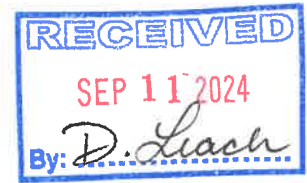


MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

September 11, 2024



City of Mackinac Island City Council
Mayor Margaret M. Doud
City Council Members

Dear Mackinac Island City Council,

Stonecliffe Properties, LLC submitted an application to the Planning Commission for a lot combination on parcels ID# 051-763-013-00 and 051-762-001-00, 8593 Cudahy Avenue.

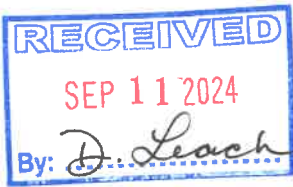
At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, September 10, 2024, at 4:00 p.m., there was a motion made and supported to recommend to the City Council the approval of the requested lot combination. The seven members present voted yea.

Sincerely,

A handwritten signature in blue ink that reads "Katie Pereny". The signature is fluid and cursive.

Katie Pereny
Mackinac Island Planning Commission Secretary

enclosures



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.

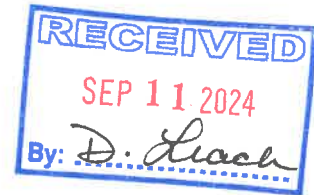
Address of Parcels to be Combined:

8593 Cudahy Circle, Mackinac Island, MI 49757

Property Owner's Signature(s)


Kevin P. Doyle, Authorized Agent

Date February 5, 2024



**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
(248) 470-2172 cell

[illegible]

EXHIBIT B TO PETITION FOR LOT RECOMBINATION

Stonecliffe Properties (Neil Holshoe)

I IMACKINAC I

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 5, 2024

STONECLIFFE PROPERTIES, L.L.C.,
A Michigan limited liability company

By: 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