DIMENSION
M · MEASURED DIMENSION
C · CENTERLINE
x-x · FENCE LINE

Roosien & Associates
SURVEYING AND ENGINEERING

5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525
TELE. (616) 361-7220
FAX (616) 361-1822



Herndon