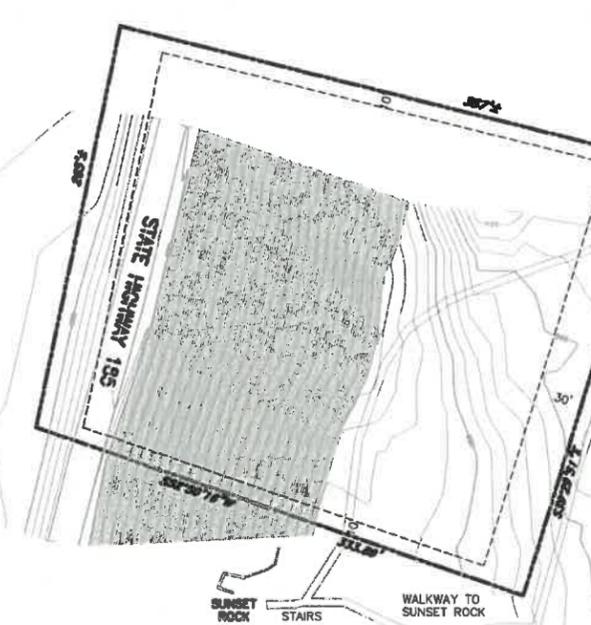


RECEIVED
 JAN 23 2026

FOUNDATION COTTAGES LOT LEGAL DESCRIPTION:

PRIVATE CLAIM NO.2 COM AT THE N'ELY COR OF PC 2 TH S 32 DEG 51'45"W 4020.8 FT ALG S'ELY LINE OF PC 2 TO THE POB TH N 40 DEG 40'50"W 130.0 FT TH N 14 DEG 18'18"E 257.95 FT M/L TO S'LY LINE OF STONECLIFFE CONDO VI TH E'LY AND N'LY ALG CONDO BOUNDARY TO THE N LINE OF AN EASEMENT (282/163) TH E'LY ALG N LINE OF SAID EASEMENT TO THE E'LY LINE OF PC 2 WITH SAID POINT BEING S 32 DEG 51'45"W 3523.82 FT FROM THE N'ELY COR OF PC 2 TH S 32 DEG 51' 45"W 200.0 FT M/L ALG S'ELY LINE OF PC 2 TO THE N LINE OF A PARCEL DESC IN 389 TH N 87 DEG 32'W 85.75 FT TH S 02 DEG 28'W TO S'ELY LINE OF PC 2 TH S 32 DEG 51'45"W ALG S'ELY LINE TO THE POB. PART OF PC 2.



TOPOGRAPHIC MAP INFORMATION PROVIDED BY PORTER'S SURVEY, P.C., ONAWAY, MICH.
 CITY BENCH ELEVATION LOOPIED IN FROM THE SOUTHEAST CORNER TOP OF CONCRETE WALL OF THE ABUTMENT BASIN #2 OF THE WASTEWATER PLANT ELEVATION = 738.00'
 NOTE: ALL UTILITIES ARE APPROXIMATE AND NOT FIELD VERIFIED

STONECLIFFE LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO.3; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PRIVATE CLAIM S 33°21'17" W 1188.02' TO A MONUMENT BY 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' TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERLY LINE OF PRIVATE CLAIM NO.3, S 33°03'19" W 674.97' THENCE N 57°15'00" W 150.00'; THENCE N 67°59'24" W 298.94'; THENCE S 78°32'09" W 154.57'; THENCE N 39° 36'27" W 63.13' 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; 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 242.45' TO THE SOUTHWESTERLY LINE OF A PARCEL DESCRIBED IN LIBER 260, PAGE 204 AND LIBER 260, PAGE 229, MACKINAC COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE S 57°05'38" E 80.00' TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL N 32°55'00" E 60.01' TO THE NORTHEASTERY CORNER OF SAID PARCEL; THENCE S 57°05'38" E 73.24'; 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'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00', A DELTA OF 33°26'55", AN ARC LENGTH OF 233.52' AND A CHORD WHICH BEARS N 59°02'27" E 230.21'; THENCE S 83°08' 17" E 48.39' TO THE NORTHERLY LINE OF A 20' WIDE PRIVATE EASEMENT RECORDED LIBER 454, PAGES 368-369, MACKINAC COUNTY RECORDS; THENCE S 57°35'45" E 191.19' ALONG THE NORTH LINE OF SAID EASEMENT; THENCE S 33°03'20" W 20.00' TO THE NORTH- WESTERLY CORNER OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472, AND LIBER 412, PAGE 473, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL S 33°03'19" W 152.25' TO THE SOUTHWESTERLY CORNER OF SAID DESCRIBED PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL S 57°15'00" E 150.00' TO THE POINT OF BEGINNING, CONTAINING 10.32 ACRES, 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.

STONECLIFFE SITE PLAN NOTES:

- PROPERTY ZONED HB HOTEL BOARDINGHOUSE.
- MINIMUM LOT SIZE REQUIREMENTS; AREA SHALL NOT BE LESS THAN 7500 SQ. FT. W/ A MIN. WIDTH OF 60' AT THE BUILDING LINE.
- ACTUAL COMBINED LOT SIZE = 10.32 AC (449,539 S.F.).
- MINIMUM SETBACK REQUIREMENTS:
 FRONT = 30 FEET, SIDE = 10 FEET, REAR = 30 FEET.
- NO BUILDING SHALL EXCEED 40 FEET OR 3 1/2 STORIES IN HEIGHT.
- MAXIMUM LOT COVERAGE IS 40%.
 ACTUAL LOT COVERAGE OF COMBINED PARCELS IS 15.72% = 70,647 S.F. = ALL BUILDINGS, PATIOS, COBBLES, PATHS, WALKS, DRIVES. (AN INCREASE OF 300 S.F. FOR THIS PROJECT, WHICH INCLUDES THE 3 SHEDS)
- HOTEL DRIVES:
 6.1. THE MANSION - 16 EXISTING HOTEL ROOMS
 6.2. THE SUMMERHOUSE - 31 EXISTING HOTEL ROOMS
 6.3. THE FOUNDATION COTTAGE - SINGLE FAMILY UNIT OR 1 HOTEL GUEST ROOM
 6.4. 16+31+1 = 48 TOTAL GUESTROOMS INCLUDING THE COTTAGE.
- ALLOWABLE AND ACTUAL DENSITIES:
 -HOTELS: ALLOWABLE = 60 BEDROOMS PER ACRE = 60 x 8.64 ACRES = 518 ALLOWED.
 -HOTEL USE = 47-50 ACTUAL = 10% OF SITE UTILIZED AS HOTEL USE. THUS 90% OF SITE AVAILABLE FOR RESIDENTIAL USE.
 -DWELLING UNITS ALLOWED = 20 DWELLING UNITS PER ACRE x (8.64 ACRES x90%) = 155 ALLOWED, 1 PROPOSED.
- AT LEAST 1 BICYCLE SPACE PER BEDROOM IS PROVIDED.

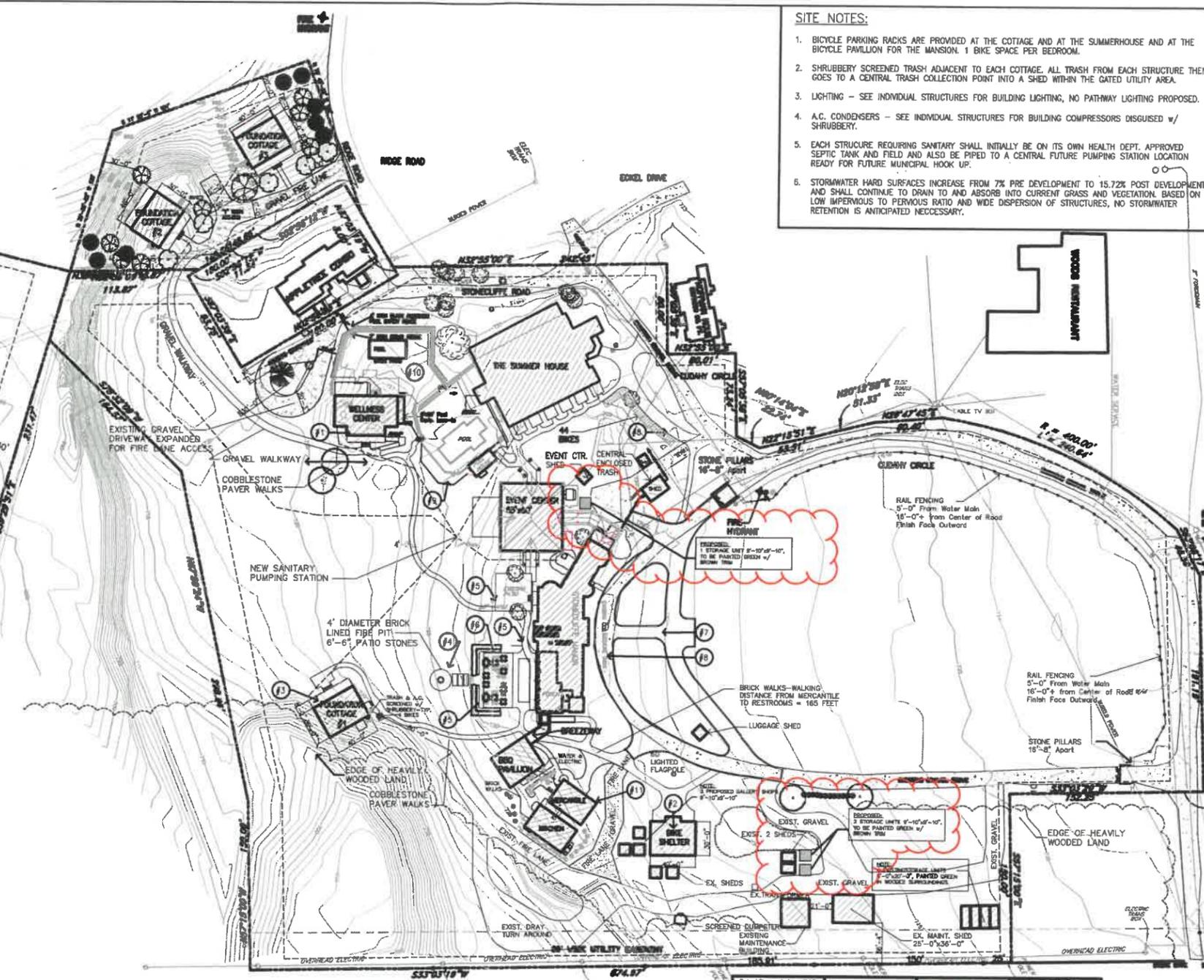
SITE NOTES:

- BICYCLE PARKING RACKS ARE PROVIDED AT THE COTTAGE AND AT THE SUMMERHOUSE AND AT THE BICYCLE PAVILION FOR THE MANSION. 1 BIKE SPACE PER BEDROOM.
- SHRUBBERY SCREENED TRASH ADJACENT TO EACH COTTAGE. ALL TRASH FROM EACH STRUCTURE THEN GOES TO A CENTRAL TRASH COLLECTION POINT INTO A SHED WITHIN THE GATED UTILITY AREA.
- LIGHTING - SEE INDIVIDUAL STRUCTURES FOR BUILDING LIGHTING, NO PATHWAY LIGHTING PROPOSED.
- A.C. CONDENSERS - SEE INDIVIDUAL STRUCTURES FOR BUILDING COMPRESSORS DISGUISED W/ SHRUBBERY.
- EACH STRUCTURE REQUIRING SANITARY SHALL INITIALLY BE ON ITS OWN HEALTH DEPT. APPROVED SEPTIC TANK AND FIELD AND ALSO BE PIPED TO A CENTRAL FUTURE PUMPING STATION LOCATION READY FOR FUTURE MUNICIPAL HOOK UP.
- STORMWATER HARD SURFACES INCREASE FROM 7% PRE DEVELOPMENT TO 15.72% POST DEVELOPMENT AND SHALL CONTINUE TO DRAIN TO AND ABSORB INTO CURRENT GRASS AND VEGETATION. BASED ON LOW IMPERVIOUS TO PERVIOUS RATIO AND WIDE DISPERSION OF STRUCTURES, NO STORMWATER RETENTION IS ANTICIPATED NECESSARY.

LEGEND:

- KEY: = (1)
- ADDITION OF A WELLNESS CENTER BUILDING WHICH INCLUDES AN EXERCISE ROOM WITH 2 HERS LOCKERS AND BATHROOMS.
 - ADDITION OF A BICYCLE SHELTER.
 - ADDITION OF A FOUNDATION COTTAGE #1.
 - ADDITION OF A PATIO WITH 4'x4' FIRE PIT AREA.
 - CHANGE OUT REAR PAVEN WALKWAYS & PATIOS WITH NEW COBBLESTONE PAVERS.
 - ADD A SMALL WATER FEATURE FOUNTAIN TO THE EXISTING PATIO AREA OFF OF THE REAR COVERED LANA.
 - ADDITION OF A SECONDARY COBBLESTONE PAVEN ARRIVAL LOOP FOR HORSE AND CARRIAGE TRAFFIC.
 - REPLACE THE OLD PAVEN DRIVE & WALKWAYS TO SUMMERHOUSE WITH NEW COBBLESTONE PAVERS.
 - CUT BACK EXISTING POOL PATIO BY 12'. MOVE BACK PATIO DECK FENCE 12' WITH NEW ALUMINUM 4' HIGH BRONZE COLOR POOL FENCE.
 - OUTDOOR POOL AT WELLNESS CENTER & MISC. LANDSCAPE FEATURES.
 - PROPOSED MERCANTILE BUILDING w/ ADDITION.

File No. HB26-001-007
 Exhibit C
 Date 1-23-26
 Initials KP

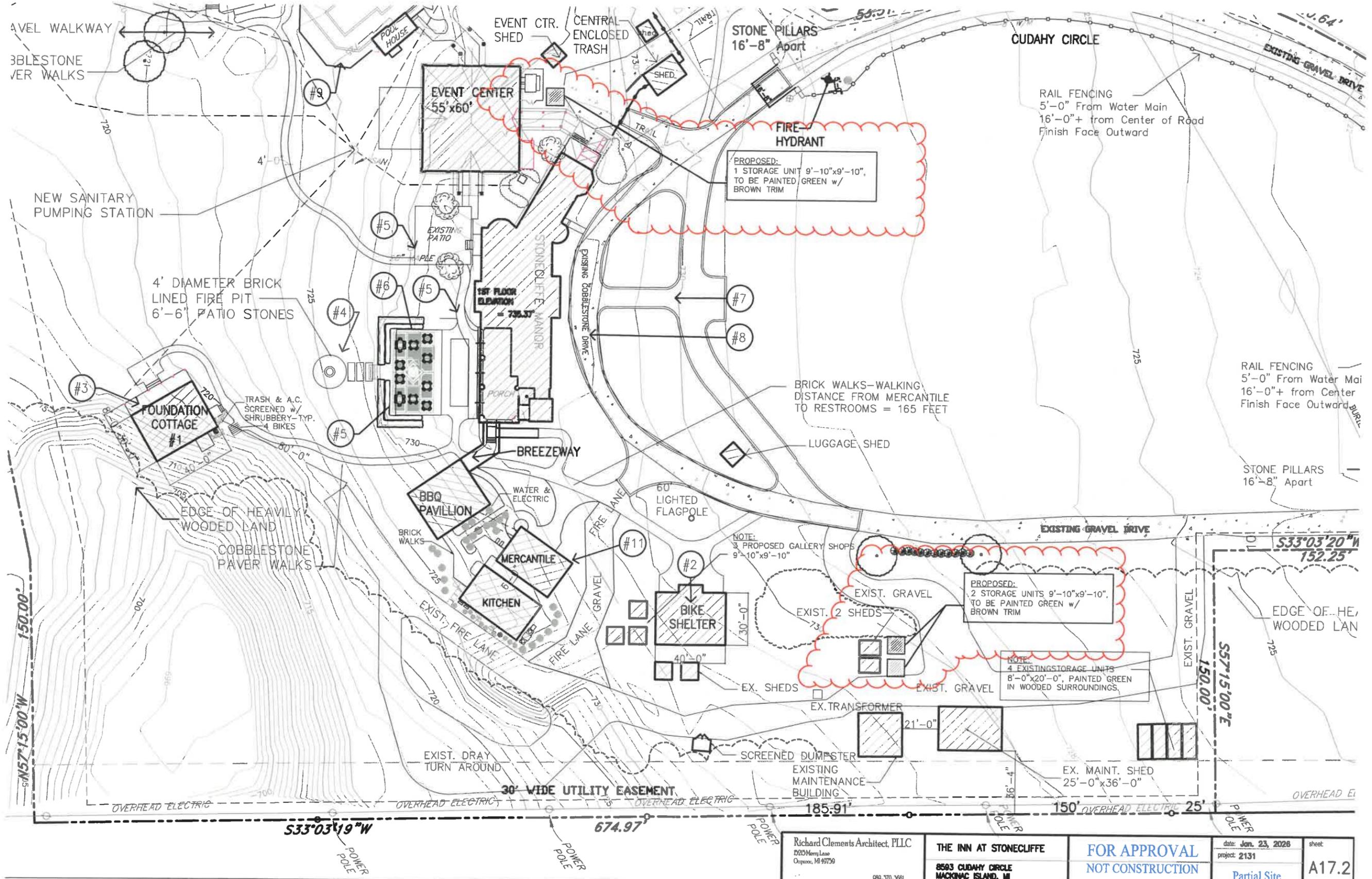


Richard Clements Architect, PLLC
 12425 Merry Lane
 Okemos, MI 48879
 989-370-3681

FOR APPROVAL NOT CONSTRUCTION
 Partial Site
 A17.2

SITE PLAN
 SEE ENLARGED SITE PLAN SHEET A17.2

Richard Clements Architect, PLLC 12425 Merry Lane Okemos, MI 48879 989-370-3681	THE INN AT STONECLIFFE 8593 CUDAHY CIRCLE MACKINAC ISLAND, MI	FOR APPROVAL NOT CONSTRUCTION	date: Jan. 23, 2026 project: 2131 Overall Site	sheet: A17.1
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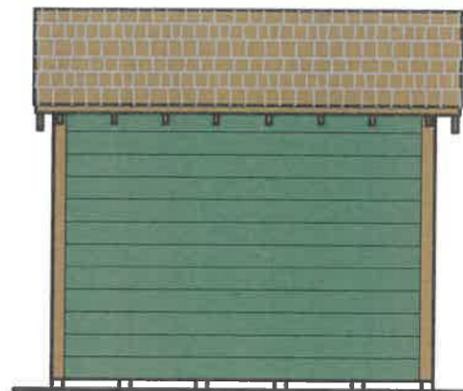
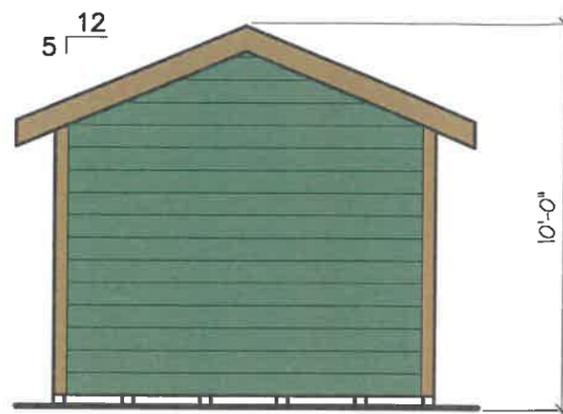
PROPOSED:
1 STORAGE UNIT 9'-10"x9'-10",
TO BE PAINTED GREEN w/
BROWN TRIM

PROPOSED:
2 STORAGE UNITS 9'-10"x9'-10",
TO BE PAINTED GREEN w/
BROWN TRIM

NOTE:
4 EXISTING STORAGE UNITS
8'-0"x20'-0", PAINTED GREEN
IN WOODED SURROUNDINGS.

NOTE:
3 PROPOSED GALLERY SHOPS
9'-10"x9'-10"

Richard Clements Architect, PLLC 1920 Merry Lane Okemos, MI 48869 989-370-3681	THE INN AT STONECLIFFE 8593 CUDAHY CIRCLE MACKINAC ISLAND, MI	FOR APPROVAL NOT CONSTRUCTION	date: Jan. 23, 2026 project: 2131 Partial Site	sheet A17.2 <small>DATEPLOT • 2025</small>
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TYP. ELEVATIONS

SCALE 1/4"=1'-0"

TYPICAL SHED-

TYPICAL SIZE: 9'-10"x9'-10"
 7'-0" SIDEWALLS, 5:12 PITCH ROOF
 ASPHALT SHINGLES - BROWNWOOD
 PAINTED WOOD LAP SIDING - FOREST GREEN
 PAINTED WOOD TRIM - DARK BROWN
 PAINTED WOOD DOUBLE DOORS - DARK BROWN

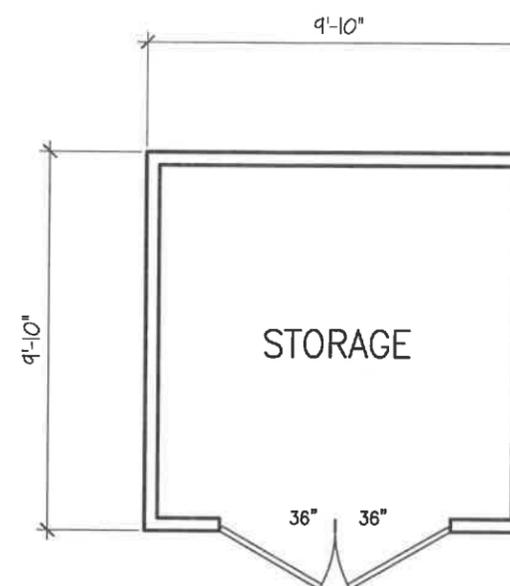
SAMPLE SHED



SHEDS #1&2 LOCATION



SHED #3 LOCATION



TYP. FLOOR PLAN

SCALE 1/4"=1'-0"

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 989-370-3681	
THE INN AT STONECLIFFE THREE SHEDS PROJECT 8593 CUDAHY CIRCLE MACKINAC ISLAND, MI	
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Sheds	