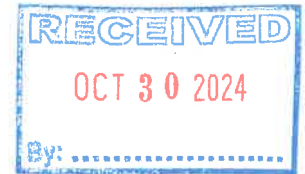


MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



October 10, 2024

Mayor Margaret M. Doud
Members of the City Council
City of Mackinac Island
PO Box 455
Mackinac Island, MI 49757

Dear Mayor and Council Members,

At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, October 8, 2024, there was a request from Tony Brodeur representing 1485 Astor Group LLC, to remove the restrictions on use, located at 1485 Astor Street. There was a motion made and supported to send the request to the Zoning Board of Appeals without a recommendation from the Planning Commission, with the requirement that the ZBA be supplied with the Minutes from October 10, 2007, October 24, 2007, the Liquor Control Commission approval of the removal of the restrictions, and the statement from Brodeur.

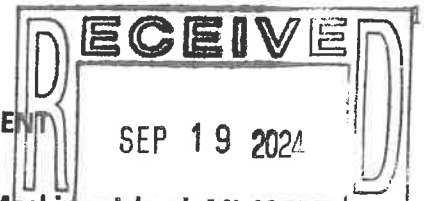
A handwritten signature in blue ink that reads "Katie Pereny".

Sincerely,

Katie Pereny
Secretary to the Planning Commission

enclosures

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:

Tony Brodeur

231-944-8267 tony.brodeur@gmail.com
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)

1485 Astor Group LLC

1485 Astor St.

Mackinac Island, MI 49757

Is The Proposed Project Part of a Condominium Association? Yes

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? -

Is a Variance Required? No

Are REU's Required? How Many? No

Type of Action Requested:

☐ Standard Zoning Permit

☐ Special Land Use

☐ Planned Unit Development

☒ Other - remove usage restriction

☐ Appeal of Planning Commission Decision

☐ Ordinance Amendment/Rezoning

☐ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 49-051-550-029-00

B. Legal Description of Property: attached

C. Address of Property: 1485 Astor St

File No. C24-029-063

D. Zoning District: Commercial

Exhibit A

E. Site Plan Checklist Completed & Attached: ☒

Date 9-19-24

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

Initials KD

G. Sketch Plan Attached: ☐

H. Architectural Plan Attached: ☐

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: ☒

Proposed Construction/Use:

A. Proposed Construction:

☐ New Building

☒ Other, Specify remove usage restriction

☐ 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):

restrictions on use
 Proposed Use: removal of restrictions

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.

ACB
Signature

SIGNATURES

Signature

Anthony C. Brodeur
Please Print Name

Please Print Name

Signed and sworn to before me on the 13th day of September 2024

Tiffany Stevens, Notary Public
State of Michigan
County of Cheboygan
My Commission Expires on September 9, 2025
Acting in the County of Cheboygan

Tiffany Stevens
Notary Public

Cheboygan County Michigan
My commission expires 9-9-25

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:

FEE:

DATE:

CHECK NO:

INITIALS:

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"/> |

B. Use of Existing and Proposed Structures and Land:

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

only bar owners may own, use upstairs apartments
 Proposed Use: any person may own, use apartments

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.

**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 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 type="checkbox"/> n/a |
| 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 type="checkbox"/> n/a |
| 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 type="checkbox"/> n/a |

Approved,
2,200
FF.

- | | | |
|---|--------------------------|------------------------------|
| 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 type="checkbox"/> n/a |
| 13. Proposed construction start date and estimated duration of construction. | <input type="checkbox"/> | <input type="checkbox"/> n/a |
| 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 type="checkbox"/> n/a |

Natural Features

- | | | |
|---|--------------------------|---------------------------------------|
| | <u>Provided</u> | <u>Not Provided or Applicable</u> |
| 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 type="checkbox"/> n/a |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input type="checkbox"/> n/a |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input type="checkbox"/> n/a |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input type="checkbox"/> n/a |

Physical Features

- | | | |
|---|-------------------------------------|---------------------------------------|
| | <u>Provided</u> | <u>Not Provided or Applicable</u> |
| 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> n/a |

Variance for density
already granted by ZBA
(10-10-2007)

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)

N/A

| <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 type="checkbox"/> |
| 2. Copy of asbestos survey if required by EGLE or other state department. | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Results of a pest inspection and, if necessary, a pest management plan. | <input type="checkbox"/> | <input 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 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 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 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 type="checkbox"/> | <input type="checkbox"/> |

File No. C24-029-063
Exhibit B
Date 9-19-24
Initials KP

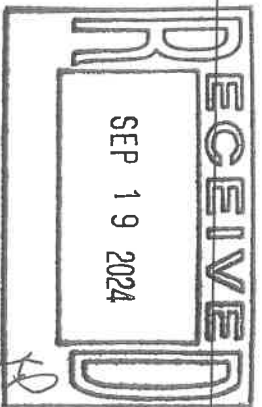


File #13-033S

LEGAL DESCRIPTION AND OWNERSHIP:

The subject property is located on Mackinac Island, Mackinac County, Michigan. The property's legal description as indicated in the assessing data is as follows:

410/136 426/625 474/284 562/558E 585/503 631/432 639/271 660/608-623 666/403 678/462 672/587S
ASSESSOR'S PLAT NO. 3 COM AT THE S'LY INT OF MARKET ST AND ASTOR ST ALSO KNOWN AS THE
N'LY MOST COR OF LOT 114 TH S 55 DEG 48'28"E 71.70 FT ALONG ASTOR ST TO THE E'LY COR OF LOT
114 TH CONT S 53 DEG 39'44"E 3.69 FT ALONG ASTOR ST TO THE N'LY MOST COR OF LOT 113 AND THE
POB TH CONT S 53 DEG 39'44"E 5.56 FT ALONG ST TH S 56 DEG 04'59"E 35.07 FT ALONG ST TH S 55 DEG
50'24"E 23.43 FT ALONG ASTOR ST TH S 26 DEG 42'26"W 34.73 FT TH N 62 DEG 29'41"W 30.99 FT TH S 28
DEG 29'12"W 19.29 FT TH N 62 DEG 27'25"W 32.76 FT TH N 27 DEG 29'12"E 61.48 FT TO THE POB. ALSO
COM AT THE S'LY INT OF MARKET ST AND ASTOR ST ALSO BEING THE N'LY MOST COR OF LOT 114 TH S
55 DEG 48'28"E 71.70 FT ALONG ASTOR ST TO THE E'LY COR OF LOT 114 AND THE POB TH CONT S 53
DEG 39'44"E 3.69 FT TO THE N'LY COR OF LOT 113 TH S 27 DEG 29'12"W 61.48 FT TH N 72 DEG 38'27"W
5.67 FT TH N 29 DEG 14'55"E 63.06 FT TO THE POB WITH AN EASEMENT RECORDED IN LIBER 660 PAGE
618. PART OF LOT 113.



ATTENTION COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE, WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 2.

MACKINAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____
EXHIBIT B

TO THE MASTER DEED OF
THE MUSTANG LOUNGE

Part of Lot 113, Assessors Plat No. 3, Mackinac Island, according to the Plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records, which is more particularly described as follows:

Commencing at the Southern intersection of Astor and Market Street, also being the Northern Corner of Lot 114, Assessors Plat No. 3, thence along the southerly line of Astor Street on the following two courses: South 55°48'28" East 71.70 feet to the Eastern corner of Lot 114 and South 53°39'44" East 3.69 feet to the Northern corner of Lot 113 and the Place of Beginning; thence continuing along the southerly line of Astor Street on the following three courses: South 53°16'37" East 5.42 feet; South 55°04'17" East 36.35 feet; and South 55°56'54" East 22.73 feet to a 1/2" iron rod; thence along the face of a building in the following four courses: South 27°01'24" West 34.85 feet; North 62°29'03" West 30.99 feet; South 25°34'09" West 19.30 feet; and North 62°11'26" West 33.99 feet; thence North 27°29'12" East 61.48 feet to the Place of Beginning.

- SHEET INDEX
- 1 COVER
 - 2 SURVEY PLAN
 - 3 SITE PLAN SOUTHEAST
 - 4 SITE PLAN NORTHEAST

DEVELOPER

SURVEYOR

BENCHMARK ENGINEERING, INC.
607 E. LAKE STREET
HARBOR SPRINGS, MICH 49740

File No. C24-029063
Exhibit C
Date 9.19.24
Initials KP

11019.DWR\119.SHEET1.SXD
CADD FILENAME 1

THIS PROPOSED SHEET PREPARED BY:
BENCHMARK ENGINEERING, INC.
607 E. LAKE STREET
HARBOR SPRINGS, MICHIGAN 49740

JAMES E. YOUNG, P.S., NO 24626
DATE: MARCH 4, 2011

THE MUSTANG LOUNGE

COVER

1

FOUND
5/8" REBAR
NORTHERLY COR.
OF LOT 114

BENCH MARK
TOP OF 5/8" REBAR
ELEV. = 557.45 MWD 1988 (1953)

FOUND 5/8" REBAR
EASTERN CORNER
LOT 114

YANKEE REBEL

PLACE OF BEGINNING
SET STEEL MARK IN CONCRETE

S 53°39'44"E 3.61

S 53°16'37"E 5.42

STEEL FIRE ESCAPE
ENCROACHES UP TO
1.4' INTO GAP

114

Gap between lots 113 and 114
61.48

N 27°29'12"E

BUILDING ENCROACHES 0.11

STEPS

N 62°11'5"W 33.39
building face

UPPER LEVEL
BALCONY

SECOND FLOOR UNIT 2
THIRD FLOOR UNIT 2

MUSTANG LOUNGE
UNITS 1-4

S 25°34'09"W 19.30
building face

N 62°29'03"W 30.39
building face

APARTMENTS
(1 1/2 STORY)

NOTES:
ELEVATIONS ARE NAVD 1988 (GPS DATUM)
BEARINGS ARE BASED ON A BOUNDARY SURVEY
BY R. E. GRIFFIN, DATED NOVEMBER 14, 2007
ROUTE 58501, 1/2 MILE COUNTERCLOCKWISE TO GET
TRUE NORTH BASED ON A GPS OBSERVATION
MADE MARCH 3, 2011.

ASTOR STREET

COVERED AWNING ENCROACHES 4.0

S 56°04'17"E 36.35
building face

COVERED OUTDOOR
DINING AREA

S 55°56'24"E 22.73

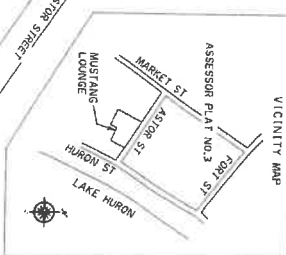
BRICK LEDGE ENCROACHES 0.36

FOUND 1/2" IRON ROD
ACCEPTED AS BOUNDARY CORNER

S 27°01'24"W 34.85
building face

EDWARDS
GIFTS
(2 STORY)

FOUND 1/2" IRON ROD



HURON STREET

EAST CORNER OF CONCRETE PILLER
POSITION OF NE CORNER LOT 113
USED FOR NUMEROUS SURVEYS
ALONG HURON STREET



PROPERTY LINE
LOT LINES

LEGEND:

- FOUND SURVEY IRON (as noted)
- RECORD BEARING AND DISTANCE
- FROM TITLE POLICY

JAMES E. YOUNG, P.S.
REGISTRATION NO. 24626
BENCHMARK ENGINEERING, INC.
607 E. LAKE STREET
HARBOR SPRINGS, MICHIGAN 49740
DATE: MARCH 4, 2011

SURVEYOR'S CERTIFICATE
I, JAMES E. YOUNG, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THE SUBDIVISION PLAN KNOWN AS MACKINAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.
THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

BENCH MARK
TOP OF 5/8" IRON ROD
EAST SIDE HURON STREET
ELEV. = 550.45 MWD 1988 (1953)

Y11019, EXHIBIT B, SHEET 12, GND

THE MUSTANG LOUNGE

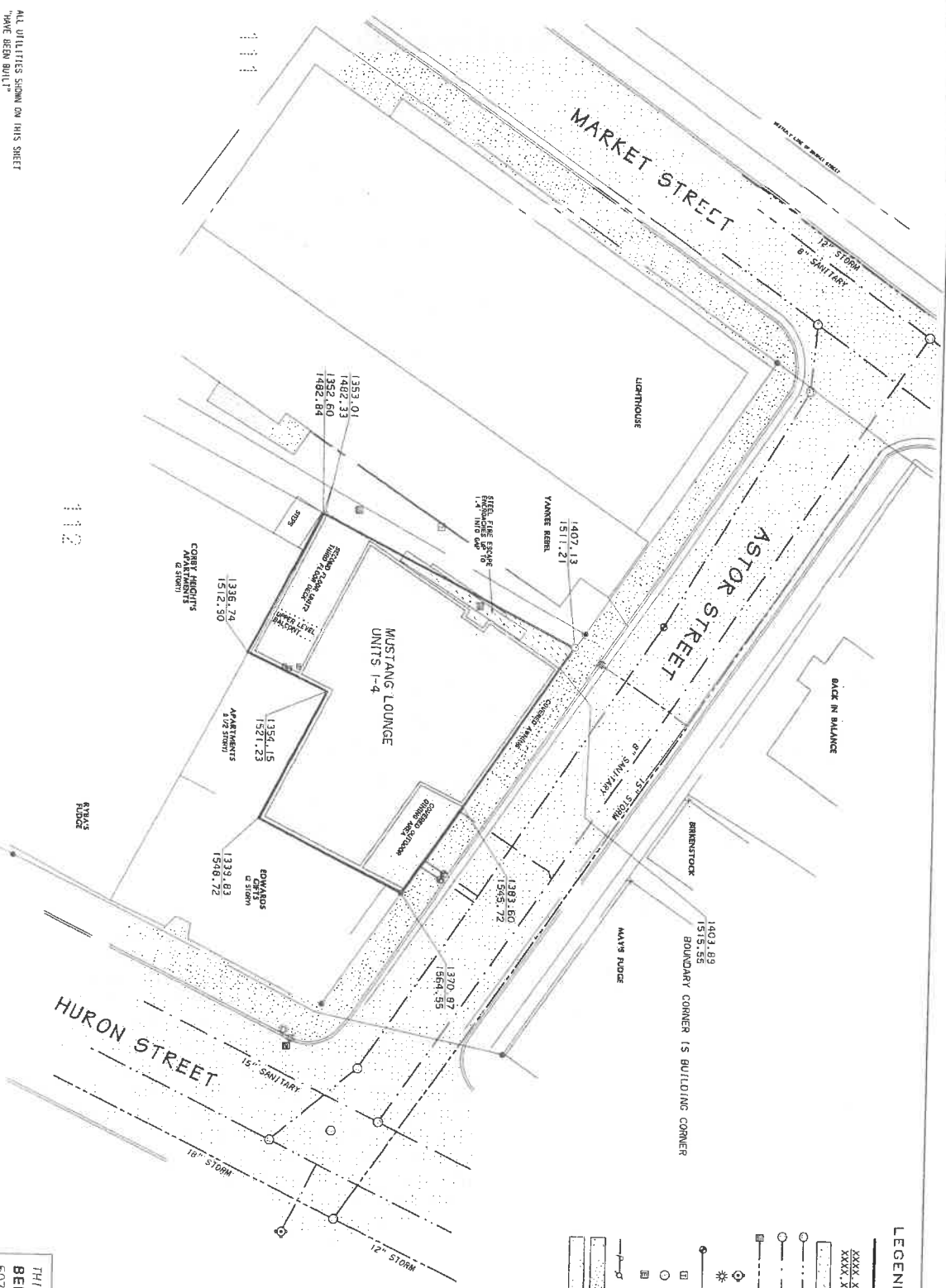
SURVEY PLAN

THIS PROPOSED SHEET PREPARED BY:
BENCHMARK ENGINEERING, INC.
607 E. LAKE STREET
HARBOR SPRINGS, MICHIGAN 49740

JAMES E. YOUNG, P.S., NO. 24626
DATE: MARCH 4, 2011

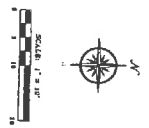
ALL UTILITIES SHOWN ON THIS SHEET
"HAVE BEEN BUILT"

UNDERGROUND UTILITIES AS SHOWN ON THIS MAP, ARE TAKEN FROM
UTILITY DESIGN MAPS OBTAINED FROM THE MICHIGAN DEPT. OF
TRANSPORTATION AND ARE APPROXIMATE ONLY. ALL UTILITIES
LOCATED BY FIELD OBSERVATION ARE LOCATED BY FIELD OBSERVATION.



LEGEND:

- PROPERTY LINE
- XXXX, XX NORTH COORDINATE
- XXXX, XX EAST COORDINATE
- GENERAL COMMON ELEMENT
- WATER MAIN / SERVICE MANHOLE
- SANITARY SENDER MAIN / MANHOLE
- STORM SENDER MAIN / CATCH BASIN
- FIRE HYDRANT
- LAMP POST
- WATER SERVICE LINE / CURB STOP
- TELEPHONE BOX
- ELECTRIC SERVICE MANHOLE
- ELECTRIC METER
- OVERHEAD POWER LINE
- CONCRETE SURFACE
- PAVED SURFACE



THIS PROPOSED SHEET PREPARED BY:
BENCHMARK ENGINEERING, INC.
607 E. LAKE STREET
HARBOR SPRINGS, MICHIGAN 49740

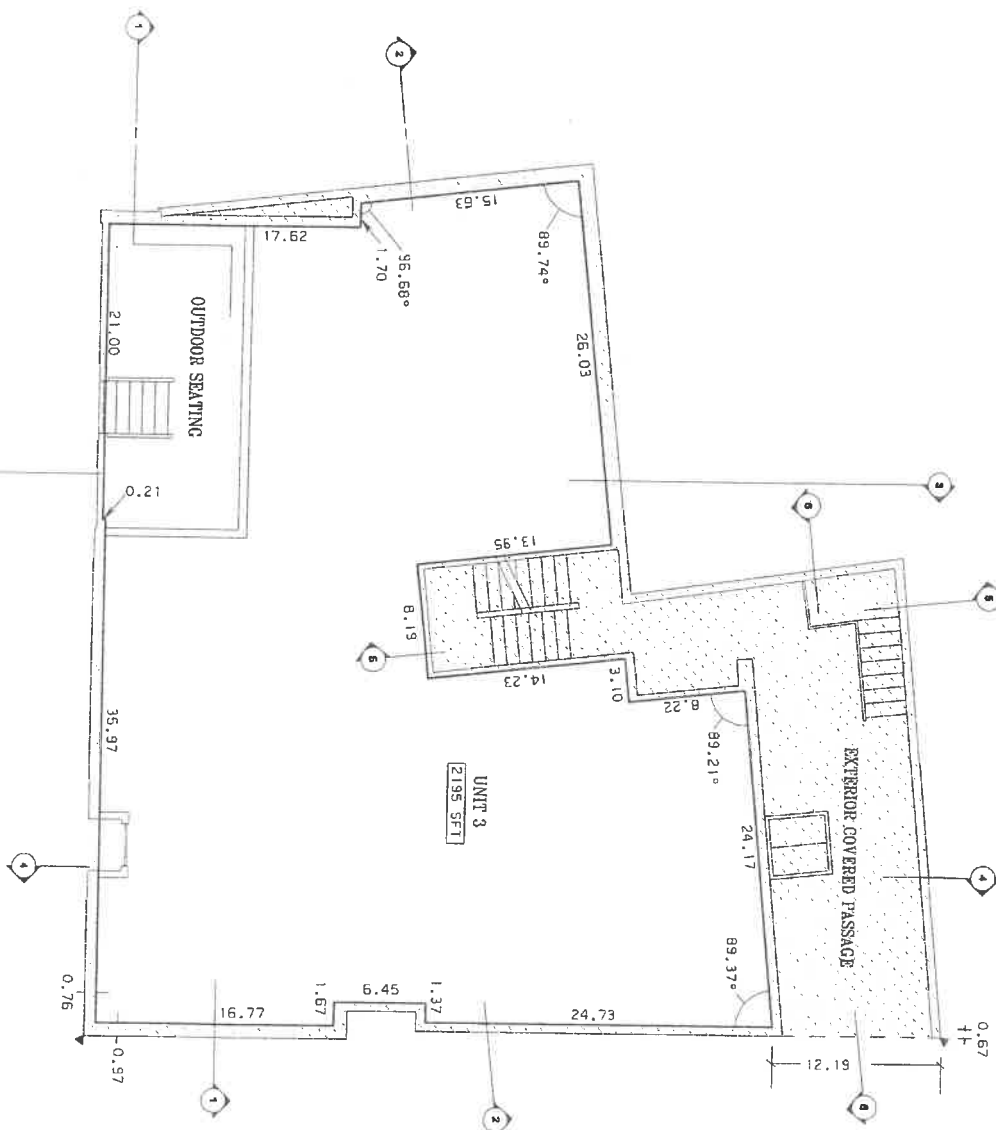
JAMES E. YOUNG, P.S., NO. 24626
DATE: MARCH 4, 2011

THE MUSTANG LOUNGE

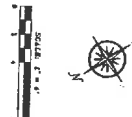
SITE / UTILITY PLAN

NOTE: ALL WALLS (INTERIOR) AT 90° UNLESS OTHERWISE NOTED.

FIRST FLOOR PLAN



- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COORDINATE
 - LIMITED COMMON ELEMENT ASSIGNED TO UNIT X
 - SECTION LINES SEE SHEETS 8 AND 9



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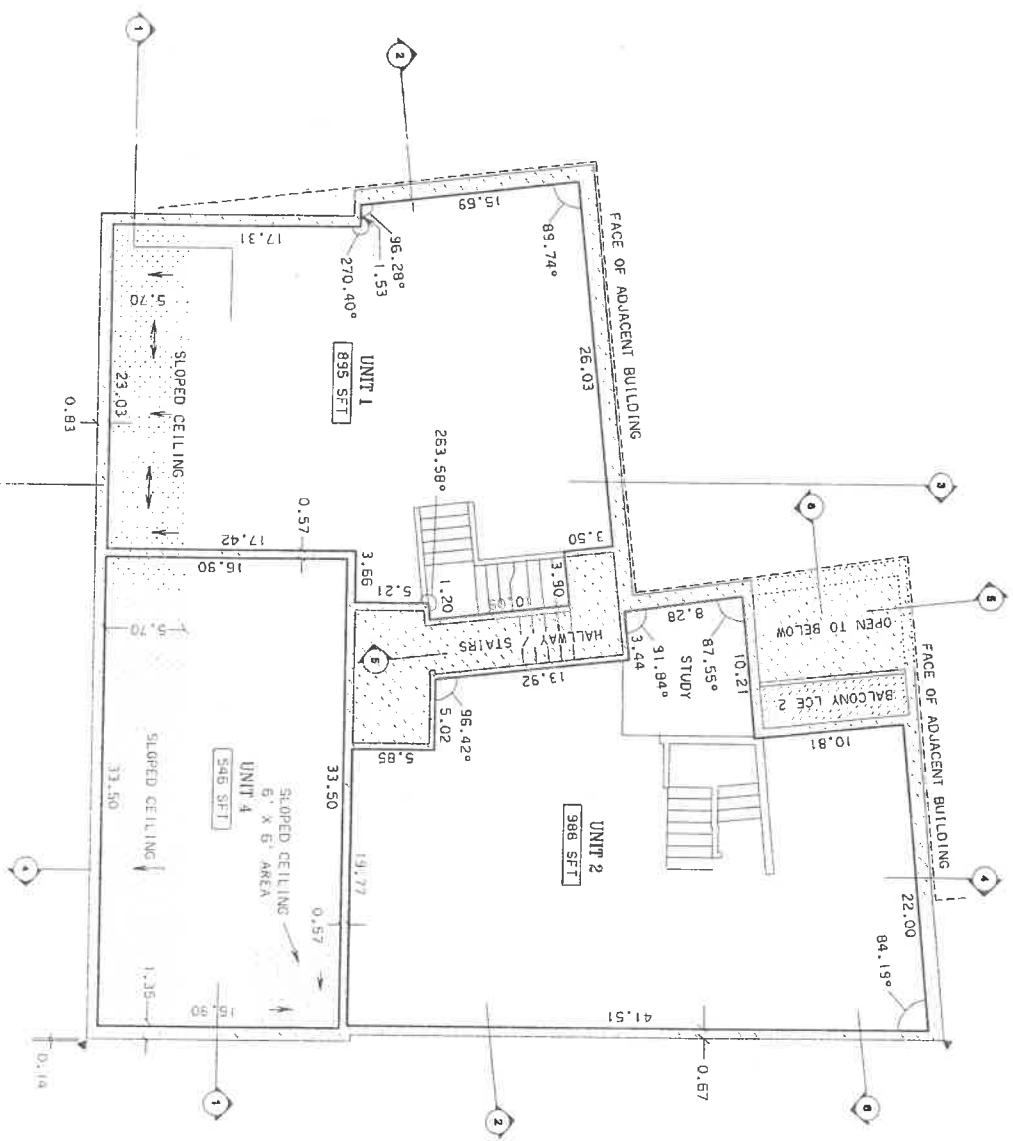
THIS PROPOSED SHEET PREPARED BY:
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 607 E. LAKE STREET
 HARBOR SPRINGS, MICHIGAN 49740

JAMES E. YOUNG, P.S., NO. 24626
 DATE: MARCH 4, 2011

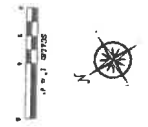
FIRST FLOOR PLAN

NOTE: ALL WALLS INTERSECT AT 90° UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN



- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COORDINATE
 - LIMITED COMMON ELEMENT ASSIGNED TO UNIT X
 - SECTION LINES SEE SHEET 11

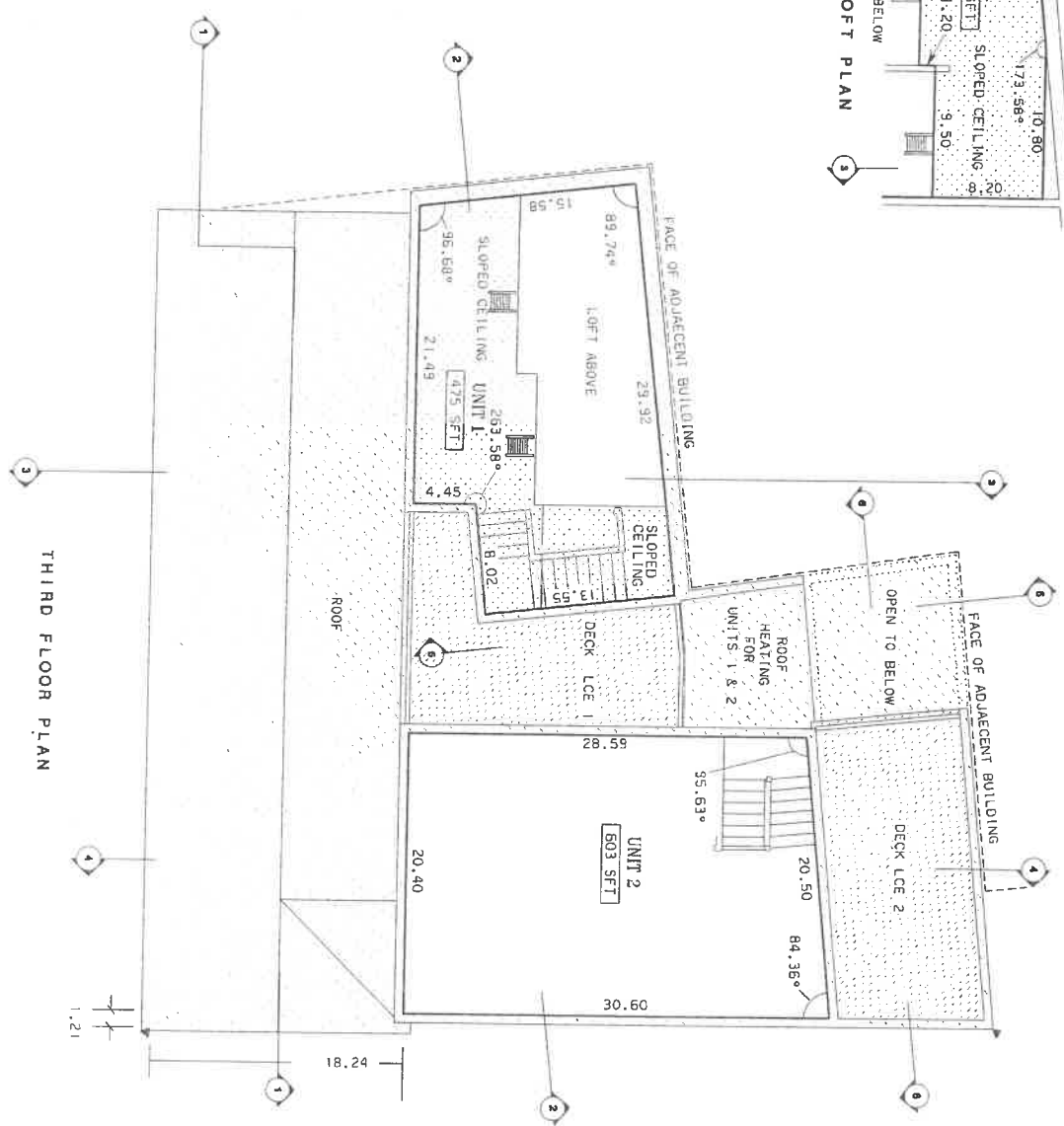
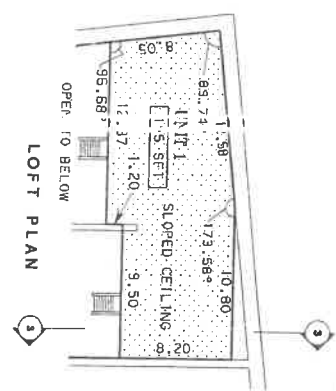


11/10/11 11-01B Hopkins Mustang Bar1Y1101B.DWG 11/10/11 11-01B.DWG

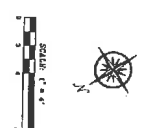
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BENCHMARK ENGINEERING, INC.
 607 E. LAKE STREET
 HARBOR SPRINGS, MICHIGAN 49740

JAMES E. YOUNG, P.S., NO. 24626
 DATE: 11/10/11

SECOND FLOOR PLAN



- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COORDINATE
 - LCE X
 - LIMITED COMMON ELEMENT ASSIGNED TO UNIT X
 - SECTION LINES SEE SHEETS 8 AND 9



NOTES: ALL WALLS AND CEILING AT 90° UNLESS OTHERWISE NOTED.

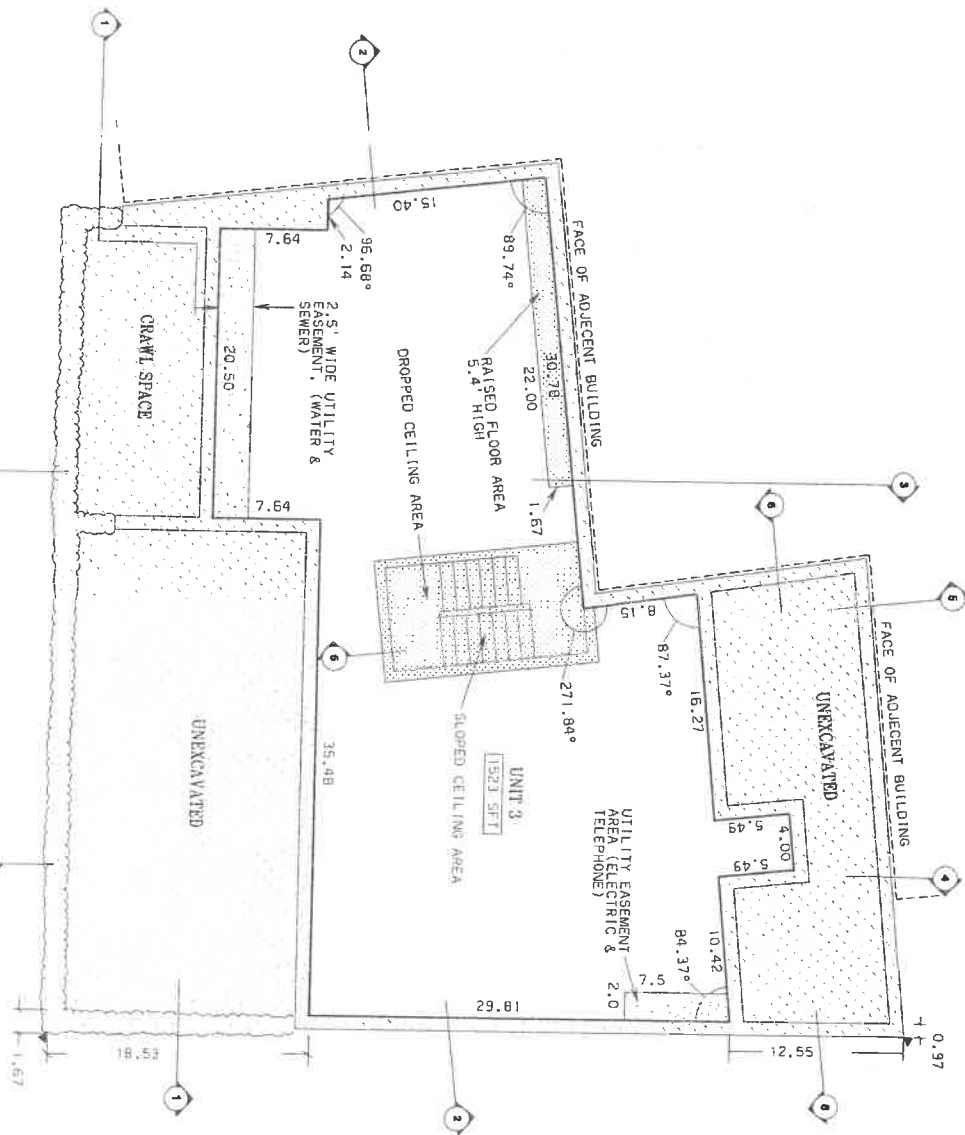
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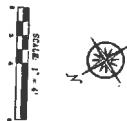
JAMES E. YOUNG, P.E., NO. 24626
 DATE: 8/23/11

NOTE: ALL W.L.S. INTERSECT AT 90° UNLESS OTHERWISE NOTED.

BASEMENT FLOOR PLAN



- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COMMON ELEMENT
 - LIMITED COMMON ELEMENT ASSIGNED TO UNIT X
 - SECTION LINES SEE SHEET 8 AND 9



THE MUSTANG LOUNGE

Y:\1019 EXHIBIT B\SHEET14.DWG

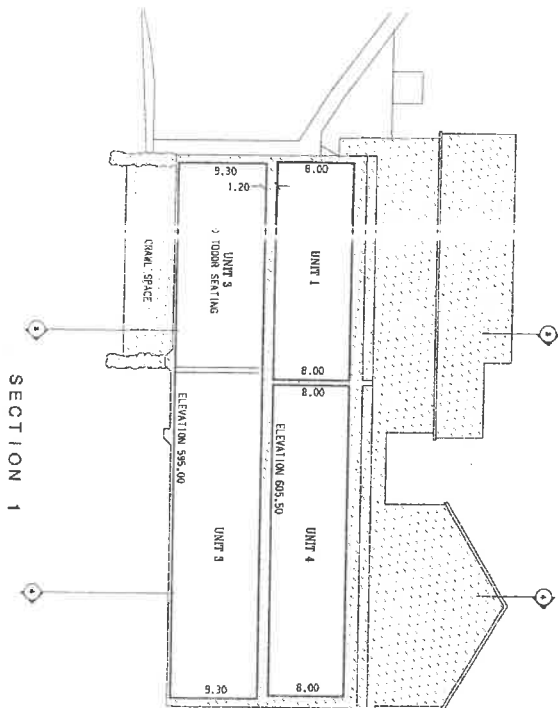
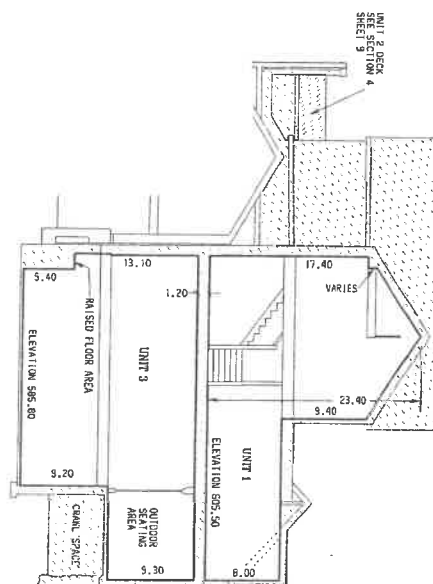
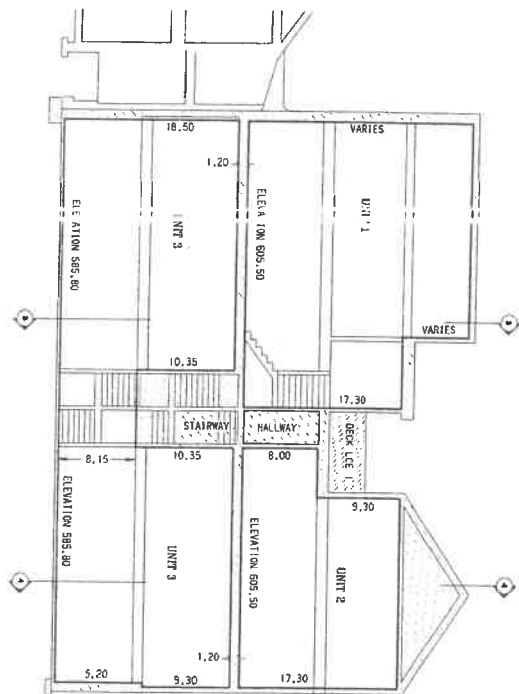
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BASEMENT FLOOR PLAN

4

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BENCHMARK ENGINEERING, INC.
 607 E. LAKE STREET
 HARBOR SPRINGS, MICHIGAN 49740

JAMES E. YOUNG, P.S., NO. 29526
 DATE: MARCH 4, 2011

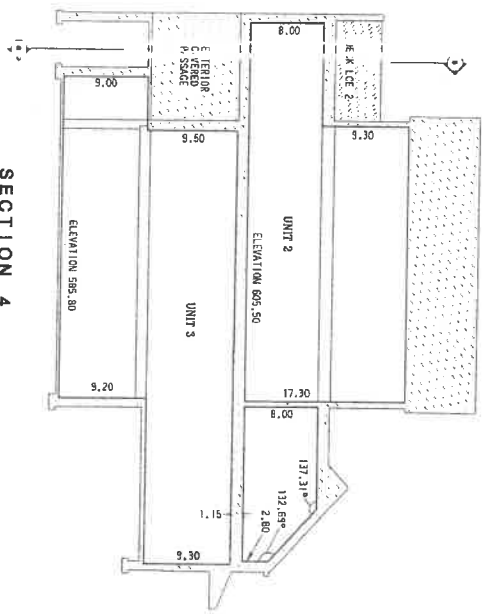


- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COORDINATE
 - LIMITED COMMON ELEMENT ASSIGNED TO UNIT X
 - SECTION LINES SEE SHEETS 8 AND 9

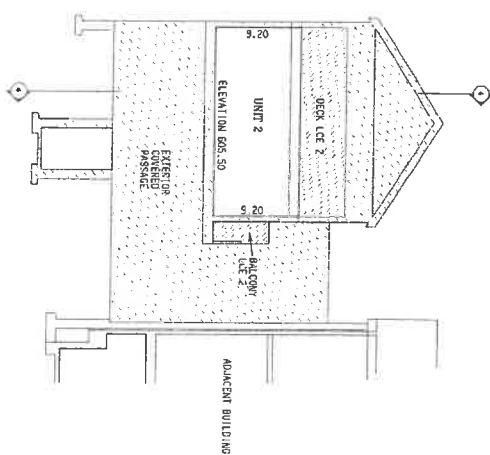


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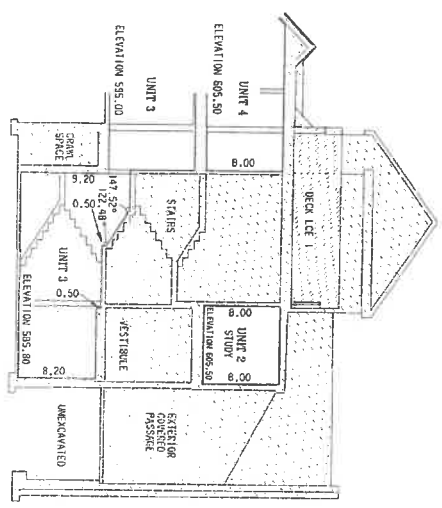
JAMES E. YOUNG, P.S., NO. 24626
 DATE: APRIL 1, 2011



SECTION 4



SECTION 6



SECTION 5

- LEGEND
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - BUILDING COORDINATE
 - STAIRWAY / ENTRY LIMITED COMMON ELEMENT ASSIGNED TO ADJACENT UNIT
 - SECTION LINES SEE SHEETS 8 AND 9

THIS PROPOSED SHEET PREPARED BY:
BENCHMARK ENGINEERING, INC.
 607 E. LAKE STREET
 HARBOR SPRINGS, MICHIGAN 49740

JAMES E. WILSON, P.E., NO. 29626
 PREPARED BY: J.E.W. 6/1/2011

File No. C24-029-063
Exhibit D
Date 9.19.24
Initials KP

