

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, March 11, 2025 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) February 11, 2025 Public Hearing

[b.](#) February 11, 2025 Regular Meeting

V. Adoption of Agenda

VI. Correspondence

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

VIII. Committee Reports

IX. Old Business

[a.](#) C25-066-004(H) Mary's Bistro Retractable Awnings

X. New Business

[a.](#) R325-008-010(H) Doud Fence

[b.](#) HB25-050/97-011 GHMI Lot Recombination

XI. Public Comment

XII. Adjournment

MINUTES

PUBLIC HEARING OF THE PLANNING COMMISSION

Tuesday, February 11, 2025 at 12:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The Public Hearing was called to order at 12:00 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Ben Mosley

Lee Finkel

ABSENT

None

Staff: Adam Young

IV. Adoption of Agenda

Motion by Myers, second by Finkel to adopt the Agenda.

V. Correspondence

- a. Letter from Mackinaw City

Straus summarized the letter dated January 10, 2025, regarding accommodating housing within their communities. They wanted the statement removed or clarified to acknowledge that any proposal for new housing would follow their local plans and ordinances.

VI. New Business

- a. Comments regarding the Master Plan Draft

Straus turned the hearing over to Adam Young, Wade Trim. Young stated he would provide a Master Plan update. This process has taken over a year. The process provided several opportunities for comment from the public. Surveys, town meeting

and a public open house were all done. Young stated that now, according to state law, for the adoption of the Master Plan, we must hold this public hearing. The draft was made available to the public and sent to other entities as required by state law. The Master Plan public hearing was Noticed in the St Ignace News. This is the final opportunity to provide comments on the draft master plan. The Planning Commission will not be making any decisions at this hearing. Any deliberation will take place at the Planning Commission meeting. If the Planning Commission decides to adopt the draft Master Plan, City Council may decide to adopt a Resolution, as they did for the last Master Plan. The final step, after Planning Commission adopts the Plan, a letter will need to be sent to the entities required by law, letting them know the Master Plan has been adopted. The Plan will also be posted on our website.

Straus asked Young to go through the changes from the last draft to the current draft. The changes were:

Changes to the August 1, 2024 Draft Master Plan Report

The below changes were requested by the Master Plan Steering Committee during their September 9, 2024 meeting. These were incorporated into the September 10, 2024 draft master plan.

- ☐ Modified the Historic Sites and Districts narrative within Chapter 1 to clarify that Mackinac Island currently has 5 historic districts (pages 8-9)
- ☐ Within the Solid Waste subsection in Chapter 5, added a discussion about promoting recycling programs to reduce single-use waste and a reference to providing more water fountains and water bottle filling stations (page 51)
- ☐ Within the Wastewater subsection in Chapter 5, revised language regarding the Biddle Point pump station based on edits received from Allen Burt (page 49)
- ☐ Added Little Traverse Conservancy to the listing of Civic Organizations and Churches (page 56)
- ☐ Added a new bullet within Policy 2 under Transportation – “Evaluate bicycle and pedestrian safety along Cadotte Avenue (“Grand Hill”) and pursue needed improvements, potentially to include a sidewalk or other designated walking area.” (page 77)
- ☐ Throughout the Master Plan, the “Hotel/Resort” future land use classification was re-named to “Hotel/Boardinghouse” (multiple pages)
- ☐ Within Table 8-2, the existing action – Consider and evaluate the creation of a City Manager staff position – was expanded to also include a grantwriter and other staff necessary to support City administration and initiatives (page 93)
- ☐ Added a new action strategy to Table 8-3 – “Investigate the feasibility and potential of a property transfer tax to be used for preservation, housing, infrastructure, and/or other similar community improvement initiatives.” (page 93)
- ☐ Added new action strategy in Table 8-3 to review the zoning ordinance and consider changes to ensure that the character of Market Street area is protected (page 93)
- ☐ Added business community (BC) as a partner for several actions in the Implementation Matrix tables 8-2 through 8-8 (pages 93-96)

Changes to the September 10, 2024 Draft Master Plan Report

The below changes were identified as potential changes by the Master Plan Steering Committee during their October 22, 2024 meeting. The changes were confirmed by the Planning Commission during their December 10, 2024 and January 14, 2025 meetings. These were incorporated into the January 22, 2025 draft master plan:

- ☐ Within the Other Utilities subsection of Chapter 5, regarding propane gas delivery to the Island via barge, changed “100, 250 or 400 pound cylinders” to “100 or 250 pound cylinders” (page 52)
- ☐ Within the Potential Zoning Ordinance and Map Changes subsection of Chapter 8, revised item #2 to say “An expansion of the RS, Shoreline Residential zoning district to encompass lands in the Windermere Point area” (deleted the words “and in front of Mission Point Hotel”) (page 89)
- ☐ Switched all references from DEQ to EGLE throughout report (multiple pages)
- ☐ Little Stone Church map changes, which involved 3 maps:
 - o Property Ownership Map (Figure 4-1)
 - o Existing Land Use Map (Figure 4-2)
 - o Existing Land Use Map: Downtown (Figure 4-3)
- ☐ Revised second bullet of Policy 7 under Housing from “Consider requiring new hotels...” to “Encourage new hotels...” (page 74)
- ☐ Changed all references from “2024 Master Plan” to “2025 Master Plan” (multiple pages)

VII. Public Comment

Liz Ware asked on page 97 in the packet, of Future Land Use map, the zoning at Mission Point is listed as PUD. In the Future Land Use map it is listed as shoreline residential. Mission Point is zoned PUD and they are not looking to rezone. Straus stated PUD is not a current future land use option. They can create PUD, keep as it is, or change to something more consistent. Young confirmed that the Master Plan does not acknowledge PUD as a classification. Young stated we all know Mission Point has the PUD approval. From the perspective of the Master Plan, if the PUD went away in the future, what would they want to see it become. Young clarified that PUD is an approval, not a use. The Master Plan would prefer to list the use. Ware confirmed that the Future Land Use map change does not change how the property can be developed. Ware asked that another option be added as PUD. Straus stated that Young stated that would not be preferable because PUD is not well defined. The PUD is specific to your property and the Future Land Use map is for the entire island. Ware asked if part of the Master Plan is to mitigate hazards in the community? Straus stated the Master Plan can't mitigate anything. It is meant to bring attention to areas that need to be discussed further and hopefully come up with solutions to a problem. Ware asked if anything about fire mitigation has been discussed. Straus stated there is a big section that deals with our city as far as water department, etc, and we consult with the fire department endlessly. Mosley asked how Ware considered Mackinac County high risk for wild fire. Ware stated she got the information from Mackinac County. Mosley stated we have a letter on file that claims Mackinac Island is an extremely low risk of wild fire. Myers referred to table 8-8 that refers to this type of issue. Mosley discussed aspects of fire safety and suppression.

Andrew Doud thanked them for meeting with the business owners. He asked about the wording encouraging above commercial buildings becoming residential. There were three main points and one was, as an example, above Doud's Market, changing commercial into residential. The main question is what would that process take. Straus stated any time zoning changes are made there has to be a public hearing, letters sent out, and then Planning Commission can either recommend or not recommend, and send on to City Council. Young stated it is in Future Land Use in the description of future land use category, when it talks about residential uses currently exist in commercial areas and it is intended that these uses remain and further above the store residential uses may be

added in the future, consistent with the character of the downtown. Myers explained that this really means we like the residential uses and would encourage it to remain even though it is commercial. Myers stated they have a grant to look at the zoning ordinance and see ways we can encourage residential year-round housing. Myers stated Form Zoning that James Murray suggested, might allow you to divide a building with different zoning on different floors, but that is not allowed in our current zoning. Myers stated it was a suggestion by Doud’s attorney to look at Form Zoning. Doud disagreed with that statement but stated that the statement in the Master Plan, as written, is worrisome to commercial building owners. Dufina stated there are a lot of people living above commercial buildings. It is allowed.

Mosley asked Liz Ware about ISO rating helping your insurance rates.

Mosley asked how a Transfer tax would work. Myers stated they don’t have a firm understanding of, but she believes that when a property transfers, a tax is paid by the buyer that would go in to a fund that is used to buy land for a conservancy or something similar.

Straus stated that someone from the Mackinac County Planning Commission stated that we needed something about marine transportation. Straus believes we have that covered.

Straus confirmed with Young we added something about internet needs. Young stated it was added to policy 13 under infrastructure and public services.

VIII. Adjournment

Motion to adjourn to 12:50 PM.

Motion made by Martin, Seconded by Finkel.
Voting Yea: Martin, Straus, Myers, Finkel

Michael Straus, Chairman

Katie Pereny, Secretary

MINUTES

PLANNING COMMISSION

Tuesday, February 11, 2025 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski. Adam Young

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

V. Approval of Minutes

a. January 14, 2025

Motion to approve as amended. Amendments were to change "Council" to "Commissioners" on page 4 of the minutes, and change "REU" update to "DPW" update.

Motion made by Mosley, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VI. Correspondence

a. Letter from Mackinaw City re: Master Plan Draft

Motion to place on file.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the February 11, 2025 HDC meeting.

b. DPW Update

Allen Burt stated work continues along. The ground thawing is becoming common. They are preparing for electrical conduit and pipe placement. There is some plastic sheeting and frame work on the sides to protect the heating. Stands for electrical equipment panels are being done. The first two buildings are still being poured. They are applying some of the roofing material. The interior of the actual MDDR will be filled with raw sewage. They are two months behind on original schedule. They still have a startup date of the first week of August.

VIII. Committee Reports

None

IX. Old Business

a. Master Plan Deliberation

Straus stated they just had a hearing. At this point we can make further changes or adopt. There was discussion on changes based on the Mackinaw City letter. Young stated we can revise to say "view mainland communities as acceptable locations for employee housing in line with local master plans and zoning ordinances". Motion to adopt the Master Plan with the suggested change by Young. Straus read the Resolution aloud.

Motion made by Finkel, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Straus and Myers thanked the Master Plan Committee and Straus stated he appreciated all the public comment they received.

Young stated he would provide a Resolution template for City Council to Evashevski. Straus asked about hard copies of the Master Plan. Young was going to check and see if hard copies were included. Dombroski stated we typically order 25 copies.

b. C24-057-055(H) GHMI Merchants Building Amendment

Dombroski stated the traffic flow is under the purview of the Planning Commission. Megan from Barry Polzin summarized the changes. Dufina asked about the diameter of the columns, which are 8". Motion to approve.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Dufina commented on the amendment provided as being complete and easy to understand.

X. New Business

a. R125-076-003(H) Dorcey Dormer

Straus stated this was approved by the HDC. Dombroski doesn't think it needs to come to the Planning Commission as there are no changes to the lot coverage. Straus noted the change in windows. Dufina asked about the material and trash placement. The contractor was not present to answer. Dufina stated it needs to be on his property and not on the street. Motion to approve contingent on a statement from the contractor on the material and trash placement. It must be on the property and not on the street.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. C25-066-004(H) Mary's Bistro Retractable Awnings

There was question about changing a storage room to a lounge room. No floor plan was submitted for the lounge room. Will there be new doors and windows? We need a statement on how it will affect the neighbors. Is the restaurant capacity increasing? This would affect the REU's. A site plan is needed. Motion to table due to an incomplete application.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

c. R325-008-005(H) Doud Shed Roof

Doud stated this can be tabled. Doud asked Dombroski if he would view this like the Dorcey application. Dombroski stated yes. The roof is to protect it from rainfall. There is an entry porch in to the storage area on the east side of the house. Myers stated the main concern is that it is still within the setback. Doud confirmed that it is. Motion to approve.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Dombroski stated that Neumann questioned the overhang going to the setback. Our ordinance allows open porches to go in to the setback.

XI. Public Comment

David Jurcak gave an update on the Grand Hotel work. He stated it will take the 5 years they estimated, to complete the work. The new work being done today is the west side interior and columns on the east side. There is a corbel under the presidential porch, that

is tin. They are using a chemical peel to remove existing paint, and repainting. The front porch wood floor is next and they are using an ash wood that is petrified. The wood will never be painted. They will start with the west end and see how it holds up. The east side had some rot that is being fixed. The roof on Sadies is being replaced. The trash enclosure at Gatehouse is complete.

Tom Corrigan gave an internet update. Corrigan showed a coverage map that can be found at www.michiganbroadbandmap.com

The red dots show areas that already have accessible internet. The blue dots are places where the money could potentially be spent. There are only about 70 locations. Spectrum now owns Astrea. They just received a big chunk of the money to update the service in Chippewa County. Corrigan spoke to their government liaison and when asked when Mackinac Island will get service, she stated someday, but even if they don't get the money they are willing to upgrade the locations. You can go to your address on the map and it will show if you are eligible for service.

XII. Adjournment

Motion to adjourn the meeting at 2:14 PM.

Motion made by Martin, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Michael Straus, Chair

Katie Pereny, Secretary

**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:Ryan Green906 430 0568

Phone Number

ryan.green@theislandhorse.com

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)Todd Calawaert 7742 Main St Mackinac Island Michigan 49757

Is The Proposed Project Part of a Condominium Association?

NO

Is The Proposed Project Within a Historic Preservation District?

YES

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Project Manager

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

NO

Is a Variance Required?

NO

Are REU's Required? How Many?

NO**Type of Action Requested:**☒ Standard Zoning Permit☐ Appeal of Planning Commission Decision☐ Special Land Use☐ Ordinance Amendment/Rezoning☐ Planned Unit Development☐ Ordinance Interpretation☐ Other _____**Property Information:**

A. Property Number (From Tax Statement): _____

B. Legal Description of Property: Plot No. 3 Lot 140C. Address of Property: 7463 Main StD. Zoning District: C

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) _____

G. Sketch Plan Attached: yes

H. Architectural Plan Attached: _____

I. Association Documents Attached (Approval of project, etc.): NAJ. FAA Approval Documents Attached: NAK. Photographs of Existing and Adjacent Structures Attached: YES**Proposed Construction/Use:**

A. Proposed Construction:

☐ New Building☐ Other, Specify _____☒ Alteration/Addition to Existing Building

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Proposed Use: Adding retractable Awning

C. If Vacant:

Previous Use: _____

Proposed Use: _____

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

[Signature]
Signature

SIGNATURES _____
Signature

Ryan Green
Please Print Name

Please Print Name

Signed and sworn to before me on the 28 day of January, 2025.



Kathryn Pereny
Notary Public
Mackinac County, Michigan
My commission expires: 8.7.30

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: C25-066-004(H)

FEE: \$400 -

DATE: 1.28.25

CHECK NO: _____

INITIALS: KP

Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

☐☒

13. Proposed construction start date and estimated duration of construction.

☐☒

14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission

☐☒

Natural Features

Provided

Not Provided or Applicable

15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)

☐☒

16. Topography of the site with at least two- to five-foot contour intervals

☐☒

17. Proposed alterations to topography or other natural features

☐☒

18. Earth-change plans, if any, as required by state law

☐☒

Physical Features

Provided

Not Provided or Applicable

19. Location of existing manmade features on the site and within 100 feet of the site

☒☐

20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site

☐☒

21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a

☐☒

dwelling schedule showing the unit type and number of each such units

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features

☐
☒

23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)

☐
☒

24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)

☒
☐

25. Description of Existing and proposed on-site lighting (see also Section 4.27)

☐
☒

Utility Information

Provided

Not Provided
or Applicable

26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand

☐
☒

27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)

☐
☒

28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)

☐
☒

29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.

☐
☒

Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

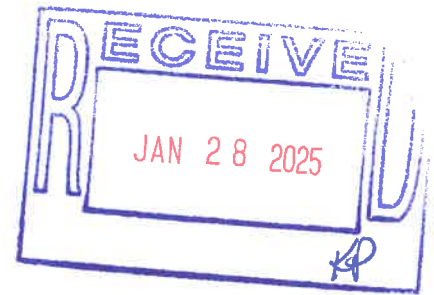
Architectural Review
Informational Requirements (Section 18.05)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

We would like to add two retractable awnings to
maximize the use of the patio at Mary's Bistro. We w
also like to turn the storage room into a lounge room.

Section IX, Item.

Ryan Green



File No. C25.066.004(H)

Exhibit C

Date 1-28-25

Initials KP



File No. C25-066-004(H)
Exhibit D
Date 1-28-25
Initials RP

RECEIVED
JAN 28 2025

Section IX, Itema.

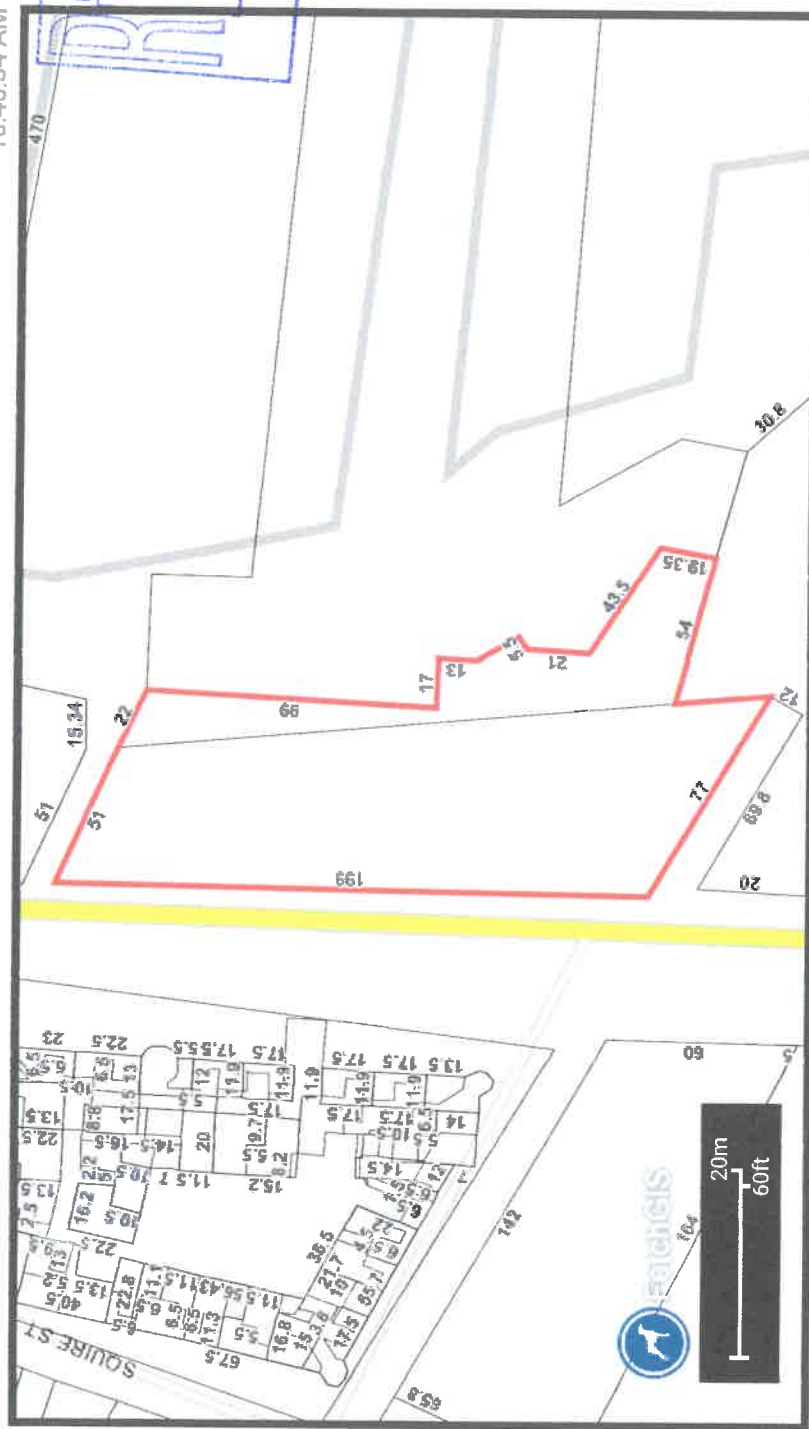


Eastern UP GIS

Parcel Report: 051-550-066-00

1/28/2025

10:46:34 AM



Property Address

7463 MAIN ST
MACKINAC ISLAND, MI, 49757

File No. C25-066-004(4)
Exhibit F

[illegible]

Owner Address

RYBA PROPERTIES LLC

Unit: 051

Unit Name: CITY OF MACKINAC ISLAND

PO BOX 516

Section IX, Itema.

MACKINAC ISLAND, MI 49757-0516

Section IX, Itema.

General Information for 2024 Tax Year

Parcel Number:	051-550-066-00	Assessed Value:
Property Class:	201	Taxable Value:
Class Name:	Commercial 201	State Equalized Value:
School Dist Code:	49110	
School Dist Name:	District 49110	
 PRE 2023:	 0%	
PRE 2024:	0%	

**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**

www.cityofmi.orgkep@cityofmi.org

906-847-6190

PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:Andrew Doud231-392-6456

Phone Number

doudstep2000@yahoo.com

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

Is The Proposed Project Part of a Condominium Association?

NO

Is The Proposed Project Within a Historic Preservation District?

yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

NO

Is a Variance Required?

NO

Are REU's Required? How Many?

NO /**Type of Action Requested:**☒ Standard Zoning Permit☐ Appeal of Planning Commission Decision☐ Special Land Use☐ Ordinance Amendment/Rezoning☐ Planned Unit Development☐ Ordinance Interpretation☐ Other _____**Property Information:**A. Property Number (From Tax Statement): 051-500-008-00B. Legal Description of Property: Lot 16, Assessor's Plat #1 Mackinac IslandC. Address of Property: 1264 Mission StreetD. Zoning District: R3

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) yes

G. Sketch Plan Attached: _____

H. Architectural Plan Attached: _____

I. Association Documents Attached (Approval of project, etc.): File No. B325-008 010/41J. FAA Approval Documents Attached: Exhibit DK. Photographs of Existing and Adjacent Structures Attached: NODate 2-25-25Initials KP**Proposed Construction/Use:**

A. Proposed Construction:

☒ New Building☐ Alteration/Addition to Existing Building☐ Other, Specify _____

B. Use of Existing and Proposed Structures and Land:Existing Use (If Non-conforming, explain nature of use and non-conformity):
_____Proposed Use: _____
_____**C. If Vacant:**

Previous Use: _____

Proposed Use: _____

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.**AFFIDAVIT**

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

Signature _____ SIGNATURES _____
Signature _____

Please Print Name Please Print Name

Signed and sworn to before me on the _____ day of _____.

Notary Public

County, Michigan
My commission expires: _____

FOR OFFICE USE ONLY
Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____ Revised October 2023

OFFICE USE ONLY			
FILE NUMBER:	R325-008-010(H)	FEE:	*150 -
DATE:	2-25-25	CHECK NO:	8196
		INITIALS:	KP
			Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Revised October 2023

2

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Revised October 2023

3

- | | | |
|---|--------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Natural FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|--------------------------|-------------------------------------|
| 15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 19. Location of existing manmade features on the site and within 100 feet of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Revised October 2023

4

dwelling schedule showing the unit type and number of each such units

- | | | |
|--|--------------------------|-------------------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Utility Information

- | | <u>Provided</u> | <u>Not Provided
or Applicable</u> |
|--|--------------------------|---------------------------------------|
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

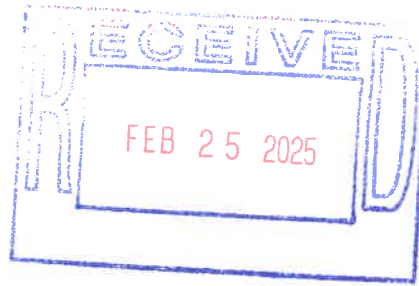
5

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

City of Mackinac Island
Historic Commission
Planning Commission

RE: Fence Application

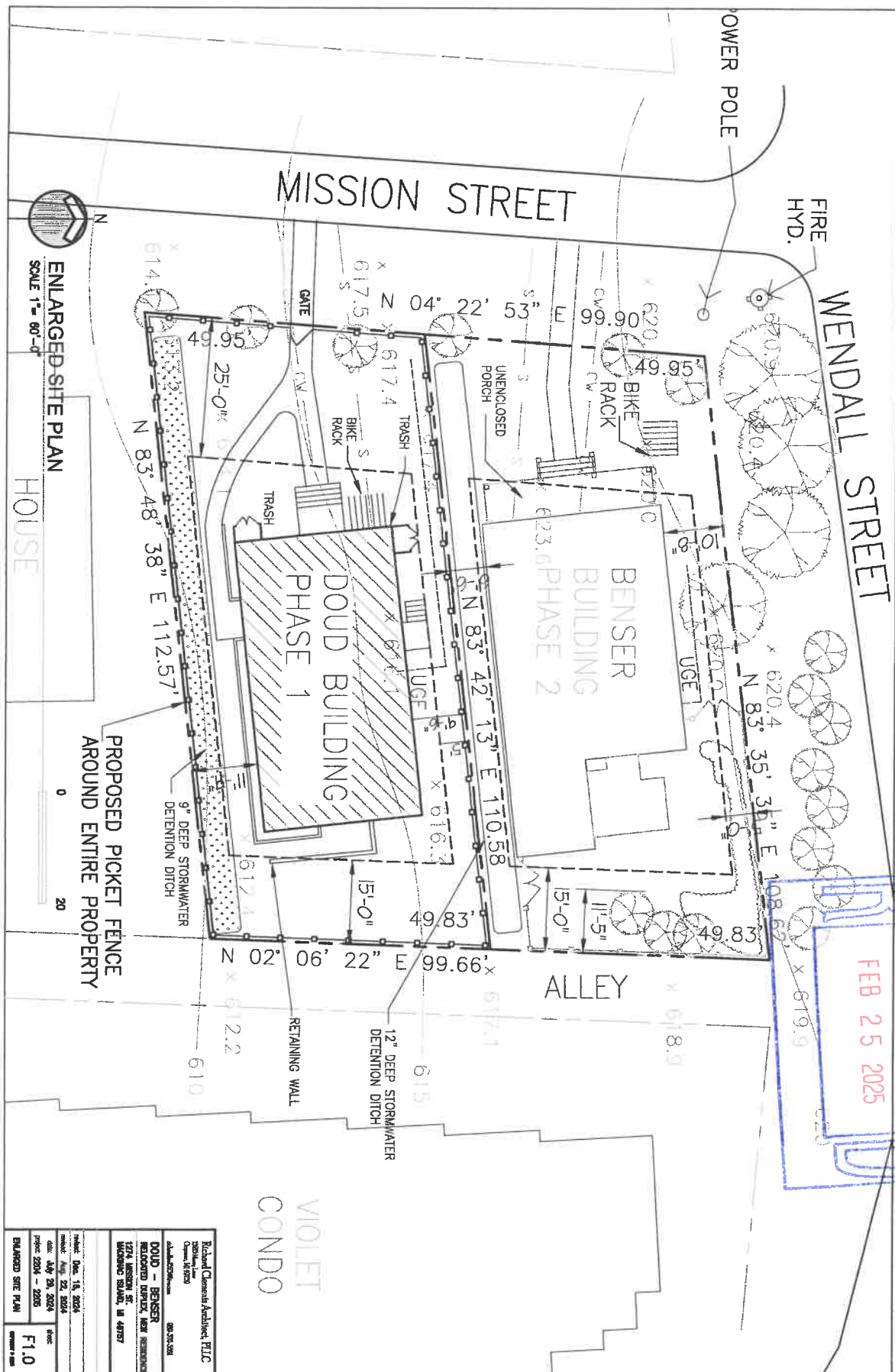


Dear Commissioners:

Please see the attached application for construction of a picket fence inside the property line of the Doud house located at 1274 Mission Street. Previously, there was a chain link fence around the entire property, encompassing both lots which has been removed. The new fence will only be around the Doud house, please see attached site plan for more information. The fence will be constructed of cedar posts and pickets and painted white.

Sincerely,

Andrew Doud

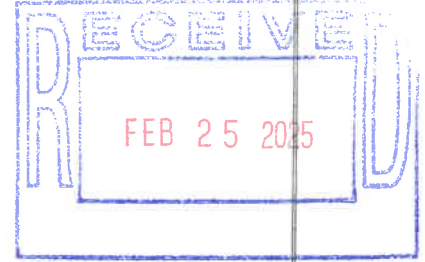


Richard Clements Architect, PLLC 2000 14th Street NW Washington, DC 20005	
DOUD - BENSER RELOCATED DUPLEX, NEW RESIDENCE 1274 MISSION ST. WASHINGTON, DC 20005	
Project Date: 11. 2024	Sheet: 11.0
Issue: July 29, 2024	Scale: 1" = 60'-0"
Project: 2204 - 2205	Enlarged Site Plan

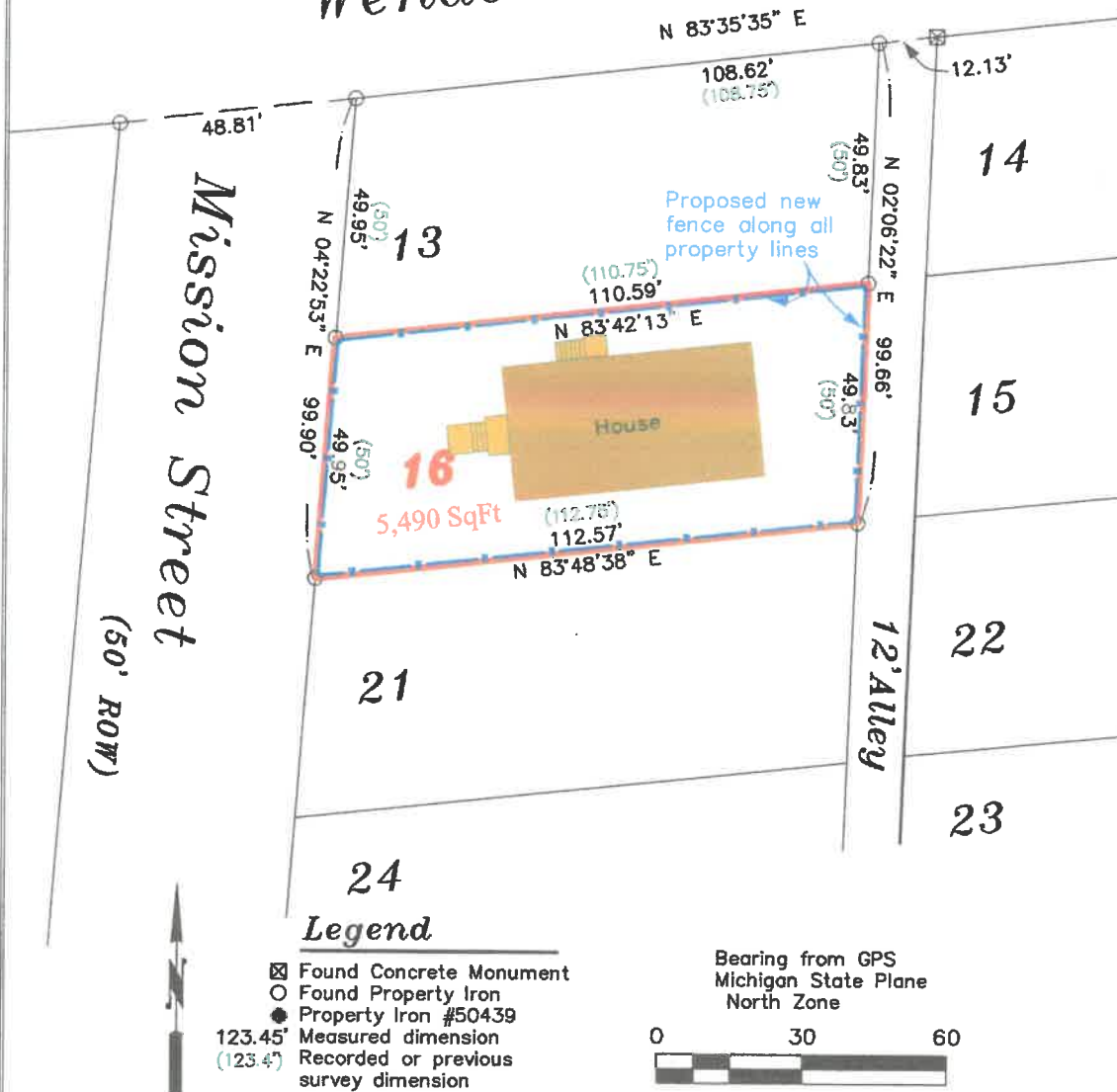
Site Plan

Lot 16, Assessor's Plat #1, Mackinac Island

Client: Andrew Doud



Wendell Street



By: *Neil W. Hill P.S.*
Neil W. Hill P.S. #50439
Registered Land Surveyor
Date: February 3, 2025
Order No.: 25019-AD-16-AP1
© 2025 This map may NOT be reproduced without written consent of surveyor



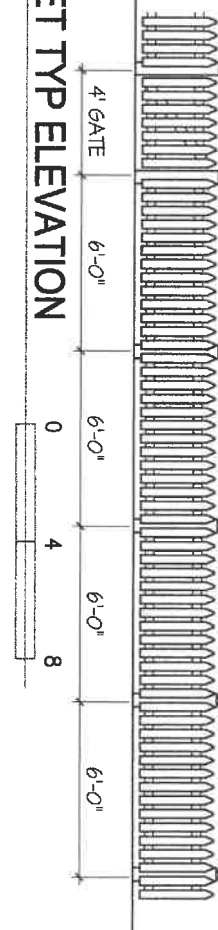
429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
info@mackinacsurveys.com



RECEIVED
FEB 25 2025

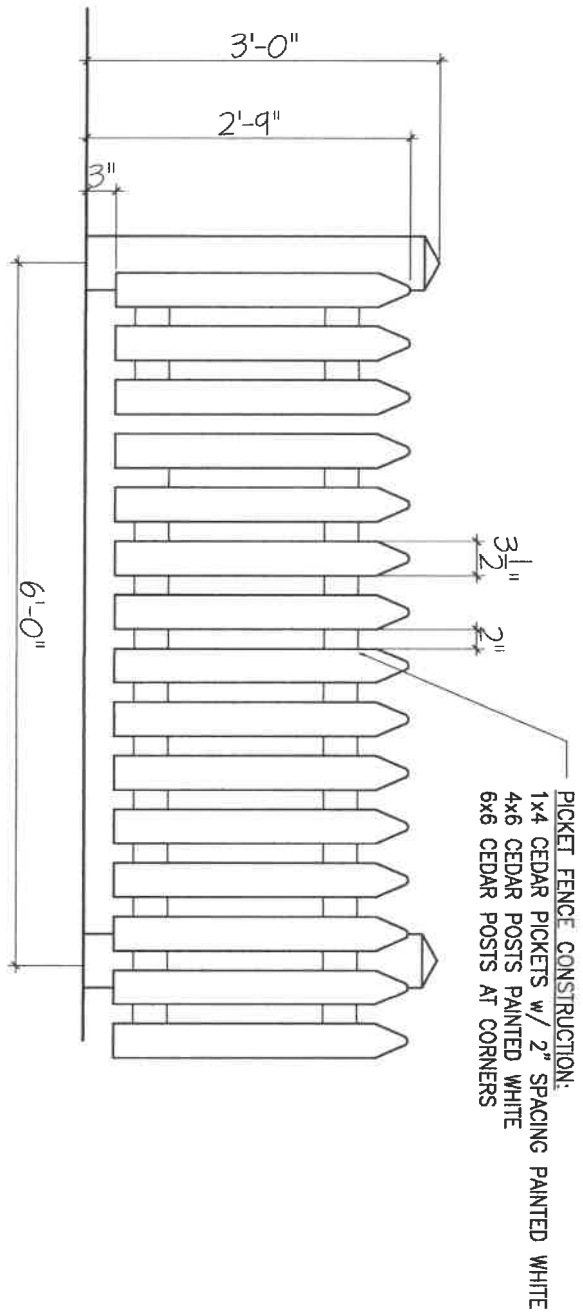
PROPOSED PICKET TYPE ELEVATION

SCALE" 1" = 1'-0"



PROPOSED PICKET FENCE SECTION

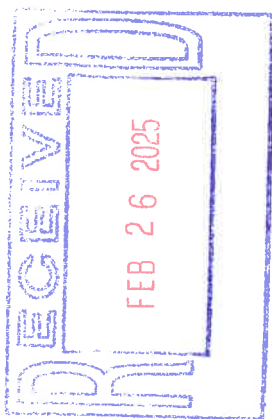
SCALE" 1" = 1'-0"



Richard Clements Architect, PLLC 12913 Mary Jane Oshtemo, MI 49729 richard.lea@rca.com 980.370.3681		ANDREW DOUD PICKET FENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 12.16.24	sheet: F1.1
			project: 2204	© 2024

RECEIVED
FEB 26 2025





FEB 26 2025

**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:Perkins Coie LLP3123248661

Phone Number

vjohnston@perkinscoie.com

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)GHMI Resort Holdings, LLC, 100 St. Paul St., Suite 800, Denver, CO 80206

Is The Proposed Project Part of a Condominium Association?

No

Is The Proposed Project Within a Historic Preservation District?

No

Applicant's Interest in the Project (If not the Fee-Simple Owner):

No

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

Not Applicable

Is a Variance Required?

No

Are REU's Required? How Many?

Not Applicable /**Type of Action Requested:** Standard Zoning Permit Special Land Use Planned Unit DevelopmentX Other Lot recombination/lot line adjustment Appeal of Planning Commission Decision Ordinance Amendment/Rezoning Ordinance Interpretation**Property Information:**A. Property Number (From Tax Statement): 051-675-017-50; 051-675-017-35; 051-675-017-96B. Legal Description of Property: See attached Exhibit AC. Address of Property: Vacant LandD. Zoning District: HB; ROS; R-1 (lot line adjustment affects R-1 only)E. Site Plan Checklist Completed & Attached: Not applicableF. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) See attached surveyG. Sketch Plan Attached: Not applicableH. Architectural Plan Attached: Not ApplicableI. Association Documents Attached (Approval of project, etc.): Not ApplicableJ. FAA Approval Documents Attached: Not ApplicableK. Photographs of Existing and Adjacent Structures Attached: Not Applicable**Proposed Construction/Use:**

A. Proposed Construction:

 New Building Alteration/Addition to Existing Building Other, Specify _____

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

N/A

Proposed Use: N/A

C. If Vacant:

Previous Use: Golf course

Proposed Use: Golf course

STATE OF MICHIGAN)
 COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

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- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the Attorney-in-fact (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

[Signature]
Signature

SIGNATURES _____
Signature

Nathan F. Fahrner
Please Print Name

Please Print Name

Signed and sworn to before me on the 26th day of February 2025



Beverly A. Jacques
Notary Public

King Washington
County, Michigan
My commission expires: 8/9/25

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

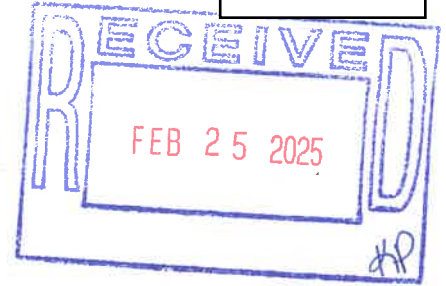
	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: HB25-050/97-011 FEE: \$400-
DATE: 2-26-25 CHECK NO: 2213409 INITIALS: KD Revised October 2023

File No. HB25-050/97-011Exhibit BDate 2-26-25Initials KP**PETITION FOR LOT RECOMBINATION****OF****PARCEL 2A, PARCEL 28A, PARCEL 28B**

The undersigned Applicant petitions the City Council of the City of Mackinac Island to recombine certain platted lots, pursuant to MCL 560.259 and MCL 560.263, which is solely owned by: GHMI Resort Holdings, LLC, 100 St. Paul St., Suite 800, Denver, CO 80206 (the "Property Owner").

A. The lots owned by the Property Owner are referred to as the "Existing Parcels" and legally described and depicted on the Certified Survey attached hereto as Exhibit "A" (collectively, the "Lots") and as follows:

Parcel 2A - Tax Parcel ID: 051-675-017-50

Parcel 28A - Tax Parcel ID: 051-675-017-35

Parcel 28B - Tax Parcel ID: 051-675-017-96

B. The Lots after the completion of the recombination are referred to as the "Revised Parcels" and legally described and depicted on the Certified Survey attached hereto as Exhibit "A".

C. The Lots are in the following zone under the City Zoning Ordinance:

HB (Hotel/Boardinghouse), ROS (Recreation/Open Space) and R-1 (Low Density Residential)

D. What is the purpose of the request to recombine the Lots?

The Property Owner wishes to remove a lot line within the Lots to facilitate the development of the Lots for future use.

E. The undersigned represents that the Lots are encumbered by a mortgage and the mortgagee has approved this request to recombine the Lots in writing, which approval is attached hereto as Exhibit "B".

Dated this 25th day of February, 2025

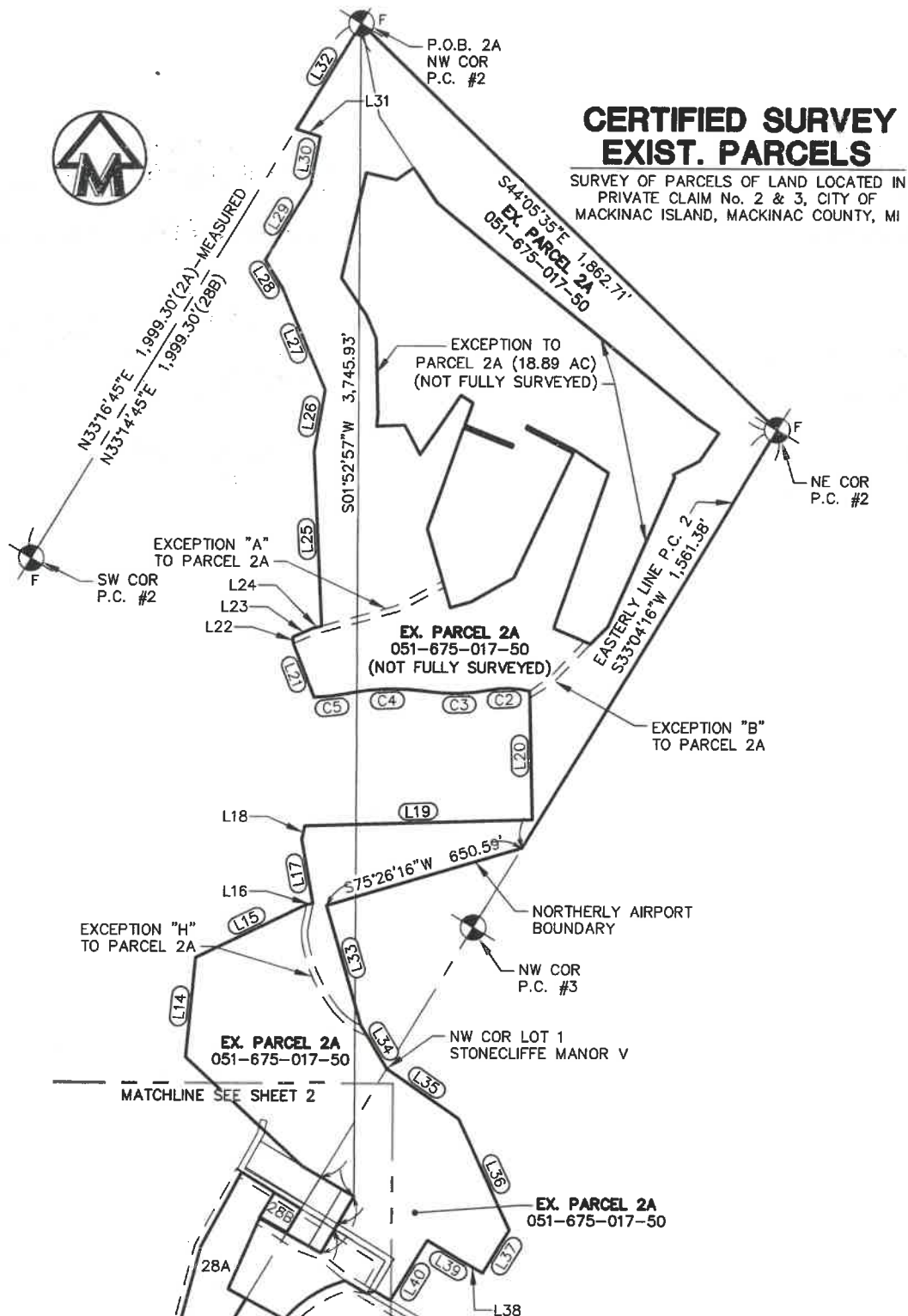
Applicant:

GHMI RESORT HOLDINGS, LLC

Signed by:
By: [Signature]
Kevin Rohnstock, Vice President &
Assistant Secretary

EXHIBIT "A"
CERTIFIED SURVEY

[See attached]



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 1 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 400 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

Mark Vander Veen








Mark Vander Veen PS NO. 4001056788



CERTIFIED SURVEY EXIST. PARCELS

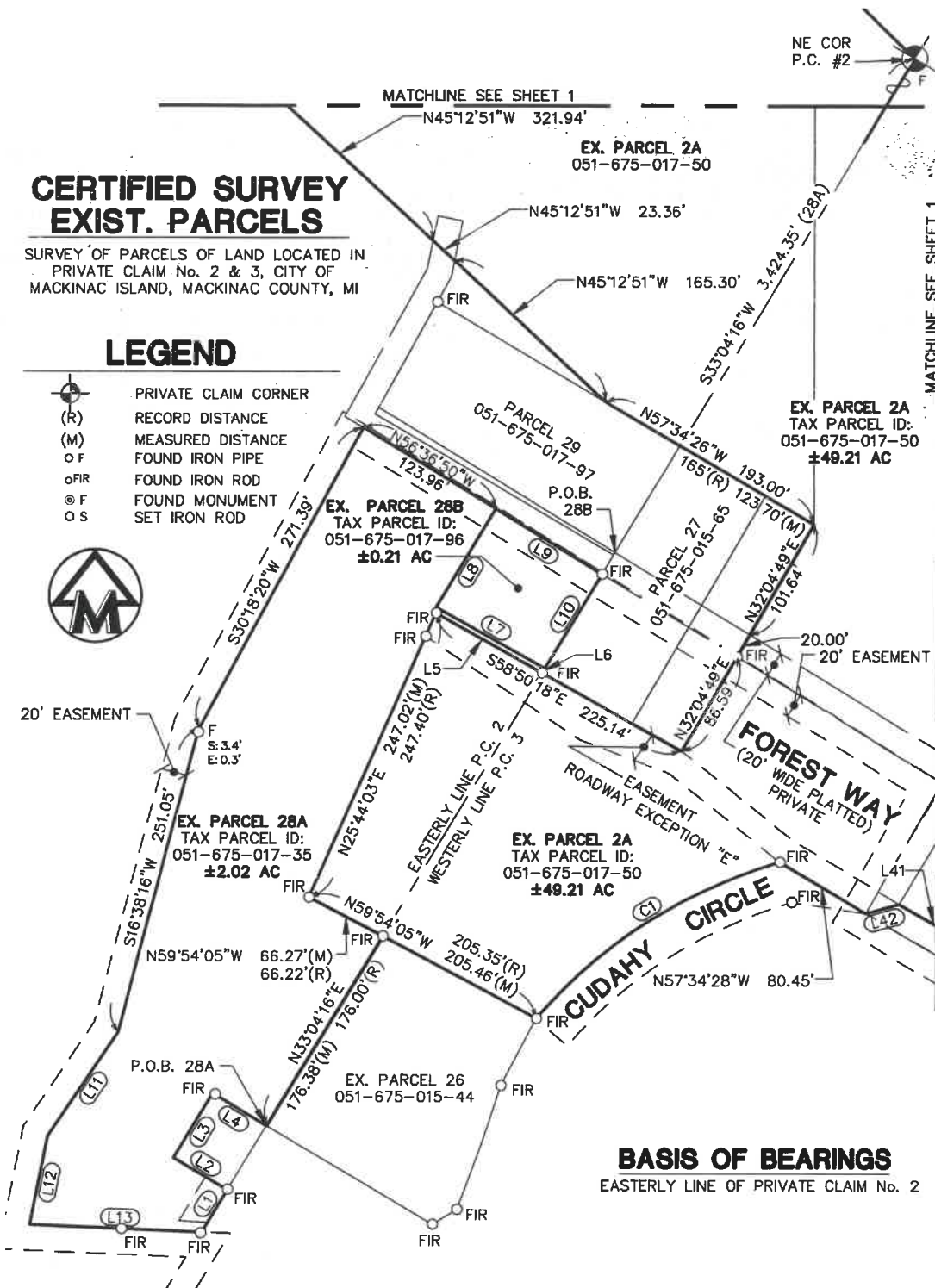
SURVEY OF PARCELS OF LAND LOCATED IN
PRIVATE CLAIM No. 2 & 3, CITY OF
MACKINAC ISLAND, MACKINAC COUNTY, MI

LEGEND

-  PRIVATE CLAIM CORNER
-  (R) RECORD DISTANCE
-  (M) MEASURED DISTANCE
-  OF FOUND IRON PIPE
-  OFIR FOUND IRON ROD
-  MF FOUND MONUMENT
-  OS SET IRON ROD



20' EASEMENT



BASIS OF BEARINGS

EASTERLY LINE OF PRIVATE CLAIM No. 2

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 2 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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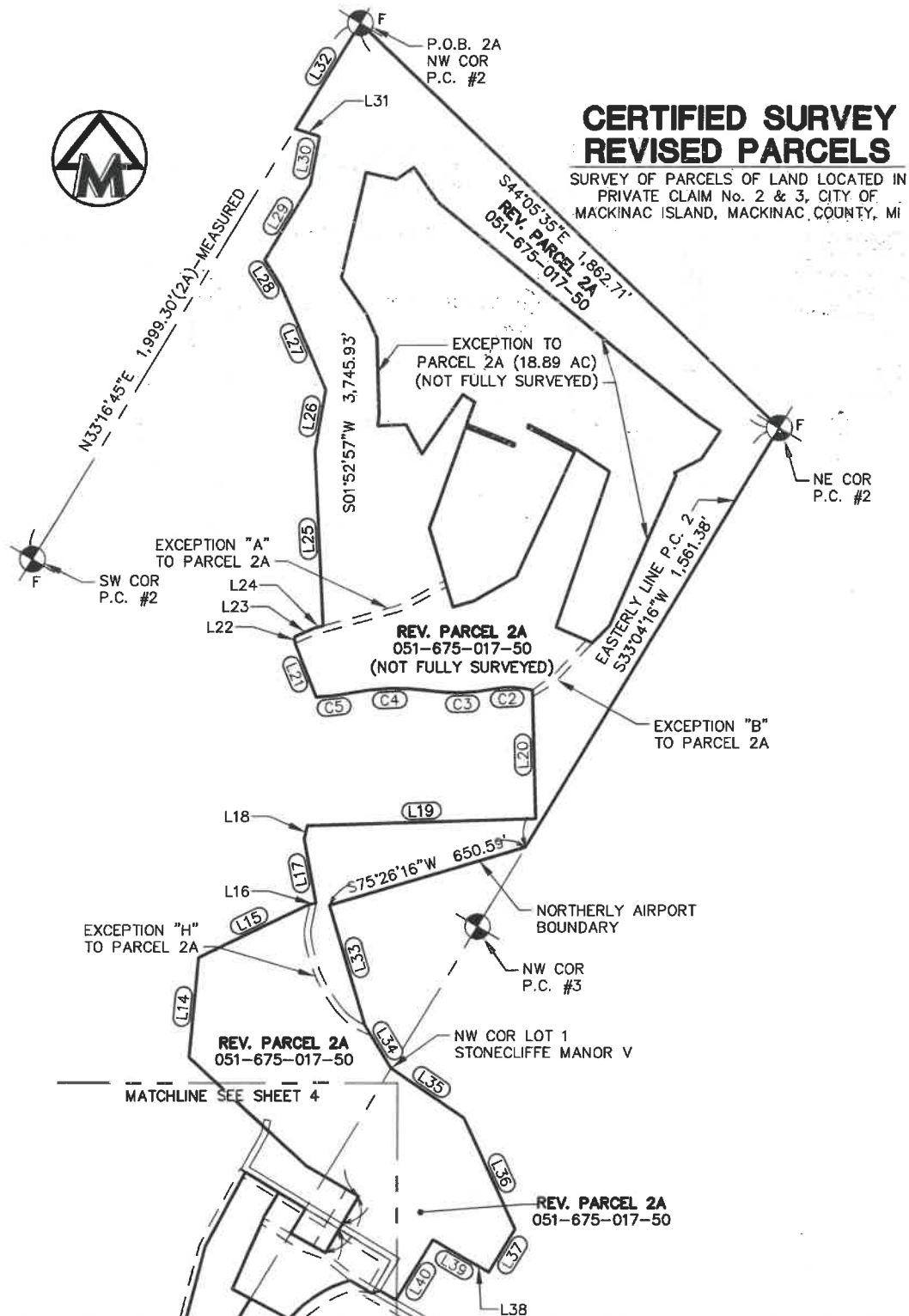
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PS NO. 4001056788





I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 3 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 400 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY REVISED PARCELS

SURVEY OF PARCELS OF LAND LOCATED IN
PRIVATE CLAIM No. 2 & 3, CITY OF
MACKINAC ISLAND, MACKINAC COUNTY, MI

LEGEND

-  PRIVATE CLAIM CORNER
 FOUND IRON PIPE
 FOUND IRON ROD
 FOUND MONUMENT
 SET IRON ROD



20' EASEMENT
F
S: 3.4'
E: 0.3'

REVISED
PARCEL 28A
(±2.02 AC)

REVISED
PARCEL 2A
(±49.42 AC)

REVISED
PARCEL 2A
(±49.42 AC)

CLEARVIEW
EASEMENT

20.00'
20' EASEMENT

FOREST WAY
(20' WIDE PLATTED)
PRIVATE

BASIS OF BEARINGS

EASTERLY LINE OF PRIVATE CLAIM No. 2

NOTE

SEE SHEET 2 - REMAINDER OF PARCEL 2A
(NOT SURVEYED)

WOODBUFF ROADWAY IS ALSO KNOWN AS
FOREST WAY

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023
AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE
OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF
P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 4 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N33°04'16"E	39.47'
L2	N56°55'44"W	50.00'
L3	N33°04'16"E	60.00'
L4	S56°55'44"E	50.00'
L5	S58°50'18"E	97.77'
L6	N33°04'16"E	4.04'
L7	N58°50'18"W	100.05'
L8	N33°04'16"E	91.63'
L9	S56°36'50"E	100.01'
L10	S33°04'16"W	87.75'
L11	S36°12'31"W	99.38'
L12	S13°12'32"W	72.63'
L13	S85°30'51"E	137.35'
L14	N07°09'59"E	320.31'
L15	N66°14'52"E	393.01'
L16	N83°58'01"E	20.39'
L17	N08°31'09"W	208.82'
L18	N14°11'04"E	44.16'
L19	S89°41'44"E	728.42'
L20	N00°18'16"E	410.94'
L21	N19°40'43"W	184.12'
L22	N03°04'15"W	21.12'
L23	N68°13'15"E	68.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N76°53'55"E	29.18'
L25	N00°51'31"W	557.74'
L26	N11°37'00"E	198.48'
L27	N21°14'50"W	354.06'
L28	N30°13'20"W	105.75'
L29	N33°00'00"E	280.00'
L30	N12°35'07"E	156.34'
L31	N70°41'48"W	80.00'
L32	N33°16'45"E	394.10'
L33	S14°33'43"E	400.00'
L34	S29°17'00"E	161.29'
L35	S53°22'46"E	282.18'
L36	S22°39'44"E	392.17'
L37	S33°20'00"W	160.56'
L38	N57°34'25"W	81.03'
L39	N57°34'25"W	125.00'
L40	S33°20'00"W	225.00'
L41	N57°34'25"W	57.73'
L42	S76°49'55"W	28.16'
L43	N03°13'12"E	4.59'

CURVE DATA					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(R)	233.46'	400.00'	33°26'26"	S59°11'53"W	230.16'
C1(M)	233.07'	400.00'	33°23'04"	S59°13'51"W	229.78'
C2	124.64'	273.09'	25°09'00"	N86°13'30"W	123.57'
C3	204.28'	609.42'	19°12'22"	N89°41'44"W	203.32'
C4	257.88'	769.30'	19°12'22"	N89°41'44"W	256.68'
C5	105.70'	600.00'	10°05'36"	S85°44'46"W	105.56'

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET: 5 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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Mark Vander Veen PS NO. 4001056788

CERTIFIED SURVEY - EXISTING LEGAL DESCRIPTIONS

EXISTING PARCELS

(from First American Title Insurance Company., Commitment No.: 855466, Effective Date.: August 06, 2019)

PARCEL 2A: (Tax Parcel ID: 051-675-017-50)

Part of Private Claims 2 and 3, Mackinac Island, Mackinac County, Michigan, being more particularly described as follows:

Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2 and the POINT OF BEGINNING; thence along the Northerly line of said Private Claim 2 South 44 degrees 05 minutes 35 seconds East 1862.71 feet to a stone marker at the Northeasterly corner of said Private Claim 2; thence along the Easterly line of said Private Claim 2 South 33 degrees 04 minutes 16 seconds West 1561.38 feet; thence along the Northerly boundary of the airport property South 75 degrees 26 minutes 16 seconds West 650.59 feet; thence South 14 degrees 33 minutes 43 seconds East 400.00 feet; thence South 29 degrees 17 minutes 00 seconds East 161.29 feet to the Easterly line of said Private Claim 2 and to the most Westerly corner of Lot 1 of STONECLIFFE MANOR V CONDOMINIUM as recorded in Liber 326, page 289, Mackinac County Records; thence along the exterior boundary of said STONECLIFFE MANOR V in the following courses: South 53 degrees 22 minutes 46 seconds East 282.18 feet; South 22 degrees 39 minutes 44 seconds East 392.17 feet; and South 33 degrees 20 minutes 00 seconds West 160.56 feet; thence North 57 degrees 34 minutes 25 seconds West 81.03 feet; thence North 57 minutes 34 minutes 25 seconds West 125.00 feet; thence South 33 degrees 20 minutes 00 seconds West 225.00 feet to the Northerly boundary of a 20 foot wide platted roadway as monumented in WOODBLUFF SUBDIVISION as recorded in Liber 04, page 70, Mackinac County Records; thence Westerly along the monumented roadway of said WOODBLUFF SUBDIVISION North 57 degrees 34 minutes 25 seconds West 57.73 feet to a found concrete marker; thence crossing to the Southerly boundary of said Woodbluff roadway as monumented South 76 degrees 49 minutes 55 seconds West 28.16 feet to a found concrete marker; thence North 57 degrees 34 minutes 28 seconds West 80.45 feet; thence 233.46 feet along the arc of a non-tangential curve to the left, radius 400.00 feet, delta 33 degrees 26 minutes 26 seconds, chord South 59 degrees 11 minutes 53 seconds West 230.16 feet; thence North 59 degrees 54 minutes 05 seconds West 205.35 feet; thence North 25 degrees 44 minutes 03 seconds East 247.40 feet; thence South 58 degrees 50 minutes 18 seconds East 225.14 feet; thence North 32 degrees 04 minutes 49 seconds East 86.59 feet to the Southerly boundary of said Woodbluff roadway as monumented; thence North 32 degrees 04 minutes 49 seconds East 20.00 feet to the Northerly boundary of said Woodbluff roadway as monumented; thence North 32 degrees 04 minutes 49 seconds East 101.64 feet; thence North 57 degrees 34 minutes 26 seconds West 193.00 feet; thence North 45 degrees 12 minutes 51 seconds West 165.30 feet to the Easterly boundary of said Woodbluff roadway as monumented; thence North 45 degrees 12 minutes 51 seconds West 23.36 feet to the Westerly boundary of said Woodbluff roadway as monumented; thence North 45 degrees 12 minutes 51 seconds West 321.94 feet; thence North 7 degrees 09 minutes 59 seconds East 320.31 feet to the Southwesterly corner of Lot 38 of said WOODBLUFF SUBDIVISION; thence North 66 degrees 14 minutes 52 seconds East 393.01 feet to a found concrete marker on the Westerly boundary of said Woodbluff roadway as monumented; thence North 83 degrees 58 minutes 01 second East 20.39 feet to a found concrete marker on the Easterly boundary of said Woodbluff roadway as monumented; thence along the Easterly boundary of said Woodbluff roadway as monumented North 8 degrees 31 minutes 09 seconds West 208.82 feet to a found nail in a tree root; thence along the Easterly boundary of said Woodbluff roadway as monumented North 14 degrees 11 minutes 04 seconds East 44.16 feet to a found concrete marker at the Southwesterly corner of STONECLIFFE MANOR CONDOMINIUM as recorded in Liber 295, page 01, Mackinac County Records; thence along the exterior boundary of said STONECLIFFE MANOR CONDOMINIUM in the following courses: South 89 degrees 41 minutes 44 seconds East 728.42 feet; North 0 degrees 18 minutes 16 seconds East 410.94 feet; 124.64 feet along the arc of a non-tangential curve to the left, radius 273.09 feet, delta 25 degrees 09 minutes 00 seconds, chord North 86 degrees 13 minutes 30 seconds West 123.57 feet; 204.28 feet along the arc of a tangential curve to

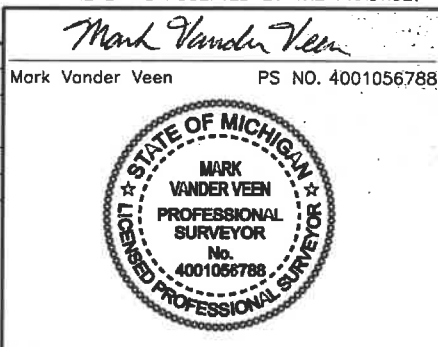
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132-1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 6 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - EXISTING LEGAL DESCRIPTIONS

(Continued) PARCEL 2A: (Tax Parcel ID: 051-675-017-50):

the right, radius 609.42 feet, delta 19 degrees 12 minutes 22 seconds, chord North 89 degrees 41 minutes 44 seconds West 203.32 feet; 257.88 feet along the arc of a tangential curve to the left, radius 769.30 feet, delta 19 degrees 12 minutes 22 seconds, chord North 89 degrees 41 minutes 44 seconds West 256.68 feet; and 105.70 feet along the arc of a tangential curve to the right, radius 600.00 feet, delta 10 degrees 05 minutes 36 seconds, chord South 85 degrees 44 minutes 46 seconds West 105.56 feet; thence along the Easterly roadway of said WOODBLUFF SUBDIVISION North 19 degrees 40 minutes 43 seconds West 184.12 feet; thence North 3 degrees 04 minutes 15 seconds West 21.12 feet to the Southwesterly corner of Lot 23 of STONECLIFFE MANOR IV CONDOMINIUM as recorded in Liber 324, page 154, Mackinac County Records; thence along the exterior boundary of said STONECLIFFE MANOR IV, excluding lot 24 and the Southerly roadway, in the following courses: North 68 degrees 13 minutes 15 seconds East 68.72 feet; North 76 degrees 53 minutes 55 seconds East 29.18 feet; North 0 degrees 51 minutes 31 seconds West 557.74 feet; North 11 degrees 37 minutes 00 seconds East 198.48 feet; North 21 degrees 14 minutes 50 seconds West 354.06 feet; North 30 degrees 13 minutes 20 seconds West 105.75 feet; North 33 degrees 00 minutes 00 seconds East 280.00 feet; North 12 degrees 35 minutes 07 seconds East 156.34 feet; and North 70 degrees 41 minutes 48 seconds West 80.00 feet to the Northwesterly corner of Lot 1 of said STONECLIFFE MANOR IV and the West line of said Private Claim 2; thence along the West line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 394.10 feet to a stone marker at the Northwesterly corner of Private Claim 2 and the Point of Beginning.

EXCEPTING therefrom the platted roadways of said WOODBLUFF SUBDIVISION, and as amended by AMENDED PLAT OF PART OF WOODBLUFF, according to the plat thereof as recorded in Liber 4 of Plats, pages 95, 96 and 97, Mackinac County Records, AND

ALSO EXCEPTING therefrom STONECLIFFE MANOR II and STONECLIFFE MANOR III, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 9 degrees 37 minutes 19 seconds East 303.62 feet to the most Northerly corner of Lot 12 of STONECLIFFE MANOR III CONDOMINIUM as recorded in Liber 312, page 459, Mackinac County Records; thence South 32 degrees 25 minutes 19 seconds East 197.25 feet to the most Northerly corner of Lot 11 of said STONECLIFFE MANOR III and the POINT OF BEGINNING; thence along the Northerly boundary of said STONECLIFFE MANOR III South 32 degrees 25 minutes 19 seconds East 135.80 feet; thence South 48 degrees 43 minutes 36 seconds East 572.94 feet to the Northwesterly corner of Lot 18 of STONECLIFFE MANOR II CONDOMINIUM as recorded in Liber 312, page 408, Mackinac County Records; thence along the Northerly boundary of said STONECLIFFE MANOR II South 48 degrees 43 minutes 36 seconds East 505.58 feet; thence South 54 degrees 19 minutes 47 seconds East 83.80 feet; thence South 36 degrees 15 minutes 13 seconds West 108.00 feet; thence South 65 degrees 02 minutes 19 seconds West 95.39 feet; thence South 21 degrees 56 minutes 47 minutes East 10.01 feet; thence South 25 degrees 35 minutes 13 seconds West 521.29 feet; thence South 46 degrees 55 minutes 18 seconds West 79.04 feet; thence North 64 degrees 25 minutes 23 seconds West 126.82 feet to the Southwesterly corner of Lot 47 of said STONECLIFFE MANOR II; thence North 20 degrees 53 minutes 45 seconds East 523.52 feet; thence North 54 degrees 05 minutes 41 seconds West 130.55 feet; thence North 60 degrees 44 minutes 47 seconds West 169.13 feet to the East line of a 20 foot wide roadway of said STONECLIFFE MANOR II; thence South 22 degrees 09 minutes 13 seconds West 10.08 feet; thence South 60 degrees 44 minutes 47 seconds East 168.29 feet; thence South 26 degrees 56 minutes 23 seconds West 440.26 feet; thence South 62 degrees 22 minutes 45 seconds West 155.92 feet; thence South 76 degrees 24 minutes 31 seconds West 68.49 feet; thence North 14 degrees 32 minutes 36 seconds West 262.89 feet; thence North 21 degrees 31 minutes 26 seconds East 340.44 feet to the Northwesterly corner of Lot 21 of said STONECLIFFE MANOR II; thence South 66 degrees 24 minutes 00 seconds East 166.43 feet to the West line of a 20 foot wide roadway of said STONECLIFFE MANOR II; thence North 21 degrees 54 minutes 00 seconds East 10.00 feet; thence North 66 degrees 24 minutes 00 seconds West 166.50 feet; thence North 21 degrees 28 minutes 41 seconds East 75.10 feet to the most Southerly corner of Lot 32 of said STONECLIFFE MANOR III; thence North 54

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CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 7 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - EXISTING LEGAL DESCRIPTIONS

(Continued) PARCEL 2A: (Tax Parcel ID: 051-675-017-50):

4 degrees 56 minutes 35 seconds West 45.38 feet; thence South 36 degrees 09 minutes 24 seconds West 229.73 feet; thence North 26 degrees 12 minutes 47 seconds West 106.24 feet; thence North 89 degrees 58 minutes 22 seconds West 90.00 feet; thence North 7 degrees 19 minutes 53 seconds East 39.46 feet; thence North 0 degrees 01 minute 38 seconds East 240.86 feet; thence North 21 degrees 38 minutes 53 seconds West 80.82 feet; thence North 32 degrees 31 minutes 13 seconds West 142.58 feet; thence North 14 degrees 51 minutes 08 seconds East 344.63 feet to the Northwestern corner of Lot 13 of said STONECLIFFE MANOR III; thence South 75 degrees 08 minutes 52 seconds East 100.00 feet; thence North 57 degrees 15 minutes 13 seconds East 66.59 feet to the most Northerly corner of Lot 11 of said STONECLIFFE MANOR III and the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "A", being part of Private Claim 2, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwestern corner of said Private Claim 2; thence South 7 degrees 52 minutes 35 seconds West 1967.46 feet to the Southwesterly corner of Lot 23 of STONECLIFFE MANOR IV CONDOMINIUM as recorded in Liber 324, page 154, Mackinac County Records and the POINT OF BEGINNING; thence along the Southerly boundary of said lot 23 North 68 degrees 13 minutes 15 seconds East 68.72 feet; thence North 76 degrees 53 minutes 55 seconds East 29.18 feet; thence North 76 degrees 53 minutes 55 seconds East 243.36 feet; thence North 64 degrees 05 minutes 36 seconds East 172.09 feet to the most Southerly corner of Lot 26 of STONECLIFFE MANOR II Condominium as recorded in Liber 312, page 408, Mackinac County Records; thence along the Westerly boundary of said STONECLIFFE MANOR II South 14 degrees 32 minutes 36 seconds East 20.40 feet; thence South 64 degrees 05 minutes 36 seconds West 170.32 feet; thence South 76 degrees 53 minutes 55 seconds West 273.24 feet; thence South 68 degrees 13 minutes 15 seconds West 74.00 feet to the Easterly boundary of WOODBLUFF SUBDIVISION as recorded in Liber 04, page 70, Mackinac County Records; thence North 3 degrees 04 minutes 15 seconds West 21.12 feet to the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "B", being part of Private Claim 2, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwestern corner of said Private Claim 2; thence South 12 degrees 39 minutes 37 seconds East 2199.58 feet to the Northeasterly corner of STONECLIFFE MANOR CONDOMINIUM as recorded in Liber 295, page 01, Mackinac County Records and the POINT OF BEGINNING; thence North 55 degrees 43 minutes 50 seconds East 87.60 feet; thence North 45 degrees 09 minutes 00 seconds East 147.97 feet; thence South 64 degrees 25 minutes 33 seconds East 21.22 feet; thence South 45 degrees 09 minutes 00 seconds West 175.00 feet; thence South 59 degrees 52 minutes 56 seconds East 83.79 feet to the Northeasterly corner of Lot 40 of said STONECLIFFE MANOR CONDOMINIUM; thence North 0 degrees 18 minutes 16 seconds East 20.94 feet to the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "E", being part of Private Claims 2 and 3, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwestern corner of said Private Claim 2; thence South 0 degrees 53 minutes 22 seconds West 4049.05 feet to a found concrete marker at the Northerly boundary of a 20 foot wide platted roadway as monumented in Woodbluff Subdivision as recorded in Liber 04, page 70, Mackinac County Records and the POINT OF BEGINNING; thence crossing to the Southerly boundary of said Woodbluff roadway as monumented South 76 degrees 49 minutes 55 seconds West 28.16 feet to a found concrete marker; thence North 57 degrees 34 minutes 28 seconds West 80.45 feet; thence North 49 degrees 10 minutes 03 seconds West 113.56 feet; thence North 67 degrees 28 minutes 13 seconds West 75.93 feet; thence North 54 degrees

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CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 8 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - EXISTING LEGAL DESCRIPTIONS

(Continued) PARCEL 2A: (Tax Parcel ID: 051-675-017-50):

23 minutes 34 seconds West 148.42 feet; thence North 25 degrees 44 minutes 03 seconds East 20.24 feet; thence South 58 degrees 50 minutes 18 seconds East 225.14 feet; thence South 49 degrees 10 minutes 03 seconds East 114.29 feet; thence South 57 degrees 33 minutes 18 seconds East 99.69 feet to the Point of Beginning, AND-

ALSO EXCEPTING therefrom roadway exception "H", being part of Private Claim 2, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 5 degrees 04 minutes 01 second West 2815.63 feet to the Southeasterly corner of Lot 36 of WOODBLUFF SUBDIVISION as recorded in Liber 04, page 70, Mackinac County Records and the POINT OF BEGINNING; thence North 83 degrees 58 minutes 01 second East 20.39 feet to a found concrete marker on the Easterly boundary of said Woodbluff roadway as monumented; thence South 13 degrees 19 minutes 09 seconds West 71.15 feet; thence 45.14 feet along the arc of a non-tangential curve to the left, radius 126.94 feet, delta 20 degrees 22 minutes 30 seconds, chord South 3 degrees 12 minutes 33 seconds West 44.90 feet; thence 241.78 feet along the arc of a tangential curve to the left, radius 459.84 feet, delta 30 degrees 07 minutes 34 seconds, chord South 22 degrees 02 minutes 29 seconds East 239.01 feet; thence 94.39 feet along the arc of a tangential curve to the left, radius 195.23 feet, delta 27 degrees 42 minutes 03 seconds, chord South 50 degrees 57 minutes 17 seconds East 93.47 feet; thence South 29 degrees 17 minutes 00 seconds South 38.57 feet; thence 135.97 feet along the arc of a non-tangential curve to the right, radius 242.54 feet, delta 32 degrees 07 minutes 18 seconds, chord North 53 degrees 09 minutes 55 seconds West 134.20 feet; thence 252.30 feet along the arc of a tangential curve to the right, radius 479.84 feet, delta 30 degrees 07 minutes 34 seconds, chord North 22 degrees 02 minutes 29 seconds West 249.40 feet; thence 52.25 feet along the arc of a tangential curve to the right, radius 146.94 feet, delta 20 degrees 22 minutes 30 seconds, chord North 3 degrees 12 minutes 33 seconds East 51.98 feet; thence North 13 degrees 59 minutes 51 seconds East 64.37 feet to the Point of Beginning.

EASEMENT PARCEL 1:

Together with non-exclusive easements as created, limited and defined in that certain instrument recorded in Liber 354, page 255, Mackinac County Records.

EASEMENT PARCEL 2:

Together with non-exclusive easements as created, limited and defined in that certain instrument recorded in Liber 354, page 255, Mackinac County Records.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023	Mark Vander Veen PS NO. 4001056788
JOB NO.: 22117	SHEET 9 OF 14	
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 Ft.	
CITY OF MACKINAC ISLAND	BOOK: 1060	
MACKINAC COUNTY, MICHIGAN	BY: MST	
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M:\CIVIL3D_PROJ\22117\SURVEY\22117_SV2_WOODS-LOT ADJUSTMENTS.DWG

CERTIFIED SURVEY - EXISTING LEGAL DESCRIPTIONS

EXISTING PARCELS

(from Covenant Deed, Liber 874, Page 653)

PARCEL 28A (Tax Parcel ID: 051-675-017-35): (See Sheet 2)

That part of Private Claim 2 lying South and East of Forest Trail, previously described in instruments recorded in Liber 282, pages 163-164; Mackinac County Records, as now located and traveled; excepting therefrom the following described property: Commencing at a stone marker at the Southwesterly corner of Private Claim 2; thence along the Westerly line of said Private Claim 2; North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at Northwesterly corner of Private Claim 2; thence South 1 degree 52 minutes 57 seconds West 3745.93 feet; thence North 57 34 minutes 26 seconds West 165 feet more or less to the West line of Private Claim 3, the POINT OF BEGINNING; thence continuing North 57 degrees 34 minutes 26 seconds West 100 feet; thence South parallel to the West line of Private Claim 3; 209.22 feet thence South 58 degrees 50 minutes 18 seconds East 100 feet; thence North along the West line of Private Claim 3, 209.22 feet more or less to the Point of Beginning; AND FURTHER EXCEPTING THEREFROM the following described property: Commencing at the Northeasterly corner of Private Claim 2; thence South 32 degrees 26 minutes West along the Southeasterly line of said Private Claim 2, 3424.35 feet to the Point of Beginning; thence South 32 degrees 26 minutes West 60 feet; thence North 57 degrees 34 minutes West 50 feet; thence North 32 degrees 26 minutes East 60 feet; thence South 57 degrees 34 minutes East 50 feet to the Point of Beginning.

This property is more particularly described per Survey by Bidstrop & Young, Inc., dated September 21, 1998, being Job #98-257, as follows: Commencing at the Northeast corner of Private Claim 2; thence along Easterly line of Private Claim 2 South 33 degrees 04 minutes 16 seconds West 3424.35 feet to the Point of Beginning; thence along the East line of said Private Claim 2 North 33 degrees 04 minutes 16 seconds East 176.00 feet; thence North 59 degrees 54 minutes 05 seconds West 66.22 feet; thence North 25 degrees 44 minutes 03 seconds East 247.40 feet; thence South 58 degrees 50 minutes 18 seconds East 97.77 feet to the East line of said Private Claim 2; thence North 33 degrees 04 minutes 16 seconds East 4.04 feet; thence North 58 degrees 50 minutes 18 seconds West 100.05 feet; thence North 33 degrees 04 minutes 16 seconds East 91.63 feet to the South line of Woodbluff Road as platted; thence along the South line of said Woodbluff Road North 56 degrees 36 minutes 50 seconds West 123.96 feet; thence South 30 degrees 18 minutes 20 seconds West 271.39 feet; thence South 16 degrees 38 minutes 16 seconds West 251.05 feet; thence South 36 degrees 12 minutes 31 seconds West 99.38 feet; thence South 13 degrees 12 minutes 32 seconds West 72.63 feet; thence South 85 degrees 30 minutes 51 seconds East 137.35 feet to the East line of said Private Claim 2; thence North 33 degrees 04 minutes 16 seconds East 39.47 feet; thence North 56 degrees 55 minutes 44 seconds West 50.00 feet; thence North 33 degrees 04 minutes 16 seconds East 60.00 feet; thence South 56 degrees 55 minutes 44 seconds East 50.00 feet to the East line of said Private Claim 2 and the Point of Beginning; EXCEPTING THEREFROM that portion lying West of the Existing Road.

PARCEL 28B (Tax Parcel ID: 051-675-017-96):

Commencing at a stone marker at the Southwesterly corner of Private Claim #2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim #2 North 33 degrees 14 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of Private Claim #2; thence South 1 degree 52 minutes 57 seconds West 3745.93 feet; thence North 57 degrees 34 minutes 26 seconds West 165 feet more or less to the West line of Private Claim #3; thence Southerly along said West line of Private Claim #3 to the North line of Forest Way or Woodruff Road as monumented and used, as the Point of Beginning; thence along the North line of Woodbluff Road to its intersection with the Easterly line of Forest Way; thence Southerly parallel with the private Claim line between Private Claims #2 and #3, 107 feet; thence at right angles to the left to the West line of Private Claim #3; thence Northerly along said West line of Private Claim #3, 107 feet more or less to the North line of Forest Way and the Point of Beginning, EXCEPT Woodbluff Road as used and monumented, being a portion of Private Claim #2, City of Mackinac Island, Mackinac County, Michigan.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 10 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - REVISED LEGAL DESCRIPTIONS

REVISED PARCELS

(Combining Parcels 28B and a portion of Parcel 28A with Parcel 2A)

PARCEL 2A: REVISED

Part of Private Claims 2 and 3, Mackinac Island, Mackinac County, Michigan, being more particularly described as follows:

Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2 and the POINT OF BEGINNING; thence along the Northerly line of said Private Claim 2 South 44 degrees 05 minutes 35 seconds East 1862.71 feet to a stone marker at the Northeastly corner of said Private Claim 2; thence along the Easterly line of said Private Claim 2 South 33 degrees 04 minutes 16 seconds West 1561.38 feet; thence along the Northerly boundary of the airport property South 75 degrees 26 minutes 16 seconds West 650.59 feet; thence South 14 degrees 33 minutes 43 seconds East 400.00 feet; thence South 29 degrees 17 minutes 00 seconds East 161.29 feet to the Easterly line of said Private Claim 2 and to the most Westerly corner of Lot 1 of STONECLIFFE MANOR V CONDOMINIUM as recorded in Liber 326, page 289, Mackinac County Records; thence along the exterior boundary of said STONECLIFFE MANOR V in the following courses: South 53 degrees 22 minutes 46 seconds East 282.18 feet; South 22 degrees 39 minutes 44 seconds East 392.17 feet; and South 33 degrees 20 minutes 00 seconds West 160.56 feet; thence North 57 degrees 34 minutes 25 seconds West 81.03 feet; thence North 57 minutes 34 minutes 25 seconds West 125.00 feet; thence South 33 degrees 20 minutes 00 seconds West 225.00 feet to the Northerly boundary of a 20 foot wide platted roadway as monumented in WOODBLUFF SUBDIVISION as recorded in Liber 04, page 70, Mackinac County Records; thence Westerly along the monumented roadway of said WOODBLUFF SUBDIVISION North 57 degrees 34 minutes 25 seconds West 57.73 feet to a found concrete marker; thence crossing to the Southerly boundary of said Woodbluff roadway as monumented South 76 degrees 49 minutes 55 seconds West 28.16 feet to a found concrete marker; thence North 57 degrees 34 minutes 28 seconds West 80.45 feet; thence 233.07 feet along the arc of a non-tangential curve to the left, radius 400.00 feet, delta 33 degrees 23 minutes 04 seconds, chord South 59 degrees 13 minutes 51 seconds West 229.78 feet; thence North 59°54'05" West 205.46 feet; thence North 25°44'03" East 247.02 feet; thence North 03°13'12" East 4.59 feet; thence North 33°04'16" East 111.63 feet; thence South 56°36'50" East 100.01 feet along the Southerly line of Woodbluff roadway; thence South 33°04'14" West 91.80 feet; thence South 58°50'18" East 127.36 feet; thence North 32 degrees 04 minutes 49 seconds East 86.59 feet to the Southerly boundary of said Woodbluff roadway as monumented; thence North 32 degrees 04 minutes 49 seconds East 20.00 feet to the Northerly boundary of said Woodbluff roadway as monumented; thence North 32 degrees 04 minutes 49 seconds East 101.64 feet; thence North 57 degrees 34 minutes 26 seconds West 193.00 feet; thence North 45 degrees 12 minutes 51 seconds West 165.30 feet to the Easterly boundary of said Woodbluff roadway as monumented; thence North 45 degrees 12 minutes 51 seconds West 23.36 feet to the Westerly boundary of said Woodbluff roadway as monumented; thence North 45 degrees 12 minutes 51 seconds West 321.94 feet; thence North 7 degrees 09 minutes 59 seconds East 320.31 feet to the Southwesterly corner of Lot 38 of said WOODBLUFF SUBDIVISION; thence North 66 degrees 14 minutes 52 seconds East 393.01 feet to a found concrete marker on the Westerly boundary of said Woodbluff roadway as monumented; thence North 83 degrees 58 minutes 01 second East 20.39 feet to a found concrete marker on the Easterly boundary of said Woodbluff roadway as monumented; thence along the Easterly boundary of said Woodbluff roadway as monumented North 8 degrees 31 minutes 09 seconds West 208.82 feet to a found nail in a tree root; thence along the Easterly boundary of said Woodbluff roadway as monumented North 14 degrees 11 minutes 04 seconds East 44.16 feet to a found concrete marker at the Southwesterly corner of STONECLIFFE MANOR CONDOMINIUM as recorded in Liber 295, page 01, Mackinac County Records; thence along the exterior boundary of said STONECLIFFE MANOR CONDOMINIUM in the following courses: South 89 degrees 41 minutes 44 seconds East 728.42 feet; North 0 degrees 18 minutes 16 seconds East 410.94 feet; 124.64 feet along the arc of a non-tangential curve to the left, radius 273.09 feet,

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 11 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - REVISED LEGAL DESCRIPTIONS

(Continued) PARCEL 2A: REVISED:

delta 25 degrees 09 minutes 00 seconds, chord North 86 degrees 13 minutes 30 seconds West 123.57 feet; 204.28 feet along the arc of a tangential curve to the right, radius 609.42 feet, delta 19 degrees 12 minutes 22 seconds, chord North 89 degrees 41 minutes 44 seconds West 203.32 feet; 257.88 feet along the arc of a tangential curve to the left, radius 769.30 feet, delta 19 degrees 12 minutes 22 seconds, chord North 89 degrees 41 minutes 44 seconds West 256.68 feet; and 105.70 feet along the arc of a tangential curve to the right, radius 600.00 feet, delta 10 degrees 05 minutes 36 seconds, chord South 85 degrees 44 minutes 46 seconds West 105.56 feet; thence along the Easterly roadway of said WOODBLUFF SUBDIVISION North 19 degrees 40 minutes 43 seconds West 184.12 feet; thence North 3 degrees 04 minutes 15 seconds West 21.12 feet to the Southwesterly corner of Lot 23 of STONECLIFFE MANOR IV CONDOMINIUM as recorded in Liber 324, page 154, Mackinac County Records; thence along the exterior boundary of said STONECLIFFE MANOR IV, excluding lot 24 and the Southerly roadway, in the following courses: North 68 degrees 13 minutes 15 seconds East 68.72 feet; North 76 degrees 53 minutes 55 seconds East 29.18 feet; North 0 degrees 51 minutes 31 seconds West 557.74 feet; North 11 degrees 37 minutes 00 seconds East 198.48 feet; North 21 degrees 14 minutes 50 seconds West 354.06 feet; North 30 degrees 13 minutes 20 seconds West 105.75 feet; North 33 degrees 00 minutes 00 seconds East 280.00 feet; North 12 degrees 35 minutes 07 seconds East 156.34 feet; and North 70 degrees 41 minutes 48 seconds West 80.00 feet to the Northwesterly corner of Lot 1 of said STONECLIFFE MANOR IV and the West line of said Private Claim 2; thence along the West line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 394.10 feet to a stone marker at the Northwesterly corner of Private Claim 2 and the POINT OF BEGINNING.

EXCEPTING therefrom the platted roadways of said WOODBLUFF SUBDIVISION, and as amended by AMENDED PLAT OF PART OF WOODBLUFF, according to the plat thereof as recorded in Liber 4 of Plats, pages 95, 96 and 97, Mackinac County Records, AND

ALSO EXCEPTING therefrom STONECLIFFE MANOR II and STONECLIFFE MANOR III, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 9 degrees 37 minutes 19 seconds East 303.62 feet to the most Northerly corner of Lot 12 of STONECLIFFE MANOR III CONDOMINIUM as recorded in Liber 312, page 459, Mackinac County Records; thence South 32 degrees 25 minutes 19 seconds East 197.25 feet to the most Northerly corner of Lot 11 of said STONECLIFFE MANOR III and the POINT OF BEGINNING; thence along the Northerly boundary of said STONECLIFFE MANOR III South 32 degrees 25 minutes 19 seconds East 135.80 feet; thence South 48 degrees 43 minutes 36 seconds East 572.94 feet to the Northwesterly corner of Lot 18 of STONECLIFFE MANOR II CONDOMINIUM as recorded in Liber 312, page 408, Mackinac County Records; thence along the Northerly boundary of said STONECLIFFE MANOR II South 48 degrees 43 minutes 36 seconds East 505.58 feet; thence South 54 degrees 19 minutes 47 seconds East 83.80 feet; thence South 36 degrees 15 minutes 13 seconds West 108.00 feet; thence South 65 degrees 02 minutes 19 seconds West 95.39 feet; thence South 21 degrees 56 minutes 47 seconds East 10.01 feet; thence South 25 degrees 35 minutes 13 seconds West 521.29 feet; thence South 46 degrees 55 minutes 18 seconds West 79.04 feet; thence North 64 degrees 25 minutes 23 seconds West 126.82 feet to the Southwesterly corner of Lot 47 of said STONECLIFFE MANOR II; thence North 20 degrees 53 minutes 45 seconds East 523.52 feet; thence North 54 degrees 05 minutes 41 seconds West 130.55 feet; thence North 60 degrees 44 minutes 47 seconds West 169.13 feet to the East line of a 20 foot wide roadway of said STONECLIFFE MANOR II; thence South 22 degrees 09 minutes 13 seconds West 10.08 feet; thence South 60 degrees 44 minutes 47 seconds East 168.29 feet; thence South 26 degrees 56 minutes 23 seconds West 440.26 feet; thence South 62 degrees 22 minutes 45 seconds West 155.92 feet; thence South 76 degrees 24 minutes 31 seconds West 68.49 feet; thence North 14 degrees 32 minutes 36 seconds West 262.89 feet; thence North 21 degrees 31 minutes 26 seconds East 340.44 feet to the Northwesterly corner of Lot 21 of said STONECLIFFE MANOR II; thence South 66 degrees 24 minutes 00 seconds East 166.43 feet to the West line of a 20 foot wide roadway of said STONECLIFFE MANOR II; thence North 21 degrees 54 minutes 00 seconds East 10.00 feet; thence North 66 degrees 24 minutes 00 seconds West 166.50 feet; thence North 21 degrees 28 minutes 41 seconds East 75.10 feet to the most Southerly corner of Lot 32 of said STONECLIFFE MANOR III; thence North 54

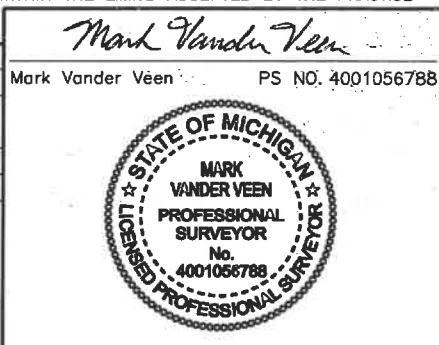
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 12 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - REVISED LEGAL DESCRIPTIONS

(Continued) PARCEL 2A: REVISED:

4 degrees 56 minutes 35 seconds West 45.38 feet; thence South 36 degrees 09 minutes 24 seconds West 229.73 feet; thence North 26 degrees 12 minutes 47 seconds West 106.24 feet; thence North 89 degrees 58 minutes 22 seconds West 90.00 feet; thence North 7 degrees 19 minutes 53 seconds East 39.46 feet; thence North 0 degrees 01 minute 38 seconds East 240.86 feet; thence North 21 degrees 38 minutes 53 seconds West 80.82 feet; thence North 32 degrees 31 minutes 13 seconds West 142.58 feet; thence North 14 degrees 51 minutes 08 seconds East 344.63 feet to the Northwesterly corner of Lot 13 of said STONECLIFFE MANOR III; thence South 75 degrees 08 minutes 52 seconds East 100.00 feet; thence North 57 degrees 15 minutes 13 seconds East 66.59 feet to the most Northerly corner of Lot 11 of said STONECLIFFE MANOR III and the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "A", being part of Private Claim 2, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 7 degrees 52 minutes 35 seconds West 1967.46 feet to the Southwesterly corner of Lot 23 of STONECLIFFE MANOR IV CONDOMINIUM as recorded in Liber 324, page 154, Mackinac County Records and the POINT OF BEGINNING; thence along the Southerly boundary of said lot 23 North 68 degrees 13 minutes 15 seconds East 68.72 feet; thence North 76 degrees 53 minutes 55 seconds East 29.18 feet; thence North 76 degrees 53 minutes 55 seconds East 243.36 feet; thence North 64 degrees 05 minutes 36 seconds East 172.09 feet to the most Southerly corner of Lot 26 of STONECLIFFE MANOR II Condominium as recorded in Liber 312, page 408, Mackinac County Records; thence along the Westerly boundary of said STONECLIFFE MANOR II South 14 degrees 32 minutes 36 seconds East 20.40 feet; thence South 64 degrees 05 minutes 36 seconds West 170.32 feet; thence South 76 degrees 53 minutes 55 seconds West 273.24 feet; thence South 68 degrees 13 minutes 15 seconds West 74.00 feet to the Easterly boundary of WOODBLUFF SUBDIVISION as recorded in Liber 04, page 70, Mackinac County Records; thence North 3 degrees 04 minutes 15 seconds West 21.12 feet to the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "B", being part of Private Claim 2, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 12 degrees 39 minutes 37 seconds East 2199.58 feet to the Northeasterly corner of STONECLIFFE MANOR CONDOMINIUM as recorded in Liber 295, page 01, Mackinac County Records and the POINT OF BEGINNING; thence North 55 degrees 43 minutes 50 seconds East 87.60 feet; thence North 45 degrees 09 minutes 00 seconds East 147.97 feet; thence South 64 degrees 25 minutes 33 seconds East 21.22 feet; thence South 45 degrees 09 minutes 00 seconds West 175.00 feet; thence South 59 degrees 52 minutes 56 seconds East 83.79 feet to the Northeasterly corner of Lot 40 of said STONECLIFFE MANOR CONDOMINIUM; thence North 0 degrees 18 minutes 16 seconds East 20.94 feet to the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "E", being part of Private Claims 2 and 3, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island, Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 0 degrees 53 minutes 22 seconds West 4049.05 feet to a found concrete marker at the Northerly boundary of a 20 foot wide platted roadway as monumented in Woodbluff Subdivision as recorded in Liber 04, page 70, Mackinac County Records and the POINT OF BEGINNING; thence crossing to the Southerly boundary of said Woodbluff roadway as monumented South 76 degrees 49 minutes 55 seconds West 28.16 feet to a found concrete marker; thence North 57 degrees 34 minutes 28 seconds West 80.45 feet; thence North 49 degrees 10 minutes 03 seconds West 113.56 feet; thence North 67 degrees 28 minutes 13 seconds West 75.93 feet; thence North 54 degrees

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 13 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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CERTIFIED SURVEY - REVISED LEGAL DESCRIPTIONS

(Continued) PARCEL 2A: REVISED:

23 minutes 34 seconds West 148.42 feet; thence North 25 degrees 44 minutes 03 seconds East 20.24 feet; thence South 58 degrees 50 minutes 18 seconds East 225.14 feet; thence South 49 degrees 10 minutes 03 seconds East 114.29 feet; thence South 57 degrees 33 minutes 18 seconds East 99.69 feet to the Point of Beginning, AND

ALSO EXCEPTING therefrom roadway exception "H", being part of Private Claim 2, Mackinac County, Michigan, being more particularly described as follows: Commencing at a stone marker at the Southwesterly corner of Private Claim 2, Mackinac Island; Mackinac County, Michigan; thence along the Westerly line of said Private Claim 2 North 33 degrees 16 minutes 45 seconds East 1999.30 feet to a stone marker at the Northwesterly corner of said Private Claim 2; thence South 5 degrees 04 minutes 01 second West 2815.63 feet to the Southeasterly corner of Lot 36 of WOODBLUFF SUBDIVISION as recorded in Liber 04; page 70, Mackinac County Records and the POINT OF BEGINNING; thence North 83 degrees 58 minutes 01 second East 20.39 feet to a found concrete marker on the Easterly boundary of said Woodbluff roadway as monumented; thence South 13 degrees 19 minutes 09 seconds West 71.15 feet; thence 45.14 feet along the arc of a non-tangential curve to the left, radius 126.94 feet, delta 20 degrees 22 minutes 30 seconds, chord South 3 degrees 12 minutes 33 seconds West 44.90 feet; thence 241.78 feet along the arc of a tangential curve to the left, radius 459.84 feet, delta 30 degrees 07 minutes 34 seconds, chord South 22 degrees 02 minutes 29 seconds East 239.01 feet; thence 94.39 feet along the arc of a tangential curve to the left, radius 195.23 feet, delta 27 degrees 42 minutes 03 seconds, chord South 50 degrees 57 minutes 17 seconds East 93.47 feet; thence South 29 degrees 17 minutes 00 seconds South 38.57 feet; thence 135.97 feet along the arc of a non-tangential curve to the right, radius 242.54 feet, delta 32 degrees 07 minutes 18 seconds, chord North 53 degrees 09 minutes 55 seconds West 134.20 feet; thence 252.30 feet along the arc of a tangential curve to the right, radius 479.84 feet, delta 30 degrees 07 minutes 34 seconds, chord North 22 degrees 02 minutes 29 seconds West 249.40 feet; thence 52.25 feet along the arc of a tangential curve to the right, radius 146.94 feet, delta 20 degrees 22 minutes 30 seconds, chord North 3 degrees 12 minutes 33 seconds East 51.98 feet; thence North 13 degrees 59 minutes 51 seconds East 64.37 feet to the Point of Beginning.

EASEMENT PARCEL 1:

Together with non-exclusive easements as created, limited and defined in that certain instrument recorded in Liber 354, page 255, Mackinac County Records.

EASEMENT PARCEL 2:

Together with non-exclusive easements as created, limited and defined in that certain instrument recorded in Liber 354, page 255, Mackinac County Records.

PARCEL 28A REVISED:

Commencing at the Northeast corner of Private Claim 2; thence along Easterly line of Private Claim 2 South 33 degrees 04 minutes 16 seconds West 3424.35 feet to the Point of Beginning; thence along the East line of said Private Claim 2 North 33 degrees 04 minutes 16 seconds East 176.38 feet; thence North 59 degrees 54 minutes 05 seconds West 66.27 feet; thence North 25 degrees 44 minutes 03 seconds East 247.02 feet; thence North 03°13'12" East 4.59 feet; thence North 33°04'16" East 111.63 feet to the South line of Woodbluff Road as platted; thence along the South line of said Woodbluff Road North 56 degrees 36 minutes 50 seconds West 123.96 feet; thence South 30 degrees 18 minutes 20 seconds West 271.39 feet; thence South 16 degrees 38 minutes 16 seconds West 251.05 feet; thence South 36 degrees 12 minutes 31 seconds West 99.38 feet; thence South 13 degrees 12 minutes 32 seconds West 72.63 feet; thence South 85 degrees 30 minutes 51 seconds East 137.35 feet to the East line of said Private Claim 2; thence North 33 degrees 04 minutes 16 seconds East 39.47 feet; thence North 56 degrees 55 minutes 44 seconds West 50.00 feet; thence North 33 degrees 04 minutes 16 seconds East 60.00 feet; thence South 56 degrees 55 minutes 44 seconds East 50.00 feet to the East line of said Private Claim 2 and the Point of Beginning.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON MARCH 10, 2023 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DAVIDSON HOSPITALITY	DATE: 03-10-2023
JOB NO.: 22117	SHEET 14 OF 14
PRIVATE CLAIM: 2 & 3	SCALE: 1in. = 100 ft.
CITY OF MACKINAC ISLAND	BOOK: 1060
MACKINAC COUNTY, MICHIGAN	BY: MST



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EXHIBIT "B"
MORTGAGEE'S CONSENT

[See attached]

MORTGAGEE CONSENT

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, having an address at CRE/Hospitality Finance Group, 2030 Main Street, Suite 800, Irvine, CA 92614, Attention: Rhonda Friedly (collectively with its successors or assigns, “**Mortgagee**” or “**Administrative Agent**”) as administrative agent for itself and the lenders that are party to that certain Loan Agreement (as defined below), as holder of (i) that certain Amended and Restated Future Advance Mortgage granted by Mortgagor (as defined below) on or about January 18, 2022 and recorded on January 28, 2022 in the Mackinac County Register of Deeds at Liber 928, Page 623 (as amended and/or restated from time to time, the “**Mackinac County Mortgage**”), and (ii) that certain Amended and Restated Future Advance Mortgage granted by the Mortgagor on or about January 18 2022 and recorded on February 1, 2022 in the Register of Deeds of Ingham County, Michigan as Instrument No. 2022-004152 (as amended and/or restated from time to time, the “**Ingham County Mortgage**”), hereby consents to the **Petition for Lot Recombination of Parcel 2A, Parcel 28A, Parcel 28B** to which this Mortgagee Consent is attached. Any reference to the term “Loan Agreement” shall mean that certain Amended and Restated Loan Agreement, dated as of January 18, 2022 (as further amended and/or restated from time to time, collectively, the “**Loan Agreement**”) by and among Mortgagee, the lenders that are a party to said Loan Agreement, BSI Resort Holdings, LLC, a Delaware limited liability company, as borrower, and GHMI RESORT HOLDINGS, LLC, a Delaware limited liability company (“**Mortgagor**”).

Dated: _____, 2025.

WELLS FARGO BANK, NATIONAL ASSOCIATION,
as Mortgagee and Administrative Agent

By: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____ ss.

On _____, 2025, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public _____

My commission expires _____

