

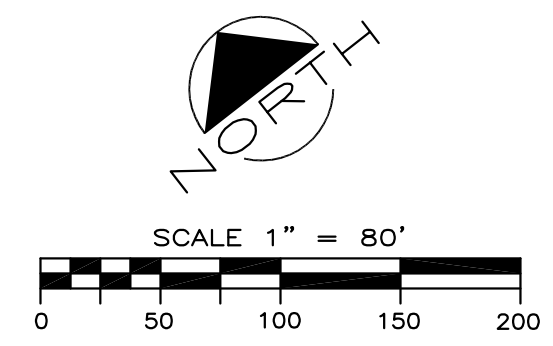
PROPOSED DEVELOPMENT PLAN SOMMERSET POINTE PHASE 1, AMENDED

PART OF SECTIONS 29 & 32, T33N, R6W, AND
PART OF C.G. VONPLATEN'S ADDITION TO THE VILLAGE OF ADVANCE
EVELINE TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN

Phase - Proposed Amendment
Public Hearing: Wed, Sept 9, 2009, 7 pm, Eveline Township Hall 08525 Ferry Road, East Jordan.

Allow for the completion of Building E, which is being substituted for the previously approved building "L" OR building "M"

Allow for the construction of a second garage to provide supplemental parking for building "N"



SURVEY NOTES:

- BEARINGS ARE RELATED TO THE RECORDED PLAN OF THE VILLAGE OF ADVANCE, LIBER 1 OF PLATS, PAGE 2.
- ELEVATIONS ARE BASED ON I.G.L.D. OF 1985.

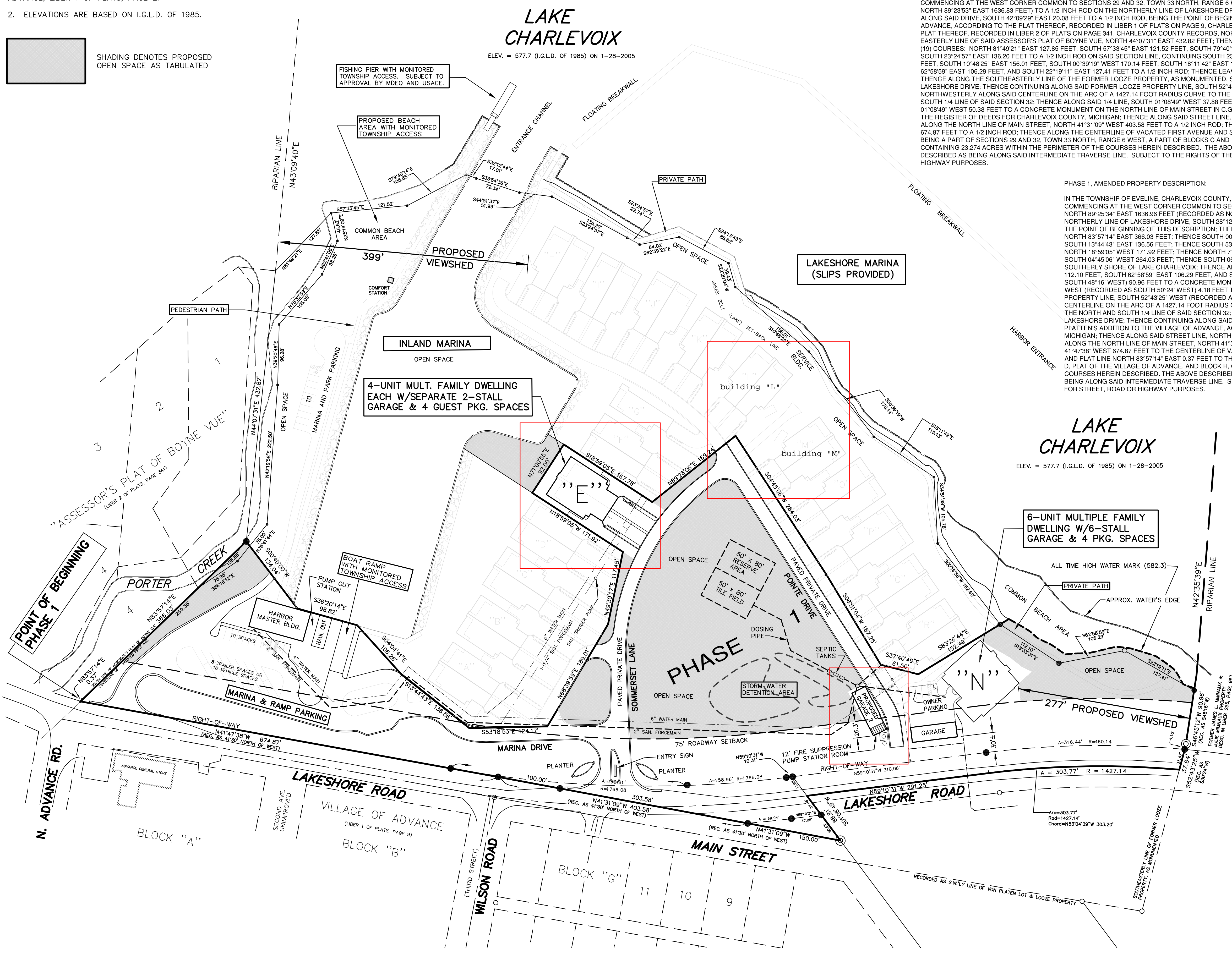
SHADING DENOTES PROPOSED OPEN SPACE AS TABULATED

PROPERTY DESCRIPTION (ALL PHASES):

IN THE TOWNSHIP OF EVELINE, CHARLEVOIX COUNTY, MICHIGAN, COMMENCING AT THE WEST CORNER COMMON TO SECTIONS 29 AND 32, TOWN 33 NORTH, RANGE 6 WEST; THENCE ALONG THE LINE COMMON TO SAID SECTIONS 29 AND 32, NORTH 89°25'34" EAST 1636.96 FEET (RECORDED AS NORTH 89°25'34" EAST 1636.83 FEET) TO A 1/2 INCH ROD ON THE NORTHERLY LINE OF LAKESHORE DRIVE; THENCE ALONG THE NORTHERLY LINE OF LAKESHORE DRIVE, SOUTH 28°12'45" EAST 23.21 FEET; THENCE CONTINUING ALONG SAID DRIVE, SOUTH 42°09'29" EAST 20.08 FEET TO A 1/2 INCH ROD, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE CENTERLINE OF VACATED FIRST STREET IN THE PLAT OF VILLAGE OF ADVANCE, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 1 OF PLATS ON PAGE 9, CHARLEVOIX COUNTY RECORDS AND ALONG THE SOUTHERLY LINE OF THE ASSESSOR'S PLAT OF BOYNE VUE, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 2 OF PLATS ON PAGE 941, CHARLEVOIX COUNTY RECORDS, NORTH 83°57'14" EAST 366.03 FEET TO A 1/2 INCH ROD; THENCE ALONG THE CENTER THREAD OF PORTER CREEK, ALSO BEING THE EASTERLY LINE OF SAID ASSESSOR'S PLAT OF BOYNE VUE, NORTH 44°07'31" EAST 432.82 FEET; THENCE ALONG THE INTERMEDIATE TRAVERSE LINE ON THE SOUTHERLY SHORE OF LAKE CHARLEVOIX THE FOLLOWING NINETEEN (19) COURSES: NORTH 61°49'21" EAST 127.85 FEET, SOUTH 57°33'45" EAST 121.52 FEET, SOUTH 73°40'14" EAST 105.85 FEET, SOUTH 32°12'44" EAST 17.01 FEET, SOUTH 33°54'38" EAST 72.34 FEET, SOUTH 44°51'37" EAST 51.89 FEET, SOUTH 23°24'57" EAST 136.20 FEET TO A 1/2 INCH ROD ON SAID SECTION LINE, CONTINUING SOUTH 23°24'57" EAST 22.74 FEET, SOUTH 62°39'22" EAST 64.02 FEET, SOUTH 24°13'43" EAST 88.62 FEET, SOUTH 22°20'04" WEST 39.43 FEET, SOUTH 10°48'25" EAST 156.01 FEET, SOUTH 00°39'19" WEST 170.14 FEET, SOUTH 18°11'42" EAST 115.13 FEET, SOUTH 34°51'38" WEST 105.78 FEET, SOUTH 00°16'56" WEST 162.60 FEET, SOUTH 18°33'31" EAST 112.10 FEET, SOUTH 62°58'59" EAST 106.29 FEET, AND SOUTH 22°19'11" EAST 127.41 FEET TO A 1/2 INCH ROD; THENCE LEAVING SAID SHORE, SOUTH 48°45'12" WEST (RECORDED AS SOUTH 48°16' WEST) 90.96 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHEASTERLY LINE OF THE FORMER LOOZE PROPERTY, AS MONUMENTED, SOUTH 52°43'25" WEST (RECORDED AS SOUTH 50°24' WEST) 4.16 FEET TO A 1/2 INCH ROD ON THE NORTHERLY LINE OF LAKESHORE DRIVE; THENCE CONTINUING ALONG SAID DRIVE, THENCE CONTINUING ALONG SAID FORMER LOOZE PROPERTY LINE, SOUTH 59°43'25" WEST (RECORDED AS SOUTH 59°24' WEST) 33.47 FEET TO THE CENTERLINE OF LAKESHORE DRIVE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE ON THE ARC OF A 1427.14 FOOT RADIUS CURVE TO THE LEFT 303.77 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 59°10'31" WEST 291.25 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 32; THENCE ALONG SAID 1/4 LINE, SOUTH 01°08'49" WEST 37.88 FEET TO A 1/2 INCH ROD ON THE SOUTHERLY LINE OF LAKESHORE DRIVE; THENCE CONTINUING ALONG SAID 1/4 LINE, SOUTH 01°08'49" WEST 50.38 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF MAIN STREET IN C.G. VON PLATTEN'S ADDITION TO THE VILLAGE OF ADVANCE, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLEVOIX COUNTY, MICHIGAN; THENCE ALONG SAID STREET LINE, NORTH 41°31'09" WEST 150.00 FEET TO A 1/2 INCH ROD ON THE SOUTHERLY LINE OF LAKESHORE DRIVE; THENCE CONTINUING ALONG THE NORTH LINE OF MAIN STREET, NORTH 41°31'09" WEST 403.58 FEET TO A 1/2 INCH ROD; THENCE CONTINUING ALONG SAID STREET LINE AND ALONG THE NORTH LINE OF LAKESHORE DRIVE, NORTH 41°47'38" WEST 674.87 FEET TO A 1/2 INCH ROD; THENCE ALONG THE CENTERLINE OF VACATED FIRST AVENUE AND SOUTHERLY LINE OF THE ASSESSOR'S PLAT OF BOYNE VUE, NORTH 83°57'14" EAST 0.37 FEET TO THE POINT OF BEGINNING; BEING A PART OF SECTIONS 29 AND 32, TOWN 33 NORTH, RANGE 6 WEST, A PART OF BLOCKS C AND D, PLAT OF THE VILLAGE OF ADVANCE, AND BLOCK H, C.G. VON PLATTEN'S ADDITION TO THE VILLAGE OF ADVANCE, AND CONTAINING 23.274 ACRES WITHIN THE PERIMETER OF THE COURSES HEREIN DESCRIBED. THE ABOVE DESCRIBED PROPERTY EXTENDS TO THE WATER'S EDGE OF LAKE CHARLEVOIX NORTHEASTERLY OF THE COURSES DESCRIBED AS BEING ALONG SAID INTERMEDIATE TRAVERSE LINE. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

PHASE 1, AMENDED PROPERTY DESCRIPTION:

IN THE TOWNSHIP OF EVELINE, CHARLEVOIX COUNTY, MICHIGAN, COMMENCING AT THE WEST CORNER COMMON TO SECTIONS 29 AND 32, TOWN 33 NORTH, RANGE 6 WEST; THENCE ALONG THE LINE COMMON TO SAID SECTIONS 29 AND 32, NORTH 89°25'34" EAST 1636.96 FEET (RECORDED AS NORTH 89°25'34" EAST 1636.83 FEET) TO A 1/2 INCH ROD ON THE NORTHERLY LINE OF LAKESHORE DRIVE; THENCE ALONG THE NORTHERLY LINE OF LAKESHORE DRIVE, SOUTH 28°12'45" EAST 23.21 FEET; THENCE CONTINUING ALONG SAID DRIVE, SOUTH 42°09'29" EAST 20.08 FEET TO A 1/2 INCH ROD, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE CENTERLINE OF VACATED FIRST AVENUE AND SOUTHERLY LINE OF THE ASSESSOR'S PLAT OF BOYNE VUE, NORTH 83°57'14" EAST 366.03 FEET; THENCE SOUTH 00°40'00" WEST 134.04 FEET; THENCE SOUTH 38°20'14" EAST 98.82 FEET; THENCE SOUTH 04°04'41" EAST 106.26 FEET; THENCE SOUTH 13°44'43" EAST 136.56 FEET; THENCE SOUTH 53°18'53" EAST 124.17 FEET; THENCE NORTH 18°59'05" EAST 189.01 FEET; THENCE NORTH 89°28'06" EAST 169.24 FEET; THENCE NORTH 18°59'05" WEST 171.92 FEET; THENCE NORTH 71°00'55" EAST 92.00 FEET; THENCE SOUTH 18°59'05" EAST 167.78 FEET; THENCE NORTH 89°28'06" EAST 169.24 FEET; THENCE SOUTH 04°45'06" WEST 264.03 FEET; THENCE SOUTH 08°51'04" WEST 167.25 FEET; THENCE SOUTH 37°40'49" EAST 61.50 FEET; THENCE SOUTH 88°26'44" EAST 152.49 FEET TO THE SOUTHERLY SHORE OF LAKE CHARLEVOIX; THENCE ALONG THE INTERMEDIATE TRAVERSE LINE ON SAID SHORE THE FOLLOWING THREE (3) COURSES: SOUTH 18°33'31" EAST 112.10 FEET, SOUTH 62°58'59" EAST 106.29 FEET, AND SOUTH 22°19'11" EAST 127.41 FEET TO A 1/2 INCH ROD; THENCE LEAVING SAID SHORE, SOUTH 48°45'12" WEST (RECORDED AS SOUTH 48°16' WEST) 90.96 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHEASTERLY LINE OF THE FORMER LOOZE PROPERTY, AS MONUMENTED, SOUTH 52°43'25" WEST (RECORDED AS SOUTH 50°24' WEST) 4.16 FEET TO A 1/2 INCH ROD ON THE NORTHERLY LINE OF LAKESHORE DRIVE; THENCE CONTINUING ALONG SAID FORMER LOOZE PROPERTY LINE, SOUTH 52°43'25" WEST (RECORDED AS SOUTH 50°24' WEST) 33.47 FEET TO THE CENTERLINE OF LAKESHORE DRIVE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE ON THE ARC OF A 1427.14 FOOT RADIUS CURVE TO THE LEFT 303.77 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 59°10'31" WEST 291.25 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 32; THENCE ALONG SAID 1/4 LINE, SOUTH 01°08'49" WEST 37.88 FEET TO A 1/2 INCH ROD ON THE SOUTHERLY LINE OF LAKESHORE DRIVE; THENCE CONTINUING ALONG SAID 1/4 LINE, SOUTH 01°08'49" WEST 50.38 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF MAIN STREET IN C.G. VON PLATTEN'S ADDITION TO THE VILLAGE OF ADVANCE, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLEVOIX COUNTY, MICHIGAN; THENCE ALONG SAID STREET LINE, NORTH 41°31'09" WEST 150.00 FEET TO A 1/2 INCH ROD ON THE SOUTHERLY LINE OF LAKESHORE DRIVE; THENCE CONTINUING ALONG THE NORTH LINE OF MAIN STREET, NORTH 41°31'09" WEST 403.58 FEET TO THE NORTHERLY LINE OF SAID LAKESHORE DRIVE; THENCE ALONG SAID ROAD LINE NORTH 41°47'38" WEST 674.87 FEET TO A 1/2 INCH ROD ON THE CENTERLINE OF VACATED FIRST AVENUE AND SOUTHERLY LINE OF THE ASSESSOR'S PLAT OF BOYNE VUE; THENCE ALONG SAID CENTERLINE AND PLAT LINE NORTH 83°57'14" EAST 0.37 FEET TO THE POINT OF BEGINNING, BEING A PART OF SECTIONS 29 AND 32, TOWN 33 NORTH, RANGE 6 WEST, A PART OF BLOCKS C AND D, PLAT OF THE VILLAGE OF ADVANCE, AND BLOCK H, C.G. VON PLATTEN'S ADDITION TO THE VILLAGE OF ADVANCE, AND CONTAINING 9.99 ACRES WITHIN THE PERIMETER OF THE COURSES HEREIN DESCRIBED. THE ABOVE DESCRIBED PROPERTY EXTENDS TO THE WATER'S EDGE OF LAKE CHARLEVOIX NORTHEASTERLY OF THE COURSES DESCRIBED AS BEING ALONG SAID INTERMEDIATE TRAVERSE LINE. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.



PHASE 1 - DEVELOPMENT PLAN TABULATION

GROSS PARCEL SIZE TO THE ALL TIME HIGH WATER MARK	MAXIMUM PERMITTED RESIDENTIAL UNITS	REQUIRED MINIMUM OPEN SPACE (35%)	WATERFRONT VIEWSHED PROTECTION REQUIRED
10.08 ACRES	38 UNITS (3.8 UNITS/ACRE)	3.53 ACRES	15%
PARCEL SIZE PER LEGAL DESCRIPTION	MAXIMUM PROPOSED RESIDENTIAL UNITS	PROPOSED OPEN SPACE (35%)	WATERFRONT VIEWSHED PROVIDED
9.99 ACRES	10 UNITS	3.57 ACRES	80% OF 345 FEET OF SHORELINE

NOTE ON PROPOSED GARAGE:

THE PROPOSED NEW GARAGE FOR BUILDING "N" INCLUDES 1838 SQ. FT. THE AREA OF THIS GARAGE TO BE WITHIN THE 75' ROADWAY SETBACK IS 568 SQ. FT. OR 31% OF THE TOTAL BUILDING.

NO.	DATE	BY	REVISION
1	2-9-07	PHAS/ENG	PHASE 1 BOUNDARY, TABULATION
2	5-15-08	PHAS/ENG	BOUNDARY, TABULATION
3	5-15-08	PHAS/ENG	BOUNDARY, TABULATION
4	9-19-08	DDH	BOUNDARY, TABULATION
5	10-20-08	DDH	PROPOSED GARAGE - BLDG. N
6	8-14-09	DDH	PROPOSED GARAGE - BLDG. N

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