

APPLICATION FOR LAND SPLIT

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised 3/26/19

DESCRIPTION

A land split is the division of a single parcel into two or more parcels. All newly created parcels must meet the minimum standards for the applicable land use district(s) as set forth in Chapter 24 - Schedule of District Regulations.

SUBMISSION REQUIREMENTS

- COMPLETED APPLICATION WITH BOTH PROPERTY OWNERS' ORIGINAL SIGNATURES
- PROOF OF OWNERSHIP OF THE LAND PROPOSED TO BE DIVIDED
- SURVEY, SHOWING:
 - EXISTING AND PROPOSED LOT LINES AND DIMENSIONS (IN FEET)
 - AREA OF PARCELS IN SQUARE FEET AND THE NEW WIDTH TO DEPTH RATIO
 - WIDTH AND FRONTAGE OF EACH PARCEL AS DEFINED BY THE ZONING ORDINANCE
 - ALL EXISTING STRUCTURES AND THE DISTANCES FROM EXISTING AND PROPOSED LOT LINES
 - ANY PUBLIC UTILITY EASEMENTS
 - NEW LEGAL DESCRIPTIONS

Deeds will need to be registered with Ottawa County AFTER receiving Zoning and Assessing approval from the Township, but it is not necessary for submission of this application. Please call the Ottawa County Register of Deeds for more information (616)994-4510.

PROPERTY INFORMATION

OWNER: Chicago Drive Ventures, LLC Attn: DJ VanderSlik

ADDRESS: 4720 52nd Street, SE

CITY, STATE, ZIP: Grand Rapids, MI 49512

PARCEL #: 70-14-28-400-051

PHONE #: (616) 698-2700

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING AND GENERAL ORDINANCES IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF TO FORWARD THE PROPERTY LINE ADJUSTMENT INFORMATION, SPECIFICALLY THE NEW SURVEY AND NEW LEGAL DESCRIPTIONS, TO THE PROPERTY MAPPING DESCRIPTION DEPARTMENT AT OTTAWA COUNTY. ZONING AND ASSESSING APPROVAL MUST BE GRANTED BY THE TOWNSHIP PRIOR TO REGISTERING THE NEW DEEDS. I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON. I UNDERSTAND THAT ANY APPROVALS DO NOT GUARANTEE THAT THE AFFECTED LOTS ARE BUILDABLE. ALL TAXES MUST BE PAID PRIOR TO A LAND SPLIT APPROVAL.

PROPERTY 1 SIGNATURE

SIGNATURE: *DJ VanderSlik*

DATE:

FOR OFFICE USE ONLY

	CHAPTER 24					PARCEL 1 A					PARCEL 2 B				
LOT MIN. AREA	HS 15,000 SF					162,914.4					297,079.2				
LOT WIDTH-FRONTAGE	100	OK				499.31	OK				493.44	OK			
W-D RATIO	1:4					OK					OK				
MAIN SETBACKS	CL	F	R	F/S	S	CL	F	R	F/S	S	CL	F	R	F/S	S
						NA	→								
ACC. SETBACKS	CL	H	R	F/S	S	CL	H	R	F/S	S	CL	H	R	F/S	S
		10	5		5	NA	→								

APPROVAL SIGNATURE: *Marnette Minier*

DATE: 8/16/19 To Assessor:

Georgetown Township

LAND SPLITS Permit No: **PL19-0013**

Zoning Department
Phone:(616) 457-2340
contact.georgetown@gmail.com

1515 Baldwin Street
Jenison, MI 49428

Hours: Monday-Friday 8 am - 5:00 pm

2700 CHICAGO DR
70-14-28-400-051

Location

Issued:08/16/19

NATIONAL CHRISTIAN FOUNDATION
11625 RAINWATER DR SUITE 5
ALPHARETTA GA 30009

Owner

Chicago Drive Ventures LLC

Applicant

Comment:

Land split approved as shown on the Exxel Engineering survey identified as File No. 191100E, dated 08/12/2019. Both parcels meet width and area requirements in Chapter 24 and meet the width to depth ratio.

Stipulations:

Permit Item	Work Type	No. of Items or size	Item Total
LAND SPLITS		1.00	100.00

Mannette Miner

Zoning Administrator or Designee

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

Fee Total: 100.00
Amount Paid: 0.00
Balance Due: 100.00

PAID 7
AUG 16 2019
Payment Validation
Georgetown
Treasurer

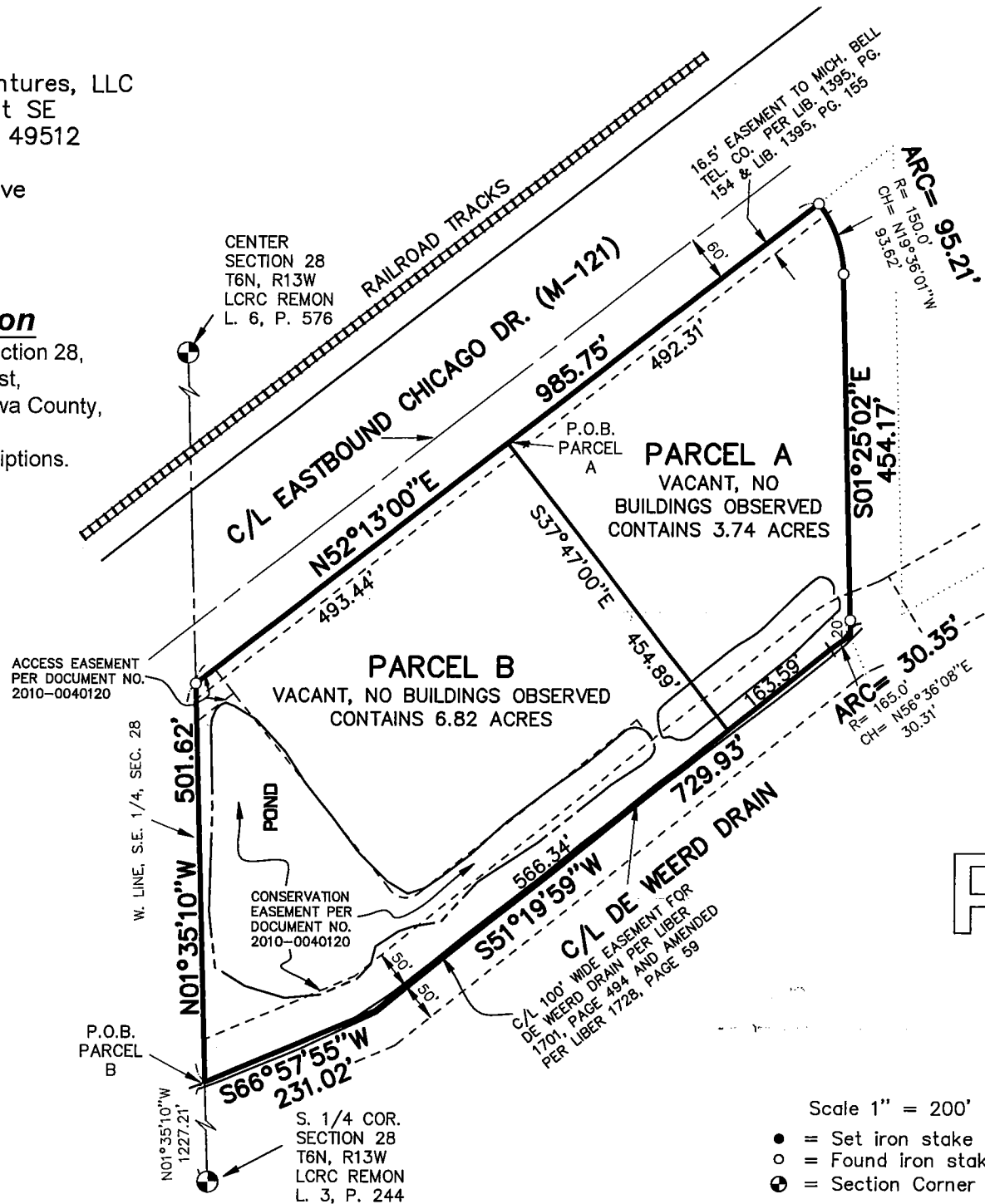
Boundary Survey

For: Chicago Drive Ventures, LLC
 4720 52ND Street SE
 Grand Rapids, MI 49512

RE: 2700 Chicago Drive

Property Description

Part of the Southeast 1/4, Section 28,
 Town 6 North, Range 13 West,
 Georgetown Township, Ottawa County,
 Michigan.
 See page 2 of 2 for full descriptions.



Notes:

- Description of record and recorded easement information shown hereon is based on Transnation Title Agency, Commitment No. 271605GRS, with a commitment date of April 25, 2019. The commitment description is for current tax parcel 70-14-28-400-051 which is the overall description of Parcel A and Parcel B together (See page 2 of 2 for full descriptions)
- The bearings shown hereon on based on the West line of the SE 1/4 of Section 28 as N01°35'10"W per furnished description.
- The overall parcel (tax parcel 70-14-28-400-051) contains 10.56 acres.
 Parcel A contains 3.74 acres.
 Parcel B contains 6.82 acres.

Surveyor's Certificate

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

August XX, 2019

Kenneth J. Vierzen P.S. 51419

PRELIMINARY

Page 1 of 2

- Scale 1" = 200'
- = Set iron stake
 - = Found iron stake
 - ⊙ = Section Corner



exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 Fax: (616) 531-2121
 www.exxelengineering.com

FILE NO.: 191100E DATE: 08/12/2019

Boundary Survey

For: Chicago Drive Ventures, LLC
4720 52ND Street SE
Grand Rapids, MI 49512

RE: 2700 Chicago Drive

Overall Property Description

(from Commitment No.: 271605GRS):

That part of the Southeast 1/4, Section 28, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Beginning at a point on the West line of said Southeast 1/4 which is North 01 degree 35 minutes 10 seconds West 1227.21 feet from the South 1/4 corner of Section 28; thence North 01 degree 35 minutes 10 seconds West 501.62 feet along said West line; thence North 52 degrees 13 minutes 00 seconds East 985.75 feet along the Southeasterly line of Chicago Drive; thence Southeasterly 95.21 feet on a 150.0 foot radius curve to the right, the chord of which bears South 19 degrees 36 minutes 01 second East 93.62 feet; thence South 01 degree 25 minutes 02 seconds East 454.17 feet; thence Southwesterly 30.35 feet along the centerline of DeWeerd Drain on a 165.0 foot radius curve to the left, the chord of which bears South 56 degrees 36 minutes 08 seconds West 30.31 feet; thence South 51 degrees 19 minutes 59 seconds West 729.93 feet along said centerline; thence South 66 degrees 57 minutes 55 seconds West 231.02 feet along said centerline to the place of beginning.

for informational purposes:

Permanent Property No.: 70-14-28-400-051

Property Address: 2700 Chicago Dr, Hudsonville, MI 49426

New Property Descriptions:


Parcel A:

Part of the Southeast 1/4, Section 28, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section 28; thence North 01 degree 35 minutes 10 seconds West 1728.83 feet along the West line of the Southeast 1/4 of said Section 28; thence North 52 degrees 13 minutes 00 seconds East 493.44 feet along the Southeasterly line of Chicago Drive to the PLACE OF BEGINNING of this description: thence North 52 degrees 13 minutes 00 seconds East 492.31 feet along said Southeasterly line of Chicago Drive; thence Southeasterly 95.21 feet on a 150.0 foot radius curve to the right, the chord of which bears South 19 degrees 36 minutes 01 second East 93.62 feet; thence South 01 degree 25 minutes 02 seconds East 454.17 feet; thence Southwesterly 30.35 feet along the centerline of DeWeerd Drain on a 165.0 foot radius curve to the left, the chord of which bears South 56 degrees 36 minutes 08 seconds West 30.31 feet; thence South 51 degrees 19 minutes 59 seconds West 163.59 feet along said centerline; thence North 37 degrees 47 minutes 00 seconds West 454.89 feet to the Place of Beginning.
Contains 3.74 Acres, more or less.

Parcel B:

Part of the Southeast 1/4, Section 28, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section 28; thence North 01 degree 35 minutes 10 seconds West 1227.21 feet along the West line of the Southeast 1/4 of said Section 28 to the PLACE OF BEGINNING of this description: thence North 01 degree 35 minutes 10 seconds West 501.62 feet along said West line; thence North 52 degrees 13 minutes 00 seconds East 493.44 feet along the Southeasterly line of Chicago Drive; thence South 37 degrees 47 minutes 00 seconds East 454.89 feet to the centerline of DeWeerd Drain; thence South 51 degrees 19 minutes 59 seconds West 566.34 feet along said centerline; thence South 66 degrees 57 minutes 55 seconds West 231.02 feet along said centerline to the Place of Beginning.
Contains 6.82 Acres, more or less.

Page 2 of 2



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FILE NO.: 191100E DATE: 08/12/2019

4
ZIP
8/16 18:03



8 8 2 5 1 3 3

Tx:4425845

8/6/2019 12:03:00 PM

2019-0026854

FILED/SEALED FOR RECORD IN

OTTAWA COUNTY, MI

JUSTIN F. ROEBUCK

COUNTY CLERK/REGISTER OF DEEDS

08/06/2019 AT 03:38 PM

DEED

30.00

TAX STAMP affixed after
recording.
Affidavit on file.

COVENANT DEED

THIS INDENTURE, made _____ July 29, 2019, between National Christian Foundation Real Property, Inc., a Georgia non-profit corporation, and a tax exempt organization classified as a public charity pursuant to Sections 501(c)(3) and 509(a)(3) of the Internal Revenue Code, whose address is 11625 Rainwater Dr., Suite 500, Alpharetta, Georgia 30009 (Grantor") and Chicago Drive Ventures, LLC, a Michigan limited liability company, whose address is 4750 52nd St. SE, Grand Rapids, Michigan 49512 ("Grantee").

That Grantor, for and in consideration of the sum disclosed in the Real Estate Transfer Tax Valuation Affidavit of even date herewith, paid by Grantee, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, convey, release, alien and confirm onto Grantee and to his/her/their heirs and/or assigns, FOREVER, certain parcel of land in the Township of Georgetown, County of Ottawa and State of Michigan, described as follows:

SEE ATTACHED EXHIBIT "A", subject only to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances").

Parcel Identification No. 70-14-28-400-051,
Commonly known as: 2700 Chicago Drive SW, Hudsonville, MI 49426

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make ALL division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and subject to the Permitted Encumbrances,, to HAVE AND TO HOLD the said Premises unto Grantee and his/her/their heirs and/or assigns to the sole and only proper use, benefit and behalf of Grantee, his/her/their heirs and/or assigns, FOREVER, and Grantor covenants and agrees to and with Grantee that, subject to the Permitted Encumbrances, Grantor has not heretofore done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the Premises hereby granted, or any part thereof, is, are or shall be charged or encumbered in title, estate or otherwise.

The covenants herein shall be binding upon and inure to the benefit of the respective heirs, successors and legal representatives of Grantors and Grantee.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

Signed and Sealed:

National Christian Foundation Real Property, Inc.
a Georgia non-profit corporation

BY *Bradley Orr*
Bradley Orr, President

STATE OF GEORGIA)
)ss
COUNTY OF Fulton)

The foregoing instrument was acknowledged before me on July 29, 2019, by Bradley Orr, who is the President of National Christian Foundation Real Property, Inc.

Notary Signature: *Michelle T. Shively*
Notary Name Printed: Michelle T. Shively
Notary Public Dawson County, Georgia
Acting in Fulton County
My term expires: 03/08/2023



File No.: 271605GRS
Instrument Drafted By:
Bradley Orr
National Christian Foundation Real Property, Inc.
11625 Rainwater Dr., Suite 500
Alpharetta, GA 30009

Return to:
Chicago Drive Ventures LLC
4750 52nd St. SE
Grand Rapids, MI 49512

Exhibit "A"

That part of the Southeast 1/4, Section 28, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Beginning at a point on the West line of said Southeast 1/4 which is North 01 degree 35 minutes 10 seconds West 1227.21 feet from the South 1/4 corner of Section 28; thence North 01 degree 35 minutes 10 seconds West 501.62 feet along said West line; thence North 52 degrees 13 minutes 00 seconds East 985.75 feet along the Southeasterly line of Chicago Drive; thence Southeasterly 95.21 feet on a 150.0 foot radius curve to the right, the chord of which bears South 19 degrees 36 minutes 01 second East 93.62 feet; thence South 01 degree 25 minutes 02 seconds East 454.17 feet; thence Southwesterly 30.35 feet along the centerline of DeWeerd Drain on a 165.0 foot radius curve to the left, the chord of which bears South 56 degrees 36 minutes 08 seconds West 30.31 feet; thence South 51 degrees 19 minutes 59 seconds West 729.93 feet along said centerline; thence South 66 degrees 57 minutes 55 seconds West 231.02 feet along said centerline to the place of beginning.

Ottawa County Treasurer's Office 8/6/19. The records in my office
show no unpaid taxes or special assessments for the five tax years of 2018
& prior involving lands in this instrument. This does not include taxes owed
as a result of Board of Reviews, PRE Denials or Tax Tribunal Judgements.
Amanda Price, Treasurer SM

Exhibit B

1. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by uncapping and adjustment of the taxable value, retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
2. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
3. Easement granted to Consumers Energy Company recorded in Liber 249, Page 70.
4. Easement granted to Consumers Energy Company recorded in Liber 254, Page 320.
5. Easement granted to Consumers Energy Company recorded in Liber 254, Page 339.
6. Terms, conditions and provisions which are recited in the Claim of Interest of Consumer's Power Co. recorded in Liber 595, Page 783.
7. Easements and the terms, conditions and provisions thereof which are recited in the Highway Easement recorded in Liber 298, Page 565, as partially released in Liber 364, Page 46.
8. Easement granted to Michigan Bell Telephone Company recorded in Liber 577, Page 57.
9. Easement granted to Michigan Bell Telephone Company recorded in Liber 1395, Page 154.
10. Easement granted to Michigan Bell Telephone Company recorded in Liber 1395, Page 155.
11. Terms, conditions and provisions which are recited in the Agreement recorded in Liber 1443, Page 431.
12. Easements and the terms, conditions and provisions thereof which are recited in the Release of Right of Way recorded in Liber 1701, Page 494; and in Liber 1728, Page 590.
13. Easements and the terms, conditions and provisions thereof which are recited in the Agreement for Conservation Easement recorded in Instrument No. 2010-0040120.

271605GRS