CERTIFICATE OF SURVEY

THE SOUTH 1/2 OF LOT 28 OF THE RECORDED PLAT OF WAUKAZOO VILLAGE. SITUATED IN PART OF THE NORTH 1/2 OF SECTION 3, T31N, R11W, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN. MORE FULLY DESCRIBED BELOW.

DESCRIPTION (AS PROVIDED):

THE SOUTH 1/2 OF LOT 28, WEST OF WAUKAZOO STREET, PLAT OF WAUKAZOO, ACCORDING TO THE PLAT THEREOF.

GRANT OF EASEMENT DESCRIPTION (AS PROVIDED): LIBER 1178 PAGE 991-992

THE NORTH THREE (3) FEET OF LOT 27, PLAT OF WAUKAZOO VILLAGE OF NORTHPORT.

DESCRIPTION (AS SURVEYED):

THE SOUTH ONE-HALF OF LOT 28 OF THE RECORDED PLAT OF WAUKAZOO VILLAGE SITUATED IN PART OF THE NORTH ONE-HALF OF SECTION 3, T31N, R11W, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 29 OF SAID PLAT; THENCE S01°16'02"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING; THENCE S01°27'36"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 33.32 FEET TO THE SOUTHEAST CORNER OF LOT 28; THENCE N89°27'27"W ALONG THE LINE COMMON TO LOTS 27 AND 28 A DISTANCE OF 130.14 FEET TO THE SOUTHWEST CORNER OF LOT 28; THENCE N00°46'48"E ALONG THE LINE COMMON TO LOTS 28 AND 33 A DISTANCE OF 33.28 FEET; THENCE S89°28'29"E A DISTANCE OF 130.54 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 4,340 SQUARE FEET (0.10 ACRES), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

GRANT OF EASEMENT DESCRIPTION (AS SURVEYED):

COMMENCING AT THE NORTHEAST CORNER OF LOT 29 OF SAID PLAT; THENCE S01°16'02"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 100.11 FEET; THENCE S01°27'36"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 33.32 FEET TO THE SOUTHEAST CORNER OF LOT 28 AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING S01°27'36"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 3.00 FEET; THENCE N89°27'27"W AND PARALLEL TO THE SOUTH LINE OF LOT 28 A DISTANCE OF 130.11 FEET TO THE WEST LINE OF LOT 27; THENCE N00°46'48"E ALONG THE WEST LINE OF LOT 27 A DISTANCE OF 3.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE S89°27'27"E ALONG THE SOUTH LINE OF SAID LOT 28 A DISTANCE OF 130.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 AND THE POINT OF BEGINNING. EASEMENT IS FOR INGRESS, EGRESS AND UTILITY PURPOSES RECORDED AT THE LEELANAU COUNTY REGISTER OF DEEDS LIBER 1170 PAGE 991-992.

STATE OF MICHIGAN
Matthew Steven Dontz
PROFESSIONAL SURVEYOR
No. 4001056128
LICENSED PROFESSIONAL SURVEYOR

I, Matthew S. Dontz P.S. #56128, being a Licensed Professional Surveyor in the state of Michigan, hereby certify that I have surveyed and mapped the land above platted and described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

MATTHEW S. DONTZ, P.S. #56128

KINGSLEY Dontz Surveying & Construction MICHIGAN

LICENSED PROFESSIONAL SURVEYORS & RESIDENTIAL BUILDER
5400 GLEANER HALL ROAD KINGSLEY, MI 49649
(231)-329-1980

SURVEY FOR: INDEPENDENT BANK & MID AMERICAN TITLE COMPANY 333 W. GRANDVIEW PARKWAY TRAVERSE CITY, MI 49684	**PROPERTY ADDRESS:** 110 S. WAUKAZOO STREET NORTHPORT, MI 49670 OMENA BAY PROPERTIES LLC	SHEET: 2 OF 2
FIELD WORK BY: MSD/TDD DRAWN BY: PRM REVISED BY: CHECKED BY: MSD	DATE: DECEMBER 21, 2025 DATE: DECEMBER 23, 2025 DATE: DATE: DECEMBER 23, 2025	JOB #: 1372025

CERTIFICATE OF SURVEY

THE SOUTH 1/2 OF LOT 28 OF THE RECORDED PLAT OF WAUKAZOO VILLAGE. SITUATED IN PART OF THE NORTH 1/2 OF SECTION 3, T31N, R11W, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN. MORE FULLY DESCRIBED ON SHEET 2 OF 2.

LEGEND

POC = POINT OF COMMENCING
POB = POINT OF BEGINNING
CIR = CAPPED IRON ROD
= 1/4 SECTION CORNER
= SECTION CORNER
= FOUND IRON
= SET 1/2"X24" CIR #56128
= FOUND CONCRETE MONUMENT
= FOUND P.K. NAIL
(M) = MEASURED DISTANCE
(R) = RECORD DISTANCE
(DGH) = DAVID G. HEYDLAUFF, P.S.
LCM = LEELANAU CO. MON.
= LINE NOT TO SCALE

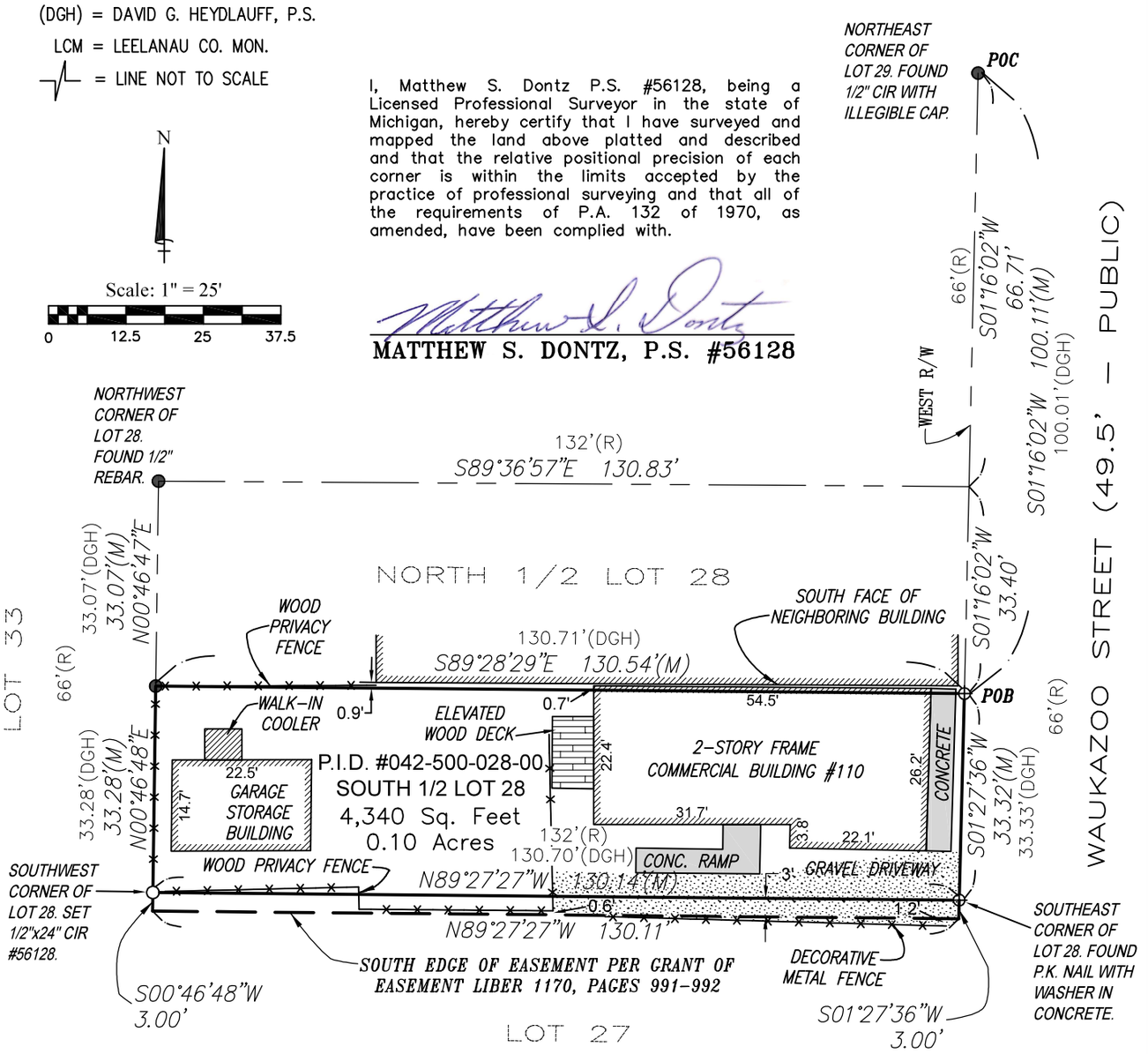
STATE OF MICHIGAN
Matthew Steven Dontz
PROFESSIONAL SURVEYOR
No. 4001056128
LICENSED PROFESSIONAL SURVEYOR

I, Matthew S. Dontz P.S. #56128, being a Licensed Professional Surveyor in the state of Michigan, hereby certify that I have surveyed and mapped the land above platted and described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

MATTHEW S. DONTZ, P.S. #56128

N

Scale: 1" = 25'
0 12.5 25 37.5



BEARING BASIS:
MICHIGAN STATE PLANE COORDINATES CENTRAL ZONE NAD83(2011). ALL MEASURED DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND DECIMALS THEREOF. RECORD DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL DIRECTIONS ARE SHOWN AS GRID BEARINGS.

KINGSLEY Dontz Surveying & Construction MICHIGAN

LICENSED PROFESSIONAL SURVEYORS & RESIDENTIAL BUILDER
5400 GLEANER HALL ROAD KINGSLEY, MI 49649
(231)-329-1980

SURVEY FOR: INDEPENDENT BANK & MID AMERICAN TITLE COMPANY 333 W. GRANDVIEW PARKWAY TRAVERSE CITY, MI 49684	**PROPERTY ADDRESS:** 110 S. WAUKAZOO STREET NORTHPORT, MI 49670 OMENA BAY PROPERTIES LLC	SHEET: 1 OF 2
FIELD WORK BY: MSD/TDD DATE: DECEMBER 21, 2025 DRAWN BY: PRM DATE: DECEMBER 23, 2025 REVISED BY: MSD/KLF DATE: DECEMBER 23, 2025 CHECKED BY: MSD DATE: DECEMBER 23, 2025		JOB #: 1372025

RCVD LEELANAU COUNTY
2013 JUL 8 AM 10 15

Leelanau County STATE OF MICHIGAN
Dorothy M. Miller Register of Deeds
RECORDED
July 08, 2013 12:37:00
Liber 1170 Page 991-992
2P FEE: $17.00
DMM Liber 1170 Page 991 #2013004852

RCVD LEELANAU COUNTY
2013 JUL 1 AM 9 11

GRANT OF EASEMENT

FOR INGRESS, EGRESS AND UTILITY PURPOSES

THIS GRANT OF EASEMENT is made on this 24th day of June, 2013, by SHELLY WALTER and SHEILA A. DITTMAR presently of 112 Waukazoo, Northport Michigan 49670; ("Grantor") to ERIK V. OWEN and DEIRDRE R. OWEN, husband and wife of 110 Waukazoo, Northport, Michigan 49670; ("Grantee"), as stated herein.

1. Purpose. Grantor and Grantee own adjacent parcels of land. Grantee wishes to obtain an easement from Grantor across Grantor's land which will burden Grantor's parcel for the benefit of Grantee's adjacent parcel and provide improved ingress and egress to Grantee's parcel.

2. Burdened Property. Grantor is the owner of land in the Village of Northport, Leelanau County, Michigan, PARCEL #45-042-500-027-00; described as follows: LOT 27, PLAT OF WAUKAZOO; VILLAGE OF NORTHPORT. ("BURDENED PREMISES").

3. Benefited Property. Grantee is the owner of an adjoining parcel to the north in the Village of Northport, Leelanau County, Michigan; described as follows: THE SOUTH ½ OF LOT 28, PLAT OF WAUKAZOO, VILLAGE OF NORTHPORT, ("BENEFITED PREMISES").

4. Consideration. In consideration of the grant of this easement, Grantee has paid to Grantor the sum of One ($1.00) Dollars, the receipt of which is acknowledged by Grantor.

5. Description of Easement. Grantor grants to Grantee an easement for ingress and egress over the burdened premises. The Easement is described as follows:

THE NORTH THREE (3) FEET OF LOT 27, PLAT OF WAUKAZOO VILLAGE OF NORTHPORT.

6. Interest in Realty. The easement is to be an ingress and egress over the burdened premises for the use and benefit of the benefited premises and shall run with the land.

IN WITNESS WHEREOF, the undersigned have hereunto affixed their signatures this 24th day of June, 2013.

Shelly Walter
SHELLY WALTER

Sheila A Dittmar
SHEILA A. DITTMAR

STATE OF MICHIGAN)
) ss.
COUNTY OF LEELANAU)

The foregoing instrument was acknowledged before me this 24th day of June, 2013, by SHELLY WALTER and SHEILA A. DITTMAR.

William F. Hendry III
Notary Public, Leelanau County, Michigan
My Commission Expires: 7/27/2017

Prepared by and when recorded return to:
WILLIAM F. HENDRY, III
Attorney at Law
106 Waukazoo
P.O. Box 392
Northport, MI 49670
231/386-9600

CERTIFICATE OF SURVEY

ERIK & DIERDRE OWEN

(LIBER 517, PAGE 876)

S1/2 of Lot 28, W. side of Waukazoo Street, Plat of Waukazoo, Village of Northport, Leelanau Twp., Leelanau Co., Michigan

I, the undersigned, being a Professional Surveyor of the State of Michigan, hereby affirm that I have surveyed and mapped the parcel of land as shown; that the minimum standards required by Act 132, P.A. 1970 as amended has been complied with. The basis of bearings is: assumed (North on Waukazoo Street). The error of closure is 1 : 5000+

David D. Heydlauff, PS 32337

Leelanau County STATE OF MICHIGAN
Sue C. Stoffel Register of Deeds
RECORDED
August 22, 2011 11:32:00 AM
Liber 10 Page 468-468
1P FEE: $14.00

SUE Liber 10 Page 468 #20110022

Area reserved for Registrars Recording

RCV'D LEELANAU COUNTY
2011 AUG 22 AM 9 00

NAGONABA STREET (66')

N89°00'29"E 130.77'

SCALE 1" = 30'
0' 30' 60'

N

30 | 29 | 31

66.65' | 66.65' | 66.67' | 100.01' | SOUTH 186.66'

N00°01'10"W 186.39'

N1/2 OF LOT 28

33.07'

N89°07'20"E 130.71'

BLDG #108

0.5' BETWEEN BLD'S

S16°32'W 0.58'

OH.UTILITIES

33

TAX #042-500-028-00
LOT AREA: 4,352 SQ.FT.

3.1' | 22.4' GAR. 22.4' | 14.4' | 14.4' | 6.9' | 7.1'

N00°01'10"W 33.28'

COR.-0.6'N.

22.3' | BLDG #110 | 54.5' | 26.2' | 32.1' | 3.8' | 21.9'

COR.-0.7'N.

CURB LN.

33.33' SOUTH

4.5'

WAUKAZOO STREET (49.5')

30.00' S89°08'41"W

CONC. PAD

CONC.

0.4' N.

130.70' S89°08'41"W

C/L 10' GRAV.DR.

34 | 27

133.44' | 133.41'

C | B

0.22'

N00°01'10"W 332.79'

35 | 26

66.40' | 66.63' | SOUTH 399.97'

0.27'

36 | 25

66.49'

37 | 24

66.46' | 199.83'

38 | 23

N88°20'W 2.55'

MAIN STREET (66')

DpS Surveying & Mapping, LLC
231-715-1318
4308 Manhattan East, Traverse City, MI 49685-9620
email: DpSSurvMap@gmail.com
web: DpSSurvMap.com

Date: 08-18-2011
Scale: 1" = 30'
Drawn: dgh
Chk'd: ejh
Rev.:
Bk/Pg: 10-02/125

LEGEND:

Iron Found	●	Nail Found	▲
Iron Set	○	Nail Set	△
Monument Found	◕	Wood Stake Found	▬
Monment Set	⊕	Wood Stake Set	▭
Recorded as	(R)	"x" in Concrete	▣

Job No.: 11-045-01

Sheet 1 of 1