

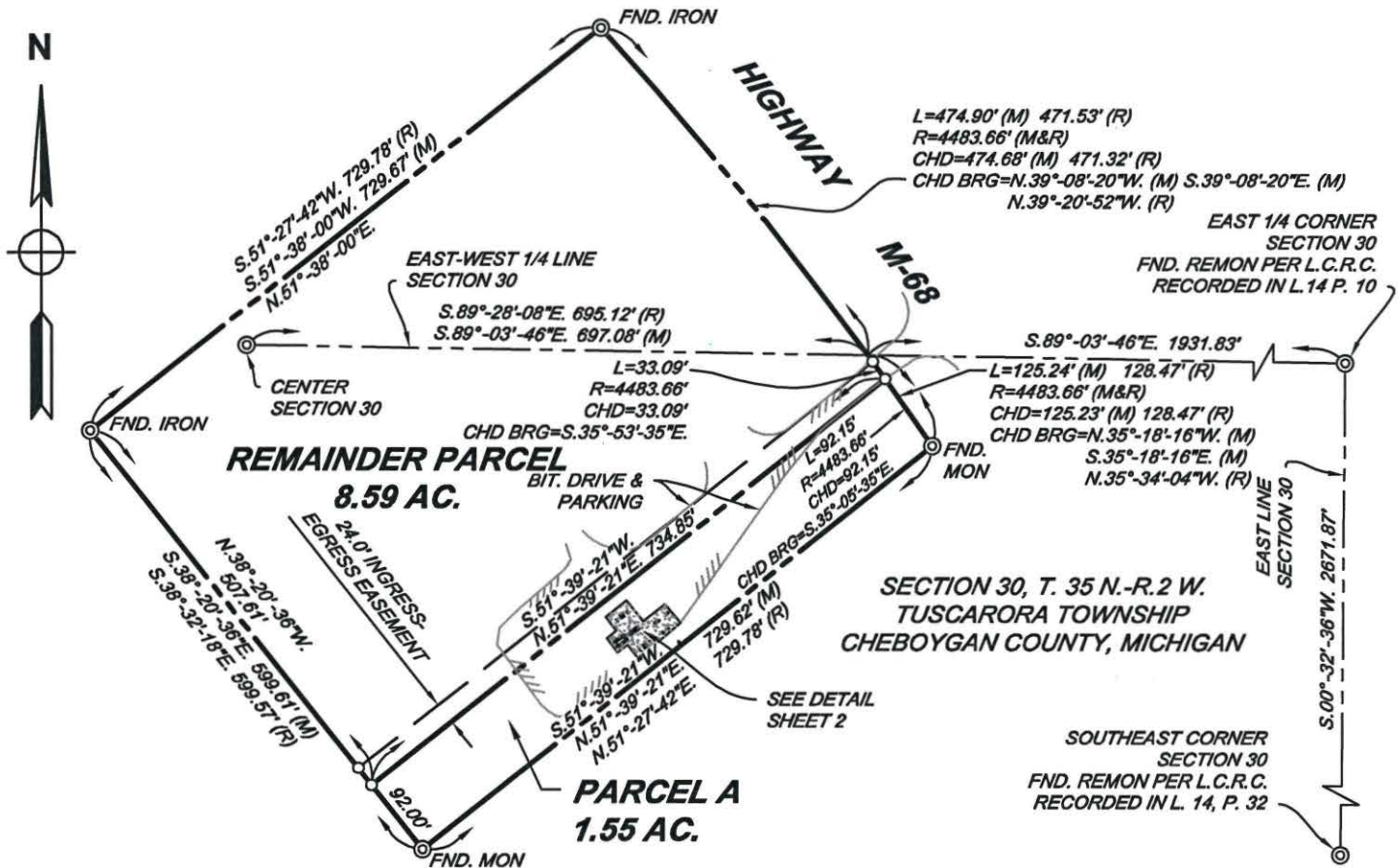
*AGENDA SPECIAL MEETING
WEDNESDAY, JANUARY 18, 2023
2:00 P.M. TUSCARORA TOWNSHIP HALL*

- 1. Call to order*
- 2. Roll Call*
- 3. Public Comment on Agenda Items*
- 4. Interview with Mr., Matthew Cross Plunkett & Cooney*
- 5. Interview with Mr. Tim MacArthur MacArthur Law*
- 6. Land division request from Indian River Property Co.*
- 7. Public Comment*
- 8. Board Comment*
- 9. Motion to adjourn*

CERTIFICATE OF SURVEY

DWG. NO. JA-6321-01

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
THE EAST&WEST 1/4 LINE OF SECTION 30 WAS ASSUMED AS BEING S.89°-03'-46"E. PER G.P.S. OBSERVATIONS



ORIGINAL PARCEL LEGAL DESCRIPTION Per First American Title Insurance Commitment No.: NCS-1B4SMI20-MPLS
Land in the Township of Tuscarora, Cheboygan County, Michigan, described as follows:
Part of Section 30, Township 35 North, Range 2 West., more particularly described as: Commencing at the Center 1/4 corner of Section 30, Township 35 North, Range 2 West, as presently monumented by a 1/2" Iron rod; thence South 89 degrees 28 minutes 08 seconds East, 695.12 feet along the East-West 1/4 line of said Section 30 to a 1/2" capped iron rod on the Southwesterly right-of-way line of State Highway M-68 as presently staked, said point being the Point of Beginning of the parcel to be describe; thence from the Point of Beginning thus established 471.53 feet Northwesterly along the Southwesterly right-of-way line of State Highway M-68 being the arc of a curve to the Left having a radius of 4483.66 feet, (Long Chord Bearing North 39 degrees 20 minutes 52 seconds West and Length 471.32 feet) to a 1/2" capped Iron rod; thence South 51 degrees 27 minutes 42 seconds West, 729.78 feet to a 1/2" capped iron rod; thence South 38 degrees 32 minutes 18 seconds East, 599.57 feet to a 1/2" capped iron rod; thence North 51 degrees 27 minutes 42 seconds East, 729.78 feet to a 1/2" capped iron rod on the Southwesterly right-of-way line of State Highway M-68 as presently staked; thence 128.47 feet Northwesterly along the Southwesterly right-of-way line of State Highway M-68 being the arc of a curve to the Left having a radius of 4483.66 feet (Long Chord Bearing North 35 degrees 34 minutes 04 seconds West and length 128.47 feet) to the Point of Beginning.

FOR PARCEL SPLIT LEGAL DESCRIPTIONS, SEE SHEET 3.

I hereby certify that I have surveyed and mapped the land above platted and/or described on 11-28-22, and the Relative Positional Precision (RPP) for each property corner shown hereon are within the limits accepted by the practice of Professional Surveying and that all of the requirements of P.A. 132 1970, as amended, have been complied with.

Patrick G. Bentley

Professional Surveyor No. 4001047944

SURVEY FOR: Alpena Oil Company
235 Water Street
Alpena, MI 49707



Spicer Group, Inc.
302 River St.
Manistee, MI 49660
TEL (231) 794-5620
www.SpicerGroup.com

- © -FOUND SURVEY CORNER
- -SET 1/2" Ø IRON ROD WITH CAP No. 47944

0 100 200 400
SCALE: 1" = 200'

JOB NO. 133564SG2022
DWG. NO. JA-6321-01

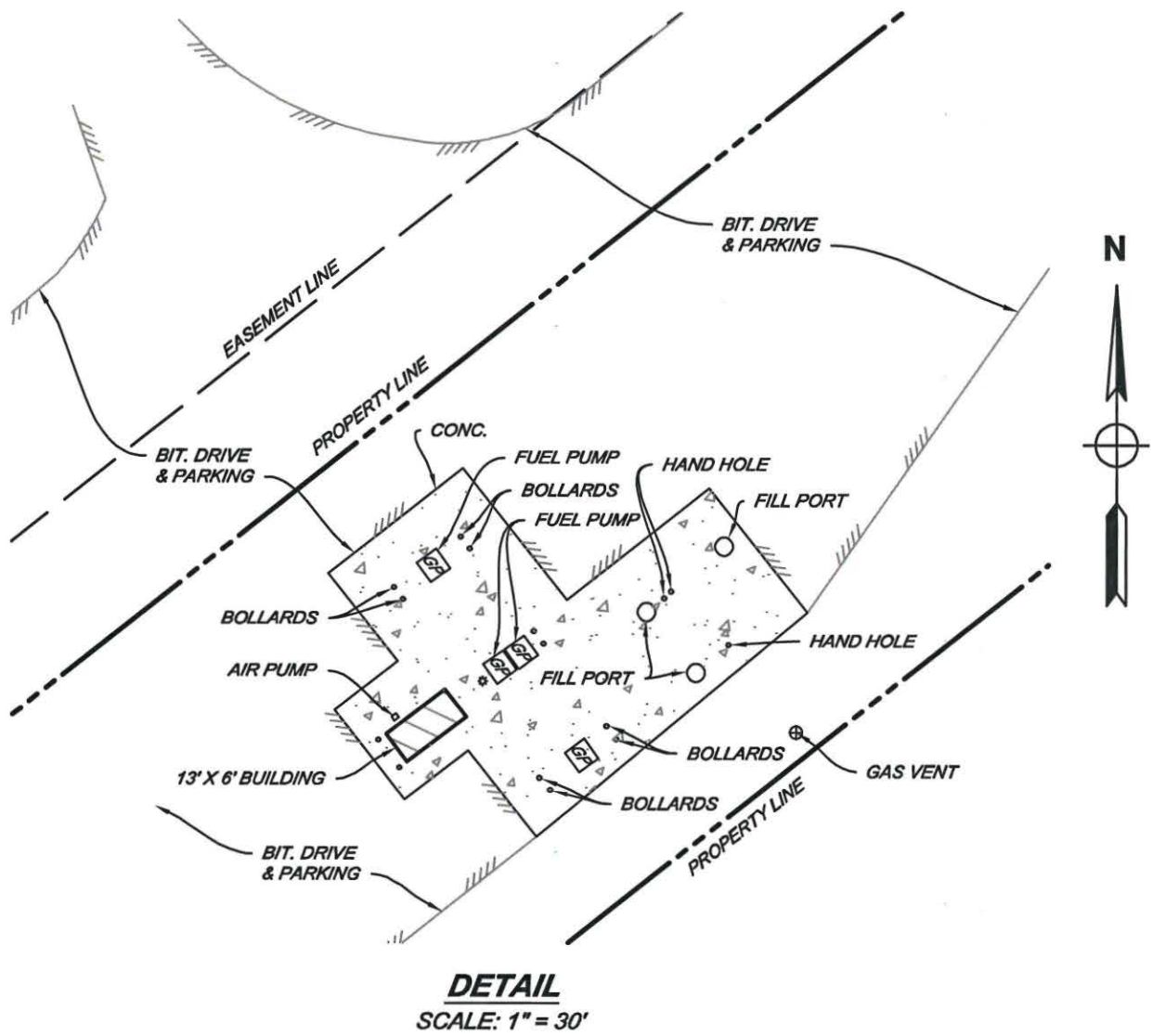
SHEET 1 OF 3

DATE: 12-13-22

CERTIFICATE OF SURVEY

DWG. NO. JA-6321-02

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
THE EAST&WEST 1/4 LINE OF SECTION 30 WAS ASSUMED AS BEING S.89°-03'-46"E. PER G.P.S. OBSERVATIONS

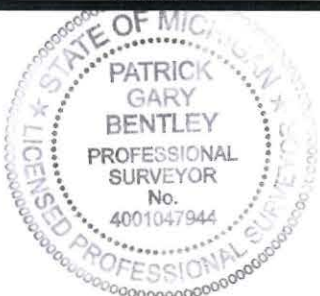


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SHEET 2 OF 3

DATE: 12-13-22

0 15 30 60
SCALE: 1" = 30'

JOB NO. 133564SG2022
DWG. NO. JA-6321-02

CERTIFICATE OF SURVEY

DWG. NO. JA-6321-03

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
THE EAST&WEST 1/4 LINE OF SECTION 30 WAS ASSUMED AS BEING S.89°-03'-46"E. PER G.P.S. OBSERVATIONS

PARCEL SPLIT LEGAL DESCRIPTIONS:

PARCEL A

A parcel of land in the Section 30, T.35 N.-R.2 W., Tuscarora Township, Cheboygan County, Michigan, described as follows: To fix the point of beginning, Commence at the Center of said Section 30; thence S.89°-03'-46"E., on the East and West 1/4 line of said Section, 697.08 feet to the Southwesterly Right of Way line of said Highway M-68; thence 33.09 feet Southeasterly on the arc of a 4483.66 feet radius curve to the right, said arc being subtended by a long chord bearing and distance of S.35°-53'-35"E., 33.09 feet to the point of beginning of this description: thence continuing 92.15 feet Southeasterly on the arc of a 4483.66 feet radius curve to the right, said arc being subtended by a long chord bearing and distance of S.35°-05'-35"E., 92.15 feet; thence S.51°-39'-21"W., 729.62 feet; thence N.38°-20'-36"W., 92.00 feet; thence N.51°-39'-21"E., 734.85 feet to the point of beginning, containing 1.55 acres of land. Subject to any easements of record.

Together with an ingress/egress easement described as follows: The Southeasterly 24.00 feet of the following described parcel: A parcel of land in the Section 30, T.35 N.-R.2 W., Tuscarora Township, Cheboygan County, Michigan, described as follows: Beginning at the intersection of the East and West 1/4 line of said Section and the Southwesterly Right of Way line of Highway M-68, which is 697.08 feet, S.89°-03'-46"E., of the Center of said Section; thence 33.09 feet Southeasterly on the arc of a 4483.66 feet radius curve to the right, said arc being subtended by a long chord bearing and distance of S.35°-53'-35"E., 33.09 feet; thence S.51°-39'-21"W., 734.85 feet; thence N.38°-20'-36"W., 507.61 feet; thence N.51°-38'-00"E., 729.67 feet to the Southwesterly Right of Way line of said Highway M-68; thence 474.90 feet Southeasterly on the arc of a 4483.66 feet radius curve to the right, said arc being subtended by a long chord bearing and distance of S.39°-08'-20"E., 474.68 feet to the point of beginning.

REMAINDER PARCEL

A parcel of land in the Section 30, T.35 N.-R.2 W., Tuscarora Township, Cheboygan County, Michigan, described as follows: Beginning at the intersection of the East and West 1/4 line of said Section and the Southwesterly Right of Way line of Highway M-68, which is 697.08 feet, S.89°-03'-46"E., of the Center of said Section; thence 33.09 feet Southeasterly on the arc of a 4483.66 feet radius curve to the right, said arc being subtended by a long chord bearing and distance of S.35°-53'-35"E., 33.09 feet; thence S.51°-39'-21"W., 734.85 feet; thence N.38°-20'-36"W., 507.61 feet; thence N.51°-38'-00"E., 729.67 feet to the Southwesterly Right of Way line of said Highway M-68; thence 474.90 feet Southeasterly on the arc of a 4483.66 feet radius curve to the right, said arc being subtended by a long chord bearing and distance of S.39°-08'-20"E., 474.68 feet to the point of beginning, containing 8.59 acres of land. Subject to any easements of record. AND subject to an ingress/egress easement of the Southeasterly 24 feet of the above described parcel.

I hereby certify that I have surveyed and mapped the land above platted and/or described on 11-28-22, and the Relative Positional Precision (RPP) for each property corner shown hereon are within the limits accepted by the practice of Professional Surveying and that all of the requirements of P.A. 132 1970, as amended, have been complied with.

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SHEET 3 OF 3

DATE: 12-13-22

SCALE: N/A

JOB NO. 133564SG2022
DWG. NO. JA-6321-03