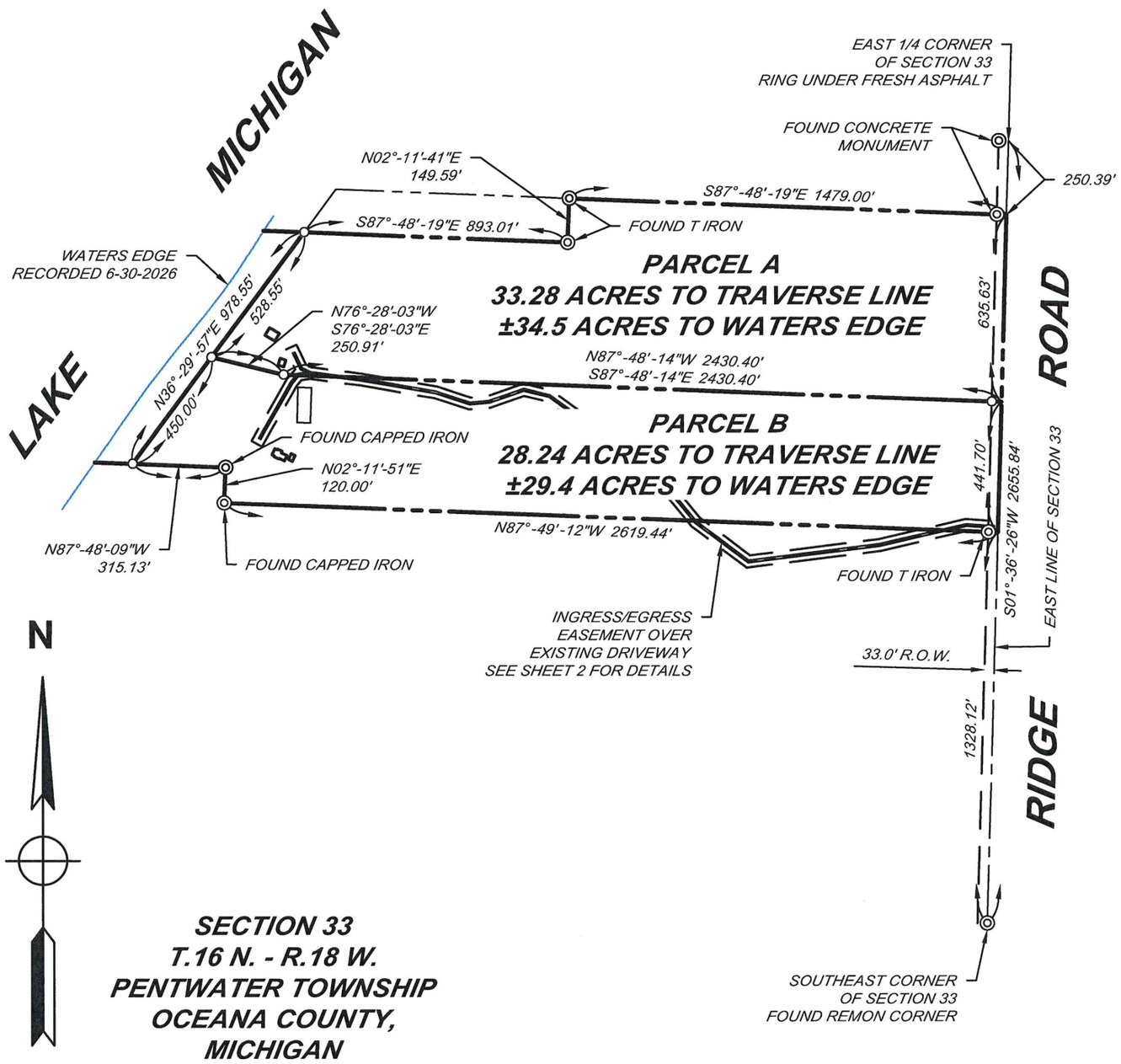
CERTIFICATE OF SURVEY

DWG. NO. A-30822-1

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
THE EAST LINE OF SECTION 33 WAS ASSUMED AS BEING S.01°-36'-26"W.



SECTION 33
T.16 N. - R.18 W.
PENTWATER TOWNSHIP
OCEANA COUNTY,
MICHIGAN

I hereby certify that I have surveyed and mapped the land above platted and/or described on 6-30-26, and the Relative Positional Precision (RPP) for each property corner shown hereon are within the limits accepted by the practice of Professional Surveying and that all of the requirements of P.A. 132 1970, as amended, have been complied with.

Patrick G. Bentley

Professional Surveyor No. 4001047944

STATE OF MICHIGAN
PATRICK GARY BENTLEY
PROFESSIONAL SURVEYOR
No. 4001047944
LICENSED PROFESSIONAL SURVEYOR

SURVEY FOR: Mary Jo Larson
5463 River Woods Court
Dexter, MI 48130

Spicer group

Spicer Group, Inc.
302 River St.
Manistee, MI 49660
TEL (231) 794-5620
www.SpicerGroup.com

◎ -FOUND SURVEY CORNER
o -SET 1/2" Ø IRON ROD WITH CAP No. 47944

SHEET 1 OF 5

DATE: 7-6-2026

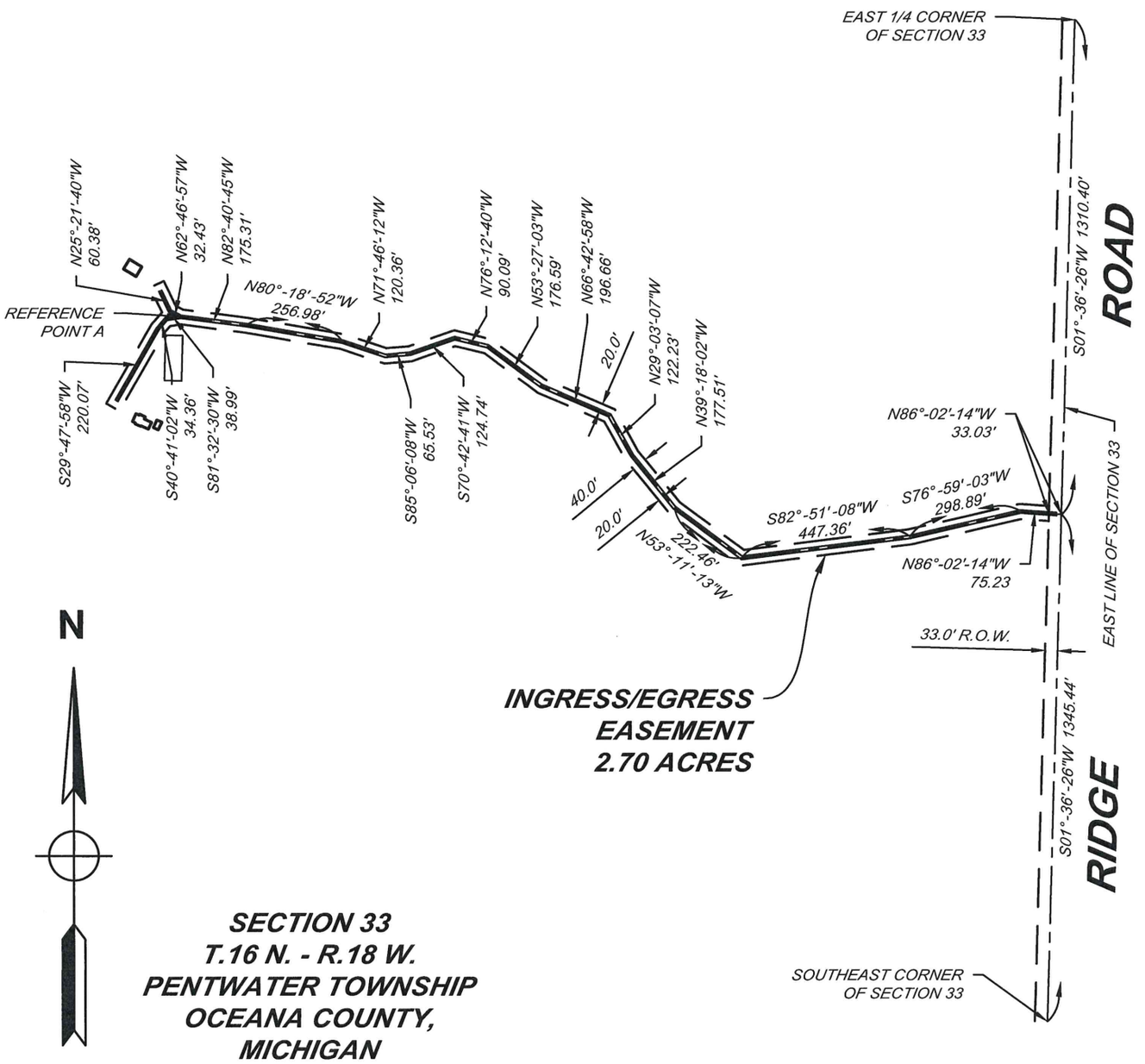
0 250 500 1000
SCALE: 1" = 500'

JOB NO. 141022SG2026
DWG. NO. A-30822-1

CERTIFICATE OF SURVEY

DWG. NO. A-30822-2

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SHEET 2 OF 5

DATE: 7-6-2026

0 200 400 800
SCALE: 1" = 400'

JOB NO. 141022SG2026
DWG. NO. A-30822-2

CERTIFICATE OF SURVEY

DWG. NO. A-30822-3

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
THE EAST LINE OF SECTION 33 WAS ASSUMED AS BEING S.01°-36'-26"W.

Parent Parcel #001-033-400-01 Description: (Quit Claim Deed, Liber 2014, Page 9759)
The South 53 1/3 acres of Government Lot 2, Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan; Parcel is also described as: Government Lot 2, Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan; Except the North 13 Acres thereof; Said North 13 Acres is more particularly described as: That part of said Government Lot 2, lying northerly of the following described line: Commencing at the East 1/4 corner of said Section 33; thence S.00°-12'-14"W., along the East Section line 250.39 feet to the point of beginning thence N.89°-12'-31"W., 2341 feet, more or less, to the shore of Lake Michigan, being the point of ending of this line. EXCEPT, Commencing at the East 1/4 corner of said Section 33; thence S.00°-12'-14"W., along the East line of said Section 33 for a distance of 250.39 feet; thence N.89°-12'-31"W., 1479.00 feet to the point of beginning of this description; thence S.00°-47'-29"W., 150.00 feet; thence N.89°-12'-31"W., 893.01 feet to an intermediate traverse line which is 107 feet more or less from the shore of Lake Michigan; thence along the intermediate traverse line N.35°-00'-36"E., 181.40 feet to a point which is 107 feet more or less from the shore of Lake Michigan; thence S.89°-12'-31"E., 791.00 feet to the point of beginning. AND ALSO EXCEPT, Commencing at the Northeast corner of Lot 8 of the plat of CEDAR BLUFF, according to the plat thereof; thence N.90°-00'-00"W., along the North line of the plat of CEDAR BLUFF a distance of 128.58 feet to the Northeast corner of Lot 7, being the point of beginning; thence N.90°-00'-00"W., along the north line of the plat of CEDAR BLUFF a distance of 394.83 feet; thence N.33°-35'-30"E., along the shore of Lake Michigan a distance of 144.06 feet; thence N.90°-00'-00"E., 315.13 feet; thence S.00°-00'-00"E., 120.00 feet to the point of beginning.

Parcel A Description:
A parcel of land in part of Government Lot 2 of Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan, described as follows: Beginning at a point on the East line of said Section which is 250.39 feet, S.01°-36'-26"W., from the East 1/4 corner of said Section; thence continuing S.01°-36'-26"W., on said East Section line, 635.63 feet; thence N.87°-48'-14"W., 2430.40 feet; thence N.76°-28'-03"W., 250.91 feet to a point on an intermediate traverse line along the shore of Lake Michigan, it is the intention of this survey to convey all lands to the waters edge of Lake Michigan; thence N.36°-29'-57"E., on said traverse line, 528.55 feet; thence S.87°-48'-19"E., 893.01 feet; thence N.02°-11'-41"E., 149.59 feet; thence S.87°-48'-19"E., 1479.00 feet to the point of beginning, containing 33.28 acres of land within said intermediate traverse line, and approximately 34.5 acres of land to said waters edge of Lake Michigan, and subject to highway use of the East 33.00 feet thereof, and also subject to and together with an easement for ingress, egress and utilities described as follows: A 40.00 foot wide strip of land in part of the Southeast 1/4 of Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan, the sidelines of said strip of land being 20.00 feet, measured at right angles, each side of the following described centerline: To fix the point of beginning, commence at the East 1/4 corner of said Section; thence S.01°-36'-26"W., on the East line of said Section, 1310.40 feet to the centerline of an existing driveway; thence N.86°-02'-14"W., on said centerline, 33.03 feet to the point of beginning of said centerline description; thence continuing N.86°-02'-14"W., 75.23 feet; thence S.76°-59'-03"W., 298.89 feet; thence S.82°-51'-08"W., 447.36 feet; thence N.53°-11'-13"W., 222.46 feet; thence N.39°-18'-02"W., 177.51 feet; thence N.29°-03'-07"W., 122.23 feet; thence N.66°-42'-58"W., 196.66 feet; thence N.53°-27'-03"W., 176.59 feet; thence N.76°-12'-40"W., 90.09 feet; thence S.70°-42'-41"W., 124.74 feet; thence S.85°-06'-08"W., 65.53 feet; thence N.71°-46'-12"W., 120.36 feet; thence N.80°-18'-52"W., 256.98 feet; thence N.82°-40'-45"W., 175.31 feet to Reference Point A; thence N.62°-46'-57"W., 32.43 feet; thence N.25°-21'-40"W., 60.38 feet and there end this segment; thence commencing from Reference Point A; thence S.81°-32'-30"W., 38.99 feet; thence S.40°-41'-02"W., 34.36 feet; thence S.29°-47'-58"W., 220.07 feet and there end, the sidelines of said strip of land to be extended or shortened so as to meet at their respective intersections, and also subject to any easements of record.

I hereby certify that I have surveyed and mapped the land above platted and/or described on 6-30-26, and the Relative Positional Precision (RPP) for each property corner shown hereon are within the limits accepted by the practice of Professional Surveying and that all of the requirements of P.A. 132 1970, as amended, have been complied with.

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◎ -FOUND SURVEY CORNER
o -SET 1/2" Ø IRON ROD WITH CAP No. 47944

SHEET 3 OF 5

DATE: 7-6-2026

0 250 500 1000
SCALE: 1" = 500'

JOB NO. 141022SG2026
DWG. NO. A-30822-3

CERTIFICATE OF SURVEY

DWG. NO. A-30822-4

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
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Parcel B Description:
A parcel of land in part of Government Lot 2 of Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan, described as follows: Beginning at a point on the East line of said Section which is 886.02 feet, S.01°-36'-26"W., from the East 1/4 corner of said Section; thence continuing S.01°-36'-26"W., on said East Section line, 441.70 feet; thence N.87°-49'-12"W., 2619.44 feet to the Northeast corner of Lot 7, Cedar Bluff, according to the plat thereof as recorded in File 1 of Pocket 11, Folder 38L4 of Oceana County Records; thence N.02°-11'-51"E., 120.00 feet; thence N.87°-48'-09"W., 315.13 feet to a point on an intermediate traverse line along the shore of Lake Michigan, it is the intention of this survey to convey all lands to the waters edge of Lake Michigan; thence N.36°-29'-57"E., on said traverse line, 450.00 feet; thence S.76°-28'-03"E., 250.91 feet; thence S.87°-48'-14"E., 2430.40 feet to the point of beginning, containing 28.24 acres of land within said intermediate traverse line and approximately 29.4 acres of land to said waters edge of Lake Michigan, and subject to highway use of the East 33.00 feet thereof, and also subject to and together with an easement for ingress, egress and utilities described as follows: A 40.00 foot wide strip of land in part of the Southeast 1/4 of Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan, the sidelines of said strip of land being 20.00 feet, measured at right angles, each side of the following described centerline: To fix the point of beginning, commence at the East 1/4 corner of said Section; thence S.01°-36'-26"W., on the East line of said Section, 1310.40 feet to the centerline of an existing driveway; thence N.86°-02'-14"W., on said centerline, 33.03 feet to the point of beginning of said centerline description; thence continuing N.86°-02'-14"W., 75.23 feet; thence S.76°-59'-03"W., 298.89 feet; thence S.82°-51'-08"W., 447.36 feet; thence N.53°-11'-13"W., 222.46 feet; thence N.39°-18'-02"W., 177.51 feet; thence N.29°-03'-07"W., 122.23 feet; thence N.66°-42'-58"W., 196.66 feet; thence N.53°-27'-03"W., 176.59 feet; thence N.76°-12'-40"W., 90.09 feet; thence S.70°-42'-41"W., 124.74 feet; thence S.85°-06'-08"W., 65.53 feet; thence N.71°-46'-12"W., 120.36 feet; thence N.80°-18'-52"W., 256.98 feet; thence N.82°-40'-45"W., 175.31 feet to Reference Point A; thence N.62°-46'-57"W., 32.43 feet; thence N.25°-21'-40"W., 60.38 feet and there end this segment; thence commencing from Reference Point A; thence S.81°-32'-30"W., 38.99 feet; thence S.40°-41'-02"W., 34.36 feet; thence S.29°-47'-58"W., 220.07 feet and there end, the sidelines of said strip of land to be extended or shortened so as to meet at their respective intersections, and also subject to any easements of record.

Ingress, Egress and Utility Easement Description:
A 40.00 foot wide strip of land in part of the Southeast 1/4 of Section 33, T.16 N. - R.18 W., Pentwater Township, Oceana County, Michigan, the sidelines of said strip of land being 20.00 feet, measured at right angles, each side of the following described centerline: To fix the point of beginning, commence at the East 1/4 corner of said Section; thence S.01°-36'-26"W., on the East line of said Section, 1310.40 feet to the centerline of an existing driveway; thence N.86°-02'-14"W., on said centerline, 33.03 feet to the point of beginning of said centerline description; thence continuing N.86°-02'-14"W., 75.23 feet; thence S.76°-59'-03"W., 298.89 feet; thence S.82°-51'-08"W., 447.36 feet; thence N.53°-11'-13"W., 222.46 feet; thence N.39°-18'-02"W., 177.51 feet; thence N.29°-03'-07"W., 122.23 feet; thence N.66°-42'-58"W., 196.66 feet; thence N.53°-27'-03"W., 176.59 feet; thence N.76°-12'-40"W., 90.09 feet; thence S.70°-42'-41"W., 124.74 feet; thence S.85°-06'-08"W., 65.53 feet; thence N.71°-46'-12"W., 120.36 feet; thence N.80°-18'-52"W., 256.98 feet; thence N.82°-40'-45"W., 175.31 feet to Reference Point A; thence N.62°-46'-57"W., 32.43 feet; thence N.25°-21'-40"W., 60.38 feet and there end this segment; thence commencing from Reference Point A; thence S.81°-32'-30"W., 38.99 feet; thence S.40°-41'-02"W., 34.36 feet; thence S.29°-47'-58"W., 220.07 feet and there end, the sidelines of said strip of land to be extended or shortened so as to meet at their respective intersections.

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◎ -FOUND SURVEY CORNER
o -SET 1/2" Ø IRON ROD WITH CAP No. 47944

SHEET 4 OF 5

DATE: 7-6-2026

0 250 500 1000
SCALE: 1" = 500'

JOB NO. 141022SG2026
DWG. NO. A-30822-4

CERTIFICATE OF SURVEY

DWG. NO. A-30822-5

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East 1/4 Corner of Section 33
Found ring under fresh asphalt. Remon box likely paved over. LCRC Document #LC/101408

AZ.294°	40.32'	60D spike in S face of 22" Oak
AZ.212°	65.39'	60D spike in SE face of 24" Maple
West	33.01'	Concrete monument on N side of DNR Post tag
AZ.141°	77.01'	60D spike in SW face of 14" Oak
AZ.11°	156.94'	60D spike in W face of power pole
East	32.93'	Found 1/2" iron and cap on N side of T post

Southeast Corner of Section 33
Found Remon Corner per LCRC Document #LC/101279

AZ.310°	69.14'	60D spike in SW face of 24" White Pine
AZ.225°	46.64'	Center of concrete monument
AZ.106°	70.60'	60D spike in N face of 20" Red Pine
AZ.42°	46.12'	60D spike in NW face of 20" White Oak

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SHEET 5 OF 5

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