



CITY OF NEGAUNEE

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

PAID

JUL 13 2022

Handwritten initials

CITY OF NEGAUNEE

ZONING PERMIT APPLICATION

(LAND USES PERMITTED BY RIGHT)

Office Use Only: Case #, Date Received, Date of Inspection, Fee Received, Check Number, Permit #

APPLICANT: Ryan Brayak

ADDRESS: 5413 J Road, Escanaba, MI 49829 TELEPHONE (HOME): 906-280-3431

TELEPHONE (OTHER):

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

Iron Investments LLC, 224 West Water Street, Negaunee, MI 49866

APPLICANT'S CAPACITY IF NOT PROPERTY OWNER :

Builder, Have Option to Purchase, Agent/other Architect

PROPOSED CONSTRUCTION SITE ADDRESS (if known):

PARCEL SIZE: .2109 acres

PROPERTY DESCRIPTION: Please see attached survey and deed with property description

NEAREST INTERSECTION: Baldwin Road and Water Street

STREET FROM WHICH DRIVEWAY WILL ACCESS: Water Street

PARCEL (tax) NUMBER: 52 - 53 - 060 - 018 - 00

PROPOSED USE:

- Single Family Home, Multi-Family Home, Commercial, Other (describe) Request for multi-family with short term rental. Main floor will be one short term

apartment with two bedrooms. Second floor will have long term rental apartments each having two bedrooms.

There will be two parking spots per unit which will be located to the west of the house where the parking currently exists. The parking area is 36' wide and 36' deep. The existing garage will be removed and this will allow for more parking if needed.

How Many Accessory Buildings Currently on Property? One garage which will be demolished.

Exterior Dimensions of Proposed Structure: Current house to be renovated is 28'x60'

Height of Structure and # of stories: 2 stories with attic. 33.5' tall Square Footage of Structure: 1680 sq ft

Is the Proposed Structure constructed of similar materials and have the same general appearance as the principal building? \_\_\_\_\_

Will the structure be used for a business or home occupation? \_\_\_\_\_

Cost of Construction: TBD

Builder's Name: Karki Drywall Inc.

Builder's State License #: 2101163595

**ATTACH PLOT SITE PLAN AS SPECIFIED IN CHAPTER 1283 OF THE CITY OF NEGAUNEE ZONING**

**ATTACH EVIDENCE OF PROPERTY OWNERSHIP.**

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP: \_\_\_\_\_

**AFFIDAVIT:**

I agree the statements made above are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Negaunee Zoning Ordinance will be complied with. Further, I agree to notify the Zoning Administrator of City of Negaunee for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of City of Negaunee, Marquette County, and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Further, I hereby certify that the proposed work is authorized by the property owner, and that I have been empowered by the owner to make this application as his/her selected agent. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signed: Ryan Brayak

Date: June 30, 2022

**Office Use Only:**

Approved       Denied

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Zoning Administrator

**NOTE:** Property lines & locations of proposed uses must be marked on the ground before a permit will be issued unless not applicable. Applicant must notify the Zoning Administrator when the property is marked and ready for inspection.

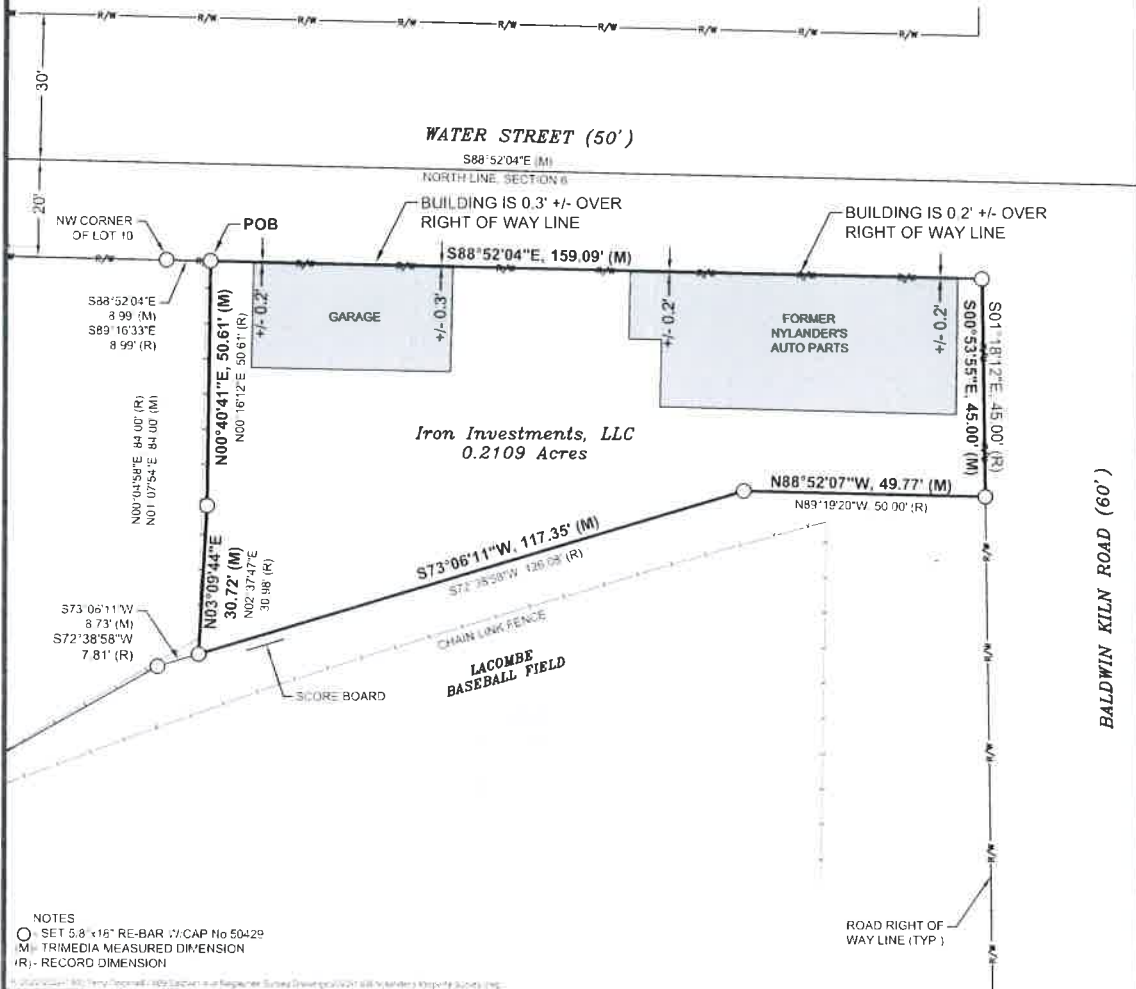
Is marked at this time.

# CERTIFICATE OF SURVEY

PART OF LOTS 10, 11, 12, AND 13, BLOCK 2, PLAT OF HARRIS ADDITION,  
CITY OF NEGAUNEE, MARQUETTE COUNTY, MICHIGAN

## LEGAL DESCRIPTION

A parcel of land being part of Lots 10, 11, 12, and 13, Block 2, Plat of Harris Addition, City of Negaunee, Marquette County, Michigan described as:  
Commencing at the Northwest corner of Lot 10 on the South right of way line of Water Street; thence S88°52'04"E, 8.99 feet along the North line of Lot 10 and the South right of way line to the Point of Beginning; thence continuing S88°52'04"E, 159.09 feet along the North line of Lots 10, 11, 12 and 13 and along the South right of way line to the West right of way line of Baldwin Kiln Road; thence S00°53'55"E, 45.00 feet along the West right of way line; thence N88°52'07"W, 49.77 feet; thence S73°06'11"W, 117.35 feet; thence N03°09'44"E, 30.72 feet; thence N00°40'41"E, 50.61 feet to the Point of Beginning and containing 0.2109 acres and subject to restrictions, reservations, rights of way and easements of record.



NOTES  
 O SET 5/8" x 16" RE-BAR 1/2" CAP No 50429  
 (M) TRIMEDIA MEASURED DIMENSION  
 (R) RECORD DIMENSION

<p>830 WEST WASHINGTON STREET MARQUETTE, MICHIGAN 49855 (906)228-5125</p> <p>ESCAMBA MICHIGAN PHOENIX ARIZONA MARSHALL MICHIGAN SUPERIOR WISCONSIN</p>		<p>NORTH</p>	TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC BY: <u>Stacey J. Bluse</u> Stacey J. Bluse, P.S. No. 4001050429 DATE: 06/02/2022	
SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.		BEARING BASIS NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)	SEC. TWP. RANGE 6 47N 26W	
SCALE: 1"= 30'	CLIENT: Terry Tinctnell	MUNICIPALITY CITY OF NEGAUNEE	ENCROACHMENTS NONE	
APPROVED BY: SDK	JOB NO.: 2022-1300	SHEET 1 OF 1		
DRAWN BY: SJB	DATE: 06/02/2022			

The Certificate of Trust and Existence and Authority for the Jeanne K. Nylander Trust, dated September 22, 2014, is recorded in 2021R-06286 at the Marquette County Register of Deeds.

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX MARQUETTE 05/10/2021 2021R-06285 33.00 CO 225.00 ST TTX # 4048523

Barcode: 8078258 Tx:4048523 5/10/2021 10:15:00 AM

TREASURER'S OFFICE MARQUETTE COUNTY, MI 2419C 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 of tax tribunal NICHOLAS BENSON, TREASURER

2021R-06285 CARLA A L'HUILLIER REGISTER OF DEEDS MARQUETTE COUNTY, MI RECEIVED ON 05/10/2021 10:15 AM RECORDED ON 05/10/2021 11:48 AM PAGES: 2

DEED OF TRUSTEE

THIS INDENTURE, made as of May 6, 2021, between Ashley M. Nylander, of 15 County Road 510, Negaunee, Michigan 49866, as Trustee of the Jeanne K. Nylander Trust, dated September 22, 2014 ("Trustee" herein), and Iron Investments, LLC, of 244 West Water Street, Negaunee, Michigan 49866, ("Grantee" herein).

WITNESSETH

That the said Trustee, as part of the distribution of the assets of said Trust, pursuant to the provisions of Michigan Law and for Thirty Thousand Dollars, and by virtue of the power and authority set forth said Trust, does by these presents grant, bargain, sell, remise and forever convey unto the said Grantee, and to its successors and assigns, a parcel of land situated in the City of Negaunee, County of Marquette, State of Michigan, more particularly described as follows:

All that part of Lots Numbered 10, 11, 12 and 13 of Block 2, in the Harris' Addition, according to the Plat thereof as recorded in Liber 3, Page 1, now in Liber 12, Page 42 A, Marquette County Records, lying West of the West right of way of Baldwin Kiln Road and North of the following described line: Commencing at the Northwest corner of said Lot Number 10; thence South 0°04'58" West, 84.00 feet, (along the West line of said Lot Number 10 to the Point of Beginning of said line); thence North 72°38'58" East, 126.08 feet; thence South 89°19'20" East, 50.00 feet, (to the West right of way line of Baldwin Kiln Road, being South 1°18'12" East, 45.00 feet from the North Line of said Lot Number 13) EXCEPT a part of Lot Number 10 of Block 2 of Harris' Addition, according to the Plat thereof as recorded in Liber 3 of Plats, Page 1, now in Liber 12 of Plats, Page 42 A, Marquette County Records, more particularly described as: Commencing at the Northwest corner of Lot Number 10 and being the Point of Beginning; thence South 89°16'33" East, 8.99 feet along the South right of way line of Water Street; thence South 00°16'12" West, 50.61 feet; thence South 02°37'47" West, 30.98 feet; thence South 72°38'58" West, 7.81 feet to the West Line of said Lot Number 10; thence North 00°04'58" East, 84.00 feet to the South right of way line of Water Street and the Point of Beginning.

Subject to all public streets or highways, all applicable governmental laws, ordinances, rules or regulations, and to all real estate taxes and assessments that are a lien on the Property as of the "closing date" but are not then due and payable, and also subject to all mineral rights, mineral reservations, mineral exceptions, easements and building and use restrictions of record, and all other conditions, reservations, exceptions and restrictions as may be contained in any conveyance constituting the recorded chain of title to said PREMISES, and visible easements, if any.

The Grantor grants to the Grantee the right to make all divisions, re-divisions, splits and partitions, permitted under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

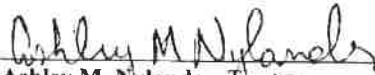
This property may be located within the vicinity of farm land or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainder, rents, issues and profits thereof, and all the estate, right, title interest property, possession, claim and demand therein or thereto, which are now vested in said Trustee by virtue of said Trust and the Statutes or Common Law of the State of Michigan, or otherwise.

And the said Trustee for herself and her successors does hereby covenant with the said Grantee that she will warrant and defend the said granted premises, with hereditaments and appurtenances, unto the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons; provided, however, such warranty is provided by the Trustee only in her representative capacity as the Trustee of said Trust, such warranty is limited to the assets of the Trust and said Trustee does not assume any personal liability in her individual capacity for such warranty.

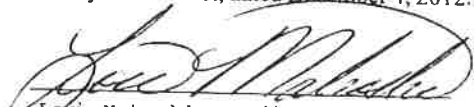
IN WITNESS WHEREOF, said Trustee has executed this Deed, or caused this Deed to be executed by her duly authorized representative(s) as of the 6<sup>th</sup> day of May, 2021.

as Trustee and not otherwise

By:   
Ashley M. Nylander, Trustee

STATE OF MICHIGAN                    )  
COUNTY OF Marquette            )ss.

On this 5th day of May, 2021, before me personally appeared Ashley M. Nylander, who being known to me and by me duly sworn, deposed and said that she executed the foregoing instrument of her own free act as Trustee of the Jeanne K. Nylander Trust, dated December 4, 2012.

  
Lori Mahoski                    , Notary Public  
Marquette                        County, Michigan  
My commission expires: 10/10/2023

When Recorded Return To:  
James B. Steward  
STEWART & SHERIDAN  
205 S. Main Street  
Ishpeming, MI 49849

Send Subsequent Tax Bills To:  
Iron Investments, LLC  
244 West Water Street  
Negaunee, MI 49866

Drafted By:  
James B. Steward  
STEWART & SHERIDAN, P.L.C.  
205 S. Main Street  
Ishpeming, MI 49849