

East Bay Charter Township

2

Northridge Condominiums proposed expansion

Motion by: _____ Second by: _____

To

Accept

Table

Deny

Roll Call:

Ayes: _____

Nays: _____

Absent: _____

Abstained: _____

Passed

Failed

TEAM



CONSTRUCTION ENGINEERING

3600 Rennie School Rd.
P.O. Box 6150
Traverse City, MI 49696-6150
Phone (231) 943-3443
Fax (231) 943-5599
www.teamelmers.com

February 22, 2008

East Bay Township

RE: Todd Gokey's Parcel Split

To Whom It May Concern:

The Parcel Survey enclosed describes the proposed division of property, the site known as Northridge Condominiums. The client requested 1.02 acres divided from the development, leaving the remaining 1.22 acres as a condominium. The Exhibit B documents have been amended to reflect this change and have been submitted to the attorney to be included with the amended Master Deed.

The new 1.02 acre parcel has been designed by R. Clark Associates and EC&S and has been submitted to the township for Site Plan Review. Please see submittal and any correspondence from either firm regarding the proposed layout.

Sincerely,
Elmer's Construction Engineering

Steven P. Bye, PS
Director of Surveying

Enclosure: Parcel Survey

cc: Todd Gokey

700324d
2/15/08



Notice to the Residents of East Bay Township

Please take notice that the East Bay Charter Township Planning Commission will hold a public hearing at a regular meeting on Tuesday, March 4, 2008 at 6:30 pm., in the Township Hall at 1965 Three Mile Road, Traverse City, Michigan, for the purpose of considering the following proposal:

Site plan review for a proposed expansion of the Northridge Condominiums located north of 3435 – 3453 Holiday Road, on parcels 176 and 177 of Sherwood Estates No. 4, (28-03-543-000-10 and 28-03-543-000-00). The property is zoned High Density Residential, HDR and the applicant proposes to expand the existing development with the addition of two, four-unit buildings to be located on the northerly portion of the site. The proposed use is permitted by right in the High Density Residential District subject to site plan review pursuant to Section 820 of the East Bay Charter Township Zoning Ordinance.

Copies of this proposal, the Zoning Ordinance and Comprehensive Plan are available for public viewing during regular business hours at the Office of Planning and Zoning, Township Hall, 1965 Three Mile Road, Traverse City, Michigan. Written Comments will be received until the night of the hearing.

If you are planning to attend this hearing and are handicapped requiring any special assistance, please notify the Township Clerk by calling at (231) 947-8647 as soon as possible.

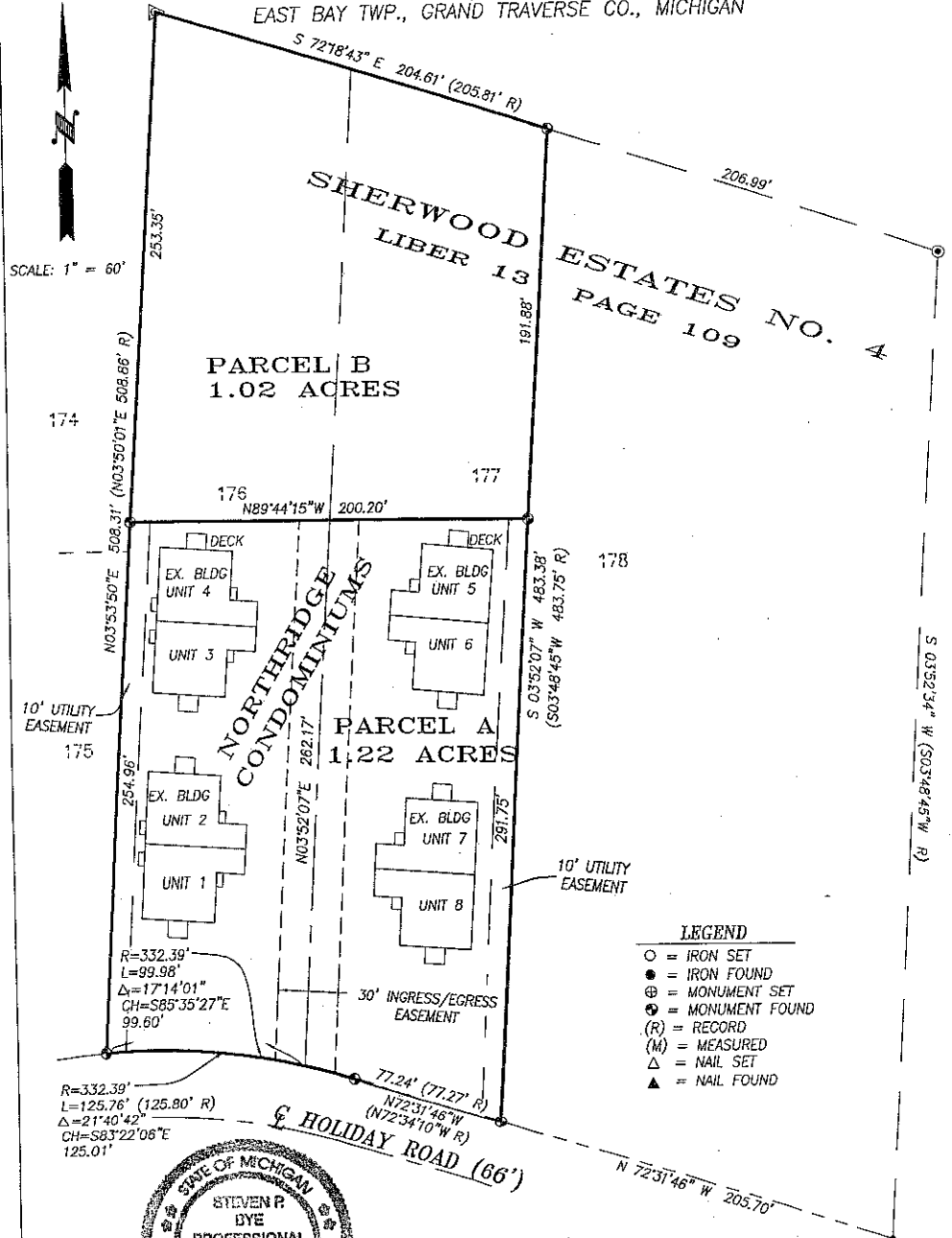
Mike Nickels, Chairman
East Bay Charter Township
Planning Commission

Leslie Couturier
Office of Planning and Zoning
(231) 947-8681

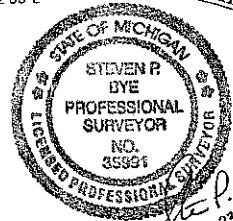
Record Eagle: Please publish this notice once on February 15, 2008. Thanks!

PARCEL SURVEY

PART OF LOTS 176 & 177 OF SHERWOOD ESTATES NO. 4,
 SEC. 15, T27N, R10W,
 EAST BAY TWP., GRAND TRAVERSE CO., MICHIGAN



- LEGEND**
- = IRON SET
 - = IRON FOUND
 - ⊕ = MONUMENT SET
 - ⊗ = MONUMENT FOUND
 - (R) = RECORD
 - (M) = MEASURED
 - △ = NAIL SET
 - ▲ = NAIL FOUND



Handwritten signature and date:
 S.P.D.
 02/23/05

BEARING BASIS: SHERWOOD ESTATES/NO. 4, LIBER 13, PAGE 109

Elmer's
 CONSTRUCTION ENGINEERING, INC.

3600 RENNIE SCHOOL ROAD
 P.O. BOX 6150
 TRAVERSE CITY, MI 49696-6150
 (231) 943-3443
 FAX (231) 943-8975

FOR:
NORTHLAND CONTRACTORS

DATE: 2-21-08	JOB NO. 379342	DRAWN BY: SAK
SCALE: 1" = 60'	CHECKED: SPR	

BOUNDARY SURVEY

Parcel A (Northridge Condominium) Description

Part of Lots 176 and 177 of Sherwood Estates No. 4, Liber 13, Page 109, Section 15, Town 27 North, Range 10 West, East Bay Township, Grand Traverse County, Michigan, more fully described as follows:


BEGINNING at the Southwest corner of said Lot 176 of Sherwood Estates No. 4; thence N 03°53'50" E, 254.96 feet; thence S 89°44'15" E, 200.20 feet; thence S 03°52'07" W, 291.75 feet to a point on the northerly right-of-way of Holiday Road; thence along said right-of-way for the following two courses: N 72°31'46" W, 77.24 feet; thence along a 332.39 foot radius curve to the left for a distance of 125.76 feet (central angle = 21°40'42", chord bearing = N 83°22'06" W, chord dist. = 125.01 feet) to the POINT OF BEGINNING.

Containing 1.22 acres, more or less.

Subject to a 30 foot wide easement for ingress and egress and installation and maintenance of public and private utilities, but not limited to the right to expand existing utilities and easements in order to comply with any governmental requirements, located in part of Lots 176 and 177 of Sherwood Estates No. 4, Liber 13, Page 109, Section 15, Town 27 North, Range 10 West, East Bay Township, Grand Traverse County, Michigan, the centerline of which is more fully described as follows:

Commencing at the Southwest corner of said Lot 176; thence along a 332.39 foot radius curve to the right for a distance of 99.98 feet (central angle = 17°14'01", chord bearing = S 85°35'27" E, chord dist. = 99.60 feet) along the Northerly right of way of Holiday Road to the POINT OF BEGINNING; thence N 03°52'07" E, 262.17 feet to the POINT OF ENDING.

Subject to a 10 foot wide utility easement over the West 10 feet and the East 10 feet of said parcel to benefit adjacent parcel to the north for the installation and maintenance of public and private utilities.

 <p>3600 Renaldi School Rd. P.O. Box 6150 Traverse City, MI 49686-6150 Phone (231) 943-3443 Fax (231) 943-3399 www.teamelmers.com</p> <p>CONSTRUCTION ENGINEERING</p> <p><small>“LEAVING YOUR IDEAS INTO REALITY FROM A DESIGN THROUGH CONSTRUCTION”</small></p>	Northland Contractors	
	DATE: 2-21-08	
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Parcel B Description

Part of Lots 176 and 177 of Sherwood Estates No. 4, Liber 13, Page 109, Section 15, Town 27 North, Range 10 West, East Bay Township, Grand Traverse County, Michigan, more fully described as follows:


BEGINNING at the Northwest corner said Lot 176 of Sherwood Estates No. 4; thence S 72°18'43" E, 204.61 feet; thence S 03°52'07" W, 191.88 feet; thence N 89°44'15" W, 200.20 feet; thence N 03°53'50" E, 253.37 feet to the POINT OF BEGINNING.

Containing 1.02 acres.

Together with a 30 foot wide easement for ingress and egress and installation and maintenance of public and private utilities, but not limited to the right to expand existing utilities and easements in order to comply with any governmental requirements, located in part of Lots 176 and 177 of Sherwood Estates No. 4, Liber 13, Page 109, Section 15, Town 27 North, Range 10 West, East Bay Township, Grand Traverse County, Michigan, the centerline of which is more fully described as follows:

Commencing at the Southwest corner of said Lot 176; thence along a 332.39 foot radius curve to the right for a distance of 99.98 feet (central angle = 17°14'01", chord bearing = S 85°35'27" E, chord dist. = 99.60 feet) along the Northerly right of way of Holiday Road to the POINT OF BEGINNING; thence N 03°52'07" E, 262.17 feet to the POINT OF ENDING.

Together with a 10 foot wide utility easement over the West 10 feet and the East 10 feet of said parcel to benefit adjacent parcel to the north for the installation and maintenance of public and private utilities.

 <p>3600 Renelle School Rd. P.O. Box 6150 Traverse City, MI 49690-6150 Phone (231) 943-3443 Fax (231) 943-5539 www.teamelmers.com</p> <p>CONSTRUCTION ENGINEERING</p> <p><small>TURNING YOUR IDEAS INTO REALITY FROM DESIGN THROUGH CONSTRUCTION</small></p>	Northland Contractors	
	DATE: 2-21-08	
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