

**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:**

Kevin Doyle  
Stonecliff Properties LLC  
434-841-1295    KEVIN@PULTEFAMILYFOUNDATION.ORG  
Phone Number                      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)**

Stonecliff Properties LLC  
220 S Dixie Highway  
Boca Raton, FL 33432

Is The Proposed Project Part of a Condominium Association? Yes  
Is The Proposed Project Within a Historic Preservation District? No  
Applicant's Interest in the Project (If not the Fee-Simple Owner): Owner  
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? Yes  
Is a Variance Required? No  
Are REU's Required? How Many? No /     

**Type of Action Requested:**

<input type="checkbox"/> Standard Zoning Permit	<input type="checkbox"/> Appeal of Planning Commission Decision
<input type="checkbox"/> Special Land Use	<input type="checkbox"/> Ordinance Amendment/Rezoning
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Ordinance Interpretation
<input checked="" type="checkbox"/> Other <u>Lot Combination</u>	

**Property Information:**

A. Property Number (From Tax Statement): OSI-763-013-00 AND OSI-762-001-00  
B. Legal Description of Property: SEE ATTACHMENTS  
C. Address of Property: 8593 Cuddeback Circle    File No. HB24-013/001-059  
D. Zoning District: H3    Exhibit A  
E. Site Plan Checklist Completed & Attached: N/A  
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) N/A    Date 8.27.24  
G. Sketch Plan Attached: N/A    Initials KD  
H. Architectural Plan Attached: N/A  
I. Association Documents Attached (Approval of project, etc.): N/A  
J. FAA Approval Documents Attached: N/A  
K. Photographs of Existing and Adjacent Structures Attached: N/A

**Proposed Construction/Use:**

A. Proposed Construction:  
☐ New Building    N/A    ☐ Alteration/Addition to Existing Building  
☐ Other, Specify N/A

## B. Use of Existing and Proposed Structures and Land:

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

General Store for StonecliffProposed Use: General Store + Kitchen for Stonecliff

## 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

Kern Doyle, StoneLife Properties LLC  
Please Print Name

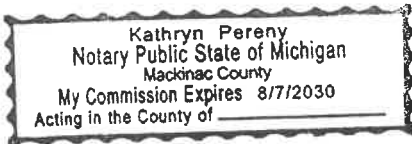
Please Print Name

Signed and sworn to before me on the 27 day of August, 2024.

Kathryn Pereny  
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: 1824-013/001-059FEE: 400-DATE: 8.27.24CHECK NO: CashINITIALS: 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](http://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 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>

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 checked="" type="checkbox"/>	<input 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"/>
<u>Utility Information</u>	<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"/>

**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"/>



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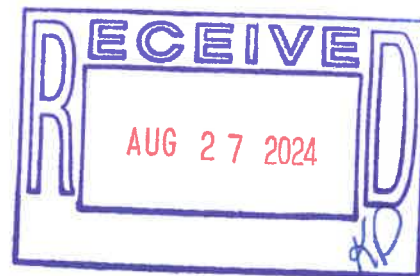
***Architectural Review  
Informational Requirements (Section 18.05)***

<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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Legal description of the property	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>



File No. HB24-013/001-059  
Exhibit B  
Date 8.27.24  
Initials KP

## Mackinac County Equalization Combination Application



Reference Number \_\_\_\_\_

### TAXING JURISDICTION

City of Mackinac Island

### PARCEL IDENTIFICATION NUMBER (LIST ALL TO BE COMBINED)

Tax parcel 051-762-001-00  
Being legally known as:  
Unit 1 of Stonecliffe Site Properties Condominium

Tax parcels 051-763-001-00; 051-763-002-00; 051-763-003-00; 051-763-004-00; 051-763-005-00; 051-763-006-00; 051-763-007-00; 051-763-008-00; 051-763-009-00; 051-763-010-00; 051-763-011-00; 051-763-012-00; 051-763-013-00

Being legally known as Units 1 – 13 of The Lodge at Stonecliffe Condominium

Also known as Unit 3 of Stonecliffe Site Properties Condominium (said Unit 3 is in the process of being terminated and consolidated into the above Unit 1 of Stonecliffe Site Properties Condominium).

**In order to combine properties, you must first ensure:**

- Parcels are of the same property class.
- All parcels are under the same ownership.
- Parcels are contiguous and are located in the same Township, Section and Range.
- Property taxes are current.

**You must fill form out completely and provide owner signature(s) or application will be returned to you.**

**APPLICANT:** Name: Stonecliffe Properties, L.L.C., a Michigan limited liability company

Address: 201 W. Big Beaver Road, Suite 500

City, State, Zip Troy, Michigan 48084

Contact phone No. 434-841-1295 (Kevin P. Doyle)

**Application will be returned to the above address after processing unless an alternate address is provided.**

### **Address of Parcels to be Combined:**

8593 Cudahy Circle, Mackinac Island, MI 49757

Property Owner's Signature(s)  Date February 5, 2024  
Kevin P. Doyle, Authorized Agent

**PETITION FOR LOT RECOMBINATION  
OF UNIT 1, STONECLIFFE SITE PROPERTIES CONDOMINIUM  
AND UNIT 3, STONECLIFFE SITE PROPERTIES CONDOMINIUM**

The undersigned Applicants petition the City Council of the City of Mackinac Island to recombine certain platted lots, pursuant to MCL 560.259 and MCL 560.263, which lots are solely owned by Stonecliffe Properties, L.L.C., a Michigan limited liability company, 201 W. Big Beaver Road, Suite 500, Troy, Michigan 48084 (the "Property Owner").

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

Tax parcel 051-762-001-00  
Being legally known as:  
Unit 1 of Stonecliffe Site Properties Condominium

Tax parcels: 051-763-001-00; 051-763-002-00; 051-763-003-00; 051-763-004-00; 051-763-005-00; 051-763-006-00; 051-763-007-00; 051-763-008-00; 051-763-009-00; 051-763-010-00; 051-763-011-00; 051-763-012-00; 051-763-013-00

Being legally known as Units 1 – 13 of The Lodge at Stonecliffe Condominium  
Also known as Unit 3 of Stonecliffe Site Properties Condominium (said Unit 3 is in the process of being terminated and consolidated into the above Unit 1 of Stonecliffe Site Properties Condominium)

**B. The Units after the completion of the recombination are referred to as the "Revised Units" and are legally described as follows:**

Land in the City of Mackinac Island, Mackinac County, Michigan, described as follows:

Unit 1 STONECLIFFE SITE PROPERTIES, a Site Condominium, a Mackinac County Condominium Subdivision Plan No. 39, according to the Master Deed thereof as recorded in Liber 509, Pages 521 through 559, Mackinac County Records, and by First Amendment to Master Deed recorded in Liber 578, pages 539 through 546, and by Second Amendment to Master Deed recorded in Liber 607, pages 405 through 424, together with rights in general common elements and limited common elements as set forth in the above described Master Deed and as described in Act 59 of Public Acts of 1978, as amended.

Commonly known as: 8593 Cudahy Circle, Mackinac Island, Michigan 49757

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

Unit 1: HB Hotel / Boardinghouse

Unit 3: HB Hotel / Boardinghouse

**D. What is the purpose of the request to recombine the Units?**

To eliminate Unit 3 from the Stonecliffe Site Properties Condominium and consolidate Units 1 and 3 to create a modified Unit 1 of Stonecliffe Site Properties Condominium.

**E. The undersigned represent that the Lots are not encumbered by a mortgage.**

Dated this 5 day of February, 2024

**Applicant:**

**Stonecliffe Properties, L.L.C., a Michigan limited liability company**

By:

  
Kevin P. Doyle

Its:

Authorized Agent



*Rebecca Lawrukovich*  
Rebecca Lawrukovich  
02/05/2024

**EXHIBIT "A"**  
**CERTIFIED SURVEY**

Attached to this Petition for Lot Recombination dated February 5, 2024 are the following surveys:

**Exhibit A, Part 1:** Boundary Survey by Northland Surveying & Mapping LLC dated March 20, 2023, with red font text identifying Unit 3 of Stonecliffe Site Properties Condominium, which is being consolidated into Unit 1 of Stonecliffe Site Condominium.

Unit 3 is comprised of 13 separate tax parcel numbers, all of which are to be merged into a single tax parcel number for a new, consolidated Unit 1 of Stonecliffe Site Properties Condominium.

This survey also depicts Unit 1.

**Exhibit A, Part 2:** Replat No. 3 of Mackinac County Subdivision Plan Number 39, Exhibit "B" to the Master Deed of Stonecliffe Site Properties Condominium by Northland Surveying & Mapping LLC dated January 29, 2024.

This depicts the resulting Unit 1, after Unit 3 is consolidated into Unit 1.

Both attachments are being submitted in a format that is 11" by 17". Upon request, we can provide a full-size larger format.

From:  
Steven R. Cole  
Bodman PLC  
2301 West Big Beaver Road  
Suite 500  
Troy, MI 48084  
[SCole@BodmanLaw.com](mailto:SCole@BodmanLaw.com)  
(248) 470-2172 cell

**Boundary Survey**  
 Part of Private Claim No. 3  
 City of Manitowish County, Wisconsin

**Legend:**

- Red dot: Survey Station
- Red line: Boundary Line
- Blue line: Water Body
- Black line: Road
- Green line: Right-of-Way
- Yellow line: Easement
- Grey line: Other

**Scale:** 1" = 100'

**North Arrow:** Points North

**Unit 3 of SSP Condo aka The Lodge**

**This Unit 3 is being consolidated into Unit 1 of Stonelife Site Properties condominium**

**Lake Burton**

**Lake Koshong**

**Survey Station**

**Boundary Line**

**Water Body**

**Road**

**Right-of-Way**

**Easement**

**Other**





**EXHIBIT B TO PETITION FOR LOT RECOMBINATION**



Stonecliffe Properties (Neil Holschue)

MARY JO SAVARD  
MACKINAC COUNTY REGISTER OF DEEDS  
RECORDED  
02/09/2024 3:29:22 PM  
Receipt # 1-34 Liber: 966 Pages: 172 - 177 # Pages: 6  
\$30.00 MISCELLANEOUS INSTR



Liber 966 Page 172  
1 of 6

RECEIVED FEB 09 2024  
3:15pm mp

### TERMINATION OF CONDOMINIUM THE LODGE AT STONECLIFFE

This Termination of Condominium ("**Termination**") is made and executed this 5 day of February, 2024 ("**Effective Date**"), by Stonecliffe Properties, L.L.C., a Michigan limited liability company ("**Developer**"), whose address is 201 W. Big Beaver Road, Suite 500, Troy, Michigan 48084, pursuant to the provisions of the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended (the "**Act**").

#### RECITALS:

WHEREAS, Developer established The Lodge at Stonecliffe, Mackinac County Condominium Subdivision Plan No. 45 (the "**Condominium**"), by the Master Deed, Bylaws and Condominium Subdivision Plan recorded on July 22, 2005 in Liber 607, Page 425, Mackinac County Records (the "**Master Deed**").

WHEREAS, the real property subject to the Master Deed is located in the City of Mackinac Island, Mackinac County, Michigan and is more particularly described on **Exhibit A** attached hereto ("**Property**").

WHEREAS, no improvements were constructed on the Property, and the Property was not developed for the Condominium; and Developer is the sole owner of all units in the Condominium and the Property.

WHEREAS, the Act permits the unilateral termination of the Condominium by the Developer pursuant to Sections 50 and 51.

WHEREAS, there are no mortgagees or any other persons or entities which need to approve this termination or otherwise be notified and allowed to vote on this termination as set forth in or required by the Master Deed or the Act;

WHEREAS, Developer now desires to terminate the Condominium in all respects.

NOW, THEREFORE, for good and valuable consideration, the sufficiency and adequacy of which are hereby acknowledged and accepted, and with the intent to be legally bound hereby, Developer, as owner of the Property and developer of the Condominium, hereby terminates the Master Deed and the Condominium. The Master Deed and Condominium are terminated and are of no further force and effect as of the Effective Date.



Liber 966

Page 173  
2 of 6**DEVELOPER:**Dated: February 6, 2024**STONECLIFFE PROPERTIES, L.L.C.,**  
A Michigan limited liability companyBy: Kevin P. Doyle  
Its: Authorized Agent**STATE OF MICHIGAN     )**  
**COUNTY OF WAYNE     )**

The foregoing Termination was acknowledged before me this 5 day of February, 2024, by Kevin P. Doyle, Authorized Agent for Stonecliffe Properties, L.L.C., a Michigan limited liability company, on behalf of such company.

Rebecca Lawrukovich, Notary Public  
Wayne County, Michigan  
Acting in Wayne County, Michigan  
My Commission Expires: May 05, 2027**PREPARED BY AND WHEN  
RECORDED RETURN TO:**  
Alexandra E. Dieck  
Bodman PLC  
201 S. Division, Suite 400  
Ann Arbor, Michigan 48103

Termination of Condominium Project: The Lodge at Stonecliffe Condominium



**EXHIBIT A**  
*Legal Description of Property*

Land in the City of Mackinac Island, Mackinac County, MI, described as follows:

UNITS 1 THROUGH 13, INCLUSIVE, THE LODGE AT STONECLIFFE, A SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED THEREOF, DATED JUNE 20, 2005 AND RECORDED JULY 22, 2005 IN LIBER 607, PAGE 425 THROUGH 460 MACKINAC COUNTY RECORDS; MACKINAC COUNTY SUBDIVISION PLAN NUMBER 45, AND ANY AMENDMENTS THERETO, MACKINAC COUNTY RECORDS WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED AND PURSUANT TO ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS:

UNIT 3, STONECLIFFE SITE PROPERTIES, A SITE CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED APRIL 4, 2002 IN LIBER 509, PAGES 521 THROUGH 559, MACKINAC COUNTY RECORDS, MACKINAC COUNTY SUBDIVISION PLAN NUMBER 39, AS AMENDED BY THE FIRST AMENDMENT TO THE MASTER DEED FOR STONECLIFFE SITE PROPERTIES RECORDED ON JUNE 21, 2004, IN LIBER 578, PAGE 539, AND AS AMENDED BY SECOND AMENDMENT TO MASTER DEED RECORDED ON JULY 22, 2005 IN LIBER 607, PAGE 405, MACKINAC COUNTY RECORDS WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED AND PURSUANT TO ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

EASEMENT FOR INGRESS, EGRESS, AND UTILITIES:

COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO.3; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PRIVATE CLAIM S 33° 21' 17" W 1185.14' TO A STONE MONUMENT IN THE GATE OF STONECLIFFE; THENCE CONTINUING ON THE EASTERLY LINE OF SAID PRIVATE CLAIM BEING THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472 AND LIBER 412, PAGE 473 MACKINAC COUNTY RECORDS S 33° 03' 19" W 136.97'; THENCE ALONG THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3, S 33° 03' 19" W 25.00' TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS RECORDED IN LIBER 437, PAGE 580 AND LIBER 437, PAGE 592, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF THE ABOVE MENTIONED PARCEL N 57° 15' 00" W 150.00' TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE S 33° 03' 19" W AND PARALLEL WITH THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3, ALONG THE NORTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL 150.00'; THENCE ALONG THE SOUTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL S 57° 15' 00" E 150.00' TO THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3; THENCE ALONG THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3 ALSO



BEING THE SOUTHEASTERLY LINE OF A PARCEL OF LAND RECORDED IN LIBER 263, PAGE 384, MACKINAC COUNTY RECORDS. S 33° 03' 19" W 499.98' TO THE SOUTHEASTERLY CORNER OF THE ABOVE MENTIONED PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL N 57° 15' 00" W 150.00'; THENCE N 67° 59' 24" W 298.94'; THENCE S 78° 32' 09" W 164.57'; THENCE N 39° 36' 27" W 63.14' TO THE NORTHWESTERLY LINE OF PRIVATE CLAIM NO.3; THENCE ALONG SAID PRIVATE CLAIM LINE N 32° 55' 00" E 113.87' TO THE WESTERLY LINE OF CONDO NO.1, AS RECORDED IN LIBER 264, PAGE 602, MACKINAC COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID CONDO NO.1, S 02° 56' 12" W 11.34' TO THE SOUTH LINE OF SAID CONDO NO.1; THENCE ALONG THE SOUTH LINE OF SAID CONDO NO.1, S 87° 03' 39" E 93.75' TO THE SOUTHEASTERLY CORNER OF CONDO NO.1; THENCE ALONG THE EASTERLY LINE OF SAID CONDO NO.1, N 02° 56' 23" E 160.00' TO THE NORTHEASTERLY CORNER OF SAID CONDO NO.1 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID CONDO. NO.1, N 87° 03' 19" W 8.00' TO THE NORTHWESTERLY LINE OF PRIVATE CLAIM NO.3; THENCE ALONG THE NORTHWESTERLY LINE OF PRIVATE CLAIM NO.3, N 32° 55' 00" E 170.60'; THENCE S 84° 35' 50" E 36.08'; THENCE PARALLEL WITH THE NORTHWESTERLY LINE OF PRIVATE CLAIM NO.3, S 32° 55' 00" W 169.94'; THENCE N 85° 05' 28" W 28.40' TO THE POINT OF BEGINNING. BEING SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY. ALL BEING A PART OF PRIVATE CLAIM #3, T40N, R3W, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN.



## DESCRIPTION: ROADWAY AND UTILITY EASEMENT

COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO.3, THENCE ALONG THE SOUTHEASTERLY EASTERLY LINE OF SAID PRIVATE CLAIM S 33° 21' 17" W 1148.97' TO THE POINT OF BEGINNING OF A VARIABLE WIDTH INGRESS AND EGRESS AND UTILITY EASEMENT; THENCE CONTINUING S 33° 21' 17" W 20.00' TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472, AND LIBER 412, PAGE 473, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL N 57° 35' 45" W 150.09' TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL S 33° 03' 19" W 152.25' TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE CONTINUING S 33° 03' 19" W 25.00' TO THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED IN LIBER 437, PAGE 580, AND 437, PAGE 592, MACKINAC COUNTY RECORDS; THENCE CONTINUING ON THE NORTHWESTERLY LINE OF SAID PARCEL S 33° 03' 19" W 150.00' TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE S 45° 03' 15" W 99.66'; THENCE S 63° 04' 15" W 61.04'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.23', A DELTA OF 107° 55' 49", AN ARC LENGTH OF 177.50' AND A CHORD WHICH BEARS N 62° 57' 42" W 152.40'; THENCE N 08° 59' 31" W 37.51'; THENCE N 03° 06' 43" W 94.22'; THENCE S 73° 47' 06" W 60.81'; THENCE S 88° 30' 22" W 82.92'; THENCE N 84° 35' 50" W 54.91'; THENCE N 32° 32' 05" W 35.18'; THENCE S 85° 02' 03" E 36.23'; THENCE S 83° 15' 35" E 53.49'; THENCE N 88° 30' 22" E 63.42'; THENCE N 73° 47' 06" E 31.98'; THENCE N 60° 14' 04" E 22.74'; THENCE N 22° 15' 51" E 53.51'; THENCE N 20° 12' 58" E 51.33'; THENCE N 29° 47' 45" E 60.40' TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN A SURVEY BY JOSEPH B. O'NEILL AT BIDSTRUP & YOUNG, INC. RECORDED LIBER 354, PAGES 623 THROUGH 642, MACKINAC COUNTY RECORDS; THENCE S 47° 40' 45" E 33.00'; THENCE S 37° 49' 32" W 51.65'; THENCE S 20° 12' 58" W 49.68'; THENCE S 04° 35' 26" W 77.74'; THENCE S 03° 06' 43" E 82.67'; THENCE S 08° 59' 31" E 36.22'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 69.23', A DELTA OF 107° 55' 44", AN ARC LENGTH OF 130.41' AND A CHORD WHICH BEARS S 62° 57' 45" E 111.97'; THENCE N 63° 04' 15" E 56.97'; THENCE N 45° 25' 14" E 90.60'; THENCE N 33° 03' 19" E 306.95'; THENCE N 57° 35' 45" W 176.86'; THENCE N 76° 49' 52" W 8.21'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 367.00', A DELTA OF 33° 26' 25", AN ARC LENGTH OF 214.20' AND A CHORD WHICH BEARS S 59° 02' 27" W 211.17'; THENCE N 47° 40' 46" W 33.00' TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN A SURVEY BY JOSEPH B. O'NEILL AT BIDSTRUP & YOUNG, INC. RECORDED LIBER 354, PAGES 623 THROUGH 642, MACKINAC COUNTY RECORDS, AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00', A DELTA OF 33° 26' 66", AN ARC LENGTH OF 233.52' AND A CHORD WHICH BEARS N 59° 02' 27" E 230.21'; THENCE S 83° 08' 17" E 46.39' TO THE NORTHERLY LINE OF A 20' WIDE PRIVATE EASEMENT AS RECORDED IN LIBER 454, PAGES 366-369, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID EASEMENT S 57° 35' 45" E 341.39' TO THE POINT OF BEGINNING OF A VARIABLE WIDTH INGRESS AND EGRESS



AND UTILITY EASEMENT. ALL BEING A PART OF PRIVATE CLAIM NO.3, T40N, R3W, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN.

EASEMENT FOR POOL:

COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO.3; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PRIVATE CLAIMS  $33^{\circ} 21' 17''$  W 1185.14' TO A STONE MONUMENT IN THE GATE OF STONECLIFFE; THENCE CONTINUING ON THE EASTERLY LINE OF SAID PRIVATE CLAIM BEING THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472 AND LIBER 412, PAGE 473, MACKINAC COUNTY RECORDS S  $33^{\circ} 03' 19''$  W 136.97'; THENCE ALONG THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3, S  $33^{\circ} 03' 19''$  W 25.00' TO THE NORTHEASTERLY CORNER OF A PARCEL. OF LAND AS RECORDED IN LIBER 437, PAGE 580 AND LIBER 437, PAGE 592, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF THE ABOVE MENTIONED PARCEL N  $57^{\circ} 15' 00''$  W 150.00' TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE S  $33^{\circ} 03' 19''$  W AND PARALLEL WITH THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3, ALONG THE NORTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL 150.00'; THENCE ALONG THE SOUTHWESTERLY LINE OF THE ALSO BEING THE SOUTHEASTERLY LINE OF A PARCEL OF LAND RECORDED IN LIBER 263, PAGE 384, MACKINAC COUNTY RECORDS, S  $33^{\circ} 03' 19''$  W 499.98' TO THE SOUTHEASTERLY CORNER OF THE ABOVE MENTIONED PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL N  $57^{\circ} 15' 00''$  W 150.00'; THENCE N  $67^{\circ} 59' 24''$  W 298.94'; THENCE S  $78^{\circ} 32' 09''$  W 164.57'; THENCE N  $39^{\circ} 36' 27''$  W 63.14' TO THE NORTHWESTERLY LINE OF PRIVATE CLAIM NO. 3; THENCE ALONG SAID PRIVATE CLAIM LINE N  $32^{\circ} 55' 00''$  E 113.87' TO THE WESTERLY LINE OF CONDO NO. 1 AS RECORDED IN LIBER 264, PAGE 602, MACKINAC COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID CONDO NO. 1, S  $02^{\circ} 56' 12''$  W 11.34' TO THE SOUTH LINE OF SAID CONDO NO. 1; THENCE ALONG THE SOUTH LINE OF SAID CONDO NO. 1, S  $87^{\circ} 03' 39''$  E 93.75' TO THE SOUTHEASTERLY CORNER OF CONDO NO. 1; THENCE ALONG THE EASTERLY LINE OF SAID CONDO NO. 1, N  $02^{\circ} 56' 23''$  E 160.00' TO THE NORTHEASTERLY CORNER OF SAID CONDO NO. 1; THENCE S  $85^{\circ} 05' 28''$  E 98.57' TO THE POINT OF BEGINNING; THENCE N  $04^{\circ} 14' 13''$  W 3.41'; THENCE S  $88^{\circ} 50' 55''$  E 46.96'; THENCE S  $44^{\circ} 12' 10''$  W 8.32'; THENCE N  $85^{\circ} 05' 28''$  W 41.05'; TO THE POINT OF BEGINNING. BEING SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY. ALL BEING A PART OF PRIVATE CLAIM NO. 3, T40N, R3W, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN.

Tax Parcel Nos:

051-763-001-00, Unit 1	051-763-005-00, Unit 5	051-763-009-00, Unit 9
051-763-002-00, Unit 2	051-763-006-00, Unit 6	051-763-010-00, Unit 10
051-763-003-00, Unit 3	051-763-007-00, Unit 7	051-763-011-00, Unit 11
051-763-004-00, Unit 4	051-763-008-00, Unit 8	051-763-012-00, Unit 12
		051-763-013-00, Unit 13