

# 2317, FERN, MACATAWA, MI, 49434

https://tuckerbenner.com



**SURVEYORS NOTE**  
 Prepared under the provisions of the Michigan Surveying Act, Public Act 193 of 1964, as amended.  
 Former deed recorded in Macatawa Park.

**SCHEDULE B - SECTION II NOTES**

- Affidavit of Claim to Prescriptive Easement by the Macatawa Park Cottage's Association as recorded in Liber 1402 on page 498, and rights of all those claiming by, through or under said Affidavit of Claim. Said easement is not on, or does not touch, the surveyed property.
- Rights of Way and/or Easements and rights incidental thereto, as granted to Consumers Power Company, now known as Consumers Energy in a document recorded as recording no. Liber 511 on page 239. Document not provided to surveyor at time of survey.

**DESCRIPTION**  
 Land Situated in the State of Michigan, County of Ottawa, Township of Park

Parcel 1: LOT 367 OF MACATAWA PARK, ACCORDING TO THE RECORDED PLAT THEREOF, OTTAWA COUNTY RECORDS, ALSO LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF ALLEGAN, TOWNSHIP OF LAKEVIEW BEING DESCRIBED AS LOT 189 OF HEREFIELDS SUPERVISORS RESUBDIVISION OF MACATAWA PARK, SUND LOT 367 NO. 154 OF THE ORIGINAL LOT OF MACATAWA PARK, ACCORDING TO THE RECORDED PLAT THEREOF, ALLEGAN COUNTY RECORDS.

Parcel 2: LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OTTAWA, TOWNSHIP OF PARK, AND DESCRIBED AS LOT 189 OF HEREFIELDS SUPERVISORS RESUBDIVISION OF MACATAWA PARK, ACCORDING TO THE RECORDED PLAT THEREOF, OTTAWA COUNTY RECORDS.

(Wooded) The Commission No. 0103070919A, dated July 9, 2019

We hereby certify that we have examined the premises hereon described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the plat of "Title Policy" for accuracy, easements and encroachments.

DATE: 08/19/19  
 DRAWN BY: WEB  
 REVD. DATE:  
 REV.:

Tom Spier  
 691 Collins Ave  
 Holland, MI 49420

2317 Fern Wk

SCALE: 1" = 20'

Scott A. Herdiger, Licensed Professional Surveyor  
 No. 479

STATE OF MICHIGAN  
 SCOTT A. HERDIGER  
 SURVEYOR

**\$425,000**

Do you want to build in Macatawa Park? Here is your chance. Macatawa Park with deeded access to Lake Michigan beach, but close to Eldean Yacht Club and Macatawa Bay Yacht Club. Presently, there is an old cottage that could be remodeled, but we feel the value is in the land and one can start [...]

- 0 baths
- Lot
- Land
- Active

## Basics

**Category:** Land  
**Status:** Active  
**Lot size:** 0.09 sq ft  
**Lot Size Acres:** 0.09 acres

**Type:** Lot  
**Bathrooms:** 0 baths  
**Subdivision Name:** Macatawa Park  
**County:** Allegan



### Call us now

Phone: (231)730-8781  
 Email: tuckerbenner@gmail.com  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Current Use:** Residential

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## Amenities & Features

**Utilities:** Well Attached, Public Sewer Connected, Natural Gas Connected, Electric Connected, Public Sewer Available, Natural Gas Available, Electric Available

**Association Amenities:** Beach Area

**Waterfront Features:** All Sports, Assoc Access, Deeded Access, Public Access 1 Mile or Less

**Lot Features:** Building

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## Fees & Taxes

**Tax Assessed Value:** \$5,400

**Association Fee Frequency:** Annually

**Association Fee:** \$1,270

**Tax Year:** 2024

**Tax Annual Amount:** \$2,592

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## School Information

**High School District:** Holland

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 66th and Griswold

**Listing Terms:** Cash, Conventional



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