

**City of Portage, Michigan
Historic District Study Committee**

Historic District Modification

Train Barn
10234 East Shore Drive
Portage, Michigan 49002

Final Report

January 6, 2016

Introduction

Property addressed as 10234 East Shore Drive and commonly known as the Train Barn is a historic district in the City of Portage. A request from Mr. & Mrs. Seth E. and Margaret Giem, owners of the property, to remove a portion of the property from this historic district was received by the Historic District Commission on September 2, 2015. The owners have proposed that an approximate 1.17 acre (split into two parcels) piece of property at the south end of 10234 East Shore Drive be removed from the historic district.

On September 25, 2007, the Portage City Council appointed the Historic District Commission as a standing Historic District Study Committee (HDSC). The HDSC is charged with review and recommendation for the requested Historic District Modification at 10234 East Shore Drive (Train Barn).

The Charge of the Committee

The committee is charged with reviewing the request and acting as set out in Public Act 169 of 1970. Specifically, the HDSC must:

1. Conduct a photographic inventory of resources within the existing historic district.
2. Conduct basic research of the historic district and the historic resources located within the district.
3. Determine the total number of historic and non-historic resources within the historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation issued by the United States secretary of the interior for inclusion of resources in the national register of historic places.
4. Prepare a preliminary report that addresses at a minimum all of the following:
 - a. The charge of the committee.
 - b. The composition of the committee membership.
 - c. The historic district studied.
 - d. The boundaries for the historic district in writing and on maps.
 - e. The history of the historic district.
 - f. The significance of the district as a whole, as well as a sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.

5. Transmit copies of the preliminary report for review and recommendation to the Portage Planning Commission, to the Michigan historical commission and to the state historic preservation review board.
6. Make copies of the preliminary report available to the public.
7. Hold a public hearing not less than 60 days after the transmittal of the preliminary report.
8. Following the public hearing, prepare and submit a final report with its recommendations and the recommendations, if any, of the Portage Planning Commission to the City Council. If the recommendation is to modify the historic district, the final report must include a draft of a proposed ordinance.

The Composition of Committee Membership

Voting Members

The HDSC is comprised of members of the Portage Historic District Commission: Mark Reile, Suzanne Nemeth, Christine Broberg, Russell Randall, Katie VanLonkhuyzen, James Ebert, Fred Grunert, Jessie Duniphin, Martha Deming Maytnier and Collin Forrest.

Non-Voting Participants

City of Portage Liaison: Erica Eklov

Historic District Studied

Property Address: 10234 East Shore Drive. This property is commonly referred to as the Train Barn.

Parcel ID No.: 00036-020-B

On September 30, 2015, Suzanne Nemeth, Fred Grunert and Mark Reile visited the property to walk it and photograph the historic resources, which include the barn, outbuildings, house, woods and lake frontage. Photographs were taken of the parcels proposed to be removed from the historic district, in context within existing boundaries and the street. (See photographic attachments.)

The 0.65 and 0.52 acre lot splits (total 1.17 acre parcel division) are approximately 12 feet from the existing historic resource known as the Train Barn. The 0.65 acre parcel denoted as "Parcel B" includes the resources known as the Chicken Coop and Granary. It is expected that the new owners of these parcels will build single-family, lakefront residences. Future structures and lot developments have yet to be planned which would assist in determination of anticipated distance(s) from the remaining historic resources and screening with the remaining historic district.

The Boundaries for the Historic District in Writing and on Maps

The description of the current historic district is:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWN 3 SOUTH, RANGE 11 WEST EXCEPT THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER THEREOF.

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWN 3 SOUTH, RANGE 11 WEST.

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWN 3 SOUTH, RANGE 11 WEST LYING EASTERLY OF THE FORMER WESTERLY RIGHT-OF-WAY LINE OF THE GRAND RAPIDS AND INDIANA RAILROAD COMPANY.

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWN 3 SOUTH, RANGE 11 WEST EXCEPT: PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER POST OF SAID SECTION 36; THENCE NORTH 00 DEGREES 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 A DISTANCE OF 2,640.06 FEET TO THE CENTER OF SAID SECTION 36; THENCE CONTINUING NORTH 00 DEGREES 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 619.52 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 105.34 FEET TO THE CENTERLINE OF THE AUSTIN LAKE OUTLET CHANNEL; THENCE SOUTH 37 DEGREES 41' 59" EAST ON SAID CENTERLINE 88.33 FEET TO THE NORTH EDGE OF PAVEMENT ON EAST SHORE DRIVE; THENCE SOUTH 56 DEGREES 15' 14" WEST 52.19 FEET TO THE SOUTHEAST CORNER OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 23, KALAMAZOO COUNTY RECORDS; THENCE SOUTH 58 DEGREES 41' 43" WEST (RECORDED AS SOUTH 57 DEGREES 49' WEST) ON THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 12.43 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER POST OF SAID SECTION 36, THENCE NORTH 00 DEGREES 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 A DISTANCE OF 2,640.06 FEET TO THE CENTER OF SAID SECTION 36; THENCE CONTINUING NORTH 00 DEGREES 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 619.52 FEET TO THE SOUTHEASTERLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 23, KALAMAZOO COUNTY RECORDS; THENCE NORTH 58 DEGREES 41' 43" EAST (RECORDED AS NORTH 57 DEGREES 49' EAST) ON THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 12.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 56 DEGREES 15' 14" EAST 52.19 FEET TO A POINT ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 37 DEGREES 41' 59" WEST ON THE CENTERLINE OF THE AUSTIN LAKE OUTLET CHANNEL 88.33 FEET TO SAID NORTH AND SOUTH QUARTER LINE; THENCE NORTH 00 DEGREES 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 43.88 FEET TO AN INTERMEDIATE TRAVERSE LINE; THENCE NORTH 42 DEGREES 30' 58" EAST ON SAID INTERMEDIATE TRAVERSE LINE 172.13 FEET TO A MEANDER CORNER; THENCE SOUTH 46 DEGREES 20' 20" EAST 156.64 FEET TO THE NORTHERLY EDGE OF PAVEMENT OF SAID EAST SHORE DRIVE; THENCE SOUTH 52 DEGREES 58' 04" WEST 220.00 FEET TO THE POINT OF BEGINNING. ALSO ALL THAT LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE, THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 EXTENDED TO THE WATER'S EDGE OF AUSTIN LAKE, THE WATER'S EDGE OF AUSTIN LAKE AND A LINE EXTENDING NORTH 46 DEGREES 20' 20" WEST FROM SAID MEANDER CORNER.

The new legal description of the proposed modified district (approximately):

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36; THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 619.52 FEET TO THE SOUTHEASTERLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 23, KALAMAZOO COUNTY RECORDS; THENCE NORTH 58° 41' 43" EAST (PLATTED AS NORTH 57° 49' EAST) ON SAID SOUTHEASTERLY LINE 12.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 56° 15' 14" EAST ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET; THENCE NORTH 52° 58' 04" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 220.00 FEET; THENCE NORTH 52° 34' 03" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 223.84 FEET; THENCE NORTHEASTERLY 63.16 FEET ON SAID NORTHERLY EDGE OF PAVEMENT AND ON A 500.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 47° 37' 34" EAST 63.12 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 58° 53' 12" WEST 232.80 FEET TO MEANDER CORNER "C"; THENCE NORTH 18° 59' 52" EAST ON A MEANDER LINE 258.41 FEET TO THE NORTH LINE OF

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89° 57' 20" EAST ON SAID NORTH LINE 349.98 FEET TO SAID NORTHERLY EDGE OF PAVEMENT; THENCE SOUTH 30° 55' 35" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 231.03 FEET; THENCE SOUTH 31° 39' 46" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 93.38 FEET; THENCE SOUTHWESTERLY 109.83 FEET ON SAID NORTHERLY EDGE OF PAVEMENT AND ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 37° 42' 52" WEST 109.61 FEET TO THE POINT OF BEGINNING. ALSO ALL THAT LAND LYING BETWEEN SAID MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, A LINE EXTENDING NORTH 58° 53' 12" WEST FROM SAID MEANDER CORNER "C", AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36. CONTAINING 2.28 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE. SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH TO DATE. ASSUMED THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 TO BEAR NORTH 00° 00' 00" EAST.

The legal descriptions of the two parcels to be removed from the district (approximately):

LEGAL DESCRIPTION - PARCEL "A":

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36; THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 619.52 FEET TO THE SOUTHEASTERLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 23, KALAMAZOO COUNTY RECORDS; THENCE NORTH 58° 41' 43" EAST (PLATTED AS NORTH 57° 49' EAST) ON SAID SOUTHEASTERLY LINE 12.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 56° 15' 14" EAST ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET; THENCE NORTH 52° 58' 04" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 220.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 46° 20' 20" WEST 156.64 FEET TO MEANDER CORNER "A"; THENCE NORTH 45° 43' 24" EAST ON A MEANDER LINE 117.49 FEET TO MEANDER CORNER "B"; THENCE SOUTH 54° 26' 09" EAST 176.46 FEET TO SAID NORTHERLY EDGE OF PAVEMENT; THENCE SOUTH 52° 34' 03" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 144.00 FEET TO THE POINT OF BEGINNING. ALSO ALL THAT LAND LYING BETWEEN SAID MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, A LINE EXTENDING NORTH 46° 20' 20" WEST FROM SAID MEANDER CORNER "A", AND A LINE EXTENDING NORTH 54° 26' 09" WEST FROM SAID MEANDER CORNER "B". CONTAINING 0.52 OF AN ACRE MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE. SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

LEGAL DESCRIPTION - PARCEL "B":

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36; THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH QUARTER LINE 619.52 FEET TO THE SOUTHEASTERLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 23, KALAMAZOO COUNTY RECORDS; THENCE NORTH 58° 41' 43" EAST (PLATTED AS NORTH 57° 49' EAST) ON SAID SOUTHEASTERLY LINE 12.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 56° 15' 14" EAST ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET; THENCE NORTH 52° 58' 04" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 220.00 FEET; THENCE NORTH 52° 34' 03" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 144.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 54° 26' 09" WEST 176.46 FEET TO MEANDER CORNER "B"; THENCE NORTH 26° 31' 24" EAST ON A MEANDER LINE 121.54 FEET TO MEANDER CORNER "C"; THENCE SOUTH 58° 53' 12" EAST 232.80 FEET TO SAID NORTHERLY EDGE OF PAVEMENT; THENCE SOUTHWESTERLY 63.16 FEET ON SAID NORTHERLY EDGE OF PAVEMENT AND ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 47° 37' 34" WEST 63.12 FEET; THENCE SOUTH 52° 34' 03" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 79.84 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN SAID MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, A LINE EXTENDING NORTH 54° 26' 09" WEST FROM SAID MEANDER CORNER "B", AND A LINE EXTENDING NORTH 58° 53' 12" WEST FROM SAID MEANDER CORNER "C". CONTAINING 0.65 OF AN ACRE MORE OR LESS. SUBJECT TO A 15.00 FOOT WIDE BUILDING RESTRICTION LYING ADJACENT TO AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE. SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

The History of the Historic District

“This 150 acre property on Austin Lake, in the southeastern corner of the city, has been in the Giem family since 1889, and is a Michigan Centennial Farm. The original farmhouse, purchased by Albert Giem, is gone but the barn complex is noteworthy. The oldest barn was built in 1922 by Albert’s son, Frank, and grandson, Seth Sr. The turn of the century silo and windmill were moved here from Battle Creek in the 1960s by Albert’s great-grandson, Seth Jr. and his wife Peg. Also on the property is a charming Dutch Colonial playhouse built in 1934 as a ‘model home’. The buildings, used as a showroom for model trains, are called the Train Barn.” (Taken from Where the Trails Crossed.)

“In 1973, Seth and Peg started the business known as The Train Barn; now well known in the area and indeed, to model railroad enthusiasts, throughout the United States. The Train Barn has been featured in a number of articles in national magazines such as *Classic Toy Trains*, *Lionel's Greatest Layouts* (Volume 11)...” as well as the national PBS television series *Tracks Ahead*, episode 13 (Taken from a family history publication at the September 14, 2015 funeral of Seth Giem, II).

The Significance of the District

The Train Barn and select adjacent outbuildings are historically significant to preserve per the above description. It is also important to preserve the rural, natural setting of their location. The proposed removal of these parcels from the historic district will have a significant contextual impact on the historic resources if a sufficient “buffer” cannot be secured between what is denoted as the “remainder parcel” and proposed Parcel B. Further, the additional outbuildings known as the Granary and Chicken Coop currently located south of the Train Barn will be removed from the district if left to split with Parcel B. The property at 10234 East Shore is significant for its sustained agricultural buildings, unique barn construction and long-standing family ownership. Further, in light of this historic ownership, as well as a dedicated stewardship of the property, Seth E. Giem was named the 2008 recipient of the Portage Historic District Preservation Award.

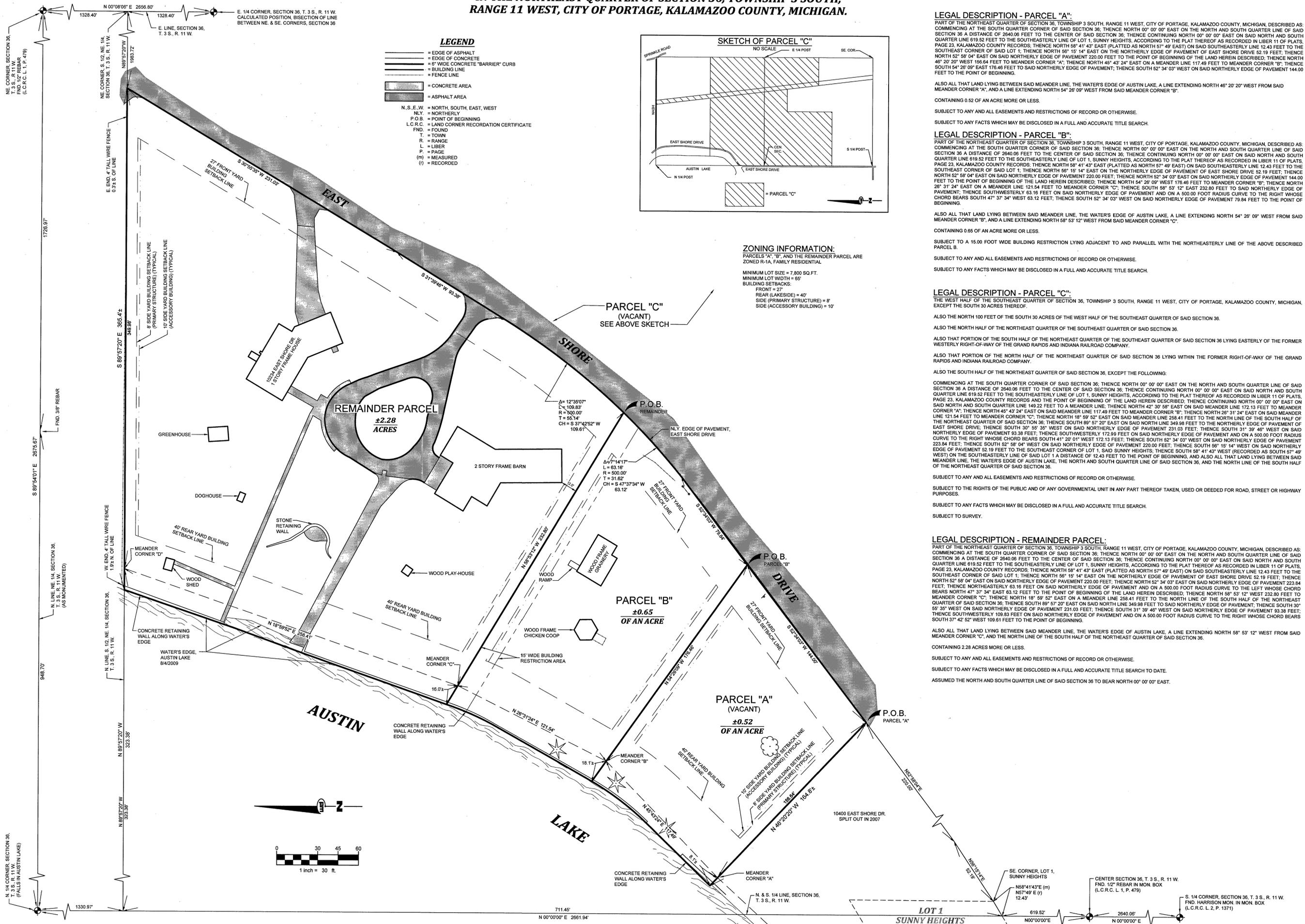
Recommendation

Following the study of the Historic District at 10234 East Shore Drive, it is recommended that the request from Mrs. Margaret Giem (Seth E. Giem II passed September 11, 2015), property owner, to modify the Historic District be **APPROVED**. The HDSC also made the following recommendations: a) the current property owner consider inclusion of a deed restriction in the sale of Parcel B that no structure be constructed within 15 feet of the north property boundary (buffer for existing Train Barn); b) that efforts be made to preserve the existing trees along the

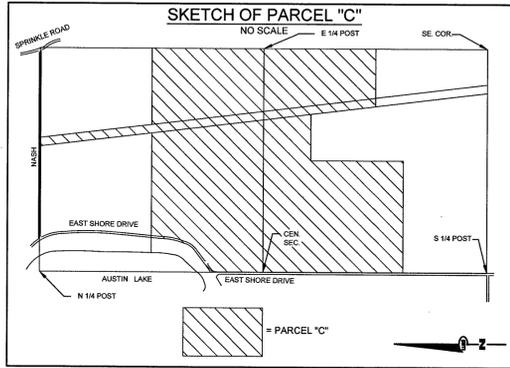
entire north property line within the proposed buffer, and; c) that the current property owner potentially relocate the original circa 1890 portion of the Granary structure from what will be known as Parcel B to the southern part of the remainder parcel prior to the final land split in an effort to preserve this significant outbuilding. Records indicate this structure has been previously relocated on the property as least once. As such, additional relocation is not considered detrimental. The outbuilding known as the Chicken Coop was constructed by the current owners within the last 50 years and is not considered intrinsic to the property as a whole.

The Planning Commission reviewed the HDSC Preliminary Report during its November 5, 2015 meeting. The Planning Commission unanimously voted to support the proposed modification.

**SKETCH OF DESCRIPTIONS
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN.**



- LEGEND**
- EDGE OF ASPHALT
 - EDGE OF CONCRETE
 - 6" WIDE CONCRETE "BARRIER" CURB
 - BUILDING LINE
 - FENCE LINE
 - CONCRETE AREA
 - ASPHALT AREA
- N.S.E.W. = NORTH, SOUTH, EAST, WEST
 NLY = NORTHERLY
 P.O.B. = POINT OF BEGINNING
 L.C.R.C. = LAND CORNER RECORDATION CERTIFICATE
 FND. = FOUND
 T. = TOWN
 R. = RANGE
 L. = LIBER
 P. = PAGE
 (M) = MEASURED
 (R) = RECORDED



ZONING INFORMATION:
 PARCELS "A", "B", AND THE REMAINDER PARCEL ARE
 ZONED R-1A, FAMILY RESIDENTIAL

MINIMUM LOT SIZE = 7,800 SQ.FT.
 MINIMUM LOT WIDTH = 65'
 BUILDING SETBACKS:
 FRONT = 27'
 REAR (LAKESIDE) = 40'
 SIDE (PRIMARY STRUCTURE) = 8'
 SIDE (ACCESSORY BUILDING) = 10'

LEGAL DESCRIPTION - PARCEL "A":
 PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID
 SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36, THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH
 QUARTER LINE 619.52 FEET TO THE SOUTHEASTERNLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS,
 PAGE 23, KALAMAZOO COUNTY RECORDS, THENCE NORTH 58° 41' 43" EAST ON SAID NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET, THENCE
 SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 58° 15' 14" EAST ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET, THENCE
 NORTH 52° 58' 04" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 220.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE NORTH
 48° 20' 20" WEST 156.64 FEET TO MEANDER CORNER "A", THENCE NORTH 45° 43' 24" EAST ON A MEANDER LINE 117.49 FEET TO MEANDER CORNER "B", THENCE
 SOUTH 54° 29' 09" EAST 176.46 FEET TO SAID NORTHERLY EDGE OF PAVEMENT, THENCE SOUTH 52° 34' 03" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 144.00
 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN SAID MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, A LINE EXTENDING NORTH 48° 20' 20" WEST FROM SAID
 MEANDER CORNER "A", AND A LINE EXTENDING NORTH 54° 28' 09" WEST FROM SAID MEANDER CORNER "B".

CONTAINING 0.52 OF AN ACRE MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

LEGAL DESCRIPTION - PARCEL "B":
 PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID
 SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36, THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH
 QUARTER LINE 619.52 FEET TO THE SOUTHEASTERNLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS,
 PAGE 23, KALAMAZOO COUNTY RECORDS, THENCE NORTH 58° 41' 43" EAST (PLATTED AS NORTH 57° 49' EAST) ON SAID SOUTHEASTERNLY LINE 12.43 FEET TO THE
 SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 58° 15' 14" EAST ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET, THENCE
 NORTH 52° 58' 04" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 220.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE NORTH
 48° 20' 20" WEST 156.64 FEET TO MEANDER CORNER "A", THENCE NORTH 45° 43' 24" EAST ON A MEANDER LINE 117.49 FEET TO MEANDER CORNER "B", THENCE
 SOUTH 54° 29' 09" EAST 176.46 FEET TO SAID NORTHERLY EDGE OF PAVEMENT, THENCE SOUTH 52° 34' 03" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 144.00
 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN SAID MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, A LINE EXTENDING NORTH 54° 28' 09" WEST FROM SAID
 MEANDER CORNER "A", AND A LINE EXTENDING NORTH 58° 53' 12" WEST FROM SAID MEANDER CORNER "C".

CONTAINING 0.65 OF AN ACRE MORE OR LESS.

SUBJECT TO A 15.00 FOOT WIDE BUILDING RESTRICTION LYING ADJACENT TO AND PARALLEL WITH THE NORTHEASTERNLY LINE OF THE ABOVE DESCRIBED
 PARCEL B.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

LEGAL DESCRIPTION - PARCEL "C":
 THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN,
 EXCEPT THE SOUTH 30 ACRES THEREOF.

ALSO THE NORTH 100 FEET OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36.

ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36.

ALSO THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 LYING EASTERLY OF THE FORMER
 WESTERLY RIGHT-OF-WAY OF THE GRAND RAPIDS AND INDIANA RAILROAD COMPANY.

ALSO THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36 LYING WITHIN THE FORMER RIGHT-OF-WAY OF THE GRAND
 RAPIDS AND INDIANA RAILROAD COMPANY.

ALSO THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36, EXCEPT THE FOLLOWING:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID
 SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36, THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH
 QUARTER LINE 619.52 FEET TO THE SOUTHEASTERNLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS,
 PAGE 23, KALAMAZOO COUNTY RECORDS AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE CONTINUING NORTH 00° 00' 00" EAST ON
 SAID NORTH AND SOUTH QUARTER LINE 149.22 FEET TO A MEANDER LINE, THENCE NORTH 42° 30' 58" EAST ON SAID MEANDER LINE 172.13 FEET TO MEANDER
 CORNER "A", THENCE NORTH 45° 43' 24" EAST ON SAID MEANDER LINE 117.49 FEET TO MEANDER CORNER "B", THENCE NORTH 28° 31' 24" EAST ON SAID MEANDER
 LINE 121.54 FEET TO MEANDER CORNER "C", THENCE NORTH 18° 59' 52" EAST ON SAID MEANDER LINE 258.41 FEET TO THE NORTH LINE OF THE SOUTH HALF OF
 THE NORTHEAST QUARTER OF SAID SECTION 36, THENCE SOUTH 89° 57' 20" EAST ON SAID NORTH LINE 349.89 FEET TO THE NORTHERLY EDGE OF PAVEMENT OF
 EAST SHORE DRIVE, THENCE SOUTH 30° 55' 35" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 231.03 FEET, THENCE SOUTH 31° 39' 46" WEST ON SAID
 NORTHERLY EDGE OF PAVEMENT 52.19 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID SUNNY HEIGHTS, THENCE SOUTH 58° 41' 43" WEST (RECORDED AS SOUTH 57° 49'
 WEST) ON THE SOUTHEASTERNLY LINE OF SAID LOT 1 A DISTANCE OF 12.43 FEET TO THE POINT OF BEGINNING, AND ALSO ALL THAT LAND LYING BETWEEN SAID
 MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36, AND THE NORTH LINE OF THE SOUTH HALF
 OF THE NORTHEAST QUARTER OF SAID SECTION 36.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR ROAD, STREET OR HIGHWAY
 PURPOSES.

SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SUBJECT TO SURVEY.

LEGAL DESCRIPTION - REMAINDER PARCEL:
 PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, THENCE NORTH 00° 00' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID
 SECTION 36 A DISTANCE OF 2640.06 FEET TO THE CENTER OF SAID SECTION 36, THENCE CONTINUING NORTH 00° 00' 00" EAST ON SAID NORTH AND SOUTH
 QUARTER LINE 619.52 FEET TO THE SOUTHEASTERNLY LINE OF LOT 1, SUNNY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS,
 PAGE 23, KALAMAZOO COUNTY RECORDS, THENCE NORTH 58° 41' 43" EAST (PLATTED AS NORTH 57° 49' EAST) ON SAID SOUTHEASTERNLY LINE 12.43 FEET TO THE
 SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 58° 15' 14" EAST ON THE NORTHERLY EDGE OF PAVEMENT OF EAST SHORE DRIVE 52.19 FEET, THENCE
 NORTH 52° 58' 04" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 220.00 FEET, THENCE NORTH 52° 34' 03" EAST ON SAID NORTHERLY EDGE OF PAVEMENT 223.84
 FEET, THENCE NORTHEASTERNLY 63.16 FEET ON SAID NORTHERLY EDGE OF PAVEMENT AND ON A 500.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD
 BEARS NORTH 47° 37' 34" EAST 63.12 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE NORTH 58° 53' 12" WEST 232.80 FEET TO
 MEANDER CORNER "C", THENCE NORTH 18° 59' 52" EAST ON A MEANDER LINE 258.41 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST
 QUARTER OF SAID SECTION 36, THENCE SOUTH 89° 57' 20" EAST ON SAID NORTH LINE 349.89 FEET TO SAID NORTHERLY EDGE OF PAVEMENT, THENCE SOUTH 30°
 55' 35" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 231.03 FEET, THENCE SOUTH 31° 39' 46" WEST ON SAID NORTHERLY EDGE OF PAVEMENT 52.19 FEET,
 THENCE SOUTHWESTERLY 109.83 FEET ON SAID NORTHERLY EDGE OF PAVEMENT AND ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS
 SOUTH 37° 42' 52" WEST 109.81 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN SAID MEANDER LINE, THE WATER'S EDGE OF AUSTIN LAKE, A LINE EXTENDING NORTH 58° 53' 12" WEST FROM SAID
 MEANDER CORNER "C", AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36.

CONTAINING 2.28 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH TO DATE.

ASSUMED THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 36 TO BEAR NORTH 00° 00' 00" EAST.

WIGHTMAN & ASSOCIATES, INC.

ENGINEERING
 SURVEYING
 ARCHITECTURE

2303 Pipestone Road
 Benton Harbor, MI 49002
 Phone: (269) 927-0100

9835 Portage Road
 Portage, MI 49002
 Phone: (269) 327-3532

264 Western Avenue
 Allegan, MI 49010
 Phone: (269) 673-8465

www.wightman-assoc.com

STATE OF MICHIGAN
 GARY D. HAHN
 LAND SURVEYOR
 No. 38116

GARY D. HAHN
 P.S. - 38116

PROJECT ADDRESS:
10234 EAST SHORE DRIVE

REVISION 1: ADDED BUILDING RESTRICTION TO PARCEL B. GDH 1/05/2016.

REVISIONS

DATE: JULY 7, 2015
 SCALE: 1" = 30'
 DRAWN BY: ACK
 CHECKED BY:

LAND DIVISION

154129

1 OF 1



00036020B ✕

GIEM, SETH E II & M G
 10234 EAST SHORE DR
[more details...](#)
[parcel report...](#)

10234 East Shore Drive



web mapping by
 Amalgam LLC



1:11000

Disclaimer:

This map does not represent a survey or legal document and is provided on an "as is" basis. City of Portage expresses no warranty for the information displayed on this map document.

Publication: Mon Oct 12 2015 01:54:04 PM



Small "Model" House
View - West toward lake



Original "Granary" (left) & Chicken Coop (right)
View - South



Original "Granery"
View – from lake toward South East



Approx. location of property line between Remainder Parcel (left) & Parcel "B" (right)
View – from lake towards East



Wood Framed Chicken Coop
View – from lake toward South East



Approx. location of property line between Remainder Property (Train Barn – left) and
Parcel "B" (Granary – Right)
View – from lake toward East



Train Barn on Remainder Parcel
View- from lake toward East
(West side of Barn)



View of Concord Pine that marks original
location of Wood Frame Chicken Coop



Approx. location of property line between Train Barn (left
And Granary (Right)
View – from lake toward East



Granary and Chicken Coop
View – from lake toward East



Wood Frame Chicken Coop
View – South (North side of Coop)



Approx. location of property line between Remainder Parcel (Right)
And Parcel "B" (Left)
Line Runs between the tree and the dock "pallet"
View - West



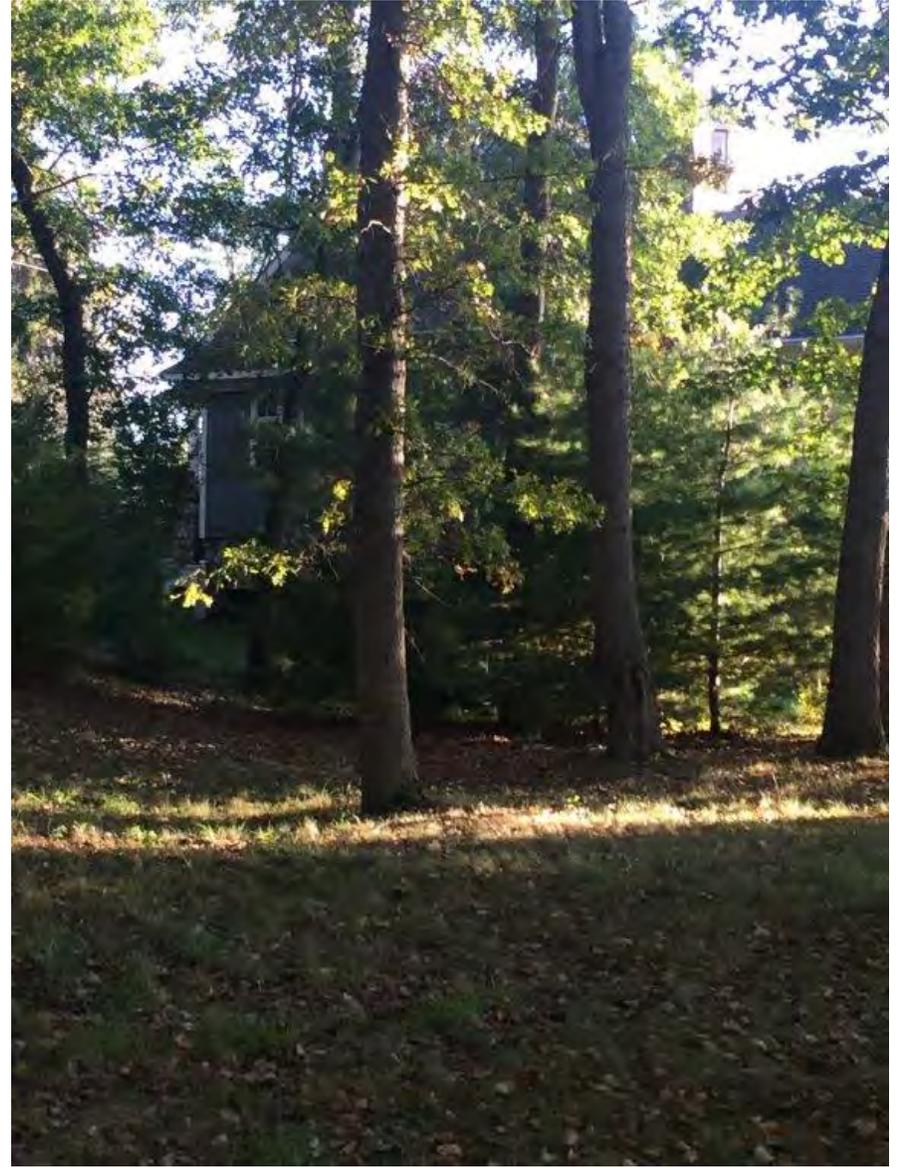
Approx. location of property line between Parcel "B" (Left)
and Parcel "A" (Right)
View - East



Approx. location of property line between Parcel "B" (Left)
and Parcel "A" (Right)
View - East



View of Parcel "A" toward South West



View of Parcel "A" toward South



View of Parcel "A" - South



View of Parcel "A" - South West



View of Parcel "A" – more South West
toward lake



View of grade change – Parcel "A"



Approx. property line location between Parcel "B"
and Parcel "A"
View - East



View from Parcel "A" toward Parcel "B"
View - East



View of "dock" pallets - North



View of lake at property line of Parcel "B"(Right)
and Parcel "A"(Left)



South side of Granary



South side of Chicken Coop



South side of Granary



View of Train Barn from between Chicken Coop (Left)
And Granary (Right)
View – North - East



View North toward Train Barn



Grade change from Parcel "B" toward lake
View – South - West



View from Parcel "B" toward lake
View - West



View North toward Granary



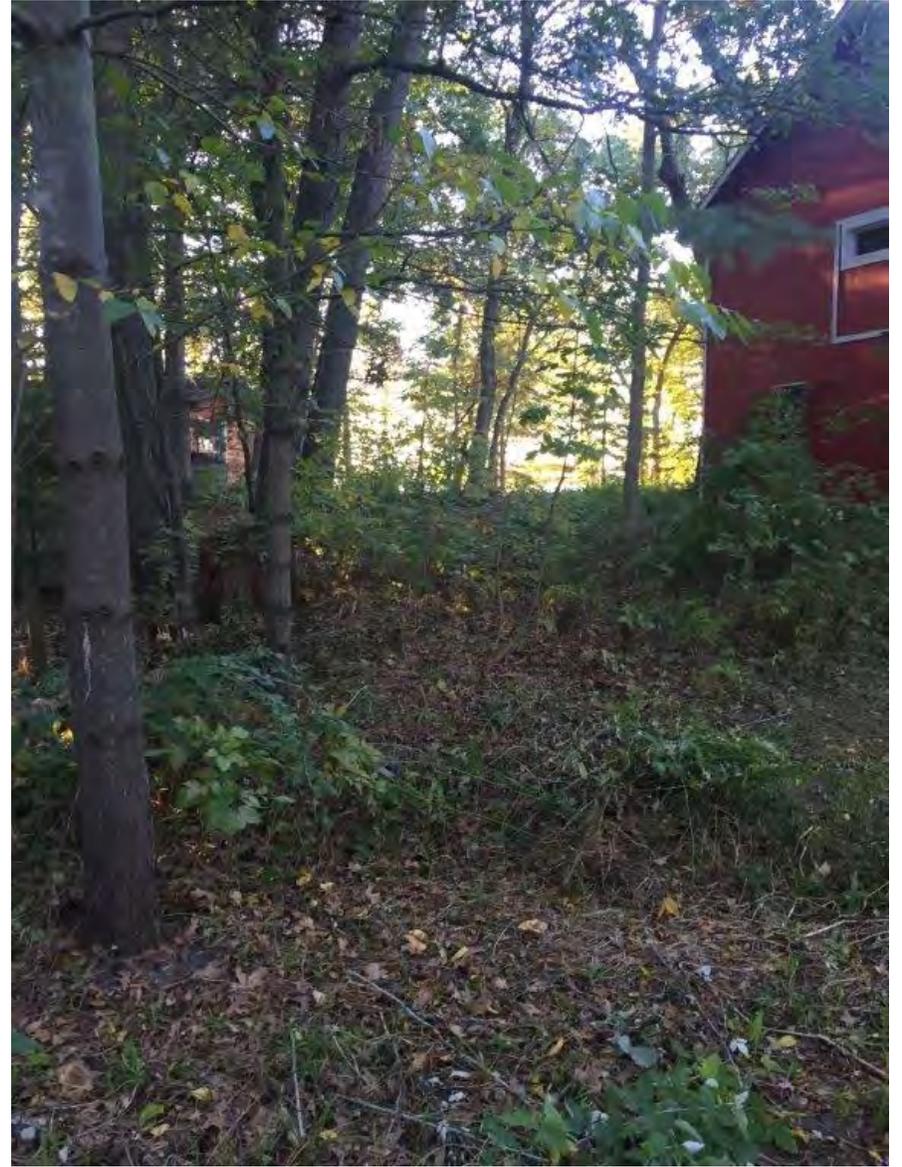
View of Train Barn from lake toward East



View of Train Barn from lake toward North - East



Approx. location of property line from street side toward lake
View – West
Granary on left, *Train Barn* on Right



Approx. location of property line from street side toward lake
View - West



Parcel "B" on left and Remainder Parcel on Right
View – West from Street side



Approx. location of property line between Parcel "B" (Left)
and Parcel "A" (Right)
View - East



View from Street toward Train Barn
View – more North - West



Train Barn from Street
View – North - West



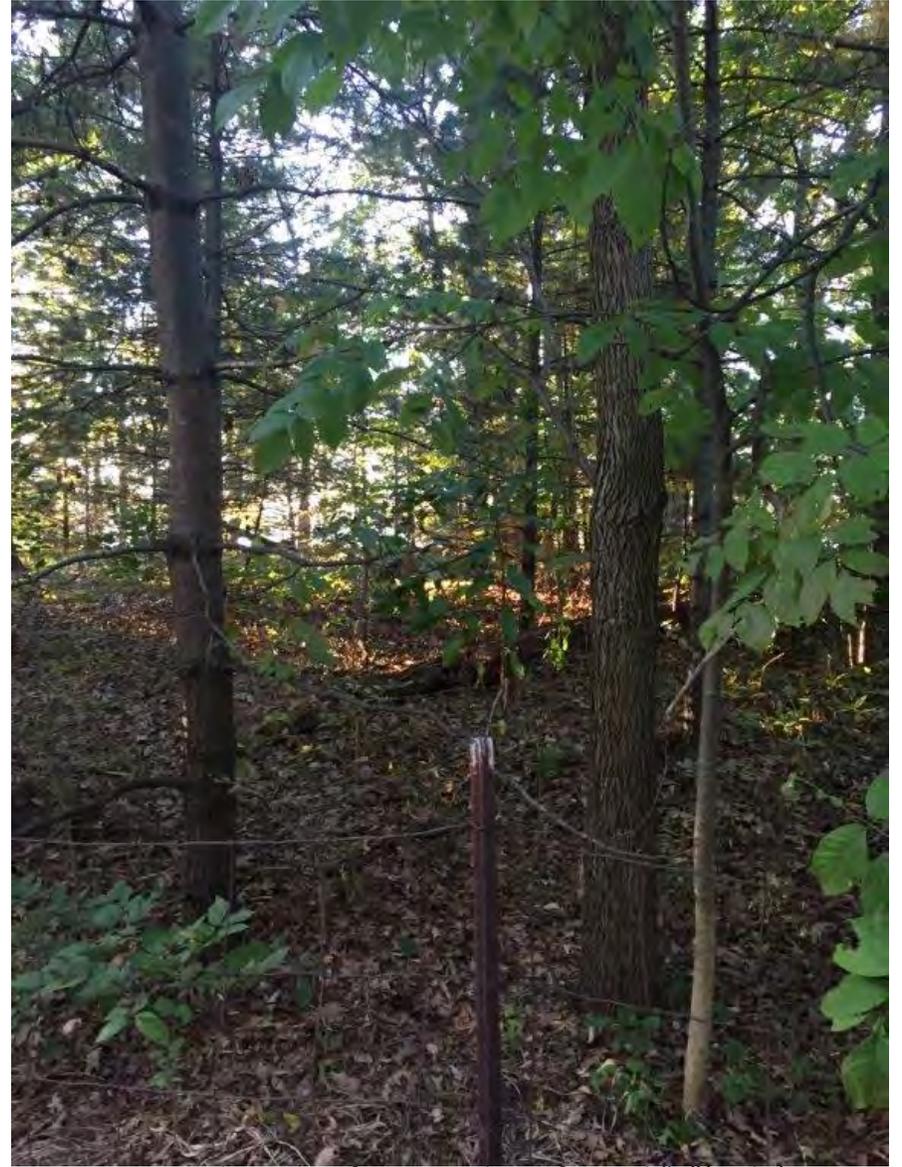
View of Parcel "B" from Street
View – South - West



Approx. location of property line of Parcel "B"(Right)
and Parcel "A"(Left)
View – West towards lake



Approx. location of property line of Parcel "B"(Right)
and Parcel "A"(Left)
View – West towards lake



Approx. location of property line of Parcel "B"(Right)
and Parcel "A"(Left)
View – West towards lake



View from Street of Parcel "A" toward lake



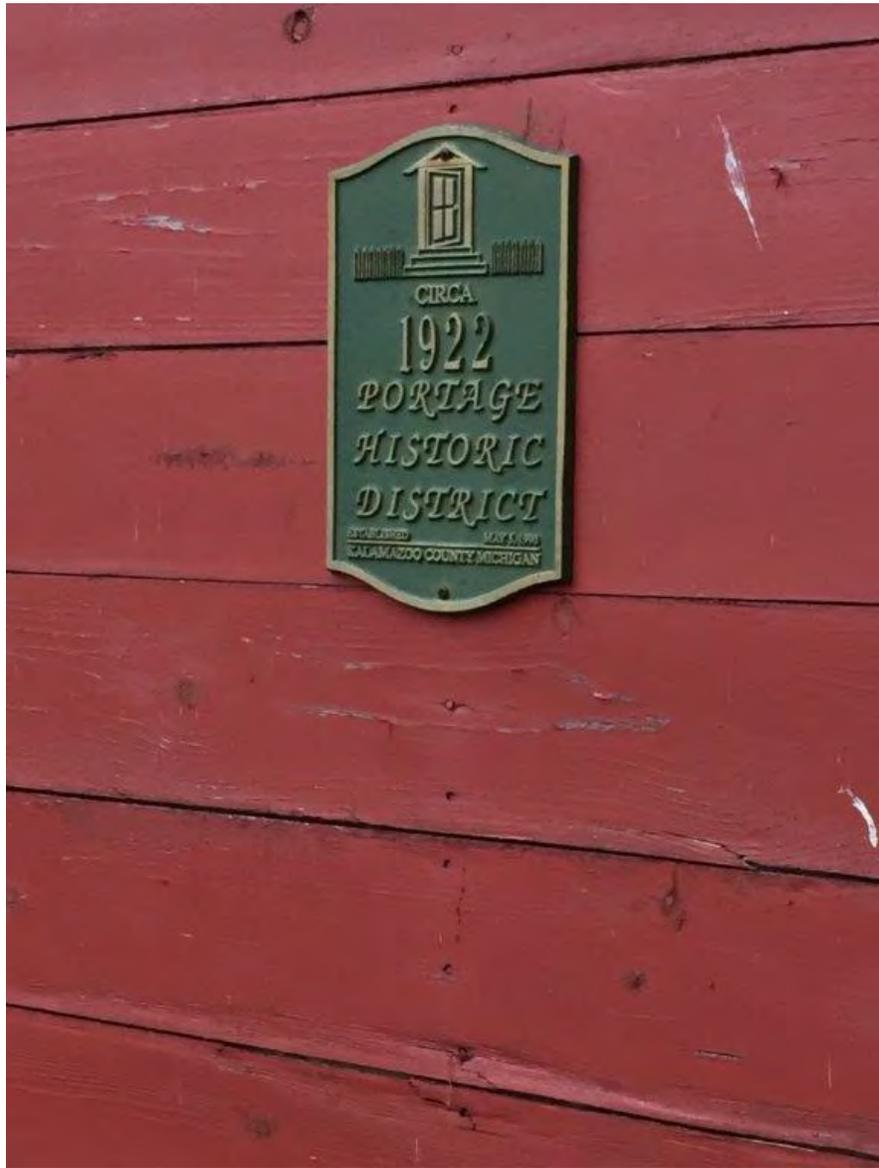
Michigan Centennial Farm



Michigan Centennial Farm



Train Barn view south from Remainder Parcel



1922 Portage Historic District



North Entrance to Train Barn on Remainder Parcel

