



**LANDSCAPING REQUIRED:**  
 OFF STREET PARKING:  
 1 CANOPY AND 1 EVERGREEN /10 SPACES  
 RESTAURANT PARKING = 32 SPACES, 3 CANOPY AND 3 EVERGREEN  
 FRONT YARD LANDSCAPING:  
 ONE CANOPY, 2 EVERGREEN AND 1 ORNAMENTAL TREE/50' OF FRONTAGE  
 LAKE STREET = 438'/50 = 8.76, 9 CANOPY, 18 EVERGREEN AND 9 ORNAMENTAL  
 FIRST STREET = 306'/50 = 6.12, 8 CANOPY, 12 EVERGREEN AND 6 ORNAMENTAL

**CANOPY TREES**

-  Maple, Columnar  
(Acer platanoides 'Columnar')
-  Oak, Red  
(Quercus rubra)

**ORNAMENTAL TREES**

-  Dogwood, White Flowering  
(Cornus florida)
-  Eastern Redbud  
(Cercis canadensis)
-  Dogwood, Red Flowering  
(Cornus florida 'Cherokee Chief')

**EVERGREEN TREES**

-  White Pine  
(Pinus strobus)
-  Spruce, Colorado Blue  
(Picea pungens)
-  Spruce, Black Hills  
(Picea glauca 'Densata')
-  Spruce, White  
(Picea glauca)

**LEGAL DESCRIPTIONS:**

**Parcel 1:** Commencing at the Northeast corner of Block 12, Village of Arcadia, as the Point of Beginning; thence South on the East line of Block 12, 306.7 ft.; thence West 208 ft. to the Shore of Bar Lake; thence N72°W 157 ft.; thence N35°9'W 97.6 ft.; thence N35°9'W 126 ft.; thence N11°11'W 193.5 ft.; thence N54°30'E 175.65 ft.; thence S74°14'E 438.5 ft. to the Point of Beginning. ALSO EXCEPT that part of Block 13 lying between Lake Michigan and the Eastern base of sand hills or dunes, Block 14 and 27, EXCEPT all the parts of Blocks 14 and 27 lying between Lake Michigan and the Eastern base of sand hills and dunes, ALSO a strip of land 30 feet in uniform width adjoining the Westerly line of an existing old wagon trail across Block 14 and 27 described as commencing at the Northeast corner Block 12; N74°14'W along the South right of way of Lake Street 642 feet to said trail, S14°44'E (40) 525 ft.; S24°01'W 100.57 ft. to the South line of Block 13; West 18.52 ft. to the Point of Beginning; S30°09'W 307.26 ft.; S46°30'45"W 421.03 ft.; S30°42'25"W 147.73 ft.; S 19°15'W 92.17 ft.; S01°31'W 176.3 ft.; West 30.02 ft.; N01°31'E 182.16 ft.; N19°15'E 99.86 ft.; N30°41'25"E 154.90 ft.; N46°30'45"E 420.89 ft.; N30°09'55"E 285.47 ft.; East 34.72 ft. to the Point of Beginning. Subject to and together with an easement for access to the South as set forth in Liber 306, Page 704.

**Parcel 2:** Block 13, EXCEPT commencing at the Northeast corner of Block 12 for the Point of beginning; thence South 306.7 ft.; thence West 208 ft. to the Shore of Bar Lake; thence N72°W 157 ft.; thence S78°39'W 97.6 ft.; thence N35°9'W 126 ft.; thence N11°11'W, 193.5 ft.; thence N54°30'E 175.65 ft.; thence S74°14'E 438.5 ft. to the Point of Beginning. ALSO EXCEPT that part of Block 13 lying between Lake Michigan and the Eastern base of sand hills or dunes, Block 14 and 27, EXCEPT all the parts of Blocks 14 and 27 lying between Lake Michigan and the Eastern base of sand hills and dunes, ALSO a strip of land 30 feet in uniform width adjoining the Westerly line of an existing old wagon trail across Block 14 and 27 described as commencing at the Northeast corner Block 12; N74°14'W along the South right of way of Lake Street 642 feet to said trail, S14°44'E (40) 525 ft.; S24°01'W 100.57 ft. to the South line of Block 13; West 18.52 ft. to the Point of Beginning; S30°09'W 307.26 ft.; S46°30'45"W 421.03 ft.; S30°42'25"W 147.73 ft.; S 19°15'W 92.17 ft.; S01°31'W 176.3 ft.; West 30.02 ft.; N01°31'E 182.16 ft.; N19°15'E 99.86 ft.; N30°41'25"E 154.90 ft.; N46°30'45"E 420.89 ft.; N30°09'55"E 285.47 ft.; East 34.72 ft. to the Point of Beginning. Subject to and together with an easement for access to the South as set forth in Liber 306, Page 704.

**PROJECT DATA:**

Owner/Developer: THE SWAN RESORT, LLC  
 Address: 15655 33-MILE ROAD, ARMADA, MI 48005  
 Contact: PAUL SMITH  
 Phone: 586-747-0206

**SITE DATA:**

Location: 17220 FIRST STREET, ARCADIA, MI 49613  
 Tax ID: 51-01-600-094-00  
 Project Size: 4.26 AC.  
 Zoning District: RESTRICTED COMMERCIAL (RC)  
 Soil Type: COVERT SAND (56B)

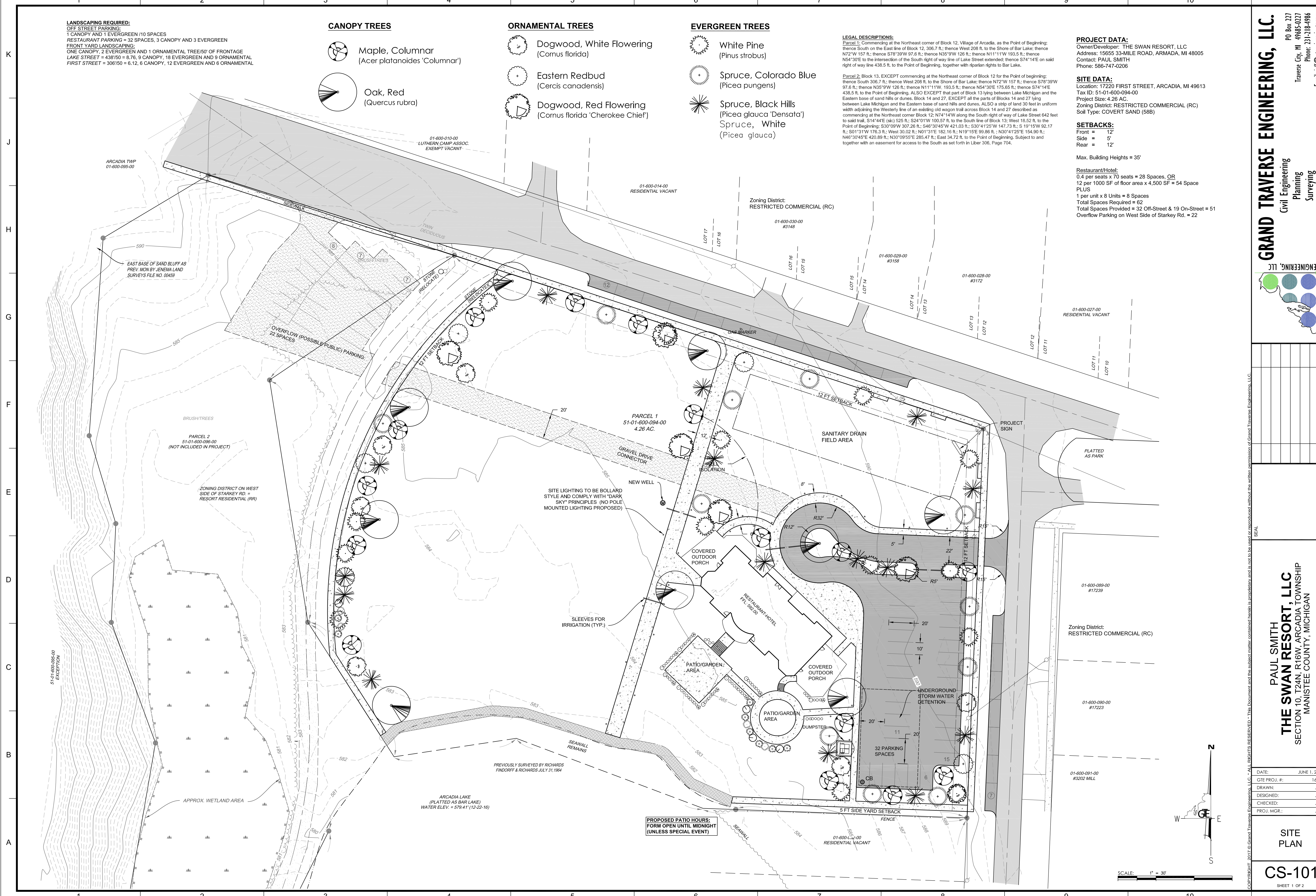
**SETBACKS:**

Front = 12'  
 Side = 5'  
 Rear = 12'

Max. Building Heights = 35'

**Restaurant/Hotel:**

0.4 per seats x 70 seats = 28 Spaces, OR  
 12 per 1000 SF of floor area x 4,500 SF = 54 Space  
 PLUS  
 1 per unit x 8 Units = 8 Spaces  
 Total Spaces Required = 62  
 Total Spaces Provided = 32 Off-Street & 19 On-Street = 51  
 Overflow Parking on West Side of Starkey Rd. = 22



**GRAND TRAVERSE ENGINEERING, LLC.**  
 PO Box 217  
 Traverse City, MI 49985-0217  
 Phone: 231-218-4986  
 Email: gte@grandtraverseeng.com

**GRAND TRAVERSE ENGINEERING, LLC.**  
 Civil Engineering  
 Planning  
 Surveying  
 Construction Services

REV. NO.	REVISION DESCRIPTION	DATE

**PAUL SMITH**  
**THE SWAN RESORT, LLC**  
 SECTION 10, T24N, R16W, ARCADIA TOWNSHIP  
 MANISTEE COUNTY, MICHIGAN

DATE: JUNE 1, 2017  
 GTE PROJ. #: 16010  
 DRAWN: JAC  
 DESIGNED: JAC  
 CHECKED: JAC  
 PROJ. MGR.: JAC

**SITE PLAN**

**CS-101**  
 SHEET 1 OF 2

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