

# VERGENNES TOWNSHIP

PO Box 208  
Lowell, MI 49331  
Phone: 897-5671 Fax: 897-5674

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## APPLICATION FOR SITE PLAN REVIEW

PLANNED UNIT DEVELOPMENT (PUD)     PRIVATE ROAD  
 SITE CONDOMINIUM                     SPECIAL USE PERMIT  
 REZONING                                     INDUSTRIAL

Blake Conklin o/b/o Verizon Wireless  
\_\_\_\_\_  
(Name of Applicant)

678 Front Street, Suite 110  
\_\_\_\_\_  
(Street Address of Applicant)

Grand Rapids, Michigan 49505  
\_\_\_\_\_  
(City, State, Zip Code)

616-647-3720 ext. 112 / \_\_\_\_\_ / \_\_\_\_\_  
(Phone)Day    Evening                    Fax

Tax: Parcel No: 41-16-19-100-016

Receipt No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Name of Responsible  
Person: \_\_\_\_\_

Action: \_\_\_\_\_

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Name and Address of Owner, if different from above: Nicholas R. Dewey 900 Fero Avenue  
Lowell, Michigan 49331

**Please Note:** All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is \_\_\_\_\_.

### I. ACTION REQUESTED

A. PURPOSE FOR REQUEST Special Use Permit for Construction of 150' telecommunications tower.

B. A previous application for a variance, special use permit, rezoning or site review on this land (has/has not) been made with respect to these premises in the last N/A year(s). Please state if action was requested and the decision:

Action requested \_\_\_\_\_ Date: \_\_\_\_\_

Decision(approved/denied) \_\_\_\_\_ Date: \_\_\_\_\_

II. PROPERTY INFORMATION

A. Legal description of property affected: See attached

Parcel Dimensions: \_\_\_\_\_

Permanent Parcel No. 41-16- 19-100-016

Address of Property: 900 Fero Avenue NE Lowell, Michigan 49331

B. List of all deed restrictions (attach additional sheets if necessary).

No deed restrictions

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. (ie. Land Contract Holders, Mortgagees, Banks)

N/A

D. This area is <sup>x</sup> unplatted, platted, will be platted. If platted, name of plat \_\_\_\_\_

Site Condominium Development Name: \_\_\_\_\_

E. Attach a site plan, drawn to the scale and all other information required by Article V Section 201.502 of the Vergennes Township Zoning Ordinance.

F. Present use of the property is Residence.

Description of Surrounding Property (Zoning, Current Use, etc.) \_\_\_\_\_

R-A Rural Agricultural

G. Estimated Start Date: N/A Estimated Completion Date: N/A

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. Please state specifically the reason for this request at this time on a separate sheet of paper.

B. Statement of support for the request. Please justify your request below. The justification should address the following concern:

1. The relationship of the restrictions of Article V Section 201.502D, Site Development Plan Review Procedures, to the particular use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to development plans of Vergennes Township.
3. Impacts on the adjacent property and neighborhood. In particular, first indicate what impacts of the proposed use on adjacent property are anticipated and second, what steps will be taken to mitigate any negative impacts. Consider the following concerns:
  - a. Could the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
  - b. Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?

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IV. OTHER INFORMATION AS MAY BE REQUIRED BY THE ZONING ORDINANCE (Insert here)

V. AFFIDAVIT

The undersigned affirms he/she is (or we are) the Lessee (specify: owner, lessee, or other type of interest) involved in the application, that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or our knowledge and belief.

**Giving false information could result in revocation of any permit issued.**

 Title: Lessee Date: 12/22  
 (Applicant Signature)

# VERGENNES TOWNSHIP

Bailey Drive, Lowell, MI 49331

Phone (616) 897-5671 Fax (616) 897-5674

## SPECIAL EXCEPTION USE PERMIT APPLICATION

Date: 12/15/14

Fee: \_\_\_\_\_ (If applicable)

1. **Owner/Applicant: Name:** Blake Conklin o/b/o Verizon Wireless  
(Last) (First) (Initial)

**Address:** 678 Front Street, Suite 110 Grand Rapids, Michigan 49505  
(Street & No.) (City) (State) (Zip)

**Telephone:** 616-647-3720 ext. 112  
(Home) (Office)

2. **Request is for a Special Use Permit to (Specify Use):** Construction of 150' tall telecommunications tower

3. **Legal Description of Property:** All that part of the SE/4 of the NW/4 and the SW/4 of the NE/4 of Section 19, Township 7 North, Range 9 West Vergennes Township, Kent County, Michigan

4. **Address of Property:** \_\_\_\_\_

5. **Present Use and Zoning of Property:** RA- Rural Agriculture used as principal residence

6. **Attach an Accurate Drawing Showing:**

- a) Property boundary lines
- b) Existing structures
- c) Location of abutting streets
- d) Existing zoning on the adjacent properties
- e) Proposed new structures
- f) Location of buildings on adjacent properties

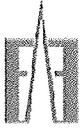
SEE 201.502 OF THE ZONING ORDINANCE FOR FURTHER REQUIRED INFORMATION.

7. **Names and Addresses of all other persons, firms or corporations having a legal or equitable interest in the property** NA

8. **I hereby give permission for the Township representatives to visit the site.**

9. **Owner/Applicant Signature:**  
X [Signature] C o/b/o Verizon Date: 12/22/14

X \_\_\_\_\_ Date: \_\_\_\_\_



# Faulk & Foster

December 22, 2014

Vergennes Township Planning Commission  
10381 Bailey Road  
Lowell, Michigan 49331

## **Re: Proposed Verizon Wireless Telecommunications Tower on Fero Avenue**

Dear Members of the Planning Commission:

Faulk and Foster Real Estate, Inc., on behalf of Verizon Wireless, has submitted applications for a special exception permit and site plan review for a proposed wireless communications tower.

Verizon Wireless is proposing to construct a 150' tall monopole-style telecommunications tower on Fero Avenue near the intersection of Conservation Street. Verizon Wireless is leasing the land for the tower and related ground equipment from Nicholas R. Dewey.

The purposed of this tower is to increase the coverage and reliability of Verizon's wireless service in the area. The last 1-2 years have seen two important changes in the wireless industry. First, there has been an explosive growth in the use of data-intensive smart phones. Second, there has been a large increase in the number of households replacing the traditional land-line phone with a wireless phone. In fact, 39% of people in Michigan rely solely on a wireless phone for communication.<sup>1</sup>

These two changes have placed significant burden on the existing wireless infrastructure and have led to a "capacity problem" within Verizon's network. A capacity problem exists where there are too few antennas to accommodate the number of users within a given area. The capacity problems in the vicinity of the proposed site have led to inability to make phone calls, dropped call, and no data connection.

As we know, wireless service is no longer a luxury. It is a necessary component of critical infrastructure that enables users to reach emergency services in the event of auto accidents, fires, storms, health emergencies, etc. According to the Federal Communications Commission, 70% of all 911 calls are placed by people using wireless phones.<sup>2</sup> Therefore, it is crucial that wireless users have access to adequate wireless service.

Verizon Wireless went to considerable time and expense to find a location that would have a limited aesthetic impact in light of the rural residential character of the locality. The subject parcel where we are proposing to build the tower is surrounded by mature tree growth and the

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<sup>11</sup> (See U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, *Wireless Substitution: State-level Estimates From the National Health Interview Survey, 2012* (December 18, 2013), p.6 at Table 1 (<http://www.cdc.gov/nchs/data/nhsr/nhsr070.pdf>).

<sup>2</sup> <http://www.fcc.gov/guides/wireless-911-services>

tower will be located adjacent to an electrical transmission line with tall metal poles. The location of the wireless tower near existing towers will lessen the additional aesthetic impact of the tower.

Below is a reproduction of the Vergennes Township Zoning Ordinance applicable to wireless facilities with Verizon's proposed answers highlighted in bold. Sections not requiring an answer are omitted where noted.

#### **201.432 Wireless Communication Facilities.**

4.32.

- A. *Intent:* It is the intent of this Section to provide regulations controlling the placement, design, and construction of wireless communication facilities including their accessory uses and attached communication systems. Changing technologies in the field of communications has resulted in a reliance upon more versatile and convenient forms of communication. Businesses, individuals and government have all developed a dependence upon the capability to contact others. The demand for this communication service has placed a burden on local communities in their ability to regulate wireless communication facilities. This ordinance intends to reduce the impact of these communication elements on adjacent land uses by reasonably regulating their location, height, safety, general appearance, and eventual removal. Additionally, this Ordinance intends to promote and encourage the co-location of attached communication systems on existing support structures.
- B. *Regulations.* The following regulations shall govern the placement, design and construction of wireless communication facilities including their accessory uses, attached communication systems and co-location.
1. *Permitted Uses.*
    - a. *Rural Agricultural District.* Within the "RA" Rural-Agricultural District, a Wireless Communication Facility shall be permitted as a special exception use if it meets the requirements of the RA District, the requirements of Section 201.502D Site Plan Review, and the requirements of Section 201.432 C and D and, with the approval of a Special Exception Use Permit.
    - b. *Industrial District.* Except as provided in subparagraph c of this section, within the "I" Industrial District, a Wireless Communication Facility shall be a permitted principal use if it meets the requirements of the Industrial District, the requirements of Section 201.502D Site Plan Review, and the requirements of this section 201.432.
    - c. *Secondary Use.* Within the Industrial and the Rural-Agricultural Districts, not more than one (1) Wireless Communication Facility may be permitted as a special exception use to occupy a lot with another existing use permitted in the District, however, provided that not more than one (1) Wireless Communication Facility shall be permitted on any lot in the Industrial or the Rural-Agricultural District. A Wireless Communication Facility proposed as a secondary

use with another permitted use shall meet the requirements of the zoning district in which it is located, the requirements of Section 201.502D Site Plan Review, and the requirements of Section 201.432 D and E and with the approval of a Special Exception Use Permit. A Wireless Communication Facility proposed as a secondary use with another permitted use. **Verizon Wireless is proposing its wireless telecommunication tower as a secondary use in the Rural Agriculture District with the existing conforming residential use on the property. As noted in the ordinance, wireless telecommunication facilities “shall be permitted as a special exception use” within the R-A District.**

shall meet the following additional requirements.

- C. The ownership interest of the land proposed to be occupied by a Wireless Communication Facility as a secondary use shall at all times be identical to the ownership interest of the entire parcel. **The ownership interest in the property will remain with Nicholas R. Dewey.**
- D. The land area occupied by a Wireless Communication Facility approved as a secondary use shall not be sold or otherwise conveyed independent of the principal use on the property, except as a part of a legal land division that results in a new lot and a remainder parcel that meet all the requirements of this Zoning Ordinance. **Verizon Wireless agrees to comply with this provision.**

2. *Co-location.* **[Omitted]**

3. *Failure to Cooperate in Co-location.* **[Omitted]**

C. *Application Requirements.* All applications for Wireless Communication Facilities and/or Attached Communication Systems, regardless of the zoning district in which they are proposed to be located, constructed or modified, shall include the following information and agreements:

1. *Site Plan.* A plan which meets the requirements of section 201.502 (D). The site plan shall include the location of the Wireless Communication Facility, the height and type of construction. **Attached as Exhibit A is a site plan.**

2. *Proposed Use.* A complete written and graphic description of the proposed Wireless Communication Facility and/or Attached Communication System. This written and graphic description shall include an explanation of the existing technology which is being proposed.

**The Verizon Wireless’ communication systems - and indeed all carriers’ wireless communications systems - rely on an overlapping and interconnected network of individual antenna sites. Individual sites, like the one under consideration here, consist of antennas mounted on a**

support structure. The radios and other electronic equipment that are needed to make wireless communications work are typically located at the base of the antenna support structure. These antenna sites transmit and receive wireless communications signals to and from mobile wireless handsets or similar devices.

Individually, these communications facilities have a limited coverage area. The extent of the coverage depends on several factors, including antenna height, local topography, proximity and height of other adjacent antenna installations, and localized customer usage demands. When linked electronically to form a network however, individual antenna sites operate to deliver a seamless wireless communications service to individuals, businesses, and government. The "seamless" part is important, even crucial, to understanding the need for this site. Without overlapping coverage, calls can't get through, or be completed. The locations of antenna sites are therefore carefully thought out, and selected to be located as far apart as is consistent with the number of customers in the service area, while still being close enough to "hand off" a motorist's call from one tower to the next, without dropping the call.

3. *Location Justification.* A written explanation of the reason for the proposed location with reference to the coverage area and capacity.

The purpose of the proposed site is to increase the in-building and in-vehicle coverage in the vicinity of the proposed site as well as add wireless capacity to the area.

The primary metric used to measure coverage levels in an area is the Reference Signal Received Power (RSRP), measured in dBm, which gives the power levels received by a device in a certain area. Typically, we look at three different levels of coverage, "good", "fair" and "poor". "Good" coverage refers to RSRP levels greater than -85 dBm. This level of RSRP will allow users to have a reliable signal both indoors and outdoors. "Fair" coverage refers to RSRP levels between -85 and -95 dBm. This level allows most users to get a reliable signal outdoors, but indoor users or users in an area with a lot of foliage or obstructions may have connection issues. "Poor" coverage, with RSRP between -95 and -105 dBm, can lead to difficulty establishing and maintaining a reliable connection outdoors or indoors. RSRP less than -105 dBm is typically considered a no-coverage area.

Attached as Exhibit B is a map depicting the current coverage in Vergennes Township. The coverage levels are depicted as colors: green and yellow indicated good coverage both in-building and outdoors, blue and red indicate poor coverage in-doors and marginal

**coverage outdoors. As you will notice, there is significant poor coverage in the vicinity of the proposed site.**

**This area of proposed coverage includes a number of residential properties as well as some heavily traveled roads. Verizon Wireless customers**

**Attached as Exhibit C is the Verizon coverage in the area with the proposed site active.**

4. *Ownership Interest.* The nature and extent of the applicant's ownership or lease interest in the property, building or structure upon which the facilities are proposed for placement; and, if a leasehold interest, the name and address of the owner of the lot and any other principal use on the lot. Both the lessee and the owner of the property must sign the application. **Verizon Wireless is the lessee of the subject property.**
5. *Other Support Structure Locations.* A map showing existing and known proposed Support Structures within Vergennes Township and adjoining jurisdictions. The map shall also show existing buildings and/or other structures of the same approximate height as the proposed Wireless Communication Facility within a two (2) mile radius of the proposed site which could accommodate a feasible co-location of the applicant's proposed Antenna. To the extent the information required is on file with the Township, the applicant shall be required only to update as needed. **A map showing all of Verizon's nearby facilities is attached as Exhibit D. There are no existing towers between these towers and Verizon's proposed facility that would accommodate collocations.**
6. *Co-Locations.* Applications for Wireless Communication Facilities must be accompanied by documentation that the applicant has investigated the potential of co-location with other owners who have Wireless Communication Facilities or other reasonable Support Structures in Vergennes Township or neighboring communities. The documentation must include written evidence that the applicant has had direct communication and response regarding the potential for co-location with the owners/operators of such other Wireless Communication Facilities. All applications for construction of a Wireless Communication Facility will be required to provide plans for future co-location with other owners/operators at a fair and reasonable rental rate. **There are no existing towers between Verizon's existing towers and the proposed tower that would allow a collocation opportunity. Verizon Wireless accommodates future co-locators. The facility has been designed to accommodate co-locators. Attached as Exhibit E is a letter from Verizon Wireless agreeing to allow co-locators.**
7. *Engineering Certification.* The applicant shall provide verification with a certified, sealed print that the Attached Communication System and the support structure have been reviewed and approved by a

professional engineer and that the proposed installation is in compliance with all the applicable codes. **The site plan attached as Exhibit A is signed and stamped by a Michigan Licensed Professional Engineer.**

8. *Liability.* The applicant shall provide documentation that indemnity and insurance coverage exist for the Wireless Communication Facility in the event that damage or personal injury occurs or the provider abandons the structure. Such indemnity and insurance shall name the Township as an additional insured. The specific dollar amount of the indemnity and insurance coverage shall be approved by the Township and the cancellation of such policy shall not be effective without the approval of the Township. **Once the Township determined the specific dollar amount of the necessary coverage, Verizon Wireless will supply a Certificate of Insurance.**
  9. *Landscaping Plan.* Applications for a Wireless Communication Facility must be accompanied by a plan for landscaping, screening, fencing and buffering the site. The plans shall take into consideration any existing vegetation and any other natural features of the site. **As noted on Exhibit A, the site is surrounded by mature tree growth that will act to screen the ground equipment.**
  10. *Visual Impact.* The applicant shall demonstrate how the visual impact of the proposed Wireless Communication Facility will be reduced through the use of color or other techniques. **The location of the tower will act to reduce the visibility of the tower. The tower is located 590' from Fero Avenue on a parcel that is surrounded by mature tree cover. Additionally, the location of the wireless tower near existing electrical transmission towers will lessen the additional aesthetic impact of the tower.**
  11. *Acknowledgment.* The owner and lessee shall sign an acknowledgment and agreement to the following: (a) that a lien and other costs may be imposed upon the property pursuant to Section 201.432 (D) (5), and (b) that the owner and lessee shall consent to a co-location as provided in this ordinance. **Attached as Exhibit E is a letter from Verizon Wireless agreeing to the imposition of liens and costs to remove tower.**
- D. *Performance Standards for Wireless Communication Facilities.* Wireless Communication Facilities must meet the following applicable performance standards:
1. *Site Plan Review and Special Exception Use Permit.* A Wireless Communication Facility application must receive a Special Exception Use Permit and Site Plan approval from the Planning Commission and/or Township Board as set forth by the ordinance. Applications for approval of an Attached Communication System shall be approved by the Zoning Administrator. **Verizon Wireless has applied for a special exception permit and site plan review in accordance with this section.**

2. *Engineering Certification.* The application shall provide verification that the antenna mount and structure have been reviewed and approved by a professional engineer and that the proposed installation is in compliance with all the applicable codes. The Wireless Communication Facility must be set back from all property lines a distance equal to its height, unless engineering specifications certified by a licensed structural engineer and reviewed by the Township Engineer document a lesser fall zone. The applicant shall incur all cost associated with the Township engineering review. Such engineering certification must also provide that the final design meets all requirements of the Federal Communications Commission, the National Environmental Policy Act of 1969 and the Federal Aviation Administration and other applicable statutes and regulations. **The attached site plan Exhibit A, is signed and stamped by a licensed professional engineer. As the site plan indicates, the proposed facility is setback from all property lines by its height.**
3. *Height.* The maximum height of a Wireless Communication Facility shall be 200 feet. A Wireless Communication Facility greater than 200 feet may be permitted, if in the opinion of the Planning Commission, the applicant has sufficiently demonstrated that a proposed Wireless Communication Facility in excess of 200 feet will reduce the total number of potential Wireless Communication Facilities within Vergennes Township and the surrounding areas. **Verizon's proposed facility will be 150' in height with a 7' lightning rod.**
4. *Accessory Structures.* Accessory structures are limited to the use associated with the operation of the Wireless Communication Facility. Accessory structures shall not exceed 600 square feet in area and a height of 20 feet. Accessory structures shall not be located closer than 50 feet from all property lines. **Verizon's proposed equipment facility meets the requirements of this section.**
5. *Abandonment.* The Wireless Communication Facility shall be removed by the property owner or lessee within three (3) months of being abandoned. The Wireless Communication Facility shall be removed to the top of the footing. If the tower has not been removed within the period specified, the Township Supervisor, with the approval of the Township Board, may take all steps necessary to have the structure removed. All costs relating to the removal (including attorney fees) shall be charged to

the owner and/or lessee of such Wireless Communication Facility and shall become a lien on the property until paid in full together with any and all costs of collection and the Township may record a lien against the property and proceed to foreclose upon the lien according to the laws of judicial foreclosure. **Verizon Wireless agrees to comply with this provision.**

6. *Unsafe and Unlawful Wireless Communication Facilities.* When any Wireless Communication Facility is determined to be unsafe or is unlawfully erected or maintained and is found to be in violation of the provisions of this ordinance the use of the Wireless Communication Facility shall be discontinued until all violations are corrected or it shall be removed. **Verizon Wireless agrees to comply with this provision.**
7. *Additional Equipment.* Wireless Communication Facility owners shall provide disclosure of additional Attached Communications Systems whenever installed on an existing structure. **Verizon Wireless agrees to comply with this provision.**
8. *Additional Performance Requirements.* The following and additional regulations pertaining to Wireless Communication Facilities shall apply:
  - a. All Support Structures shall be equipped with an anti-climbing device to prevent unauthorized access. **Verizon's proposed facility will be surrounded by a fence to prevent unauthorized climbing.**
  - b. Antennae and metal structures shall be grounded for protection against a direct strike by lightning and shall comply as to electrical wiring and connections with all applicable local statutes. **As indicated on the attached Exhibit A, the tower will contain a lightning rod in accordance with all applicable codes.**
  - c. All Wireless Communication Facilities shall be located so that they do not interfere with radio, television, telephone and other reception in nearby residential areas. In the event a Wireless Communication Facility causes interference, the applicant, or his/her agent shall take all steps necessary to correct and eliminate such interference. **Verizon Wireless is an FCC licensed communications provider that will be operating its facility in compliance with all applicable FCC guidelines related to interference.**
  - d. Wireless Communication Facilities shall not be artificially lighted unless required by the Federal Aviation Administration and if so required, the Wireless Communication Facility shall be equipped with the form of lighting deemed by the Planning Commission to be least intrusive. White strobe obstruction lighting shall not be permitted. No part of a Wireless Communication Facility shall be used for advertising visible from adjacent lands. **Verizon's proposed facility will not be lit.**
  - e. The Site of a Wireless Communication Facility shall not serve as a regular place of employment for any employees of the owner or lessee of the Wireless Communication Facility. **Verizon Wireless agrees to comply with this provision.**

- f. The Wireless Communication Facility shall incorporate a color scheme which reduces visual impact. **Verizon's facility will be made of galvanized steel that will blend with the existing color of the transmission lines.**

**Respectfully Submitted,**

**Blake Conklin  
Faulk and Foster Real Estate Inc. o/b/o Verizon Wireless  
616-647-3720 ext. 112  
blake.conklin@faulkandfoster.com**



**Faulk & Foster**



LETTER OF AUTHORIZATION

APPLICATIONS FOR ZONING/LAND USE/BUILDING PERMITS

Site Name: MI – 1567 Bailey Lake

Nick Dewey, the owner of the real property located at 900 Fero Avenue NE, Vergennes Township, Kent County, Michigan, Parcel #: 41-16-19-100-016, more fully described on the attached Exhibit A, authorizes Faulk and Foster Real Estate Services, Inc., including its employees and agents, to act as an agent on my behalf for the purpose of performing all and every act that is required, necessary or appropriate to prepare, sign, submit, file and present on my behalf building, permitting, zoning, and/or land use applications to obtain land use changes, special exceptions, zoning variances, zoning permits, condition use permits, special use permits, administrative permits, construction permits, operation permits, building permits, and other approvals or permits that may be required for the construction of a communications facility at the above described real property.

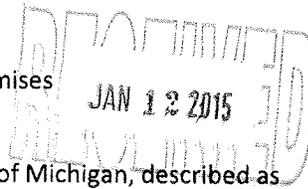
The undersigned hereby certifies to being the fee owner(s) of the real property described above and that to the best of my/our knowledge the information contained within this authorization is true and correct.

Nick Dewey

Signature: Nick Dewey

(Print Name): Nick Dewey

Exhibit A: Legal Description of Premises



Real property in the Township of Vergennes, County of Kent, State of Michigan, described as follows:

All that part of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 19, Town 7 North, Range 9 West, Vergennes Township, Kent County, Michigan, described as: Commencing 600 feet North from the Southwest corner of said Southeast 1/4 of the Northwest 1/4, thence North along the West line of said Southeast 1/4 of the Northwest 1/4 360 feet, thence East parallel with the East and West 1/4 line of said Section 1738.5 feet, thence South on a line perpendicular to said 1/4 line 210 feet, thence East parallel with said 1/4 line to a point 412.6 feet West from the East line of said Southwest 1/4 of the Northeast 1/4, thence South parallel with the East line of the Southwest 1/4 of the Northeast 1/4 150 feet to a point 600 feet North from the East and West 1/4 line of said Section, thence West parallel with said 1/4 line to the place of beginning.

Except, a strip of land 350 feet wide across that part of the North 1/2 of Section 19, Town 7 North, Range 9 West, Vergennes Township, Kent County, Michigan, described as follows: To find the place of beginning of this description commence at the North 1/4 corner of said Section; run thence South 88 degrees 55 minutes 33 seconds East along the North line of said Section, 371.49 feet; thence South 16 degrees 10 minutes 15 seconds West, 1756.76 feet to the place of beginning of this description; thence continuing South 16 degrees 10 minutes 15 seconds West, 373.43 feet; thence South 89 degrees 14 minutes 55 seconds East, 363.07 feet; thence North 16 degrees 10 minutes 15 seconds East, 373.43 feet; thence North 89 degrees 14 minutes 55 seconds West, 363.07 feet to the place of beginning. And also except that part lying East of above described 350 foot strip.