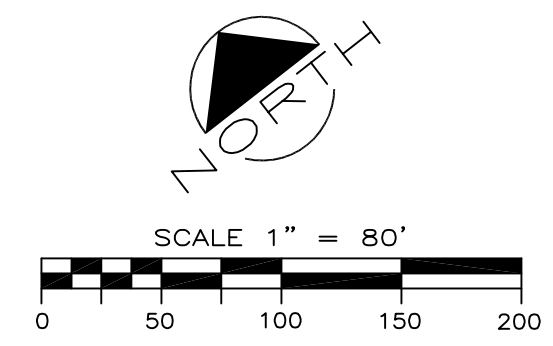


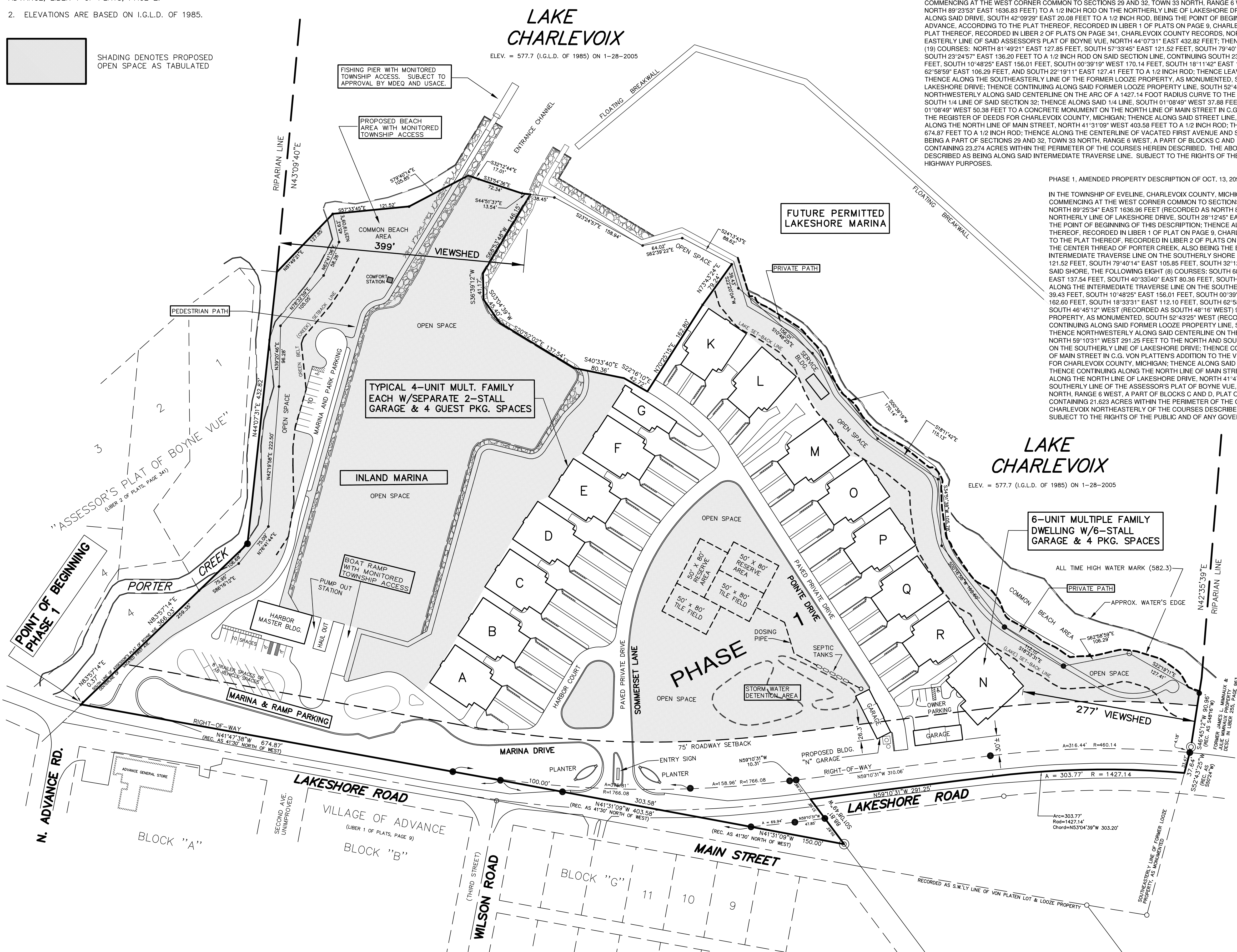
PROPOSED DEVELOPMENT PLAN SOMMERSET POINTE PHASE 1, AMENDED

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



- SURVEY NOTES:**
- BEARINGS ARE RELATED TO THE RECORDED PLAT 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



FULL 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 341, 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 TRVERSE LINE ON THE NORTHERLY SHORE OF LAKE CHARLEVOIX THE FOLLOWING NINETEEN (19) COURSES: NORTH 81°49'21" EAST 127.85 FEET, SOUTH 07°33'45" EAST 121.52 FEET, SOUTH 73°40'14" EAST 105.85 FEET, SOUTH 32°12'44" EAST 17.01 FEET, SOUTH 33°54'36" 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 CENTERLINE, 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) 4.18 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 50.38 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 TRVERSE 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 OF OCT. 13, 2009:

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 341, 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 TRVERSE LINE ON THE SOUTHERLY SHORE OF LAKE CHARLEVOIX THE FOLLOWING SIX (6) COURSES: NORTH 81°49'21" EAST 127.85 FEET, SOUTH 07°33'45" EAST 121.52 FEET, SOUTH 73°40'14" EAST 105.85 FEET, SOUTH 32°12'44" EAST 17.01 FEET, SOUTH 33°54'36" EAST 72.34 FEET, AND SOUTH 44°51'37" EAST 51.89 FEET; THENCE LEAVING SAID SHORE, THE FOLLOWING EIGHT (8) COURSES: SOUTH 68°30'12" WEST 146.15 FEET, SOUTH 36°39'12" WEST 41.17 FEET, SOUTH 03°04'03" WEST 45.40 FEET, SOUTH 20°52'02" EAST 137.54 FEET, SOUTH 40°39'40" EAST 80.36 FEET, SOUTH 22°16'10" EAST 42.72 FEET, NORTH 70°25'15" EAST 162.80 FEET, AND NORTH 73°43'24" EAST 79.24 FEET; THENCE ALONG THE INTERMEDIATE TRVERSE LINE ON THE SOUTHERLY AND SOUTHWESTERLY SHORE OF LAKE CHARLEVOIX THE FOLLOWING NINE (9) COURSES: 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) 4.18 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 50.38 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 21.623 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 TRVERSE 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
21.87 ACRES	83 UNITS (3.8 UNITS/ACRE)	7.65 ACRES	15%
PARCEL SIZE PER LEGAL DESCRIPTION	MAXIMUM PROPOSED RESIDENTIAL UNITS	PROPOSED OPEN SPACE	WATERFRONT VIEWSHED PROVIDED
21.623 ACRES	60 UNITS	10.67 ACRES	44% OF 1,553 FEET OF SHORELINE

NOTE ON SEWAGE TILE FIELDS:

THE ON-SITE SEWAGE TILE FIELDS AND RESERVE AREAS AS SHOWN ARE APPROVED TO SERVICE BUILDINGS "N", "E", HARBOR MASTER BLDG. AND TWO (2) ADDITIONAL 4 PLEX CONDOMINIUM STRUCTURES. THESE DRAINFIELDS WILL BE DISCONTINUED WHEN THE SEWAGE TREATMENT FACILITY IS CONSTRUCTED AND OPERATIONAL.

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
CHARLEVOIX, MICHIGAN 49720
Phone: (231) 947-8882
Email: survey@ferguson.net

DATE:	2-9-07
DRAWN BY:	DDH
CHECKED BY:	JEF, SAC
DATE:	8-14-09
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