



CITY OF NEGAUNEE

319 West Case Street, Negaunee, Michigan 49866, Phone: 906-475-7700 ext. 11 Fax: 906-475-0178

PAID

MAY 01 2023

CITY OF NEGAUNEE

ZONING PERMIT APPLICATION

(LAND USES PERMITTED BY RIGHT)

zoning + special land use

Office Use Only:	Fee Received: \$ <u>75 + 150</u>
Case #: _____	Check Number: _____
Date Received: <u>5/1/23</u>	Permit #: _____
Date of Inspection: _____	

APPLICANT: Shailah Pelto

ADDRESS: 1205 Baldwin Ave TELEPHONE (HOME): 906 202 1862

Negaunee TELEPHONE (OTHER): _____

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant):

APPLICANT'S CAPACITY IF NOT PROPERTY OWNER :

- Builder
- Have Option to Purchase
- Agent/other _____

PROPOSED CONSTRUCTION SITE ADDRESS (if known): 341 Rail st

PARCEL SIZE: 1.3 acres

PROPERTY DESCRIPTION: _____

NEAREST INTERSECTION: Rail & Gold st

STREET FROM WHICH DRIVEWAY WILL ACCESS: Rail st

PARCEL (tax) NUMBER: 52-53-010-099-00 and 52-53-706-003-10

PROPOSED USE:

- Single Family Home
- Multi-Family Home
- Commercial
- Other (describe) Agriculture - SLU PM Fence
- Two Family Home
- Addition

TREASURER'S OFFICE MARQUETTE COUNTY, MI
3474C Required by Sec 135, Act 206, 1893, amended
I hereby certify that all taxes which by law are required to be returned to this office, have been fully paid for the five years preceding the date of said instrument for the lands described herein. This certification does not apply to taxes in the process of local collection, board of review, PRE denial or tax tribunal.
JACQUELINE SOLOMON, TREASURER / JN

Parcel # 52-53-010-099.00

2021R-13362
CARLA A L'HUILLIER
REGISTER OF DEEDS
MARQUETTE COUNTY, MI
RECEIVED ON
10/21/2021 01:25 PM
RECORDED ON
10/21/2021 02:36 PM
PAGES: 1

WARRANTY DEED

The Grantor, Lafreniere's Inc., a Michigan corporation, of 718 Elliott Avenue, Ishpeming, MI 49849,

Conveys and Warrants to Shailah Pelto and Justin Olson, as joint tenants with full rights of survivorship, of 1205 Baldwin Avenue, Negaunee, MI 49866, a parcel of land situate and being in the City of Negaunee, County of Marquette and State of Michigan, described as follows:

Lots Numbered 119, 120, 121, 122 and 123, Iron Plat, according to the Plat thereof as recorded in Liber F of Deeds Page 465, now in Liber 12 of Plats, Page 6 A, Marquette County Records.

Together with and subject to any and all hereditaments, appurtenances, rights, reservations, restrictions, easements and conditions appearing in the recorded chain of title, if any.

for the sum of Twenty Thousand (\$20,000.00) Dollars.

The Grantor makes this conveyance as part of the process of winding up its corporate affairs.

Dated this 20th day of October, 2021.

Lafreniere's Inc.

By: [Signature]
Lee J. LaFreniere, President

STATE OF MICHIGAN)

) ss.

COUNTY OF MARQUETTE)

The foregoing instrument was acknowledged before me, a Notary Public, on the 20th day of October, 2021, by Lee J. LaFreniere, President of Lafreniere's Inc.

[Signature], Notary Public

Marquette County, Michigan
Acting in Marquette County

My Commission Expires: 1 JILL SCHWENKE

Notary public, Marquette County, Michigan
My commission expires March 3, 2025.

This instrument prepared by:

F. Gregory Murphy
419 W. Washington Street
Marquette, Michigan 49855
(906) 228-8316

(title not examined by preparer of deed; legal description not created by preparer of deed)

2

DocId:8102741
Tx:4065964
11/18/2022 11:30:00 AM

Parcel # 52-53-706-003-00

2022R-11352
AIDAN K MCKINDLES
REGISTER OF DEEDS
MARQUETTE COUNTY, MI
RECEIVED ON
11/18/2022 11:30 AM
RECORDED ON
11/18/2022 12:32 PM
PAGES: 2

QUIT CLAIM DEED

The Grantor, LaFreniere's Inc., a Michigan corporation, of 718 Elliott Ave., Ishpeming, MI 49849,

Quit Claim to Shailah Pelto and Justin Olson, as joint tenants with full rights of survivorship, of 1205 Baldwin Ave., Negaunee, MI 49866, land situated and being in the City of Negaunee, County of

A parcel of land located in the Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼) in Section 6, Township 47 North, Range 26 West, more particularly described as follows: Commencing at the West Quarter Corner of said Section 6; thence South 00°58'01" East, 604.93 feet (along the West Section Line); thence Due East 501.48 feet, more or less, (to the Northwest Corner of Lot Number 121 of said Iron Plat, being on the Southerly right of way of Old Jackson Side Track as platted); thence North 46.5 feet, more or less, (along the East right of way of Silver Street, to the South right of way of Rail Street); thence Southeasterly 181.0 feet, more or less, (along said South right of way); thence South 111.5 feet, more or less, (to the Northeast Corner of Lot Number 122 of said Plat and said Jackson Track); thence North 64°31'15" West, 198.66 feet, (along said right of way of Jackson Side Track) to the Point of Beginning.

Together with and subject to any and all hereditaments, appurtenances, rights, reservations, restrictions, easements and conditions appearing in the recorded chain of title, if any.

The Grantor grants to the Grantee the right to make ___ allowable divisions under the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended by PA 591 of 1996.

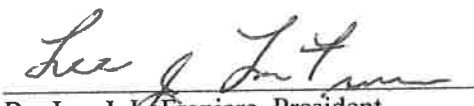
This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act, MCLA 286.471, et seq.

for the sum of ***** No actual consideration *****

Exempt from taxation pursuant to MCLA 207.505(a) and MCLA 207.526(a).

Dated this 16th day of November, 2022.

LaFreniere's, Inc., a Michigan corporation,


By: Lee J. LaFreniere, President

STATE OF MICHIGAN }

}ss.

COUNTY OF MARQUETTE }

The foregoing instrument was acknowledged before me, a Notary Public, on the 16th day of November, 2022 by Lee J. LaFreniere, as President of LaFreniere's, Inc., a Michigan corporation.

Gary P. Nelson
Gary P. Nelson, Notary Public
Marquette County, Michigan
Acting in Marquette County
My Commission Expires: 11/21/2027

This instrument prepared by:
F. Gregory Murphy
419 W. Washington Street
Marquette, Michigan 49855
(906) 228-8316

GARY P. NELSON
Notary public, Marquette County, Michigan
My commission expires November 21, 2027.

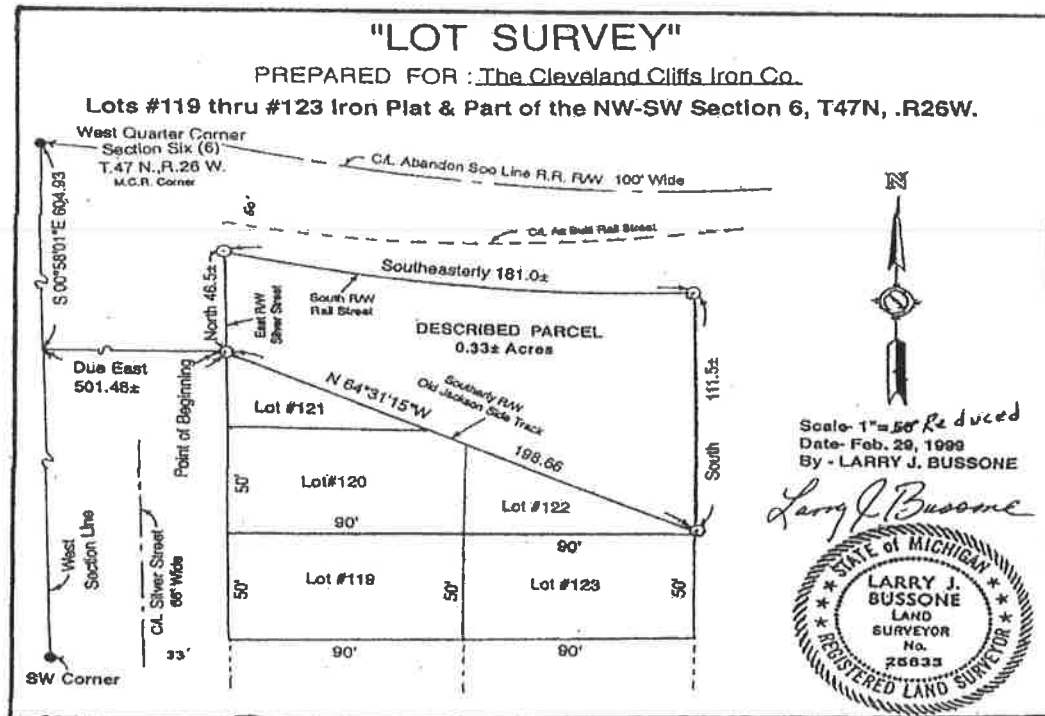


(title not examined by preparer of deed; legal description not created by preparer of deed)

Exhibit "A"

Lots One-hundred nineteen (#119) through One-hundred twenty-three (#123) of the Iron Plat, in the City of Negaunee, Marquette County, Michigan. Also a parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4-SW 1/4) in Section Six (6), T.47 N., R. 26 W., in the City of Negaunee, Marquette County, Michigan, more particularly described as follows:

Commencing at the West Quarter Corner (W1/4) of said Section 6; thence S00°58'01"E 604.93 feet (along the West Section Line); thence Due East 501.48± feet, (to the Northwest Corner of Lot #121 of said Iron Plat, being on the Southerly R/W of Old Jackson Side Track as platted); thence North 46.5± feet (along the East R/W of Silver Street, to the South R/W of Rail Street; thence Southeasterly 181.0± feet (along said South R/W); thence South 111.5± feet (to the Northeast Corner of Lot #122 of said Plat and said Jackson Track); thence N 64°31'15"W 198.66 feet, (along said R/W of Jackson Side Track) to the Point of Beginning. Said parcel contains 0.33± acres.





2012R-12207

PATRICIA A. MANLEY
REGISTER OF DEEDS
MARQUETTE COUNTY, MI

RECORDED ON
10/16/2012 08:55AM
PAGES: 4

RECEIVED OCT 16 2012
8:55am

EASEMENT AGREEMENT

THIS AGREEMENT made this 6 day of September, 2012, by and between LaFreniere's Furniture, whose Michigan address is 342 Rail Street, Negaunee, Michigan 49866 ("Grantor") and the IRON ORE HERITAGE RECREATIONAL AUTHORITY, a Michigan Recreational Authority, of 337 W. Washington Street, Marquette, Michigan 49855, ("Grantee") hereby grants an easement to construct, maintain, operate, and improve a permanent year-round trail (hereinafter "Iron Ore Heritage Trail") for the benefit of the recreation, transportation, and education of the general public, over and across the following described real estate located in the City of Negaunee, County of Marquette, State of Michigan more particularly described in Attachments A,

Upon the following terms and conditions:

1. Grantee shall construct, maintain, operate, and improve the Iron Ore Heritage Trail for the benefit of the general public pursuant to its authority contained in the Recreational Authority Act being Public Act 321 of Acts of 2000.
2. Grantee shall maintain the easement area in a safe and clean condition consistent with its recreational purposes. Grantee shall report any known violations of the law or the use of this easement to the appropriate law enforcement agency. Grantee has examined the easement premises and is taking possession thereof in "as is" condition, knowing that it has not made an independent environmental assessment of the premises.
3. Grantee shall report to Grantor all instances of suspected continuing trespass or encroachment within thirty (30) days of discovery.
4. Grantee shall provide survey stakes for the NW and NE property corners.
5. Grantee shall indemnify and shall hold Grantor, its officers, directors, shareholders, agents, employees, invitees, successors and assigns harmless from all liability of any kind arising out of Grantee's use including construction and maintenance of the easement and for any injury to person or property occurring in, on, or about the easement premises to any person(s) whatsoever including employees and agents of the Grantor and its successors or assigns including trespassers. Grantee shall maintain general premises liability insurance for the easement premises that provides full coverage for the Grantor, its officers, directors, shareholders, agents, employees, invitees, successors and assigns as additionally insured against all claims, demands, actions, suits, or causes of action, judgments, settlements for injury to person(s) or property arising out of the condition of the easement premises or arising in connection with or as a direct or indirect result of Grantee's use and occupancy of the easement premises or its exercise of any right or privilege granted by this easement. Grantee agrees to maintain minimum policy limits in the amount of at least \$500,000.00 per occurrence for property damage and \$1,000,000.00 per occurrence for bodily injury but not less than a \$2,000,000.00 aggregate. Grantee shall provide Grantor a Certificate of Insurance listing Grantor, officers, directors, shareholders, agents, employees, invitees, successors and assigns as

additional insured on the request of Grantor. Failure to maintain such insurance shall constitute a breach of this easement agreement.

- 6. Grantor and its successor retain the rights to cross the Heritage Trail to access the Grantors' property on the South side of Rail Street and to plow snow across the Heritage Trail to its property south of the Heritage Trail.
- 7. Grantor may terminate this easement in writing by giving a 90-day notice prior to the effective date of such cancellation if the easement premises are no longer used for the recreational, transportation and education purposes stated herein or if Grantee fails to perform any of its obligations under the terms of the easement agreement and such failure is not cured within 90 days after written notice of default has been given to Grantee.

8. For the sum of \$0 per MCL 207.505(a). Per MCL 207.526(a).

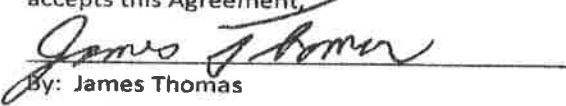
IN WITNESS WHEREOF, the parties have executed this Easement as of the day and date first above set forth.

LaFreniere's Furniture
accepts this agreement.



By: Lee LaFreniere
Its: Owner

IRON ORE HERITAGE RECREATION AUTHORITY
accepts this Agreement.



By: James Thomas
Its: Chairman

STATE OF MICHIGAN)
) SS
COUNTY OF MARQUETTE)

On this 6 day of September, 2012 before me, a Notary Public, personally appeared Lee LaFreniere of LaFreniere's Furniture, its owner, to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be his free act and deed.

Barbara A. Matson
Notary Public

BARBARA A. MATSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MARQUETTE
My Commission Expires June 9, 2014
Acting in the County of Marquette

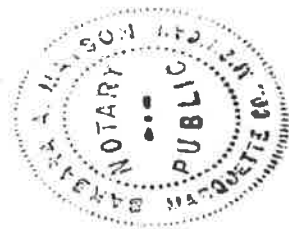


STATE OF MICHIGAN)
) SS
COUNTY OF MARQUETTE)

On this 6 day of September, 2012 before me, a Notary Public, personally appeared James Thomas of the Iron Ore Heritage Recreation Authority, its Chairman, to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be his free act and deed.

Barbara A. Matson
Notary Public

BARBARA A. MATSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MARQUETTE
My Commission Expires June 9, 2014
Acting in the County of Marquette

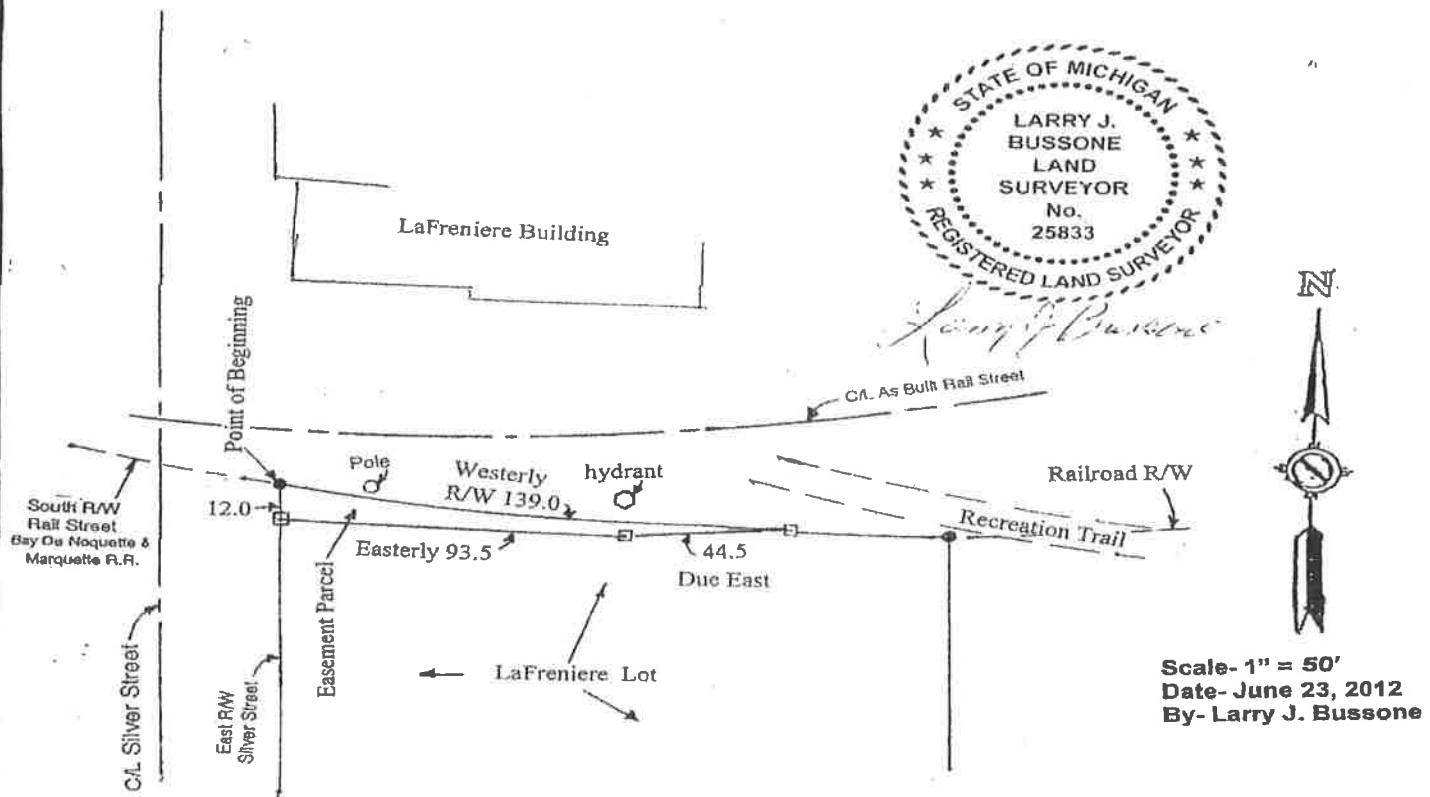


Instrument Drafted By:
Carol Fulsher, Administrator
Iron Ore Heritage Recreation Authority
337 W. Washington Street
Marquette, MI 49855

EASEMENT EXHIBIT SURVEY

Attachment A07 PREPARED FOR: Iron Ore Heritage Recreation Authority

Parcel of Land Located in the NW1/4-SW1/4 of Section 6, T.47 N., R.26 W.,
in the City of Negaunee



LEGAL DESCRIPTIONS:

Easement Parcel

A strip of land located in the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section Six (6) in T.47 N., R.26 W. in the City of Negaunee, Marquette County, Michigan; Described as follows:

Beginning at a point of intersection of the East R/W of Silver Street and the South R/W of the Old Bay De Noquette & Marquette Railroad (know South R/W Rail Street); thence 12.0 feet South along said East R/W of Silver Street; thence Easterly 93.5 feet, to a point 12.0 feet South of the City of Negaunee hydrant; thence Due East 44.5 feet more or less (to the intersection with said Railroad R/W); thence Westerly along said R/W 139.0 feet more or less, to the Point of Beginning.. Said described strip of land is shown above on "Exhibit Map".

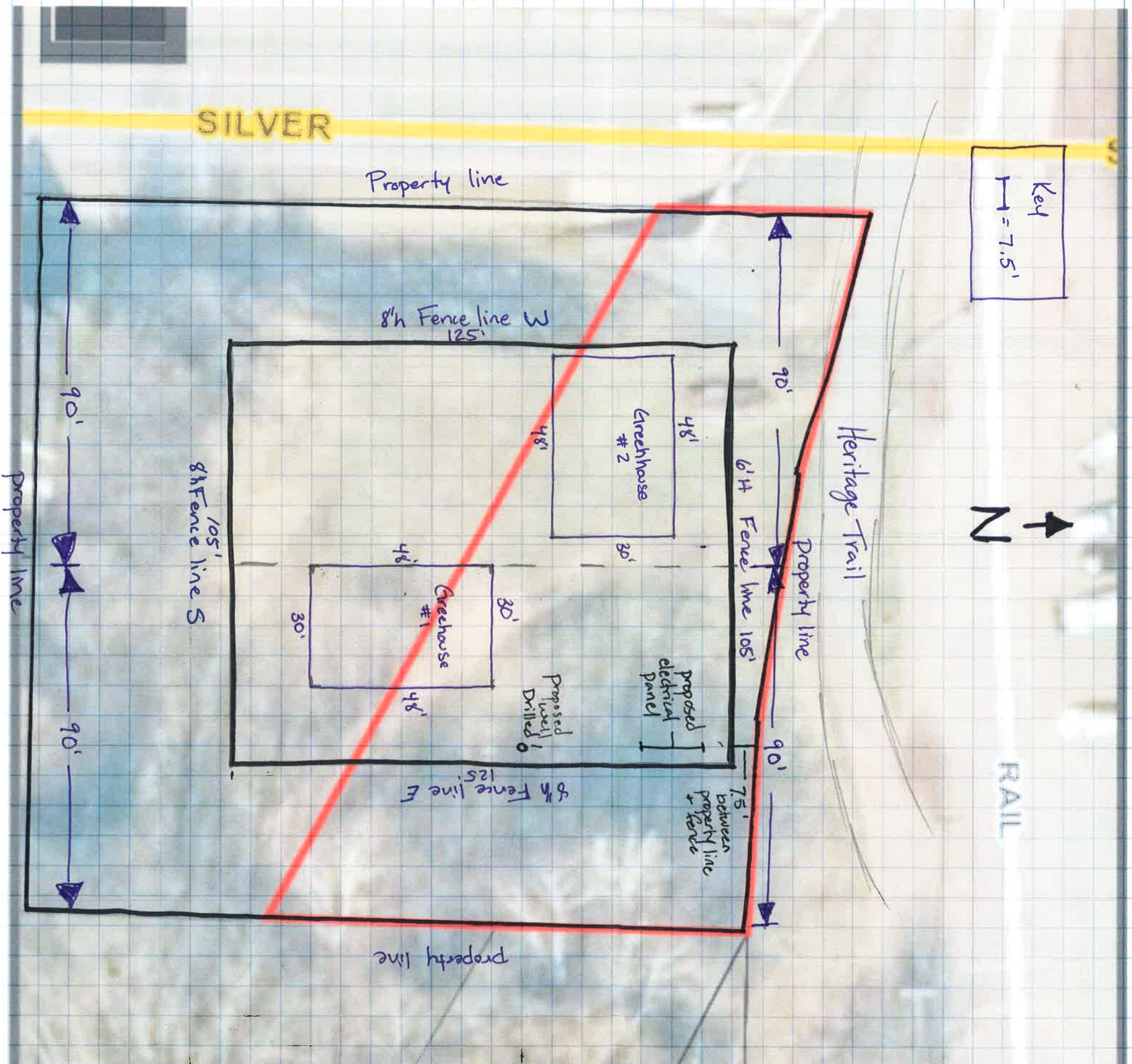
LEGEND:

- 1) ● = Found Iron
- 2) ○ = Set 1/2"x 18" Iron
- 3) R = Recorded as
- 4) □ = No Iron Set

NOTE:

- 1) All dimensions are in feet
- 2) Bearing reflect those from a GPS Survey of Section 6, T.47N., R.26 W.
- 3) Described Easement is for Iron Ore Heritage Recreation Trail.

Shailah Peltó
3411 Rail St. Proposed Site
Agricultural Use



Shailah Pelto - Fence Detail - 341 Rail St. Negaunee

North Side Fence - Rail street view

6' high pressure treated fence 105' long

8' wide gate will be located in the middle

We will be landscaping with ornamental plants in front of this fence



East, South & West Fence Lines

8' high Deer Fence

Secured with 8' welded wire Aluminum fencing

Cedar Posts placed every 10' inside the fence line

125' East x 105' South x 125' West

