CENTERVILLE TOWNSIP
APPLICATION FOR SITE PLAN REVIEW

1. APPLICANT

Name Northgate Leelanau Pines, LLC.

Address 38 Commerce Ave SW, Ste 200

City Grand Rapids State MI Zip Code 49503

1a. OWNER(S) OF RECORD

Complete this section only if the Owner of Record is not the Applicant.

The following individual(s) is/are the owner of record of the subject parcel (or firm or corporation having a legal or equitable interest in the land):

Name Northgate Leelanau Pines, LLC.

Address 38 Commerce Ave SW, Ste 200

City Grand Rapids State MI Zip Code 49503

1b. OFFICIAL REPRESENTATIVE

The following individual may act on behalf of the Applicant:

Name Northgate Resorts, Attn: Chelsea Bossenbroek

Address 38 Commerce Ave SW, Ste 200

City Grand Rapids State MI Zip Code 49503

2. DEVELOPER

Complete this section only if the Developer is not the Applicant.

The following individual(s) or firm is the project developer:

Name Same as applicant

Address _____

City _____ State _____ Zip Code _____

3. PROOF OF PROPERTY OWNERSHIP

Please attach a full legal description of the subject property. A copy of the deed or land contract is acceptable.

Are there any options on the property, or liens against it? If yes, please explain. If space provided is not sufficient, please attach a separate sheet.

See attached deed copy

4. PARCEL INFORMATION

Property Tax Identification Number of the subject parcel: 45 - 002 - 35 - 003 - 13

Official address of the subject parcel *(if known)*: 6500 E Leelanau Pines Dr, Cedar, MI, 49621

Parcel size (in acres): 80.08 Acres +/-

5. CURRENT LAND USE

Please list the current land uses, zoning classifications, and existing structures on:

The subject parcel:

Current Land Use: Campground and Marina

Current Zoning Classification: Commercial Resort

Existing Structures: Campground office, arcade, maintenance building, lift stations

The parcel(s) directly north of the subject parcel:

Current Land Use: Idle forest and Agriculture

Current Zoning Classification: Residential 1, Commercial Resort, and Agricultural

Existing Structures: No Structures adjacent

5. CURRENT LAND USE (CONT'D.)

The parcel(s) directly south of the subject parcel:

Current Land Use: Residential

Current Zoning Classification: Commercial Resort

Existing Structures: Single family home

The parcel(s) directly west of the subject parcel:

Current Land Use: Idle forest and Agricultural

Current Zoning Classification: Agricultural

Existing Structures: No structures adjacent

The parcel(s) directly east of the subject parcel:

Current Land Use: Lake Leelanau

Current Zoning Classification: Lake Leelanau

Existing Structures: Lake Leelanau

6. PROJECT DESCRIPTION

Please provide a Site Plan, description of the proposed project, including (if applicable) the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Centerville Township Zoning Ordinance.

-See attached

7. PROJECT SCHEDULE

Please provide a statement detailing project phases and completion schedule.

-See attached

8. PROJECT IMPACTS

By the time of official site plan review, please provide written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands. Statements may be required from the following officials or agencies: -See attached correspondence (prior to meeting date and under separate cover)

County and Local Agencies

- Leelanau County Road Commission
- Leelanau County Health Department (septic/well permits)
- Leelanau County Drain Commissioner (drains).
- Solon - Centerville Fire Department (water lines, hydrants, emergency vehicle access)
- Leelanau County Sheriff's Department
- Leelanau County Inspections Department (building code, soil erosion and sedimentation control permits).
- Local School District
- Leelanau County Soil Conservation Service

State Agencies

- Michigan Department of Transportation (driveway permits, access onto property along state trunklines).
- Michigan Department of Natural Resources (floodplains, inland lakes and streams permits, wetlands permits, solid waste disposal permits, hazardous waste disposal permits, air discharge permits)
- Michigan Department of Commerce (if applicable)
- Condominium approvals (if applicable)
- Plat approvals (if applicable)
- Mobile home park approvals (if applicable)
- Michigan State Police/Fire Marshall (for flammable materials storage, if applicable)

Federal Agencies

- US Army Corps of Engineers (Permits for activities in certain wetlands, floodplains and navigable watercourses along the Great Lakes and connecting waters).

9. FEE

A non-refundable fee of seven-hundred fifty dollars ($750.00) must accompany this completed application in order to begin processing.

Make checks payable to the **Centerville Township Treasurer.**

10. SIGNATURE(S)

Applicant(s) _____ Date 6/21/22

Owner of Record _____ Date 6/21/22

Official Representative _____ Date 6/21/22

Return this completed application to:
Centerville Township Zoning Administrator
Post Office Box 226
Lake Leelanau, MI 49653

If you have questions or need assistance completing this application, please contact Mr. Tim Cypher, Centerville Township Zoning Administrator, at (231) 360-2557 during business hours.

THIS APPLICATION MUST BE ENTIRELY COMPLETE IN ORDER TO BE PROCESSED. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.

Leelanau Pine Campground

Masterplan and Siteplan approval application

August 2, 2022

Fishbeck Project Number 211505

6. PROJECT DESCRIPTION

Please provide a Site Plan, description of the proposed project, including (if applicable) the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Centerville Township Zoning Ordinance.

In December of 2021, Northgate Leelanau Pines, LLC purchased the existing campground located at 6500 E Leelanau Pines Drive from the previous owners. The new owner wishes to modernize the existing facilities and make new improvements to continue serving existing families and grow to serve more people. The masterplan and site plan documents have been provided to graphically depict the location and type of improvements. The following table summarizes the proposed modernization and improvements in a concise format for ease of review:

Campground Feature	*Existing*	*Proposed*	*Total*
Campsites for Seasonal, RV and Campers	*170*	*172*	*342*
Future campsites	*0*	*113*	*113*
Check-in Office (stick built)	*0*	*New*	*1,930 sf*
Camp office and restrooms with parking	*2,056 sf*	*Renovated*	*2,056 sf*
Game room & storage	*1,963 sf*	*Renovated*	*1,963 sf*
Waterfront Pavilion	*0*	*New*	*1,215 sf*
Marina Store and F&B with parking	*0*	*New*	*4,000 sf*
Bathhouse & Laundry	*862 sf*	*Renovated*	*862 sf*
Bathhouse	*0*	*New*	*862 sf*
Open Air Pavilion	*0*	*New*	*3,200 SF*
Pools, Equipment Bldings, and Bathouse	*0*	*New*	*2x 925 + 1,350 sf*
Cabin	*360 sf*	*Renovated*	*360 sf*
Maintenance Building	*5,400 sf*	*New*	*5,400 sf*
Commercial Marina & Boat Launch with parking	*2 Launches and 82 slips permitted*		
Recreational amenities	*Walking Trail, Ball Diamond, Play field, Playground*	*Walking Trail, Pools Boardwalk Splash Pad, Mini Golf, Jump Pillow, Sports Courts*	

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7. PROJECT SCHEDULE

Please provide a statement detailing project phases and completion schedule.

The proposed improvements are scheduled to begin renovation and installation in the fall of 2022. This start date presumes that the design, approvals, and permitting processes follow the standard timelines. The construction will continue based upon weather and materials availability until the masterplan is completed. Northgate would like to be done with the majority of the improvements within 2 years (or the fall of 2024).

8. PROJECT IMPACTS

By the time of official site plan review, please provide written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands. Statements may be required from the following officials or agencies:

County and Local Agencies

· Leelanau County Road Commission –

Existing Driveway in place, improvements to be requested for new facilities.

· Leelanau County Health Department (septic/well permits)

Existing wells, pumpstations, lagoon in place, improvements to be requested for new facilities.

· Leelanau County Drain Commissioner (drains).

Existing campsites and roads in place, improvements to be requested for new facilities.

· Solon - Centerville Fire Department (water lines, hydrants, emergency vehicle access)

Existing campsites and roads in place, improvements to be requested for new facilities.

· Leelanau County Sheriff's Department

Existing campsites and roads in place, improvements to be requested for new facilities.

· Leelanau County Inspections Department (building code, soil erosion and sedimentation control permits).

Building permits and SESC permit to be applied for upon site plan approval

· Local School District

Not Applicable

· Leelanau County Soil Conservation Service

Not Applicable

State Agencies

· Michigan Department of Transportation (driveway permits, access onto property along state trunklines).

No impact anticipated.

· Michigan Department of Natural Resources *(Now called Environment, Great Lakes, and Energy – EGLE)* (floodplains, inland lakes and streams permits, wetlands permits, solid waste disposal permits, hazardous waste disposal permits, air discharge permits)

Existing lagoon, bridge, marina permits in place, permitting amendments to be requested for improvements including seawall maintenance, marina, boardwalk, stormwater discharge, etc.

· Michigan Department of Commerce (if applicable)

Not Applicable

· Condominium approvals (if applicable)

Not Applicable

· Plat approvals (if applicable)

Not Applicable

· Mobile home park approvals (if applicable)

Not Applicable

· Michigan State Police/Fire Marshall (for flammable materials storage, if applicable)

Not likely to be applicable, but if applicable any application will be handled at the time of building permit application.

Federal Agencies

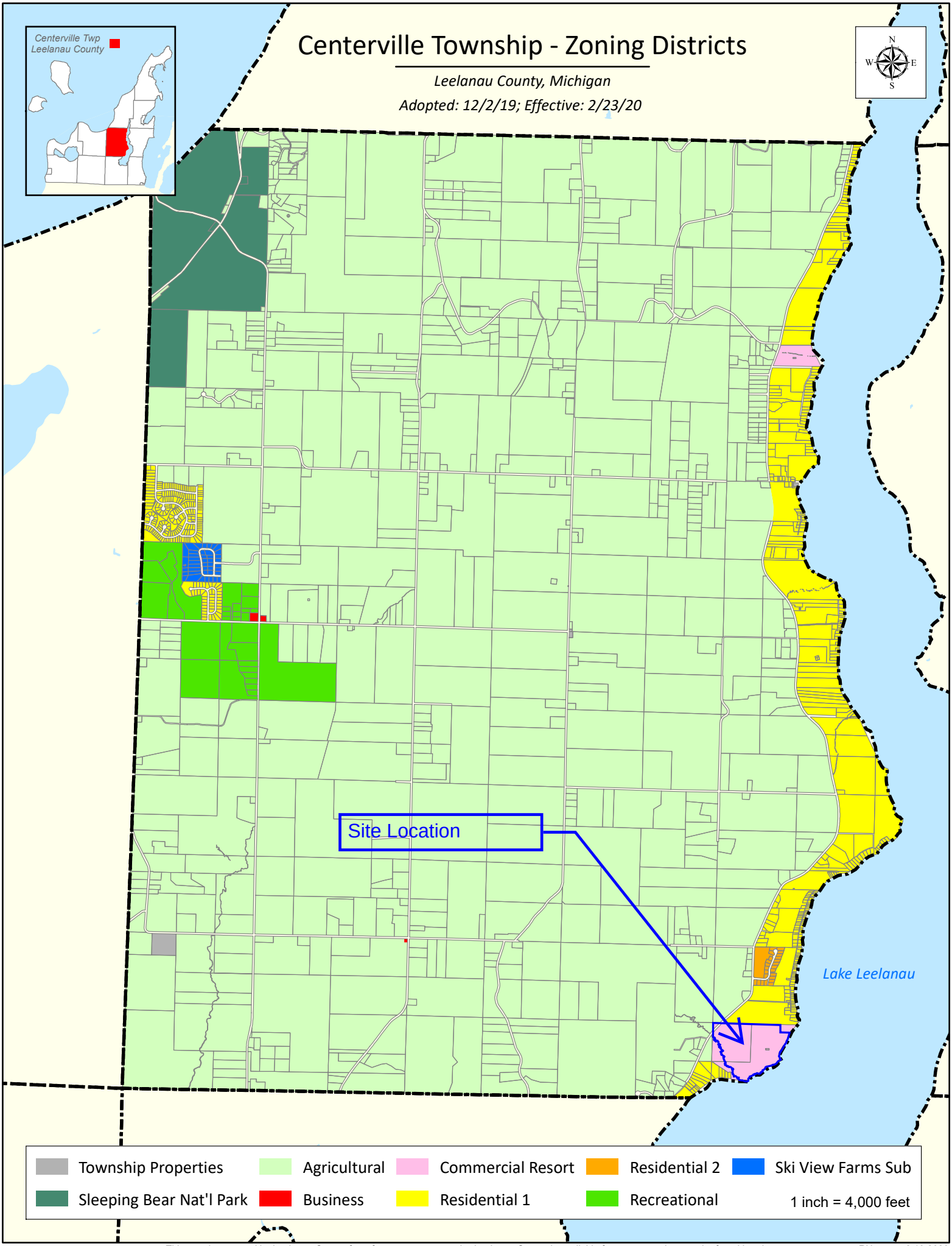
· US Army Corps of Engineers (Permits for activities in certain wetlands, floodplains and navigable watercourses along the Great Lakes and connecting waters).

Not likely to be applicable, but if applicable any application will be in conjunction with the EGLE permitting noted above through the EGLE managed Joint Permit Application (JPA) process.

Centerville Township - Zoning Districts

Leelanau County, Michigan

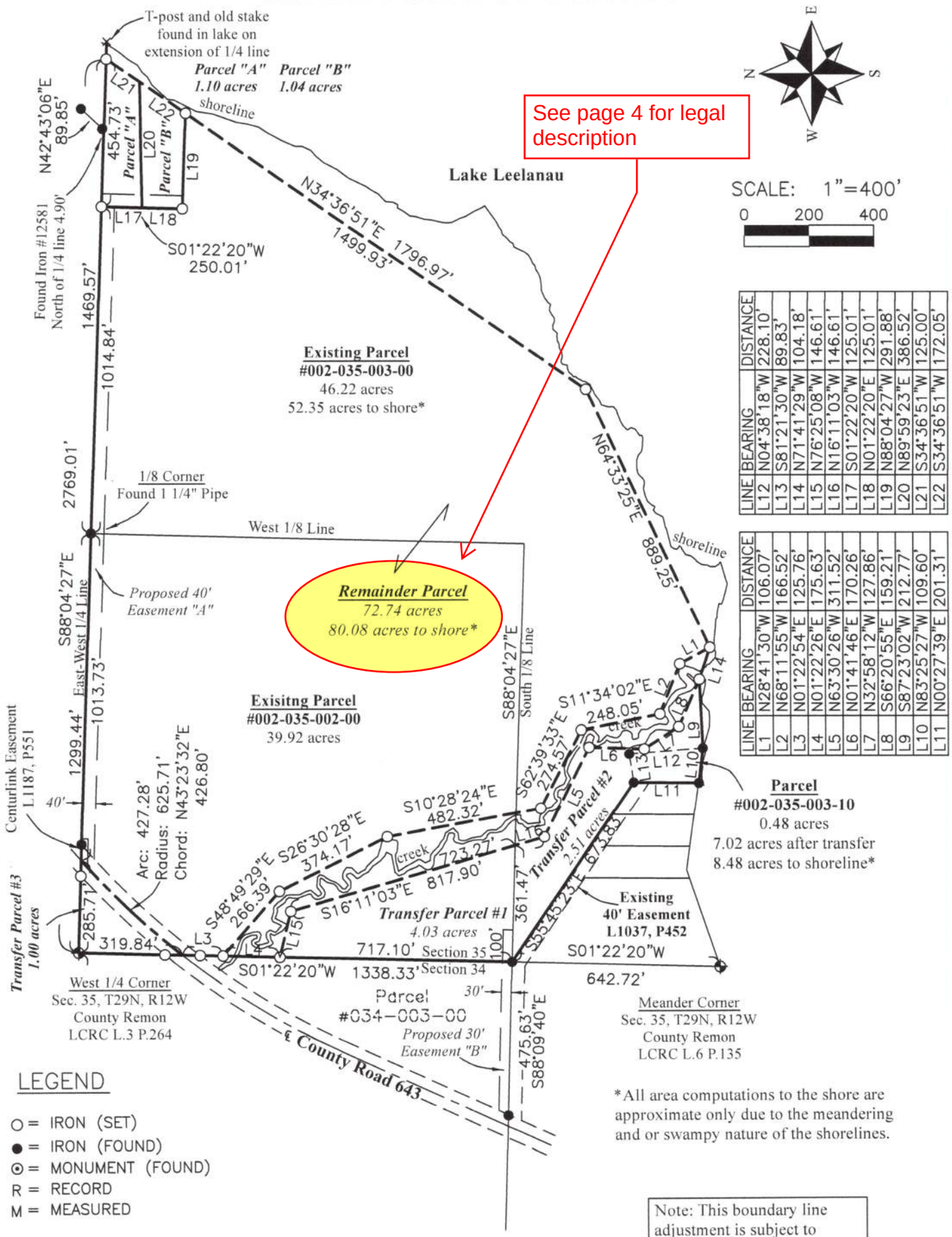
Adopted: 12/2/19; Effective: 2/23/20



This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found herein.

RHerman_2.19.2020

CERTIFICATE OF SURVEY



LINE	BEARING	DISTANCE
L12	N04°38'18"W	228.10'
L13	S81°21'30"W	89.83'
L14	N71°41'29"W	104.18'
L15	N76°25'08"W	146.61'
L16	N16°11'03"W	146.61'
L17	S01°22'20"W	125.01'
L18	N01°22'20"E	125.01'
L19	N88°04'27"W	291.88'
L20	N89°59'23"E	386.52'
L21	S34°36'51"W	125.00'
L22	S34°36'51"W	172.05'

LINE	BEARING	DISTANCE
L1	N28°41'30"W	106.07'
L2	N68°11'55"W	166.52'
L3	N01°22'54"E	125.76'
L4	N01°22'26"E	175.63'
L5	N63°30'26"W	311.52'
L6	N01°41'46"E	170.26'
L7	N32°58'12"W	127.86'
L8	S66°20'55"E	159.21'
L9	S87°23'02"W	212.77'
L10	N83°25'27"W	109.60'
L11	N00°27'39"E	201.31'

LEGEND

- ○ = IRON (SET)
- ● = IRON (FOUND)
- ⊙ = MONUMENT (FOUND)
- R = RECORD
- M = MEASURED

*All area computations to the shore are approximate only due to the meandering and or swampy nature of the shorelines.

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

STATE OF MICHIGAN
Zachary S. Baker
PROFESSIONAL SURVEYOR
No. 4001052468
LICENSED PROFESSIONAL SURVEYOR

Zachary S. Baker, P.S. #52468

GRAND TRAVERSE SURVEYING & MAPPING
PO Box 87
Cedar, MI 49621
Phone: 231-947-2555

Location: Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI

Client: Carol Novak

Date: 9/29/21	Job #: 18590	Drawn: ZSB	Sheet: 1 of 4

CERTIFICATE OF SURVEY

Legal Descriptions

Parcels #002-035-003-00 & #002-035-002-00: (As Recorded Liber 432, Pages 179-182)
Government Lots 3 and 4, Section 35, Town 29 North, Range 12 West, Except that part of Government Lot 4 beginning at the Northwest lot corner thereof; thence South to the shore of Lake Leelanau; thence Easterly on the shore of Lake Leelanau 598.83 feet; thence North 200 feet; thence Northwesterly to the point of beginning.

ALSO, the Northwest 1/4 of the Southwest 1/4, Section 35, Town 29 North, Range 12 West.

Parcel #002-035-003-10: (As Recorded Document No.2020006687)
That part of Government Lot 4, Section 35, Township 29 North, Range 12 West described as: Commencing at the West 1/4 corner of said Section 35, thence South 00°02'47" West, along the West line of said section, 1338.14 feet to the Northwest corner of said Government Lot 4; thence South 57°04'13" East, 673.77 feet to the Point of Beginning; thence North 80°00'52" East, 89.95 feet; thence South 06°03'25" East, 228.23 feet to a traverse line along the shore of Lake Leelanau; thence North 84°41'15" West, along said shoreline traverse, 110.00 feet; thence North 00°53'40" West, 201.20 feet to the Point of Beginning. Containing 0.56 acres of land. East and West property lines extend to the waters edge of said Lake Leelanau.

Parcel "A": (As Surveyed)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East, 2314.28 feet to the Point of Beginning; thence continuing South 88°04'27" East, 454.73 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line South 34°36'51" West, 125.00 feet; thence South 88°59'23" West, 386.52 feet; thence North 01°22'20" East, 125.01 feet to the Point of Beginning. Containing 1.10 acres. Together with all lands between the sidelines of the above described parcel extended and the shore of Lake Leelanau.

Together with an easement 40 feet in width for ingress and egress the North and West lines of which are described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East, 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along the North line of said 40 foot easement South 88°04'27" East, 2028.57 feet; thence South 01°22'20" West, 250.01 feet along the West line of said easement to the Point of Ending.

Subject to and together with all other covenants, servitudes, and easements of record if any.

Parcel "B": (As Surveyed)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East, 2314.28 feet; thence South 01°22'20" West, 125.01 feet to the Point of Beginning; thence North 88°59'23" East, 386.52 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line South 34°36'51" West, 172.05 feet; thence North 88°04'27" West, 291.88 feet; thence North 01°22'20" East, 125.01 feet to the Point of Beginning. Containing 1.04 acres. Together with all lands between the sidelines of the above described parcel extended and the shore of Lake Leelanau.

Together with an easement 40 feet in width for ingress and egress the North and West lines of which are described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East, 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along the North line of said 40 foot easement South 88°04'27" East, 2028.57 feet; thence South 01°22'20" West, 250.01 feet along the West line of said easement to the Point of Ending.

Subject to and together with all other covenants, servitudes, and easements of record if any.

*All areas listed in the above descriptions are to the traverse lines.

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

STATE OF MICHIGAN
Zachary S. Baker
PROFESSIONAL SURVEYOR
No. 4001052
LICENSED PROFESSIONAL SURVEYOR

Zachary S. Baker, P.S. #52468

GRAND TRAVERSE SURVEYING & MAPPING
PO Box 87
Cedar, MI 49621
Phone: 231-947-2555

Location: Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI

Client: Carol Novak

Date: 9/29/21	*Job #:* 18590	*Drawn:* ZSB	Sheet: 2 of 4

CERTIFICATE OF SURVEY

Legal Descriptions

Transfer Parcel #1: (As Surveyed)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said section, thence along the West line of said section South 01°22'20" West, 621.23 to the Point of Beginning; thence on a traverse line along the banks of a creek the following two courses, South 76°25'08" East, 146.61 feet; thence South 16°11'03" East, 723.27 feet to the South 1/8 line, thence along said line North 88°04'27" West, 361.47 feet to the West line of Section 35; thence along said line North 01°22'20" East, 717.10 feet to the Point of Beginning. Containing 4.03 acres more or less. Together with all lands between the sidelines of the above described parcel and the thread of the creek.

Transfer Parcel #2: (As Surveyed)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said section, thence along the West line of said section South 01°22'20" West, 1338.33 to the Point of Beginning; thence along the South 1/8 line South 88°04'27" East, 361.47 feet to a traverse line along the banks of a creek; thence along said traverse line the following five courses, South 16°11'03" East, 94.62 feet; thence South 63°30'26" East, 311.52 feet; thence South 01°41'46" West, 170.26 feet; thence South 32°58'12" East, 127.86 feet; thence South 66°20'55" East, 159.21 feet to a traverse line along the shore of Lake Leelanau; thence along said line South 87°23'02" West, 212.77 feet; thence leaving said traverse line North 04°38'18" West, 228.10 feet; thence South 81°21'30" West, 89.83 feet; thence North 55°45'23" West, 673.83 feet to the Point of Beginning. Containing 2.51 acres more or less.

Transfer Parcel #3: (As Surveyed)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Beginning at the West 1/4 corner of said section, thence along the East-West 1/4 line of said section South 88°04'27" East, 285.71 feet to the centerline of County Road 643; thence along said centerline 427.28 feet along the arc of a 625.71 feet radius curve to the left having a long chord bearing South 43°23'32" West, 426.80 feet; thence North 01°22'20" East, 319.84 feet to the Point of Beginning. Containing 1.00 acres more or less.

Subject to the right of way of County Road 643.

Subject to and together with all other covenants, servitudes, and easements of record if any.

Parcel #002-035-003-10: (As surveyed combining transfer parcels #1, #2 and existing parcel #003-10)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said section, thence along the West line of said section South 01°22'20" West, 621.23 to the Point of Beginning; thence on a traverse line along the banks of a creek the following six courses, South 76°25'08" East, 146.61 feet; thence South 16°11'03" East, 817.90 feet; thence South 63°30'26" East, 311.52 feet; thence South 01°41'46" West, 170.26 feet; thence South 32°58'12" East, 127.86 feet; thence South 66°20'55" East, 159.21 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line the following two courses, South 87°23'02" West, 212.77 feet; thence North 83°25'27" West, 109.60 feet; thence leaving the traverse line North 00°27'39" East, 201.31 feet; thence North 55°45'23" West, 673.83 feet to the West line of Section 35; thence along said line North 01°22'20" East, 717.10 feet to the Point of Beginning. Together with all lands between the sidelines of above described parcel extended and the shore of Lake Leelanau and the thread of the creek. Containing 7.02 acres more or less.

Together with an easement 30 feet in width the South line of which is described as: Commencing at the West 1/4 corner of said section, thence along the West line of said section South 01°22'20" West, 1338.33 feet; thence South 88°04'27" East, 100.00 feet to the Point of Beginning; thence North 88°04'27" West, 100.00 feet; thence North 88°09'40" West, 475.63 feet along the South line of said 30 foot wide easement to the easterly right of way of County Road 643 and the Point of Ending.

Subject to and together with an easement 40 feet in width as recorded in Liber 1037, Page 452.

Subject to and together with all other covenants, servitudes, and easements of record if any.

*All areas listed in the above descriptions are to the traverse lines.

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

STATE OF MICHIGAN
Zachary S. Baker
PROFESSIONAL SURVEYOR
No. 4001052468
LICENSED PROFESSIONAL SURVEYOR

Zachary S. Baker, P.S. #52468

GRAND TRAVERSE SURVEYING & MAPPING
PO Box 87
Cedar, MI 49621
Phone: 231-947-2555

Location:
Part of the Southwest 1/4 of Section 35, T29N, R12W
Centerville Township
Leelanau County, MI

Client: Carol Novak

Date: 9/29/21	*Job #*: 18590	*Drawn*: ZSB	Sheet: 3 of 4

CERTIFICATE OF SURVEY

Legal Descriptions

Remainder Parcel: (As surveyed combining the remainder of Parcels #002-00 and #003-00)
A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line of said section South 88°04'27" East, 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along said 1/4 line South 88°04'27" East, 2028.57 feet; thence South 01°22'20" West, 250.01 feet; thence South 88°04'27" East, 291.88 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line the following two courses, South 34°36'51" West, 1499.93 feet; thence South 64°33'25" West, 889.25 feet to a traverse line along the bank of a creek; thence along said creek the following seven courses, North 28°41'30" West, 106.07 feet; thence North 68°11'55" West, 166.52 feet; thence North 11°34'02" West, 248.05 feet; thence North 62°39'33" West, 274.57 feet; thence North 10°28'24" West, 482.32 feet; thence North 26°30'28" West, 374.17 feet; thence North 48°49'29" West, 266.39 feet to the West line of Section 35; thence along said section line North 01°22'20" East, 125.76 feet to the centerline of County Road 643; thence along said centerline 427.28 feet on a 625.71 foot radius curve to the right having a long chord bearing North 43°23'32" East, 426.80 feet to the Point of Beginning. Together with all lands between the sidelines of above described parcel extended and the shore of Lake Leelanau and the thread of the creek. Containing 72.74 acres more or less.

Together with an easement 40 feet in width for ingress and egress the North and West lines of which are described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East, 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along the North line of said 40 foot easement South 88°04'27" East, 2028.57 feet; thence South 01°22'20" West, 250.01 feet along the West line of said easement to the Point of Ending.

Subject to the right of way of County Road 643.

Subject to an easement for Centurylink as recorded in Liber 1187, Page 551.

Subject to and together with all other covenants, servitudes, and easements of record if any.

*All areas listed in the above descriptions are to the traverse lines.

Note: This boundary line adjustment is subject to township approval before it is considered valid for any future conveyance.

I, the undersigned, being a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the parcel(s) of land as shown, that the ratio of closure of the unadjusted field observations is 1/5000+, and that I have fully complied with the requirements of P.A.132 of 1970 as amended.

Bearing Basis: MSPCS Zone 2112

STATE OF MICHIGAN
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Phone: 231-947-2555

Location: Part of the Southwest 1/4 of Section 35, T29N, R12W Centerville Township Leelanau County, MI

Client: Carol Novak

Date: 9/29/21	*Job #:* 18590	*Drawn:* ZSB	Sheet: 4 of 4

DOCUMENT NO. 2021009947
Total Pages: 2
12/27/2021 04:25 PM Fees: $35.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI

Received in Leelanau
12/27/2021 01:45:00 PM

MICHIGAN REAL ESTATE TRANSFER TAX
2021009947
12/27/2021 04:25 PM Leelanau County, MI
Receipt# 21-10330
Tax Stamp # 27594
County Tax: $2586.65 State Tax: $17636.25

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Carol A. Novak, David L. Novak and Linda A. Novak Dwyer whose address is 6500 E. Leelanau Pines Dr, Cedar, MI 49621, convey(s) and warrant(s) to Northgate Leelanau Pines, LLC, a Michigan Limited Liability Company, whose address is 38 Commerce Avenue SW, Suite 200, Grand Rapids, MI 49503 the following described premises:

Land situated in the Township of Centerville, County of Leelanau, State of Michigan, described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

Commonly known as: 6500 E. Leelanau Pines Dr, Cedar, MI 49621 P/O 002-035-002-00 / P/O 002-035-003-00 RH

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right of Farm Act.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of (The property purchase price has been redacted for masterplan and site plan approval application by Fishbeck for confidentiality purposes) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 20th day of December, 2021.

Carol A Novak
Carol A. Novak

David L. Novak
David L. Novak

Linda A. Dwyer
Linda A. Novak Dwyer

State of Michigan

County of Grand Traverse

Signed, sworn and acknowledged before me the 20 of December, 2021, by Carol A. Novak, David L. Novak, and Linda A. Novak Dwyer.

Notary Public

Affix stamp/seal:

CHAD E. ROYAL
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES JANUARY 19, 2027
ACTING IN THE COUNTY OF GRAND TRAVERSE

TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 12/27/2021
I hereby certify, that according to our records, all taxes returned to this office are paid for five (5) years preceding the 20 day of 12/2021 This does not include taxes in the process of collection by Township, Cities, or Villages, Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections.

John A Gallagher III Leelanau County Treasurer
MK

Prepared by:
Carol A. Novak
6500 E. Leelanau Pines Dr
Cedar, MI 49621

When recorded mail to:
Crossroads Title Agency
413 South Union Street
Traverse City, MI 49684

File No 18458

EXHIBIT "A"

Land situated in the Township of Centerville, County of Leelanau, Michigan:

Remainder Parcel:

As described in Survey by Grand Traverse Surveying & Mapping, Zachary S. Banker, P.S. No. 52468, dated September 29, 2021, Job # 18590, A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township. Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said Section, thence along the East-West 1/4 line of said section South 88°04'27" East, 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along said 1/4 line South 88°04'27" East 2028.57 feet; thence South 01°22'20" West 250.01 feet; thence South 88°04'27" East 291.88 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line the following two courses: South 34°36'51" West 1499.93 feet; thence South 64°33'25" West 889.25 feet to a traverse line along the bank of a creek; thence along said creek the following seven courses: North 28°41'30" West 106.07 feet; thence North 68°11'55" West 166.52 feet; thence North 11°34'02" West, 248.05 feet; thence North 62°39'33" West 274.57 feet; thence North 10°28'24" West 482.32 feet; thence North 26°30'28" West 374.17 feet; thence North 48°49'29" West 266.39 feet to the West line of Section 35; thence along said section line North 01°22'20" East, 125.76 feet to the centerline of County Road 643; thence along said centerline 427.28 feet on a 2625.71 foot radius curve to the right having a long chord bearing North 43°23'32" East 426.80 feet to the Point of Beginning.

Together with an easement 40 feet in width for ingress and egress the North and West lines of which are described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along the North line of said 40 foot easement South 88°04'27" East 2028.57 feet; thence South 01°22'20" West, 250.01 feet along the West line to said easement to the Point of Ending.

Subject to the right of way of County Road 643.

Leelanau Pine Campground
Site Plan Checklist
June 20, 2022
Fishbeck Project Number 211505

b. The site plan shall consist of an accurate, reproducible drawing at a scale of 1" =100' or less, showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following unless previously waived by the Centerville Township Planning Commission:

1. Location of proposed and/or existing property lines, dimensions, legal description, setback lines and monument locations.
Provided on C100

2. Existing topographic elevations at two-foot intervals, proposed grades and direction of drainage flow.
Provided on C100, C101, C102, C103

3. The location and type of existing soils on the site and any certifications of borings.
Provided on C100A

4. Location and type of significant existing vegetation.
Provided on C100A

5. Location and elevations of existing watercourses and water bodies, including county drains and man-made surface drainage ways, floodplain and wetlands.
Provided on C100 C101, C102, C103

6. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building.
Provided on C200, C201, C202, C203

7. Proposed location of accessory structures, buildings and uses, including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.
Provided on C200, C201, C202, C203

8. Location of existing public roads, right-of-ways and private easements of record and abutting streets.
Provided on C100 C101, C102, C103

9. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations should be separately depicted with an elevation view.
Provided on C100 C101, C200, C201, L101

10. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.
Provided on C200, C201, C202, C203, L101, L102, L103

11. Location, size, and characteristics of all loading and unloading areas.
Provided on C200, C201, C202, C203

12. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.
Public use - none
Private use - Provided on C200, C201, C202, C203

13. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention and detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.
Provided on C400, C401, C402, C403

14. Location of all other utilities on the site including but not limited to natural gas, electric, cable, telephone and fiber optic.
Provided on C400, C401, C402, C403

15. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.
Provided on C200, C201, C202, C203

16. Location, size and specifications of all signs and advertising features with cross-sections.
Provided on L101, L102, L103

17. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.
Provided on L101, L102, L103

18. Location and specifications for all fences, walls, and other screen features with cross-sections.
Provided on L101, L102, L103

19. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.
Provided on L101, L102, L103, L104

20. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.
Provided on C200, C201 (trash is collected from sites by staff daily and disposed of by maintenance building)

21. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.
Provided on C200, C201, C202, C203 – Cleaning and maintenance chemicals and chemicals associated with the operations of each building (Pools, bathhouses, marina, store, office, etc.) will be stored in designated locations at each building. Individual architecture and storage/containment will be provided as required by law for building permits.

22. Identification of any site amenities or natural features.
Provided on C200, C201, C202, C203

23. Identification of any views onto or from the site to or from adjoining areas.
Provided on L101

24. North arrow, scale and date of original submittal and last revision.
Provided on G001 and on the title block of all sheets.

25. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.
Provided on G001

26. Deed restrictions, Master Deed restrictions, and bylaws as applicable, for Township review to insure that the condominium subdivision, or any use or development which requires site approval, its Master Association, and the applicant have provided for the continual maintenance of the development's services and facilities, to insure protection of the natural environment; compatibility with adjacent uses of land; and general upkeep of the subdivision's land in a socially and economically desirable manner.
Not Applicable – single ownership and operation.