

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, May 1, 2014

7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the May 1, 2014 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the April 3, 2014 meeting Minutes.

V Public Hearing

VI Public Comment on Agenda Related items

VII New Business

PC-2014-04 – Roy E. Henderson, Parcel Split Request

A Request has been received from Roy E. Henderson for a Parcel Split using the legal description from the Quit Claim Deed from the State of Michigan to Roy E. Henderson recorded at the Register of Deeds office on November 15, 2012 from parcel #51-174-708-09 owned by the State of Michigan (former State Police Post).

At this time the Planning Commission could take action to recommend to City Council to approve/deny the request from Roy E. Henderson for a Parcel Split using the legal description from the Quit Claim Deed from the State of Michigan to Roy E. Henderson recorded at the Register of Deeds office on November 15, 2012 from parcel #51-174-708-09 owned by the State of Michigan.

VIII Old Business

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff/Sub-Committee Reports

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment

Memorandum



Denise Blakeslee
Planning & Zoning
Administrator

70 Maple Street
Manistee, MI 49660
231.398.2805

dblakeslee@manisteemi.gov
www.manisteemi.gov

TO: Planning Commissioners
FROM: Denise Blakeslee, Planning & Zoning Administrator
DATE: April 24, 2014
RE: May 1, 2014 Meeting

Commissioners, the next meeting of the Planning Commission will be on Thursday, May 1, 2014. We have received one request.

PC-2014-04 – Roy E. Henderson, Parcel Split Request - A Request has been received from Roy E. Henderson for a Parcel Split using the legal description from the Quit Claim Deed from the State of Michigan to Roy E. Henderson recorded at the Register of Deeds office on November 15, 2012 from parcel #51-174-708-09 owned by the State of Michigan (former State Police Post).

If you are unable to attend the meeting, please call me at 398.2805. See you Thursday!!

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 3, 2014

A meeting of the Manistee City Planning Commission was held on Thursday, April 3, 2014 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: David Crockett (excused)

Others: Keith Rose (Reith Riley), Eric Eggan (Honigman, Miller, Schwartz & Cohn LLP Council for Seng Dock & Trucking), Jeremy Novak (383 11th Street), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Dean, Fortier, McBride, Wittlieff, Yoder
No: None

APPROVAL OF MINUTES

Motion by Ray Fortier, seconded by Mark Wittlieff that the minutes of the March 6, 2014 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Dean, Fortier, Barry, McBride, Wittlieff, Yoder
No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

Chair Yoder asked if anyone in attendance had any comments on Agenda Related Items.

Keith Rose, Reith Riley – Mr. Rose spoke of the history behind locating their Asphalt Plant in Manistee, their investment in the community and their desire to protect their investment.

Chair Yoder asked Mr. Rose how many employees Reith Riley has. Mr. Rose said they average 15.2 employees per year; they hired employees that worked for Mr. Seng and other local people.

Eric Eggan (Honigman, Miller, Schwarts & Cohn LLP) Council for Seng Dock & Trucking – Mr. Eggan spoke to the commission about the use of the property and asked the commission to consider two items. First is for the Commission to approve the Zoning Amendment. Second for the Planning Commission to recognize that the property has been used for shipping since 1972 as a use by right and is “grandfathered in” and is exempt from the Zoning Amendment in June of 2012.

NEW BUSINESS

Correspondence

At the March 20, 2014 Worksession the Planning Commission discussed receiving correspondence without addresses. The Commission asked that this item be placed on the April 3, 2014 Meeting agenda for establishing requirements for receipt of correspondence.

If a letter is submitted without a return address on the envelope or on the letter there is no way for staff to contact the individual who submitted the correspondence for their address.

Unlike when someone submits communication via email staff has the ability to respond to the email. Without making things overly complicated. The Commission could direct staff to ask individuals who did not include their address on their email to request their address on behalf of the Commission. Similar to how the Chair asks individuals who wish to speak at a meeting to “state their name and address” for the Recording Secretary.

MOTION by Maureen Barry, seconded by Marlene McBride that staff is directed to ask individuals who did not include their address on their email to request their home address on behalf of the Commission and they should note if they own property in the City.

With a Roll Call vote this motion passed 6 to 0.

Yes: McBride, Wittlieff, Dean, Fortier, Barry, Yoder
No: None

OLD BUSINESS

PC-2014-03- Seng Dock & Trucking, Zoning Amendment Request

A Public Hearing was on March 6, 2014 in response to the request from Seng Dock & Trucking for a Zoning Amendment that would ADD Shipping Facility as a use permitted by right in the P-D Peninsula District. The Planning Commission took action to continue discussion on the request for a Zoning Amendment at their Worksession on March 20, 2014 and for the item to be placed on the April 3, 2014 Planning Commission Agenda.

Commission discussed proposed Amendment.

Motion by Ray Fortier that the Planning Commission recommends that City Council to deny the request from Seng Dock & Trucking for a Zoning Amendment that would ADD Shipping Facility as a use permitted by right in the P-D Peninsula District.

Motion failed due to lack of a second.

MOTION by Mark Wittlieff, seconded by Marlene McBride that the Planning Commission recommends that City Council to approve the request from Seng Dock & Trucking for a Zoning Amendment that would ADD Shipping Facility as a use permitted by right in the P-D Peninsula District.

With a Roll Call vote this motion failed with a tie vote of 3 to 3.

Yes:	Wittlieff, Dean, McBride,
No:	Fortier, Barry, Yoder

Request Denied

Commissioner Barry wanted to make a motion to leave it up to City Council to decide the request.

Staff said that they would want to verify with the City Attorney if the Planning Commission can forward the request to City Council without a recommendation.

PUBLIC COMMENTS AND COMMUNICATIONS

Jeremy Novak, 383 Eleventh Street - Mr. Novak spoke of his efforts to sell Mr. Seng's property, the City Budget, City Parks and that Mr. Seng is paying taxes on property that he is unable to do anything with.

CORRESPONDENCE

Commissioners received a copy of correspondence received (attached)

- Gary Patulski email
- T. Eftaxiadis and Debra VanLeen letter

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Spoke to the Commission about the Firewise Training, Redevelopment Ready Community Program, Realtor Meeting.

Sub-Committee

None

MEMBERS DISCUSSION

Chair Yoder asked that a letter be prepared to thank the DPW employees for their work this past winter.

The Planning Commission will hold a Worksession on April 17, 2014

The next regular meeting of the Planning Commission will be held on Thursday, May 1, 2014

ADJOURNMENT

Motion by Ray Fortier, seconded by Bill Dean that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:45 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Denise Blakeslee

From: Gary Patulski [mailto:gpatulski@yahoo.com]
Sent: Friday, March 28, 2014 4:12 PM
To: Denise Blakeslee
Subject: Re: Planning Meeting - Please Distribute

Hello Denise,

I hope you are doing well and that it is warming up in Manistee. I will be arriving back in town in a couple of weeks and I was hoping the snow would be gone before my mom and I arrived but it looks like it may just be wishful thinking.

Denise, I am resending my letter that I sent in for the last Planning Commission Meeting because it did not include my address. I am sorry if that caused any problems.

I see that Mr. Mike Carl also did not indicate his address which is 18166 Trillium, Spring Lake, MI 49456 former Manistee Resident.

Please pass this on to the members of the commission.

Also I want to thank everyone the Planning Commission for considering my input and for including all the letters with the meeting minutes.

Take Care

Garr Patulski
159 Quincy Street
Manistee MI 49660

March 17, 2014

Dear Planning Commission:

It is with much interest that I am closely following the meetings and discussions regarding Mr. Seng's rezoning request to allow him to reopen the deep water port located on his property. As such, I am reading and researching all available documentation that I can find on the Brownfield Authority, American Materials LLC, and Rieth-Riley. I have read Rieth-Riley's written position and their alleged non-compliance by Mr. Seng.

The data that I cannot locate is the number of jobs which American Materials LLC (Rieth-Riley) has created in Manistee since the Peninsula Project and related agreements were entered into.

It would appear that job creation was a commitment included in the agreements. What was the agreed upon timeframe for such job creation? I would appreciate receiving information on what jobs have been created under the agreement. Specifically, please disclose the type of job, the number of jobs, the average wage rate of the jobs, the number filled by residents of Manistee compared to jobs filled by transferees, the business name in which the job was created and if the job still exists today.

Rieth-Riley has operating businesses in other States and Cities. In 2009 they expanded operations. Why not in Manistee?

I would also like to understand what active efforts have been taken by the parties of the agreements to attract an investor or developer for the Peninsula over the past six years. Specifically, has the City of Manistee and the Planning/Zoning Commission been contacted by any party interested in investing or developing the Peninsula and what is the current status of any such inquires?

What Tax base revenue increase over the past six years was directly contributed by the agreements?

In closing, I want to emphasize that Manistee is in need of jobs. It would appear that every party of the agreements have benefited while the tax paying residents have suffered and continuing to suffer.

Please vote for Jobs, not future promises.

Sincerely,

Gary L. Patulski
159 Quincy Street
Manistee, MI 49660

City of Manistee Mayor, City Council and Planning Commission

April 1, 2014

Dear Mayor, Council Members and Planning Commissioners

We are writing this to express our opposition to any rezoning request for the Peninsula or a portion of the Peninsula. We are writing only as interested City residents, and in no way reflecting opinions or positions of any City department or groups with which I have or had a business relationship. I do, however, have knowledge of the reasons for, and the background under which the rezoning from the former zoning to the current mixed-use Peninsula District was adopted. Furthermore, I have substantial working experience with large commercial and residential redevelopment projects in specially established mixed-use districts like the Manistee Peninsula's, as a former planning commissioner, as a redevelopment professional and as a developer. I have worked in Manistee for over twenty years.

Since we moved to Manistee almost 10 years ago, we have appreciated the City's and County's carefully planned efforts to create diverse business opportunities, realizing that pursuing and competing only for new heavy industrial operations is not realistic nor cost-effective given our geographic location and other market and workforce factors. It is for this reason that we support the City's and County's efforts to assist existing commercial and industrial operations to grow and prosper and to capitalize on the deep water port locations available in the vicinity of the Rieth Riley and other currently industrial-zoned locations, while creating new mixed-use business opportunities at the Peninsula.

We find the recent rezoning request to be in conflict with the efforts and investment that the City and private property and business owners have made in the Peninsula, trusting that the current zoning will remain in place to support the long term redevelopment plan for the area. We strongly oppose any request to rezone it back to the former unsustainable uses just because a property owner changed his mind about how he wants to use his property. Zoning or rezoning is enacted for the good of the public not to serve the interests of one or few owners.

Putting aside the legalities of breaking the agreements made by the City, Seng Dock & Trucking and American Materials (that is the legal system's job), we oppose the rezoning request for the following reasons:

1. The claim that the east end of the Peninsula is the only available deep water port is unfounded. There are other locations along the shores of Manistee Lake, within the City and Townships, where deep water port facilities are available and/or operational, and where the City, County and State have invested heavily to provide required public infrastructure; including but not limited to the Rieth Riley dock.
2. The claim of "job creation" appears speculative, at best. To our knowledge, there are no written plans or commitments for substantial and sustainable job creation that the City can use to weigh the cost-benefit of rezoning one parcel of land at the expense of limiting opportunities for growth of the entire

Peninsula. Simply promising “two to five jobs”, as reported in the press and at public meetings, is hardly a justification for considering change in the zoning anywhere in the City.

3. We note that the rezoning request surfaced at about the same time that the property was listed for sale. One wonders whether the rezoning request was initiated by the property owner and the listing agent as part of an effort to market the property at more favorable terms, rather than to start a new successful and sustainable business by the property owner as reported in the newspaper articles. If such new business is real, is there a written plan publicly available for the City to evaluate its merits as related to a rezoning consideration?

4. The City, with State assistance, has invested in substantial public infrastructure improvements designed to facilitate the long term redevelopment of the entire Peninsula consistent with the new zoning; instead of directing such funds to infrastructure projects elsewhere in the City. Will the City require the owner of the property considered for rezoning to reimburse the City and State for public infrastructure investment already incurred?

5. Private property owners in the Peninsula have already invested in improving, enhancing and expanding their properties and operations with the expectation that the current mixed-use zoning will remain intact. We understand that the investment to improve and expand the Seng Marina and the Iron Works building (with the Community Kitchen and Cafe, etc.) was made as part of a long term effort towards the redevelopment of the Peninsula.

6. Representatives of the Alliance for Economic Success, City Departments and the owners of the Iron Works property have recently prepared a joint proposal to the State and to an out-of-State commercial entity to attract a large (>100,000 square feet) full-production brewery, packaging, distribution, export and administrative support facility to the Iron Works property, including Garden/Dining, Indoor Dining/Bar, Kitchens, Retail and Service Areas. The Manistee Iron Works building has been short-listed as one of 11 sites in Michigan for this operation. Over 100 jobs will be created if this proposal is accepted. This is the type of mixed-use operation and associated job creation that the current Peninsula zoning envisions, attracts and encourages; the former zoning would discourage such operation at the Peninsula.

7. The owner of the property for which rezoning is requested, has claimed that a mixed-use redevelopment plan for the Peninsula is not feasible. We reject this claim. The alternative redevelopment plan prepared by the property owner, and which I have personally reviewed and discussed with reputable Michigan developers and business colleagues, is narrow in scope focusing primarily on a series of waterfront residential buildings along a strip of land on the water edge of the property, excluding the rest of the Peninsula. Such plan does not integrate or create value for the interior portions of the Peninsula, therefore, it is not economically viable. While the real estate market in the last several years has not been robust enough to support a large mixed-use project, such poorly conceived redevelopment plan further inhibits the ability to redevelop the property. Additionally, the unreasonably high price of this property, further inhibits its purchase and redevelopment.

8. Finally, mixed-use redevelopment of a large, environmentally challenging area such as the Manistee Peninsula at a time of compressed real estate values and economic activity, will take many years of planning and on-going public support. It requires the involvement of open-minded, realistic and persistent property owners working cooperatively with the City, County and State. Among other factors, long-term redevelopments require consistency in the zoning. Developers considering multi-million dollar investment in areas such as the Peninsula, expect realistic real estate prices, completion of planned public infrastructure improvements, availability of financial incentive programs, and predictable zoning and local regulations.

The complexity, magnitude, challenges and opportunities expected in the redevelopment of the Manistee Peninsula, are similar to those faced by the redevelopment team of the Grand Traverse Commons, the former State Psychiatric Hospital in Traverse City, that started in 2000 and is only 60% completed. It is through the availability of consistent mixed-use zoning, public financial assistance, strong local governmental support, and the redeveloper's perseverance that over 410 jobs have been created, 95 businesses have been established, \$130,000,000 in private investment has been made, and more than \$45,000,000 in taxable value has been created, to date. Based on my involvement with that redevelopment project, I can assure you that a change in the zoning at any time during the redevelopment process would have stopped the project in its tracks and would have negatively impacted the value of what has already been built.

We strongly urge you to stay the course and allow the Peninsula to benefit by opportunities offered by the improving Michigan and national economy and the stabilizing real estate values by, among other actions, maintaining the current progressive zoning.

Thank you.



T Eftaxiadis and Debra VanLeen

817 Cherry Street
Manistee, MI 49660

CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

April 17, 2014

NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, April 17, 2014 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 by Vice Chair Fortier

Roll Call:

Members Present: David Crockett, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff

Members Absent: Maureen Barry (excused), Roger Yoder (excused)

Others: Denise Blakeslee (Planning & Zoning Administrator) and others

ITEM

Redevelopment Ready Communities – Best Practices

Staff reviewed the requirements of the Best Practices and which sections they will be asked to assist with.

Master Plan Update

Commissioners received copies of the results of the online survey that was completed by Beckett & Raeder. The Commission reviewed and discussed the results.

Misc.

Staff discussed with the Commission the process relating to the tie vote on the Seng Dock and Trucking Request for a Zoning Amendment and a request for a Parcel Split that will be on the May Agenda.

Commissioner Wittlieff gave the Commission an update on the proposed steel mill.

ADJOURNMENT - The Worksession adjourned at 7:50 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary



City of Manistee Planning & Zoning Administrator



MEMORANDUM

231.398.2805

Fax 231.723-1546

dblakeslee@manisteemi.gov

www.manisteemi.gov

TO: Planning Commissioners
FROM: Denise Blakeslee, Planning & Zoning
DATE: April 15, 2014
RE: Roy E. Henderson, Parcel Split Request

Commissioners, we have received a request from Roy E. Henderson for a Parcel Split. Mr. Henderson purchased 9.36 acres +/- of parcel #51-174-708-09 from the State of Michigan in 2012. Staff has been working with the City Attorney, Mr. Henderson and the State to obtain the necessary paperwork to process the parcel split.

The property that Mr. Henderson purchased does not have frontage on U.S. 31. A site plan prepared by Midwestern Consulting dated 2/13/14 Job No. 05268-68329 shows that an easement exists over parcel #51-101-275-03 (A Storage Inn) that provides the necessary access to the property as required in Section 510 Access to Public Streets.

SECTION 510 ACCESS TO PUBLIC STREETS

In every Zoning District, every use, building or structure established after the effective date of this Ordinance shall be located on a parcel which abuts a public road or a private road or easement which provides access to a public road, such private road or easement being at least sixty-six (66) feet in width, unless a lesser width was duly established of record prior to the effective date of this Ordinance or as part of a Planned Unit Development, provided that private easements in all cases shall be at least twenty (20) feet in width.

The remaining portion of the State Police Post property has been reviewed for compliance with the Zoning Ordinance. Staff has determined the requirements of the ordinance have been met except for minimum lot width (street frontage). The split did not create this condition; the parcel has been and will continue to be a legal non-conforming parcel with regards to street frontage.

The parcel that Mr. Henderson purchased has been placed on the tax roll (using the legal description from the Quit Claim Deed) and has been assigned Parcel Code #51-174-708-10. Until approval has been received from the Planning Commission and City Council Mr. Henderson is unable to lease or expand the use of the property.





Planning & Zoning, City Hall
 70 Maple Street
 Manistee, MI 49660
 231.398.2805 (phone)
 231.723.1546 (fax)

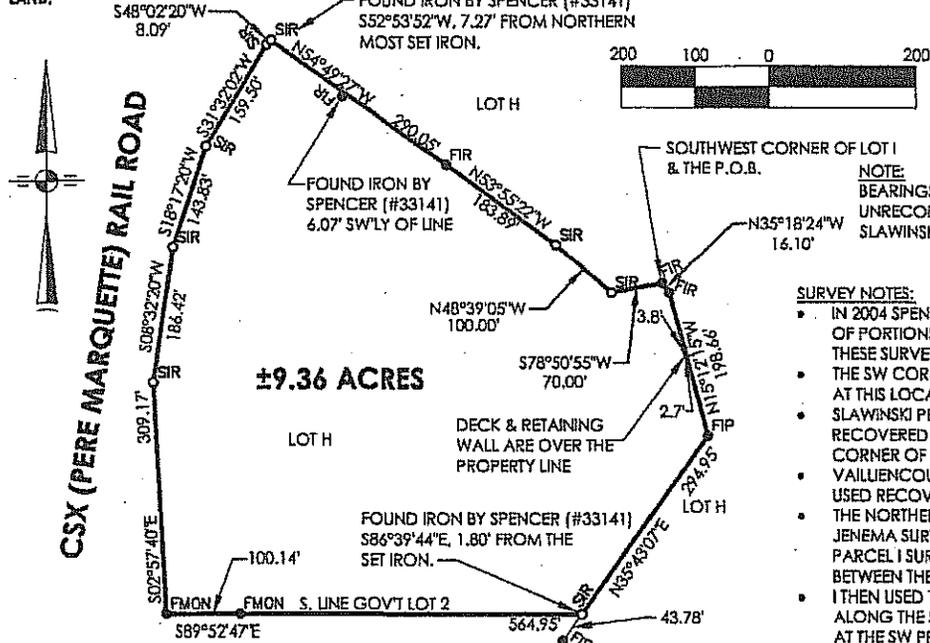
Parcel Split Request Form

Please Print

Parcel Combination Requirements		
<p>Any Split of a Parcel within the City of Manistee requires review and approval of the Planning Commission and City Council. Even if the Parcel contains platted lots approval is still required. Requests are reviewed for compliance with the Zoning Ordinance. If a request meets all of the requirements of the Zoning Ordinance it will be forwarded to the City Planning Commission. The Planning Commission reviews the request and makes recommendation to the City Council. Notification will be mailed to applicants regarding City Council's determination. Requests must include the fee of \$100.00 for the first split and \$50.00 for each additional split. Incomplete requests will be returned to the applicant. <i>Must be submitted 15 days prior to the Planning Commission meeting to be placed on the agenda.</i></p>		
<p>To update their property taxes the property owner should send a copy of the determination to:</p> <p style="text-align: center;">Equalization Department County Courthouse 415 Third Street Manistee, MI 49660</p>		
<p>If the parcel involves a principal residence or homestead it is up to the applicant to notify the City Assessor at (231) 398-2802 to update their Homestead Exemption.</p>		
Property Information		
Address: <u>Arthur Street</u>	Parcel # <u>5151-174-708-10</u>	
Applicant Information		
Name of Owner: <u>Roy E Henderson</u>		
Address: <u>13999 S. West Bayshore Drive, Traverse City, MI 49684</u>		
Phone #: <u>231-947-3220</u>	Cell#: <u>972-342-6493</u>	e-mail: <u>1749rh@gmail.com</u>
Project Information		
Reason for Request: <u>Parcel Split</u>		
Site Plan Requirements		
<p>The applicant is responsible to provide a survey and legal descriptions of the proposed parcels (unless waived by the Zoning Administrator). If buildings or structures are located on a parcel a site plan showing set-backs is required. Requests are reviewed for compliance with the Zoning Ordinance. The Zoning Administrator reserves the right to require additional information necessary to meet the requirements of the Zoning Ordinance.</p>		
Authorization		
<p>By signing the application the applicant is authorizing City Staff permission to make site inspections as necessary. The undersigned affirms that the information included in this application is correct.</p>		
Signature: <u>[Signature]</u>		Date: <u>4/4/2014</u>
<input type="checkbox"/> Fee of \$100.00 for the first split and \$50.00 for each additional split enclosed and Site Plan for project attached (permit cannot be issued without site plan)		
Office Use Only		
Fee: <input checked="" type="checkbox"/> \$100.00	Receipt #	
Notes: <u>PC-2014-04</u>		
Signature: <u>[Signature]</u>		Date: <u>4.14.14</u>

CERTIFICATE OF SURVEY

I, PATRICK G. BENTLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 47944, 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:



DESCRIPTION OF A PARCEL OF LAND LOCATED IN PART OF LOT H, S.C. THOMPSON'S ADDITION TO THE CITY OF MANISTEE, LYING IN GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 17 WEST, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, S.C. THOMPSON'S ADDITION TO THE CITY OF MANISTEE; THENCE SOUTH 78°50'55" WEST, 70.00 FEET; THENCE NORTH 48°39'05" WEST, 100.00 FEET; THENCE NORTH 53°55'22" WEST, 183.89 FEET; THENCE NORTH 64°49'27" WEST, 290.05 FEET TO A POINT ON THE RIGHT OF WAY LINE OF THE RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: SOUTH 48°02'20" WEST, 8.09 FEET; THENCE SOUTH 31°32'20" WEST, 159.60 FEET; THENCE SOUTH 18°17'20" WEST, 143.63 FEET; THENCE SOUTH 08°32'20" WEST, 186.42 FEET; THENCE SOUTH 02°57'40" EAST, 309.17 FEET TO A POINT ON THE SOUTH LINE OF LOT H, ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 2; THENCE SOUTH 89°52'47" EAST, 564.95 FEET ALONG SAID SOUTH LINE; THENCE NORTH 35°43'07" EAST, 294.95 FEET; THENCE NORTH 15°12'15" WEST, 198.66 FEET; THENCE NORTH 35°18'24" WEST, 16.10 FEET TO THE POINT OF BEGINNING. CONTAINING: 9.36 ACRES OF LAND, MORE OR LESS.

NOTE:
BEARINGS ARE BASED ON AN UNRECORDED 1984 SURVEY BY SLAWINSKI (#13597).

SURVEY NOTES:

- IN 2004 SPENCER (#33141) PERFORMED A BOUNDARY SURVEY OF THE PROPERTY - THIS IS NOT OF RECORD. WE DID OBTAIN A COPY OF PORTIONS OF HIS SURVEY ALONG WITH BOUNDARY SURVEYS BY JENEMA (#25850), SLAWINSKI (#13597) & VAILLIENCOURT (#9292). THESE SURVEYS WERE ALL USED IN MY EVALUATION OF THE BOUNDARY.
- THE SW CORNER OF LOT 1 WAS SET BY SPENCER. I FOUND NO OTHER EVIDENCE TO DISPUTE THIS LOCATION AND I ACCEPTED HIS IRON AT THIS LOCATION.
- SLAWINSKI PERFORMED A BOUNDARY SURVEY IN 1984 THAT ESTABLISHED THE EAST LINE OF THE PARCEL I SURVEYED. I UTILIZED RECOVERED SLAWINSKI IRONS TO ESTABLISH THE EAST SIDE OF THE PARCEL. I DID NOT HONOR THE SPENCER IRON SET AT THE SE CORNER OF THE PARCEL BECAUSE IT WAS 1.80 FEET OFF LINE BETWEEN RECOVERED SLAWINSKI IRONS.
- VAILLIENCOURT AND SLAWINSKI HAD BOTH ESTABLISHED THE SOUTH LINE OF GOVERNMENT LOT 2, ALSO BEING THE SOUTH LINE LOT H. I USED RECOVERED SLAWINSKI MONUMENTATION TO ESTABLISH THE SOUTH LINE OF LOT H.
- THE NORTHERLY LINE WAS ESTABLISHED BY USING A COMBINATION OF DEED CALLS AND FOUND MONUMENTATION BY JENEMA. JENEMA SURVEYED THE BOUNDARY OF THE SUPER 8 MOTEL. IT IS MY OPINION THAT THE SUPER 8 BOUNDARY IS SHARED WITH THE PARCEL I SURVEYED. I DID NOT HONOR THE SPENCER IRONS ALONG THIS LINE AS THEY WOULD HAVE CREATED A GAP OF OVER 6 FEET BETWEEN THE SUBJECT PARCEL AND THE ADJOINING PARCELS TO THE NORTHEAST OF THE SUBJECT PARCEL BASED ON FOUND IRONS.
- I THEN USED THE LEGAL DESCRIPTION ON RECORD FOR THE RAIL ROAD RIGHT OF WAY AND THE FOUND SLAWINSKI MONUMENTATION ALONG THE SOUTH LINE OF GOVERNMENT LOT 2 TO ESTABLISH THE RAIL ROAD RIGHT OF WAY. I DID NOT HONOR THE SPENCER IRON AT THE SW PROPERTY CORNER BECAUSE IT WAS ABOUT 4 FEET NORTH OF THE MONUMENTED GOVERNMENT LOT LINE AND IT WAS ABOUT 14 FEET FURTHER WEST THAN THE SLAWINSKI CONCRETE MONUMENT.

LEGEND

- FIP FOUND IRON PIPE BY SLAWINSKI (#13597)
- FMON FOUND CONCRETE MONUMENT BY SLAWINSKI (#13597)
- FIR FOUND IRON ROD
- SIR SET 1/2" IRON ROD W/CAP #47944

Patrick G. Bentley

PATRICK G. BENTLEY
LICENSED PROFESSIONAL SURVEYOR No. 47944
ABONMARCHE CONSULTANTS, INC.

11-23-11
DATE OF CERTIFICATE



361 First Street
Manistee, MI 49660
T 231.723.1198
F 231.723.1149

Benton Harbor, MI
South Haven, MI
South Bend, IN
Fort Wayne, IN



Engineering
Architecture
Land Surveying
Marina/Waterfront
Community Planning
Landscape Architecture
Development Services

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. ACT 288 OF MICHIGAN PUBLIC ACTS OF 1967, AS AMENDED, SHOULD BE CHECKED TO SEE THAT ANY PROPERTY CONVEYANCE DOES NOT VIOLATE THIS ACT. THIS SURVEY WAS BASED ON THE INCLUDED LEGAL DESCRIPTION AS IT APPEARS ON A DEED OR TITLE INSURANCE POLICY PROVIDED TO US BY THE PERSON TO WHOM THE SURVEY IS CERTIFIED, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS. ANY WRITTEN OR UNWRITTEN RIGHTS OF ADJOINERS ARE UNKNOWN UNLESS SPECIFICALLY NOTED. THE SURVEYOR'S LIABILITY FOR ANY AND ALL CLAIMS, INCLUDING BUT NOT LIMITED TO THOSE ARISING OUT OF THE SURVEYOR'S PROFESSIONAL SERVICES, NEGLIGENCE, GROSS MISCONDUCT, WARRANTIES OR MISREPRESENTATIONS SHALL BE DEEMED LIMITED TO AN AMOUNT NO GREATER THAN THE SERVICE FEE.

PREPARED FOR:

**ROY
HENDERSON**

DRAWN BY: PGB

S.C. THOMPSON'S ADDITION

APPROVED BY: -

PART OF LOT H

DATE: NOVEMBER 23, 2011

GOV'T LOT 2, SEC. 1, T21N, R17W

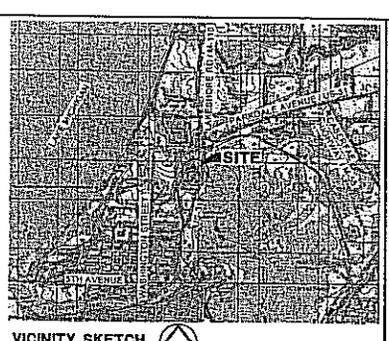
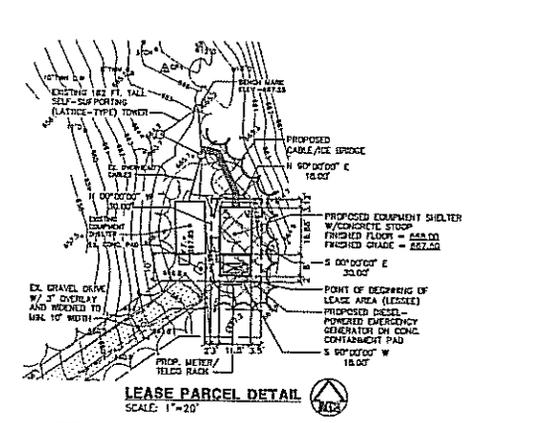
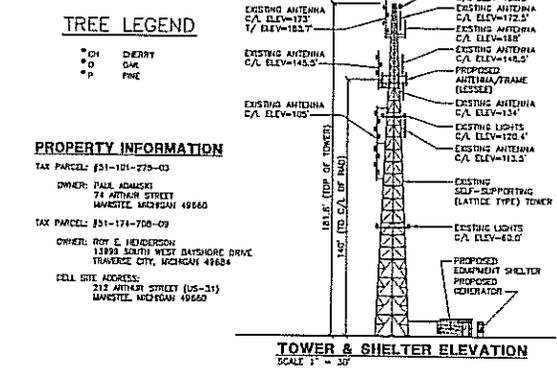
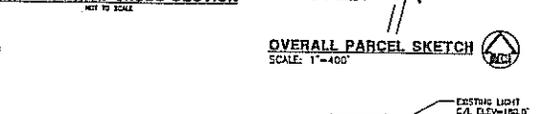
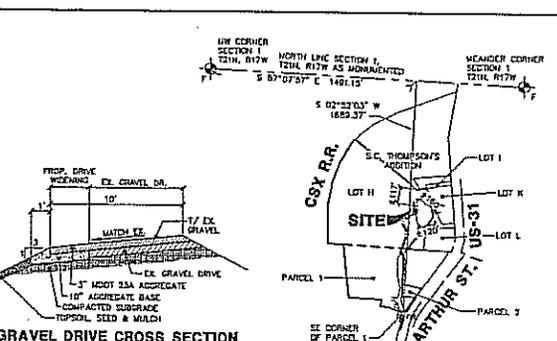
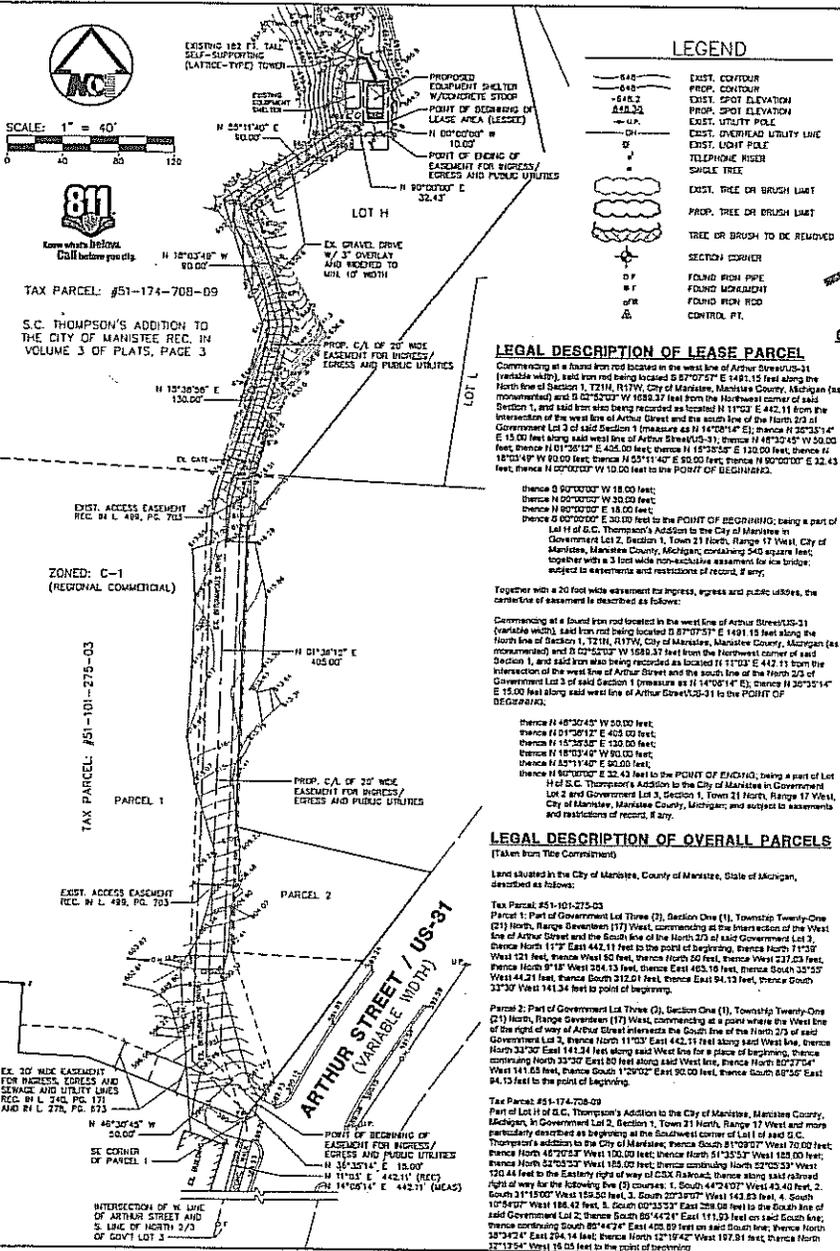
SCALE: 1" = 200'

SHEET 1 OF 1

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JOB NO. 11-0733

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LOCATION
 LONGITUDE 86° 15' 01.9"
 LATITUDE 44° 15' 40.0"
 GROUND ELEV. @ TOWER BASE = 665.7

- GENERAL NOTES:**
- All site work construction shall be in accordance with the current standards and specifications of the City of Manistee, where applicable.
 - The proposed equipment shelter is to be a one story, constructed, unventilated, non-toxic structure. All exterior walls are precast washed aggregate masonry. No water service, sanitary facilities or gas service is required. Temperature and electrical services will be from an existing utility pole or line adjacent to the site.
 - The proposed equipment shelter is to have a security system monitored 24 hours per day. The shelter will also be constructed with bullet resistant materials.
 - There are two low voltage (277V), LED, shielded, wall-mounted security lights with one each on the sides of the shelter and one on the rear of the shelter.
 - There are no signs proposed for the project except for an Emergency contact information purpose and FCC "call" sign placed on equipment shelter door.
 - The CORUS Antenna and equipment shelter will be approved by the Federal Communications Commission (FCC) and will not exceed any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land use.
 - There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
 - Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
 - All areas disturbed by the construction of the shelter and generator and antenna shall be reseeded in kind. Contractor is to provide soil erosion control measures as needed or as dictated by government agency having jurisdiction.
 - All areas within 5' of the proposed equipment shelter shall be covered with 3" of crushed limestone placed over "Typical" landscape fabric.
 - Ingress and egress by Lessee's personnel to the site shall be via an existing paved and watered gravel drive from US-31.
 - This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 9-15-2011 and 12-06-2013.

BENCHMARK
 Top of the north side of the northeast concrete base of the existing lattice tower.
 Elevation: 667.35 (NAVD 83 Datum)

NOTE
 Rotate all bearings 11°22'33" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

PREPARED BY:
 MIDWESTERN CONSULTING, LLC
 JAMES A. FISHER P.E. #24280

LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXIST. UTILITY POLE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- TELEPHONE WIRE
- SHAGLE TREE
- EXIST. TREE OR BRUSH LIMIT
- PROP. TREE OR BRUSH LIMIT
- TREE OR BRUSH TO BE REMOVED
- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- CONTROL PT.

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at a fixed iron rod located in the west line of Arthur Street US-31 (variable width), said iron rod being located @ 87°07'37" E 1491.15 feet along the North line of Section 1, T21N, R17W, City of Manistee, Manistee County, Michigan (as monumented), and 512°52'32" W 182.27 feet from the Northwest corner of said Section 1, and said iron rod also being recorded as located N 11°23' E 442.11 feet from the intersection of the west line of Arthur Street and the south line of the North 2/3 of Government Lot 3 of said Section 1 (monumented as N 14°05'14" E 403.91 feet, N 15°26'34" E 15.00 feet along said west line of Arthur Street US-31, thence N 48°32'45" W 50.00 feet, thence N 01°26'12" E 425.00 feet, thence N 19°28'32" E 132.00 feet, thence N 18°23'14" W 90.00 feet, thence N 0°11'40" E 60.00 feet, thence N 80°00'00" E 32.43 feet, thence N 00°00'00" W 10.00 feet to the POINT OF BEGINNING.

thence S 00°00'00" W 18.00 feet;
 thence N 00°00'00" W 30.00 feet;
 thence N 00°00'00" E 18.00 feet;
 thence S 00°00'00" E 30.00 feet to the POINT OF BEGINNING, being a part of Lot H of G.C. Thompson's Addition to the City of Manistee in Government Lot 2, Section 1, Town 21 North, Range 17 West, City of Manistee, Manistee County, Michigan, containing 240 square feet, together with a 3 foot wide non-exclusive easement for ice trucks; subject to easements and restrictions of record, if any.

Together with a 30 foot wide easement for ingress, egress and public utilities, the corners of easement is described as follows:

Commencing at a fixed iron rod located in the west line of Arthur Street US-31 (variable width), said iron rod being located @ 87°07'37" E 1491.15 feet along the North line of Section 1, T21N, R17W, City of Manistee, Manistee County, Michigan (as monumented), and 512°52'32" W 182.27 feet from the Northwest corner of said Section 1, and said iron rod also being recorded as located N 11°23' E 442.11 feet from the intersection of the west line of Arthur Street and the south line of the North 2/3 of Government Lot 3 of said Section 1 (monumented as N 14°05'14" E 403.91 feet, N 15°26'34" E 15.00 feet along said west line of Arthur Street US-31 to the POINT OF BEGINNING.

thence N 48°32'45" W 50.00 feet;
 thence N 01°26'12" E 425.00 feet;
 thence N 15°26'34" E 132.00 feet;
 thence N 18°23'14" W 90.00 feet;
 thence N 8°11'40" E 60.00 feet;
 thence N 80°00'00" E 32.43 feet to the POINT OF BEGINNING, being a part of Lot H of G.C. Thompson's Addition to the City of Manistee in Government Lot 2 and Government Lot 3, Section 1, Town 21 North, Range 17 West, City of Manistee, Manistee County, Michigan; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCELS

Land situated in the City of Manistee, County of Manistee, State of Michigan, described as follows:

Tax Parcel: #51-101-275-03
 Parcel 1: Part of Government Lot Three (3), Section One (1), Township Twenty-One (21) North, Range One (17) West, commencing at the intersection of the West line of Arthur Street and the South line of the North 2/3 of said Government Lot 3, thence North 11°23' East 442.11 feet to the point of beginning, thence North 11°23' West 121 feet, thence West 80 feet, thence West 50 feet, thence West 212.25 feet, thence North 81°18' East 204.13 feet, thence East 105.16 feet, thence South 23°32' West 44.21 feet, thence South 312.01 feet, thence East 84.13 feet, thence South 23°32' West 141.34 feet to point of beginning.

Parcel 2: Part of Government Lot Three (3), Section One (1), Township Twenty-One (21) North, Range One (17) West, commencing at a point where the West line of the right of way of Arthur Street intersects the South line of the North 2/3 of said Government Lot 3, thence North 11°23' East 442.11 feet along said West line, thence North 22°07' East 141.24 feet along said West line for a place of beginning, thence West 44.21 feet, thence South 312.01 feet, thence East 84.13 feet, thence South 23°32' East 80 feet along said West line, thence North 81°18' East 105.16 feet, thence South 23°32' East 90.00 feet, thence South 80°50' East 90.13 feet to the point of beginning.

Tax Parcel: #51-174-708-09
 Part of Lot H of G.C. Thompson's Addition to the City of Manistee, Manistee County, Michigan, in Government Lot 2, Section 1, Town 21 North, Range 17 West and more particularly described as beginning at the Southwest corner of Lot I of said G.C. Thompson's addition to the City of Manistee, Manistee County, Michigan, said corner being located as follows: thence North 52°25'32" West 100.00 feet; thence North 51°23'52" West 185.00 feet; thence North 52°25'32" West 100.00 feet; thence South 27°05'39" West 150.44 feet to the Eastern pole of the COB; thence along said railroad right of way for the following five (5) courses: 1. South 44°24'07" West 43.40 feet, 2. South 21°15'00" West 155.26 feet, 3. South 23°32'07" West 143.83 feet, 4. South 21°15'00" West 155.26 feet, 5. South 00°00'00" East 208.00 feet to the South line of said Government Lot 2; thence South 80°44'21" East 111.53 feet on said South line; thence continuing South 80°44'21" East 100.00 feet; thence South line; thence North 32°34'21" East 254.14 feet; thence North 12°15'42" West 187.91 feet; thence North 37°13'54" West 16.05 feet to the right of beginning.

TREE LEGEND

- CH DIRT
- DK GRK
- P PNE

PROPERTY INFORMATION

TAX PARCEL: #51-101-275-03
 OWNER: PAUL ADAMSKI
 74 ARTHUR STREET
 MANISTEE, MICHIGAN 49660

TAX PARCEL: #51-174-708-09
 OWNER: ROY E. HENDERSON
 12995 SOUTH WEST DASHMORE DRIVE
 TRAVERSE CITY, MICHIGAN 49684

CELL SITE ADDRESS:
 212 ARTHUR STREET (US-31)
 MANISTEE, MICHIGAN 49660

MIDWESTERN CONSULTING
 4010
 2124 NORTHWEST HURON
 PHOENIX, ARIZONA 85016
 Phone: 724-812-2222
 Fax: 724-812-2228
 License: AZ-00000000

APPLICANT/LESSEE:
 VERIZON WIRELESS
 NEW PAK, A RELIANT PARTNER
 10000 W. CENTRAL EXPRESSWAY
 SUITE 1000
 PHOENIX, ARIZONA 85042
 PHONE: (602) 955-2000

APPLICANT/LESSEE:
 Verizon Wireless
 SITE #5629 - "MANISTEE DT"
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN
 SITE PLAN

DATE: 2/27/14
SCALE: 1" = 10'
PROJECT: 05268-6829

Gockerman Wilson Saylor & Hesslin

A Miller Meyers Becken & Jones Law Firm

414 Water St. Manistee, MI 49660 Tel 231-723-8333 Fax 231-723-3888 Web mmbjlaw.com
Grand Rapids Office 616-632-8000 Caledonia Office 616-891-0000 Rockford Office 616-866-5900

Attorneys at Law

March 31, 2014

Via e-mail: n749rh@gmail.com

Mr. Roy E. Henderson

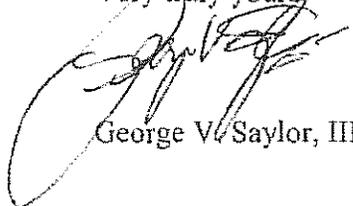
Re: Former State Police post property

Dear Mr. Henderson:

As city attorney, I have been asked to respond to the discussions that have taken place between my office, Denise Blakeslee, Ms. DeClercq and you. After being supplied with information from you regarding the easement that services the property that you acquired, the City will have sufficient information upon your submitting an application for parcel split to make a decision upon your request. I have included with this letter, a parcel split request form which you should complete and include in the information you supply a second copy of the survey of the easement. I understand that the information that Ms. Blakeslee recently received allowed her to determine that the property retained by the State of Michigan, and where the former State Police post is located, does not meet the minimum parcel width requirements of the Zoning Ordinance; however, the City will consider that parcel to be a pre-existing legal non-conforming use.

You should submit the parcel split request form as directed within the form.

Very truly yours,



George V. Saylor, III

/pav

h:\data2_n\gvs\city of manistee\state police property\henderson.doc

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 209 of 1993, Sec 211.27(c) and Sec 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY ASSESSOR CITY HALL 70 MAPLE ST MANISTEE MI 49660	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 5151-174-708-10 PROPERTY ADDRESS: ARTHUR ST MANISTEE, MI 49660
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: HENDERSON ROY E 13999 S WEST BAYSHORE DR TRAVERSE CITY MI 49684	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 201 (201 COMMERCIAL)

PRIOR YEAR'S CLASSIFICATION: 701

	PRIOR AMOUNT YEAR: 2013	CURRENT AMOUNT YEAR: 2014	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	0	46,000	46,000
2. ASSESSED VALUE:	0	46,000	46,000
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	0	46,000	46,000
5. There WAS/WAS NOT a transfer of ownership on this property in 2013. WAS NOT			

The 2014 Inflation rate Multiplier is: 1.016

Legal Description: PT LOT H S C THOMPSONS ADD TO CITY OF MANISTEE, GOV LOT 2, COMMSW COR LF LOT I, TH S 81 DEG 09 MIN 07 SEC W 70 FT, TH N 46 DEG 20 MIN 53 SEC W 100 FT, TH N 51 DEG 35 MIN 53 SEC W 189 FT, TH N 52 DEG 5 MIN 53 SEC W 165 FT, TH CONT N 52 DEG 5 MIN 53 SEC W 120.44 FT, TO RAW OF CSX RR, TH ALG RR RAW S 44 DEG 24 MIN 7 SEC 43.40 FT, S 31 DEG 15 MIN W 153.50 FT, S 20 DEG 39 MIN 7 SEC W 143.83 FT, S 10 DEG 54 MIN 7 SEC W 186.42 FT, S 259.08 FT TO S LN GOV LOT 2, TH S 86 DEG 44 MIN 24 SEC E 111.93 FT, TH S 86 DEG 44 MIN 24 SEC E 466.89 FT, TH N 3

March Board of Review Information:

CITY HALL, 70 MAPLE ST, 2ND FLOOR CONFERENCE ROOM, MARCH 10, FROM 9AM TO 12PM & 1PM TO 4PM AND MARCH 11, FROM 2PM TO 6PM & 6PM TO 9PM. TAXPAYER'S REPRESENTATIVE NEEDS WRITTEN, NOTARIZED AUTHORIZATION FROM THE TAXPAYER TO FILE AN APPEAL. RESIDENTS AND NON-RESIDENTS MAY FILE LETTERS OF APPEAL WITH THE BOARD OF REVIEW.

* If you believe that these values, the property classification, or the information on line 5 is incorrect you may protest to the Local Board of Review, which will meet at: (see above)

* A nonresident may protest to the Board of Review by letter. Letter appeals are to be accompanied by a completed Board of Review petition form (form L-4035 or an alternate petition form used by the local unit of government). The petition form approved by the State Tax Commission (form L-4035) is available at www.michigan.gov/treasury. When you reach the site, click on Forms (at top of page), then click on Property Tax, then click on Board of Review.

* Proposal A, passed by the voters on March 15, 1994, requires your property taxes to be calculated on the Taxable Value (see line 1 above). If there is a number entered in the "Change" column at the right side of the Taxable Value line, that number is not your change in taxes. It is the change in Taxable Value.

* State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 above). State Equalized Value must approximate 50% of market value.

* IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2013, your 2014 Taxable Value will be the same as your 2014 State Equalized Value.

* IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2013, your 2014 Taxable Value is calculated by multiplying your 2013 Taxable Value (see line 1 above) by (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2014 Taxable Value cannot be higher than your 2014 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Protest at the Board of Review is necessary to protect your right to further appeals to the Michigan Tax Tribunal for valuation and exemption appeals and to the State Tax Commission for classification appeals. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediately succeeding winter tax levy and all subsequent tax levies.

Manistee County Property Search

Parcel Number 51-174-708-10



Close This Window | Find Location on Map | 300 Foot Radial Search

Manistee County Parcel Information for 2014 (Tentative) Assessment Year
City of Manistee, Manistee County

Owner Name(s): HENDERSON ROY E
Owner Address: 13999 S WEST BAYSHORE DR
TRAVERSE CITY, MI 49684

Parcel Address: ARTHUR ST
MANISTEE, MI 49660

Property Information

Property Class: 201 - COMMERCIAL IMPROVED
School District: 51070 - MANISTEE
Current Homestead %: 0%

Current Assessment: \$46,000
Current S.E.V.: \$46,000
Current Taxable Value: \$46,000

Last Year's Assessment: \$0
Last Year's S.E.V.: \$0
Last Year's Taxable Value: \$0

Property Sale Information

Sale Date	Sale Amount
1/20/2012	\$30,000.00

Tax Roll Description

PT LOT H S C THOMPSONS ADD TO CITY OF MANISTEE, GOV LOT 2, COMMSW COR LF LOT I, TH S 81 DEG 09 MIN 07 SEC W 70 FT, TH N 46 DEG 20 MIN 53 SEC W 100 FT, TH N 51 DEG 35 MIN 53 SEC W 188 FT, TH N 52 DEG 5 MIN 53 SEC W 165 FT, TH CONT N 52 DEG 5 MIN 53 SEC W 120.44 FT, TO R/W OF CSX RR, TH ALG RR R/W S 44 DEG 24 MIN 7 SEC 43.40 FT, S 31 DEG 15 MIN W 159.50 FT, S 20 DEG 39 MIN 7 SEC W 143.83 FT, S 10 DEG 54 MIN 7 SEC W 186.42 FT, S 269.08 FT TO S LN GOV LOT 2, TH S 86 DEG 44 MIN 24 SEC E 111.93 FT, TH S 86 DEG 44 MIN 24 SEC E 466.89 FT, TH N 38 DEG 34 MIN 7 SEC E 294.14 FT, TH N 12 DEG 19 MIN 42 SEC W 197.91 FT, TH N 32 DEG 13 MIN 54 SEC W 16.05 FT TO POB. 9.44 A M/L AS OF 9-26-2013 THIS PARCEL IS A NON-CONFORMING SPLIT, IN VIOLATION OF THE CITY OF MANISTEE LAND DIVISION ORDINANCE. CITY APPROVAL OF THIS SPLIT HAS NOT BEEN OBTAINED. SPLIT ON 10/02/2013 FROM 51-174-708-09; CALLS ON DEED MAY PREVENT CLOSURE OF PARCEL BY .65 FT, PER 10/2/13 DEED PROCESSING

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