

“ANSWER PAGE”

KELSEY LAKEFRONT (Homer N. Pease Estate)

Listing #P-3760 29+/- KELSEY LAKEFRONT

Jerdon Real Estate, Inc. DOES NOT guarantee this information and it is subject to change, error, omission, and the determinations of LaGrange Township. Rather than just referring all inquiries to the township and not providing you any assistance, we are attempting to save you and local officials time and effort with the many questions that arise for this property.

The opinions expressed below are only Jerdon's and not LaGrange Township or any other entity. Jerdon and its Seller make no representations of the ability for this property to build, divide, or develop. Contact the local jurisdiction for the best information and we encourage you to read the online zoning manual. As always, we recommend all prospects to employ an attorney expert in such matters.

QUESTION: What jurisdiction and zoning governs this property?

ANSWER: LaGrange Township.

EXPLANATION: The property is listed as General Agriculture according to the online map. The zoning map and complete township zoning manual can be downloaded at :

<http://www.casscountymi.org/LinkClick.aspx?fileticket=eKTX4GrfxEc%3d&tabid=186&mid=652>

and

<http://www.casscountymi.org/LinkClick.aspx?fileticket=3skJLdcJ3o4%3d&tabid=149&mid=1155>

The Zoning Administrator is Bruce Vosburgh at (269)684-5166.

New parcels under this zoning according to the online manual require 2 acres of area and no less than 200 ft. in width.

QUESTION: Can more homes be built and if so, how many?

EXPLANATION: This property is the combination of four tax parcels that are contiguous and combined all access to public road Dutch Settlement and probably Crest Drive plus a third “paper road” that is not built. The two parcels along Dutch Settlement Road (look at the white lines on the property aerial for the

approximate interior property lines) already have one house and one mobile home located there. If the mobile home is removed, it probably cannot be replaced with another mobile, but could potentially have a house. It seems from review of the zoning manual that each tax parcel may accommodate one house each provided public road access is met, but again, ask the township. Typically, a parcel cannot accommodate more than one dwelling as this would typically require multi-family zoning in most townships. The large lakefront tax parcel appears to be accessed by the built public road of Crest Drive and the paper road. The middle tax parcel which contains about 5.2 acres apparently accesses the paper road on its East border. If the existing house and/or mobile home located along Dutch Settlement were demolished then this provides more opportunity or approval for a new home on the parcels to the South.

ANSWER: So, we would guess that one or two more homes might be possible and especially if the mobile home and/or existing house were removed.

QUESTION: Can the property be furthered divided into lakefront building sites?

ANSWER: In our opinion, probably not other than the entire property serving a couple or more houses. Even so, a full development project here is not practical and not affordable relative to the resulting market value of such a project on this lake and the development requirements.

EXPLANATION: In this township, new parcels must comply with the minimum frontage requirements along an existing public road or require a new private road to be built to public road standards. Thus, further dividing this property is probably a tall order and certainly very expensive even if it were possible. (We have over 60 years of experience in developing and we don't view this property for development purposes).

Maximum road slope, grade, and clear vision corners, drainage ditches, etc., make for an expensive project and one that would probably face many challenges for approval. For example, the road commission would first need to approve whether or not a private road could be accessed onto Dutch Settlement as this road is at 55 MPH with hilly terrain. This alone could be denied.

So, we and the seller are basically not entertaining this as a potential for this property and do not really want to spend time discussing it with prospective buyers. This property is better designed as a fabulous hunting, fishing, and scenic recreational property or for one or a few houses.

However, if prospects want to pursue this research on their own please be aware that the seller has indicated no desire to enter into a purchase contract contingent upon such a development proposal. Other than a very short term financing or home inspection contingency, the seller wants an expedited closing. The property is being sold 'as is' with no expectations for development purposes.

QUESTION: There appears to be other roads that access this property, is this the case and if so, would this provide for more development?

ANSWER: Other roads appear to provide access but this does not mean further divisions are possible.

EXPLANATION: (The following is somewhat complicated)

What is today known as "Crest Drive" was originally platted as "Shore Drive" but this named was dropped and instead Crest has been used. Crest Drive was built and apparently terminates at this property. It provides access to the lot owners in West Crest Subdivision. It is dedicated to the public as stipulated on the plat and is apparently maintained by the road commission.

To the immediate West of Crest Drive is a second dedicated road that is un-built or what we refer to as a "paper road" that exists only on the plat dedication but it does not physically exist. It runs from Dutch Settlement straight South along this property's East border. This paper road was originally platted as "Crest Drive" but is not the same as the real Crest Drive that is named and built. It too was dedicated to the public but we are uncertain if it was accepted by the road commission. It is certainly not maintained by the road commission.

QUESTION: Can these roads be extended to accommodate newly created sites?

ANSWER: Unlikely.

EXPLANATION: The zoning manual speaks to this and appears to deny it. Crest Drive does not meet any of the current standards by the road commission (meaning 66' right of way, curve requirements, grade requirements, etc.). It MIGHT be possible for the lakefront parcel to contain one home and access Crest Drive but we are not sure. The township zoning official we spoke to suggested it does. Further, the paper road also abuts this parcel.

A private drive or two-track (not referring here to a private road) can be created from one vacant parcel to another and across all three or four tax parcels to access each tax parcel or dwellings, etc., provided all four parcels remain under

the same ownership and if they are converted into one tax parcel (a deed recording may be needed to combine some parcels into one tax parcel all the way out to Dutch Settlement) (and also may need to remove the mobile home). The bottom line is that we believe the lakefront parcel can accommodate one new dwelling on it probably by one to three methods and this was confirmed with our communication with the township. Using Crest Drive might be a good legal access to a public road for the lakefront parcel, but depending on the location of a new home, a better real driveway might be from Dutch Settlement southerly into the property. The middle parcel may provide for another dwelling if the township agrees that its access can be obtained by the paper road or if one of the parcels along Dutch Settlement becomes vacant and merged into it. Again, before purchasing this property, we encourage a buyer to obtain official approval to do so. We believe there are several options here to build or replace one to three more homes.

QUESTION: Do I need permits to disturb the shore areas of this property?

ANSWER: Yes, in some cases.

EXPLANATION: Pulling aquatic plants or chemically treating them typically requires approval. Filling in the lake definitely requires approval into the bottomland of a lake below the upland area which is typically regarded as the historical high water mark. Perhaps cutting plants does not? All depends on the activity. Contact the Dept of Environmental Quality (MDEQ) or MDNR at (269)685-6851.

QUESTION: What is your opinion of this property's highest and best use?

Without a doubt, it is to own a large tract of lake frontage that provides for a completely private compound with many outdoor activities. Deer, turkey, waterfowl, sand hill cranes, herons, upland game, fox, coyote, etc., are all on this property. Great bass and pan fishing too. It has timber value with mature maple, oak, & hickory. A stand of mature conifers also exists.

Kelsey Lake is a rare jewel with clear waters, undeveloped shores, good fishing, and is ideal for kayaking, canoeing, bird watching. It is typically regarded by owners as a small engine lake for pontoons and fishing boats.

Rarely do we witness such a property and this ownership dates back 100 hundreds or more. So, this is the first time it has become available for purchase!