

PRESQUE ISLE TOWNSHIP

12653 East Grand Lake Rd. Presque Isle MI 49777

Ph: 989-595-2752 Email: zoningadmin@presqueisletwp.org; Web: www.presqueisletwp.org

LAND USE PERMIT APPLICATION (Fee \$40.00)

Complete all sections of application applicable to the project. Incomplete applications will delay issuance of the permit.

This Section for Office Use Only

Application Received Date Project Number Permit Number Date

JOB LOCATION

Site Address and/or Street Name 18176 US Hwy 23; Presque Isle, MI 49777 Township: Presque Isle

Property Tax I.D. No. Parcel 1: 122-031-000-003-00; Parcel 2: 120-006-000-004-01 Lot Number Plat Name

OWNER INFORMATION

First Name, Last Name Michael and Barbara Mahler Telephone Number 989-464-8321 Mailing Address 18176 US Hwy 23 City Presque Isle St. MI Zip 49777 Email Address jknappek@smj-llc.com Phone / Cell Number 612-986-1993

APPLICANT INFORMATION (if different than owner)

First Name, Last Name or Business Name The Towers, LLC d/b/a Vertical Bridge Telephone Number Mailing Address 750 Park of Commerce Drive, Suite 200 City Cell Phone Number 704.472.0374 State Zip Boca Raton, FL 33487 Email Address FL 33487 Fax Number

Structure Dimensions: Draw a Scaled Ground Plan on Page 2: Floor Plan Attached [] Y Construction Plan Attached [] Y Structure Width = NA Structure Height = 195' Square Footage Footprint = Square Footage Living Space Structure Length = NA Number of Stories = NA % of Area of Lot Used for ALL Structures

PROPOSED USE OF BUILDING: Fill Required: NA Feet

- Residential: [] One Family, [] Two-Family, [] Multiple-family - # of units, [] garage / accessory building, [] Attached, [] Unattached, Dimensions: [] # of Bedrooms, [] # of Bathrooms, [] Residential addition, [] Other. Non-residential: [] Assembly, Restaurant, etc, [] Business, Office, Etc, [] Church, Religious, Etc, [] Educational, School, Etc, [] Parking or Service Garage, [] Storage Building, [] Tower, Utility, [] Store, Retail, etc, [] Agricultural, [X] Other: New 195' AGL Cellular Wireless tower

Describe Proposed use of building: Wireless Communication Facility

OWNER SIGNATURE (REQUIRED IF APPLICANT IS NOT THE PROPERTY OWNER)

I hereby authorize the Applicant noted above to perform the work as described on this application at the job location shown above.

Property Owner Signature SMJ Int'l LLC/ John Knappek as Authorized Agent for Vertical Bridge as "Applicant" Print Name Date

APPLICANT SIGNATURE John Knappek

Applicant is responsible for payment of all applicable fees and charges to this application and must provide the applicant and building owner signatures below:

I hereby certify that the proposed work described on this application is authorized by the Owner of record and that I have been authorized by the owner to submit this application as his/her agent. All the information submitted on this application is accurate to the best of my knowledge. By signing this permit the owner and/or applicant grants permission to enter the property for inspections by the members of the Zoning Board of Appeals, Planning Commission and Zoning Administrator as required.

Applicant Signature John Knappek

Contractor: Address Phone License#

PIHA Approval (Circle One) YES NO Not Applicable

Approved By Title

Granted By: Variance (Date): Site Plan Review (Date) Special Use Permit (Date)

Conditions use separate sheet:

PRESQUE ISLE TOWNSHIP

Application for:

Site Plan Review

SS0.00 Simple - (At cost if professional service needed.)

Applicant:

Name: The Towers, LLC d/b/a Vertical Bridge
Address: 750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Phone: 704.472.0374

Owner:

Name: Michael and Barbara Mahler
Address: 18176 US Hwy 23 Presque Isle
Phone: 989-464-8321

Property:

Address: 18176 US Hwy 23 Presque Isle
Location: Blue Horizon Subdivision Lots 88 & 89
Parcel#: Parcel 1: 122-031-000-003-00; Parcel 2: 120-006-000-004-01
Current Zoning District: Forest Recreation District
Property Size: 88.12 acres for Parcel No. 1 & Parcel No. 2
Legal Description:

Hereby grant permission for members of the Presque Isle Township (Planning Commission), (Board of Appeals), (Township Board) to enter above described property for the purpose of gathering information related to this application. (This is optional and will not affect any decisions on your application.)

Signature:
Date

**Note - Fees cover Publications, Mailings, Legal Costs and Committee Costs.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-1083-OE

Issued Date: 02/08/2024

Julie Heffernan
The Towers, LLC
7500 Park of Commerce Dr
Suite 200
Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower US-MI-5369 - Grand Lake East
Location: Presque Isle, MI
Latitude: 45-17-34.70N NAD 83
Longitude: 83-30-41.80W
Heights: 655 feet site elevation (SE)
199 feet above ground level (AGL)
854 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 08/08/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-1083-OE.

Signature Control No: 610426843-612093784

(DNE)

Natalie Schmalbeck
Technician

Presque Isle Township Zoning Ordinance

C. Standard Site Plan Requirements.

The Planning Commission may waive any of the following site plan requirements which are not applicable to the site under consideration or the application request.

Standard Site Plan Requirements

Required for:

- **Permitted uses** in the C-1, C-2, C-F, and C-M districts and non-residential uses in the 1-1, 1-2, 1-M, F1, and I1C districts which create a total soil disturbance of less than two (2) acres.
- **Special Uses** in all districts which create a total soil disturbance of less than two (2) acres.

Soil disturbance is defined as the physical movement of surface soil particles by digging, hand-grubbing, and/or the operation of trucks and other construction equipment used for excavation, filling, scraping, hauling, and staging of equipment and materials. This site plan may be based on a level of detail sufficient to indicate the purpose and scope of the development and its general design, layout, structure(s) site, and environmental impacts.

1. **Application** Site Plan application form
2. **Vicinity Map** A small-scale vicinity map showing properties, streets, and uses of land within 1/4 mile of the site (1/2 mile in the AG district) or twice the greatest dimension of the subject property, whichever is greater. Zoning classification of abutting properties.
3. **Scale** Scale of not less than one inch equals one hundred feet (1"=100') for sites larger than 3 acres or not less than one inch equals fifty feet (1"=50') or less for sites 3 acres or smaller.
4. **Property Info** Name of the proposed development, property dimensions, property size, north arrow, and scale.
5. **Natural** Significant natural features and other natural characteristics including but not limited to open space, stands of trees, brooks, ponds, floodplains, wetlands, and similar natural assets. Also, areas to be preserved and areas to be cleared should be noted on the plan. Topography at two (2') foot contour intervals and drainage patterns of the site.
6. **Access & Right of Way** Existing and proposed public and private rights-of-way, driveways, street pavements, and public or private easements on the property or within one hundred (100') feet. Dimensions should be provided as well as the total area of right-of-way included within the subject parcel.
7. **Utilities** Existing and proposed water and sewer service (municipal or private), storm drainage, electric, gas, and other utilities either on or adjacent to the site.
8. **Proposed Improvements** Existing and proposed uses, buildings and structures, parking areas, and access driveways. Dimensions shall be provided for all structures as well as the distance from property lines. Any structures to be removed or relocated should be noted. A narrative describing the following:
 - a. The overall objectives of the requested application.
 - b. Area allocated to each proposed use and the gross area including structures, parking, public and/or private streets and drives, and open space.
 - c. Dwelling unit densities by type, if applicable.
9. **Narrative**

- d. Proposed method of providing sewer and water service, as well as other public and private utilities.
- e. Proposed method of providing storm drainage.
- f. Estimated effect on existing traffic capacity of streets leading to the site.
- g. **What impact the application request will have on adjacent properties.**
- h. **How the application request will impact natural features on or around the subject property.**

10. Preparer Name, signature, professional seal (if applicable), address, and phone and fax numbers of the person and firm responsible for the plan and the date on which it was prepared.

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. THE TOTAL NUMBER OF ATTACHED SHEETS IS: _____,

A PREVIOUS APPLICATION HAS/HAS NOT (CIRCLE ONE) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST _____ YEARS. IF A PREVIOUS APPEAL, REZONING OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: DATE: _____ ACTION REQUESTED _____,.....,DECISION: APPROVED ___ DENIED ___ ,

I. PROPERTY INFORMATION:

A. LIST ALL DEED RESTRICTIONS. ATTACH ADDITIONAL SHEETS IF NECESSARY.

B. NAMES AND ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND: _____

C. THIS AREA IS ___ UNPLATTED, ___ PLATTED, ___ WILL BE PLATTED. IF PLATTED, NAME OF PLAT _____

ATTACH A SITE PLAN DRAWN TO THE SCALE SPECIFIED AND ALL OTHER INFORMATION REQUIRED BY ARTICLE 5, SECTION 3, OF THE PRESQUE ISLE TOWNSHIP ZONING ORDINANCE.

E. PRESENT USE OF PROPERTY IS: _____

F. ESTIMATED COMPLETION DATE OF CONSTRUCTION:

II. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION: PERMIT REQUEST AT THIS TIME:

A. _____

B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:

1. IMPACTS ON THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHAT IMPACTS OF THE PROPOSED USE ON ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:

A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?

B. WILL THE PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD?

IV: AFFIDAVIT:

THE UNDERSIGNED AFFIRMS THAT HE/SHE OR WE IS/ARE THE:

SPECIFY: OWNER, LESSEE OR OTHER TYPE OF INTEREST

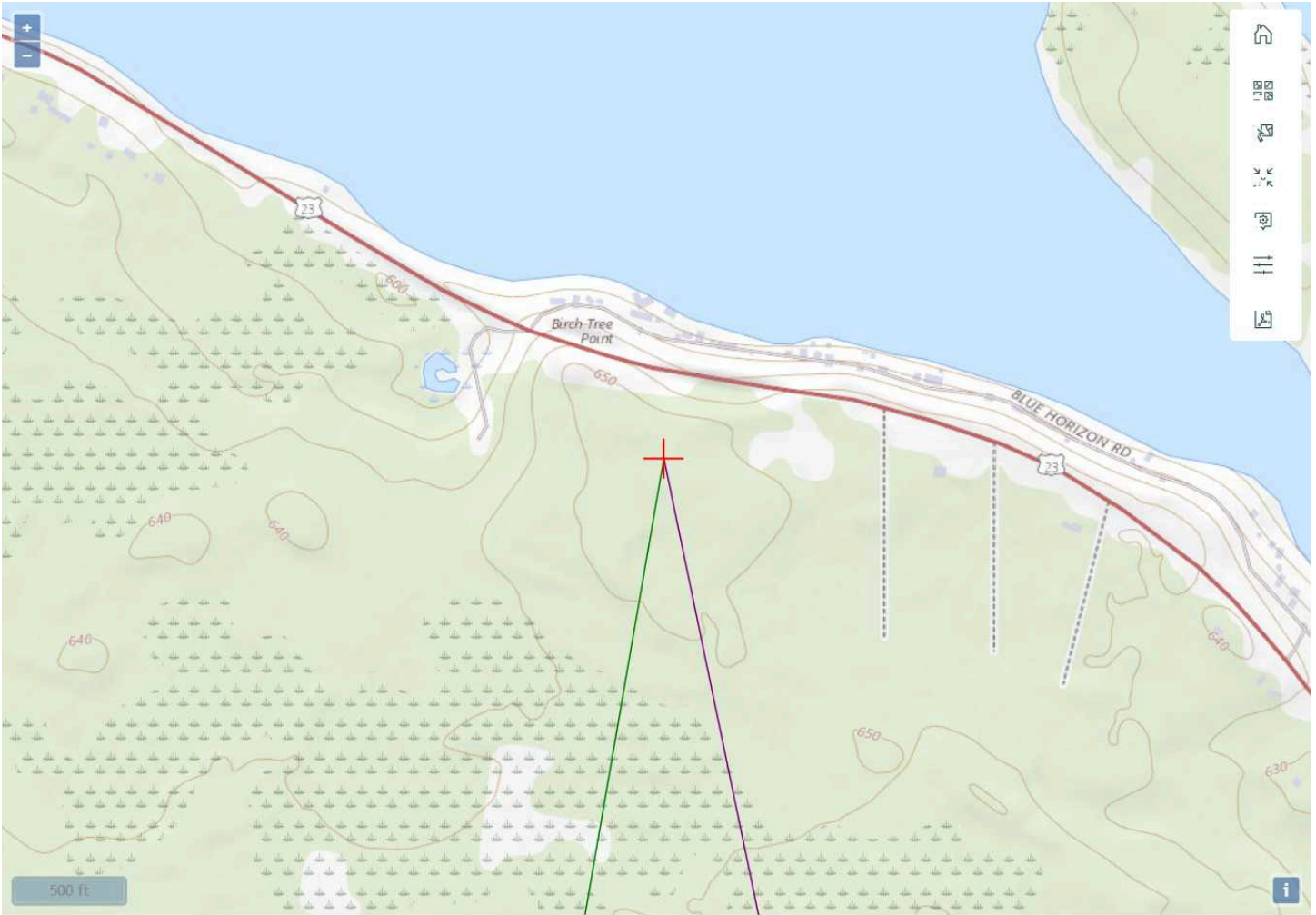
ARE INVOLVED IN THE APPLICATION AND THAT IF THIS REQUEST IS GRANTED, THAT IN ACCORD WITH _____ ~~PRELUDE~~ PRELUDE ISLE TOWNSHIP ZONING ORDINANCE, ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE PLANS HERewith SUBMITTED WILL BE BEGUN WITHIN SIX (6) MONTHS FROM THE DATE OF THE GRANTING OF THE SPECIAL USE PERMIT AND WILL BE COMPLETED WITHIN EIGHTEEN (18) MONTHS FROM SAID DATE. THAT I OR WE, AM (ARE) ABLE FROM A LEGAL, FINANCIAL AND PHYSICAL BASIS TO DO/SAY; AND THAT THE ANSWERS AND STATEMENTS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF ~~IDS/HER OR~~ OUR KNOWLEDGE AND BELIEF.

APPLICANT SIGNATURE (S) John Knapek 612-986-1993

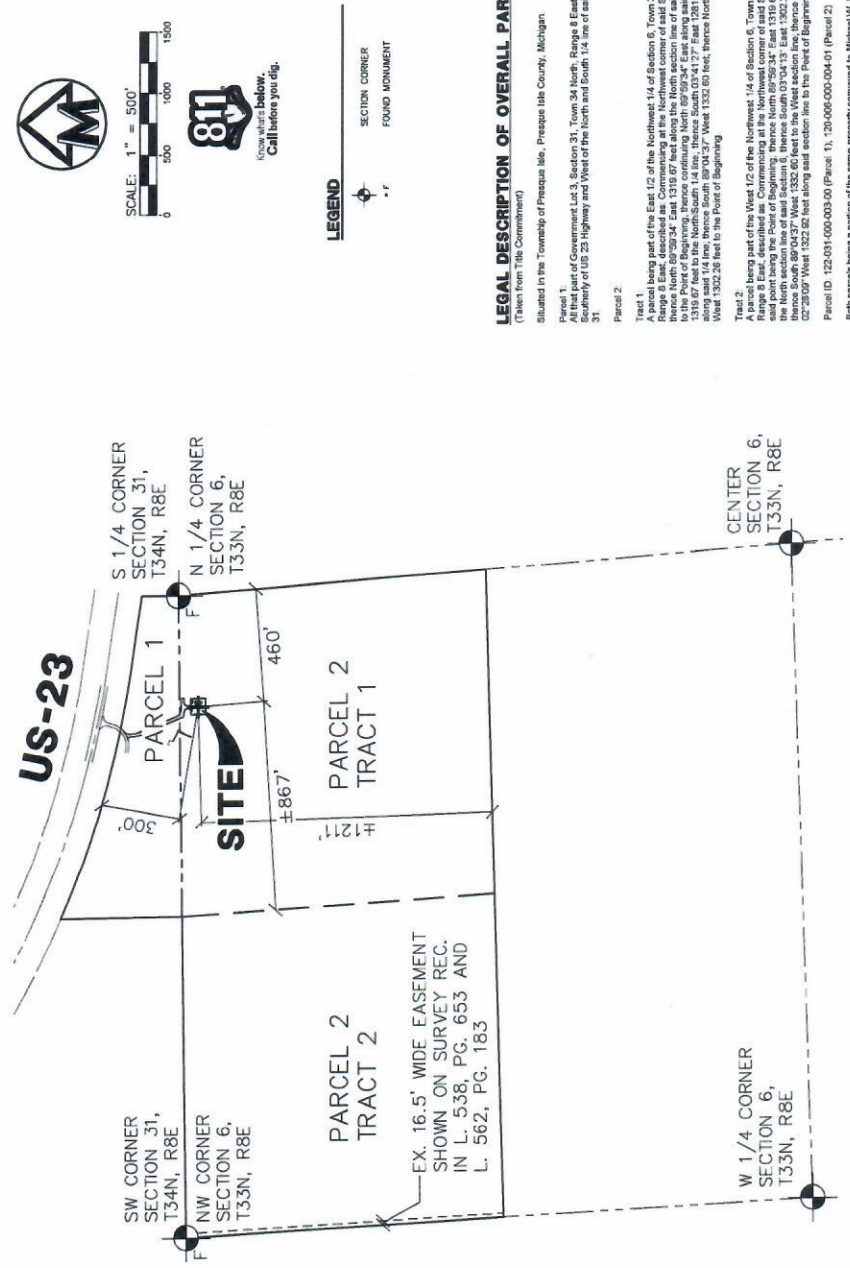
SMJ Int'l LLC/ John Knapek as Authorized Agent for Vertical Bridge. (tower owner) and Verizon Wireless as "Applicant"

DATE: 3,12,2024

Verified Map for ASN 2024-AGL-1083-OE



		<p>SITE MS-MI-5369 GRAND LAKE EAST PRESQUE ISLE TOWNSHIP PRESQUE ISLE COUNTY MICHIGAN</p>	<table border="1"> <tr><td>FILE#</td><td>55219</td></tr> <tr><td>FILE</td><td>21044-MS-MI-5369-5V1</td></tr> <tr><td>TECH</td><td>KHW</td></tr> <tr><td>PM</td><td>SJF</td></tr> <tr><td>ENG</td><td>SJF</td></tr> <tr><td>CDR</td><td>SJF</td></tr> <tr><td>DATE</td><td>01/15/24</td></tr> <tr><td>JOB NO.</td><td>21044-5369</td></tr> <tr><td>REVISIONS</td><td></td></tr> </table>	FILE#	55219	FILE	21044-MS-MI-5369-5V1	TECH	KHW	PM	SJF	ENG	SJF	CDR	SJF	DATE	01/15/24	JOB NO.	21044-5369	REVISIONS		<p>PARENT PARCEL DETAIL</p> <p>2</p>
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REVISIONS																						



LEGAL DESCRIPTION OF OVERALL PARCEL
(Taken from Title Commitment)

Situated in the Township of Presque Isle, Presque Isle County, Michigan.
Parcel 1:
The West 1/2 of Government Lot 3, Section 31, Town 34 North, Range 8 East, 1/4th
Southeastly of US 23 Highway and West of the North and South 1/4 line of said Section
31.

Parcel 2:
That part being east of the West 1/2 of the Northeast 1/4 of Section 6, Town 33 North,
Range 8 East, described as: Commencing at the Northwest corner of said Section 6,
thence North 89°29'34" East 1319.67 feet along the North section line of said Section 6,
thence South 89°29'34" East 1319.67 feet to the North-South 1/4 line, thence South 03°41'27" East 1281.75 feet
along said 1/4 line, thence South 89°04'53" West 1332.60 feet, thence North 03°04'13"
West 1302.26 feet to the Point of Beginning.

Parcel ID: 122-031-000-000-00 (Parcel 1), 120-000-000-004-01 (Parcel 2)
Both parcels being a portion of the same property conveyed to Michael W. Mahler and
Barbara J. Mahler, husband and wife dated June 12, 2019 and recorded July 5, 2019 in
Book 620 Page 482 Instrument No. 201900008888.

NOTES CORRESPONDING TO SCHEDULE B-H

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED
"CERTIFICATE OF SURVEY DATED JUNE 11, 2013 AND RECORDED
IN PUBLIC RECORDS OF PRESQUE ISLE COUNTY, MICHIGAN, BOOK
201-30002788 IN PRESQUE ISLE COUNTY, MICHIGAN, THE
EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT
LOCATED WITHIN THE LEASE AREA OR ANY 1/4 EASEMENTS.
11. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED
"CERTIFICATE OF SURVEY DATED JUNE 23, 2015 AND RECORDED
IN PUBLIC RECORDS OF PRESQUE ISLE COUNTY, MICHIGAN, BOOK
201-50001622 IN PRESQUE ISLE COUNTY, MICHIGAN, THE EXCEPTION
IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED
WITHIN THE LEASE AREA OR ANY 1/4 EASEMENTS.



VICINITY SKETCH
SCALE: 1"=2000'

LOCATION
LATITUDE: 45° 17' 34.7"
LONGITUDE: 83° 30' 41.8"
GROUND ELEV. @ TOWER BASE = 855.20

LEGAL DESCRIPTION OF LEASE PARCEL
Commencing at the South 1/4 corner of Section 31, T44N, R16E, Presque Isle Township, Presque Isle County, Michigan, thence S 89°23'35" W 492.00 feet along the south line of said Section 31 (also being the south line of Government Lot 3 and the north line of Section 6, T33N, R16E), then S 00°39'25" E 11.95 feet to the POINT OF BEGINNING thence S 89°23'35" W 492.00 feet, then S 00°39'25" E 11.95 feet to the POINT OF BEGINNING.

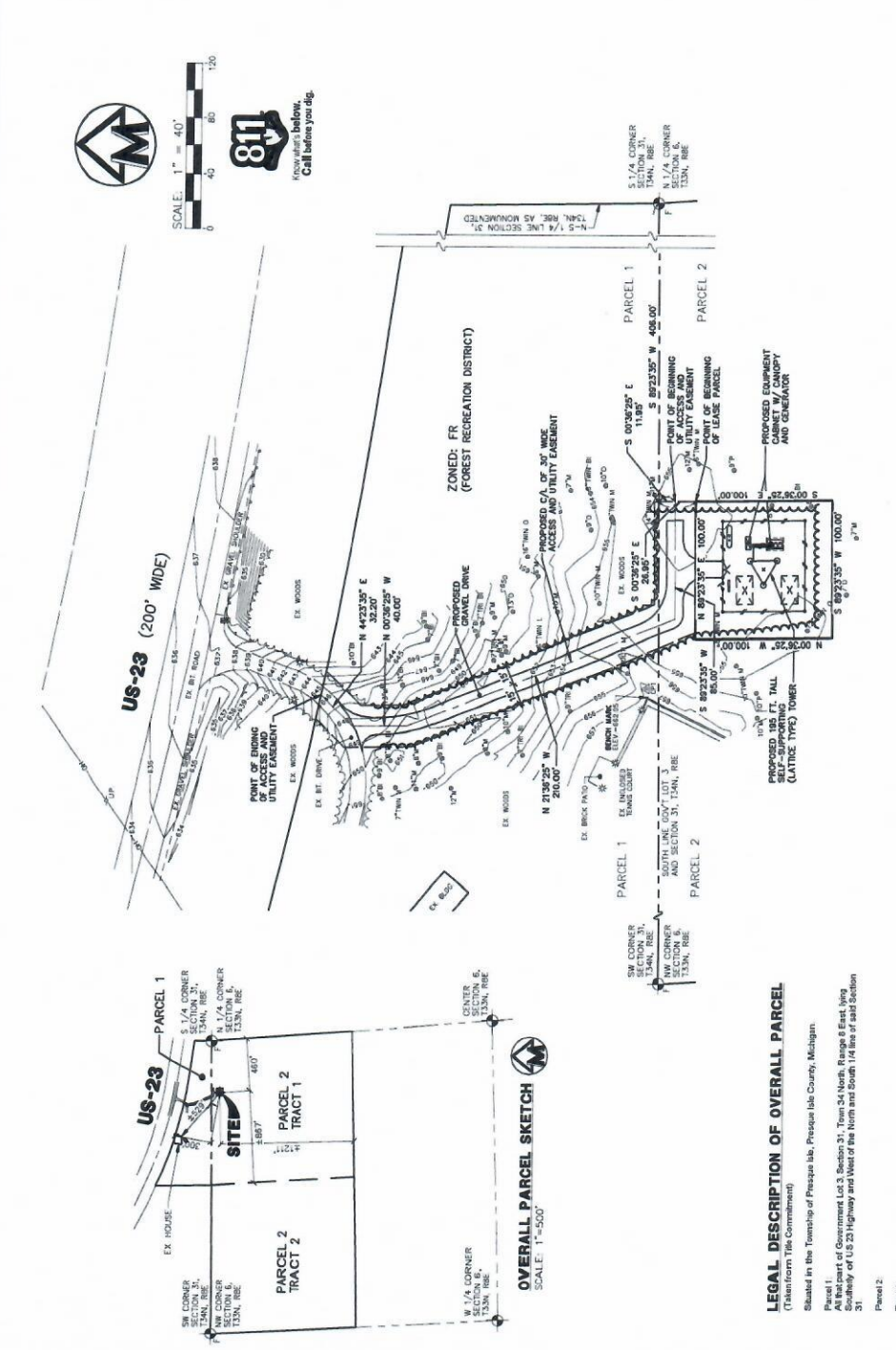
Together with a 30-foot-wide access and utility easement, the contents of said easement is described as follows:
Commencing at the South 1/4 corner of Section 31, T44N, R16E, Presque Isle Township, Presque Isle County, Michigan, thence S 89°23'35" W 492.00 feet along the south line of said Section 31 (also being the south line of Government Lot 3 and the north line of Section 6, T33N, R16E), then S 00°39'25" E 11.95 feet to the POINT OF BEGINNING thence S 89°23'35" W 492.00 feet, then S 00°39'25" E 11.95 feet to the POINT OF BEGINNING.

NOTE
1. Station bearings (CDS/BSR) shall be taken based on True North as determined from global positioning system (GPS).
2. This site is located in an area not currently mapped for floodplain impacts by the Federal Emergency Management Agency.
3. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-02-2023.

BENCH MARK
The existing bench mark will remain the terms court and located northwest of the proposed tower site.
Elevation: 662.06 (NAVD 86 Datum)

PROPERTY INFORMATION
TAX PARCEL: 422-031-000-003-00 (PARCEL 1)
TAX PARCEL: 422-031-000-004-01 (PARCEL 2)
OWNER: MICHAEL W. MAHLER AND BARBARA J. MAHLER
ADDRESS: 18176 US-23
PRESQUE ISLE, MICHIGAN 49777
CELL SITE: AS-23
PRESQUE ISLE, MICHIGAN 49777

PREPARED BY:
MIDWESTERN CONSULTING, LLC
SCOTT G. FISHER P.E. #56473

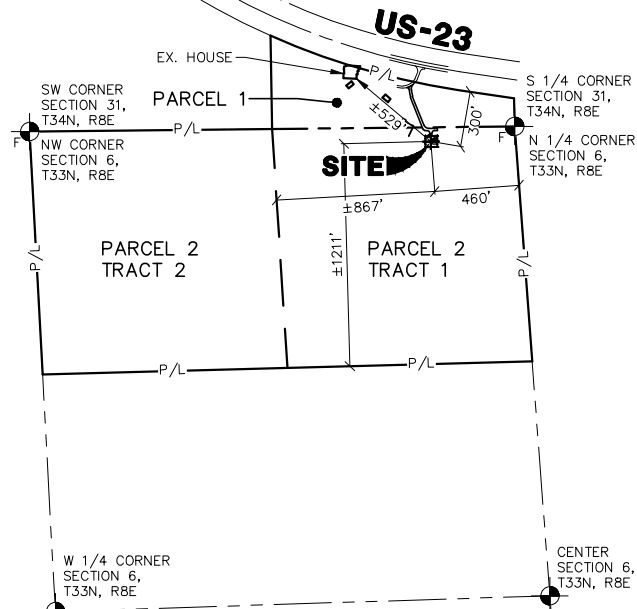


LEGAL DESCRIPTION OF OVERALL PARCEL
(Taken from Title Commitment)
Shaded in the Township of Presque Isle, Presque Isle County, Michigan.
Parcel 1
Commencing at the Northwest corner of Section 31, T44N, R16E, Presque Isle Township, Presque Isle County, Michigan, thence S 89°23'35" W 492.00 feet along the south line of said Section 31 (also being the south line of Government Lot 3 and the north line of Section 6, T33N, R16E), then S 00°39'25" E 11.95 feet to the POINT OF BEGINNING thence S 89°23'35" W 492.00 feet, then S 00°39'25" E 11.95 feet to the POINT OF BEGINNING.

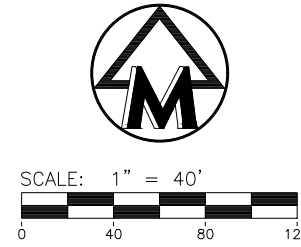
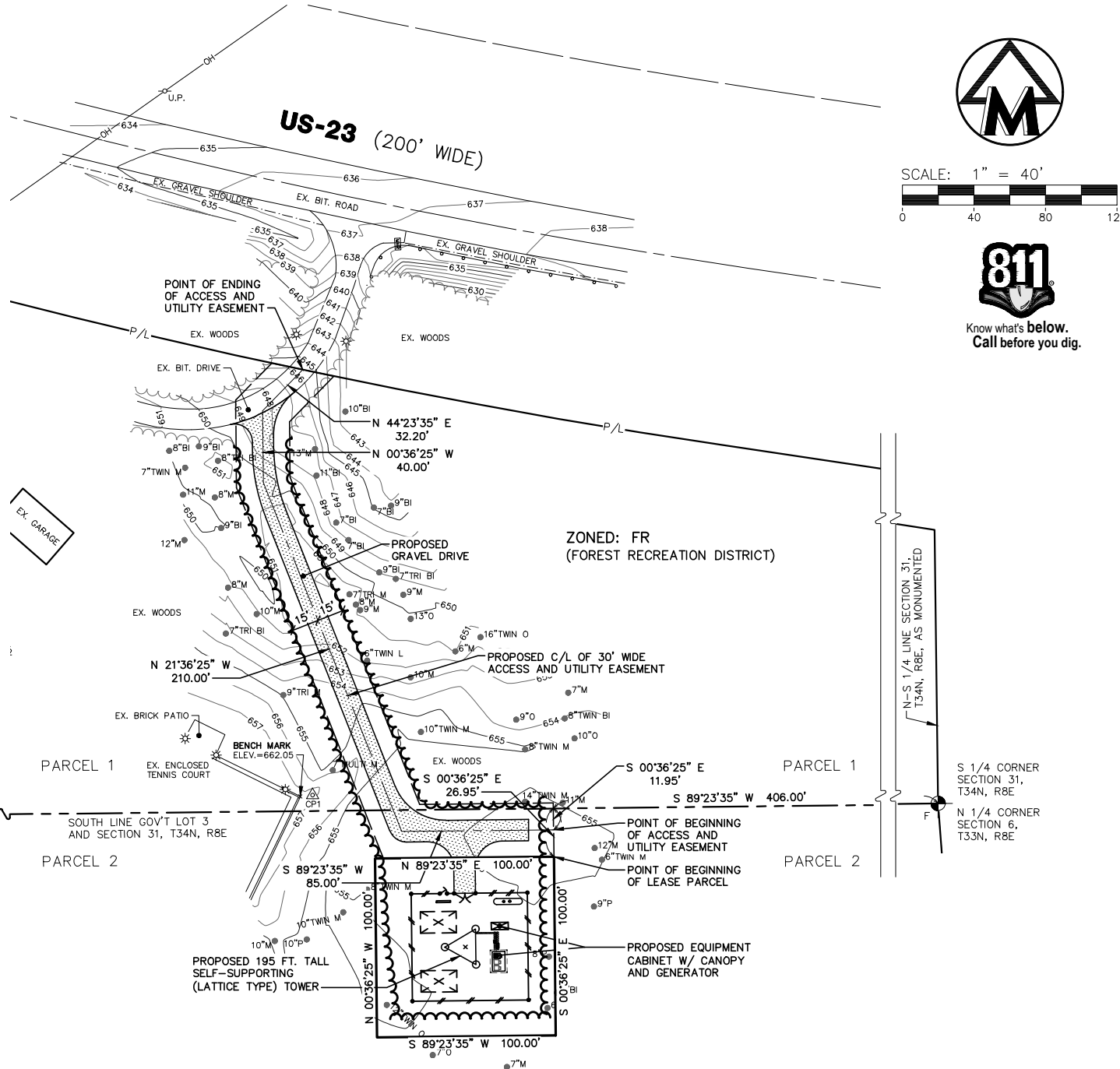
LEGEND
65' EXIST. CONTOUR
45'2' PROP. CONTOUR
85'5.0' PROP. SPOT ELEVATION
OH EXIST. UTILITY POLE
OH EXIST. OVERHEAD UTILITY LINE
FIBER OPTIC WAREHOUSE
FENCE
GUARDRAIL
POST
SINGLE TREE
EXIST. TREE OR BRUSH LIMIT
PROP. TREE OR BRUSH LIMIT
SECTION CORNER
FOUND MONUMENT
CONTROL PT.

TREE LEGEND
● W BIRCH
● D COTTONWOOD
● L LOCUST
● M MAPLE
● P PINE

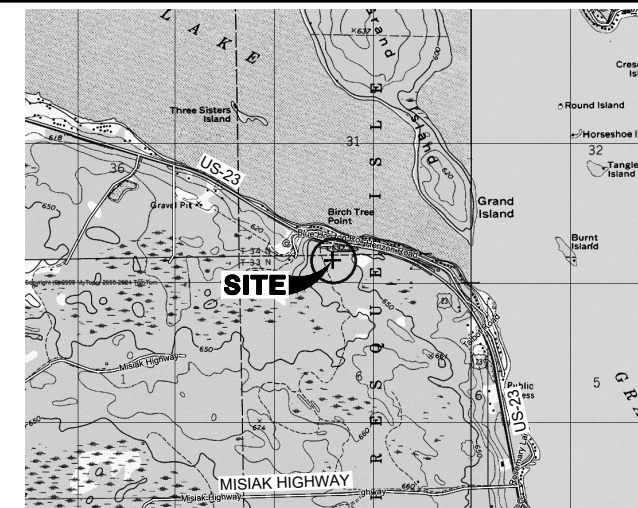
R:\21044\US-41-5369 (2019 11 14)\21044-US-41-5369-SP1.dwg, 3/9/2024 4:45 PM, Scott G. Fisher, SPT, MCLC PDF, .pc3
 Copyright © 2024, Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



OVERALL PARCEL SKETCH
 SCALE: 1"=500'



Know what's below.
 Call before you dig.



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LATITUDE 45° 17' 34.7"
 LONGITUDE 83° 30' 41.8"
 GROUND ELEV. @ TOWER BASE = 655.20

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the South 1/4 corner of Section 31, T34N, R8E, Presque Isle Township, Presque Isle County, Michigan, thence S 89°23'35" W 406.00 feet along the south line of said Section 31 (also being the south line of Government Lot 3 and the north line of Section 6, T33N, R8E); thence S 00°36'25" E 26.95 feet to the POINT OF BEGINNING;

thence continuing S 00°36'25" E 100.00 feet;
 thence S 89°23'35" W 100.00 feet;
 thence N 00°36'25" W 100.00 feet;
 thence N 89°23'35" E 100.00 to the POINT OF BEGINNING; being a part of the Northwest 1/4 of Section 6, T33N, R8E, Presque Isle Township, Presque Isle County, Michigan; containing 10,000 square feet, or 0.230 acres of land, more or less; subject to easements and restrictions of record, if any;

Together with a 30 foot wide access and utility easement, the centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 31, T34N, R8E, Presque Isle Township, Presque Isle County, Michigan, thence S 89°23'35" W 406.00 feet along the south line of said Section 31 (also being the south line of Government Lot 3 and the north line of Section 6, T33N, R8E); thence S 00°36'25" E 11.95 feet to the POINT OF BEGINNING;

thence S 89°23'35" W 85.00 feet;
 thence N 21°36'25" W 210.00 feet;
 thence N 00°36'25" W 40.00 feet;
 thence N 44°23'35" E 32.20 feet to the south right-of-way line of US-23 (200 feet wide) and the POINT OF ENDING; being part of the Northwest 1/4 of Section 6, T33N, R8E and the Southwest 1/4 of Section 31, T34N, R8E, Presque Isle Township, Presque Isle County, Michigan; subject to easements and restrictions of record, if any.

NOTE

1. Rotate all bearings 00°35'53" clockwise to obtain bearings based on True North as determined from global positioning system (GPS).
2. This site is located in an area not currently mapped for floodplain impacts by the Federal Emergency Management Agency.
3. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 11-02-2023.

BENCH MARK

Top of northeast corner of the existing block wall around the tennis court and located northwest of the proposed tower.
 Elevation: 662.05 (NAVD 88 Datum)

PROPERTY INFORMATION

TAX PARCEL: #122-031-000-003-00 (PARCEL 1)
 TAX PARCEL: #122-006-000-004-01 (PARCEL 2)

OWNER: MICHAEL W. MAHLER AND BARBARA J. MAHLER
 18176 US-23
 PRESQUE ISLE, MICHIGAN 49777

CELL SITE ADDRESS:
 US-23
 PRESQUE ISLE, MICHIGAN 49777

LEGAL DESCRIPTION OF OVERALL PARCELS

(Taken from Title Commitment)

Situated in the Township of Presque Isle, Presque Isle County, Michigan.

Parcel 1:
 All that part of Government Lot 3, Section 31, Town 34 North, Range 8 East, lying Southerly of US 23 Highway and West of the North and South 1/4 line of said Section 31.

Parcel 2:
 Tract 1:
 A parcel being part of the East 1/2 of the Northwest 1/4 of Section 6, Town 33 North, Range 8 East, described as: Commencing at the Northwest corner of said Section 6; thence North 89°59'34" East 1319.67 feet along the North section line of said Section 6 to the Point of Beginning; thence continuing North 89°59'34" East along said section line 1319.67 feet to the North/South 1/4 line; thence South 03°04'13" East 1281.75 feet along said 1/4 line; thence South 89°04'37" West 1332.60 feet; thence North 03°04'13" West 1302.26 feet to the Point of Beginning.

Tract 2:
 A parcel being part of the West 1/2 of the Northwest 1/4 of Section 6, Town 33 North, Range 8 East, described as: Commencing at the Northwest corner of said Section 6, said point being the Point of Beginning; thence North 89°59'34" East 1319.67 feet along the North section line of said Section 6; thence South 03°04'13" East 1302.26 feet; thence South 89°04'37" West 1332.60 feet to the West section line; thence North 02°28'09" West 1322.92 feet along said section line to the Point of Beginning.

Parcel ID: 122-031-000-003-00 (Parcel 1); 120-006-000-004-01 (Parcel 2)

Both parcels being a portion of the same property conveyed to Michael W. Mahler and Barbara J. Mahler, husband and wife in Warranty Deed from Michael W. Mahler and Barbara J. Mahler, husband and wife dated June 12, 2019 and recorded July 5, 2019 in Book 620 Page 482 Instrument No. 201900006688.

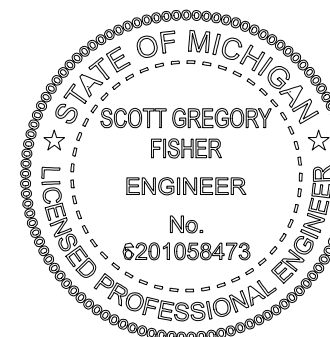
Combined Lot Size: 88.12 acres.

LEGEND

651	EXIST. CONTOUR	•	POST
651.2	PROP. CONTOUR	•	SINGLE TREE
651.60	EXIST. SPOT ELEVATION	○	EXIST. TREE OR BRUSH LIMIT
651.60	PROP. SPOT ELEVATION	○	PROP. TREE OR BRUSH LIMIT
U.P.	EXIST. UTILITY POLE	○	SECTION CORNER
OH	EXIST. OVERHEAD UTILITY LINE	○	FOUND MONUMENT
MB	MAILBOX	△	CONTROL PT.
T	TELEPHONE RISER		
F	FIBER OPTIC MARKER		
F	FENCE		
G	GUARDRAIL		

TREE LEGEND

• BI	BIRCH
• CO	COTTONWOOD
• L	LOCUST
• M	MAPLE
• O	OAK
• P	PINE



PREPARED BY:
 MIDWESTERN CONSULTING, L.L.C.

Scott G. Fisher
 SCOTT G. FISHER P.E. #58473

APPLICANTS:
 THE TOWERS, LLC
 480 VERTICAL BRIDGE
 750 PARK OF COMMERCE DR.
 BOCA RATON, FL 33487

verticalbridge
THE TOWERS, LLC

CELL CO. PARTNERSHIP
 24242 NORTHWESTERN HWY.
 SOUTHFIELD, MI 48075
 (248) 915-3000

VB SITE # MI-5369
VZW SITE # 1740
'GRAND LAKE EAST'

PRESQUE ISLE TOWNSHIP
 PRESQUE ISLE COUNTY, MICH.

REV. DATE	DESCRIPTION
03/28/24	1. ASD SHEET 2

M I D W E S T E R N
C O N S U L T I N G

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JOB No. 21044-MI-5369

DATE: 01/15/24	CADD: BLF
ENG: SGF	PW: SGF
TECH: KMW	FILE: 21044-US-MI-5369-SP1
FB#: 5521.9	

SITE SURVEY, GENERAL INFORMATION