

**CITY OF MANISTEE  
ZONING BOARD OF APPEALS**

City Hall  
70 Maple Street, Manistee, MI 49660

There will be a meeting of the City of Manistee Zoning Board of Appeals to be held on Thursday, February 28, 2002 at 5:30 p.m. in the Council Chambers, 70 Maple Street, Manistee, Michigan.

**AGENDA**

- I. Roll Call
  
- II. Public Hearing:
  - 1. Timothy Kirks, 720 Locust Street
  - 2. Jacqueline Trucks, 301 & 303 First Street
  - 3.
  
- III. Business Session:
  - A. Approval of Minutes (12/13/01)
  - B. Unfinished Business:
    - 1. Timothy Kirks, 720 Locust Street
    - 2. Jacqueline Trucks, 301 & 303 First Street
    - 3.
  - C. Other Business:
    - 1. Election of Officers
  
- IV. Questions, Concerns of Citizens in Attendance
  
- V. Adjournment

cc: Zoning Board of Appeals Members  
Bruce Gockerman, City Attorney  
Jon R. Rose, Community Development  
Mark W. Niesen, Building Inspector  
Mitch Deisch, City Manager  
Julie Beardslee, City Assessor

# MEMORANDUM

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TO: Zoning Board of Appeals Members

FROM: Mark W. Niesen  
Building Inspector

DATE: February 15, 2002

RE: Zoning Board of Appeals Meeting, February 28, 2002

We will hold a Zoning Board of Appeals Meeting on Thursday, February 28, 2002 at 5:30 p.m. in the Council Chambers. The meeting is being held in response to the following request:

1. Timothy Kirks, 720 Locust Street. Mr. Kirks is requesting a variance to the front yard set-back to allow an accessory structure. Mr. Kirks has already placed a portable shed in the front yard of his property. A copy of the request is enclosed for your review.
2. Jacqueline Trucks, 301 & 303 First Street. Mrs. Trucks is requesting a variance to the rear-yard set-back, side-yard set-back, front-yard set-back, area requirements, off street parking requirements and street frontage requirements of the City of Manistee Zoning Ordinance to allow a split of the parcel into two separate businesses. The parcel currently contains the property commonly known as Stacey's Flower Shop and First Street Tavern. The split resulting from variances should they be granted would allow each business to be under separate ownership. A copy of the request is enclosed.
3. Election of Officers. Election of Officers is held at the first meeting of each year. At this time members of the Zoning Board of Appeals will select a Chairman and a Vice-Chair/Secretary.

If you are unable to attend the meeting please call Denise at 723-2558. See you at the meeting.

MWN:djm

*M.W.N.*

**REQUEST FOR APPEAL**  
**CITY OF MANISTEE**  
**ZONING BOARD OF APPEALS**

FOR OFFICE USE ONLY

Timothy Kirks  
Name

720 Locust St  
Address

Manistee MI 49660  
City, State and Zip Code

Phone Numbers (Work) \_\_\_\_\_  
(Home) 231-723-9528

Appeal Number \_\_\_\_\_  
Date Received 2.5.02  
Tax Parcel Number 51-51-342-710-09  
Fee Received (Amt & Date) 250. 2.5.02  
Receipt Number 1194  
Hearing Date \_\_\_\_\_  
Board of Appeals Action \_\_\_\_\_

**FEE FOR APPEAL \$250.00**

**PLEASE NOTE:** All questions must be answered completely. If additional space is needed, number and attach additional sheets.

**I. ACTION REQUESTED:**

I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:

- |  |  |
|--|--|
| <input type="checkbox"/> Ordinance or Map Interpretation     | <input checked="" type="checkbox"/> Variance     |
| <input type="checkbox"/> Appeal from Administrative Decision | <input type="checkbox"/> Other Authorized Review |

**II. PROPERTY INFORMATION:**

- A. Legal description of property affected by this appeal: Storage shed
- Tax Roll Parcel Code #: Property Code # 51-51-342-710-09
- B. List of all deed restrictions (attach additional sheets if necessary): \_\_\_\_\_
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: No others.
- D. This area is:  Not platted,  Platted,  Will be Platted  
If Platted, Name of Plat: \_\_\_\_\_
- E. Present use of property is: Residential
- F. Present zoning district classification of the property is: Residential R-3

G. A previous appeal (has has not) been made with respect to these premises in the last \_\_\_\_\_ years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:

Date: \_\_\_\_\_ Action Requested: \_\_\_\_\_

Decision ( approved/  denied) other: \_\_\_\_\_

### III. DETAILED REQUEST AND JUSTIFICATION

#### A. Interpretation of Zoning Ordinance or Map

1. The applicant respectfully requests the Board of Appeals make an interpretation of:

(A) The \_\_\_\_\_ of district boundaries on the \_\_\_\_\_ Zoning District map as applied to property described in the application.

(B) The provision of Article \_\_\_\_\_ Section \_\_\_\_\_ of the Manistee City Zoning Ordinance.

(C) Other, (specify) \_\_\_\_\_

2. Please describe in detail the nature of the \_\_\_\_\_ to be interpreted and the reason for the request: \_\_\_\_\_

#### B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Setback      | <input type="checkbox"/> Side Yard                    | <input type="checkbox"/> Off-street Parking |
| <input type="checkbox"/> Lot Coverage | <input checked="" type="checkbox"/> Placement of shed | <input type="checkbox"/> Height             |
| <input type="checkbox"/> Signs        | <input type="checkbox"/> Area Requirements            | <input type="checkbox"/> Other _____        |

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. Location of accessory building to be allowed on "second" front yard, which is also side yard of a corner lot.

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

- |                                      |   |   |
|--------------------------------------|---|---|
| <input type="checkbox"/> Too Narrow  | <input type="checkbox"/> Elevation        | <input type="checkbox"/> Soil                       |
| <input type="checkbox"/> Too Small   | <input type="checkbox"/> Slope            | <input type="checkbox"/> Subsurface                 |
| <input type="checkbox"/> Too Shallow | <input checked="" type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other (Specify) |

Multiple trees make alternative location difficult. Side yard very large.

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:

- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted?  yes  no  
If no, what unnecessary hardship or practical difficulty will result if the variance is not made? Multiple trees make placement of accessory building difficult.
- b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law?  yes  no  
If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). \_\_\_\_\_
- c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?)  yes  no  
If yes, describe \_\_\_\_\_
- d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted?  yes  no  
If yes, how? as above, plus any other location of accessory building would restrict neighboring homes view of shared back yard views.
- e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area?  yes  no  
If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected Multiple trees!
- f. Would granting the variance change the essential character of the area?  
 yes  no. If yes, how? \_\_\_\_\_
- g. Would granting the variance be contrary to any county development plans?  
 yes  no. or to any local government development plans?  
 yes  no. Explain \_\_\_\_\_
- h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance?  yes  no. If yes, explain \_\_\_\_\_
- i. Other Comments in support of the application. \_\_\_\_\_

C. Appeal from Administrative decision.

The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number \_\_\_\_\_ dated \_\_\_\_\_. It is alleged the Zoning Administrator erred in (the interpretation of article \_\_\_\_\_ section \_\_\_\_\_ / his order/his requirement/ his decision/ his determination) regarding the issuance of a \_\_\_\_\_ permit and that (reversal/modification) of said decision should be granted because \_\_\_\_\_

Specify decision sought: \_\_\_\_\_

D. Other authorized reviews

The appellant respectfully petitions the Board of Appeals to grant the following: allow current location of accessory building in "second" front yard, which appellant considered a side yard. According to the conditions and provisions of article \_\_\_\_\_ section \_\_\_\_\_ granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. Same as above

IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

- A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? are unaware of any impact of accessory building on our neighbors in the current location.
- B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? \_\_\_\_\_

V. AFFIDAVIT

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

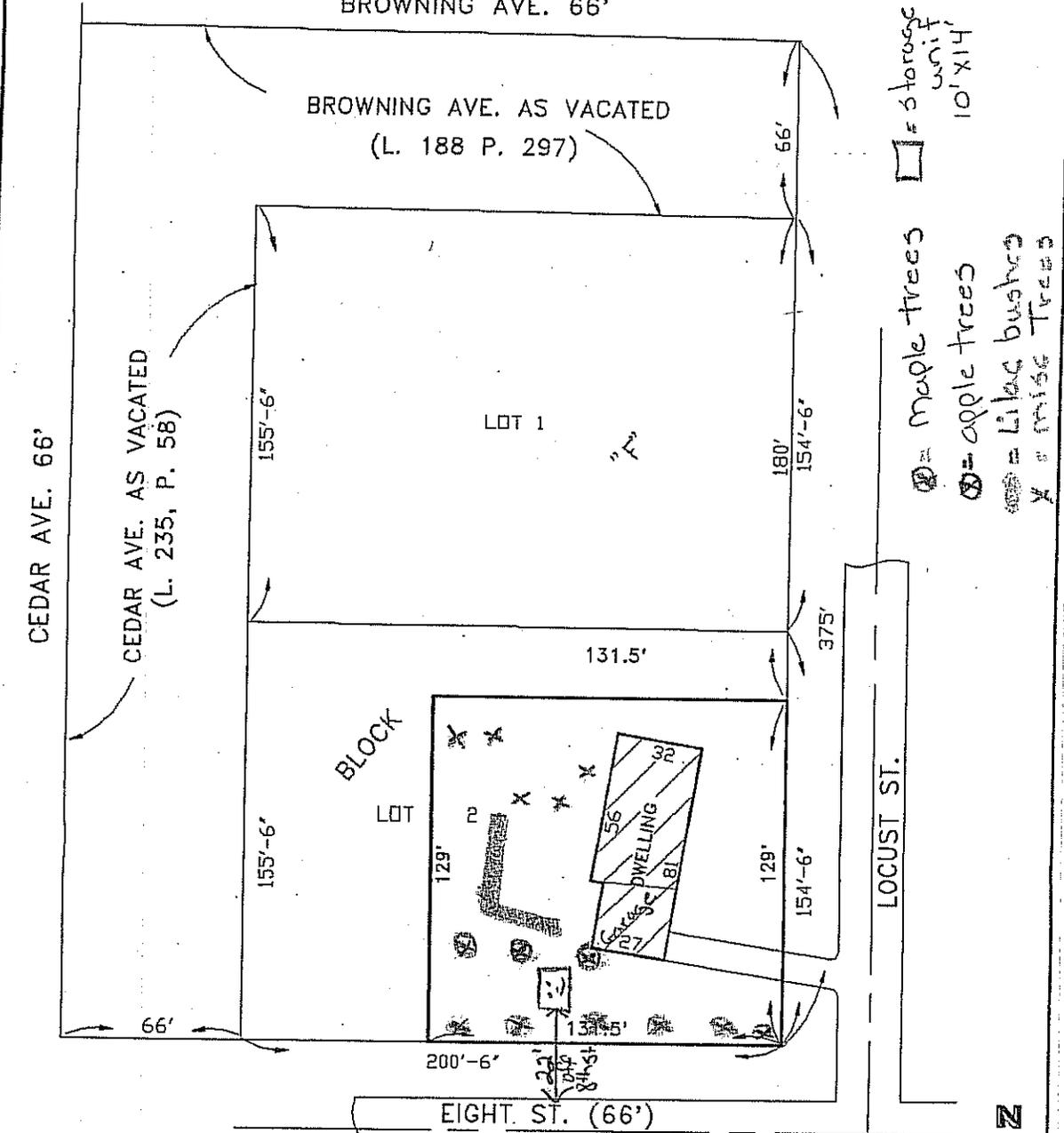
Signature Tina J. Kink

Date 02/04/02

Signature Laura Kink

Date 02/04/02

MORTGAGE REPORT  
BROWNING AVE. 66'



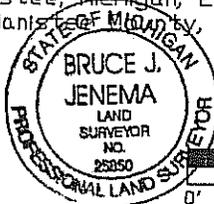
□ = storage unit 10'x14'  
 ○ = maple trees  
 ⊗ = apple trees  
 ⊙ = Lilac bushes  
 ✕ = misc Trees

ADDRESS:  
720 Locust ST.  
Manistee, MI 49660

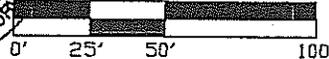
DESCRIPTION: The East 131.5 feet of Block 'F' in John Canfield's Addition to the City of Manistee, Michigan, EXCEPT the North 180 feet thereof, City of Manistee, Manistee, Michigan.

LEGEND

- IRON FND      ⊙ MONUMENT FND
- IRON SET      ⊗ MONUMENT SET
- ▲ P.K. FND      (R) RECORD
- △ P.K. SET      (M) MEASURED



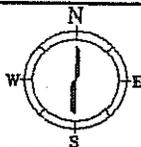
SCALE 1" = 50'



I HEREBY CERTIFY THAT I HAVE INSPECTED THE PROPERTY HEREON DESCRIBED; THAT THERE ARE IMPROVEMENTS LOCATED AS SHOWN; THAT SAID IMPROVEMENTS ARE WITHIN PROPERTY LINES; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE LAND AND PROPERTY DESCRIBED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND EASEMENTS MAY OR MAY NOT BE SHOWN.

THIS INSPECTION IS FOR MORTGAGE PURPOSES ONLY

R.L.S. No. 25850



Jenema Land Surveys  
82 Locust St.  
Manistee, MI 49660  
(616) 723-7930  
Fax: (616) 723-5761

FOR: NORMAN J. AND AUDREY B. BROWN  
NORTHWESTERN SAVINGS BANK & TRUST

DATE: JANUARY 21, 1999 REVISED 2-14-99 SHEET: 1 OF 1  
DWN.: WAP CHK.: BJJ FILE #: 99124

**REQUEST FOR APPEAL**  
**CITY OF MANISTEE**  
**ZONING BOARD OF APPEALS**

Jacqueline Trucks  
Name  
115 McKee Street  
Address  
Manistee, MI 49660  
City, State and Zip Code  
398-9339  
Phone Numbers (Work)  
398-0992  
(Home)

**FOR OFFICE USE ONLY**

Appeal Number \_\_\_\_\_  
Date Received 2-13-02  
Tax Parcel Number 51-51-568-701-01  
Fee Received (Amt & Date) \$250.00 - 2-13-02  
Receipt Number 1215  
Hearing Date 2-28-02  
Board of Appeals Action \_\_\_\_\_

**FEE FOR APPEAL \$250.00**

**PLEASE NOTE:** All questions must be answered completely. If additional space is needed, number and attach additional sheets.

- I. **ACTION REQUESTED:**  
I, (We), the undersign request a hearing before the Manistee City Zoning Board of Appeals for the purpose indicated below:
- |  |  |
|--|--|
| <input type="checkbox"/> Ordinance or Map Interpretation     | <input checked="" type="checkbox"/> Variance     |
| <input type="checkbox"/> Appeal from Administrative Decision | <input type="checkbox"/> Other Authorized Review |

- II. **PROPERTY INFORMATION:**
- A. Legal description of property affected by this appeal: See Attached
- Tax Roll Parcel Code #: 51-51-568-701-01
- B. List of all deed restrictions (attach additional sheets if necessary): \_\_\_\_\_
- C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land: \_\_\_\_\_
- D. This area is:  Not platted,  Platted,  Will be Platted  
If Platted, Name of Plat: Nicholson and Ingram's Addition to the City of Manistee
- E. Present use of property is: Retail flower shop and tavern
- F. Present zoning district classification of the property is: C1

G. A previous appeal (has/has not) been made with respect to these premises in the last \_\_\_\_\_ years. If a previous appeal, re-zoning or special use permit application was made, state the date, nature of action requested and the decision:

Date: \_\_\_\_\_ Action Requested: \_\_\_\_\_

Decision ( approved/  denied) other: \_\_\_\_\_

### III. DETAILED REQUEST AND JUSTIFICATION

#### A. Interpretation of Zoning Ordinance or Map

1. The app. \_\_\_\_\_ respectfully requests the Board of Appeals make an interpretation of:

(A) The \_\_\_\_\_ of district boundaries on the \_\_\_\_\_ Zoning District map as applicable to property described in the application.

(B) The provision \_\_\_\_\_ Article \_\_\_\_\_ Section \_\_\_\_\_ of the Manistee City Zoning Ordinance.

(C) Other, (specify) \_\_\_\_\_

2. Please describe in detail the nature of the p. \_\_\_\_\_ to be interpreted and the reason for the request: \_\_\_\_\_

#### B. Variance from the requirements of the Zoning Ordinance.

The appellant respectfully requests the Board of Appeals grant a variance on the above described property.

1. Indicated below are the Ordinance requirement(s) which are the subject of the variance request.  rear yard

Setback  Side Yard  Off-street Parking

Lot Coverage  Placement  Height

Signs  Area Requirements  Other Street Frontage

2. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance. No changes to the property, but petitioner would like to be able to split the property and

therefore needs a variance for existing grandfathered physical size and set backs of the property

3. Describe the characteristics of your property which require the granting of a variance (include dimensional information).

Too Narrow  Elevation  Soil

Too Small  Slope  Subsurface

Too Shallow  Shape  Other (Specify)

The split parcels would be 2754.56 sq. feet and 4874.04 sq. feet respectively, as indicated by the attached survey

4. Justification for granting the requested variance. The appellant must show that strict application of the provisions of the Zoning Ordinance to his property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the ordinance. In order for the Board of Appeals to determine whether unnecessary hardship exists, the appellant should provide answers to each of the following questions:
- a. Can the property in question be used in a manner permitted by the Zoning Ordinance if a variance is not granted?  yes  no  
If no, what unnecessary hardship or practical difficulty will result if the variance is not made? \_\_\_\_\_
- b. To the best of your knowledge, can you affirm that the hardship or practical difficulty described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law?  yes  no  
If no, explain why the hardship or practical difficulty should not be regarded as self-imposed (Self-imposed hardships are not entitled to variances). \_\_\_\_\_
- c. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway?)  yes  no  
If yes, describe \_\_\_\_\_
- d. Will strict application of the terms of the ordinance deny use of the property for any purpose to which its reasonably adapted?  yes  no  
If yes, how? \_\_\_\_\_
- e. Is the variance applied for due to unique circumstances presented on your property or to the general conditions in the area?  yes  no  
If yes, explain any peculiar or unique conditions, and how many other properties in your area are similarly affected two (2) otherwise separate business store fronts are on the same parcel
- f. Would granting the variance change the essential character of the area?  yes  no. If yes, how? \_\_\_\_\_
- g. Would granting the variance be contrary to any county development plans?  yes  no. or to any local government development plans?  
 yes  no. Explain \_\_\_\_\_
- h. Would granting the variance be contrary to the intent and purpose of the Zoning Ordinance?  yes  no. If yes, explain \_\_\_\_\_
- i. Other Comments in support of the application. Granting a variance would merely grant what has already been grandfathered in with the exception that the two store fronts would be eligible to be separate parcels for tax purposes and could therefore

C. Appeal from Administrative decision.  
The appellant respectfully requests the Board of Appeals to (reverse/modify) the Zoning Administrator's decision (copy attached) on application number \_\_\_\_\_ dated \_\_\_\_\_. It is alleged the Zoning Administrator erred in (the interpretation of article \_\_\_\_\_ section \_\_\_\_\_ / his order/his requirement/ his decision/ his determination) regarding the issuance of a \_\_\_\_\_ permit and that (reversal/modification) of said decision should be granted because \_\_\_\_\_

Specify decision sought: \_\_\_\_\_

D. Other authorized reviews  
The appellant respectfully petitions the Board of Appeals to grant the following: \_\_\_\_\_

According to the conditions and provisions of article \_\_\_\_\_ section \_\_\_\_\_ granting this authority to the Board of Appeals. Specifically state the problem, decision sought and the justification for the request. \_\_\_\_\_

#### IV. IMPACT ON SURROUNDING LANDS

If your request is granted:

- A. What are likely to be the positive and negative impacts of this decision on the surrounding land and neighbors? Positive impact in that in the near future it is very likely that the individual store fronts would be owner operated rather than the building being owned by a landlord and operated by another.
- B. How do you propose to minimize any potential negative impacts which your proposed activity may cause? \_\_\_\_\_

#### V. AFFIDAVIT

The undersigned acknowledges that if a variance is granted or other decisions favorable to the undersigned is rendered upon this appeal, the said decision does not relieve the applicant from compliance with all other provisions of the City of Manistee Zoning Ordinance; the undersigned further affirms that he/she or they is (are) the (owner/lessee/authorized agent for the owner) involved in the appeal and the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature Jacqueline Trucks  
Jacqueline Trucks

Date 2-13-02

Signature \_\_\_\_\_

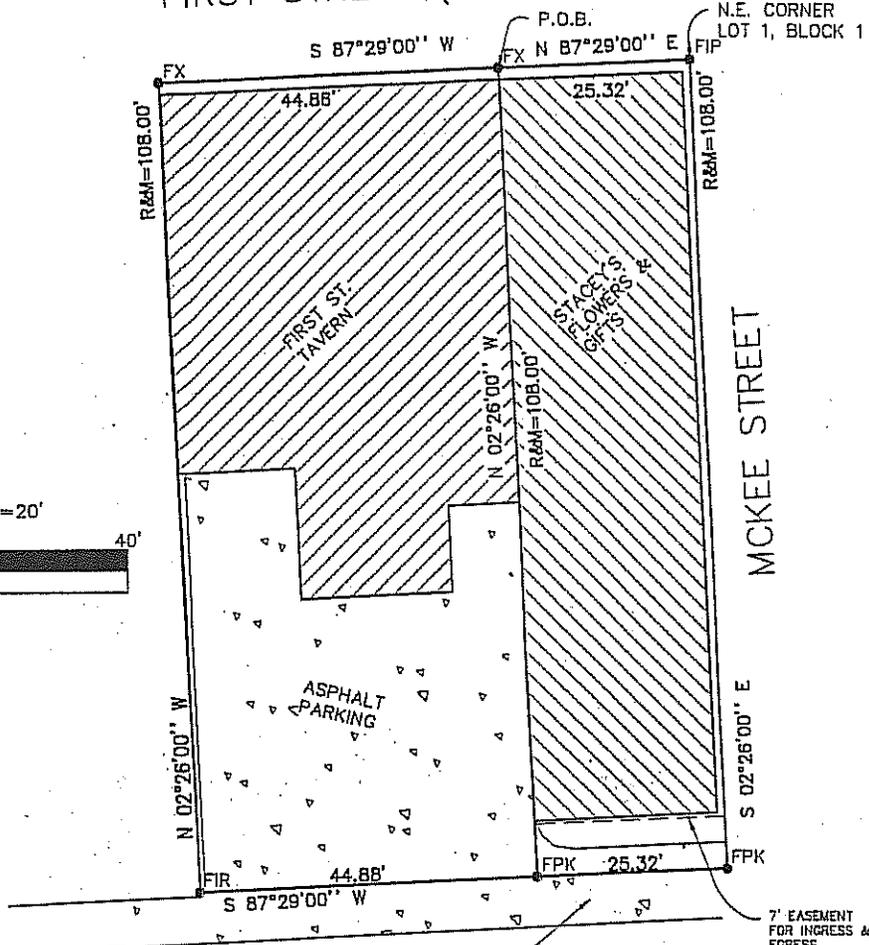
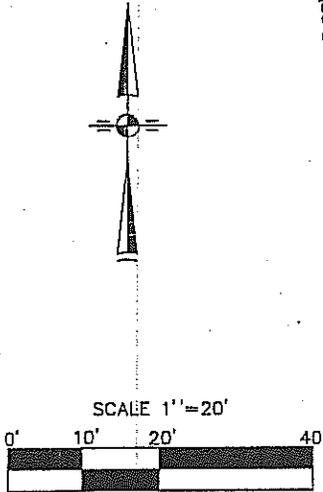
Date \_\_\_\_\_

# CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

SEE PAGE 2 FOR LEGAL DESCRIPTIONS.

FIRST STREET (66' R.O.W.)



**LEGEND**

- FIP FOUND IRON PIPE
- FX FOUND CHISELED CROSS
- FIR FOUND 1/2" ROD W/CAP 13597
- FPK FOUND P.K. NAIL

SHARED DRIVEWAY



*Craig Stapley*  
 CRAIG R. STAPLEY  
 LICENSED PROFESSIONAL SURVEYOR No. 46687  
 ABONMARCHE CONSULTANTS, INC.

12/14/01  
 DATE OF CERTIFICATE  
 BEARING BASIS: PLAT OF NICOLSON & INGRAM

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

JACQUELINE  
 TRUCKS



**ABONMARCHE CONSULTANTS, INC.**

361 First Street  
 Manistee, Michigan 49660  
 231-723-1198  
 FAX: 231-723-1194

95 West Main Street  
 Benton Harbor, Michigan 49022  
 616-927-2295  
 FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS  
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: DEC. 10, 2001

DRAWN BY: CRS

SCALE: 1"=20'

SEC. 12 T. 21N R. 17W

# CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

**PARCEL "A"**

STACEY'S FLOWERS & GIFTS.

A PART OF LOT 1, BLOCK 1 OF NICHOLSON AND INGRAM'S ADDITION TO THE CITY OF MANISTEE, BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, THENCE SOUTH 02°46'00" EAST, ALONG THE EAST LINE OF SAID LOT, 108.00 FEET; THENCE SOUTH 87°29'00" WEST, ALONG THE SOUTH LINE OF SAID LOT, 25.32 FEET; THENCE NORTH 02°46'00" WEST, 108.00 FEET, TO THE NORTH LINE OF SAID LOT; THENCE NORTH 87°29'00" EAST, 25.32 FEET TO THE POINT OF BEGINNING, SUBJECT TO AND TOGETHER WITH A 7 FOOT EASEMENT OVER THE SOUTH 7 FEET THEREOF, PARCEL CONTAINING 2734.56 SQUARE FEET.

**PARCEL "B"**

FIRST STREET TAVERN.

A PART OF LOT 1, BLOCK 1 OF NICHOLSON AND INGRAM'S ADDITION TO THE CITY OF MANISTEE, COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, THENCE SOUTH 87°29'00" WEST, ALONG THE NORTH LINE OF SAID LOT 25.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°46'00" EAST, 108.00 FEET; THENCE SOUTH 87°29'00" WEST, ALONG THE SOUTH LINE OF SAID LOT, 44.88 FEET; THENCE NORTH 02°46'00" WEST, ALONG THE WEST LINE OF SAID LOT, 108.00 FEET, TO THE NORTH LINE OF SAID LOT; THENCE NORTH 87°29'00" EAST, 44.88 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A 7 FOOT EASEMENT OVER THE SOUTH 7 FEET OF PARCEL "A", PARCEL CONTAINING 4847.04 SQUARE FEET.



*Craig Stapley*

*12/14/01*

CRAIG R. STAPLEY  
LICENSED PROFESSIONAL SURVEYOR No. 46687  
ABONMARCHE CONSULTANTS, INC.

DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

JACQUELINE  
TRUCKS



**ABONMARCHE CONSULTANTS, INC.**

381 First Street  
Manistee, Michigan 49660  
231-723-1188  
FAX: 231-723-1194

95 West Main Street  
Benton Harbor, Michigan 49022  
616-927-2295  
FAX: 616-927-4639

ARCHITECTS / ENVIRONMENTAL      ENGINEERS / CONSTRUCTION MANAGEMENT      LAND SURVEYORS

DATE: DEC. 10, 2001

DRAWN BY: CRS

SCALE: 1"=20'

SEC. 12 T. 21N R. 17W