



## MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive  
Marquette, Michigan 49855  
Ph | 906.228.6220  
Fx | 906.228.7337  
[www.marquettetownship.org](http://www.marquettetownship.org)

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# PLANNING COMMISSION MEETING

WEDNESDAY, MAY 11, 2022 – 7 P.M.

*The Planning Commission will be conducting this meeting in-person at the Township Hall Board Room.*

*NOTE: Pursuant to the Township Board adopted Code of Conduct, Planning Commission members are obligated to disclose any potential or actual conflict of interest with any item placed on this agenda.*

1. Call Meeting to Order.
2. Roll Call.
3. Approval of the Agenda.
4. Minutes from Previous Meeting – April 27, 2022
5. Public Comment.
  
6. New Business.
  - a. **Site Plan Review #051122-1** – Proposed 6,815 SF Commercial/Professional Office Building, to be located within the zoned Development District (DD), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Forestville Crossing, LLC, 600 Windcrest Drive, Marquette, MI 49855
  - b. **Special Use Permit Public Hearing Request** – Proposed Short-Term Rental Unit to be located on a property at 2540 County Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855
  
7. Unfinished Business.
8. Correspondence.
9. Reports.
  - a. Township Board Report
  - b. Recreation Committee Report
  - c. Road Committee Report
  - d. Planning and Zoning Report
  
10. Announcements.
11. Public Comment.
12. Additional Comments by Planning Commissioners.
13. Adjournment.

**\*Next Meeting – May 25, 2022**



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ba.

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# STAFF REPORT

Plan Commission – May 11, 2022

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**Agenda Item 6a:**            **Site Plan Review - #051122-1. Proposed 6,815 SF Commercial/Professional Office Building, to be located within the zoned Development District (DD), per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Forestville Crossing, LLC, 600 Windcrest Drive, Marquette, MI 49855**

**Applicant(s):**            Forestville Crossing, LLC, 600 Windcrest Drive, Marquette, MI 49855

**Site Address:**            T.B.D.

**Parcel No:**                52-08-017-008-20

**Property Owner:**        Forestville Crossing, LLC, 600 Windcrest Drive, Marquette, MI 49855

**Zoning District:**         Development District (DD)

**Proposal:**                 Development of a 6,815 SF Office Building

**Staff Contact:**            Jason McCarthy & Erik Powers

### **Background**

The proposed project consists of the construction of a 6,815 SF, single-story, commercial/professional office Building to be located at the southwest corner of Wright Street and Commerce Drive in the zoned Development District (DD) in Marquette Township.

Additional background information is attached as part of the applicant's Site Plan Review application. Narrative included on the coversheet of plan set.

### **Standards for Review**

The Marquette Charter Township Zoning Ordinance Article 18 – SITE PLAN REVIEW (all subsections thereof), create the legal framework to regulate, administer, and enforce the site plan review process for the Township.

## **Site Plan Review**

The following criteria were used to review the submitted site plan:

1. Consistency with Master Plan  
The proposed land use is consistent with the provisions of Master Plan and the Future Land Use Plan.
2. Project Compatibility  
The proposed land uses are permitted by right in the Development District (DD) Zoning District.
3. Site Design.
  - a. Site Organization  
The organization and proposed building materials, parking area, and landscaping appear to achieve a functional, safe and harmonious site relationship with the adjacent surroundings.
  - b. Location of Buildings  
The location of the proposed structure meets the height, bulk, and setback requirements of the Marquette Township Zoning Ordinance.
  - c. Drives, Parking and Circulation  
Drives – The Marquette County Road Commission has permitted the curb-cut required for the driveway ingress/egress.  
Parking – The proposed meets the requirements of Article XXI Section 21.05 Off-Street Parking.  
Circulation – The Marquette Township Fire/Rescue Department has reviewed the proposed circulation plan for compliance with their apparatus needs with favorable results.
  - d. Grading/Drainage/Stormwater  
Stormwater is proposed to be conveyed to a detention pond at the western side of the property. At the time of this report, formal approval of the stormwater plan has not been provided. Full approval by the Marquette County Drain Commissioner is anticipated.
  - e. Utility Services  
Preliminary plans have been submitted to the Superintendent of Public Works. Public water and sanitary sewer mains extensions are proposed for this site. EGLE and Marquette Township construction permit applications shall be submitted. Fees shall be based on the engineer's construction cost estimate for the water and sanitary sewer systems.
  - f. Fire Prevention  
The Fire Department has reviewed and conditionally approved the proposed site plan contingent upon review and approval of architectural plans.
  - g. Environmental Issues  
No environmental issues are known.
  - h. Landscaping & Screening

The landscaping, bufferyard and open space requirements are met with the proposed landscaping plan, per Section 19.04 BUFFERYARDS of the Marquette Township Zoning Ordinance.

i. Signs

Proposed signage shall be submitted separately to the Planning & Zoning Department for review and approval prior to installation.

j. Lighting

The lighting plan shall meet the requirements of the Marquette Township Outdoor Lighting Ordinance. Staff will ensure that all proposed lighting also meets the ordinance requirements.

4. Other Factors

- a. The applicant shall acquire the necessary Marquette County Building Permit.
- b. A Financial Guarantee shall be submitted in the amount of 1% (\$14,000) of the proposed construction cost to account for the completion of landscaping and bufferyard construction, and for as-built plans of the entire site, once constructed.

**Review Recommendation**

Staff recommends APPROVAL the proposed Site Plan contingent on the submission and approval of items 3d, 3e, 3f, 3i, 3j, and 4.



RECEIVED

APR 14 2022

# Charter Township of Marquette

1000 Commerce Drive, Marquette, Michigan 49855

Phone: 906-228-6220 • Fax: 906-228-7337

www.marquettetownship.org

PAID \$1562.00 Ch#1004 APR 18 2022 Marquette Township



Initial: EP

## Application for Site Plan Review

\*NOTE: This Application must be completed and submitted to the Marquette Township Offices.

\*Be sure to complete ALL sections of this form. Please Print or type.

\*Permit fee is due when permit & site plan are returned to the Marquette Township Offices.

### Project Name

Forestville Crossing

### Applicant Information

Name: Fred Grandchamp Address: 600 Windcrest Drive, Marquette, MI 49855

Business Name: Forestville Crossing, LLC

Phone: (906) 361-5094 Fax: NA Name of Contact Person: Brian M. Savolainen, PE Contact Phone: (906) 250-5729

If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.): Owner has authorized Brian Savolainen as it's contact and ability to sign applications.

Applicant's E-Mail Address: fredrickmgrandchamp@gmail.com & bsavo2000@yahoo.com

### Property Owner (if different from applicant)

Name: same Address:

Phone: Fax: Name of Contact Person: Contact Phone:

E-Mail Address:

### Property Information

Address: Commerce Drive Marquette, MI 49855 Property / Parcel I.D. Number(s): 52-08- 017 - 008 - 20

Zoning District: DD Total Acres or Square Footage: 3.98 Acres = 173,370 Sft

Legal Description(s) (attach pages as necessary): See sheet C1 on Plan Set

Name of any existing businesses on property (attach pages as necessary): No

Description of All Proposed Uses of Property (attach pages as necessary): General Office, Dental Office and Future Business Office

### Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission? [X] Yes [ ] No

### Estimated Cost of Project

\$ 1,400,000

**Please Include the Following**

- A narrative description, which includes the project purpose, location, long range plan and impact on emergency services, traffic, schools, and utilities (*Major site plans only*).
- Twelve (12) copies of the site plan(s) reproduced on durable 22"x34" sheets (*see attached site plan checklist for information that must be included on site plans*).

*I, the undersigned applicant certify that the statements and information contained in this application are true and correct to the best of my knowledge.*

Signature of Applicant: Brian Matthew Savolainen Date: 04/11.2022  
Applicant's Name (print): Brian Matthew Savolainen

*I, the undersigned legal owners or contract purchasers of the subject property, certify that the statements and information contained in this application are true and correct to the best of our knowledge.*

Signature of Property Owner: Owner has Authorized Brian who signed above Date: \_\_\_\_\_  
Owner's Name (print): \_\_\_\_\_

Optional: I hereby grant permission for the Marquette Township Planning & Zoning Administrator, Superintendent of Public Works, and the Fire Marshall or their representatives to enter the above described property for the purposes of gathering information related to this application. *Note to applicant: This permission is optional and failure to grant permission will not affect any decision on your application.*

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICIAL USE ONLY**

Official Receiving Application (*please print*): Erik Powers Date: 4/14/2022  
Site Plan #: 041822 Date Received: 4/14/2022  
Fees: Planning: \$1562 Engineering: \_\_\_\_\_ Fire Department: \$ 75.00 Total: \$1637 Date Fees Paid: 4/18/2022  
Bond Amount: \_\_\_\_\_ Date Received: 4/14/2022  
Site Plan Application:  Approved  Approved with Conditions(*see comments*)  Not Approved(*see comments*)  
Reason:  Incomplete Application  Other Date: \_\_\_\_\_  
Signature of Planning & Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

**Comments:**

**SITE PLAN CHECK LIST**

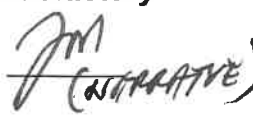




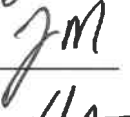






**Applicant**

*(Initial Box Before Submission)*

**Planning & Zoning Office**

*(Initial when Submitted)*

**Satisfactory**

- |                      |     |   |   |
|----------------------|-----|---|---|
| <u>Yes</u>           | 1.  | An application form as provided by the Zoning Administrator fully completed and signed by the petitioner or representative.   |    |
| 3 will be Provide    | 2.  | A minimum of two (2) copies of all plans, documents and/or drawings containing the following information and data for all proposed land uses and activities as determined necessary by the Zoning Administrator.  |    |
| <u>Sht. C-1</u>      | 3.  | A complete legal description of the parcel(s) as it appears on the deed and the total site area of the proposed site in acres.  |    |
| <u>Yes</u>           | 4.  | A fully dimensioned map/drawing, at a scale of 1"=50' or less, showing all relevant data including buildable setbacks, spatial relationship of all buildings, scale, directional arrow, original dates, revision dates, if any, and a vicinity sketch or location map (1"=500' or less) showing all abutting properties, and properties directly across the street(s) up to 500' from the site's property line, and property owner names for any such properties. |    |
| <u>Yes</u>           | 5.  | The name of the proposed project/development/activity.  |  |
| <u>Yes</u>           | 6.  | The name, address, and telephone number of all fee interest holders and type of ownership/interest.   |  |
| <u>NA</u>            | 7.  | Any deed restrictions or covenants affecting the proposed plan and future on or off-site development.   |  |
| <u>Yes</u>           | 8.  | The size, shape, location, and use of all existing and proposed structures.   |  |
| <u>Yes</u>           | 9.  | The location of all existing and proposed driveways, curb cuts, and points of ingress and egress.   |  |
| <u>Yes</u>           | 10. | The location, names, and widths of all existing and proposed public or private rights-of-way including roads, railroads, easements, clear view triangles, utility licenses, and the jurisdiction or ownership status of each.   |  |
| <u>Yes</u>           | 11. | The existing and proposed zoning classification and/or land use intensity of the plan site and all adjacent or abutting properties, and if platted, the liber and page numbers of records plats.  |  |
| <u>40' East Side</u> | 12. | The designated access locations for fire vehicles and emergency apparatus along with fire lane widths, type of road   |  |

surfacing, and any turnaround areas along with all relevant dimensions. **(See Fire Department Site Plan Review Requirements, attached)**

Yes

13. The existing and proposed pavement widths, condition, and type, and the location of any acceleration or deceleration lanes existing or proposed.

JM

Yes

14. The existing or proposed vehicular, bicycle, and pedestrian circulation systems including all relevant dimensions; parking space sizes and numbers; designated handicapped parking areas and numbers; customer/employee parking areas, and all such other information as required in *Article XX*.

JM

Yes

15. The location, size, and depth as may be required for all public or private utility lines, individual service leads, storage tanks, and fire hydrants existing and/or proposed to service the project.

JM

40' East Side

16. The definition, location, and relevant dimensions of all loading areas, truck docks, service drives, and truck wells.

JM

Location Shown  
Sign(s) TBD

17. The location of all permanent or temporary signs, existing or proposed, including their design, area, size, height, illumination, and the type of construction.

JM

Yes

18. A complete landscaping plan, including the location of all greenbelts and bufferyards, fencing, or screening, with specific indication of all landscape materials to be utilized.

JM

Yes

19. The location of all proposed trash and refuse receptacles and the method to be used for screening these areas.

JM

Plans are Preliminary

20. A complete set of architectural floor plans including all relevant square footage calculations, exterior building elevations, and the existing and proposed building grades and heights. Multiple unit proposals shall include all density and area calculations

JM

Location Shown  
Style TBD

21. Any existing and/or proposed exterior lighting plans for parking areas, and general information regarding maximum illumination and candlepower of proposed lighting systems.

TBD

Yes

22. The existing and proposed topography of the site with elevations based upon North American Vertical Datum of 1988 and mapped utilizing two (2) foot minimum contour intervals; five (5) foot intervals may be used where grades are in excess of ten (10) percent. All benchmark locations, descriptions, and elevations shall be noted.

JM

NA

23. The notation of any significant or distinctive features which may be desirable to protect as natural features including all beaches,

N/A



bluffs, dunes, shorelands, ravines, ravine buffers, and steep slopes.

- None 24. The location and names of all existing and proposed water courses, water bodies, floodplains, wetland surface drainageways, basins and facilities, either natural or manmade.
- Public Water 25. All available information on sub-surface water table depths or elevations, along with the quantity and quality of potential potable water supplies as required.
- No Borings  
Soils are Sandy  
W/Bedrock          26. All available information relative to on-site soil conditions, profiles, inventories, borings, and the source of all related reference material.
- NA 27. The nature, size, type, and specific location of any forest or vegetative cover.
- Phase I & II  
Bldgs. Future  
is Unknown 28. If the application relates to property scheduled for phased development, the proposed layout for the total projected development shall be indicated, and the projected scope and time period shall be estimated for each additional phase.
- Yes 29. All applicable calculations in accordance with *Article XVIII, Performance Requirements*, referring the basic information cited in *Section 18.03, Performance Standards*.
- Yes 30. The seal of the licensed engineer, architect, landscape architect, surveyor, or planner who prepared the plan.
- Upon request          31. Any such other information as may be required and/or deemed necessary by the Planning Commission or Zoning Administrator to properly and adequately evaluate the proposed project site plan or land use activity.

N/A

N/A

JM

N/A

JM

JM

JM

N/A

**AUTHORIZATION TO SIGN SITE PLAN REVIEW APPLICATION**

From: Fred Grandchamp (frederickgrandchamp@gmail.com)

To: bsavo2000@yahoo.com

Date: Friday, April 8, 2022, 07:51 AM EDT

This email hereby authorizes Brian Savolainen, PE to sign the Site Plan Review application submitted to Marquette Charter Township on behalf of Forestville Crossing, LLC.

Fred Grandchamp  
Managing Member  
Forestville Crossing LLC



## MARQUETTE TOWNSHIP FIRE DEPARTMENT

2801 Venture Drive  
Marquette, Michigan 49855  
Ph | 906.228.4296  
Fx | 906.228.4297  
[www.marquettetownship.org](http://www.marquettetownship.org)

Thursday, 14 April 2022

Jason McCarthy

RE: Proposed Cornerstone Development Forestville Crossing Project

I have had the opportunity to review the site plan for the Proposed Cornerstone Development Forestville Crossing Project.

I offer the following observations:

1. **REQUIRED FIRE FLOW:** The required fire flow per NFPA 1 is 2500 GPM. This was computed for the larger of the two proposed buildings. Per the water reliability study, the available fire flow in that area exceeds that requirement.
2. **DISTANCE FROM HYDRANT TO BUILDING:** The distance from the nearest hydrant to the building is 290' this is sufficient
3. **ACCESS GRADES AND TURNING RADIUS:** Access grades are 3% at the steepest point the maximum approach and Departure grades for fire apparatus is 5%. This is compliant. The turning radiuses are plenty sufficient.
4. **OVERHEAD OBSTRUCTIONS:** No overhead obstructions were noted on the plans. If any unforeseen overhead obstructions come about. They must exceed 14' in height.
6. **EMERGENCY VEHICLE ACCESS:** Emergency vehicle access must be maintained at all times during construction. I will spot check the site during construction.

I am approving the site plan based upon the plans provided. If you have any questions, please feel free to contact me at (906) 228-4296, or by email at [robcochran@marquettetownship.org](mailto:robcochran@marquettetownship.org).

Sincerely;

ROBERT COCHRAN  
Assistant Fire Chief/Fire Inspector  
Marquette Township Fire Rescue  
Phone: 906-228-4296  
Fax: 906-228-4297  
E-mail: [robcochran@marquettetownship.org](mailto:robcochran@marquettetownship.org)

c.c. Dan Shanahan, Fire Chief  
Erik Powers, Staff Planner



**Charter Township of Marquette**  
 1000 Commerce Drive, Marquette, Michigan 49855  
 Phone: 906-228-6220 • Fax: 906-228-7337



**Parcel Division/Boundary Change Application**

www.marquettetownship.org

\*NOTE: This Application must be completed and submitted to the Marquette Township Offices.  
 \*Be sure to complete ALL sections of this form. Please Print or type.

**ORIGINAL**

5

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec. 102e & f). Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

**Applicant Information**

Name: <b>Charles Oberstar</b>		Address: <b>1900 Industrial Pkwy, Marquette, MI 49855</b>	
Phone: <b>906-226-6799</b>	Fax:	Name of Contact Person: <b>Charles Oberstar / Fred Grandchamp</b>	Contact Phone: <b>906-226-6799</b>
E-Mail Address: <b>frederickgrandchamp@gmail.com (Fred Grandchamp)</b>			
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.): <b>Subject parcel owned by Charles Oberstar and David Oberstar / equal interests</b>			

**Property Owner (if different from applicant)**

Name: <b>Charles Oberstar David Oberstar</b>		Address: <b>1900 Industrial Pkwy, Marquette, MI 49855</b>	
Phone: <b>906-226-6697</b>	Fax:	Name of Contact Person: <b>Charles Oberstar</b>	Contact Phone: <b>906-226-6799</b>
E-Mail Address:			

**Parent Parcel Information**

Address: <b>TBD Commerce Drive, Marquette, MI 49855</b>		Property / Parcel I.D. Number(s): <b>52-08- 017 - 008 - 00</b>
Current Zoning Classification: <b>Development District</b>	Legal Description(s) (attach pages as necessary): <b>Part of Liber 361 of Deeds, page 365 (attached)</b>	
General Location of Subject Property: <b>Southeast quadrant of Commerce Drive, Wright Street and Forestville Road</b>		
Name of any existing businesses on property: <b>None / Vacant property</b>		
Existing Land Use(s): <b>Vacant property</b>		
Total area included in Division Request: <b>3.98 acres</b>		

**Permission**

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?  Yes  No

**Improvements**

Describe any improvements (buildings, well, septic, etc. which are on the parent parcel or indicate none (attach pages as necessary):  
**Vacant property / No improvements**

**Development Site Limits**

- Check each which represent a condition which exists on the parent parcel:
  - Waterfront Property (river, lake, pond, etc.)
  - Includes Wetlands
  - Is Within a Flood Plain
  - Includes a Beach
  - Is on Muck Soils or Soils Known to Have Severe Limitations for On-site Sewage Systems. (partially as a result of bedrock)

**PAID**  
 MAY 03 2022  
 #1057  
 Marquette Township  
 \$ 150.00

**RECEIVED**  
 MAY 03 2022  
 Marquette Township

**Proposed Division(s) to Include the Following**

- Number of new parcels: 3
- Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 or as otherwise provided by ordinance.
- Each parcel has a width of \_\_\_\_\_ (not less than required by ordinance) See attached Certificate of Survey
- Each parcel has an area of \_\_\_\_\_ (not less than required by ordinance) See attached Certificate of Survey
- The division of each parcel provides access as follows: (check one)
  - o  Each new division has frontage on an existing public road. Road name 2 Pcls / See attached Certificate of Survey
  - o \_\_\_\_\_ A new public or private road. Proposed road name \_\_\_\_\_
  - o  Easement 2 Pcls / See attached Certificate of Survey
- Describe or attach a legal description of proposed new road, easement or shared driveway: See attached Certificate of Survey
- Describe or attach a legal description for each proposed new parcel: See attached Certificate of Survey

**Future Divisions Being Transferred from the Parent Parcel to Another Parcel**

- Indicate number transferred Zero (See Section 109(2) if the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute).

**Affidavit and permission for Municipal, County, and State officials to enter the property for inspections**

I agree that the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the Subdivision Control Act P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996 and P.A. 87 of 1997), MCL 560.101 et. seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved, I understand local ordinances and state acts change from time to time, and if changed, the divisions made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is build upon before the changes to laws are made.

**Applicant:**

I certify that the information I have provided is true to the best of my knowledge.

Signature of Applicant: [Signature] Date: 5/3/2022

Applicant's Name (print): Charles Oberstar

**Property Owner:**

I certify that the information I have provided is true to the best of my knowledge.

Signature of Property Owner: [Signature] Date: 05/03/2022

Owner's Name (print): Charles Oberstar / David Oberstar

<b>OFFICIAL USE ONLY</b>	
Official Receiving Application (please print): <u>Jason McElroy</u>	Date: <u>5/3/2022</u>
Fee(s) Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Amount Paid: _____	
Application: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved	
Reason: <input type="checkbox"/> Incomplete Application <input type="checkbox"/> Other	Date: <u>5/4/2022</u>
Condition(s) of Approval: <u>N/A</u>	
Signature of Zoning Administrator: <u>[Signature]</u>	Date: <u>5/4/2022</u>

Attachment to Land Division Application

Page 1 of 1

Applicant: Charles Oberstar and David Oberstar  
1900 Industrial Parkway  
Marquette, MI 49855

2 May 2022

Re: Division of part of Parcel No. 52-08-017-008-00 / That part thereof lying south of  
Commerce Drive

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The original parcel was conveyed to Charles and Janet Oberstar and David Oberstar per Liber 361 of Deeds, page 365 dated July 1, 1981 and recorded July 10, 1987.

The northern part of this parcel beginning with a conveyance from Charles and Janet Oberstar and David Oberstar to William and Donna Laurich per Liber 361 of Deeds, page 367 dated July 1, 1987 and recorded July 10, 1987 resulted in a part of Liber 361 of Deeds, page 365 titled solely to Charles and Janet Oberstar.

The remaining lands of Liber 361 of Deeds, page 365 were effectively divided into a northern part and a southern part by the creation of Commerce Drive resulting from Quit Claim deeds executed by Charles and Janet Oberstar to the Board of Marquette County Road Commissioners and separately by David Oberstar and Cheryl Ann Bollero-Oberstar (H/W) to the Board of Marquette County Road Commissioners recorded June 2, 1999 at Liber 422 of Deeds, page 263 and November 12, 2002 at Liber 451 of Deeds, page 214, respectively.

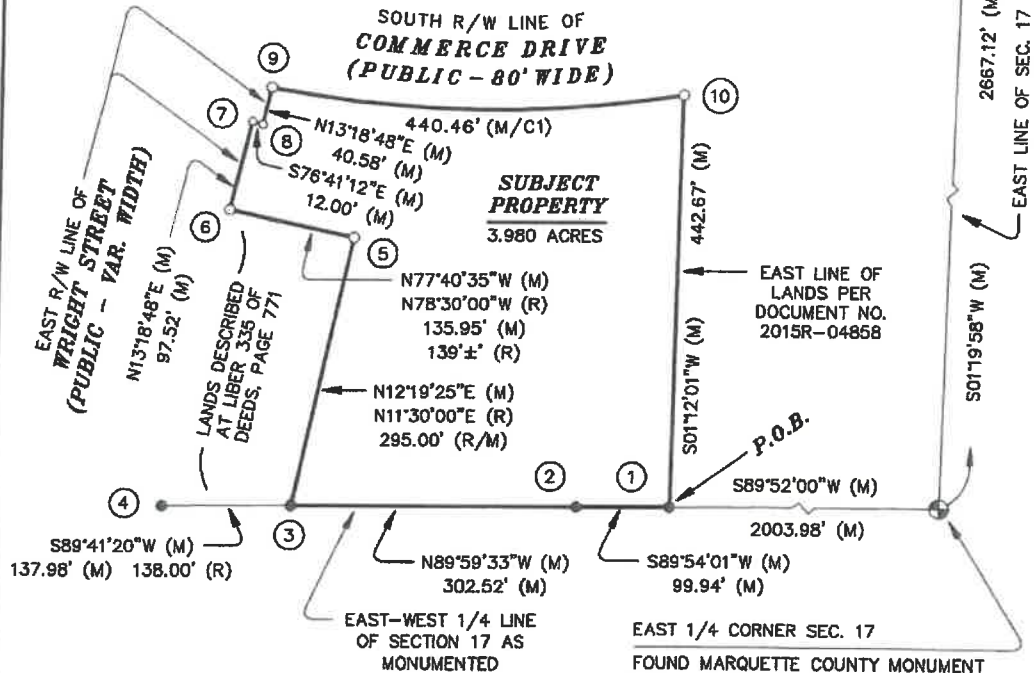
A portion of the southern part of Liber 361 of Deeds, page 365 was included in the conveyance from Charles and Janet Oberstar and David Oberstar and Cheryl Ann Bollero-Oberstar to JKT Leasing, LLC (theater parcel) per deed recorded on July 26, 2013 at Document Number 2013R-08508.

The western 100 feet of the above conveyance was reconveyed from JKT Leasing, LLC (theater parcel) to Charles and Janet Oberstar and David Oberstar and Cheryl Ann Bollero-Oberstar per deed recorded on May 15, 2015 at Document Number 2015R-04858.

# CERTIFICATE OF SURVEY

  
 SCALE: 1"=150'

NORTHEAST CORNER SEC. 17  
 FOUND MARQUETTE COUNTY MONUMENT  
 PER LAND CORNER RECORDATION  
 CERTIFICATE RECORDED AT LIBER R1,  
 PAGE 273, MARQUETTE COUNTY  
 LAND CORNER RECORDS.



**CURVE C1**  
 RADIUS = 1239.98'  
 DELTA = 20°21'09"  
 LENGTH = 440.46'  
 LONG CHORD = S89°11'51"E  
 438.15'

**MONUMENTS**  
 SEE SHEET NO. 2

MICHAEL MILESKI, P.S. 39091  
 DATE: 31 MARCH 2022

**LEGAL DESCRIPTION**  
 SEE SHEETS 3-4

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE  
 STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE  
 SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND  
 AT THE DIRECTION OF THE PARTY NAMED HEREON;  
 AND THAT THE RATIO OF THE UNADJUSTED FIELD  
 OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
 BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
 ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED

  
**GeoMetric  
 Services  
 Incorporated**  
*Complete Surveying and Mapping Services*  
 315 South Front Street Marquette, MI 49855  
 (800) 226-9782 Voice • (800) 226-9720 Fax

CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
PART OF SW 1/4 OF NE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN	FLD: M. MILESKI
	DWN: M. MILESKI
	DWG: 220001.DWG
	SHEET 1 OF 4

# CERTIFICATE OF SURVEY

## MONUMENTS

- ① - FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616 4-INCHES BELOW GROUND. SOUTHEAST CORNER OF LANDS PER DOCUMENT NO. 2015R-04858, M.C.R.
- ② - FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 46667 FLUSH WITH THE GROUND. SOUTHWEST CORNER OF LANDS PER DOCUMENT NO. 2015R-04858, M.C.R.
- ③ - FOUND A SPLIT PLASTIC CAP NO. 17618 AFFIXED TO A 6--SPIKE FLUSH WITH THE GROUND. A 5/8" X 18" IRON ROD LYING HORIZONTALLY ON THE GROUND WAS FOUND ALONGSIDE. REPLACED SPIKE AND CAP WITH A 1/2" X 24" IRON ROD AND CAP NO. 39091.
- ④ - FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 17618 PROJECTING 2-INCHES ABOVE GROUND.
- ⑤ - SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.
- ⑥ - SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.
- ⑦ - SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.
- ⑧ - SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.
- ⑨ - SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.
- ⑩ - SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.

MICHAEL MILESKI, P.S. 39091  
DATE: 31 MARCH 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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CLIENT: **CHARLES OBERSTAR**

JOB No. **220001**

BK. 263M

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

FLD: M. MILESKI

DWN: M. MILESKI

DWG: 220001.DWG

SHEET 2 OF 4



# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (SW 1/4 OF NE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 273, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 01°19'58" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2667.12 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 334, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°52'00" WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 2003.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE SOUTH 89°54'01" WEST CONTINUING ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 99.94 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 46667;

THENCE NORTH 89°59'33" WEST CONTINUING ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 302.52 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND SPIKE AND CAP NO. 17618 AND REPLACED WITH A 1/2" X 24" IRON ROD AND CAP NO. 39091;

THENCE NORTH 12°19'25" EAST (RECORDED AS NORTH 11°30'00" EAST) ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS A DISTANCE OF 295.00 FEET;

THENCE NORTH 77°40'35" WEST (RECORDED AS NORTH 78°30'00" WEST) ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS A DISTANCE OF 135.95 FEET (RECORDED AS 139 FEET, MORE OR LESS) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS;

THENCE NORTH 13°18'48" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS A DISTANCE OF 97.52 FEET;

THENCE SOUTH 76°41'12" EAST CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS A DISTANCE OF 12.00 FEET;

THENCE NORTH 13°18'48" EAST CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS A DISTANCE OF 40.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE;

**CONTINUED ON SHEET NO. 4**

MICHAEL MILESKE, P.S. 39091

DATE: 31 MARCH 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022

BASIS OF BEARING: MQT COUNTY REMONUMENTATION

ERROR OF CLOSURE: 1/10000

### LEGEND

○	IRON SET	⊕	1/4 CORNER
●	IRON FOUND	⊕	CENTER 1/4 CORNER
▲	NAIL SET	—	DISTANCE N.T.S.
▲	NAIL FOUND	(D)	DEED
□	STAKE SET	(R)	RECORD
■	STAKE FOUND	(M)	MEASURED
○	SECTION CORNER	(P)	PRORATED
		(C)	CALCULATED



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CLIENT: **CHARLES OBERSTAR**

JOB No. **220001**

BK. 263M

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

FLD: M. MILESKE

DWN: M. MILESKE

DWG: 220001.DWG

SHEET 3 OF 4

# CERTIFICATE OF SURVEY

**LEGAL DESCRIPTION**

**CONTINUED FROM SHEET NO. 3**

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE ON A CURVE TO THE LEFT A DISTANCE OF 440.46 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID CURVE HAVING A RADIUS OF 1239.98 FEET, A CENTRAL ANGLE OF 20°21'09" AND A LONG CHORD WHICH BEARS SOUTH 89°11'51" EAST A DISTANCE OF 438.15 FEET;

THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 442.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.980 ACRES, MORE OR LESS;

SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

MICHAEL MILESKI, P.S. 39091  
DATE: 31 MARCH 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
— —	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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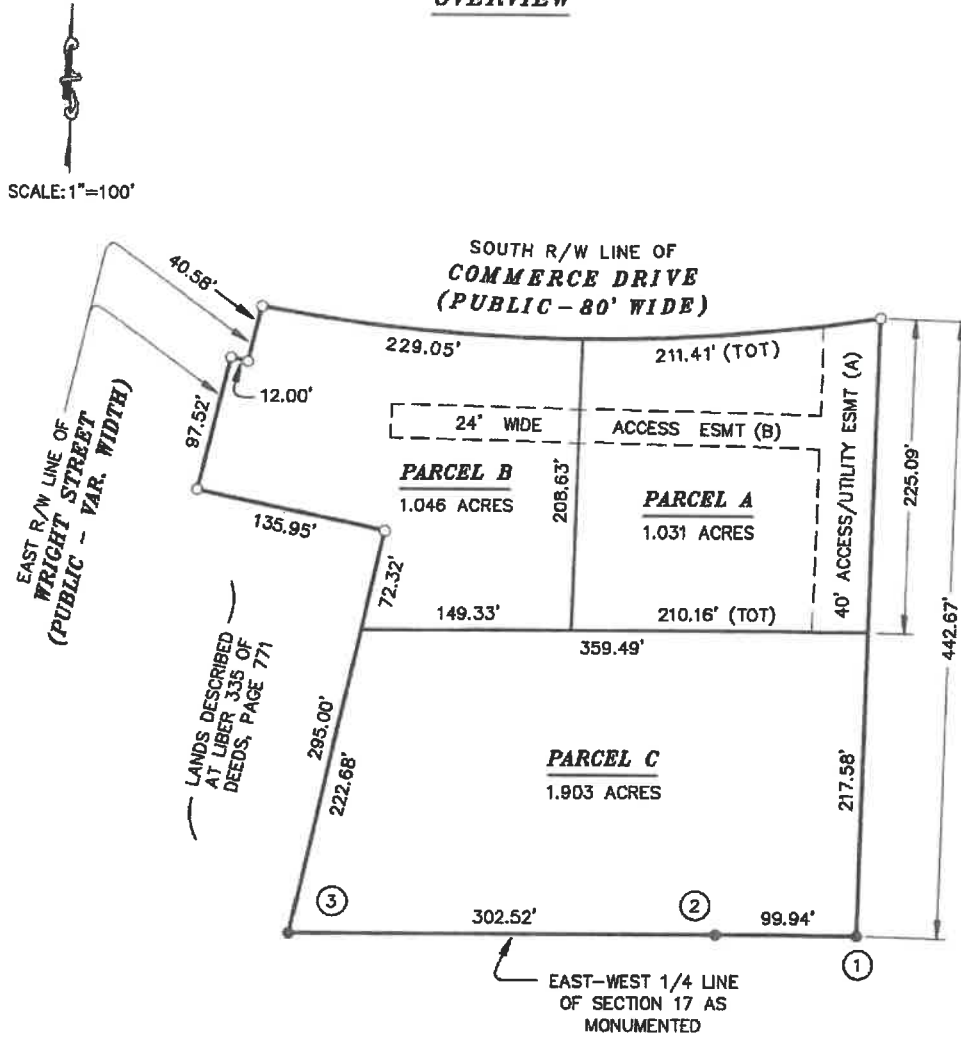
CLIENT: **CHARLES OBERSTAR**

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

JOB No.	<b>220001</b>
BK.	263M
FLD:	M. MILESKI
DWN:	M. MILESKI
DWG:	220001.DWG
SHEET	4 OF 4

# CERTIFICATE OF SURVEY

## OVERVIEW



SCALE: 1"=100'

**PARCEL A**

SEE DETAIL SHEET NO. 2

**PARCEL B**

SEE DETAIL SHEET NO. 3

**PARCEL C**

SEE DETAIL SHEET NO. 4

**MONUMENTS**

SEE SHEET NO. 5

MICHAEL MILESKE, P.S. 39091

DATE: 30 APRIL 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022

BASIS OF BEARING: MQT COUNTY REMONUMENTATION

ERROR OF CLOSURE: 1/10000

**LEGEND**

- |   |                |     |                   |
|---|----------------|-----|-------------------|
| ○ | IRON SET       | ⊕   | 1/4 CORNER        |
| ● | IRON FOUND     | ⊕   | CENTER 1/4 CORNER |
| △ | NAIL SET       | —   | DISTANCE N.T.S.   |
| ▲ | NAIL FOUND     | (D) | DEED              |
| □ | STAKE SET      | (R) | RECORD            |
| ■ | STAKE FOUND    | (M) | MEASURED          |
| ○ | SECTION CORNER | (P) | PRORATED          |
|   |                | (C) | CALCULATED        |



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CLIENT: **CHARLES OBERSTAR**

JOB No. **220001**

BK. 263M

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

FLD: M. MILESKE

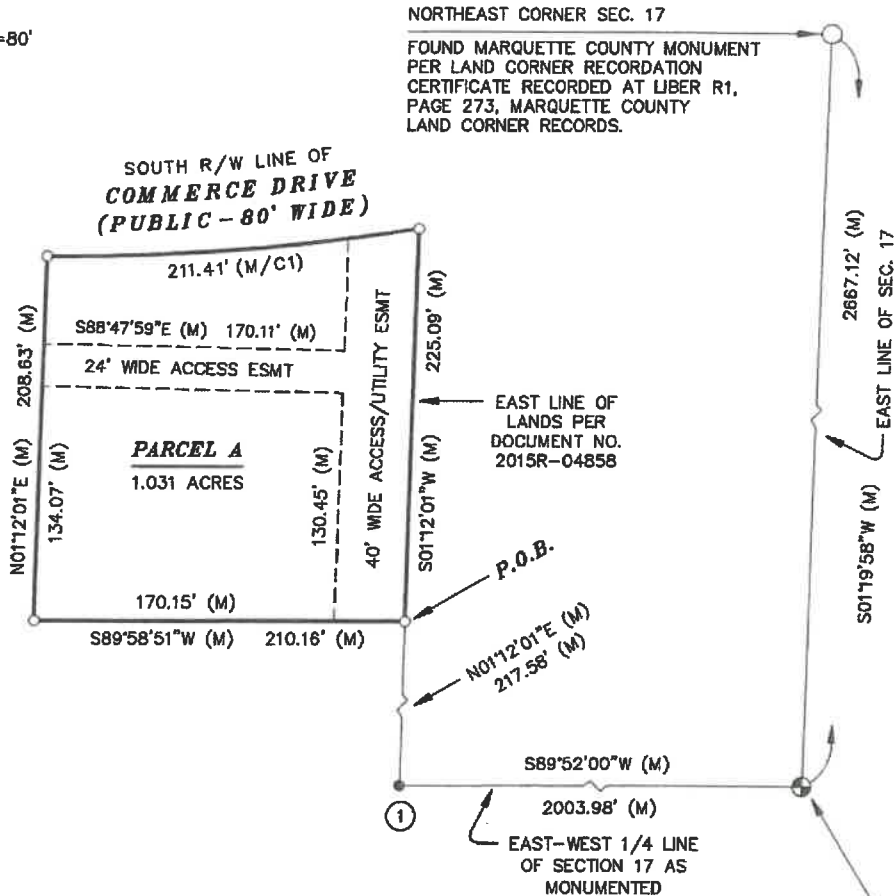
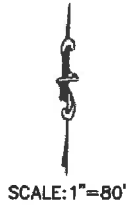
DWN: M. MILESKE

DWG: 220001.DWG

SHEET 1 OF 12

# CERTIFICATE OF SURVEY

## DETAIL OF PARCEL A



**CURVE C1**

RADIUS = 1239.98'  
 DELTA = 09°46'06\"  
 LENGTH = 211.41'  
 LONG CHORD = N85°30'38\"E  
 211.15'

EAST 1/4 CORNER SEC. 17

FOUND MARQUETTE COUNTY MONUMENT  
 PER LAND CORNER RECORDATION  
 CERTIFICATE RECORDED AT LIBER R1,  
 PAGE 334, MARQUETTE COUNTY  
 LAND CORNER RECORDS.

MICHAEL MILESKI, P.S. 39091  
 DATE: 30 APRIL 2022

**MONUMENTS**      **LEGAL DESCRIPTION**  
 SEE SHEET NO. 5      SEE SHEET NO. 6

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;  
 DATE OF SURVEY: MARCH 2022  
 BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
 ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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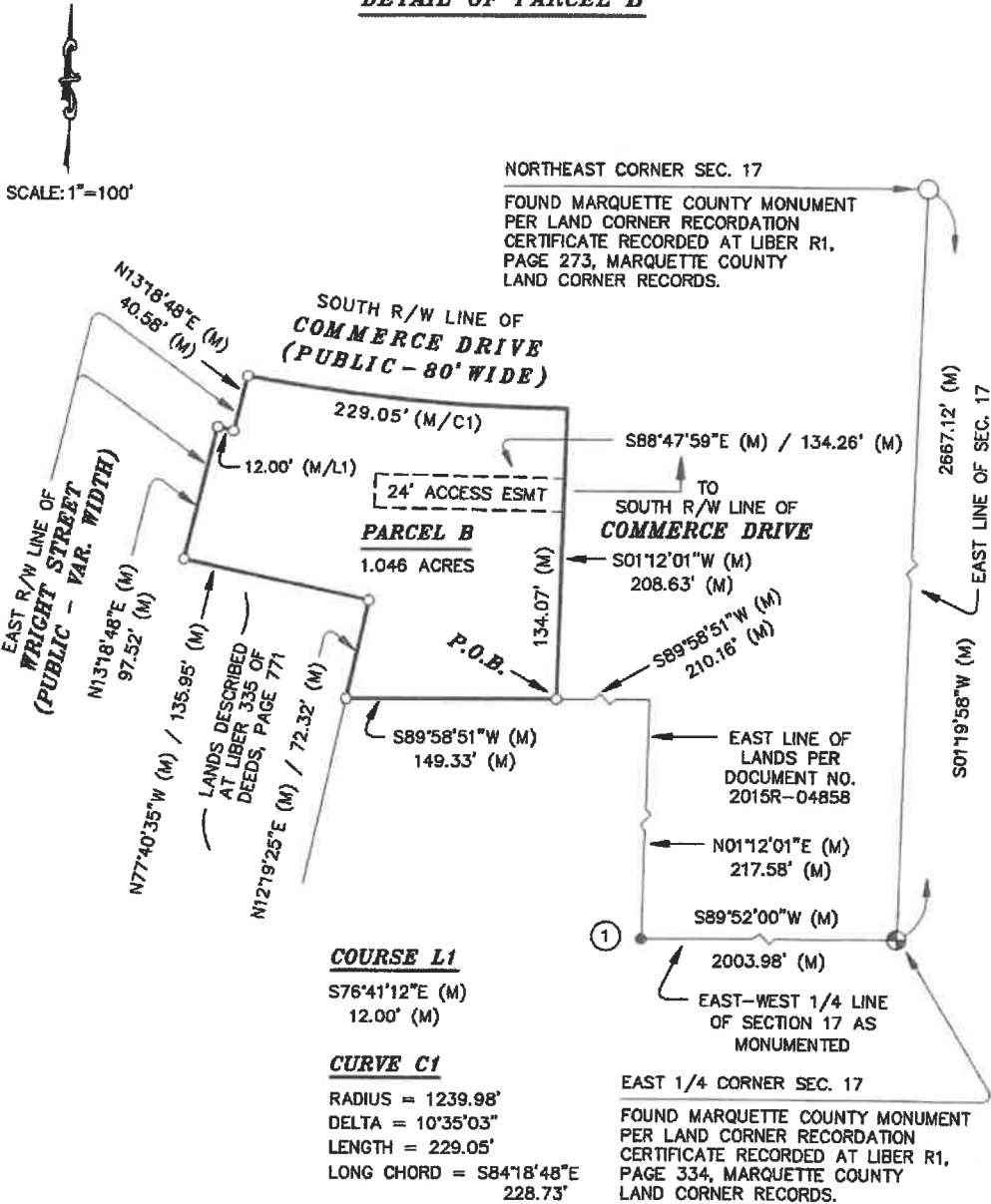
315 South Front Street Marquette, MI 49855  
 (800) 226-9792 Voice • (800) 226-9720 Fax

CLIENT: **CHARLES OBERSTAR**  
 PART OF SW 1/4 OF NE 1/4,  
 SECTION 17, T48N, R25W,  
 MARQUETTE TOWNSHIP,  
 MARQUETTE COUNTY, MICHIGAN

JOB No. **220001**  
 BK. 263M  
 FLD: M. MILESKI  
 DWN: M. MILESKI  
 DWG: 220001.DWG  
 SHEET 2 OF 12

# CERTIFICATE OF SURVEY

## DETAIL OF PARCEL B



MICHAEL MILESKI, P.S. 39091  
 DATE: 30 APRIL 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022

BASIS OF BEARING: MQT COUNTY REMONUMENTATION

ERROR OF CLOSURE: 1/10000

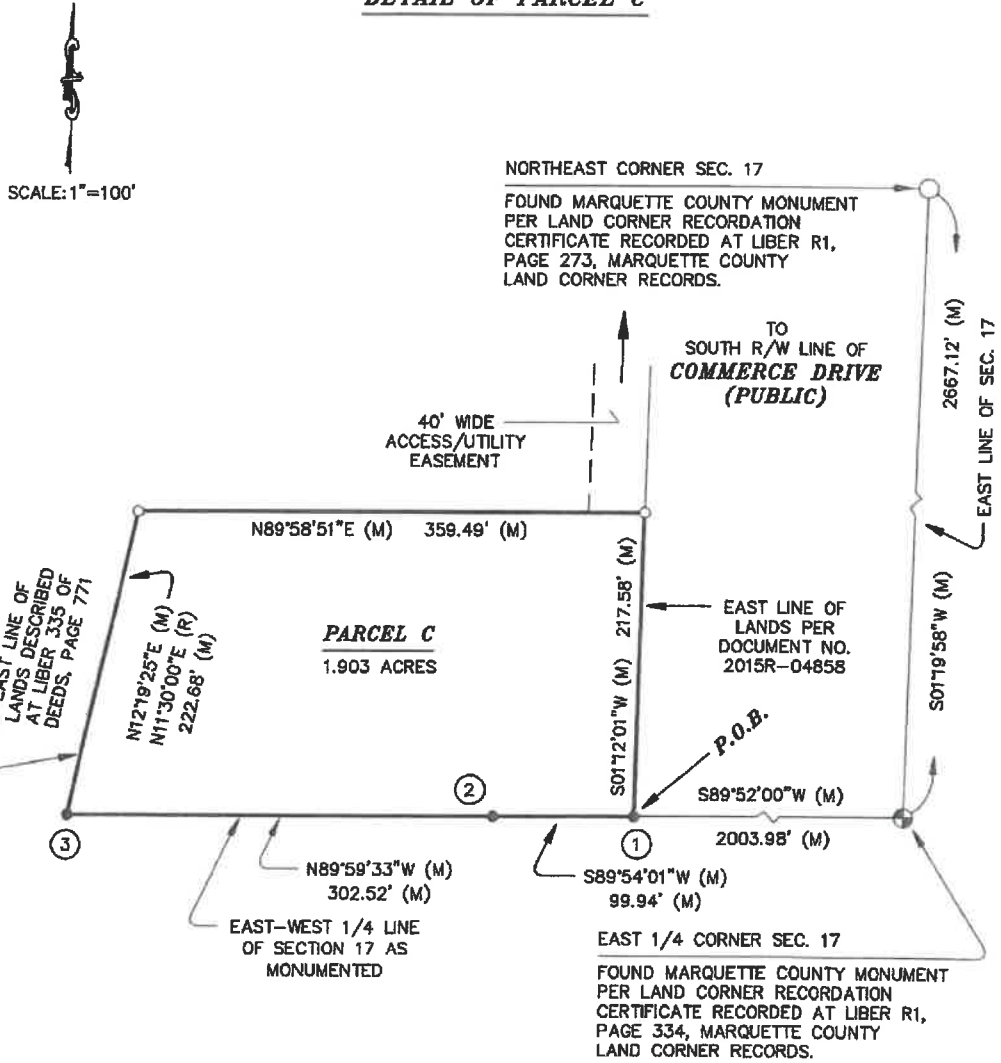
LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED

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 (908) 226-8782 Voice • (908) 226-9720 Fax

CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
PART OF SW 1/4 OF NE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN	FLD: M. MILESKI
	DWN: M. MILESKI
	DWG: 220001.DWG
	SHEET 3 OF 12

# CERTIFICATE OF SURVEY

## DETAIL OF PARCEL C



**MONUMENTS**  
SEE SHEET NO. 5

**LEGAL DESCRIPTION**  
SEE SHEET NO. 9

MICHAEL MILESKE, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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CLIENT: **CHARLES OBERSTAR**

JOB No. **220001**  
BK. 263M

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

FLD: M. MILESKE  
DWN: M. MILESKE  
DWG: 220001.DWG  
SHEET 4 OF 12

# CERTIFICATE OF SURVEY

## MONUMENTS

- ① - FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616 FLUSH WITH THE GROUND.  
NORTHEAST CORNER OF LANDS PER DOCUMENT NO. 2003R-00124, M.C.R.
- ② - FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616 FLUSH WITH THE GROUND.  
SOUTHEAST CORNER OF LANDS PER DOCUMENT NO. 2003R-00124, M.C.R. AND  
NORTHWEST CORNER OF LANDS PER DOCUMENT NO. 2007R-05103, M.C.R.
- ③ - FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 46667 FLUSH IN ASPHALT ROAD.
- - DENOTES A SET 1/2" X 24" IRON ROD AND CAP NO. 39091 FLUSH WITH THE GROUND.

MICHAEL MILESKE, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

<u>LEGEND</u>			
○	IRON SET	⊙	1/4 CORNER
●	IRON FOUND	⊕	CENTER 1/4 CORNER
△	NAIL SET	— —	DISTANCE N.T.S.
▲	NAIL FOUND	(D)	DEED
□	STAKE SET	(R)	RECORD
■	STAKE FOUND	(M)	MEASURED
○	SECTION CORNER	(P)	PRORATED
		(C)	CALCULATED



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SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

JOB No. **220001**  
BK. 263M

FLD: M. MILESKE  
DWN: M. MILESKE  
DWG: 220001.DWG  
SHEET 5 OF 12

# CERTIFICATE OF SURVEY

**PARCEL A**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (SW 1/4 OF NE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 273, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 01°19'58" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2667.12 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 334, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°52'00" WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 2003.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616;

THENCE NORTH 01°12'01" EAST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 217.58 FEET. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE SOUTH 89°58'51" WEST A DISTANCE OF 210.16 FEET;

THENCE NORTH 01°12'01" EAST PARALLEL TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 208.63 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE;

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE ON A CURVE TO THE LEFT A DISTANCE OF 211.41 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID CURVE HAVING A RADIUS OF 1239.98 FEET, A CENTRAL ANGLE OF 09°46'06" AND A LONG CHORD WHICH BEARS NORTH 85°30'38" EAST A DISTANCE OF 211.15 FEET;

THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 225.09 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.031 ACRES, MORE OR LESS;

SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

MICHAEL MILESKI, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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*Complete Surveying and Mapping Services*  
315 South Front Street Marquette, MI 49855  
(800) 226-9792 Voice • (800) 226-9720 Fax

CLIENT: **CHARLES OBERSTAR**

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

JOB No. **220001**  
BK. 263M

FLD: M. MILESKI  
DWN: M. MILESKI  
DWG: 220001.DWG  
SHEET 6 OF 12



# CERTIFICATE OF SURVEY

**PARCEL B**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (SW 1/4 OF NE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 273, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 01°19'58" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2667.12 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 334, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°52'00" WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 2003.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616;

THENCE NORTH 01°12'01" EAST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 217.58 FEET;

THENCE SOUTH 89°58'51" WEST A DISTANCE OF 210.16 FEET. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 89°58'51" WEST A DISTANCE OF 149.33 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS;

THENCE NORTH 12°19'25" EAST (RECORDED AS NORTH 11°30'00" EAST) ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS A DISTANCE OF 72.32 FEET;

THENCE NORTH 77°40'35" WEST (RECORDED AS NORTH 78°30'00" WEST) ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS A DISTANCE OF 135.95 FEET (RECORDED AS 139 FEET, MORE OR LESS) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS;

THENCE NORTH 13°18'48" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS A DISTANCE OF 97.52 FEET;

THENCE SOUTH 76°41'12" EAST CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS A DISTANCE OF 12.00 FEET;

THENCE NORTH 13°18'48" EAST CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WRIGHT STREET AS DESCRIBED AT LIBER 317 OF DEEDS, PAGE 114, MARQUETTE COUNTY RECORDS A DISTANCE OF 40.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE;

**CONTINUED ON SHEET NO. 8**

MICHAEL MILESKI, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022

BASIS OF BEARING: MQT COUNTY REMONUMENTATION

ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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315 South Front Street Marquette, MI 49855  
(800) 226-6782 Voice • (800) 226-6720 Fax

CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
	FLD: M. MILESKI
	DWN: M. MILESKI
	DWG: 220001.DWG
	SHEET 7 OF 12

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

# CERTIFICATE OF SURVEY

**PARCEL B**

**CONTINUED FROM SHEET NO. 7**

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE ON A CURVE TO THE LEFT A DISTANCE OF 229.05 FEET. SAID CURVE HAVING A RADIUS OF 1239.98 FEET, A CENTRAL ANGLE OF 10°35'03" AND A LONG CHORD WHICH BEARS SOUTH 84°18'48" EAST A DISTANCE OF 228.73 FEET;

THENCE SOUTH 01°12'01" WEST PARALLEL TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 208.63 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.046 ACRES, MORE OR LESS;

SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

MICHAEL MILESKI, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
	FLD: M. MILESKI
	DWN: M. MILESKI
	DWG: 220001.DWG
	SHEET B OF 12

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

# CERTIFICATE OF SURVEY

**PARCEL C**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (SW 1/4 OF NE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 273, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 01°19'58" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2867.12 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 334, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°52'00" WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 2003.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616. THIS BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE SOUTH 89°54'01" WEST CONTINUING ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 99.94 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 46667;

THENCE NORTH 89°59'33" WEST CONTINUING ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 302.52 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND SPIKE AND CAP NO. 17618 AND REPLACED WITH A 1/2" X 24" IRON ROD AND CAP NO. 39091;

THENCE NORTH 12°19'25" EAST (RECORDED AS NORTH 11°30'00" EAST) ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT LIBER 335 OF DEEDS, PAGE 771, MARQUETTE COUNTY RECORDS A DISTANCE OF 222.68 FEET;

THENCE NORTH 89°58'51"E A DISTANCE OF 359.49 FEET TO A POINT ON THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS;

THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 217.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.903 ACRES, MORE OR LESS;

SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

MICHAEL MILESKI, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKI, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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(800) 226-8722 Voice • (800) 226-8720 Fax

CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
PART OF SW 1/4 OF NE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN	FLD: M. MILESKI
	DWN: M. MILESKI
	DWG: 220001.DWG
	SHEET 9 OF 12

# CERTIFICATE OF SURVEY

**EASEMENT A** (FOR THE BENEFIT OF PARCELS A AND B)

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE AND USE OF AN ACCESS ROAD FOR VEHICULAR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES OVER, UNDER AND ACROSS A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (SW 1/4 OF NE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 273, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 01°19'58" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2867.12 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 334, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°52'00" WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 2003.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616;

THENCE NORTH 01°12'01" EAST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 217.58 FEET;

THENCE SOUTH 89°58'51" WEST A DISTANCE OF 40.01 FEET;

THENCE NORTH 01°12'01" EAST PARALLEL TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 130.45 FEET. THIS BEING THE POINT OF BEGINNING OF THE EASEMENT PARCEL HEREIN DESCRIBED;

THENCE NORTH 88°47'59" WEST PERPENDICULAR TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 304.37 FEET;

THENCE NORTH 01°12'01" EAST PARALLEL TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 24.00 FEET;

THENCE SOUTH 88°47'59" EAST PERPENDICULAR TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 304.37 FEET TO A POINT 40.00 FEET WESTERLY OF THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS, AS MEASURED AT RIGHT ANGLES;

THENCE NORTH 01°12'01" EAST PARALLEL TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 64.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE;

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE ON A CURVE TO THE LEFT A DISTANCE OF 40.57 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID CURVE HAVING A RADIUS OF 1239.98 FEET, A CENTRAL ANGLE OF 01°52'29" AND A LONG CHORD WHICH BEARS NORTH 81°33'49" EAST A DISTANCE OF 40.57 FEET;

**CONTINUED ON SHEET NO. 11**

MICHAEL MILESKE, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022  
BASIS OF BEARING: MQT COUNTY REMONUMENTATION  
ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
PART OF SW 1/4 OF NE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN	FLD: M. MILESKE
	DWN: M. MILESKE
	DWG: 220001.DWG
	SHEET 10 OF 12

# CERTIFICATE OF SURVEY

**EASEMENT A** (FOR THE BENEFIT OF PARCELS A AND B)

**CONTINUED FROM SHEET NO. 10**

THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 95.49 FEET;

THENCE NORTH 88°47'59" WEST PERPENDICULAR TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.252 ACRES, MORE OR LESS;

SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

MICHAEL MILESKE, P.S. 39091

DATE: 30 APRIL 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022

BASIS OF BEARING: MQT COUNTY REMONUMENTATION

ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊕	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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(800) 226-9792 Voice • (800) 226-9720 Fax

CLIENT: **CHARLES OBERSTAR**

JOB No. **220001**

BK. 263M

PART OF SW 1/4 OF NE 1/4,  
SECTION 17, T48N, R25W,  
MARQUETTE TOWNSHIP,  
MARQUETTE COUNTY, MICHIGAN

FLD: M. MILESKE

DWN: M. MILESKE

DWG: 220001.DWG

SHEET 11 OF 12

# CERTIFICATE OF SURVEY

**EASEMENT B** (FOR THE BENEFIT OF PARCEL C)

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE AND USE OF AN ACCESS ROAD FOR VEHICULAR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES OVER, UNDER AND ACROSS A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (SW 1/4 OF NE 1/4) OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 25 WEST, TOWNSHIP OF MARQUETTE, COUNTY OF MARQUETTE AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 273, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 01°19'58" WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2667.12 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 17 AS DESCRIBED PER LAND CORNER RECORDATION CERTIFICATE RECORDED AT LIBER R1, PAGE 334, MARQUETTE COUNTY LAND CORNER RECORDS;

THENCE SOUTH 89°52'00" WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 17, AS MONUMENTED, A DISTANCE OF 2003.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID POINT BEING MONUMENTED WITH A FOUND 5/8" DIAMETER IRON ROD AND CAP NO. 19616;

THENCE NORTH 01°12'01" EAST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 217.58 FEET. THIS BEING THE POINT OF BEGINNING OF THE EASEMENT PARCEL HEREIN DESCRIBED;

THENCE SOUTH 89°58'51" WEST A DISTANCE OF 40.01 FEET;

THENCE NORTH 01°12'01" EAST PARALLEL TO THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 219.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE;

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMERCE DRIVE ON A CURVE TO THE LEFT A DISTANCE OF 40.57 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS. SAID CURVE HAVING A RADIUS OF 1239.98 FEET, A CENTRAL ANGLE OF 01°52'29" AND A LONG CHORD WHICH BEARS NORTH 81°33'49" EAST A DISTANCE OF 40.57 FEET;

THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID LANDS DESCRIBED AT DOCUMENT NUMBER 2015R-04858, MARQUETTE COUNTY RECORDS A DISTANCE OF 225.09 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.203 ACRES, MORE OR LESS;

SUBJECT TO AND TOGETHER WITH ANY AND ALL RIGHTS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

MICHAEL MILESKE, P.S. 39091  
DATE: 30 APRIL 2022

I, MICHAEL MILESKE, A LICENSED SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND AT THE DIRECTION OF THE PARTY NAMED HEREON; AND THAT THE RATIO OF THE UNADJUSTED FIELD OBSERVATIONS WAS WITHIN THE ACCEPTED LIMITS;

DATE OF SURVEY: MARCH 2022

BASIS OF BEARING: MQT COUNTY REMONUMENTATION

ERROR OF CLOSURE: 1/10000

LEGEND	
○	IRON SET
●	IRON FOUND
△	NAIL SET
▲	NAIL FOUND
□	STAKE SET
■	STAKE FOUND
○	SECTION CORNER
⊕	1/4 CORNER
⊗	CENTER 1/4 CORNER
—	DISTANCE N.T.S.
(D)	DEED
(R)	RECORD
(M)	MEASURED
(P)	PRORATED
(C)	CALCULATED



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(800) 226-9722 Voice • (800) 226-9720 Fax

CLIENT: <b>CHARLES OBERSTAR</b>	JOB No. <b>220001</b>
	BK. 263M
PART OF SW 1/4 OF NE 1/4, SECTION 17, T48N, R25W, MARQUETTE TOWNSHIP, MARQUETTE COUNTY, MICHIGAN	FLD: M. MILESKE DWN: M. MILESKE DWG: 220001.DWG SHEET 12 OF 12



**MARQUETTE CHARTER TOWNSHIP**

1000 Commerce Drive  
Marquette, Michigan 49855  
Ph | 906.228.6220  
Fx | 906.228.7337  
www.marquettetownship.org

---

**STAFF REPORT**

PLANNING COMMISSION – MAY 11, 2022

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**Agenda Item # 6b: Special Use Permit Public Hearing Request – Proposed Short-Term Rental Unit to be located on a property at 2540 County Rd 550, Marquette MI 49855, within the zoned Rural Residential (RR) district, per the Marquette Township Zoning Ordinance (Article 15, Section 15.05). Applicant: Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855**

**Applicant:** Nicole Hiserote, 2540 Co Rd 550, Marquette, MI 49855

**Parcel ID#:** 52-08-213-002-00

**Address:** 2540 Co Rd 550, Marquette, MI 49855

**Staff Contact:** Jason McCarthy/Erik Powers

**Background:**

Staff has received an application for a special land use to conduct a short-term rental at the above location in the Rural Residential (RR) zoning district, per Article 15 – Principal Uses Permitted in Districts, Section 15.05 of the Marquette Township Zoning Ordinance.

Per the Marquette Township Ordinance:

**ARTICLE 2 – DEFINITIONS:**

***Short-Term Rental*** – A residential dwelling, not owner-occupied, which is rented, all or in part, on a daily, weekly, or monthly basis, for ninety (90) days or less.

**SECTION 16.13: SHORT-TERM RENTALS**

1. In addition to complying with other relevant sections of this Ordinance, petitioners desiring to conduct a short-term rental unit (as defined in Article 2), the petitioner



## MARQUETTE CHARTER TOWNSHIP

1000 Commerce Drive  
Marquette, Michigan 49855  
Ph | 906.228.6220  
Fx | 906.228.7337  
[www.marquettetownship.org](http://www.marquettetownship.org)

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*shall also provide the following information in order to be considered for a special use permit:*

- a. A fire-code review by the Marquette Township Fire/Rescue Department every 2 (two) years.*
- b. A Marquette Township Business License.*
- c. Off-street parking conforming to residential single-family dwelling units under Article 21.*

### **Review Recommendation**

Staff recommends scheduling the public hearing for Wednesday, June 8, 2022 at 7 PM.





# Charter Township of Marquette

1000 Commerce Drive Marquette, Michigan 49855  
Phone: 906-228-6220 • Fax: 906-228-7337



## Application for Special Use Permit

\*NOTE: This Application must be completed and submitted to the Marquette Township Offices.

\*Be sure to complete ALL sections of this form. Please Print or type.

\*The application is not considered complete until all items have been submitted and the application fee paid.

The following information/ materials are required by the Zoning Ordinance (Sec.16.03) as part of this application.

Your application requires approval by the Planning Commission. As required by Ordinance, Special Use Permit applications normally involve a minimum of two Planning Commission meetings. The first meeting is to review the completed application and schedule the required public hearing; the second meeting consists of the public hearing, after which the Planning Commission will deliberate on the proposed special use approving it, approving it with conditions or disapproving it.

### Application Type

New Application     Renewal

### Applicant Information

Name: NICOLE HISEROTE		Address: 2540 County Rd 550, Marquette, MI 49855	
Business Name: N/A			
Phone: 517-712-1159	Fax:	Name of Contact Person: MEG FARLEY	Contact Phone: 920-743 9633
If Applicant is not the Owner, state the Applicant's relationship to the Owner (i.e. purchaser, land contract vendee, owner's designated agent, etc.): N/A			
E-Mail Address: Megfarley21@gmail.com			

### Property Owner (if different from applicant)

Name:		Address:	
Phone:	Fax:	Name of Contact Person:	Contact Phone:
E-Mail Address:		<div style="text-align: center;"> <b>PAID</b>  <i>online</i>  <b>MAY 03 2022</b>  <b>#34739328</b>  <small>Marquette Township</small> </div>	

### Property Information

Address: 2540 County Rd 550, Marquette, MI 49855		Parcel I.D. Number(s): 52-08- 213 - 002 - 00
Zoning District: rural residential	Legal Description(s) (attach pages as necessary): Please see attached.	
Size (acreage or square footage): 100 x 1450 or 2 Acres	Name of any existing businesses on property: —	
Proposed Use of Property: Short term rental.		
Present Use of Property: Residence.		

**RECEIVED**  
MAY 02 2022  
**EP**  
Marquette Township

### Permission

If Applicant is not the Property Owner, does the Applicant have the Owner's permission?     Yes     No

**Please include with this permit the following items:**

- A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.  
 Attached
- Applicant's statement of the expected effect of the special use (where applicable) on emergency services, schools, sanitary sewer facilities, and local traffic volumes.  
 Attached
- Property Boundary Survey / Map and Legal Description with the seal of the registered surveyor who prepared them.  
 Attached
- Existing uses and structures on the land -- attach any available site map or drawing locating uses and structures on the land  
 Attached
- Existing zoning of the subject property or parcel along with the zoning district of all adjacent properties (may be superimposed on the survey or site map).  
 Attached
- Site Plan or Plot Plan for Proposed Development (see Article XVII, Site Plan Review, Section 17.03 & 17.06).  
 Attached *N/A*
- Preliminary Building Plans / Outline Specifications.  
 Attached *N/A*
- Supporting Documents from Relevant Public Agencies.  
 Attached *N/A*

**Applicant:**

I certify that the information I have provided is true to the best of my knowledge.

Signature of Applicant: *N. Hiserote* Date: 04/28/2022

Applicant's Name (print): NICOLE HISEROTE

**Property Owner:**

I certify that the information I have provided is true to the best of my knowledge.

Signature of Property Owner: *N. Hiserote* Date: 04/28/2022

Property Owner's Name (print): NICOLE HISEROTE

Optional: I hereby grant permission for the members of the Marquette Township Commission, Zoning Administrator, Planner and the Fire Marshall to enter the above described property for the purposes of gathering information related to this application. *Note to applicant: This permission is optional and failure to grant permission will not affect any decision on your application.*

Signature of Applicant: *N. Hiserote* Date: 04/28/2022

**OFFICIAL USE ONLY**

Official Receiving Application (please print): Erik Powers Date: 5/3/2022

Fee Paid:  Yes  No If Yes, Amount Paid: \$255.00

Application:  Approved  Not Approved

Reason:  Incomplete Application  Other Date: \_\_\_\_\_

Condition(s) of Approval: \_\_\_\_\_

Signature of Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

## 2540 COUNTY RD. 550

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April 28, 2022

Charter Township of Marquette

1000 Commerce Dr.

Marquette, MI 49855

To whom it may concern,

I am requesting a short term rental permit for my home located at 2540 County Rd. 550 in the Charter Township of Marquette Rural Residential District. I have recently retired after 26 years of service with the Michigan Department of State Police, and am now on a fixed income. I am maintaining this home as my residence, but I will also be traveling regularly to visit family who live downstate and out of state. If the permit is granted, I will list the property for rent during the times I am traveling, to relieve some of the financial burden of paying for the home.

This location is appropriate for short term rental for the following reasons:

- I do not want to rent the property out as a long term rental, as I live there and want to maintain it as my primary residence.
- The residence is a two bedroom, one bath house with approximately 1000 square feet of living space. There is a large deck on the back of the house, facing Lake Superior and a sand beach. The house is very close to multiple hiking trails and a recreation area. There is private parking available and a large yard.
- The neighboring house to the southeast of this home is a vacation home. The property next to that house does not have a house and is used by the owners son to camp on.
- The neighboring house to the northeast of this home sat empty for at least two years and was recently purchased by a family. That property has a house and a camp on the property that was used as a rental in the past. The next lot to the northwest has two rental homes on one lot with tenants currently occupying them.
- I do not anticipate the short term rental of this home to effect emergency services, schools, sanitary sewer facilities or local traffic volumes whatsoever.

Sincerely yours,

Nicole Hiserote



2540 County Rd. 550, Marquette, MI 49855 517-712-1159

Exhibit "A"

A parcel of land in the Township of Marquette, County of Marquette, Michigan, located in Section 13, Township 49 North, Range 26 West, more particularly described as follows: Commencing at the point of intersection of the center line of County Road 550 and the center line of existing wagon road running in a Northeasterly direction from County Road 550 to the shore of Lake Superior, which intersection is located approximately 1/4 of a mile Southeasterly from the railroa dcrossing commonly known as "Eagle's Nest"; running thence Northeasterly in a straigh line a distance of 500 feet to the midpoint of said wagon road, and said line extended to the shore of Lake Superior; thence at right angles Southeasterly in a straight line a distance of 82 feet to the point of beginning; thence at right angles to the line last desribed Southwesterly in a straight line to the center of County Road 550; thence at right angles Southeasterly in a straight line a distance of 100 feet; thence at right angles Northeasterly in a straight line to the shore of Lake Superior; thence Northwesterly along the shore of Lake Superior to the point of beginning; said parcel extended to the shore of Lake Superior.

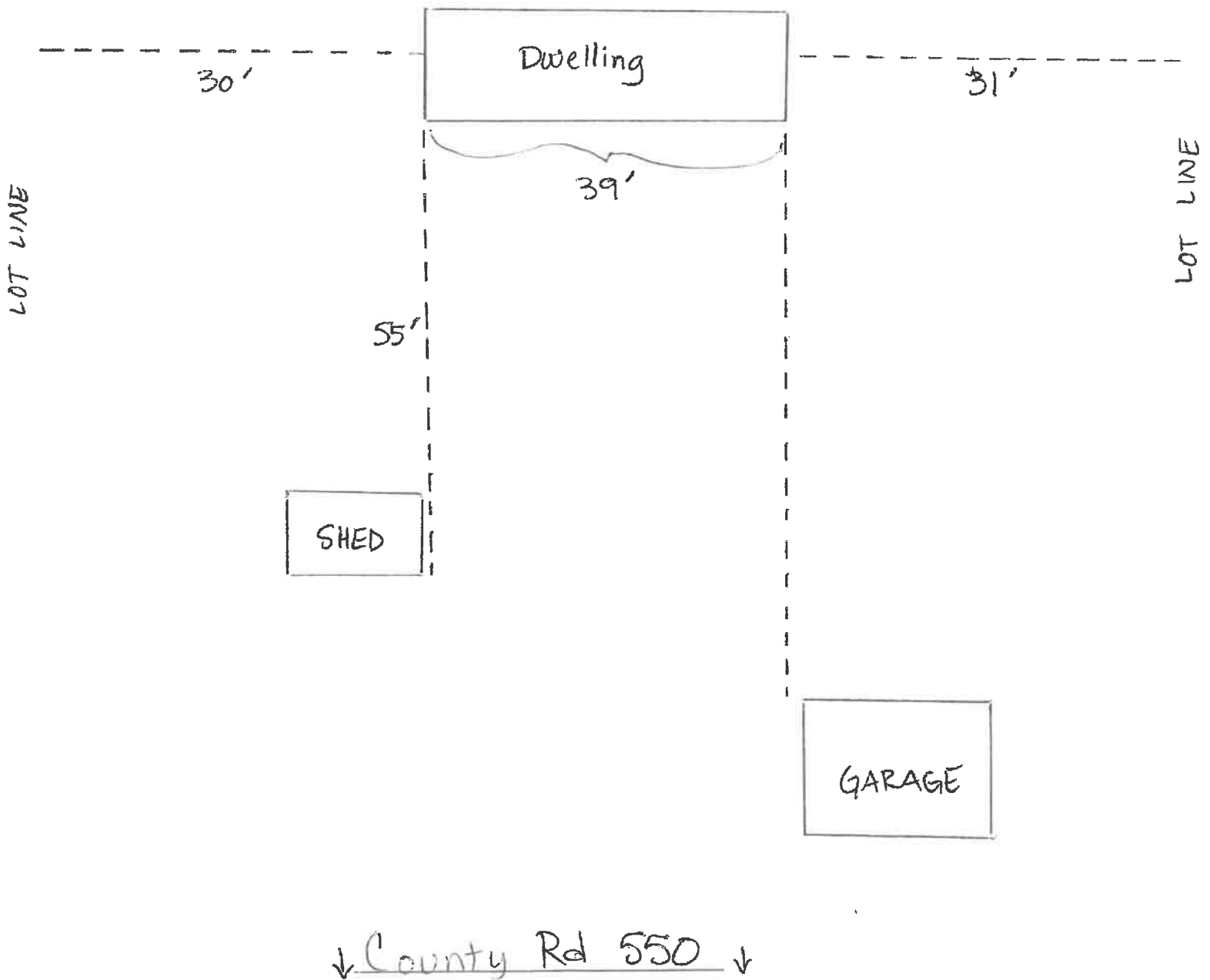
Together with an easement for ingress and egress and utilities over and across an existing driveway located on a parcel of land adjacent to the parcel conveyed herein on the Northerly side thereof.

52-08-213-002-00

# Lake Superior

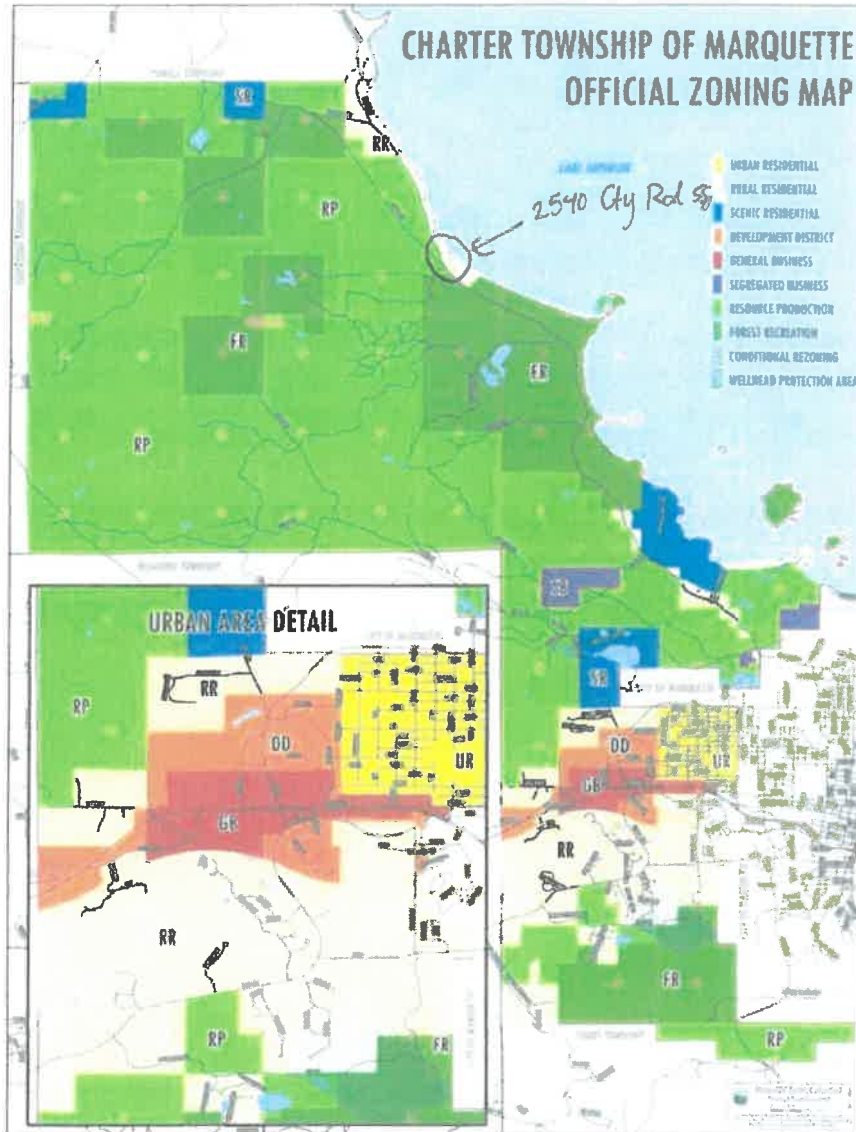
\* 2540 County Rd 550  
Marquette, MI 49855

\* Drawing NOT to scale



ARTICLE 3 – ZONING DISTRICTS AND MAP

SECTION 3.08: OFFICIAL ZONING MAP





### Property Address

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2540 CO RD 550  
MARQUETTE, MI, 49855

This Parcel has no image on file.

### Owner Address

---

HISEROTE NICOLE  
-  
1840 N LAKE DR  
ISHPEMING, MI 49849

**Unit:** 52-08  
**Unit Name:** MARQUETTE TOWNSHIP

### General Information for 2021 Tax Year

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**Parcel Number:** 52-08-213-002-00  
**Property Class:** 401  
**Class Name:** RESIDENTIAL  
**School Dist Code:** 52170  
**School Dist Name:** MARQUETTE PUBLIC

**PRE 2020:** 100%  
**PRE 2021:** 100%

---

<b>Assessed Value:</b>	\$104,300
<b>Taxable Value:</b>	\$104,300
<b>State Equalized Value:</b>	\$104,300

### Prev Year Info

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Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$104,300	\$104,300	\$104,300
2019	\$103,500	\$103,500	\$103,500

### Land Information

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**Acreage:** 0.918  
**Zoning:** RR

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### Legal Description

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SEC 13 T49N R26W THAT PART OF SEC COM AT THE INT OF C/L OF CO RD 550 AND C/L OF EXISTING WAGON ROAD WHICH RUNS IN A NE'LY DIRECTION TO SHORE OF LAKE SUPERIOR; TH NE'LY IN A STRAIGHT LINE 500' TO THE MIDPOINT OF SAID WAGON ROAD, AND SAID LINE EXTENDED TO SHORE OF LAKE SUPERIOR; TH AT RT ANGLES SE'LY 82' TO POB, TH AT RT ANGLES SW'LY TO CL OF CO RD 550; TH AT RT ANGLES SE'LY 100'; TH AT RT ANGLES NE'LY TO SHORE OF LAKE SUPERIOR; TH NW'LY ALONG SHORE TO POB.

### Sales Information

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**Sale Date:** 07-12-2018

**Sale Price:** 262500  
**Instrument:** WD  
**Grantor:** JORDAN, BURL & ANNE TRUST  
**Grantee:** HISEROTE, NICOLE  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 2018R-08437

**Sale Date:** 07-12-2018

**Sale Price:** 262500  
**Instrument:** WD  
**Grantor:** PETERSON, NANCY TRUSTEE  
**Grantee:** JORDAN, BURL & ANNE TRUSTEES  
**Terms of Sale:** 21-NOT USED/OTHER  
**Liber/Page:** 2018R-08436

**Sale Date:** 03-04-2009

**Sale Price:** 0  
**Instrument:** QC  
**Grantor:** JORDAN, BURL JR & ANNE  
**Grantee:** JORDAN, BURL & ANNE TRUSTEES  
**Terms of Sale:** 14-INTO/OUT OF TRUST  
**Liber/Page:** 2009R-02968

**Sale Date:** 09-08-2008

**Sale Price:** 0  
**Instrument:** MLC  
**Grantor:** LUKE, JAMES & RUTH  
**Grantee:** JORDAN, BURL JR & ANNE  
**Terms of Sale:** 21-NOT USED/OTHER  
**Liber/Page:** 2008R-10048

**Sale Date:** 09-08-1987

**Sale Price:** 35000

**Instrument:** WD

**Grantor:**

**Grantee:**

**Terms of Sale:** 12-FROM LENDING INSTITUTION NOT EXPOSED

**Liber/Page:** 0140:0353

**Sale Date:** 09-08-1987

**Sale Price:** 35000

**Instrument:** WD

**Grantor:**

**Grantee:**

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 0393:0276

## Building Information

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### Residential Buildings

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#### RANCH/Single Family - 1950

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##### General Information

<b>Year Built:</b>	1950
<b>Style:</b>	RANCH/Single Family
<b>Exterior:</b>	Wood Siding
<b>Total Living Area:</b>	768
<b>Heating Type:</b>	Forced Air w/Ducts
<b>Rooms Basement:</b>	0
<b>Rooms 1st Floor:</b>	0
<b>Rooms 2nd Floor:</b>	0
<b>Bedrooms:</b>	0
<b>Baths: Full/Half:</b>	1/0
<b>Fireplaces: Quantity - Type</b>	1 - Interior 1 Story

##### Area Detail

Height	Ground Floor Area	Foundation	Exterior
1 Story	768	Crawl Space	Siding

##### Basement Finished Areas

<b>Recreation:</b>	0
<b>Living Area:</b>	0

##### Garage/Carport Information

Area	Capacity	Exterior	Type
624		Siding	Detached

Porch/Breezeway Information

Area	Description
171	Porch WGEP (1 Story)
45	Porch WGEP (1 Story)

Deck Information

Area	Description
-	-

**Delinquent Tax Information** as of 3/23/2021

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2017

**Base Tax:** 3092.7  
**Base Tax Due:** 0  
**Base Tax Paid:** 3092.7  
**Total Due:** 0  
**Last Paid:**

Tax Year: 2016

**Base Tax:** 3049.03  
**Base Tax Due:** 0  
**Base Tax Paid:** 3049.03  
**Total Due:** 0  
**Last Paid:**

Tax Year: 2014

**Base Tax:** 3983.22  
**Base Tax Due:** 0  
**Base Tax Paid:** 3983.22  
**Total Due:** 0  
**Last Paid:**

Tax Year: 2013

**Base Tax:** 12.29  
**Base Tax Due:** 0  
**Base Tax Paid:** 12.29  
**Total Due:** 0  
**Last Paid:**

Tax Year: 2011

**Base Tax: 11.6****Base Tax Due: 0****Base Tax Paid: 11.6****Total Due: 0****Last Paid:**

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**Application Use:**

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Marquette County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Marquette County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

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MARQUETTE TOWNSHIP  
1000 COMMERCE DR  
MARQUETTE, MI 49855

Received From: NICOLE HISEROTE  
Date: 05/03/2022 Time: 8:12:14 AM  
Receipt: 236713  
Cashier: az1ems2

ITEM REFERENCE	AMOUNT
SPUSE SPECIAL USE PERMIT	
SPECIAL USE PERMIT	\$255.00
TOTAL	\$255.00
CREDIT CARD	\$255.00
Total Tendered:	\$255.00
Change:	\$0.00

