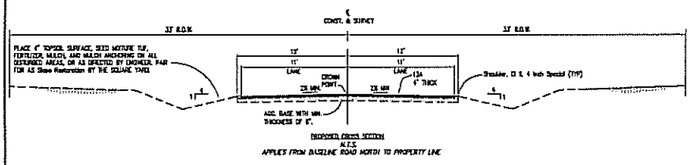
Permit # SP-2010-01

PROPOSED SITE PLAN

PART OF SECTION 36, T15N-R6W,
VILLAGE OF LAKE ISABELLA, ISABELLA COUNTY, MICHIGAN.

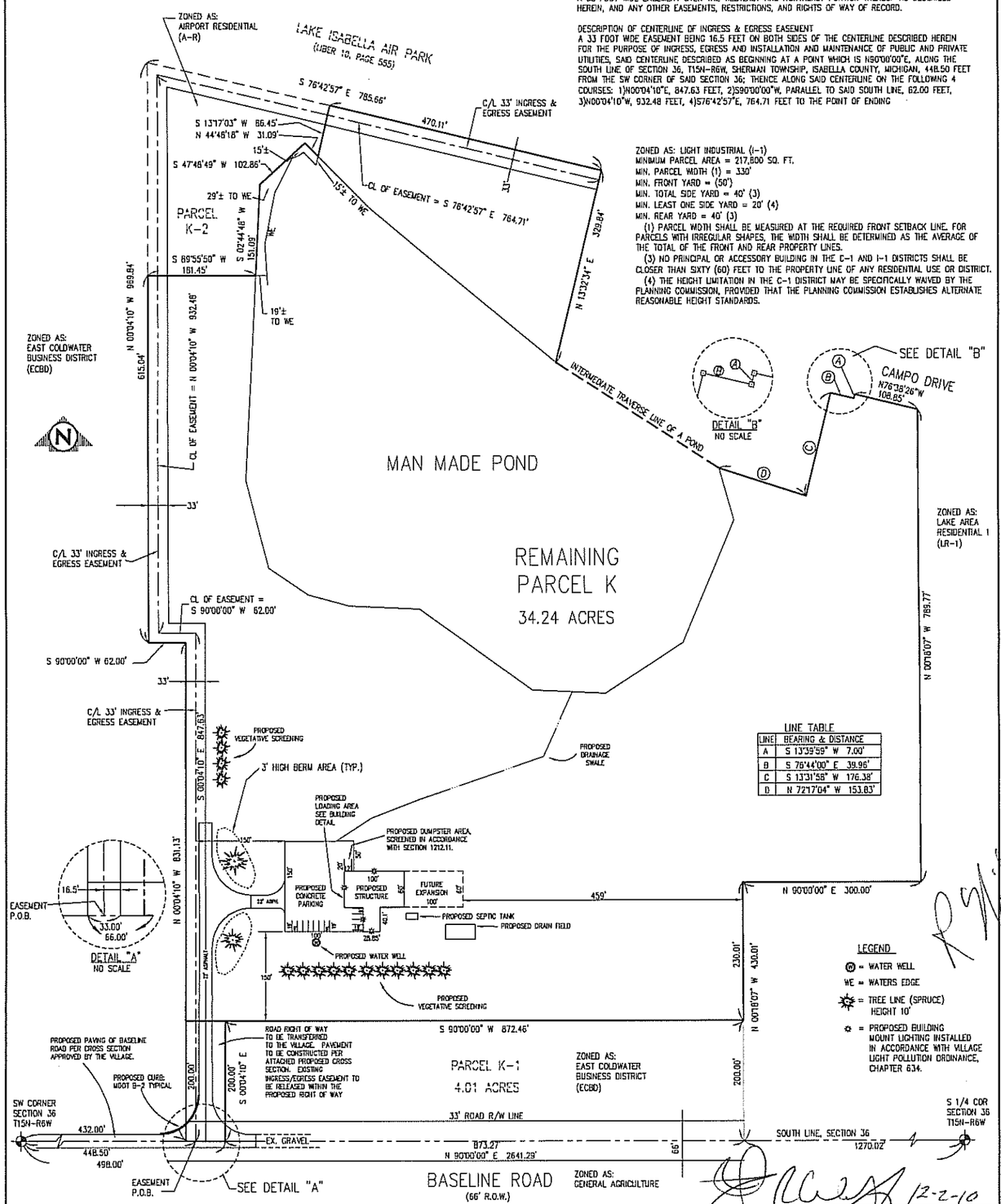
PREPARED FOR PWGG, LLC
1040 PUEBLO PASS
LAKE ISABELLA, MI 48893



DESCRIPTION REMAINING PARENT PARCEL K:
PART OF THE SW 1/4 OF SECTION 36, T15N-R6W, SHERMAN TOWNSHIP, ISABELLA COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36 WHICH IS N90°00'00"E ALONG SAID SOUTH LINE, 432.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING N90°00'00"E ALONG SAID SOUTH LINE, 66.00 FEET; THENCE N00°04'10"W, 200.00 FEET; THENCE N90°00'00"E PARALLEL WITH SAID SOUTH LINE OF SECTION 36, 872.46 FEET; THENCE N00°18'07"W, 230.01 FEET; THENCE N90°00'00"E PARALLEL WITH SAID SOUTH LINE OF SECTION 36, 300.00 FEET; THENCE N00°18'07"W, 789.77 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CAMPO DRIVE AS RECORDED IN THE PLAT OF LAKE ISABELLA AIR PARK, LIBER 10 OF PLATS, PAGE 555; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ON THE FOLLOWING 3 COURSES: 1)N76°38'26"W, 108.85 FEET, 2)S13°39'59"W, 7.00 FEET, 3)N76°44'00"W, 39.96 FEET; THENCE S13°31'58"W, 176.38 FEET; THENCE N72°17'04"W, 153.83 FEET TO THE INTERMEDIATE TRAVERSE LINE OF A POND; THENCE NORTHWESTERLY, ALONG THE NORTHERLY SHORE OF SAID POND, 327 FEET MORE OR LESS TO A POINT THAT IS LOCATED BY THE FOLLOWING 6 COURSES FROM SAID SW CORNER OF SECTION 36: 1)N90°00'00"E, 432.00 FEET, 2)N00°04'10"W, 831.13 FEET, 3)S90°00'00"W, 62.00 FEET, 4) N00°04'10"W, 969.84 FEET, 5)S76°42'57"E, 785.66 FEET, 6)S13°32'34"W, 329.84 FEET; THENCE N13°32'34"E, 329.84 FEET TO THE PLATTED SOUTH LINE OF SAID LAKE ISABELLA AIR PARK; THENCE N76°42'57"W, ALONG SAID PLATTED LINE, 470.11 FEET; THENCE S13°17'03"W, 86.45 FEET TO THE INTERMEDIATE TRAVERSE LINE OF A POND; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING THREE COURSES: 1) N44°48'18"W, 31.09 FEET, 2) S47°48'49"W, 102.86 FEET AND 3) S02°44'48"W, 151.09 FEET TO THE SOUTHERLY END OF SAID TRAVERSE LINE; THENCE S89°55'50"W, LEAVING SAID TRAVERSE LINE, 181.45 FEET; THENCE S00°04'10"E, 615.04 FEET; THENCE N90°00'00"E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36, 62.00 FEET; THENCE S00°04'10"E, 831.13 FEET TO THE POINT OF BEGINNING. CONTAINING 34.24 ACRES OF LAND MORE OR LESS, SUBJECT TO THE SOUTHERLY PORTION THEREOF AS BASELINE ROAD, A 33 FOOT WIDE EASEMENT OVER THE WESTERLY AND NORTHERLY PORTION THEREOF AS DESCRIBED HEREIN, AND ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

DESCRIPTION OF CENTERLINE OF INGRESS & EGRESS EASEMENT
A 33 FOOT WIDE EASEMENT BEING 16.5 FEET ON BOTH SIDES OF THE CENTERLINE DESCRIBED HEREIN FOR THE PURPOSE OF INGRESS, EGRESS AND INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, SAID CENTERLINE DESCRIBED AS BEGINNING AT A POINT WHICH IS N90°00'00"E, ALONG THE SOUTH LINE OF SECTION 36, T15N-R6W, SHERMAN TOWNSHIP, ISABELLA COUNTY, MICHIGAN, 448.50 FEET FROM THE SW CORNER OF SAID SECTION 36; THENCE ALONG SAID CENTERLINE ON THE FOLLOWING 4 COURSES: 1)N00°04'10"E, 847.63 FEET, 2)S90°00'00"W, PARALLEL TO SAID SOUTH LINE, 62.00 FEET, 3)N00°04'10"W, 932.48 FEET, 4)S76°42'57"E, 764.71 FEET TO THE POINT OF ENDING

ZONED AS: LIGHT INDUSTRIAL (I-1)
MINIMUM PARCEL AREA = 217,800 SQ. FT.
MIN. PARCEL WIDTH (1) = 330'
MIN. FRONT YARD = (50')
MIN. TOTAL SIDE YARD = 40' (3)
MIN. LEAST ONE SIDE YARD = 20' (4)
MIN. REAR YARD = 40' (3)
(1) PARCEL WIDTH SHALL BE MEASURED AT THE REQUIRED FRONT SETBACK LINE. FOR PARCELS WITH IRREGULAR SHAPES, THE WIDTH SHALL BE DETERMINED AS THE AVERAGE OF THE TOTAL OF THE FRONT AND REAR PROPERTY LINES.
(3) NO PRINCIPAL OR ACCESSORY BUILDING IN THE C-1 AND I-1 DISTRICTS SHALL BE CLOSER THAN SIXTY (60) FEET TO THE PROPERTY LINE OF ANY RESIDENTIAL USE OR DISTRICT.
(4) THE HEIGHT LIMITATION IN THE C-1 DISTRICT MAY BE SPECIFICALLY WAIVED BY THE PLANNING COMMISSION, PROVIDED THAT THE PLANNING COMMISSION ESTABLISHES ALTERNATE REASONABLE HEIGHT STANDARDS.



LINE TABLE

LINE	BEARING & DISTANCE
A	S 13°39'59" W 7.00'
B	S 76°44'00" E 39.96'
C	S 13°31'58" W 176.38'
D	N 72°17'04" W 153.83'

LEGEND
⊗ = WATER WELL
WE = WATERS EDGE
= TREE LINE (SPRUCE) HEIGHT 10'
= PROPOSED BUILDING MOUNT LIGHTING INSTALLED IN ACCORDANCE WITH VILLAGE LIGHT POLLUTION ORDINANCE, CHAPTER 634.

R. William Dunlap 12-2-10

12-2-10

APPROVED

SITE PLAN PREPARED FOR
P.W.G.G. LLC
PROPOSED SITE DEVELOPMENT
SEC. 36, T15N-R6W
SHERMAN TWP., ISABELLA COUNTY, MI

SHT# 1 OF 1
JOB No: 07M0124
REV: 5-10-10
10-04-10

ROWE PROFESSIONAL SERVICES COMPANY
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F: (989) 773-7757
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PLAN DATE: 04-13-10
PROJECT MGR: JHR
REVIEWER: JHR
SCALE: 1"=80'