Date: February 18, 2014
Time: 7:00 p.m.
Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of minutes for the January 21, 2014 Regular Meeting

Correspondence

Approval of Agenda

Public Comment: Restricted to three (3) minutes regarding issues not on this agenda

NEW BUSINESS
1. REZ – 1750: Rezoning of Property at 3430 S. Lincoln Road, from R1 to R2A

   Owner: Otterbine, Tyler
   Location: 3430 S. Lincoln

2. PPR - 1751: Preliminary Platt Review for a Site Condominium Subdivision, Ginger’s Way on Lake Leroy #2.

   Owner: Otterbine, Tyler
   Location: 3430 S. Lincoln

3. COM – 1556: Send to Committee, Discuss and Set-up Open House

OTHER BUSINESS
None

Extended Public Comment

Adjournment
A regular meeting of the Charter Township of Union Planning Commission was held on January 21, 2014 at the Township Hall.

Meeting was called to order at 7:05 p.m.

Roll Call
Present: Squattrito, Primeau, Shingles, Jankens, Fuller, Henley, Mielke, McGuirk, LaBelle

Others Present
Woody Woodruff

Approval of Minutes
Henley moved and Primeau supported the approval of the December 17, 2014 meeting minutes. Ayes: All. Motion carried.

Correspondence - None

Approval of Agenda
Fuller moved and McGuirk supported the approval of the agenda with the addition of tabled item, SPR-1739 from previous meeting. Ayes: All. Motion carried.

Public Comment - None

OLD BUSINESS

SPR – 1739: Site Plan Review for Covered Driving Shelter/Facilities
McGuirk moved and Primeau supported the removal of SPR-1739 from the table for consideration. Ayes: All. Motion carried.

Mr. Konwinski reviewed the plans, answered questions regarding the driving range/facilities to be constructed at Mt. Pleasant County Club.

McGuirk moved and Mielke supported approval of SPR – 1739 with the following stipulations:
Stipulations:
   1. All lighting to be down-shielded
   2. Provide wheel stop at parking stalls
   3. Comply with Drain Commission review
   4. Comply with Mt. Pleasant Fire Department review
   5. Submit letter to Zoning Official regarding sidewalk assessment

LaBelle stated he was a member of the Country Club, the commission suggested he did not have a conflict if he did not stand to gain or lose financially. Shingles recused himself due to position with CMU Athletics. Ayes: All, Shingles abstained. Motion carried.

NEW BUSINESS

1. Election of Officers
Chairman Squattrito opened the floor for officer nominations.

Mielke moved and Jankens supported the nomination of Squattrito for Chairperson. Nominations were closed. Ayes: All. Motion carried.

Fuller moved and McGuirk supported the nomination of Jankens for Vice Chairperson. Nominations were closed. Ayes: All. Motion carried.

Jankens moved and McGuirk supported the nomination of Henley for Secretary. Nominations were closed. Ayes: All. Motion carried.

Henley nominated Primeau as Vice Secretary, Primeau declined the nomination and Henley withdrew nomination. Mielke moved and Jankens supported the nomination of McGuirk for Vice Secretary. Nominations were closed. Ayes: All. Motion carried.

2. SPA – 1748: Site Plan Amendment for Addition

Mr. Patrick Sawhill of ServPro of Mt. Pleasant discussed site plan changes, and answered questions from the commissioners.

Mielke moved and Primeau supported approval of SPA – 1748 with the following stipulations:

Stipulations:
   1. Remove south 15’ of the proposed building addition to meet setback
   2. Comply with Drain Commission review
   3. Comply with Mt. Pleasant Fire Department review
   4. Install dumpster enclosure per Township requirement
   5. Waive Township sidewalk requirement

Ayes: All. Motion carried.
**Other Business** - None

**Extended Public Comment** – Township Supervisor, Russ Allwood thanked new, current and former Commissioners for their time and service to the Township.

**Adjournment**
The Chair adjourned the meeting at 8:14 p.m.

APPROVED BY: ______________________________________

Alex Fuller - Secretary

(Recorded by Angela Schofield)
APPLICATION FOR ZONING CHANGE
CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

APPLICATION NO. ___________ DATE ___________

A. I (WE) TYLER OTTERBINE
Address 3430 SOUTH LINCOLN ROAD
Phone hereby file an application with the Township Clerk’s office to:

1. O Add to or change the text of the Zoning Ordinance.
2. O Change the district boundaries.
3. O Re-zone the property from P-1 zoning classification to R2A zoning classification.

B. If this application is for a text amendment please describe in detail what you would like to change. Give section numbers and proposed changes, standards, and procedures.

NA

C. If this application is for the re-zoning of property please provide a complete legal description.
SEE ATTACHED SHEET

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)
3430 SOUTH LINCOLN ROAD MT. PLEASANT MI

E. Please provide reasons for requesting text amendment or zoning change and include intended use of any land, buildings, or structures.
SEE ATTACHED

F. Please provide a site plan for any property to be re-zoned following the requirements outlined in Section 12 of the Union Township Zoning Ordinance 1991-5.
G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (use separate sheet)

H. List all or any easements or right-of-ways which have been granted said properties herein described.

CERTIFICATION:
I (WE) hereby certify that the afore information is accurate and assume responsibility for any error.
SIGNED:

Applicant ___________________________ Date __________

Applicant ___________________________ Date __________

Applicant ___________________________ Date __________

*******************************************************************************
** FOR OFFICE USE ONLY **

Date application referred to Planning Commission __________

Date public hearing notice published __________

Date public hearing notice mailed __________

Planning Commission Action. _____ Adopted _____ Denied Date ______

Date referred to County Planning Commission __________

Township Board Action _____ Adopted _____ Denied Date ______

Remarks: ____________________________________________________________

______________________________________________________________

FEE __________ RECEIPT NO. __________
DESCRIPTIONS PREPARED:

OTTERBINE PARCEL NO. 14-020-012-07

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49"W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'-19"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM, 174.50 FEET; THENCE N.03°-00'-00"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.
The request for rezoning of this parcel from R-1 to R-2A is the first step in the overall process of preparing a Site Condominium for the area. The parcel currently does not have any parcel divisions available to it and thus it must be either platted or made into a site condominium in order to divide the property. Ginger’s Way on Lake Leroy Site Condominium was completed approximately 9 years ago. It is one of the nicer, upscale developments in the area. All of the parcels of land in the current site condominium are zoned R-2A. This would bring the proposed condominium area into zoning compliance with the adjacent site condominium. All parcels within the Condominium would be serviced with public water and sewer.
STATE OF MICHIGAN  
County of Isabella  
County of Gratiot  
County of Clare

S.S.

Rick Mills  
being duly sworn, deposes and says that he is Online Editor of the MORNING SUN, a public newspaper printed and published by Morning Star Publishing Company, in the Cities of Mt. Pleasant (Isabella County), Clare (Clare County) and Alma (Gratiot County) in said counties and circulated in said cities and counties, that the annexed printed notice was duly printed and published in said newspaper at least 1 in each week for 1 successive week(s), and that the first publication of said notice in said newspapers was on the 2nd day of February, 2014 and that last publication of said notice in said newspapers was on the 2nd day of February, 2014.

Subscribed and sworn to before me the 4th day of February 2014.

Joyce Baker  
Notary Public

My commission expires 6/15/2019
PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)

There are two Hearings for this project, a Change in Zoning and for a new Subdivision. Notices for both are on the reverse.
PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)

There are two Hearings for this project, a Change in Zoning and a New Subdivision. Notices for both are on the reverse.

The previous mailing had the wrong map for the subject property, the correct map is below.
UNION TOWNSHIP PUBLIC HEARING NOTICE – REZONING AND NEW SUBDIVISION

NOTICE is hereby given that a Public Hearing will be held on Tuesday, February 18, 2014 at 7:00 PM at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following rezoning of property from R1 (Rural Residential) to R2A (One and Two Family Residential) AND a Public Hearing for a Proposed Subdivision to be located on the same property:

Legal description of this rezoning is: A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49"W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'-19"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM, 174.50 FEET; THENCE N.03°-00'-00"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

This rezoning and Subdivision is commonly described as: 3430 S LINCOLN ROAD

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please contact the zoning administrator to make arrangements for accessibility and impairment concerns. Phone (989) 772 4600 extension 241.

William Woodruff,
Zoning Administrator
From: Doug Piggott [DPiggott@rowepsc.com]
Sent: Thursday, February 06, 2014 10:09 AM
To: Woody Woodruff
Subject: Sign Project

Woody:

We finally have completed the sign inventory. It was no easy task between the cold and the snow! I got the information Tuesday and will review it this week. I should have the analysis competed by the end of next week.

Our next step based on our work schedule is to present the findings at a meeting of the sign committee (this is the meeting that the Planning Commission requested that special effort be given to invite local businesses and the public). The focus of the meeting will be to establish the preliminary goals and objectives of the update project. You may want to give yourself some time to review the analysis and then distribute it to the sign committee members before the meeting rather than giving it to them “cold” at the meeting.

To provide time for that and for whatever steps you wanted to take to invite the public, I think we are looking at some time in late February or early March. I currently have Monday March 3, Wednesday March 5 and Monday March 10 available for a night meeting. Let me know what your thoughts are.

Doug Piggott
Rowe Professional Services Company
P.O. Box 3748
Flint, MI 48502

Ph: 810-341-7500
Fx: 810-341-7573
E-mail: DPiggott@rowepsc.com
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William Woodruff,
Zoning Administrator
<table>
<thead>
<tr>
<th>PID</th>
<th>PropertyAddress</th>
<th>Owner</th>
<th>ZoningC</th>
<th>OwnerAddr01</th>
<th>OwnerCity</th>
<th>OwnerState</th>
<th>OwnerZip</th>
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<tr>
<td>14-020-20-004-00</td>
<td>3332 S LINCOLN RD</td>
<td>CHIMNER KATHLEEN</td>
<td>R2A</td>
<td>3332 S LINCOLN</td>
<td>MOUNT PLEASANT</td>
<td>Mi</td>
<td>48858</td>
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<tr>
<td>14-020-20-013-00</td>
<td>3446 S LINCOLN RD</td>
<td>POWELL MERTON E &amp; PHYLLIS J</td>
<td>R1</td>
<td>3446 S LINCOLN RD.</td>
<td>MOUNT PLEASANT</td>
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<tr>
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<td>DUBE HUGUETTE M LIVING TRUST</td>
<td>R1</td>
<td>3420 S LINCOLN RD</td>
<td>MOUNT PLEASANT</td>
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<tr>
<td>14-020-40-002-02</td>
<td>3434 S LINCOLN RD</td>
<td>MILES THOMAS J &amp; CYNTHIA A</td>
<td>R1</td>
<td>3434 S LINCOLN RD</td>
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<td>14-020-20-020-01</td>
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<td>REED LEON</td>
<td>R1</td>
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<td>14-020-40-011-01</td>
<td>3433 S LINCOLN RD</td>
<td>CENTRAL MICHIGAN CHRISTIAN CHURCH</td>
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<td>14-020-10-010-00</td>
<td>3333 S LINCOLN RD</td>
<td>CHILD AND FAMILY ENRICHMENT</td>
<td>OS</td>
<td>3333 S LINCOLN RD</td>
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<td>3433 S LINCOLN RD</td>
<td>CENTRAL MICHIGAN CHRISTIAN CHURCH</td>
<td>R1</td>
<td>3433 S LINCOLN RD</td>
<td>MOUNT PLEASANT</td>
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<td>48858</td>
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<tr>
<td>14-021-30-007-00</td>
<td>CHIPPEWA DR</td>
<td>MCGUIRK PATRICK &amp; FLINT JUDITH</td>
<td>R1</td>
<td>3695 S LINCOLN</td>
<td>MOUNT PLEASANT</td>
<td>Mi</td>
<td>48858</td>
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<td>14-056-00-001-00</td>
<td>CHIPPEWA DR</td>
<td>MCGUIRK PATRICK &amp; FLINT JUDITH</td>
<td>R1</td>
<td>3695 S LINCOLN</td>
<td>MOUNT PLEASANT</td>
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<td>14-020-20-012-03</td>
<td>1690 LEROY LANE</td>
<td>HEEKE DAVID J &amp; ELIZABETH P</td>
<td>R1</td>
<td>1690 LEROY LANE</td>
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<td>R2A</td>
<td>1846 LEROY LANE</td>
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<td>1810 LEROY LANE</td>
<td>BELL TIMOTHY D &amp; BOBBIE D</td>
<td>R2A</td>
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<td>VANDERLOON KENT &amp; APRIL</td>
<td>R2A</td>
<td>1782 LEROY LANE</td>
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<td>Mi</td>
<td>48858-0000</td>
</tr>
<tr>
<td>14-073-00-008-00</td>
<td>1740 LEROY LANE</td>
<td>SHEETS JEREMY R &amp; LAURA L</td>
<td>R2A</td>
<td>1740 LEROY LANE</td>
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<td>48858</td>
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<td>FRIDAY JUDITH J</td>
<td>R1</td>
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<td>MCGUIRK LEROY E</td>
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<td>1916 LEROY LANE</td>
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<td>49341</td>
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<td>6581 EGYPT RIDGE RD</td>
<td>ROCKFORD</td>
<td>Mi</td>
<td>49341-8633</td>
</tr>
</tbody>
</table>
SUBDIVISION / SITE CONDO CHECKLIST
CHARTER TOWNSHIP OF UNION
Authority: Ordinance 1994-06, Subdivision of Land
Zoning Ordinance 1991-05

File # 1751, Subdivision Name GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

Engineering / Surveying Firm CMS&D
Contact Name Timothy Bebe
Address 510 West Pickard, Suite C, Mt. Pleasant, MI 48858
Email tbebe@cms-d.com

Property owner / developer SRC LAND DEVELOPMENT LLC
Address 510 West Pickard, Suite B, Mt. Pleasant, MI 48858
Email rick@livewithunited.com

Zoning District R-2A, MINIMUMS: Lot Width 80, Lot Area 12000
Side Yard 10, Front Yard 35, Rear Yard 35

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)
SITE CONDO

Preliminary Review $ 200.00
Final Review $ 200.00

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

<table>
<thead>
<tr>
<th>✓ Section</th>
<th>Description</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.01</td>
<td>File Preliminary plan with Clerk</td>
<td>Submit to Zoning Administrator who will give plan to Clerk</td>
</tr>
<tr>
<td>3.01.A</td>
<td>Scale &lt; 200' / Inch</td>
<td></td>
</tr>
<tr>
<td>3.01.B</td>
<td>Show platted / Dedicated streets in area</td>
<td></td>
</tr>
<tr>
<td>3.01.C</td>
<td>North Arrow and Date, Revisions</td>
<td></td>
</tr>
<tr>
<td>3.01.D</td>
<td>Dimension Lots, Out lots and parks</td>
<td></td>
</tr>
<tr>
<td>3.01.E</td>
<td>Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed</td>
<td></td>
</tr>
<tr>
<td>3.01.F</td>
<td>Lot Numbers- Sequential, no gaps or duplicates</td>
<td></td>
</tr>
<tr>
<td>3.01.G</td>
<td>No Block numbers or letters</td>
<td></td>
</tr>
<tr>
<td>3.01.H</td>
<td>Road Plan (see also Private Road Ordinance)</td>
<td></td>
</tr>
<tr>
<td>3.01.I</td>
<td>Written statement of Intent for installation of Roads and Utilities</td>
<td></td>
</tr>
<tr>
<td>3.01.J</td>
<td>Show any future phases</td>
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incomplete
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<tr>
<th>Section</th>
<th>Description</th>
<th>Comment</th>
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<tbody>
<tr>
<td>3.02.A</td>
<td>Planning Commission Review</td>
<td>List Conditions, Changes and Comments</td>
</tr>
<tr>
<td>3.02.B</td>
<td>Township Board accepts review</td>
<td>List Conditions, Changes and Comments</td>
</tr>
<tr>
<td>3.03.A</td>
<td>Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk</td>
<td>Note: Submission to clerk made through the township Zoning Administrator.</td>
</tr>
<tr>
<td>3.03.B &amp; C</td>
<td>Financial assurance for Water and Sewer</td>
<td>Cash Deposit, Letter of Credit, Bond or other such assurance.</td>
</tr>
<tr>
<td>3.03.D</td>
<td>Plat Restrictions, if any.</td>
<td>Note: Township does not enforce these</td>
</tr>
</tbody>
</table>

### 4.01 Final Plat Approval
- 4.01.A | Final Plat has been submitted |
- 4.01.B | Engineer has checked and approved plans |
- 4.01.C | Subdivider has installed all improvements, or provided assurances per ordinance. |
- 4.02 | Planning Commission Reviews and makes approval with any final changes or restrictions. |

### 4.03 Action by Township Board
- 4.03.A | Disapproval |
  - a. Note all reasons to Planning Commission and Developer in writing |
  - b. Resubmit with changes addressing disapprovals to Planning Commission. |
- 4.03.B | Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk |
The following section details specific requirements of a Platted Subdivision or Site Condominium.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>201.005</td>
<td>General Specifications and Design Standards</td>
<td></td>
</tr>
<tr>
<td>5.01</td>
<td>Streets and Alleys</td>
<td></td>
</tr>
<tr>
<td>5.01.A</td>
<td>Location and Arrangement</td>
<td></td>
</tr>
<tr>
<td>a</td>
<td>Continue existing streets into Plat</td>
<td></td>
</tr>
<tr>
<td>b</td>
<td>Take new streets to edge for future</td>
<td></td>
</tr>
<tr>
<td>c</td>
<td>Show contours</td>
<td></td>
</tr>
<tr>
<td>d</td>
<td>Where ½ street is dedicated on adjoining plat, other ½ must be platted</td>
<td></td>
</tr>
<tr>
<td>5.01.B</td>
<td>Right of Way widths shown</td>
<td>For Public road, see Isabella County Road Commission Standards, For private see Union Township Private Road Ordinance.</td>
</tr>
<tr>
<td>a</td>
<td>Roads – 66ft</td>
<td></td>
</tr>
<tr>
<td>b</td>
<td>Alleys and Service Drives – 40 ft</td>
<td></td>
</tr>
<tr>
<td>c</td>
<td>Walkways – 10 ft</td>
<td></td>
</tr>
<tr>
<td>d</td>
<td>Cul-de-Sacs</td>
<td>Meet requirements of ICRC Standards.</td>
</tr>
<tr>
<td>5.01.C</td>
<td>Alleys not acceptable unless specifically required by Planning Commission</td>
<td></td>
</tr>
<tr>
<td>5.01.D</td>
<td>Street Names are Unique in Isabella County and have been approved by Isabella County. Apply directly to Isabella County (989) 772-0911, ext 227.</td>
<td>Applicant is advised to check with both County Road Commission and County Inspections, Union Twp does not assign road names and assumes the developer has property named roads prior to final approval.</td>
</tr>
<tr>
<td>5.02</td>
<td>Blocks</td>
<td></td>
</tr>
<tr>
<td>5.02.A</td>
<td>Length – 1320 Ft Max</td>
<td></td>
</tr>
<tr>
<td>5.02.B</td>
<td>Easements- Blocks &gt;559 Ft may require utility easements mid-way</td>
<td></td>
</tr>
<tr>
<td>5.02.C</td>
<td>Intersection of subdivision and major streets held to minimum.</td>
<td></td>
</tr>
<tr>
<td>5.03</td>
<td>Lots</td>
<td></td>
</tr>
<tr>
<td>5.03.A</td>
<td>Accessible to Public Street</td>
<td></td>
</tr>
<tr>
<td>5.03.B</td>
<td>Side lot lines perpendicular or radial to street</td>
<td></td>
</tr>
<tr>
<td>5.03.C</td>
<td>Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley</td>
<td></td>
</tr>
<tr>
<td>5.03.D</td>
<td>Conform to zone district for width and area.</td>
<td></td>
</tr>
<tr>
<td>5.03.E</td>
<td>Corner Lots shall be given front yard setbacks towards all roads, adequate</td>
<td></td>
</tr>
<tr>
<td>5.03.F</td>
<td>Restrict Lots from accessing from Arterial streets by covenant</td>
<td></td>
</tr>
<tr>
<td>5.03.G</td>
<td>Splits - Not applicable to new plat</td>
<td>Requires conformance to Ord 1991-11</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Comment</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td>---------</td>
</tr>
<tr>
<td>5.04</td>
<td>General Requirements</td>
<td>May grant dimensional, improvement or open space variances due to unusual physical conditions or new planning techniques.</td>
</tr>
<tr>
<td>5.04.A</td>
<td>Variances granted by Planning Commission</td>
<td></td>
</tr>
<tr>
<td>5.04.B</td>
<td>Dedicated Ingress and Egress</td>
<td>Provide MDOT or ICRC letter of approval for entrance design.</td>
</tr>
<tr>
<td>5.04.C</td>
<td>Adequate water or sewer disposal</td>
<td>If non twp, requires Central Mich Health Dept approval</td>
</tr>
<tr>
<td>5.04.D</td>
<td>Other stipulations</td>
<td>To conform to Subdivision Control act or specifications of the Board.</td>
</tr>
</tbody>
</table>

### 201.006 Road and Street Improvements

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.01</td>
<td>Installation</td>
</tr>
<tr>
<td>6.01.A</td>
<td>Conformance to ICRC or Union Twp Private Road Standards</td>
</tr>
<tr>
<td>6.01.B</td>
<td>Culverts and Bridges</td>
</tr>
<tr>
<td>6.01.C</td>
<td>Sanitary sewer lines</td>
</tr>
<tr>
<td>6.01.D</td>
<td>Water lines</td>
</tr>
<tr>
<td>6.01.E</td>
<td>Storm sewer</td>
</tr>
<tr>
<td>6.01.F</td>
<td>Utility Easement, 10' per lot</td>
</tr>
<tr>
<td>6.01.G</td>
<td>Rear lot Storm drainage</td>
</tr>
<tr>
<td>6.01.H</td>
<td>Sidewalks, optional, meet ADA, developer installed, easements and maintenance by association required</td>
</tr>
<tr>
<td>6.01.I</td>
<td>Replacement of all monuments disturbed by developer req w/ permission</td>
</tr>
</tbody>
</table>

### 6.02 Financing

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.02.A</td>
<td>Water and Sewer Mains</td>
</tr>
<tr>
<td>a</td>
<td>Deposit for Water Mains</td>
</tr>
<tr>
<td>b</td>
<td>Deposit for Sanitary Sewer</td>
</tr>
<tr>
<td>c</td>
<td>Added Costs – If design requires larger than 8&quot; water or sewer, additional cost by twp</td>
</tr>
<tr>
<td>d</td>
<td>Utilities begun after deposit</td>
</tr>
<tr>
<td>e</td>
<td>Final accounting of funds</td>
</tr>
<tr>
<td>f</td>
<td>Assessment district maybe petitioned for.</td>
</tr>
<tr>
<td>6.02.B</td>
<td>Pavements and storm drains</td>
</tr>
<tr>
<td>a</td>
<td>Under Jurisdiction of County</td>
</tr>
<tr>
<td>b</td>
<td>Under Township jurisdiction</td>
</tr>
</tbody>
</table>
### 201.008 Variances

<table>
<thead>
<tr>
<th>8.01.A</th>
<th>Planning Commission recommends to Twp Board upon finding:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Undue hardship</td>
</tr>
<tr>
<td>b</td>
<td>Requirement is deemed impractical</td>
</tr>
</tbody>
</table>

| 8.01.B | Variance desirable to public interest                      |

<table>
<thead>
<tr>
<th>8.01.C</th>
<th>Take into account:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Proposed use and existing adjacent uses</td>
</tr>
<tr>
<td>b</td>
<td>Population of subdivision</td>
</tr>
<tr>
<td>c</td>
<td>Effect on traffic in vicinity</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8.01.D</th>
<th>Findings after a Public Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Strict application of Condition is unreasonable or impractical</td>
</tr>
<tr>
<td>b</td>
<td>Variance will not be detrimental to public health/safety, or injurious to other property in the area</td>
</tr>
<tr>
<td>c</td>
<td>Not violate state subdivision act</td>
</tr>
<tr>
<td>d</td>
<td>Does not nullify intent of this or other ordinances of the township</td>
</tr>
</tbody>
</table>

| 8.01.E | Minutes to record findings and actions taken               |

### 8.02 Topographical, physical limitation

### 8.03 Planned Unit Development

<table>
<thead>
<tr>
<th>8.03.A</th>
<th>Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Nature of proposed use and existing uses</td>
</tr>
<tr>
<td>b</td>
<td>Population of PUD</td>
</tr>
<tr>
<td>c</td>
<td>Effect on traffic</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8.03.B</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Constitutes a desirable and stable development</td>
</tr>
<tr>
<td>b</td>
<td>In harmony with surroundings</td>
</tr>
</tbody>
</table>

**COMMENTS**
The following applies only to Site Condominiums  
See Union Township Zoning Ordinance 1991-05

<table>
<thead>
<tr>
<th>√</th>
<th>Section #</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8.33.A.1</td>
<td>Site plan per Sect 66 of Condo Act</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.33.A.3</td>
<td>Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.33.B</td>
<td>Conforms to zoning district lots</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.33.D</td>
<td>Submit copy of recorded master deed to Twp Clerk, review for:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Township not responsible for maintenance</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Snow removal provided for</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Access and turn around for Emergency vehicles</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Storm water maintenance</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Drain easements &amp; Maintenance</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Lawn maintenance</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• General maintenance of common areas</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8.33.E</td>
<td>Provide township clerk with (2) &quot;as-build&quot;'s drawings</td>
<td>Township Engineer to review for compliance prior to issuance of any Building Permit</td>
</tr>
<tr>
<td></td>
<td>12.1.F</td>
<td>Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.</td>
<td>Only items not addressed above are included here in</td>
</tr>
<tr>
<td></td>
<td>12.2.B</td>
<td>Corner lots to have building setback lines shown</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.C</td>
<td>Location of all and existing:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Drives</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Signs, location and elevation plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Exterior Lighting</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Parking areas, including handicapped</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.E</td>
<td>Stormwater Management Plan Approval</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.H</td>
<td>If Dumpsters provided, screened</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.I</td>
<td>Location and right of way widths of all abutting roads, streets, alleys and easements</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.K</td>
<td>Location sketch, include section number and nearest cross streets</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.L</td>
<td>Zoning of all abutting properties</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.M</td>
<td>Location height and type of fences and walls</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12.2.M</td>
<td>Location and description of landscaping</td>
<td></td>
</tr>
</tbody>
</table>
UNION TOWNSHIP PUBLIC REARING NOTICE

BAMBER OFFICE PARK SITE CONDOMINIUM

NOTICE is hereby given that a Public Hearing will be held on Tuesday, February 18, 2014, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Site Condominium, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by SRC Land Development, a Preliminary Approval for a Site Condominium, as follows:

Legal Description of property: A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION, THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'.1g"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM, 174.50 FEET; THENCE N.03°-00'-49"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

This property is located at 3430 S LINCOLN RD.

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

William Woodruff, Zoning Administrator

Subscribed and sworn to before me the 4th day of February 2014.

Rick Mills

Notary Public

Joyce Baker

Notary Public of Michigan

Isabella County

Expires 6/15/2019
GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM

PART OF THE EAST 1/2
OF SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

LEGEND

- WATER MAIN VALVE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- CURB INLET CATCHBASIN
- WATER SHUT-OFF
- HYDRANT
- WATER MAIN

NOTE:

UNITS 1 THROUGH 9 ARE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER MANS.

AT THE TIME OF RECORDING THIS DOCUMENT, LEROY LANE HAS YET TO BE ACCEPTED AS A PUBLIC ROADWAY AND WILL REMAIN AS A PRIVATE ROADWAY UNTIL THAT TIME.

NOTE:

SANITARY MANHOLE #7 WAS REMOVED FROM ENGINEERING DESIGN PLAN.

UTILITY PLAN

GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM

SUBMITTAL: DRAWN BY:
AUGUST 2005  WRE

JOE NUMBER: 0411-197
SHEET NUMBER: 6 OF 6
ISABELLA COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. __________
EXHIBIT "B" TO MASTER DEED OF

GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

SHEET INDEX:

1. COVER SHEET
2. DESCRIPTION SHEET
3. SURVEY PLAN
4. EASEMENT SHEET
5. SITE PLAN
6. UTILITY PLAN

SURVEYOR:
TIMOTHY E BEEBE, P.S.
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 WEST PICKARD ROAD – SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012

DEVELOPER:
SRC LAND DEVELOPMENT, LLC
ATTENTION: LEROY J. MCGUIRK
510 WEST PICKARD STREET
MT. PLEASANT, MI 48858
PHONE: 989) 772-1309
FAX: (989) 773-4393

ATTENTION COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE SHEET 1, AND THE SURVEYORS CERTIFICATE, SHEET 03.
OVERALL PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N.—R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.00'—50'—49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89'—0'—11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30'—50'—49"W., 80.00 FEET; THENCE N.18'—50'—49"W., 64.00 FEET; THENCE N.08'—39'—11"E., 142.00 FEET; THENCE N.89'—28'—12"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER’S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM, 174.50 FEET; THENCE N.03'—00'—00"W., ON AND ALONG THE EASTERNLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.00'—04'—40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00'—50'—20"E., ON AND ALONG SAID EAST SECTION LINE, 255.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERNLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

PART OF THE EAST 1/2 OF SECTION 20, T14N—R4W

LINCOLN ROAD
(24' ASPHALT, 6" R-O-W)

UNIT 1 0.41 ACRES
17,843 SQ. FT.

UNIT 2 0.42 ACRES
17,601 SQ. FT.

UNIT 3 1.09 ACRES
47,914 SQ. FT.

UNIT 4 0.62 ACRES
33,572 SQ. FT.

UNIT 5 0.63 ACRES
27,004 SQ. FT.

SURVEYOR'S CERTIFICATE

TIMOTHY E. BEEDER, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR)
REGISTERED IN THE STATE OF MICHIGAN

HEREBY CERTIFY:

THAT THE SUBDIVISION PLANNED AS THE GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM PLAN, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HERETO DESCRIBED.


TIMOTHY E. BEEDER
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 WEST PICKARD STREET — SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cmcsd.com

SUBMITTED: DRAWN BY: SCALE: JOB NUMBER: SHEET NUMBER
FEBRUARY 2014 WIRE 1" = 30' 1401-010 3 OF 6

BEARING BASIS:
BEARING BASE FOR DESCRIPTIVE ORIENTATION NO. 1-4. THE BEARING BETWEEN THE LAST 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE 025° 35'-25" N.

COORDINATE TABLE

BEARINGING

COORDINATE TABLE

LANDS AT EQUINOX, GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM


TIMOTHY E. BEEDER
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
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PHONE: (989) 775-0756
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EMAIL: info@cmcsd.com

SUBMITTED: DRAWN BY: SCALE: JOB NUMBER: SHEET NUMBER
FEBRUARY 2014 WIRE 1" = 30' 1401-010 3 OF 6

BEARING BASIS:
BEARING BASE FOR DESCRIPTIVE ORIENTATION NO. 1-4. THE BEARING BETWEEN THE LAST 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE 025° 35'-25" N.

COORDINATE TABLE

LANDS AT EQUINOX, GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM


TIMOTHY E. BEEDER
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
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EMAIL: info@cmcsd.com

SUBMITTED: DRAWN BY: SCALE: JOB NUMBER: SHEET NUMBER
FEBRUARY 2014 WIRE 1" = 30' 1401-010 3 OF 6

BEARING BASIS:
BEARING BASE FOR DESCRIPTIVE ORIENTATION NO. 1-4. THE BEARING BETWEEN THE LAST 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE 025° 35'-25" N.

COORDINATE TABLE

LANDS AT EQUINOX, GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM


TIMOTHY E. BEEDER
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 WEST PICKARD STREET — SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cmcsd.com

SUBMITTED: DRAWN BY: SCALE: JOB NUMBER: SHEET NUMBER
FEBRUARY 2014 WIRE 1" = 30' 1401-010 3 OF 6

BEARING BASIS:
BEARING BASE FOR DESCRIPTIVE ORIENTATION NO. 1-4. THE BEARING BETWEEN THE LAST 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE 025° 35'-25" N.

COORDINATE TABLE

LANDS AT EQUINOX, GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM


TIMOTHY E. BEEDER
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
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UTILITY NOTES:

WATER SERVICE:

Based on discussions with Kim Smith, Union Township DPW Director, the township does have a proposed water main extension planned to extend past the proposed project. Currently, there is not a set schedule for the installation of this main. The developer would have several options: they could wait for the township to install the main on the yet to be determined schedule, they could install that portion of the water main in front of their proposed project, or they could install individual wells either as short term solutions or as permanent services.

SANITARY SEWER SERVICE:

Based on discussions with Kim Smith, Union Township DPW Director, the township has no plans for extending public sewer service past the proposed project in the near future. Public sewer has been extended to the south side Ginger's Way. The developer would be allowed to gather a private gravity sewer system from the five parcels to a central pump station and pump the sewage back to the public sewer main. This pump station would be owned, operated and maintained by the condominium association. Union Township would treat this as an individual sewer lead to their system.

UTILITY LEGEND:

- Water Main Valve
- Clean Out
- Sanitary Sewer Manhole
- Curb Inlet Catch Basin
- Water Split-Off
- Hydrant
- Water Main

LEGEND:

- 1/2 inch steel rod 36" in length completely dipped in concrete
- 1/2 inch steel rebar
EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One ($1.00) Dollar, receipt of which is hereby acknowledged, the undersigned:

JAMES J. MC GUHRK, a single man,
of Post Office Box 222
Mt. Pleasant, Michigan 48858

hereby grants, sells and conveys to:

LEROY E. MC GUHR and VIRGINIA L.
MC GUHR, husband and wife,
of 510 West Pickard
Mt. Pleasant, Michigan 48858

a non-exclusive easement for ingress and egress, pass and re-pass, over and across the following described land, to wit:

A 66.0 feet wide ingress-egress easement, lying 33.0 feet on either side of a centerline described as beginning at a point on the East line of Section Twenty (20), Township Fourteen North (T-14-N), Range Four West (R-4-W), Union Township, Isabella County, Michigan, which is South 258.58 feet from the East 1/4 Corner of Section 20; thence West 318.67 feet; thence on a curve to the right having a radius of 233.00 feet, a central angle of 54 degrees 46 minutes 20 seconds, an arc length of 283.45 feet and a chord bearing and distance of North 57 degrees 36.56 minutes 50 seconds West, 249.50 feet to the point of ending of this easement.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 15th day of January, 1991.

James J. Mc Guirk
Pamela K. Evans

STATE OF MICHIGAN
Count of Isabella

On this 19th day of January, 1991, before me, a Notary Public, in and for said County, in the State aforesaid, personally appeared JAMES J. MC GUHRK, to me known to be the same person described in and who executed the within instrument, and who have acknowledged the same to be his free act and deed.

My commission expires:
January 26, 1994

Pamela K. Evans, Notary Public,
Isabella County, Michigan

This instrument prepared by:
JAMES S. FOX
Attorney at Law
102 Hersee Building
Mt. Pleasant, MI 48858

STATE OF MICHIGAN
COUNTY OF ISABELLA
RECEIVED FOR RECORD

Jan 22 2 39 PM '91
RECEIVER OF DEEDS
Woody Woodruff

From: Doug Piggott [DPiggott@rowepsc.com]
Sent: Thursday, February 06, 2014 10:09 AM
To: Woody Woodruff
Subject: Sign Project

Woody:

We finally have completed the sign inventory. It was no easy task between the cold and the snow! I got the information Tuesday and will review it this week. I should have the analysis competed by the end of next week.

Our next step based on our work schedule is to present the findings at a meeting of the sign committee (this is the meeting that the Planning Commission requested that special effort be given to invite local businesses and the public). The focus of the meeting will be to establish the preliminary goals and objectives of the update project. You may want to give yourself some time to review the analysis and then distribute it to the sign committee members before the meeting rather than giving it to them “cold” at the meeting.

To provide time for that and for whatever steps you wanted to take to invite the public, I think we are looking at some time in late February or early March. I currently have Monday March 3, Wednesday March 5 and Monday March 10 available for a night meeting. Let me know what your thoughts are.

Doug Piggott
Rowe Professional Services Company
P.O. Box 3748
Flint, MI 48502

Ph: 810-341-7500
Fx: 810-341-7573
E-mail: Dpiggott@rowepsc.com