

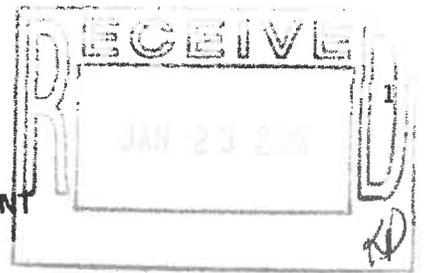
CO26-003/004-006

B

1-23-26

KP

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:**

James Murray *owner*  
Phyllis Cooney *Petoskey MI*  
231-838-6102  
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)**

Jeffrey P. and Christine Steiner  
127 Heathland Lane  
Mooreville NC 28117

- Is The Proposed Project Part of a Condominium Association? NO
- Is The Proposed Project Within a Historic Preservation District? YES
- Applicant's Interest in the Project (If not the Fee-Simple Owner): FEE
- Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? NO
- Is a Variance Required? NO
- Are REU's Required? How Many? NO / 1

**Type of Action Requested:**

- Standard Zoning Permit
- Special Land Use
- Planned Unit Development
- Other Lot Split
- Appeal of Planning Commission Decision
- Ordinance Amendment/Rezoning
- Ordinance Interpretation

**Property Information:**

- A. Property Number (From Tax Statement): 051-650-003-00  
051-650-004-20
- B. Legal Description of Property: See attached (Hubbard's Annex lots, 4, 5, 6 Block 2,
- C. Address of Property: Lakeview Blvd. plus other adjacent lots)
- D. Zoning District: CD (Cottage)
- E. Site Plan Checklist Completed & Attached: YES
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
- G. Sketch Plan Attached: Boundary Survey of Neil Hill; Mackinac Land Surveys
- 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
  - Alteration/Addition to Existing Building
  - Other, Specify \_\_\_\_\_

B. Use of Existing and Proposed Structures and Land:

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

single family

Proposed Use: single family

C. If Vacant:

Previous Use: single family

Proposed Use: single family

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 attorney (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

*James Murray*

Please Print Name

James Murray

Please Print Name

Signed and sworn to before me on the 23 day of January, 2026.

*R. Rickley*

Notary Public

Madinac County, Michigan

My commission expires: 10/21/2031

**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: CD26-003/004-006

FEE: \$800

DATE: 1-23-26

CHECK NO: \_\_\_\_\_

INITIALS: 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

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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 checked="" type="checkbox"/>	<input 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"/>

- 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.
- 13. Proposed construction start date and estimated duration of construction.
- 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

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

- | <u>Physical Features</u>  | <u>Provided</u>                     | <u>Not Provided<br/>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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Utility Information

- |  | <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 checked="" type="checkbox"/> | <input 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. CD26 003/004-006 **PLUNKETT COONEY**

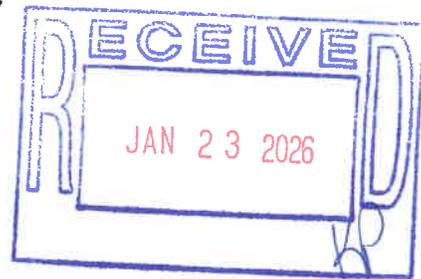


Exhibit A

Date 1-23-26

Initials KP

January 23, 2026



**VIA HAND DELIVERY and**  
**EMAIL @ [dlipovsky@cityofmi.org](mailto:dlipovsky@cityofmi.org)**

David Lipovsky  
Building Inspector  
City of Mackinac Island  
PO Box 455  
Mackinac Island, MI 49757

RE: Jeffrey P. and Christine Steiner Lot Split Application

Dear Dave:

We are attorneys for Jeffrey and Christine Steiner. The Steiners own property in Hubbard's Annex under Tax Identification Numbers: 051-650-003-00 and 051-650-004-20. They requested that I assist them in connection with a lot split/reconfiguration of these two parcels. The request meets the requirements of Section 11.03 of the City Code as each lot will exceed one acre. This request is not defined as a "division" under the Land Division Act as it is a conveyance between adjacent parcels. MCL 560.102(d) and (f). Even if it was, both lots are legally "accessible" to an existing public street and meet the depth to width standards. In short, this request meets all applicable standards.

Upon contacting you, it is my understanding that, per the City Attorney's opinion, an Application for Zoning Action before the City's Planning Commission is a requirement. As such, an Application for Zoning Action, together with a Site Plan Review Checklist and Boundary Survey prepared by Neil Hill of Mackinac Country Land Surveys is attached and incorporated in this Application.

While we ask that this request be placed on the agenda of Planning Commission at their next meeting on February 10, I disagree that it is appropriate to have the Planning Commission review as it is not a necessary requirement under the City Code.

Rather, it appears from the City Code and state law that this lot split request requires the approval of the City Assessor and City Council. As for the City Assessor, I reviewed the survey and proposed lot reconfiguration with the City Assessor, Joe Stakoe. It is my

**ATTORNEYS & COUNSELORS AT LAW**

Dave Lipovski  
January 23, 2026  
Page 2

understanding that Mr. Stakoe has approved the lot reconfiguration as being in compliance with the City Code, subject to City Council approval. Section 58-32 of the City Code provides: "*No platted lot within the City shall be divided without the prior approval of the City Council.*" The Planning Commission on the other hand has only the legal authority granted to it by Michigan's Zoning Enabling Act. I find nothing in the Zoning Enabling Act or City Zoning Ordinance setting forth any objective criteria for the approval of a boundary reconfiguration and/or lot splits.

That said, we ask, per the attached Application, that the City approve the lot spit request.

Very truly yours,

PLUNKETT COONEY



James J. Murray  
Direct Dial: 231-348-6413

JJM/tll

Enclosures

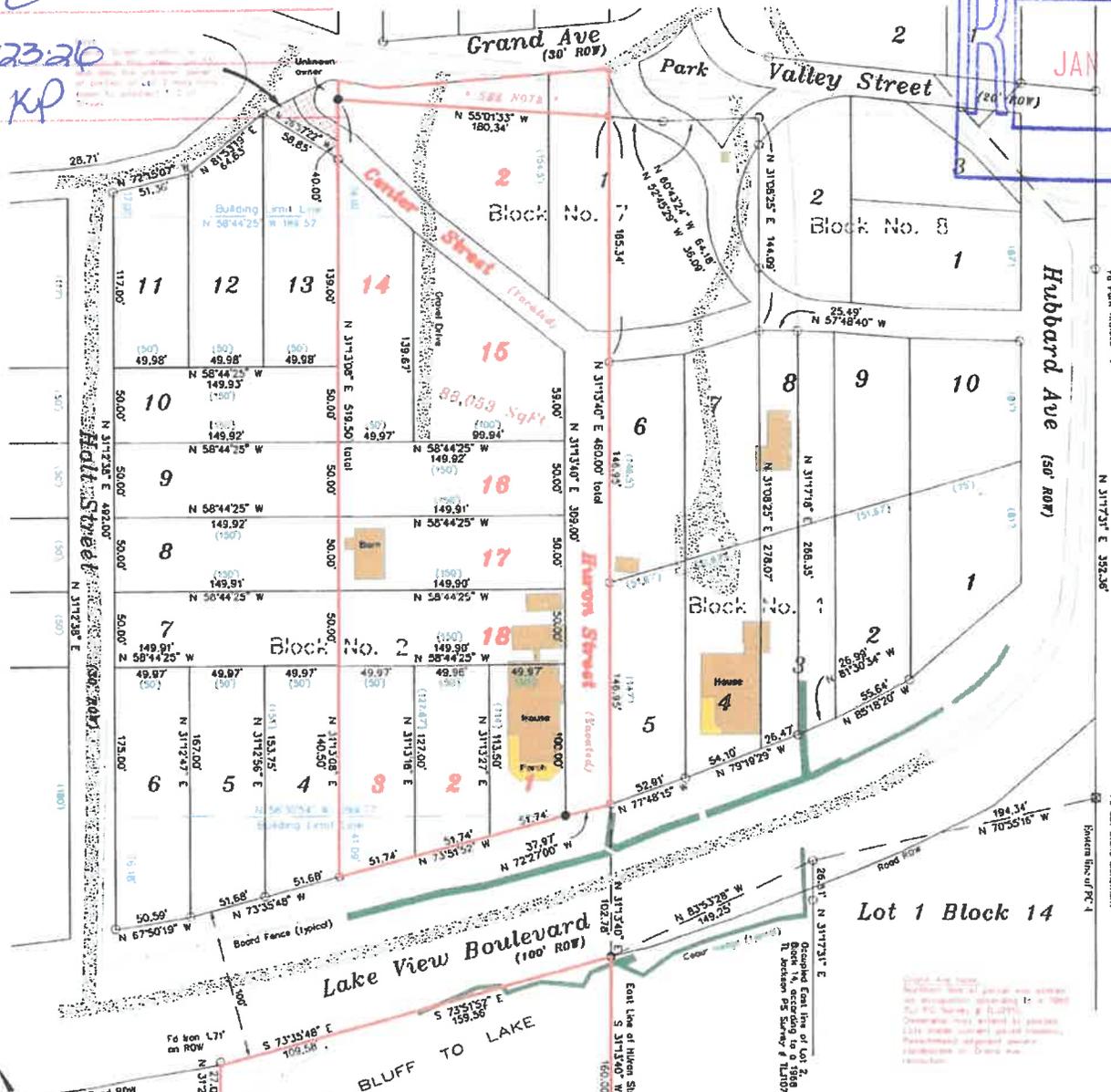
File No. CD26-003/004-006

Exhibit C

Date 1/23/20

Initials KP

RECEIVED  
JAN 23 2020  
KP



**Legend**  
Found Concrete Monument  
Found Property Iron  
Properly Iron #50439  
Measured dimension  
Recorded or previous survey dimension  
Bearing from GPS Michigan State Plane North Zone  
Scale: 1" = 50'

Lot 2 Block 14

Lot 1 Block 14

# Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 1-3 & 14-18, Block 2, and Lots 1-2, Block 7, lying Westerly of the Eastern line of Huron Street, extended Northerly through Block 7, and also including adjacent Vacated Huron and Center Streets.

AND  
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

Subject to M-185 ROW.  
Subject to any Easements, Restrictions or Reservations of Record.

Page # 1 of 1  
Date: 8/02/2021  
Order No.: 21103-JS-Blk2/14-HA  
Drawn By: Neil W. Hill P.S.  
Revisions:

Client:  
Ted Sweeney  
Jeff Steiner  
Mackinac Island, MI



**Mackinac Country Land Surveys**  
429 Ellsworth St. ~ St. Ignace, MI 49781  
(906) 643-9418

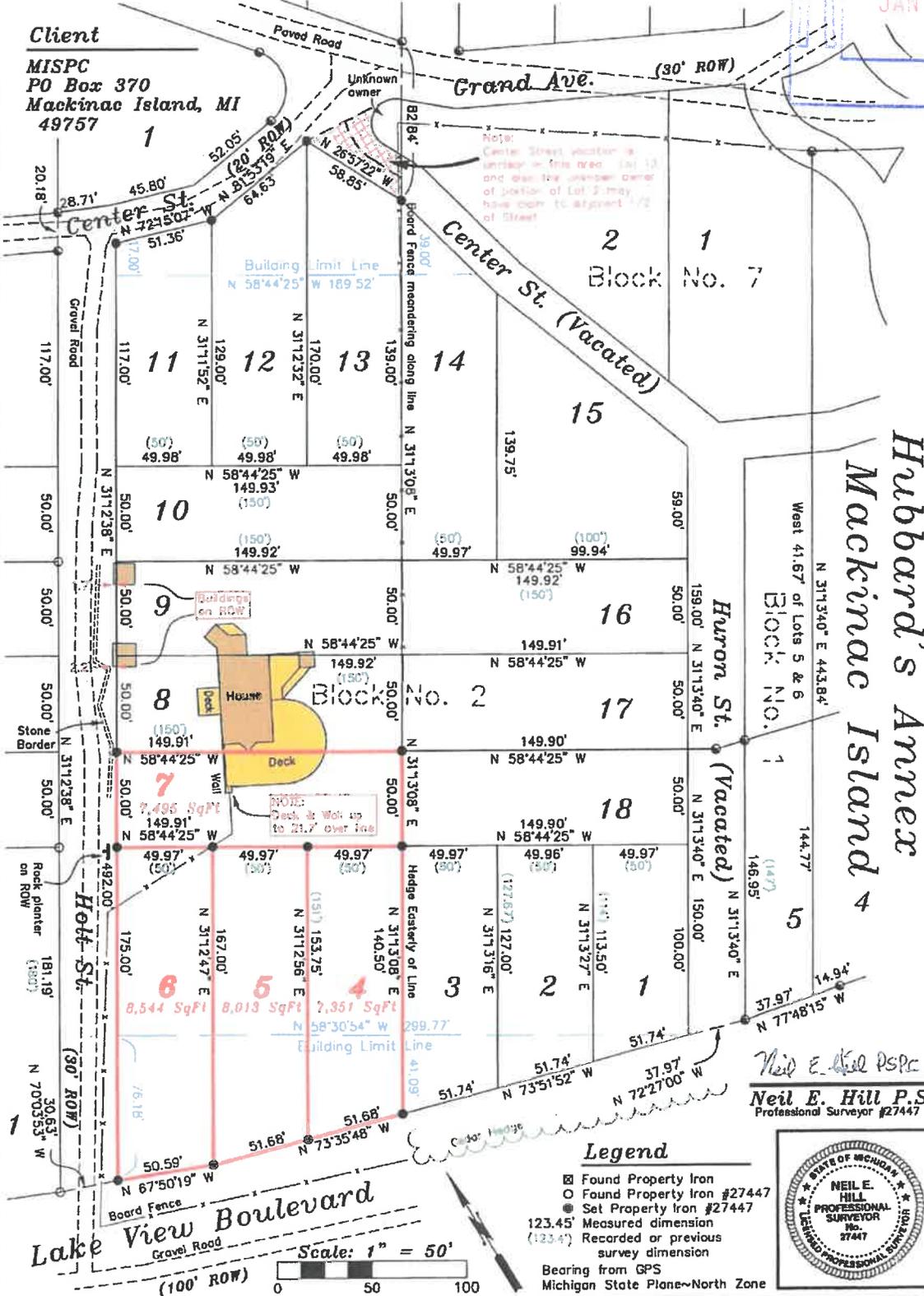


# Boundary Survey

RECEIVED  
JAN 23 2026

Client

MISPC  
PO Box 370  
Mackinac Island, MI  
49757



Hubbard's Annex  
Mackinac Island 4

### Legend

- ⊠ Found Property Iron
- Found Property Iron #27447
- Set Property Iron #27447
- 123.45' Measured dimension
- (123.4') Recorded or previous survey dimension
- Bearing from GPS
- Michigan State Plane-North Zone

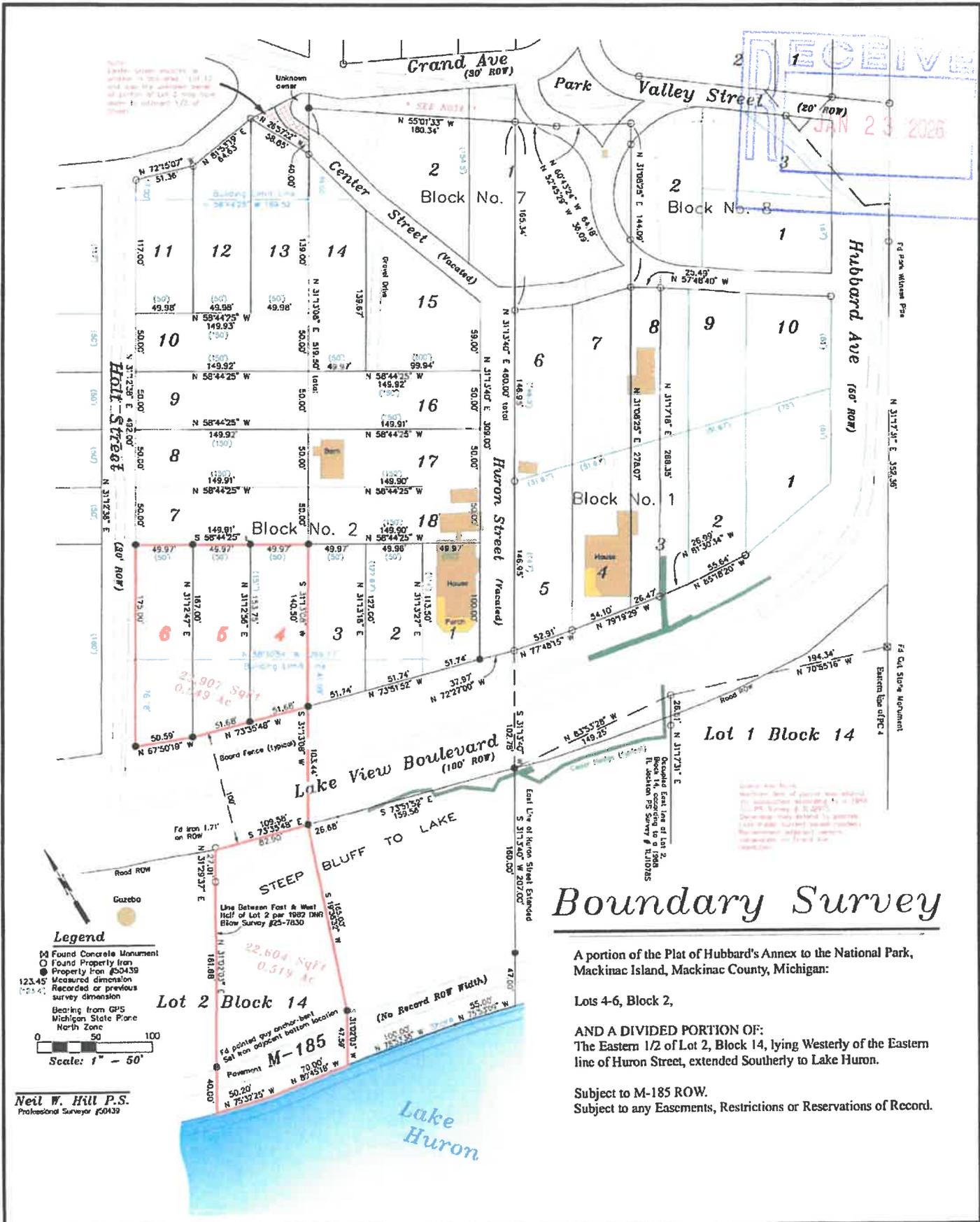
Neil E. Hill P.S.P.C.  
Neil E. Hill P.S.  
Professional Surveyor #27447



Page # 1 of 1  
Date : December 2, 2016  
Order No. : 16-082-MISPC-BIK2-HA-MI  
Drawn By : Neil W. Hill P.S.  
Revisions :



**Mackinac Country Land Surveys**  
429 Ellsworth St. ~ St. Ignace, MI 49781  
(906) 643-941R (906) 643-6327 (Fax)  
www



# Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 4-6, Block 2,

AND A DIVIDED PORTION OF:  
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

Subject to M-185 ROW.  
Subject to any Easements, Restrictions or Reservations of Record.

### Legend

- M Found Concrete Monument
  - Found Property Iron
  - Property Iron #50439
  - 123.45 Measured dimension
  - (123.4) Recorded or previous survey dimension
  - Beating from GPS Michigan State Plane North Zone
- Scale: 1" = 50'

Neil W. Hill P.S.  
Professional Surveyor #50439

Page # 1 of 1  
Date: 3/05/2024  
Order No.: 24025-JS-Blk2/14-HA  
Drawn By: Neil W. Hill P.S.  
Revisions:

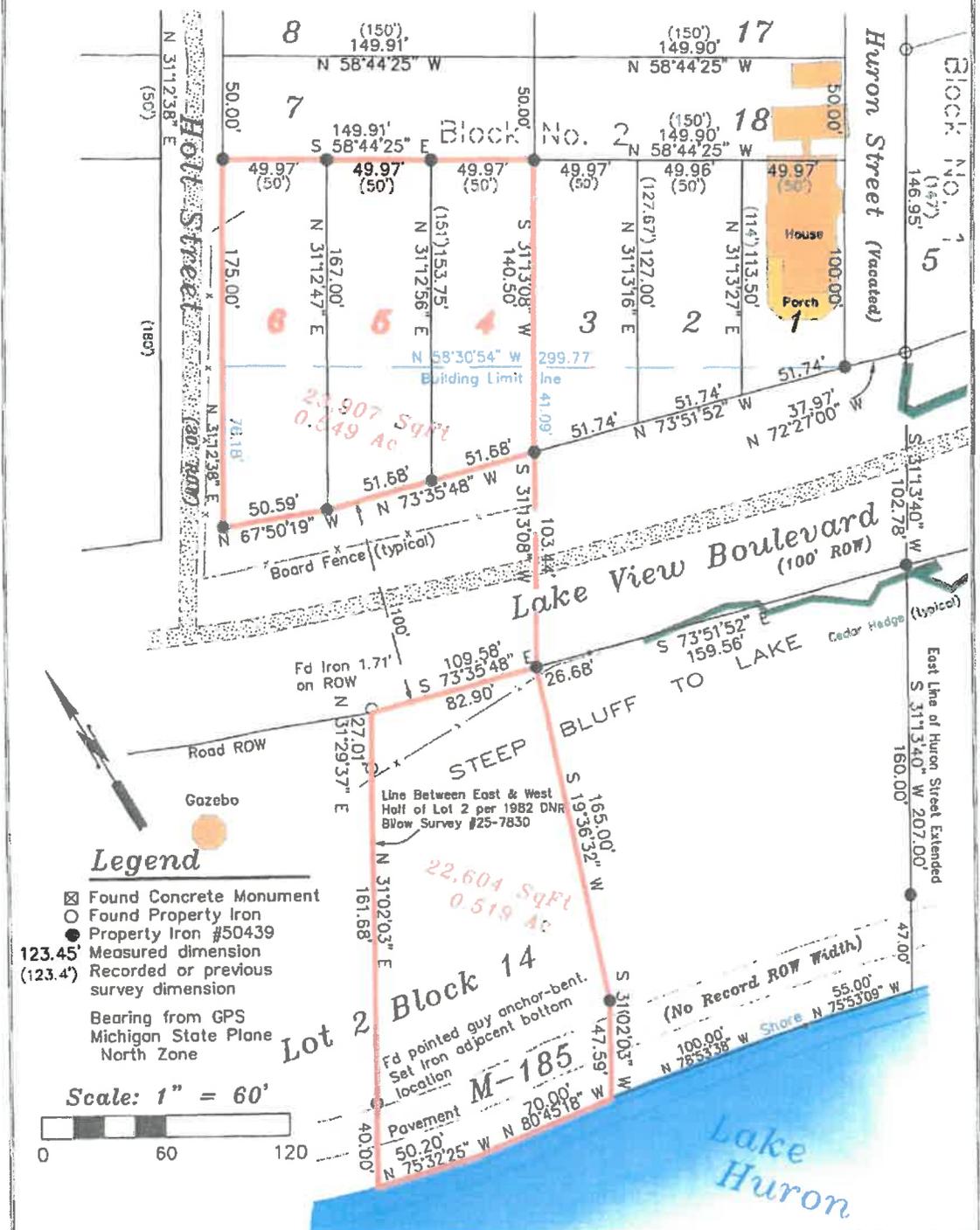
Client:  
Jeff Steiner  
Mackinac Island, MI



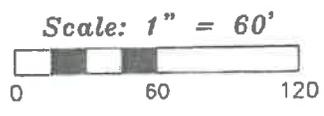
Mackinac Country Land Surveys  
429 Ellsworth St. ~ St. Ignace, MI 49781  
(906) 643-9418

# Certified Survey

Page 1 of 3



- Legend**
- ⊠ Found Concrete Monument
  - Found Property Iron
  - Property Iron #50439
  - 123.45' Measured dimension
  - (123.4') Recorded or previous survey dimension
- Bearing from GPS  
Michigan State Plane  
North Zone



I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: *Neil W. Hill P.S.*  
Neil W. Hill P.S. #50439  
Registered Land Surveyor

Date: March 5, 2024  
Order No.: 24025-JS-Blk2/14-HA

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429 Ellsworth Street  
St. Ignace, MI 49781  
(906) 643-9418 Phone



# Certified Survey

## Split Description:

Page 2 of 3

Commencing at the Southwest corner of Block 1, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence S 31°13'40" W 102.78 feet,	along an extension of Huron Street and the West line of Lot 5, across Lake View Boulevard;
thence N 73°51'52" W 159.56 feet,	along the Southern ROW of Lake View Boulevard;
thence N 73°35'48" W 26.68 feet,	along said Southern ROW, to the Point of Beginning;
thence S 19°36'32" W 165.00 feet;	
thence S 31°02'03" W 47.59 feet,	to the shore of Lake Huron;
thence N 80°45'18" W 70.00 feet,	along said shore line;
thence N 75°32'25" W 50.20 feet,	along said shore line;
thence N 31°02'03" E 40.00 feet,	along the occupied line between the East & West ½ of Lot 2, Block 14;
thence N 31°02'03" E 161.68 feet,	along said ½ line;
thence N 31°29'37" E 27.01 feet,	along said ½ line;
thence S 73°35'48" E 82.90 feet,	along the South ROW of Lake View Boulevard, to the Point of Beginning.

Containing 0.519 Acres in Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

## Remainder Description:

Commencing at the Southwest corner of Block 1, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence S 31°13'40" W 102.78 feet,	along an extension of Huron Street and the West line of Lot 5, across Lake View Boulevard, to the Point of Beginning;
Thence S 31°13'40" W 160.00 feet;	
thence S 31°13'40" W 47.00 feet,	to the shore of Lake Huron;
thence N 75°53'09" W 55.00 feet,	along said shore line;
thence N 78°53'38" W 100.00 feet,	along said shore line;
thence N 31°02'03" E 47.59 feet;	
thence N 19°36'32" E 165.00 feet,	to the Southern ROW of Lake View Boulevard;
thence S 73°35'48" E 26.68 feet,	along said Southern ROW;
thence S 73°51'52" E 159.56 feet,	along said Southern ROW, to the Point of Beginning.

Containing 0.777 Acres in Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: *Neil W. Hill P.S.*  
Neil W. Hill P.S. #50439  
Registered Land Surveyor

Date: March 5, 2024  
Order No.: 24025-JS-Bik2/14-HA



429 Ellsworth Street  
St. Ignace, MI 49781  
(906) 643-9418 Phone



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# Certified Survey

## Description as Surveyed Combined:

Page 3 of 3

Beginning at the Southwest corner of Block 2, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence N 31°12'38" E 175.00 feet,  
thence S 58°44'25" E 149.91 feet,  
thence S 31°13'08" W 140.50 feet,  
thence S 31°13'08" W 103.44 feet,

thence S 19°36'32" W 165.00 feet;  
thence S 31°02'03" W 47.59 feet,  
thence N 80°45'18" W 70.00 feet,  
thence N 75°32'25" W 50.20 feet,  
thence N 31°02'03" E 40.00 feet,

thence N 31°02'03" E 161.68 feet,  
thence N 31°29'37" E 27.01 feet,  
thence S 73°35'48" E 82.90 feet,  
thence N 31°13'08" E 103.44 feet,

thence N 73°35'48" W 103.36 feet,  
thence N 67°50'19" W 50.59 feet,

along the West line of Lot 6;  
along the North line of Lots 4, 5, and 6;  
along the East line of Lot 4;  
on an extension of the East line of Lot 4  
across Lake View Boulevard;

to the shore of Lake Huron;  
along said shore line;  
along said shore line;  
along the occupied line between the East &  
West ½ of Lot 2, Block 14;

along said ½ line;  
along said ½ line;  
along the South ROW of Lake View Boulevard;  
on said extension of the East line of Lot 4  
across Lake View Boulevard;

along the North ROW of Lake View Boulevard;  
along said North ROW of Lake View Boulevard,  
to the Point of Beginning.

Containing 1.068 Acres in Lots 4-6, Block 2, and Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to the lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: Neil W. Hill P.S.  
Neil W. Hill P.S. #50439  
Registered Land Surveyor

Date: March 5, 2024  
Order No.: 24025-JS-Blk2/14-HA



429 Ellsworth Street  
St. Ignace, MI 49781  
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