



Photo: Dana Vannoy



Photo: Dana Vannoy



Photo: Nate Richardson

# TIMBERS RECREATION AREA MANAGEMENT PLAN

Plan prepared by:



Photo: Dana Vannoy

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# Introduction

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The 250-acre Timbers Recreation Area was acquired by Long Lake Township in September of 2014, and is located approximately 6 miles west of Traverse City. The Timbers property offers a diverse array of natural features and topography. The Timbers property boasts nearly 9,000 feet of water frontage with 2,000 feet of frontage on Long Lake, the entirety of 20-acre Fern Lake within its boundary with 4,500 feet of shoreline, and 2,400 feet of shoreline on Page Lake. The balance of the property is a combination of mesic northern hardwood forest, early-successional forest, old field, conifer plantation, and riparian wetlands. Formerly a Girl Scout Camp, the property has a network of two-tracks and trails throughout and ample acreage with great potential for further trail development.

The Timbers Recreation Area will provide both residents and visitors room to enjoy the waterfront in a more natural setting. It will also provide users with other options for recreation – fishing, hiking, wildlife viewing, paddling, and a host of other activities. It will be ideal for families or groups of people who may want to spend the day at a single destination, but are looking to enjoy more than one activity. No property exists within Long Lake Township—or anywhere else that can be accessed so quickly and easily from Traverse City—that offers the variety of inland lake access, habitat diversity, and recreational opportunities found at Timers Recreation Area.

## Site Description and General Information

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### Location

The Timbers Recreation Area is located in Sections 14, 15, and 23 of Long Lake Township. The legal description and survey drawings of the property may be found in Appendix A herein. The property includes frontage on North Long Lake Road, Forest Lodge Drive, and Hunter's Ridge Drive, in addition to frontage on Timbers Trail where the parking lot and primary access point is located.

Of the 265-acre camp property, approximately 259 acres is owned and managed by Long Lake Township. A 5.83-acre parcel with the majority of the camp buildings was sold to a private buyer, with the proceeds used to help fund the Timbers Recreation Area acquisition (Listed as Exception B on the property survey in Appendix A), a 5.01-acre parcel with a residence on it is owned by the Township and subject to deed restrictions. It is currently managed as part of Timbers Recreation Area., but may not be in the future (listed as Exception A on the Survey in Appendix A), a one-acre envelope that includes the Dining Hall and Health Center, labelled as "Exception C" on the survey, and a 4.2-acre parcel that consists of the all of Timbers Trail Drive (listed as Timber Trail Parcel on the survey in Appendix A). These four parcels were excluded from the Michigan Natural Resources Trust Fund Grant, to allow the flexibility to address management issues within these areas of the Timbers Recreation Area.



## Land Use History and Acquisition

The Property was once part of the 360-acre estate of J. Ogden Armour, who purchased the 130-acre Timbers Resort on Long Lake and two hundred and thirty acres of adjacent land in 1919. The Armours sold the estate in 1946 to the Gerald Oleson Family. In 1961, 265 acres was sold to the Fair Winds Council of the Girl Scouts of America, who began operation of the property as a year-round camp for nearly 50 years. After re-organization of the Girl Scouts of America, the camp became the property of the Girl Scouts of Southeastern Michigan, who continued to operate the camp until 2010. The Girl Scouts of Southeastern Michigan (GSSEM) approached the Grand Traverse Regional Land Conservancy to determine their level of interest in the property before putting it up for sale on the open market.

The Conservancy and the GSSEM worked amicably to have the property appraised, and a purchase price was established for an option agreement that was granted to the Conservancy. Initially, and for approximately 18 months, the Conservancy worked with Rotary Camps and Services of Traverse City to find a project partner that would both be an end user of the camp property and assist with the acquisition costs. Despite many efforts, they were unable to find that partner.

Starting in the fall of 2011 when the “camp” option did not appear to be viable, Conservancy staff met with representatives of Long Lake Township to discuss the possibility of the Township purchasing the Timbers property with a grant from the Michigan Natural Resources Trust Fund, with matching funds raised by the Conservancy. In total, seven public meetings (Parks and Recreation Committee and the Township Board) were held on the topic. There was very strong support for the project. The Township Board was very supportive of acquiring the property, but did not want the burden of maintaining many of the old buildings. The GSSEM made it clear at that time that they would not be willing to renegotiate the option agreement to extend the time needed to complete a transaction with Michigan Natural Resources Trust Fund money and that if the current option expired, they would list the property for sale as they had other camp properties.

Don and Jerry Oleson, whose family had owned the Property in the 1940s stepped forward to purchase the Timbers Camp from the GSSEM, in order to provide the time necessary for the Township and Conservancy to raise the money for the property. The Conservancy, on behalf of the Township, submitted a grant application to the Michigan Natural Resources Trust Fund on March 30, 2012 and were notified in December of 2012 that the Timbers project had been selected for funding.

Once the Michigan Natural Resources Trust Fund grant was approved, the Conservancy acquired the Timbers property from the Olesons. The Conservancy then launched a fundraising campaign to raise nearly \$900,000 from private individuals and foundations to match the Trust Fund Grant. A five-acre parcel that included many of the buildings the Township was concerned about maintaining, including the Troop House, Ernie’s Cabin, and other utility buildings, was sold to a private buyer. The fund raising campaign was successful, and in September of 2014 the Conservancy conveyed the Timbers property to Long Lake Township, and became known as the Timbers Recreation Area.

## Infrastructure

Drawings, descriptions, and photographs of the buildings are located in Appendix B herein. Below is a brief description of each of the buildings located on the Timbers Recreation Area.

### The Dining Hall

The Dining Hall is a 3,629 square foot building divided into a dining room with vaulted ceilings with exposed rafters and a fireplace, and a commercial kitchen occupying the rest of the interior space. The building is frame construction with wood siding and an asphalt shingled roof built on a concrete slab foundation. The building has heat, electricity, propane gas, and indoor plumbing, although water is currently unavailable. The exterior walls of the dining area have many windows. The gable ends of the dining hall open to provide additional ventilation. Overall the building appears to be in good condition. This building was not included in the Michigan Natural Resources Trust Fund application, and may be used at the discretion of the Township.

### The Health Center

The Health Center is a 918 square foot, one-story structure divided into four rooms, including a small kitchen and bathroom. The building is frame construction with wood siding and an asphalt-shingled roof, constructed on a concrete block crawlspace foundation. The building has propane gas, electricity, indoor plumbing (water currently unavailable), and a forced air heating system. Overall, the building appears to be in good condition. This building was also exempted from the Michigan Natural Resources Trust Fund grant, and may be used at the Township's discretion.

### The Ranger House and Garage

The Ranger House is a 1,716 square-foot, one-story structure. The building is frame construction with lap-wood siding and asphalt shingles, built on a full basement constructed of concrete block. The building has 8 rooms, including two bathrooms and a kitchen and a partially-finished basement. The building has natural gas, electricity, running water, and a forced air heating system. Overall, the building appears to be in good condition. There is a matching 576 square foot two-stall garage, built on a concrete slab.

The Ranger House and Garage are located on "Exception Parcel B," and are not technically part of the Timbers Property. However, the property is owned by Long Lake Township and adjacent to Timbers, and is presently being managed as though it were a part of Timbers. These buildings were not part of the Michigan Natural Resources Trust Fund grant, and may be used at the Township's discretion, however a deed restriction is in place on this parcel that restricts the property to certain residential uses and includes the requirement that "any income derived from the use of the property or structures contained thereon shall be directed to a fund specifically used for the management and maintenance of the property, the Timbers Recreation Area, the structures contained thereon and/or the Township's share of costs associated with the maintenance of Timbers Trail Road." A copy of the deed and restrictions can be found at Appendix C herein. Currently, the Township is leasing the property to a private party.

### The Barn

The Barn is part of the original Armour estate. The building is two-story wood-framed building built on a concrete slab. Both the main level and basement are 2,070 square feet, and the main level includes a vaulted ceiling and loft. There is an attached concrete and glazed tile silo. The barn has electrical service. The Michigan Natural Resources Trust Fund grant agreement allows for this building to be used for storage of maintenance and/or recreational equipment. Future use of this building for recreational activities would be subject to Michigan Natural Resources Trust Fund approval.

### The Arts and Crafts Barn

This barn is also part of the original Armour estate. This building is wood-frame construction on a concrete slab. The main floor is 1478 square feet, and the second floor is 1000 square feet. There is a concrete and glazed tile silo attached to this barn. The building has both electricity and water. The Michigan Natural Resources Trust Fund grant agreement allows for the use of this building for storage of maintenance and/or recreational equipment. This space is currently being used as workshop space for Township maintenance staff.

### The Large Implement Shed

The Implement Shed is another of the buildings original to the Armour estate. It is a wood frame building constructed on a concrete slab, and consists of the three connected storage bays, each accessed by large vertical folding doors. The building is 2183 square feet and is approved for storage of maintenance and/or recreational equipment under the Michigan Natural Resources Trust Fund agreement. There is electrical service to the building.

### The Canoe Shed

The Canoe Shed is a smaller version of the Implement Shed, with three bays, but a total square footage of only 1125 feet. It is approved for the same uses as the Implement Shed.

### The Shower House

The Shower House is a 384 square foot wood frame building on a concrete slab foundation, and is serviced with electricity, propane, and running water (it is on the same non-functioning well system as Dining Hall). The draft management plan in the Michigan Natural Resources Trust Fund application indicates that this structure may be converted to an open picnic pavilion.

### Latrines

There are six latrine and outhouse facilities scattered around the Recreation Area at the former Girl Scout outpost campsites. Architecture and the availability of water vary by site, but all offer vault style toilet facilities. It is anticipated that some of these facilities will be retained for public use.

### Fences

Much of the northern and eastern boundaries were bounded by a 7' tall chain link fence. Portions of the chain link have been removed, but the fence posts remain in place. Starting just north of Page Lake, the fence swings to the west away from the property boundary, along the west side of Page Lake, and terminating near the southern property boundary. Additionally, there is a quarter mile section of barbed-wire fencing along the eastern property boundary. Fence posts should be left in place, with the chain-link and barbed-wire removed to permit wildlife movement. If there are concerns from the property owners in the Lamp Post/Hunter's Ridge neighborhood about public access/parking/trespass etc., the chain-link along lots p25-p29 (Hunter's Ridge/Lamp Post Lane), as labelled on property survey in Appendix A, could be left in place, with the bottom 18" removed to allow for wildlife to pass underneath, while making human access sufficiently difficult to discourage use. All fencing and "posted" or "no trespassing" signs that do not correspond to property boundaries should be removed, including the fence posts, to prevent confusion.

### Parking Lot

Currently, there is one improved gravel driveway that provides an official access point to the property, with a capacity of approximately fifteen cars. This is sufficient for the current use of the property, but may need

to be expanded, particularly if more intensive recreational uses of the property are developed, or as popularity of the Timbers Recreation Area grows.

### Trails

The property has approximately 5.35 miles of trails in varying states of maintenance. The only currently marked and maintained trail is shown on the Map in Exhibit 5, and is approximately 1.8 miles in length. Most of the remaining trails were established and maintained as cross-country ski trails while the property was used as a camp. There is a confusing network of trails in and around the Windthrow Area, which appears to be a combination of logging roads from salvage operation, social trails from the users accessing the Property from Forest Lodge Rd., and the former camp trails.

## **Encumbrances**

### Utility Easements

An overhead electrical line that enters the property from the North along the west line of Section 14, travelling to the SSW before splitting to provide electric service to the Dining Hall/Health Center to the east, and providing service to the buildings in Parcel Exceptions A and B, as seen on the infrastructure map included herein as Exhibit 1. A second powerline runs along the northern portion of the eastern boundary before swinging to the east, off of the Property into the Briarwood subdivision. A third overhead line runs across the narrow part of Page Lake and runs southwesterly through the southern portion of Timbers to houses along the far west end of Forest Lodge Dr.

### MNRTF Agreement

The Michigan Natural Resources Trust Fund Grant Agreement restricts the use of the Property. These restrictions are discussed in **Recreation Area Administration** herein, and a full copy of the grant agreement and amendments is located in Appendix C.



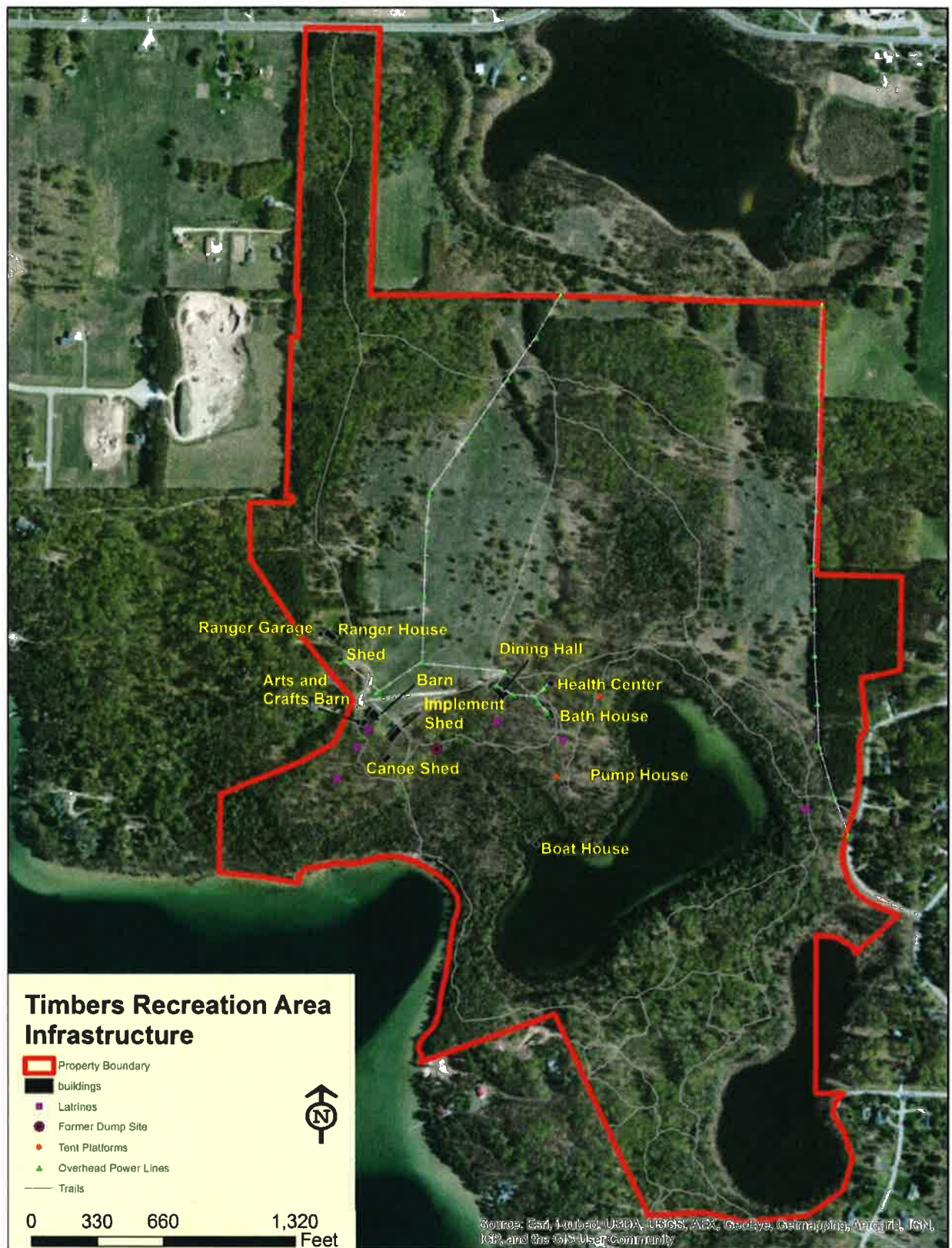


Exhibit 1 Existing human-made infrastructure at the Timbers Recreation Area.

## Tract Description and Ecological Information

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The regional landscape encompassing the Timbers Recreation Area consists almost entirely of steep end-moraine ridges. The property is within the landscape ecosystem Subsection VII.5.1: Williamsburg, which occupies a thin band running from southern Leelanau County to the southeast around Traverse City, and then stretching to the ENE into northwestern Kalkaska County. This land type association consists of steep, broken moraine ridges of well drained sandy soils with few kettle lakes.

The property lies within the northeastern portion of the Platte River watershed. Fern Lake represents the upstream limit of an interconnected water way that eventually reaches Lake Michigan. Fern Lake connects through a small outlet stream to Long Lake, which is drained from its southwest corner by Sucker Creek. Sucker Creek is dammed, creating Lake Dubonnet, and flows westerly into Lake Ann. The Platte River flows westerly out of Lake Ann, emptying into Lake Michigan south of Empire, Michigan.

### Soils

The property contains a total of 21 different soil types, the majority of which are loamy sands. Kalkaska loamy sand, Leelanau-Kalkaska loamy sand, and Emmet sandy loam are the predominant soil types. Some areas of these loamy sands in the northcentral and northeastern portions of the property have suffered from moderate to severe wind erosion in those areas that are still open field that were historically used for agriculture, particularly in areas with steeper slopes. Additionally, wetland areas of the property occur on either Lupton muck or Houghton muck soil types.



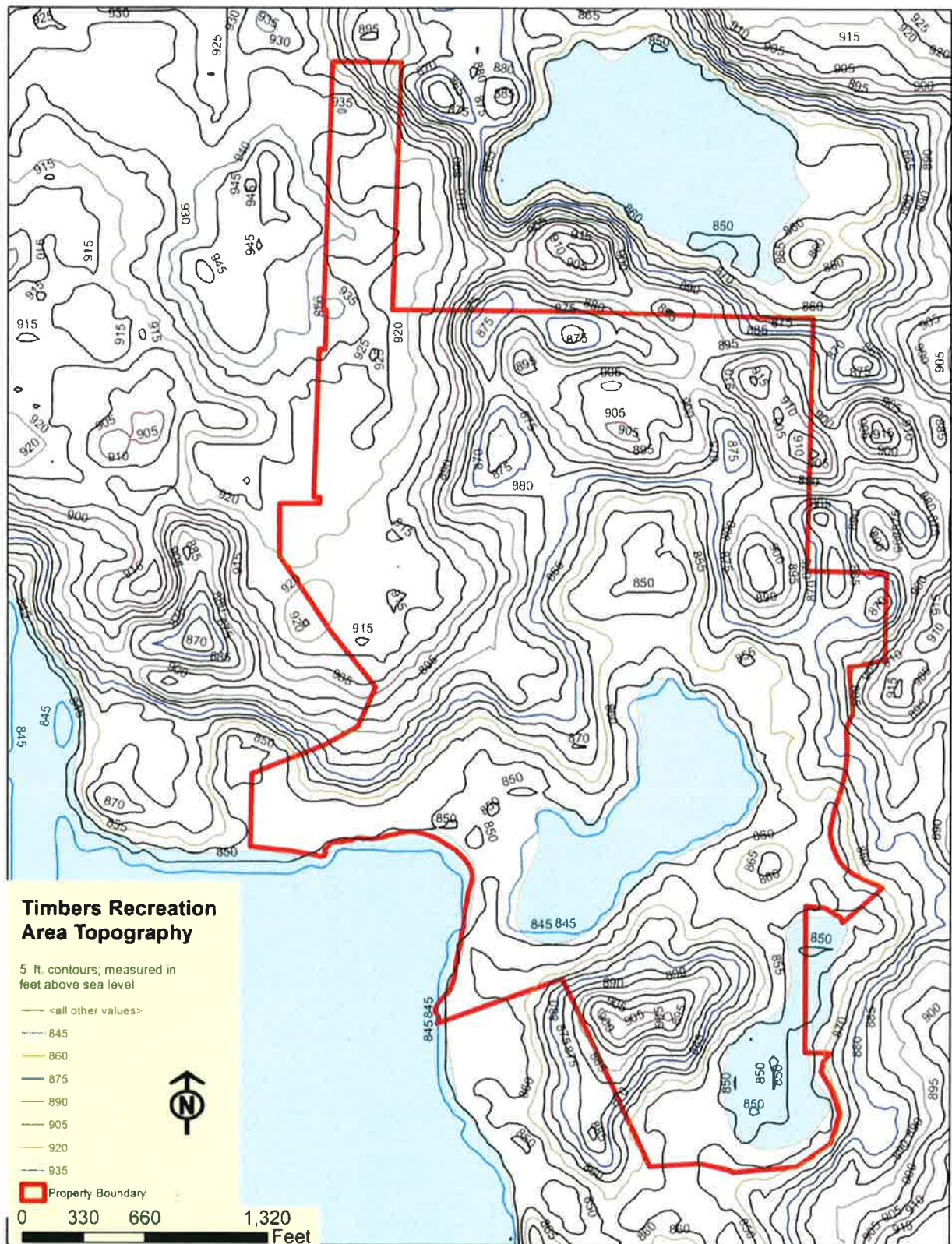


Exhibit 2. Topographic map of the Timbers Recreation Area.

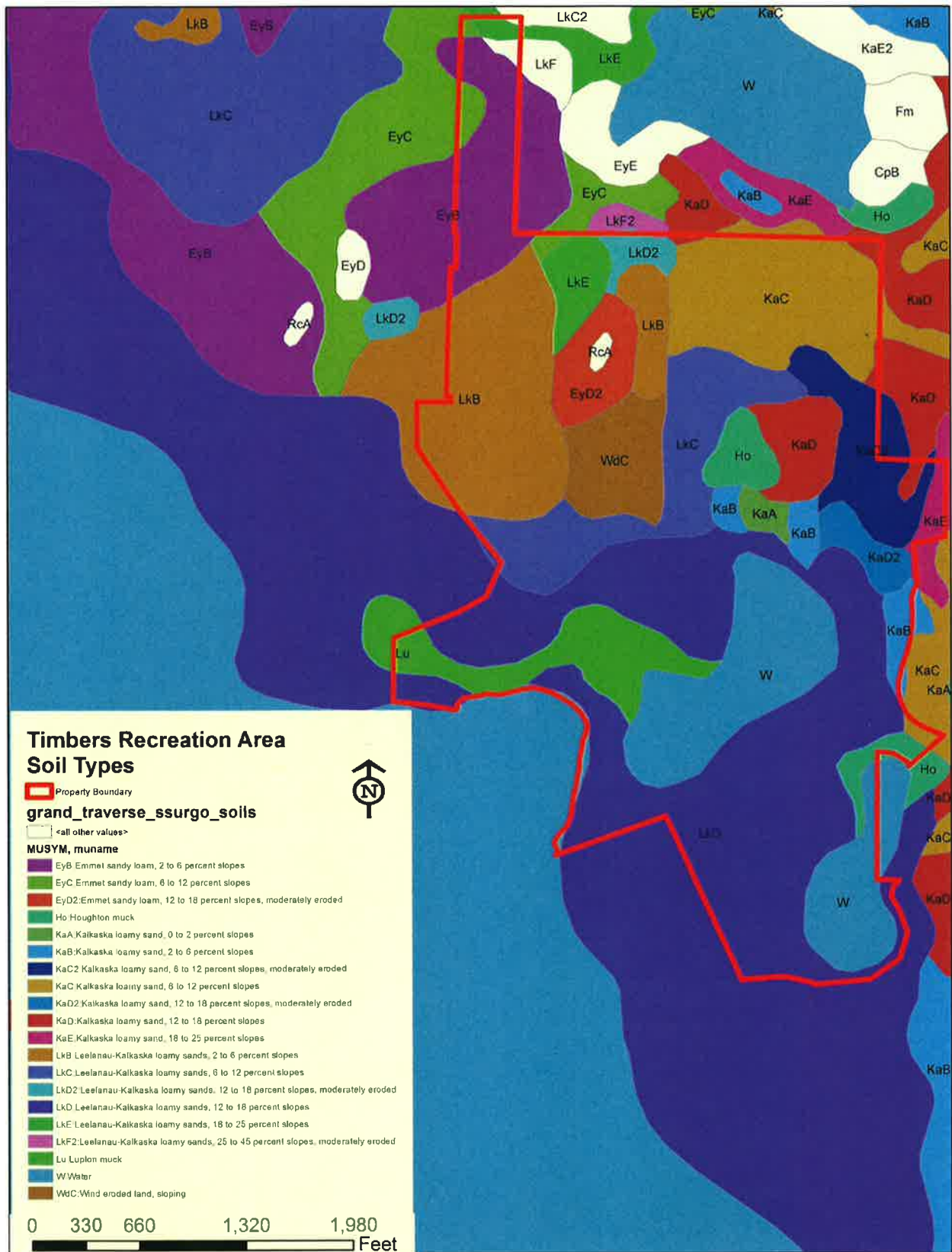


Exhibit 3: Map of soil types occurring at the Timbers Recreation Area.



## Habitat Types

The Timbers Recreation Area contains a mixture of upland and wetland habitat types. Human and natural disturbance has further diversified the habitats on the property, creating a tremendous amount of diversity in a relatively small area.

### Northern mesic hardwood forest (90 acres)

The pre-settlement condition of the uplands on the property would have been mesic northern hardwood forest. This habitat type is still the most prevalent on the property, but shows obvious differences between stands in the northern and southern portions of the property. The mesic hardwood stands in the northern portion of the property were subject to the disturbance from the clearing and use of the property as a farm during the early-mid 1900s. In the least disturbed areas, the overstory is dominated by sugar maple and basswood, with smaller component of beech and ironwood. The more disturbed area of these northern stands contain significant components of red oak, bigtooth aspen, and both red and white pine. In most areas of this forest type, the understory is heavily-dominated by seedlings of the same species as in the canopy. In some of the more open canopy, forest grasses and sedges are also heavily represented. Some portions of this habitat type, particularly in the northwestern portion of the property and in the forest south of the camp buildings, contain significant areas of understory vegetation that are dominated by either the non-native Oregon grape (*Mahonia aquifolium*) or the non-native periwinkle (*Vinca* spp.). Although common forest ephemerals such as wild leek, herb Robert, violets, trillium, and Jack-in-the-pulpit are present, the herb layer is not particularly rich in these forests.



Photo: Vicki Olsen

In the southern portion of the property, the mesic hardwood forests are in a less disturbed condition, particularly in the areas between Page Lake and Fern Lake. Although sugar maple is still strongly represented in these stands, basswood becomes a minor component, and species such as hemlock, beech, and black cherry become much more prevalent. This forest has a well-developed mid-story and ground cover in addition to the canopy, and in general, is much richer than the forests of the northern portion of the property. There are some patches of Oregon grape and *Vinca*, but not nearly to the extent seen in the northern portion of the property. There is a small bit of transitional forest between the shore of Long Lake and the riparian swamp along Fern Lake that is mesic conifer forest, consisting almost entirely of hemlock and white pine on upland sandy soils with a high water table.

### Disturbed/Early-Successional Forest (40 acres)

This forest type occurs in the transition areas between the existing open-fields and the mesic northern hardwood forest. All of these areas were cleared and farmed or used for pasture at some point in the past. There is some definite sub-types lumped together within this habitat type that could be due to a number of factors (or combination of factors) including soil type, aspect, and historical use. These sub-types are lumped together based on the subtle and irregular divisions among them.

Many areas of this habitat type are characterized by an overstory that is heavily dominated by bigtooth aspen with some sugar maple, and a heavy dominance of sugar maples in the mid-story and understory of the stand. In general, the understory is dominated by mesic northern hardwood seedlings. In some of the more open areas, bracken fern and red oak and red and white pine seedlings are also significant understory components.

Other areas of this habitat type are represented by a more dry-mesic forest community dominated by red oak and white pine, in addition to paper birch, big tooth aspen and some sugar maple. This is more of an open-canopy forest, with bracken fern, ground juniper and a variety of forest sedges. The forest to the immediate northeast of Fern Lake is a variation of this type, which also includes a heavy component of moderately-large diameter red pine. It appears that this was once a red pine plantation that was thinned, creating a much more diverse forest type. It is further diversified by sugar maple, hemlock, and beech, indicating a transition back to the mesic northern forest it would have been prior to European settlement.



#### Wind-Throw Area (7 acres)

Although this area is also “disturbed/early-successional” it has been typed separately given its lack of similarity to the other disturbed areas of the property. This area was hit by a thunderstorm creating a microburst wind pattern which caused toppling of nearly all of the trees in an approximately three-acre area, and additional heavy loss of canopy trees in approximately four acres of forest around the perimeter of the hardest hit area. Many of the downed trees were salvage logged and sold, leaving a mostly cleared area that is heavily dominated by wild raspberry bushes. Over time, it is expected that encroachment from the mesic hardwoods will shade out the raspberry and convert this area in to a very young mesic hardwood stand.



#### Conifer Plantation (15) acres

Areas of planted conifers exist throughout the property. Most of these areas consist of closely planted red pine, including an area of approximately six acres on the eastern edge of the property that is particularly dense. The red pine plantations range from an almost barren understory, to areas with significant hardwood regeneration in the understory. Additional plantation areas in the northern arm of the property consist of Norway spruce. These plantations are relatively small in





size, and contain an understory similar to the northern mesic hardwood forest that surrounds them.

#### Old Field (47 acres)

Much of the former agricultural areas of the property remain unforested, dominated by mostly non-native weeds, including orchard grass, spotted knapweed, hoary alyssum, sheep sorrel, white sweet clover, English plantain, and horseweed, along with some native plants like milkweed and bracken fern. Pioneer tree species including staghorn sumac, pin cherry and chokecherry, red pine, ground juniper, and Scots pine are also scattered throughout these old fields.



#### Hardwood-Conifer Swamp (18 acres)

The majority of the wetlands on the property are best described as hardwood-conifer swamp. The predominate tree species are hemlock, northern white-cedar, white pine, red maple, black ash (much of it dead) and both paper and yellow birch. This habitat is quite heterogeneous, with small areas that are shrub-dominated with species such as buttonbush and tag alder, and areas that are more characteristic of bog, with scattered conifers and peat hummocks dominated by ericaceous shrubs and sedges. Day-lily has become well-established in some of these areas, particularly around Fern Lake.



#### Hardwood Swamp (4 acres)

This is a relatively small habitat type that occurs within the hardwood-conifer swamp to the northwest of Fern Lake. This habitat type has deeper and more persistent standing water than the hardwood conifer swamp. Historically, this habitat was dominated by black ash, with smaller components of red maple, American elm, basswood, and northern white-cedar. However, the majority of the ash trees are recently dead (likely from emerald ash borer infestation), creating a habitat that is in flux. Due to beaver dams on the outlet of Fern Lake, the water level is exceptionally high in this habitat (as well as the hardwood-conifer swamp around the shore of Fern Lake). It remains to be seen what the floral response will be to these major disturbances, it is entirely possible that this area will, at least in the short term, become more of a shrub-dominated wetland type.





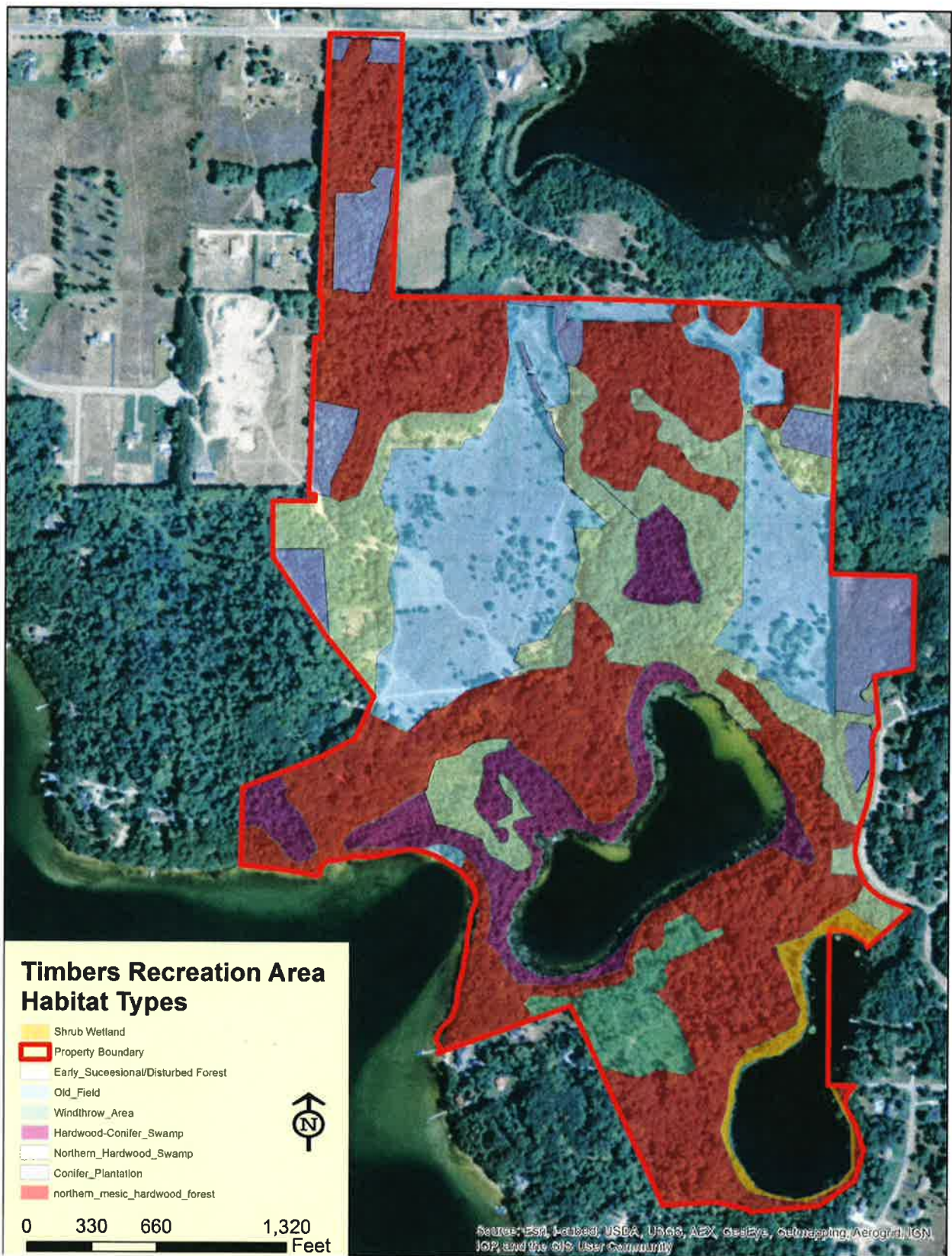


Exhibit 4. Natural habitat types of the Timbers Recreation Area.

### Shrub Swamp (3 acres)

The area mapped as shrub swamp occurs along the riparian fringe of Page Lake. The area is heavily dominated by swamp loosestrife, with a large component of royal fern, and small amounts of Michigan holly, swamp rose, tag alder, and red maple. This habitat does not conform well to the habitat classifications described by the Michigan Natural Features Inventory, with components of southern shrub carr, emergent marsh, and northern shrub thicket all present within the riparian area around Page Lake.



### Inland Lake (33 acres)

Approximately 33 acres of the Property are occupied by the waters of Fern and Page Lakes. Because these lakes have been on privately-owned land without public access, they have never been surveyed by the Michigan DNR. Most of the information about Fern Lake has been collected through observation by anglers. Fern Lake is connected to Long Lake by a small stream. It has a maximum depth of approximately 25 feet, and contains a large littoral shelf (particularly on its eastern side). These littoral areas are a mix of sandy substrate with a thin organic covering, and muck soils with more extensive weed growth. Fish species include largemouth bass, northern pike, bluegill, and perch. Given its connection to Long Lake, it is likely that species such as white sucker, smallmouth bass, pumpkinseed sunfish, bullhead, and other species known to occur in Long Lake may also be present in Fern Lake.

Page Lake differs from Fern Lake in its physical characteristics with a mucky substrate around the entire perimeter of the Lake, and no surface water inflows or outflows. Little is known about the depth profile or fish community in Page Lake.

## Recreation Area Administration

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### **Management Statement**

The Timbers Recreation Area will be managed to protect the unique and diverse natural features of the property while providing a wide range of outdoor recreational opportunities. Management will comply with the original intent of the Michigan Natural Resources Trust Fund application as well as the Michigan Natural Resources Trust Fund grant agreement, and will honor the commitments made to the donors and volunteers who made the protection of this property possible.

### **Property Management Roles and Responsibilities**

Long Lake Township owns and has ultimate responsibility for the management of the Timbers Recreation Area, although the Township recognizes the contributions of the Grand Traverse Regional Land Conservancy in the protection and management of the property. The Conservancy was primarily responsible



for the fundraising to purchase the property, and for working to bring the property into compliance with the Michigan Natural Resources Trust Fund grant agreement through the removal of some buildings and other personal property. General property stewardship to provide safe public access to the property began during the Conservancy's ownership. It is the mutual desire of the Township and the Conservancy to continue to manage the Property to improve and maintain public recreation and resource protection.

The Township and the Conservancy have, through a Memorandum of Understanding (MOU), agreed to management roles through 2016. A copy of the MOU is included as Appendix D herein. Beyond 2016, the Township, and Conservancy will review the MOU and revise roles and responsibilities, as needed. Given the significant public use of the property, it is recommended that an advisory group made up of representatives of the Township, Conservancy, neighbors and township residents be established to provide input on the recreational development and management of the Timbers Recreation Area. Potential future management could take any number of iterations, but some potential management arrangements might include:

1. The Township assumes complete management responsibilities. The Conservancy serves on the advisory group and provides technical assistance with trail development and maintenance, sign and kiosk design and content, invasive species management, habitat restoration, and other natural resource issues.
2. The Township assumes complete management responsibilities. The Conservancy serves in a contractual role to develop and maintain trails, coordinate invasive species removal efforts, sign and kiosk design and content, coordinate volunteer workdays, habitat improvement/restoration, and other duties as mutually agreed.
3. The Township assumes management responsibility for all facilities maintenance/management for the existing buildings, and for any other developed sites, including such things as parking lots, beaches, boardwalks, ball fields or other infrastructure. The Conservancy will manage all of the communications and natural resource related aspects of the properties, including invasive species, habitat restoration/improvement, etc.

## Resource Management, Protection, and Restoration

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### Upland Forest Management

This property consists of a mix of 2<sup>nd</sup> and 3<sup>rd</sup> growth northern hardwood stands, and early-successional forests and conifer plantations growing on former agricultural sites. Management options for the forested areas of this property are myriad, ranging from a “hands-off” approach to managing the forests to maximize timber and economic yield. It is important to recognize that every management action has both positive and negative consequences that need to be vetted against the goals in the Management Statement. Some of the management considerations include:

1. Aesthetics/public perception / recreation user experience: Even under the most justifiable conditions, the public often has very negative perceptions of cutting trees, particularly in park land or residential areas. Because the effort to protect the Timbers Recreation Area involved the donations of money and time by hundreds of supporters, this type of activity will likely be under

heavy scrutiny. Even some initial supporters of forest management, or those willing to accept harvesting activities initially, may have an adverse reaction after seeing the short-term impacts such as marking paint on trees, the aftermath of fresh stumps, piles of remnant tree tops, fresh skid trails, or seeing the activity of equipment dropping and hauling trees out of the forest. Depending on the type, quality, and timing of the harvest, and the efforts to remediate the site afterward, the time for the visual impacts of a cut to abate are highly variable. In some instances the visual impacts may be mostly eliminated after a single growing season.

2. **Disruption of recreational activities:** Related to aesthetics, consideration must also be given to the impacts timber harvesting could have on recreational activities on the property. Because there is year-round use of the property, there is no way to coordinate logging seasonally to not affect access. Because of the inherent risk of a logging operation, the areas being harvested would need to be closed to public access during the period of harvest. Repair of damage to trails and roads from harvesting activities must also be completed prior to opening sections of trails through the areas of harvest. Noise, traffic, and other side effects of an active logging operation could also negatively impact user enjoyment of the property, even in areas well away from the actual harvest.

Long-term impacts to recreational facilities may include loss in stability/increase in erosion of trail surfaces due to the opening of the canopy, and thick understory growth which may create additional need to prune vegetation back from the trail corridors.

3. **Invasive Species, forest pests, and pathogens:** Timber harvesting can be a vector for introducing or exacerbating invasive plant and insect species on a site. In terms of introducing new invasive plant species, there are two primary pathways. Introduction of invasive species may occur when dirt containing seeds from invasive plants comes into the site on the logging equipment and the seeds are dislodged and deposited on site. This risk can be significantly reduced by requiring contractors to thoroughly clean equipment prior to entering the site, although it is quite difficult to remove all dirt from a large piece of equipment. Additionally, many invasive species cannot invade heavily forested habitats without the forest being disturbed. Disturbance of the soil through the creation of skid trails and/or logging roads and opening the forest canopy to allow more sunlight to forest floor are disturbances which may allow seeds from outside areas to blow in, or come in through wildlife movement. Establishment of berry-producing invasive shrubs such as autumn olive, buckthorn, and exotic honeysuckles are often introduced into new habitats by birds that eat the seeds of these shrubs, and distribute them into new areas by excreting the seeds in guano at a new site.

In areas where invasive plant species already exist, logging activities can make these problems worse. As equipment moves through existing infestations of invasive plants on the site it can pick-up seeds and transport them to other areas of the site that were previously not infested (or had low rates of infestation). Invasive plants are, by nature, adept at aggressively out-competing native plants. When logging activities create soil disturbance in areas where invasives are present, these invasive species typically will take over these newly disturbed areas. Additionally, slash from the harvest and/or the profusion of thorny brush (raspberries, for example), may hinder eradication efforts by making it difficult to get to the invasive plants.

Exotic insects and exotic fungal infections (often spread by insects) are having an increasing impact on Michigan forests. Insects such as the emerald ash borer, gypsy moth, and beech scale are already impacting the Timbers Recreation Area. Additional pests that may be on the horizon include the hemlock adelgid, Asian longhorn beetle, and pine weevil. Additionally, fungal diseases such as oak

wilt, beech-bark disease (which follows behind the beech-scale), and white pine blister rust can all have devastating impacts on northern forests. Forest management activities may play a role in preventing or mitigating damage from some of these pests.

4. Forest health: Even in the most “pristine” areas of property, human disturbance has changed the composition of the forest stands. Agriculture, timber harvest, disease, soil erosion, and other factors have changed the species composition and relative abundance of species, even in the northern mesic hardwood forest type that would have been the pre-settlement vegetation of all upland areas of the property. Thoughtful forest management, including both timber harvesting and tree planting, can play a major role in improving forest health and resiliency and accelerating the pace of recovery of forest stands to a more natural state. The area between Fern and Page Lake represents the forest type most likely to have occurred on the property prior to European settlement. The forest has a multi-level structure, with large diameter canopy trees. The “Windthrow Area” is the result of a natural disturbance that would have been the most common type of large scale disturbance in this habitat type. Other disturbance would have typically been the loss of canopy trees to lightning/disease/windthrow, etc. which would have led to small gaps in the forest, allowing the release of understory trees. Fire would have been a very rare occurrence in these forests. Other hardwood stands on the property show more evidence of human disturbance, with more recent clearing, or repeated harvest of all large diameter trees creating more of an even-aged canopy structure, with fewer mid-story canopy trees and a more developed understory layer. Timber harvest to mimic natural disturbance regimes could accelerate the succession of these stands to a more pre-settlement structure, if desired. Planting of under-represented tree species could also help create additional diversity to these stands.

The conifer plantations on the property represent a forest type that does not occur naturally. These trees were planted tightly together in rows creating near monocultures with little understory vegetation and little value to wildlife. Typically these plantations are thinned periodically to maximize the timber production, with the site either being re-planted with conifers, or allowed to revegetate naturally. Because most of the conifer plantations at the Timbers Recreation Area have never been thinned, many of these trees are spindly and unhealthy. Many of these stands could be thinned to allow what understory there is to release and create a more diverse and healthy habitat. The red pine stand to the north and west of Hunters Ridge Drive, in particular, would benefit from this type of management. Removal of all of the Scots pine, an exotic species that can be invasive, would be recommended if any conifer stands are thinned on the Property.

5. Maintaining habitat diversity: Over time, it can be anticipated that the entire upland area of the Property would revert back to northern mesic hardwood forest. Active management will be required to maintain the early-successional forest type on the property. This forest type provides diversity for many wildlife and plant species that might not otherwise be found at Timbers. Similarly, it provides a more diverse user experience by providing different visual surroundings for hikers and other trail users, and provides good habitat for numerous game species, including ruffed grouse, wild turkey, and whitetail deer. However, because these forest types are adapted to colonizing disturbed environments, management techniques to perpetuate these forest types are very intensive. Clear-cutting, seed tree harvests, and other techniques can be very upsetting to the public, and a very proactive educational campaign would be recommended in conjunction with this type of activity.



#### **RECOMMENDATION:**

No active management is recommended for the hardwood or early-successional forest stands on the property. It is recommended that the red pine plantations be thinned to allow for succession to a more natural forest type. Thinning should target the least healthy/robust pines and gap creation to promote hardwood release and to retain the largest pines as a forest component. Because this is a timber stand improvement, rather than a commercial type of harvest, and because the disruption of heavy equipment is unwanted, it is recommended that this work be done with hand crews and chainsaws. Felled trees can be left on site to provide a coarse woody debris habitat component to the forest floor for salamanders, snakes, small mammals, and other wildlife, which is currently lacking in these plantation areas.

### **Non-Forest Habitat Management**

The non-forested habitats are located primarily in the northern half of the property. These areas primarily consist of non-native grasses and forbs on soils that are predominately considered moderately to severely wind-eroded. There are several options for this type of habitat, depending on the desired uses of the Property:

1. Allow the open areas to naturally reforest. Over time, the forests around these open areas will encroach into the weedy fields, in addition to pioneer species such as staghorn sumac, red pine, and bigtooth aspen will begin to colonize these fields. This process may be speeded-up through active management, including the planting of early-successional tree species.
2. Maintain the open areas through active management. Periodic mowing and/or prescribed fire can kill back woody vegetation and maintain these open areas, maintaining habitat and visual diversity. Habitat value of open grassland may be enhanced by establishing native grasses and forbs, although this is a relatively intensive management strategy with relatively high cost for establishment and maintenance.
3. Convert to more intensive recreational use. Because of the low-quality of the soil and existing vegetation, these non-forested areas of the property are the most suitable for more intensive recreational activities, such as ball fields, disc golf, kite flying, sledding, archery range, picnic facilities, etc. This type of activity may be best suited to the open area nearest the parking lot, to eliminate the need for roads into the interior of the Property. Activities or the development of amenities to accommodate those activities that were not included in the application to the Michigan Natural Resources Trust Fund may require prior approval from the Michigan Natural Resources Trust Fund.

#### **RECOMMENDATION:**

For the most part, active management is not required for this habitat type, which would allow these open fields to convert to forest over time. Because succession to forest is likely to be a slow process given the poor condition of the soils in these open areas, there is little reason to believe that a future management direction that called for a different management regime for some or all of these open areas would be problematic. If trail development and/or re-establishment is to be pursued, it would be recommended to plant trees along the trail corridors through the open field areas to protect the trail surface from precipitation and to promote the accumulation of organic matter to promote a more cohesive trail surface.

### **Riparian and Wetland Habitat Management**

With the exception of invasive species control, as described in the following section of this plan, there is little justification for active management within the wetlands on the property. The riparian wetlands around

Fern and Page Lakes provide a host of benefits to the water quality and to fish and wildlife. These wetlands provide high quality habitat for numerous amphibian and reptile species, spawning and/or foraging habitat for numerous fish species, habitat for animals such as otter, beaver, and muskrat, habitat for numerous bird species, including loons, bald eagles, and osprey, that are sensitive to human intrusion, and countless insects and invertebrates that provide the base of many of the food webs in these ecosystems.

## Lake Management

Fern Lake, by virtue of its physical connection to Long Lake with confirmed public access, is under the management authority of the Michigan Department of Natural Resources. Page Lake, does have public access due to the Township ownership, and the terms of the Michigan Natural Resources Trust Fund grant agreement, and therefore should be assumed to be under the management of the DNR. Conversations with the DNR fisheries biologist Heather Hettinger indicated that not only have Fern and Page Lakes not been surveyed by the DNR previously, they would be low priorities for biotic surveys due to the lack of access for their boats, as well as the low level of public use. She did indicate that they would be willing to assist a student/graduate student/NMC class with a fishery survey, if there was a student/class willing to take on this task. It is possible for the Township to post recommendations to users to protect the fishery in these two lakes, including voluntary limits on the size and number of fish that are more restrictive than state fishing regulations. Despite a stated public desire to provide a portage link between Long Lake and Fern Lake, the first priority needs to be protection of the biotic community in Fern Lake. Long Lake is a regional destination which accommodates large numbers of boats from the local community, as well as users from other parts of the state and the Midwest. Invasive species such as Eurasian milfoil and spiny water flea are known to occur in Long Lake, and due to its popularity, is at risk for other infestations of aquatic invaders. Fern Lake, due to its long history of limited and controlled access, does not appear to host any aquatic invasive species. It should be a management goal to prevent these species from establishing in Fern Lake.

### RECOMMENDATION:

Access to the lakes on the property should be focused into specific areas and those areas developed to handle the public access. Trampling/loss of vegetation around the perimeter of the lake can have detrimental effects to the ecology of the lakes, as well as to the scenic quality of the lakes. Movement of boats, bait, waders/wading shoes between lakes should be discouraged, particularly between Long and Fern Lakes.

## Invasive Species

As previously indicated, there are significant infestations of Oregon grape, periwinkle, and day-lily on the property. While these plants are not generally considered as much of a threat as invaders such as garlic mustard, oriental bittersweet, and Japanese knotweed, they are clearly capable of taking over the understory of the forests on the property.

### RECOMMENDATION:

It is strongly recommended that these infestations be treated until they are gone. Additionally, it is recommended that the rest of the property be fully scouted for other invasive species, and a treatment plan developed and executed to protect the property's wildlife habitat prior to the widespread establishment of new invasive species.

# Property Access, Uses, and Maintenance

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## Parking/Access

The existing 15-vehicle parking lot is appropriate for the current use of the property. As the popularity of the Timbers Recreation Area grows, particularly if more intensive recreational development occurs, additional parking will likely be needed. Disturbed areas around the existing parking lot, and accessible from Timbers Trail have ample room for much more parking capacity than the current lot, and should be able to accommodate any future uses from this location. Additionally, the property is publically accessible from Hunter's Ridge Drive in the Briarwood subdivision (although discouraged), and by boat from Long Lake. It is also privately accessible from Forest Lodge Dr., from the residents of that neighborhood. Improvement of the existing parking lot, or development of an additional parking lot to provide Americans with Disabilities (ADA) Act compliance (or a higher standard utilizing Universal Design concepts), will need to be constructed to facilitate the goal of providing site amenities to people of differing physical abilities as discussed in the following sections of this plan.

Hunter's Ridge: Currently there is at least one social trail accessing Timbers Recreation Area from Hunter's Ridge Dr.. Several neighbors have voiced concerns about non-neighborhood residents parking cars along Hunter's Ridge and accessing Timbers Recreation Area from these trails. The principle concerns focus on the parked cars accessing the property after daylight hours and in the wintertime impeding snow plowing on the subdivision roads. Two formal meetings were held to discuss this matter, and the Township and Conservancy have posted signs to direct parking away from that area and to the main trailhead off Timbers Trail.

Long Lake: Boat access to the publicly accessible islands in Long Lake has shown a demand for access to natural areas on Long Lake that are accessible by boat. If this is a use that is to be encouraged or expected, it would be prudent to develop infrastructure to handle this use.

Forest Lodge: Currently there are social trails accessing from 5 locations on Forest Lodge Dr.. It is recommended that the Township work with the neighborhood residents to agree to no more than two access points from Forest Lodge Dr., which will have trails incorporated into the Timbers Recreation Area trail system. The other access points and the trail spurs linking to the trail system should be de-commissioned to help alleviate the confusing network of social trails that cut through the southern portion of the property.

## Trails

Public input solicited through this planning process has indicated that trail amenities are one of the primary recreational components of this Recreation Area. Although only 1.8 miles of trail are currently marked and maintained by the Township and Conservancy, it is clear that additional clearing/mowing of some of the other trails is occurring and certainly hikers and other users of the Property are making use of the un-maintained trails. While many of the trails are redundant, or fade away in the open fields, the user experience could be enhanced by marking and maintaining additional trails, and by de-commissioning some of the confusing trail loops in the southern part of the Property. Hiking, mountain biking, snowshoeing, and cross-country skiing are all trail related activities that the public have indicated are important recreational activities

they would like to have accommodated and/or promoted at Timbers Recreation Area. Care must be given to prevent user conflicts, and to match trail designs with compatible uses to prevent resource degradation.

#### *Hiking/Snowshoeing/Cross-Country Skiing:*

There are some beautiful trail segments that could be incorporated into the official trail system that would provide additional distance to the trails, as well as diversity to the trail experience. These trails incorporate remnants of the former Girl Scout camp ski trails, and provide proper trail characteristics to allow for pedestrian use year round, as well as skiing in the winter.

#### **RECOMMENDATION:**

Expand the existing trails by upgrading and maintaining the following trail segments:

1. The old camp road heading north from the existing parking lot. This old road runs through a very scenic “tree tunnel,” and includes an old stonework drainage-crossing that is likely original to the Armour Estate.
2. The ski trail connecting the segment described in #1 above, through the north-central portion of the property and connecting to the existing maintained loop about 700 hundred feet east of the Health Center. This trail crosses through a bit of open field, through much of the dry-mesic disturbed forest and around the west side of the kettle hole wetland. This trail provides a different forest experience than much of the rest of the property.
3. A loop that parallels the north shore of Fern Lake, running south of the main access to the barns, implement sheds, and Dining Hall. For the casual trail user, this will provide a more natural trail segment than walking down the sandy road along the buildings, and includes particularly good wildlife viewing along the edge of the upland/wetland interface. It has the added bonus of providing a route for property users if/when there are events or more intensive uses of the buildings.
4. The loop segment that follows the west shore of Page Lake, parallel to Forest Lodge Rd., and back to the main trail near the SW corner of Fern Lake. This trail provides access to Page Lake, and traverses the most pristine forest habitat on the property.

Incorporating these four loops would increase the maintained trail length to a length of about 3.6 miles. If restored, these new loops should be blazed and marked with numbered sign posts and maps that match the existing maintained trails. Benches and interpretive signage along the trails were both popular suggestions from the first public input session. Bench locations should be in scenic locations and/or in the vicinity of the most physically-demanding trail segments. Interpretive signs could focus on multiple topics including habitat, wildlife, geology, and property history.



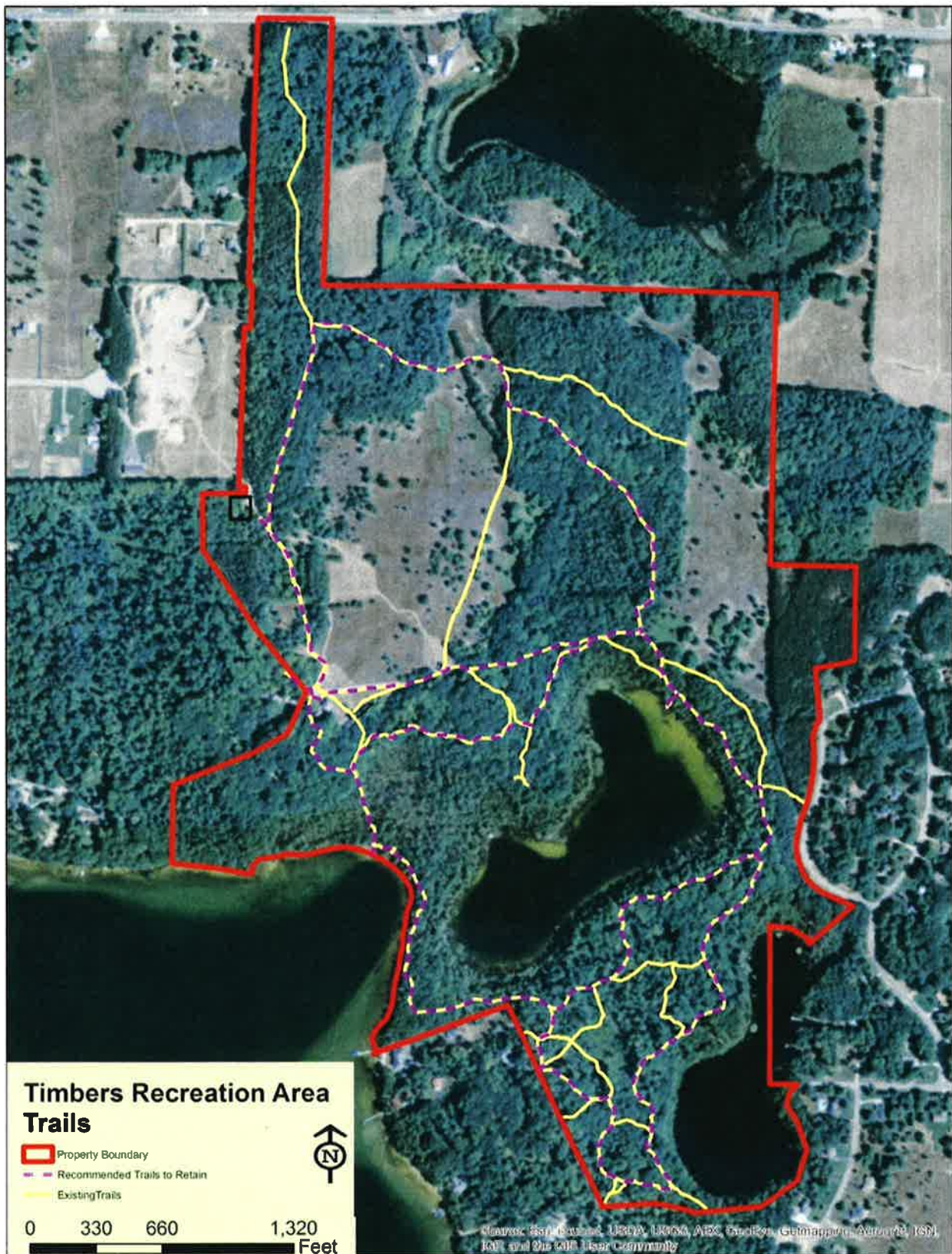


Exhibit 5. Recommended expansion of the existing hiking/skiing trails at the Timbers Recreation Area.

### *Accessible Trails:*

In addition to the existing set of relatively unimproved trails, the application to the Michigan Natural Resources Trust Fund indicated that improved trails to accommodate people of differing physical abilities would be a priority for development, specifically:

*Development of an ADA-accessible parking area and other recreational amenities would commence upon closing on the transaction and development of a management plan within the first year of ownership. It is envisioned that other implementation tasks will include more trails, and ADA-accessible trails, restrooms, picnic areas and fishing platforms within the first five years of ownership. Development of these amenities will be contingent on the availability of funds and volunteers. As noted below, the Township with the assistance of the Conservancy will be seeking out grants from area foundations and possibly a development grant from the Michigan Natural Resources Trust Fund for development of ADA and universal access (UA) amenities.*

The location of the Timbers Recreation Area near Traverse City and its easy access by car or by regional bus service, combined with the fantastic natural attributes of the property provide the potential for the Timbers Recreation Area to become a regional destination.

Although physical limitations of the property may make it impossible to provide the same user experiences for users of a universally-designed trail, it is always the goal to provide as many of these amenities and experiences as possible. There are several possibilities for a universally-designed and constructed trail to provide a quality trail experience, and to provide access to one or more of the three lakes on the property.

### **RECOMMENDATION:**

Potential locations of universally-designed trails and facilities are listed below. The Township is enlisting the assistance of an engineering firm with experience in design and construction of these types of facilities to determine the feasibility and cost of the proposed developments. Likewise, the Township and Conservancy will continue to work with the Disability Network and other constituents with physical disabilities, who require this level of development to be able to visit places like the Timbers Recreation Area, to ensure the proposed amenities are best suited to provide a high-quality experience to its intended users.

The preferred option would be to create a trail from existing parking lot to Long Lake and the west end of Fern Lake. This is the most attractive option in terms of capturing the greatest extent of the user experience at the property. There is access to the beach area on Long Lake, as well as a more shaded, scenic site slightly further south to provide an endpoint for the trail. From that location there is a cleared trail of sorts to Fern Lake. A boardwalk of approximately 150 feet would provide access to the shore of Fern Lake, and the possibility of a fishing platform. This would provide one trail for all users to two of the lakes on the property. This would also allow for the possibility of a universally-designed swimming facility with Mobi matting, if desired at some future time. Because a similar facility already exists at Taylor Park, it is not recommended for implementation at this time. A trail at this location does, however, provide some real challenges to overcome. The slopes between the Barn/Implement Shed and the lakefront are much too steep to accommodate a universally-designed trail, or to meet the minimum ADA standards. It may be possible to utilize a series of switchbacks to lengthen the trail and lower the slope, but will require professional engineering. Creation of a switch-backed trail will increase the distance, making the trip from the parking lot to Fern or Long Lake somewhere close to a mile (two miles round trip), which may be too long for some users. A secondary concern is the condition of the camp road as it passes through the hardwood swamp and along the shore of Long Lake. These areas are currently saturated, and were



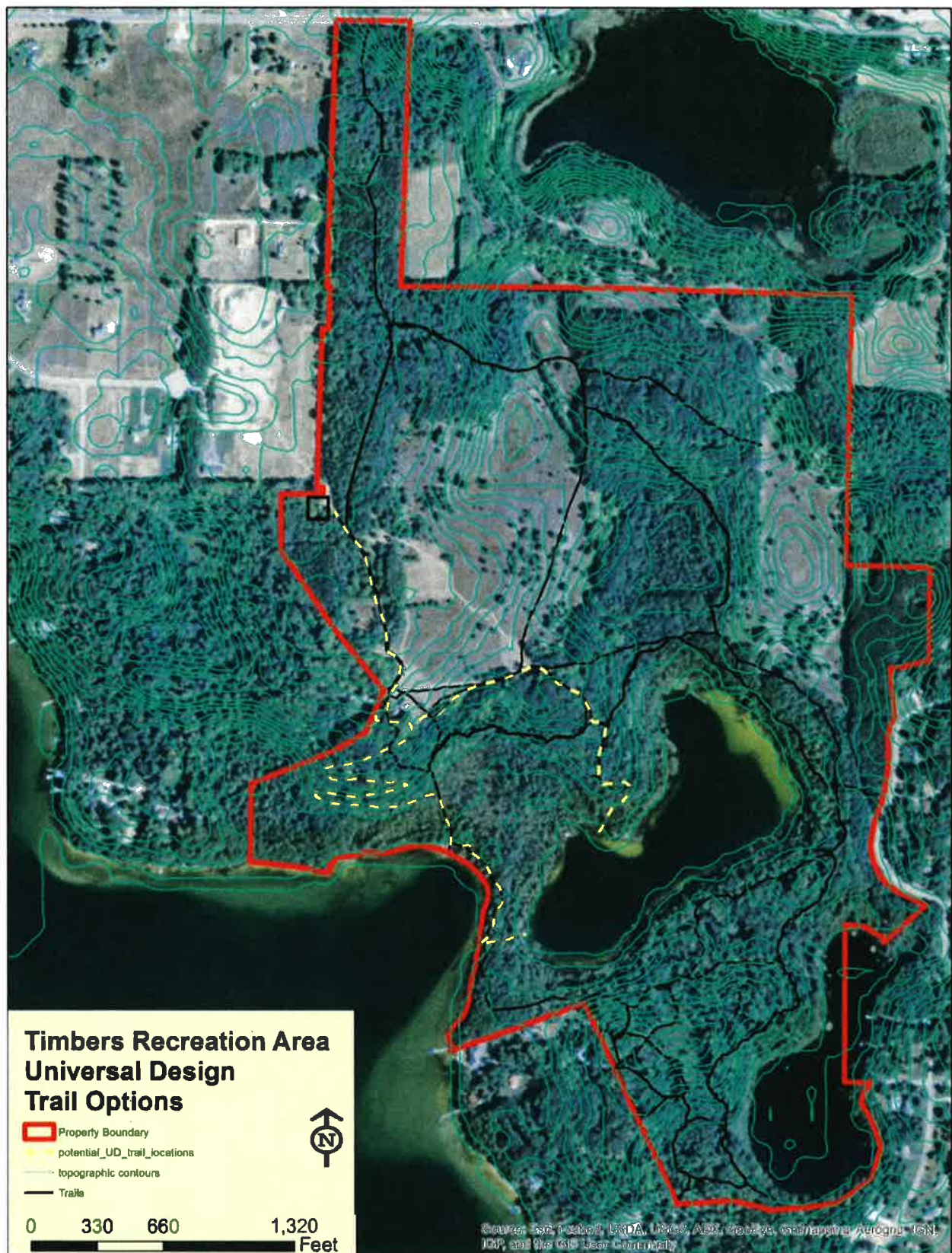


Exhibit 6 . Potential locations of future Universally-Designed trails to accommodate users of all physical abilities.

inundated for an extended period of time during the spring of 2015 due to high water levels in Long Lake and a beaver dam on the stream between Fern and Long Lakes. Improvement of this section may require significant infrastructure to create a sustainable trail.

A second option would start from the existing parking lot and follow the route of the preferred option for the first quarter mile before heading to the southeast and following the path to the former Birches campsite, ending in a short boardwalk and fishing platform on Fern Lake near the old boathouse. This option provides a similar amenity on Fern Lake as the first option, but does not provide access to Long Lake. The trail is approximately 6/10 of a mile (1.2 miles round trip), which may be considerably more manageable for some trail users, but the trail is also less visually-interesting than the other option, and the boardwalk/fishing platform would be more extensive than at the other site.

Public input regarding the trail location, particularly from the Disability Network and other user groups will be important in shaping this decision. Preliminary trail engineering to develop cost estimates for these options will also be pursued to inform this decision. As is the case with the rest of the trail network, benches and interpretive signs should be thoughtfully placed along these trails, and because these trails are the most inclusive, they should be the priority for placement of interpretive signs.

### *Mountain Biking*

Mountain biking is an additional trail use that has been suggested at the Timbers Recreation Area. Because the existing trails at Timbers Recreation Area, for the most part, do not follow sustainable design principles, and due to the heavy hiking use and likely addition of universally-designed trails, it would be important to create new bench-cut single-track trail for mountain bike use. To minimize future trail-user conflict, the northern half of the property would be the most appropriate location for these trails. Further, due to the wind-eroded soils and the general problem of trail-cupping in un-forested areas, these trails would need to be kept out of open areas whenever possible. Given these parameters, it appears that the maximum bike trail length would be somewhere in the vicinity of five miles. Whereas a generally accepted standard trail length of ten miles is considered necessary for the trail to become a “destination trail,” it does not mean that mountain bike trails couldn’t be a well-utilized component of the Timbers Recreation Area. The trail would likely be used by the “neighborhood” of users who live close enough to ride a bike to the property and incorporate the trails. Also, given the gentle terrain and short distance, this could be an ideal trail for beginners, families/younger riders, and a convenient “after work” ride for residents on the west side of Traverse City. Finally, creating a series of small loops and connector segments can allow for creating multiple routes which allows for riders to go longer distances without repeatedly riding the same loop. It should also be noted that the Township-wide recreation survey conducted during the summer of 2015 indicated a very high level of desire for regional bike trail connections. A short trail system at Timbers Recreation Area might be more attractive and viable if there were opportunities to link it to other trails or to bike lanes along existing county roads. A final consideration is for the Township to consider other Township holdings to determine if there are more suitable sites for developing mountain bike trails. Other public land may provide more opportunity to create longer trails and/or better linkages to other roads and trail systems which could result in a much more desirable amenity.

### **RECOMMENDATION:**

Given the strong public support for mountain biking at the Timbers Recreation Area, (and the general support for it in the Township), mountain biking appears to be a recreational priority for the Township. While mountain biking is a use that is compatible with the vision for the Timbers Recreation Area, and could be accommodated in the northern half of the Property, it would be prudent to look at this issue from



a wider perspective than strictly a Timbers issue. The Township Parks and Recreation Committee should evaluate the possible venues for mountain biking within the Township based on: 1. Distance of trail that is feasible, 2. Potential for user-conflict, 3. Diversity of terrain/challenge level, and 4. Potential for regional connection, at a minimum before committing the resources to constructing a mountain bike trail system.

## **Waterfront Amenities**

The inland lakes of the Timbers Recreation Area are one of its defining features, and played a central role in the use of the property as a Girl Scout camp. As been the case historically, the Long Lake frontage provides the most suitable location for more intensive waterfront usage. Camp activities including swimming, sailing, paddling, and fishing were all undertaken at this location. Its open, sandy frontage provides for numerous options depending on the resources the Township wishes to spend on developing and managing this area. Some potential options include:

### *Swimming:*

The frontage at this location provides a sandy bottom that is conducive to swimming, and at normal water levels, a dry sandy “beach” area. The area is also relatively level, and could accommodate the use of Mobi Mats in conjunction with universally-designed trails to allow people with limited mobility and other physical disabilities to use this location for swimming. However, given that the Township operates two parks with beaches on Long Lake, including a handicap-accessible beach at Taylor Park, there may not be much demand for a beach at Timbers Recreation Area, particularly considering the trail distance to access this site.

### *Fishing:*

The bay at this location has easy access to deep water, without having to construct a dock that is impractically long. This could be accomplished in conjunction with boat-in access as described below. Fishing for species such as yellow perch, smallmouth bass, rock bass, and walleye is likely fair from this location.

### *Boat-in Access:*

Since this Property has become open to the public, small numbers of power boaters on Long Lake have accessed the property, primarily when the Girl Scout dock was still installed in Long Lake, providing a place to secure boats. If this area is to be used for swimming and fishing, there could be user conflicts, unless infrastructure was installed and maintained to handle the boat traffic and provide safe places to moor a boat away from swimming area. The former Girl Scout dock is still in working order, and could be repurposed to accommodate this use.

### *Non-motorized boat storage:*

In recent years, unauthorized storage of canoes, kayaks, stand-up paddleboards, paddle boats, and rowboats has been a recurring problem on all three lakes on the Timbers Recreation Area. As these vessels can be stored on land, and aren’t as hazardous to swimmers as power boats, this may be a use that could be accommodated. The construction and installation of boat racks to handle small boats such as canoes, kayaks, sunfish-type sailboats, rowing shells, etc., could be a very attractive amenity for frequent users of the property. Distribution of these storage slips could be done in any number of ways, and if allowed by the Michigan Natural Resources Trust Fund, a small yearly fee may be applicable to pay for those slips. Additionally a rack for day use for people accessing the property from the water by non-motorized watercraft could be a useful amenity for the public. Signage could be used at these storage sites to

discourage the movement of these boats between waterways, and to provide information about proper protocol to clean boats/equipment before moving between bodies of water.

#### *Picnic Area:*

The Long Lake frontage is well-suited for picnic facilities, and would be a particularly attractive amenity in conjunction with a swimming beach. The prevailing westerly breeze off of Long Lake helps ward off mosquitoes that can be a real problem during certain times of the year, and the views of the lake from this location are beautiful. During the first public input meeting, picnic areas on the water with bathroom facilities was rated as the top recreational priority for the Timbers Recreation Area.

#### **RECOMMENDATION:**

This area will likely be the most common destination for the public using the property, and should be developed appropriately to handle this anticipated use. Regardless of the future location of a universally-accessible trail, it would be prudent to improve the existing access to the lakefront to allow for vehicle access for management purposes and for the installation/maintenance of bathroom facilities. Seasonal installation of the existing dock would accommodate transient boat docking and provide some limited fishing access, while steering these uses away from the sandy area to the north (where the life-saving equipment is located) that gets some use as a swimming area. Picnic tables near both the swimming area and boat dock would be appropriate. Signs should be installed discouraging the movement of boats between Long and Fern Lakes, especially if there is a dock or other access constructed on Fern Lake near that location.

Fern Lake is less accessible, and unique in its lack of shoreline development. Options for this lake could include minimal development to maintain a more “wilderness” feel to this lake, with a single viewing/fishing dock at the end of the universally-designed trail, and the maintenance of the existing trail access at the NE end of the lake. The suggested locations of the terminus of the universally-designed trail were selected so as not to be visible from the existing access point (and vice-versa) to promote the feeling of having the lake to oneself. More intensive development of recreational amenities on Fern Lake could include non-motorized boat storage racks at the current access point, and developing additional fishing docks around the lake, if there is a demand for that level of fishing access. Input from the public indicated that a fishing platform on Fern Lake (or more than one) would be a very high priority.

#### **RECOMMENDATION:**

Construction of a fishing platform on the southwest end of the Lake would provide a highly desirable recreational amenity to the Timbers Recreation Area, particularly in conjunction with a universally-designed barrier-free trail. The existing access on the NE side of the lake should remain in a relatively undeveloped state. The addition of a rack for canoe/kayak storage and picnic tables would also be suitable uses for this side of the lake.

Page Lake offers perhaps the least desirable lake frontage. It is the furthest distance from the existing access points, is the smallest lake, and has some residential development. Like Fern Lake, it could provide some fishing access in the form of a fishing dock, although little is known at this time about the quality of the fishery. Several local residents have been storing boats on the shores of Page Lake (paddle boats and row boats). As discussed previously, it may be a useful amenity to offer boat storage on the Property to allow for access to Page Lake.



Exhibit 7: Proposed improvements to the Long Lake/Fern Lake waterfront areas

**RECOMMENDATION:**

Currently there is little public demand for recreational infrastructure at Page Lake. For the term of this plan, it is recommended that no improvements be made to provide access to Page Lake. Resources should be allocated to higher priorities, while also preserving the undeveloped nature of the southeastern portion of the property.

**Buildings**

The camp buildings present both opportunities and challenges. These buildings range from non-descript, utilitarian structures, like outhouses, to buildings that are original to the Armour estate that hold historical and architectural significance. Recommendations provided herein are given with the caveat that some uses may require a level of due diligence that exceeds the capacity of this plan, in order to determine the feasibility of those uses.

The draft site plan submitted with the Michigan Natural Resources Trust Fund included plans for some of the existing buildings. These specified uses are expected to continue, at least in the short term, including: use of the Arts and Crafts Barn as workshop and storage space for Long Lake Township Maintenance staff, and the Barn, the Implement Shed, and Canoe Shed for storage and maintenance use. Consideration of other uses should be explored for one or more of these buildings, although any other use would require the approval of the Michigan Natural Resources Trust Fund.

Consideration should be given to evaluating the existing latrines, and identifying which of these existing bathrooms would make sense to keep and maintain for public use. This, of course, will depend on the configuration of the trails and other recreational amenities to determine the number of latrines that should be kept and what locations make the most sense. If the Bath House is converted to a picnic facility, it would be prudent to keep the latrine in that location as well. Strong consideration should be given to removing the latrines not being used to eliminate “attractive nuisance” issues with the unused latrines, and the waste pits remediated to health department standards.

The Dining Hall and Health Center and approximately one-acre of land around them were excluded from the Michigan Natural Resources Trust Fund grant. For this reason, restrictions on the use of these buildings are only constrained by state and federal law, local zoning, and self-imposed regulations, based on the project descriptions provided to the donors, volunteers, neighbors, and the public that supported the project. Although both buildings have historically had water and electricity, these utilities are currently shut off. Well infrastructure would need to be replaced in order to restore water to these buildings. It is difficult to justify the maintenance for these buildings (or many of the others on the property), without active uses that benefit the public or the Township through active use or income-generating potential. Any intensive use of these buildings may likely have a detrimental effect on the use of the rest of the property as a recreation and natural area.

**RECOMMENDATION:**

Maintain the Arts and Crafts Barn, the large Barn, and the Implement and Canoe Sheds for their current uses. Clean-up and maintain the latrine on the SE side of Fern Lake, and add a picnic table or tables at this location. Retain the latrine and Bathhouse at the former Birches camp area on the north side of Fern Lake, until a final route for a universally-designed trail is determined. If the universally-designed trail does not utilize this area, remove these two buildings. Without a trail accessing Fern Lake, this is a less desirable



picnic spot than the SE side of Fern Lake or the Long Lake waterfront, where it is easier to access the shore. Remove the remaining latrines.

The most convenient recommendation would be to remove the Dining Hall and the Health Center. However, there is considerable public sentiment to retain and use the Dining Hall for some purpose including suggestions from the public meeting for its use as an interpretive/visitor center, event space, education/day camp, and conversion to an open-air pavilion. It would be prudent to revisit the use of these two buildings in a more coordinated fashion, including not only parks and recreation input, but also community and business representatives to help better analyze the long-term viability of these types of uses, development of business plans, along with compatibility with the use of the buildings with the primary goal of providing a high-quality outdoor recreational experience.

### Winter Use

Many of the existing trails at the Timbers Recreation Area were created as cross-country ski trails during the time it was operated as a camp. Other activities, including snowshoeing and ice-fishing are becoming increasingly popular at Timbers Recreation Area, and additional amenities such as a sledding hill could be maintained with little additional cost or maintenance.

Snowshoeing can be accommodated without any active maintenance, especially with well-marked trails that prevent users from getting lost. Grooming is not necessary as long as there is sufficient use to keep trails packed-down. Intrepid users may also choose to explore the property without following any trails. Ice fishing does not require any additional management/maintenance, and access to the lakes would likely follow existing hiking trails/snowshoe routes.

In contrast to hiking/biking trails which are most sustainable when they remain narrow and are bench-cut into the side slopes of hills, cross-county ski trails are better suited, to wider openings, with different terrain restrictions. Because skiing doesn't disturb the ground layer, they can incorporate fall-line trails, and open areas. With hiking and biking trails water management, soil stability, and erosion are the manager's biggest concerns. With ski trails, flat trail surfaces and snow availability are paramount. Maintaining ski trails well is a big commitment, as grooming needs to be done often, both to pack newly fallen snow, and to prevent ice and ruts during periods of no snow or during freeze and thaw cycles. Grooming for classic skiing only, rather than for both classic and skate-skiing requires less equipment and can be done less frequently. If ski trails are to be groomed on the property, snowshoeing should not be allowed on groomed ski trails, as it ruins the tracks, particularly for classic skiing.

### RECOMMENDATION:

Groom hiking trails for classic skiing on a trial basis to determine cost, time-commitment, and level of use by the public. If snowshoe/hiking use of the ski trails becomes problematic, consider grooming one side of the trail for skiing, and packing the other side of the trail for walkers/snowshoers. Signs may need to be posted to encourage proper trail etiquette.

### Hunting and Trapping

Providing hunting, trapping, and fishing opportunities to the public is a major focus of the Michigan Natural Resources Trust Fund; the success of the Timbers Michigan Natural Resources Trust Fund grant application was due, in part, by the inclusion of these activities at the Timbers Recreation Area. Signs at all maintained entry points should indicate that hunting and trapping are allowed on the property, and trail users should be encouraged to wear brightly-colored clothing when using the property in the fall. Rules for

hunting the property must follow state-land rules. DNR conservation officers should be made aware that Timbers Recreation Area is public land open to hunting.

### Boundaries

All boundaries should be clearly defined and marked. Existing wire-strand boundary fences should remain in place. Fence posts from chain-link fence along the eastern boundary should remain in place, with signs identifying the posts as being the Timbers Recreation Area boundary. Signs and posts should be installed along the otherwise un-marked property boundaries; the area between the Timbers Recreation Area and the Troop House Area that was formerly part of the Timbers property, should be a priority. Because this area was formerly part of the Girl Scout camp, it has a high potential for trespass issues.

### Signage

All existing signs, maps, kiosks, and trail markers for Timbers Recreation Area have been designed and installed by GTRLC. In order to provide continuity, it is recommended that this arrangement be continued.

### Preserve Rules

All rules for Long Lake Township natural areas as established by Long Lake Township Natural Area Rules Ordinance No. 105 of 2008 and as amended by Ordinance 108 of 2008 shall apply to the Timbers Recreation Area, with the following exceptions:

- The property will be open from 4am – 12am (allows for non-daylight activities year-round, such as: sunset viewing, night-sky programs in the summer, access for hunting/fishing, prior to dawn, etc. without allowing for camping or other overnight use).
- Open fires are prohibited
- Hunting, fishing, and trapping are allowed subject to all State of Michigan regulations.
- Pets are allowed on the premises subject to the Grand Traverse County Animal Control Ordinance as excerpted herein:

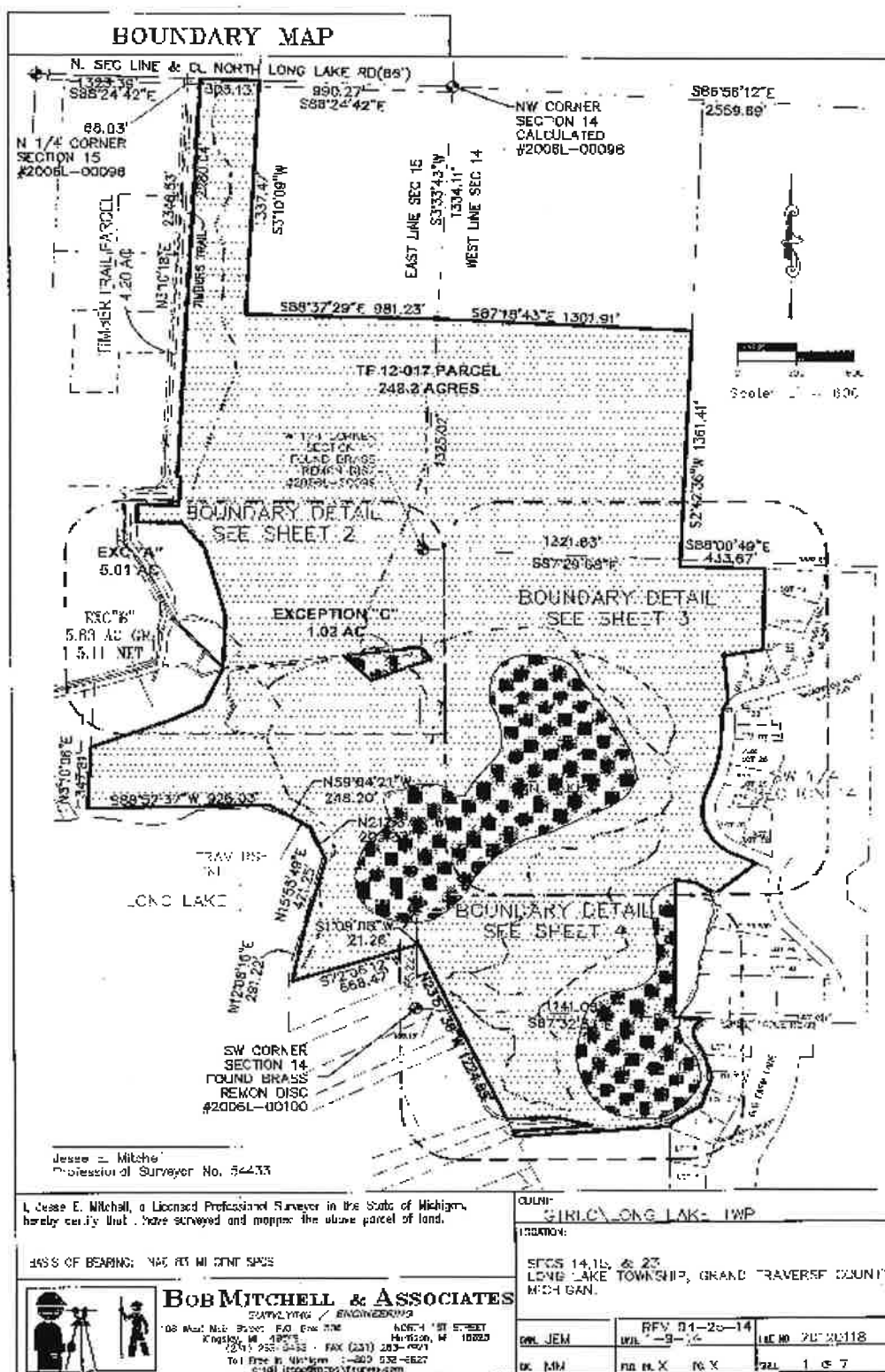
*ARTICLE IV: OWNER RESPONSIBILITIES Section: 401 No person shall intentionally, or by failure to exercise due care, allow a dog to run at large, stray, or otherwise be off the owner's premises unless held on leash, subject to the exceptions found at MCL 287.262.*

*It shall be unlawful for any person to own any dog 6 months old or over, unless the dog is licensed as hereinafter provided, or to own any dog 6 months old or over that does not at all times wear a collar with a tag approved by the director of agriculture, attached as hereinafter provided, except when engaged in lawful hunting accompanied by its owner or custodian; ...or for any owner to allow any dog, except working dogs such as leader dogs, guard dogs, farm dogs, hunting dogs, and other such dogs, when accompanied by their owner or his authorized agent, while actively engaged in activities for which such dogs are trained, to stray unless held properly in leash.*

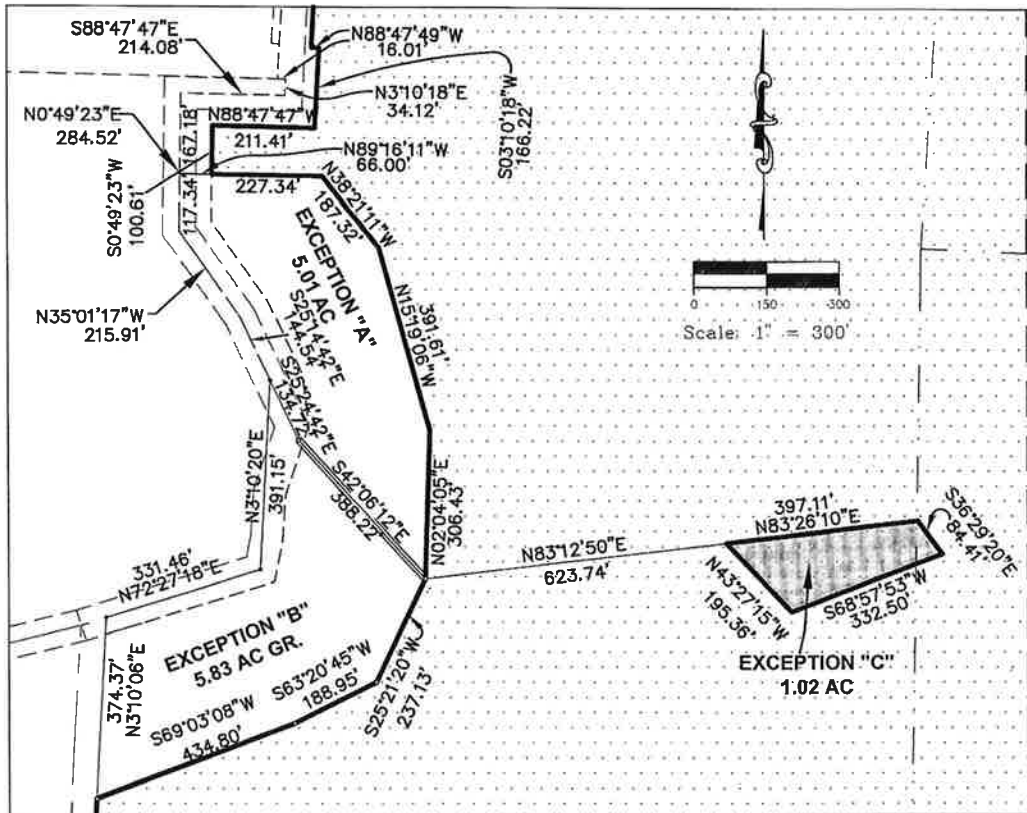
# Management Plan Implementation Schedule

<b>Description</b>	<b>Responsible Party</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Remove chainlink/barbed-wire fencing	GTRLC	x				
Remove "no trespassing" and other boundary signs not located on property boundary, and post additional boundary signs, where needed	GTRLC	x				
pine-plantation thinning	GTRLC		x			
Complete MOU	GTRLC and LL Twp.	x				
Invasive species scouting and treatment	GTRLC?	x	x	x	x	x
re-establish existing trails to expand hiking, snowshoeing, and skiing opportunities, including blazing and signage	GTRLC	x	x			
	GTRLC and LL Twp.	x				
Develop a plan for a universally-designed trail	GTRLC and LL Twp.			x	x	
Construct fishing platform on Fern Lake. Ensure that platform will be compatible with future universally-designed trail	GTRLC and LL Twp.			x	x	
Construct Universally-Designed trail and upgraded parking lot	LL Twp.		x			
Township-wide mountain bike trail planning	GTRLC and LL Twp.	x				
Place picnic tables in locations throughout the property	LL Twp.	x	x	x	x	x
Install dock seasonally	GTRLC	x				
Install signs discouraging boat movement between lakes	LL Twp.	x				
Re-furbish/maintain latrine on the east side of Fern Lake in conjunction with picnic table placement	LL Twp.		x	x		
Remove remaining latrines	LL Twp.					
Maintenance of Large Barn, Art and Crafts Barn, and Implement Sheds	LL Twp.	x	x	x	x	x
Develp plan for Dining Hall and Health Center	LL Twp.	x	x			
	GTRLC and LL Twp.	x	x	x	x	x
Cross-county ski grooming	GTRLC	x				
Post rules for the Timbers Recreation Area	GTRLC and LL Twp.	x				
Recruit and manage volunteer group	GTRLC and LL Twp.	x	x	x	x	x
Scout for and remove hazard trees and other trail maintenance	GTRLC and LL Twp.	x	x	x	x	x
Maintain property-maintenance equipment	GTRLC and LL Twp.	x	x	x	x	x
Educational programming	Twp.	x	x	x	x	x





# DETAIL MAP



BOUNDARY DETAIL: 1"=300'

MATCHLINE - SEE SHEET 3

Jesse E. Mitchell  
Professional Surveyor No. 54433

BASIS OF BEARING: NAD 83 MI CENT SPCS

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land.

CLIENT:  
GTRLC\LONG LAKE TWP

LOCATION:  
SECS 14,15, & 23  
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,  
MICHIGAN.



**BOB MITCHELL & ASSOCIATES**  
SURVEYING / ENGINEERING

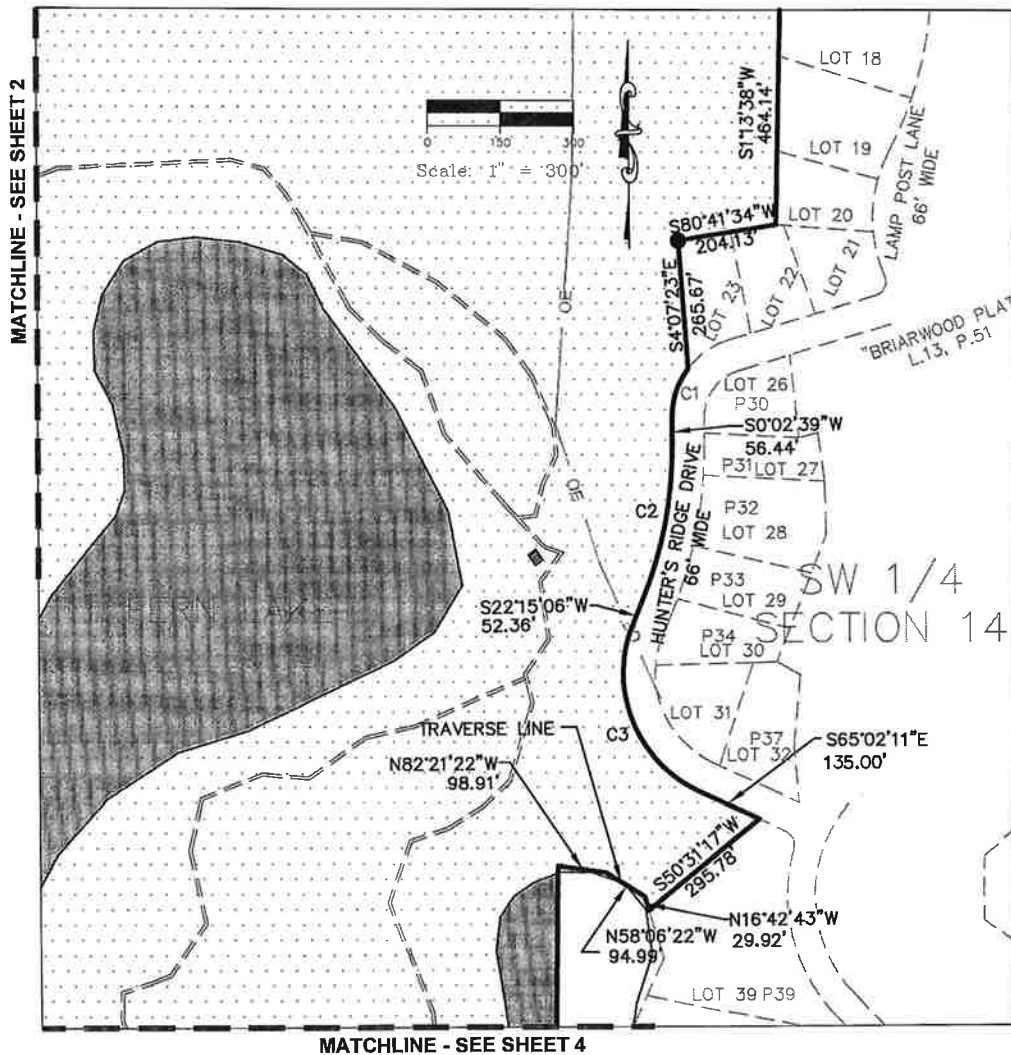
108 West Main Street P.O. Box 306 NORTH 1ST STREET  
Kingsley, MI 49849 Harrison, MI 48625  
(231) 263-5463 FAX (231) 263-7921  
Toll Free In Michigan 1-800-533-6627  
email jesse@mapcivilsurvey.com

DRWN. JEM	REV 4-25-14 DATE 1-9-14	FILE NO. 20120118
CK. MM	FLD. BK. X PG. X	SHEET 2 OF 7

# DETAIL MAP

## CURVE TABLE

L	RAD	CHORD
C1= 106.85	166.37	S18°26'32"W 105.02
C2= 332.82	858.66	S11°08'53"W 330.74
C3= 409.67	268.91	S21°23'32"E 371.19



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		SHEET 3 OF 7



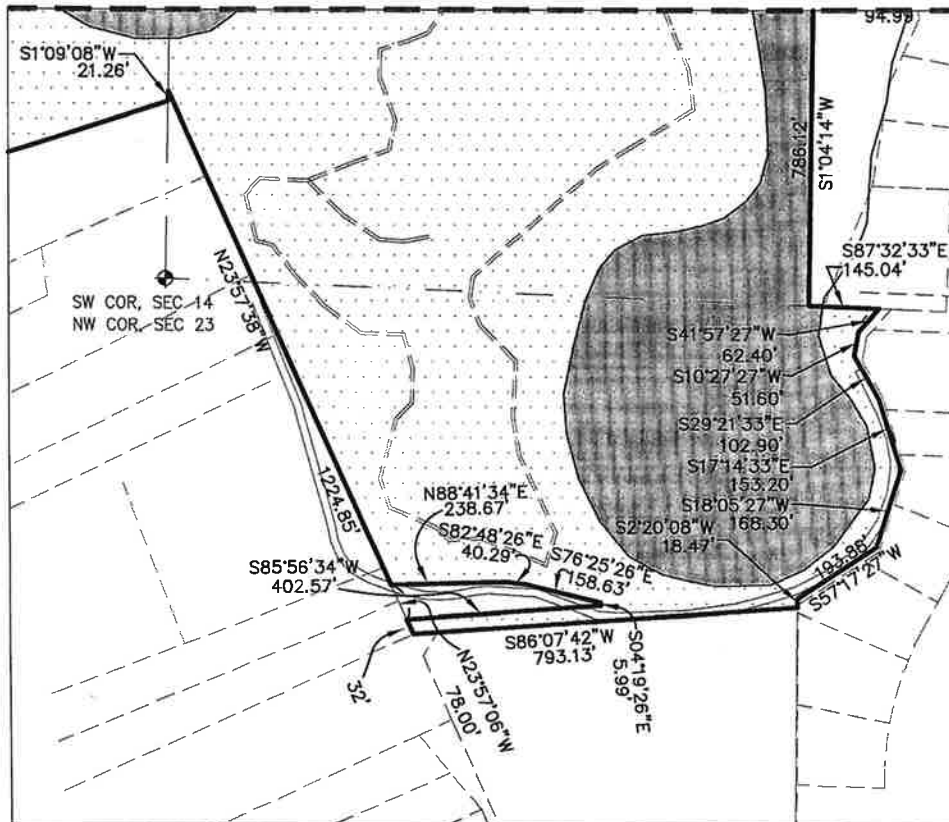
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Scale: 1" = 300'



MATCHLINE - SEE SHEET 3



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OWN. JEM	DATE 1-9-14	FILE NO. 20120118
CK. MM	FLD. BK. X	PG. X
		SHEET 4 OF 7

## DESCRIPTION

**LEGAL DESCRIPTION**  
**TF 12-017 PARCEL**  
**248.2 ACRES**

Real property in the Township of Long Lake, County of Grand Traverse, State of Michigan, described as follows:

The East 300 feet of the West 353 feet of the Northeast quarter of the Northeast quarter of Section 15; the Southeast quarter of the Northeast quarter, Section 15, except the West 53 feet; the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 14; the Southwest quarter of the Southwest quarter of Section 14, Lot 1 of Section 15, and the Northwest quarter of the Northwest quarter of Section 23, except; Commencing at a point on Section line 171.6 feet East of the corner common to said Sections 14, 15, and 23; thence North 26 degrees 10 minutes West 407.1 feet; thence South 69 degrees 39 minutes West 678 feet to point of beginning; thence North 69 degrees 39 minutes East 678 feet; thence South 26 degrees 10 minutes East 1207.1 feet; thence North 83 degrees 55 minutes East 807.7 feet more or less to eighth line; thence South to eighth post; thence West 80 rods to section line; thence North 80 rods to Section corner; thence West to shore of Long Lake; thence Northerly 130 feet more or less to point of beginning. Also except that part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, T27N, R12W, Long Lake Township, Grand Traverse County, Michigan, more fully described as follows: Commencing at the NW corner of said Section 23; thence along the North line of said Section S89°33'05"E 171.60 feet; thence S26°10'00"E 688.11 feet to the point of beginning; thence N86°41'37"E 238.67 feet; thence S84°49'21"E 40.29 feet; thence S78°36'02"E 158.63 feet; thence S06°20'41"E 5.99 feet to the North line of a strip of land 32 feet wide recorded in Liber 179, Page 80; thence along said line S83°56'20"W 402.57 feet; thence N26°10'00"W 77.64 feet to the point of beginning (Tax Parcel No. for exception is 28-08-023-009-10).

That part of the Northeast quarter of the Northwest quarter of Section 23, described as: Beginning 1177 feet West of the quarter post in the North line of Section 23; thence assuming the said North line of Section 23 to be a true East and West line, run South 39 degrees 30 minutes West 62.4 feet; thence South 8 degrees West 51.6 feet; thence South 31 degrees 49 minutes East 102.9 feet; thence South 19 degrees 42 minutes East 153.2 feet; thence South 15 degrees 38 minutes West 168.3 feet; thence South 54 degrees 50 minutes West 174 feet to the North and South eighth line; thence North on eighth line 85 feet, approximately to South shore of Page Lake; thence Northerly along East shore of Page Lake to a point 142.3 feet West of the place of beginning; thence East along Section line 142.3 feet to place of beginning. All being in Town 27 North, Range 12 West.

Also:

That part of Government Lots 2 and 3 and of the Southwest quarter of the Northeast quarter of Section 15, more fully described as: Commencing at the North quarter corner of said Section 15, thence South 0 degrees 39 minutes East, along the North and South quarter line of said Section 15, 2355.00 feet to a point previously described as being 60 rods South of the Northeast corner of said Government Lot 3 as a point of beginning; thence North 73 degrees 52 minutes West, 68.82 feet, thence South 20 degrees 28 minutes West, 29.86 feet; thence South 70 degrees 43 minutes East, 275.29 feet, thence North 79 degrees 17 minutes East 229.81 feet, thence North 87 degrees 17 minutes East, 94.90 feet, thence South 0 degrees 07 minutes East, 1284.71 feet, thence South 81 degrees 28 minutes West, 400.00 feet to the shore of Long Lake, thence Southerly and Easterly along said shore to Southeast corner of said Lot 2, thence North along 1/2 line to Northeast corner of South 10 acres of West half of Northeast quarter of said Section 15, thence West along North line of said South 10 acres to Northwest corner of said South 10 acres and point of beginning; all in Town 27 North, Range 12 West.

Also:

The East 16 feet of the North 2347.55 feet of the Northwest one-quarter of the Northeast one-quarter and the West 53 feet of the Northeast one-quarter of the Northeast one-quarter of Section 15, Town 27 North, Range 12 West.

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE  
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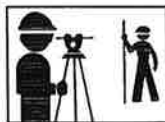
Jesse E. Mitchell  
 Professional Surveyor No. 54433

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan,  
 hereby certify that I have surveyed and mapped the above parcel of land.

CLIENT: GTRLC\LONG LAKE TWP

LOCATION:

SECS 14,15, & 23  
 LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,  
 MICHIGAN.



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DATE	rev 4-25-14	FILE NO.	20120118
DRAWN	JEM	DATE	1-9-14
CK	MM	F.D. BK. X	PG. X
		SHEET	5 OF 7

# DESCRIPTION

Also:

Part of the East half of the Southwest quarter, Section 14, Town 27 North, Range 12 West, more fully described as: Commencing at the South quarter corner of said Section 14; thence North 88 degrees 56 minutes 10 seconds West 328.75 feet, along the South line of said Section 14; thence North 0 degrees 05 minutes 21 seconds West 638.28 feet; thence North 54 degrees 57 minutes 11 seconds West 131.20 feet, along a traverse line along an unnamed lake; thence North 0 degrees 36 minutes 26 seconds West 132.30 feet, along said traverse line; thence North 47 degrees 52 minutes 54 seconds East 146.05 feet, along said traverse line; thence North 0 degrees 05 minutes 21 seconds West 1651.81 feet; thence North 89 degrees 12 minutes 20 seconds West 568.43 feet, parallel with the East and West quarter line of said Section 14 to the Point of Beginning; thence North 89 degrees 12 minutes 20 seconds West 428.19 feet, parallel with said East and West quarter line; thence South 0 degrees 19 minutes 11 seconds East 1805.05 feet, along the West one-eighth line of Section 14 to a traverse line along the shore of Page Lake; thence South 83 degrees 44 minutes 47 seconds East 98.91 feet, along said traverse line; thence South 59 degrees 29 minutes 47 seconds East 94.99 feet; thence South 18 degrees 17 minutes 29 seconds East 30.00 feet, along said traverse line; thence North 49 degrees 07 minutes 40 seconds East 295.78 feet; thence North 66 degrees 25 minutes 48 seconds West 135.00 feet; thence Northwesterly 409.68 feet, along the arc of a 268.01 foot radius curve to the right, the long chord of which bears North 22 degrees 47 minutes 09 seconds West 371.19 feet; thence North 20 degrees 51 minutes 29 seconds East 52.36 feet; thence Northeasterly 332.82 feet, along the arc of a 858.66 foot radius curve to the left, the long chord of which bears North 9 degrees 45 minutes 16 seconds East 330.74 feet; thence North 1 degrees 20 minutes 58 seconds West 56.44 feet; thence Northeasterly 106.85 feet, along the arc of a 166.37 foot radius curve to the right, the long chord of which bears North 17 degrees 02 minutes 55 seconds East 105.02 feet; thence North 5 degrees 31 minutes West 265.67 feet; thence North 78 degrees 59 minutes East 200.00 feet; thence North 0 degrees 19 minutes 11 seconds West 462.44 feet to the Point of Beginning. Said parcel extends from the above mentioned traverse line to Page Lake.

Except:

Part of the Northeast quarter and part of Government Lots 2 and 3 of Section 15, Town 27 North, Range 12 West, more fully described as follows: Commencing at the North quarter corner of said Section 15; thence South 0 degrees 39 minutes East, 2355.00 feet along the North-South quarter line of said Section 15 to a point previously described as being 60 rods South of the Northeast corner of Government Lot 3 as a point of beginning; thence North 73 degrees 52 minutes West 68.82 feet; thence South 20 degrees 28 minutes West, 29.86 feet; thence South 70 degrees 43 minutes East 275.29 feet; thence North 79 degrees 17 minutes East, 229.81 feet; thence North 87 degrees 17 minutes East, 94.90 feet; thence South 0 Degrees 07 minutes East 1284.71 feet; thence South 81 degrees 28 minutes West 400.00 feet to the shore of Long Lake; thence South and East along the shore of Long Lake to a point 360.0 feet West of the East one-eighth line of said Section 15; thence North 698.93 feet parallel with the East one-eighth line of said Section 15; thence North 69 degrees 17 minutes East 384.88 feet to the East one-eighth line of said Section 15; thence North 391.10 feet along the East one-eighth line of said Section 15; thence North 28 degrees 25 minutes West 144.58 feet; thence North 38 degrees 11 minutes 35 seconds West, 215.91 feet; thence North 2 degrees 20 minutes 55 seconds West, 284.52 feet; thence North 88 degrees 01 minutes 55 seconds East, 214.08 feet to the East one-eighth line of said Section 15; thence North 33.00 feet along the East one-eighth line to the Northeast corner of the South 10 acres of the West half of the Northeast quarter of said Section 15; thence South 88 degrees 01 minutes 55 seconds West, 1327.45 feet along the North line of said South 10 acres to the place of beginning.

Also except;

Commencing at the North quarter corner of said Section 15, Town 27 North, Range 12 West; thence North 88 degrees 25 minutes 00 seconds East 1339.40 feet along the North line of said Section to a point on the East one-eighth line of said Section 15; thence South 3360.15 feet along said East one-eighth line; thence South 69 degrees 17 minutes 00 seconds West 331.42 feet to the Point of Beginning; thence South 69 degrees 17 minutes 00 seconds West 53.46 feet; thence South 698.43 feet, (previously recorded as 698.93 feet) along a line lying 360 feet West of and parallel with said East one-eighth line, to a point on a traverse line along the shore of Long Lake; thence South 84 degrees 55 minutes 20 seconds East 50.20 feet along said traverse line; thence North 722.00 feet, parallel with said East one-eighth line to the Point of Beginning.

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Jesse E. Mitchell  
Professional Surveyor No. 54433

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan,  
hereby certify that I have surveyed and mapped the above parcel of land.

CLIENT:  
GTRLC\LONG LAKE TWP

LOCATION:

SECS 14,15, & 23  
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CK. MM	FLD. BK. X	PG. X
SHEET		6 OF 7



## DESCRIPTION

Also except; "Timber Trails Parcel"

Part of Section 15, Town 27 North, Range 12 West, more fully described as Commencing at the North ¼ Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet, to the POINT OF BEGINNING; thence S 88°24'42" E, continuing along said line, 66.03 feet; thence S 03°10'18" W, 2280.04 feet; thence S 88°47'49" E, 16.01 feet; thence S 03°10'18" W, 166.22 feet; thence N 88°47'47" W, 211.41 feet; thence S 00°49'23" W, 100.61 feet; thence North 89°16'11" West, 66.00 feet; thence N 00°49'23" E, 167.18 feet; thence S 88°47'47" E, 214.08 feet; thence N 03°10'18" E, 34.12 feet; thence N 88°47'49" W, 16.01 feet; thence N 03°10'18" E, 2346.53 feet, to the POINT OF BEGINNING. Contains 4.20 Acres of land more or less.

Also except; "Exception "A"

"Caretaker's Residence Parcel"

Part of Section 15, Town 27 North, Range 12 West, more fully described as Commencing at the North ¼ Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet; thence S 88°24'42" E, continuing along said line, 66.03 feet; thence S 03°10'18" W, 2280.04 feet; thence S 88°47'49" E, 16.01 feet; thence S 03°10'18" W, 166.22 feet; thence N 88°47'47" W, 211.41 feet; thence S 00°49'23" W, 100.61 feet, to the POINT OF BEGINNING; thence S 89°16'11" E, 227.34 feet; thence S 38°21'11" E, 187.32 feet; thence S 15°19'06" E, 391.61 feet; thence S 02°04'05" W, 306.43 feet; thence N 42°06'12" W, 388.22 feet; thence N 25°24'42" W, 134.72 feet; thence N 25°14'42" W, 144.54 feet; thence N 35°01'17" W, 215.91 feet; thence N 00°49'23" E, 117.34 feet; thence S 89°16'11" E, 66.00 feet, to the POINT OF BEGINNING. Contains 5.01 Acres of land more or less.

Also except; "Exception "B"

"Troop House Parcel"

Part of Section 15, Town 27 North, Range 12 West, more fully described as Commencing at the North ¼ Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet; thence S 02°52'26" E, 3378.94 feet, to a rerod set by Jesse Mitchell, PS in a gravel drive and to the POINT OF BEGINNING; thence S 25°21'20" W, 237.13 feet; thence S 63°20'45" W, 188.95 feet, to a rerod at the Southwest corner of concrete retaining wall; thence S 69°03'08" W, 434.80 feet; thence N 03°10'06" E, 374.37 feet; thence N 72°27'18" E, 331.46 feet; thence N 03°10'20" E, 391.15 feet; thence S 25°24'42" E, 134.72 feet; thence S 42°06'12" E, 388.22 feet, to the POINT OF BEGINNING. Contains 5.84 Acres of land more or less and 5.11 Acres of Land Net.

Also except; "Exception "C"

"Dining Hall Parcel"

Part of Section 15, Town 27 North, Range 12 West, more fully described as Commencing at the North ¼ Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet; thence S 88°24'42" E, continuing along said line, 66.03 feet; thence S 03°10'18" W, 2280.04 feet; thence S 88°47'49" E, 16.01 feet; thence S 03°10'18" W, 166.22 feet; thence N 88°47'47" W, 211.41 feet; thence S 00°49'23" W, 100.61 feet; thence S 89°16'11" E, 227.34 feet; thence S 38°21'11" E, 187.32 feet; thence S 15°19'06" E, 391.61 feet; thence S 02°04'05" W, 306.43 feet; thence N 83°12'50" E, 623.74 feet, to the POINT OF BEGINNING; thence N 83°26'10" E, 397.11 feet; thence S 36°29'20" E, 84.41 feet; thence S 68°57'53" W, 332.50 feet; thence N 43°27'15" W, 195.36 feet, to the POINT OF BEGINNING. Contains 1.02 Acres of land more or less.

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Toll Free in Michigan 1-800-533-6627  
email jesse@mapchillsurvey.com

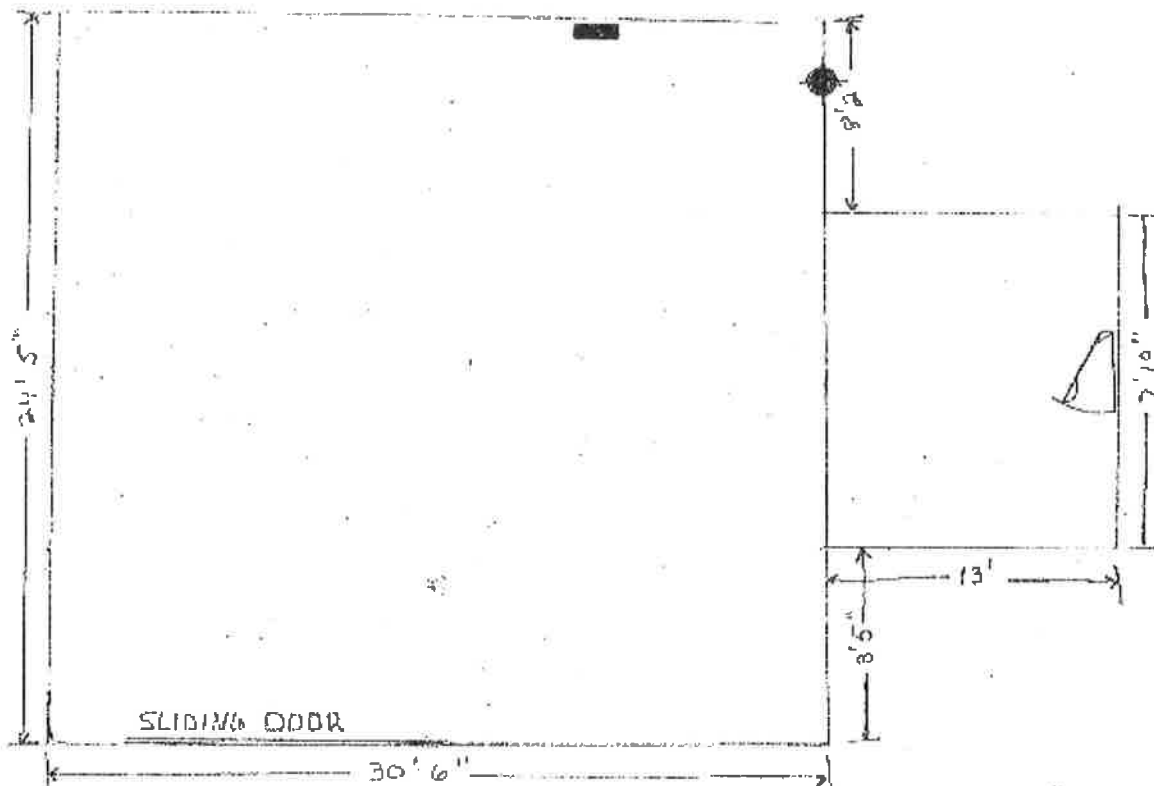
OWN. JEM	rev 4-25-14 DATE 1-9-14	FILE NO. 20120118
CK. MM	F.L.D. BK. X PG. X	SHEET 7 OF 7

## Appendix B: Building Sketches and Descriptions


### PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_  
 Facility/Bldg. Workshop Year Constructed circa 1920  
 Usage ☒ year-round \_\_\_\_\_ seasonal \_\_\_\_\_ other \_\_\_\_\_ Capacity \_\_\_\_\_  
 Type of construction ☒ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete  
 other(specify) full basement  
 Total sq. ft. 845 Map Reference \_\_\_\_\_

### FLOOR PLAN



### EMERGENCY SHUT OFF LEGEND

GAS -   
 ELECTRICAL - 

msworks/c; wkshpmp

## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Workshop Year Constructed circa 1920

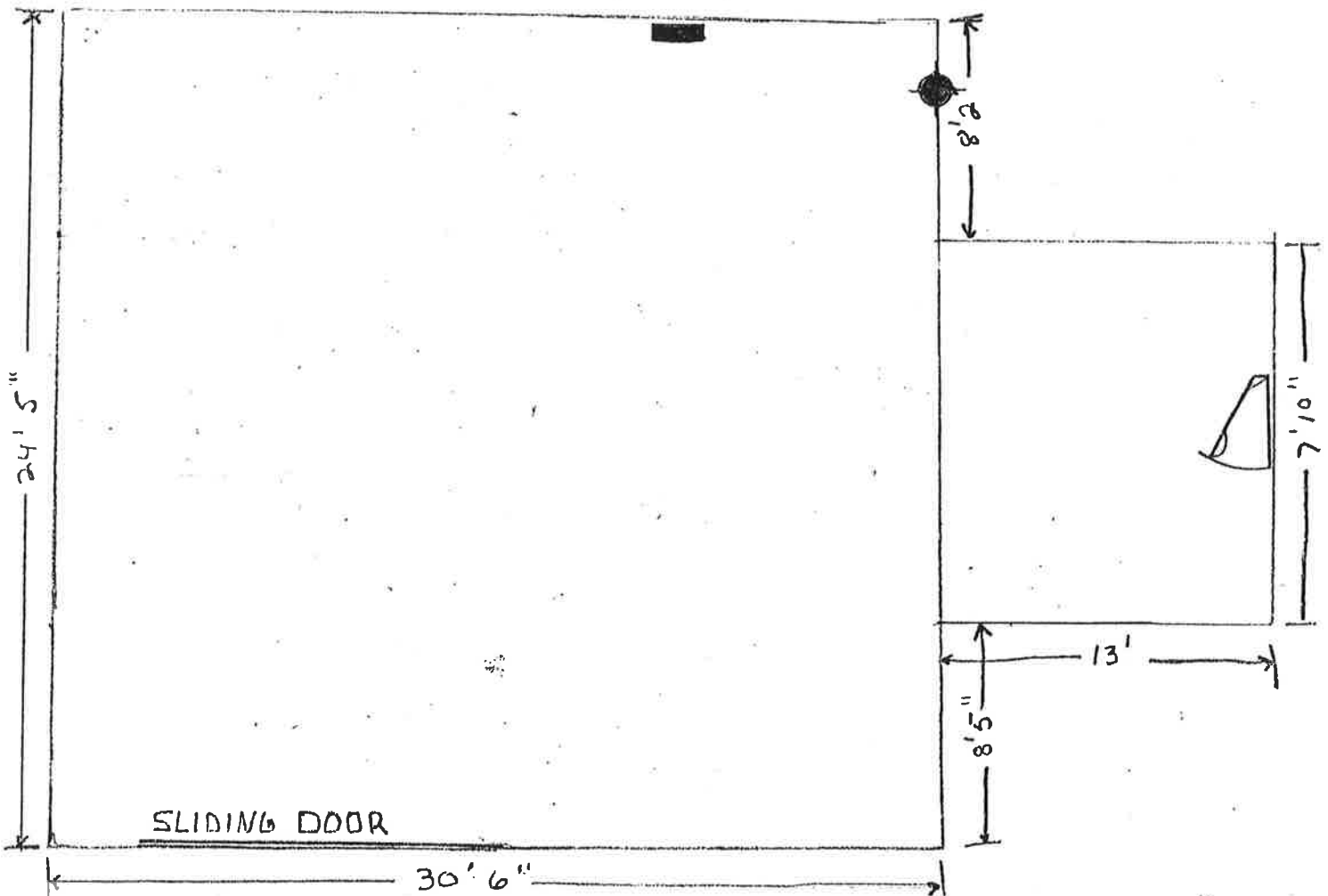
Usage x year-round \_\_\_\_\_ seasonal \_\_\_\_\_ other Capacity \_\_\_\_\_

Type of construction x wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete  
\_\_\_\_\_ other (specify) full basement

Total sq.ft. 845

Map Reference \_\_\_\_\_

### FLOOR PLAN



### EMERGENCY SHUT OFF LEGEND

GAS -

ELECTRIC -


msworks/c:wkshmpmp



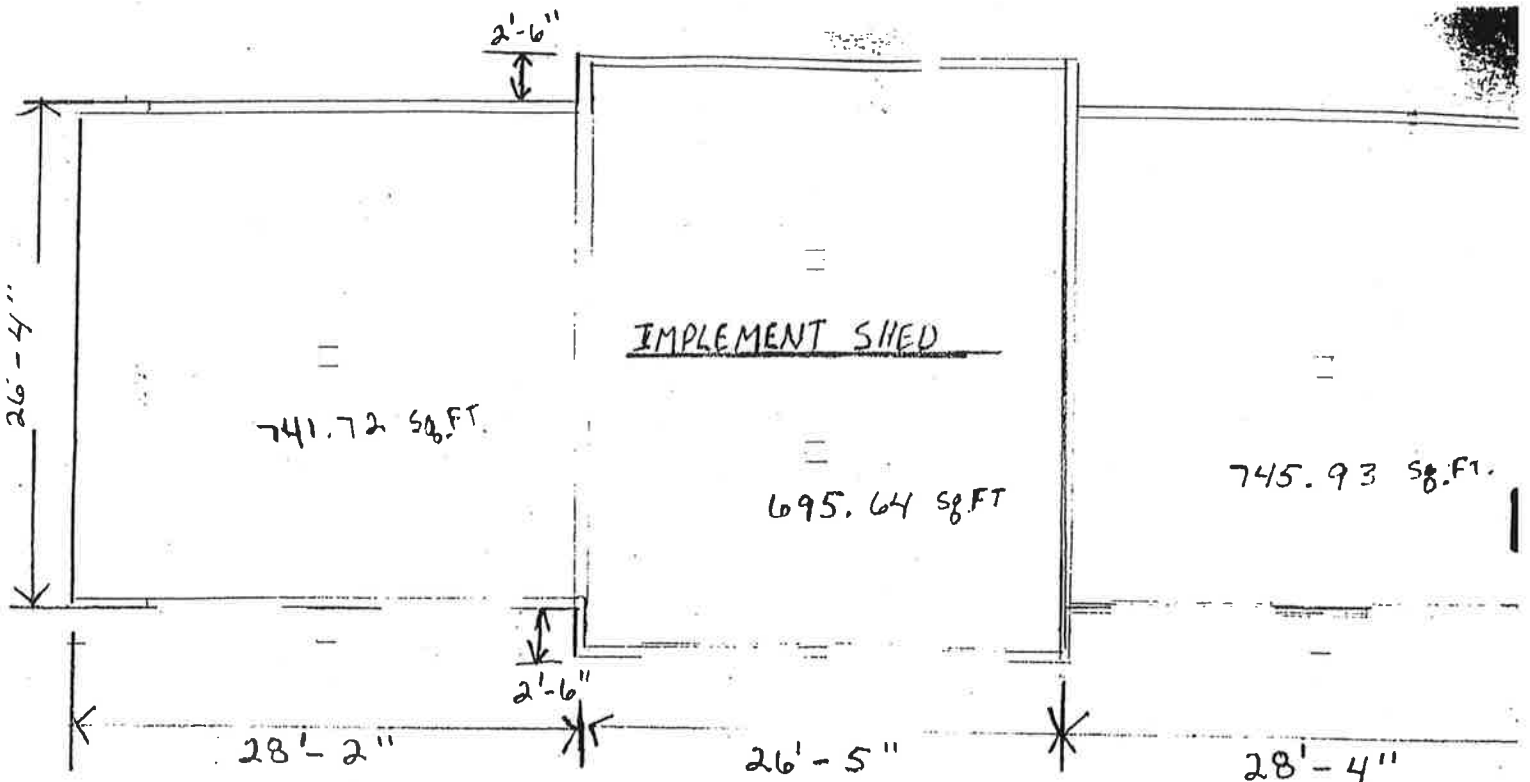
## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_  
Facility/Bldg. Implement Shed Year Constructed Circa 1920  
Architect / Contractor Arthur Huen Approx. Cost N/A  
Usage \_\_\_\_\_ year-round ☒ seasonal \_\_\_\_\_ other Capacity N/A  
Type of construction ☒ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete  
☒ other(specify) cement slab  
Approx. sq.ft. 2183 Map Reference \_\_\_\_\_

### FLOOR PLAN

EMERGENCY SHUT OFF LEGEND - ELECTRIC - 

msworks/c:impshmp



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Canoe Shed Year Constructed Circa 1920

Architect/Contractor Arthur Huen Approx. Cost N/A

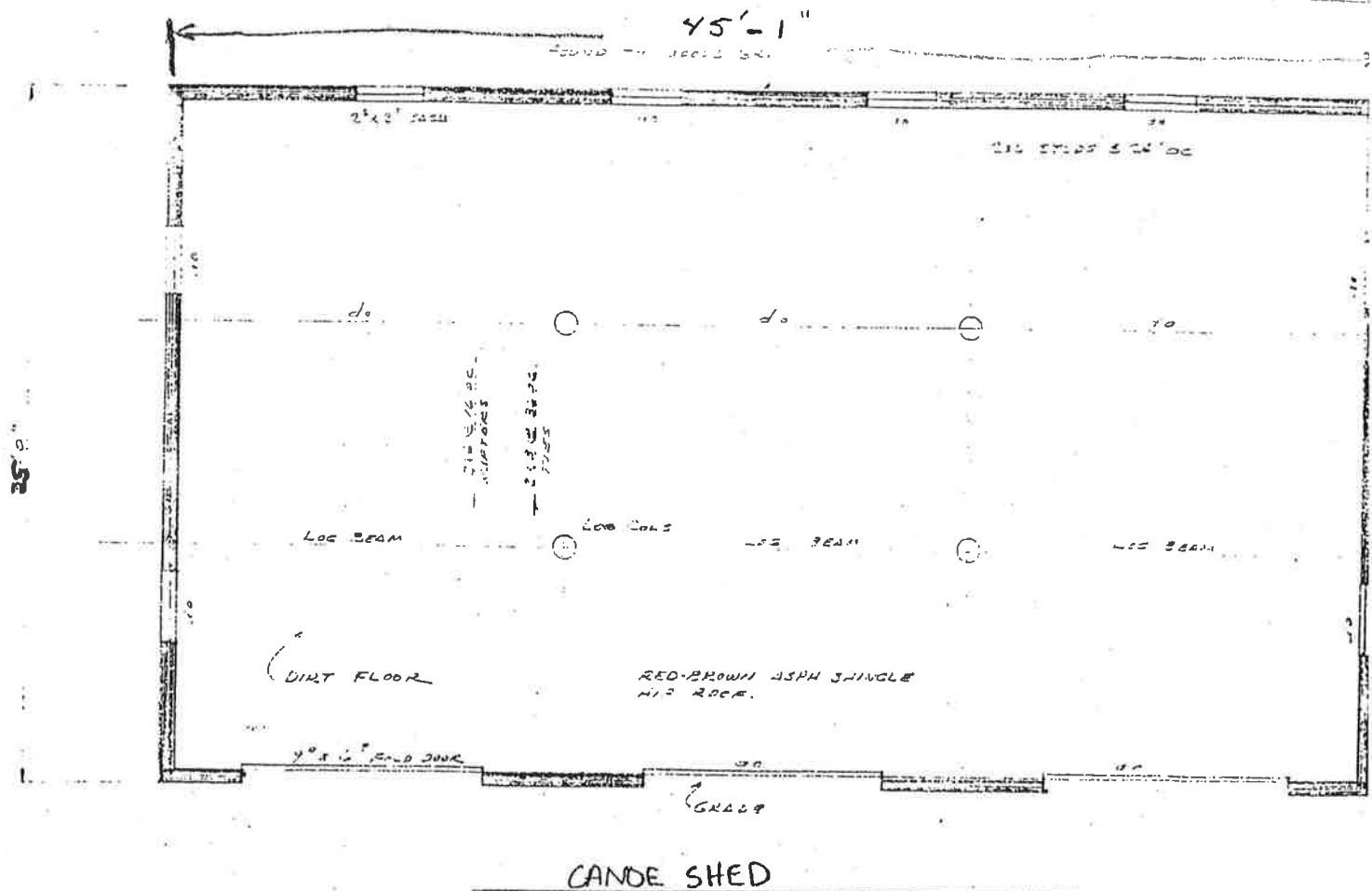
Usage \_\_\_\_\_ year-round ☒ seasonal \_\_\_\_\_ other Capacity N/A

Type of construction ☒ wood frame ☐ steel frame ☐ reinforced concrete  
☒ other(specify) cement slab

Approx. sq.ft. 1125

Map Reference \_\_\_\_\_

### FLOOR PLAN



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Barn Year Constructed circa 1920

Architect/Contractor Arthur Huen Approx. Cost N/A

Usage ☒ year-round ☐ seasonal ☐ other Capacity 175

Type of construction ☒ wood frame ☐ steel frame ☐ reinforced concrete

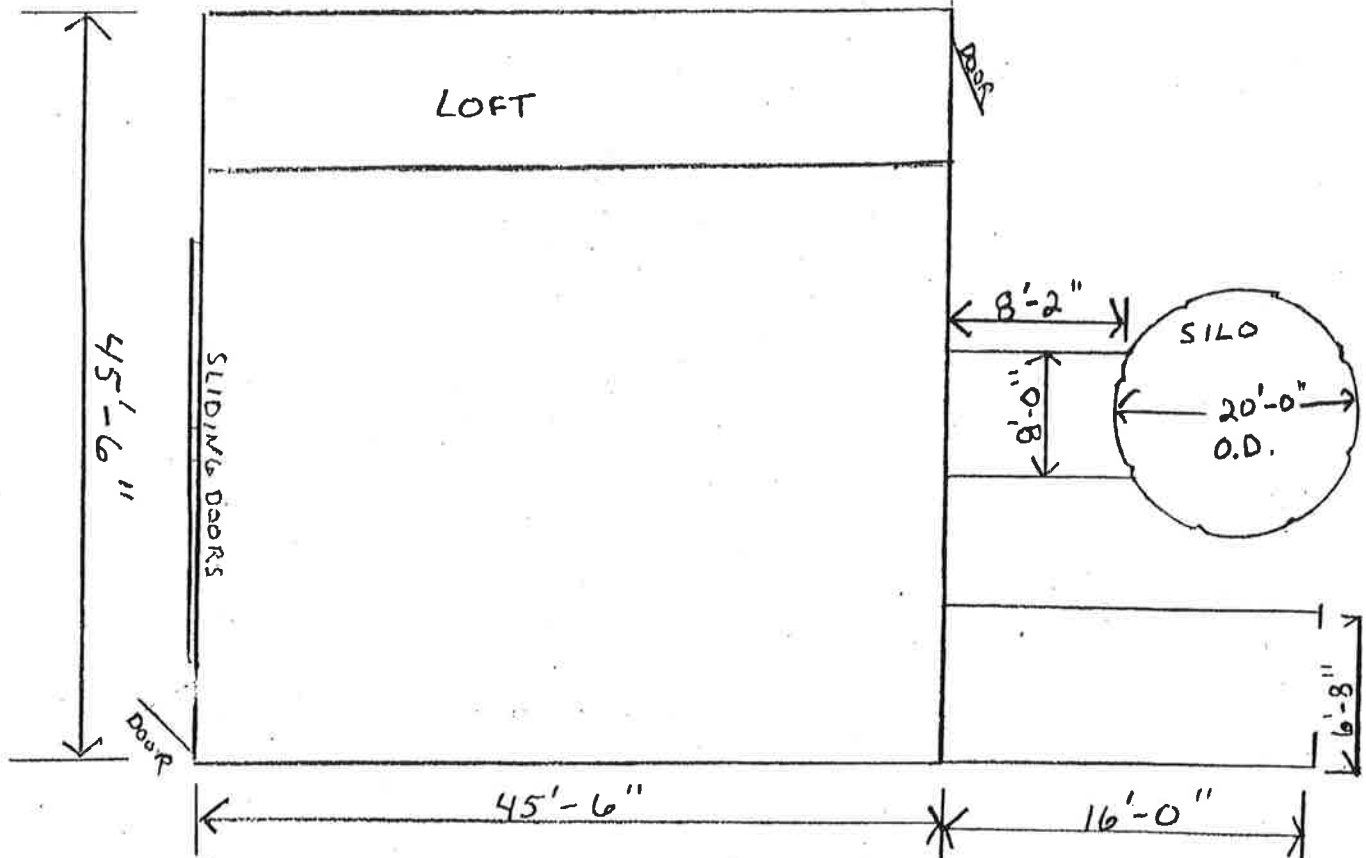
☒ other(specify) full basement with cement floor; interior loft; attached silo with stone, concrete, & glazed tile

Approx. sq.ft. 2070

Map Reference \_\_\_\_\_

### FLOOR PLAN

msworks/c:barnmp



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Barn

Facility/Bldg. Basement Year Constructed circa 1920

Architect/Contractor Arthur Huen Approx. Cost N/A

Usage x year-round      seasonal      other Capacity 175

Type of construction   x   wood frame    steel frame    reinforced concrete

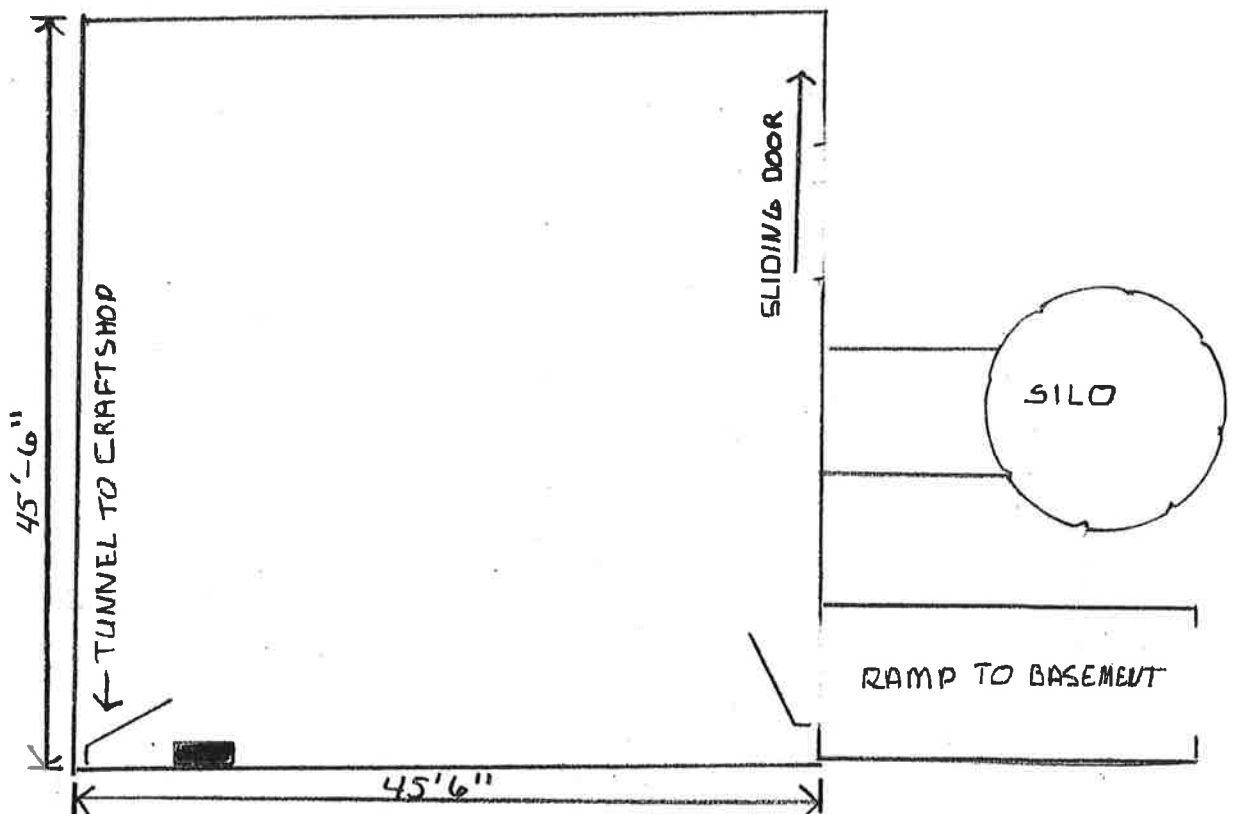
  x   other(specify) full basement with cement floor;

Approx. sq.ft. 2070

Map Reference                     

### FLOOR PLAN

EMERGENCY SHUT OFF LEGEND - WATER -  msworks/c:barnbsmmp  
ELECTRIC - 



\* NOTE - WATER SHUT OFF TO BARN IS IN BASEMENT OF OFFICE



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Arts & Crafts Building Year Constructed Circa 1920

Architect/Contractor Arthur Huen Approx. Cost N/A

Usage \_\_\_\_\_ year-round \_\_\_\_\_ x \_\_\_\_\_ seasonal \_\_\_\_\_ other Capacity N/A


Type of construction \_\_\_\_\_ x \_\_\_\_\_ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

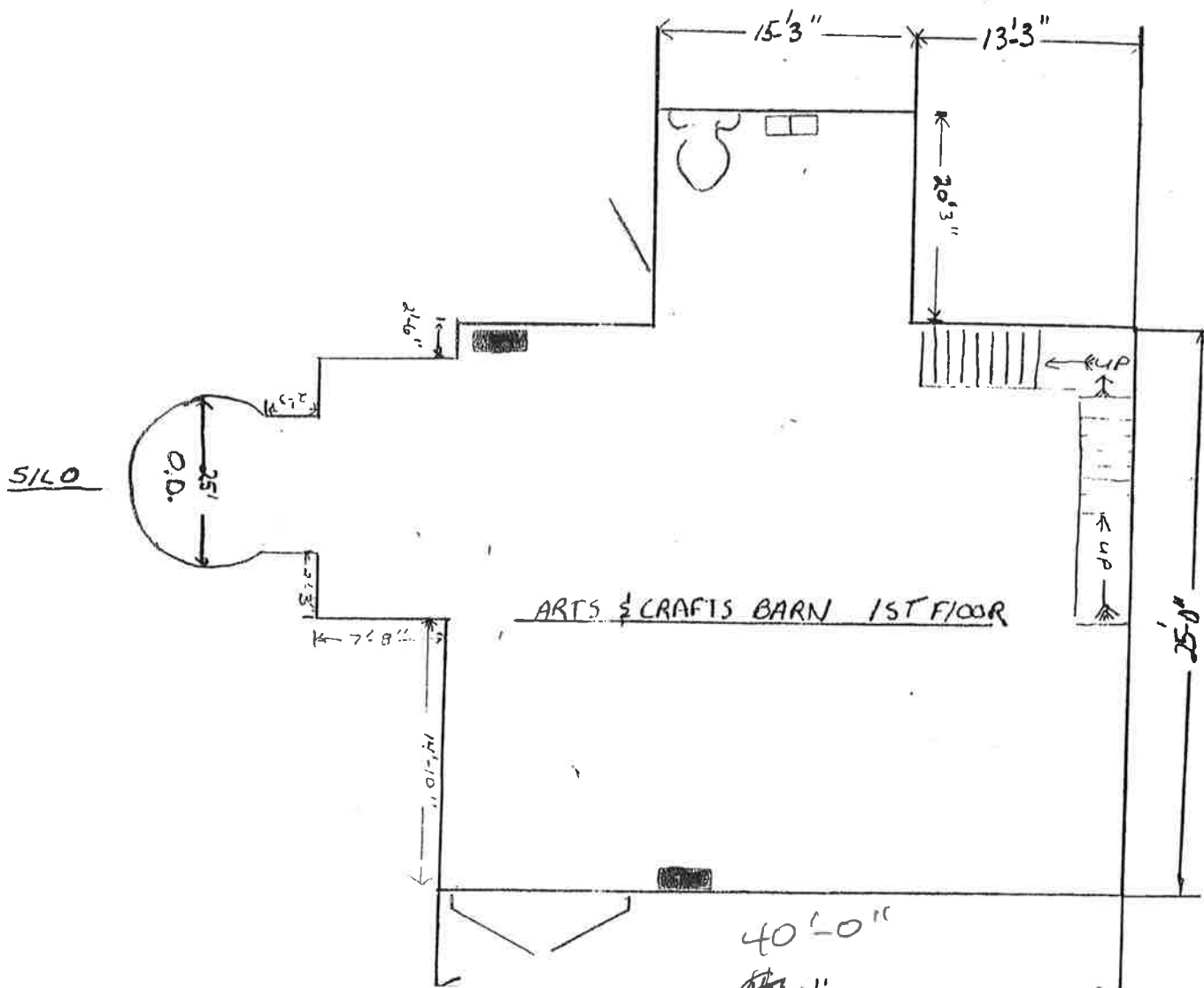
x \_\_\_\_\_ other(specify) Concrete slab, attached silo with glazed tile and concrete

Approx sq.ft. 1478

Map Reference \_\_\_\_\_

### FLOOR PLAN

N EMERGENCY SHUT OFF LEGEND - ELECTRIC - 



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Arts & Crafts Building Year Constructed Circa 1920

Architect/Contractor Arthur Huen Approx. Cost N/A

Usage \_\_\_\_\_ year-round \_\_\_\_\_ x \_\_\_\_\_ seasonal \_\_\_\_\_ other Capacity N/A

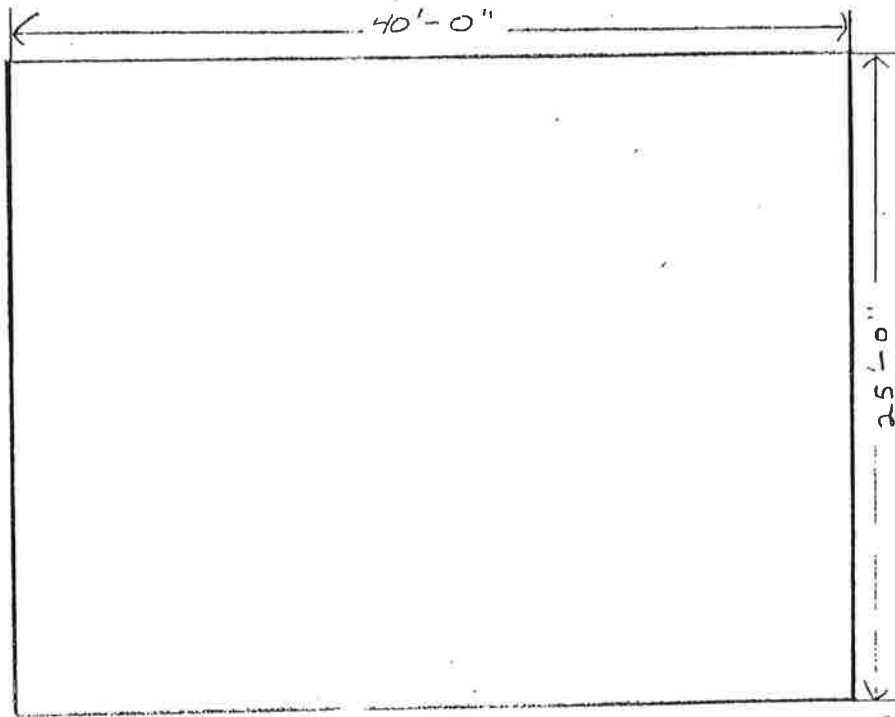
Type of construction \_\_\_\_\_ x \_\_\_\_\_ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

x \_\_\_\_\_ other(specify) Concrete slab, attached silo with glazed tile and concrete

Approx sq.ft. 1478

Map Reference \_\_\_\_\_

### FLOOR PLAN



ARTS & CRAFTS BLDG - UPSTAIRS

## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Infirmery Year Constructed 1966



Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost \$12405.00

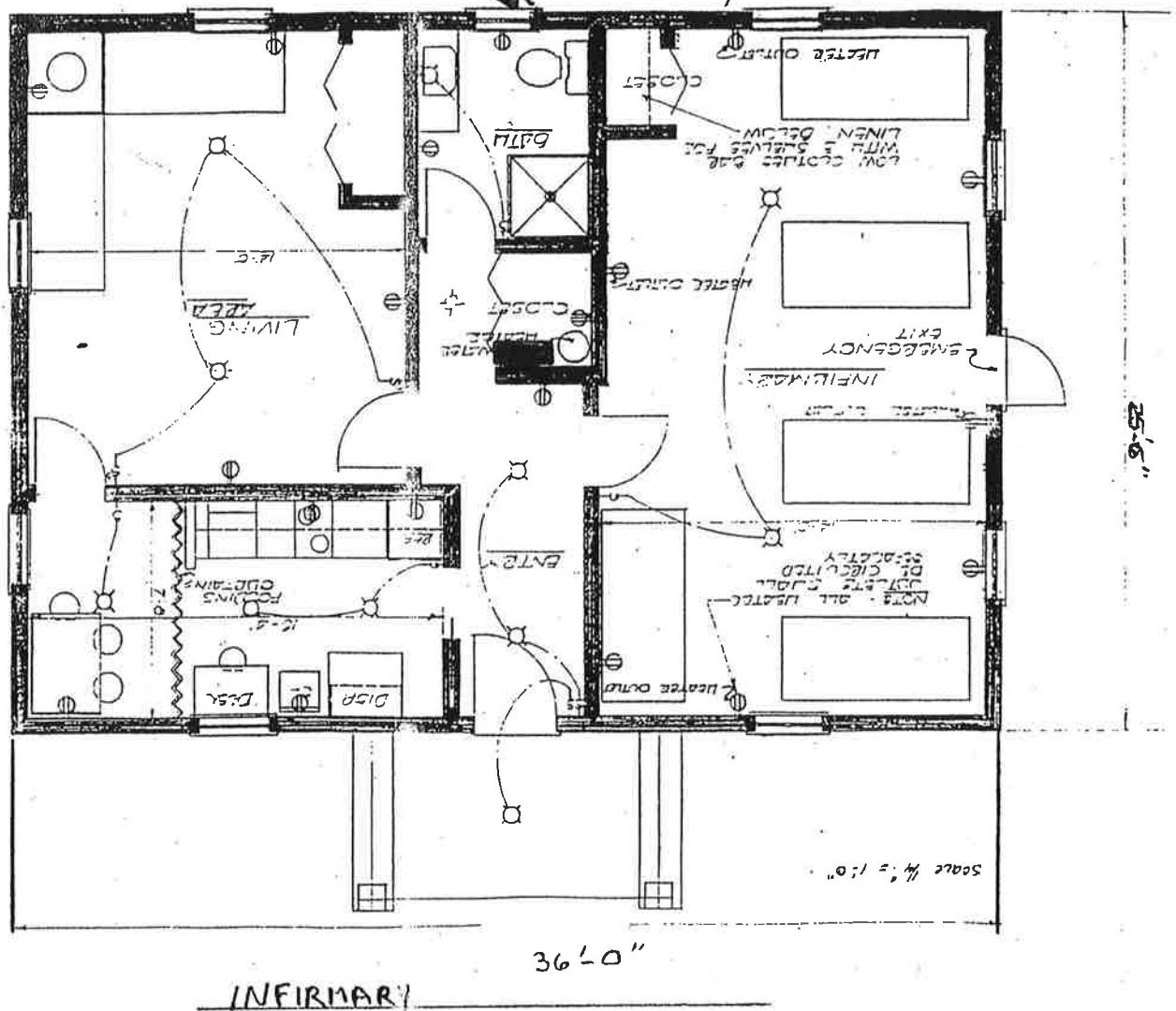
Usage            year-round .   x   seasonal            other Capacity N/A

Type of construction ☒ wood frame ☐ steel frame ☐ reinforced concrete  
☒ other(specify) crawl space

Approx. sq.ft. 918 Map Reference

## FLOOR PLAN

EMERGENCY SHUT OFF LEGEND - WATER -  ELECTRIC -  (CRAWL SPACE)



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Ranger's Residence\*

Facility/Bldg. House Year Constructed 1981

Architect/Contractor O.K. Flansburg Approx. Cost \$45,000

Usage ☒ year-round ☐ seasonal ☐ other Capacity N/A

Type of construction ☒ wood frame ☐ steel frame ☐ reinforced concrete

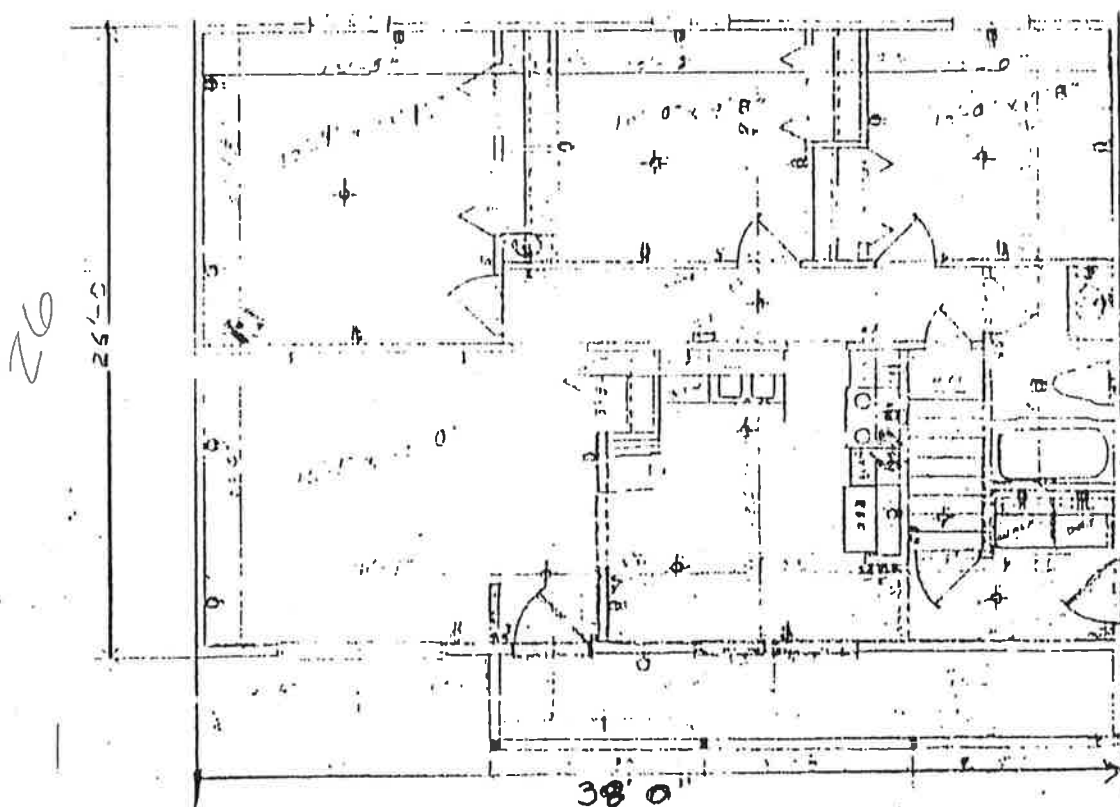
☒ other(specify) full finished basement

Approx. sq.ft. 988

Map Reference \_\_\_\_\_

## FLOOR PLAN

msworks/rnghsmp



\* see following page for additional remodeling information



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Ranger's residence

Facility/Bldg. House addition Year Constructed 1995

Architect/Contractor Jaye Miller/Mike McCumby Approx. Cost \$60,000

Usage ☒ year-round ☐ seasonal ☐ other Capacity N/A




Type of construction ☒ wood frame ☐ steel frame ☐ reinforced concrete

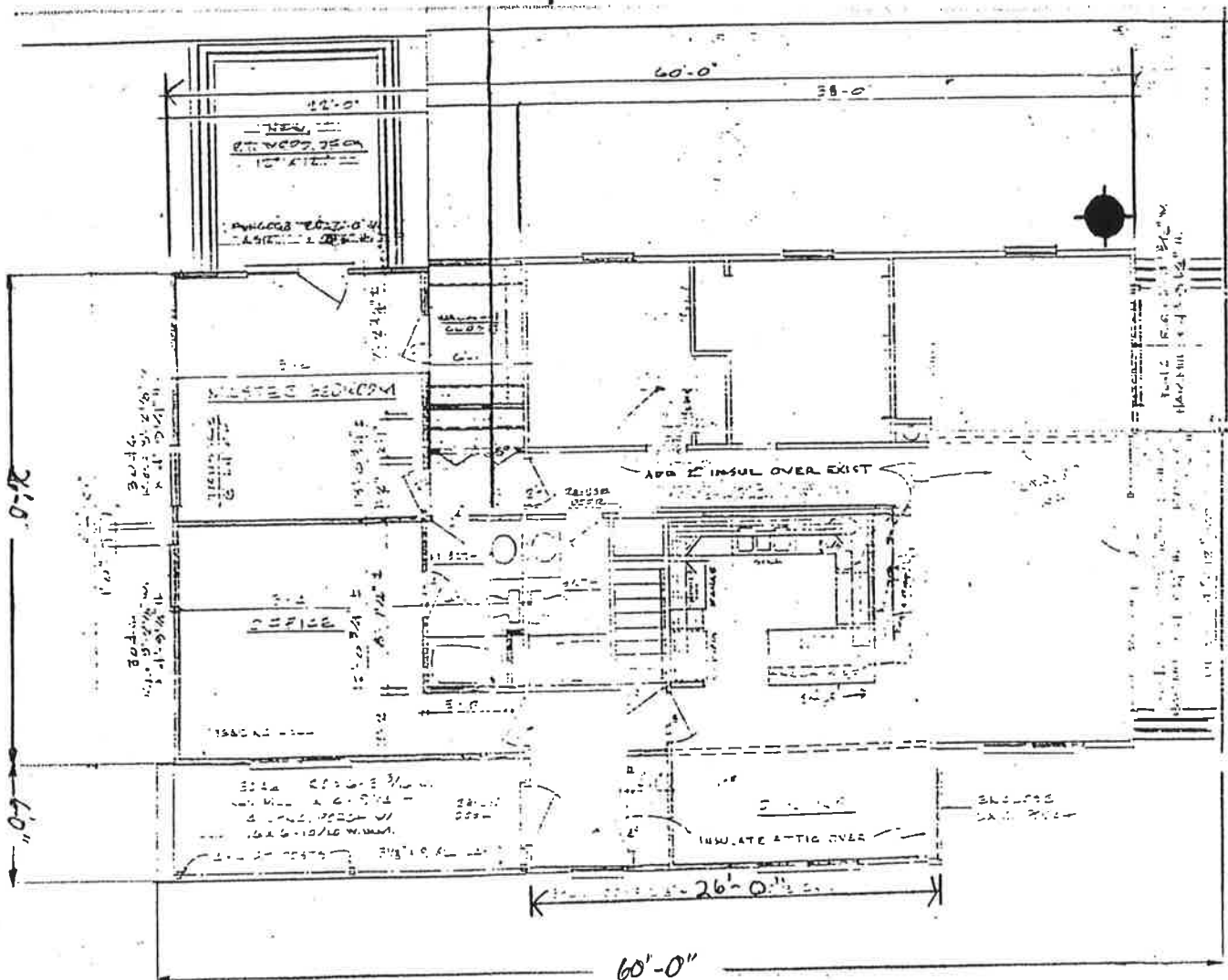
☒ other(specify) 22' x 26' full basement added to existing basement

Approx. sq.ft. 728 Map Reference \_\_\_\_\_

Total sq.ft after remodeling 1716

### FLOOR PLAN

EMERGENCY SHUT OFF LEGEND - GAS -  WATER -  ELECTRIC -  msworks/rnghsmp2



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Ranger's residence

Facility/Bldg. Garage Year Constructed 1977

Architect/Contractor Larry Clous Approx. Cost \$5,000

Usage x year-round      seasonal      other Capacity     

Type of construction   x   wood frame    steel frame    reinforced concrete

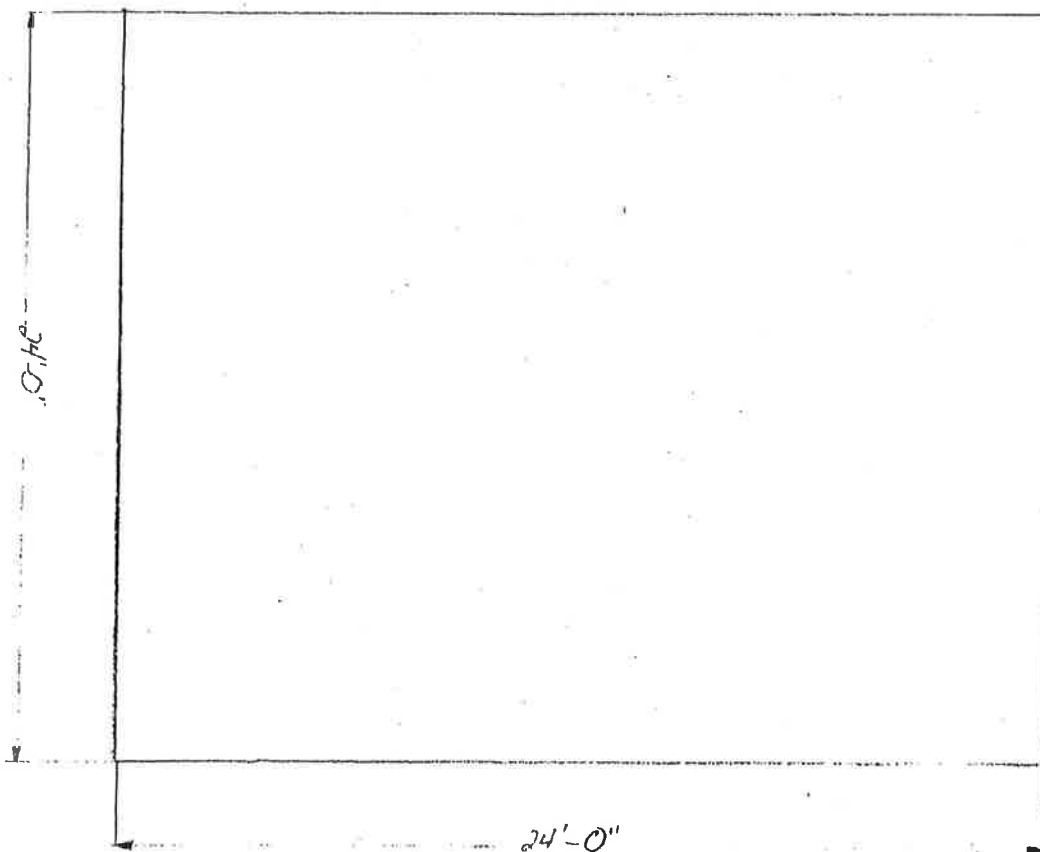
x other(specify) cement floor

Approx. sq.ft. 576

Map Reference\_\_\_\_\_

## FLOOR PLAN

msworks/rnggarmp



NOT TO SCALE

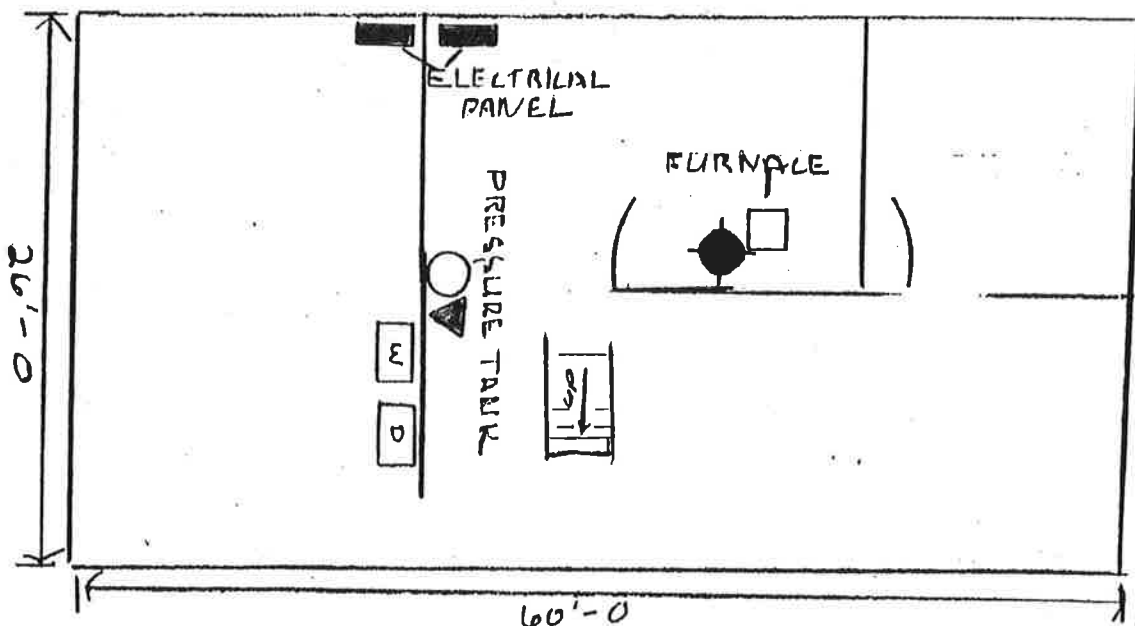
## PROPERTY PORTFOLIO;

Camp Property The Timbers Unit Name Ranger's Residence  
Facility/Bldg. Basement Year Constructed 1981  
Architect/Contractor Same as house Approx Cost See house  
Usage ☒ year-round ☐ seasonal ☐ other Capacity         
Type of construction ☐ wood frame ☐ steel frame ☐ reinforced concrete  
☒ other(specify) Cement block  
Approx sq.ft. 1560 Map Reference       

### FLOOR PLAN

msworks/rngbsmp

EMERGENCY SHUT OFF LEGEND - GAS - ● WATER - ◀ ELECTRIC - ■



NOT TO SCALE

## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Dining Hall Year Constructed 1965

Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost \$58557.32

Usage \_\_\_\_\_ year-round ☒ seasonal \_\_\_\_\_ other Capacity 200

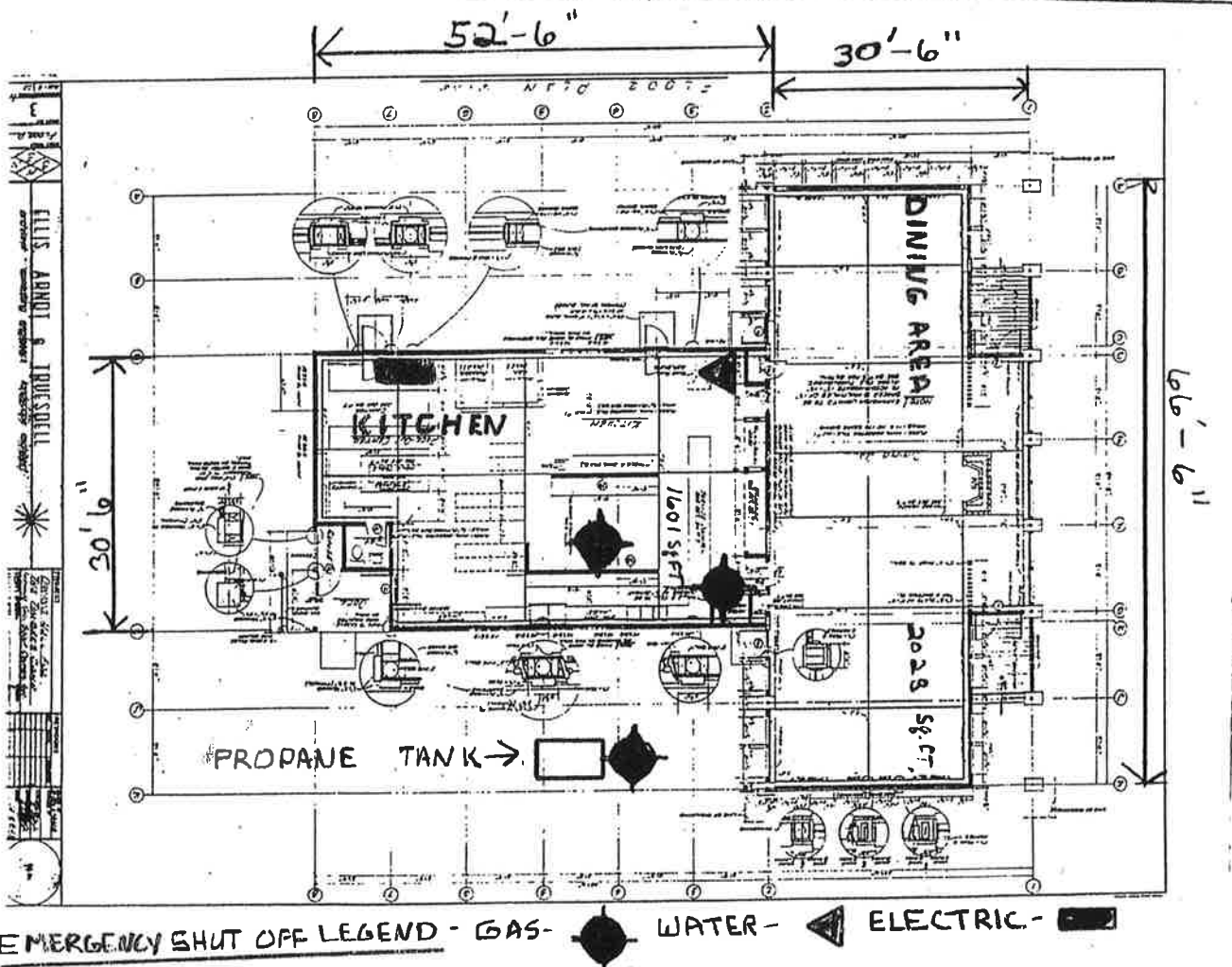
Type of construction ☒ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

☒ other(specify) cement slab

Approx. sq.ft. 3,629(includes porches) Map Reference \_\_\_\_\_

### FLOOR PLAN

mmsworks/c: dinhllmp





## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Dining Hall

Facility/Bldg. Dining Hall Latrine Year Constructed 1965

Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost N/A

Usage year-round ☒ seasonal ☐ other Capacity N/A

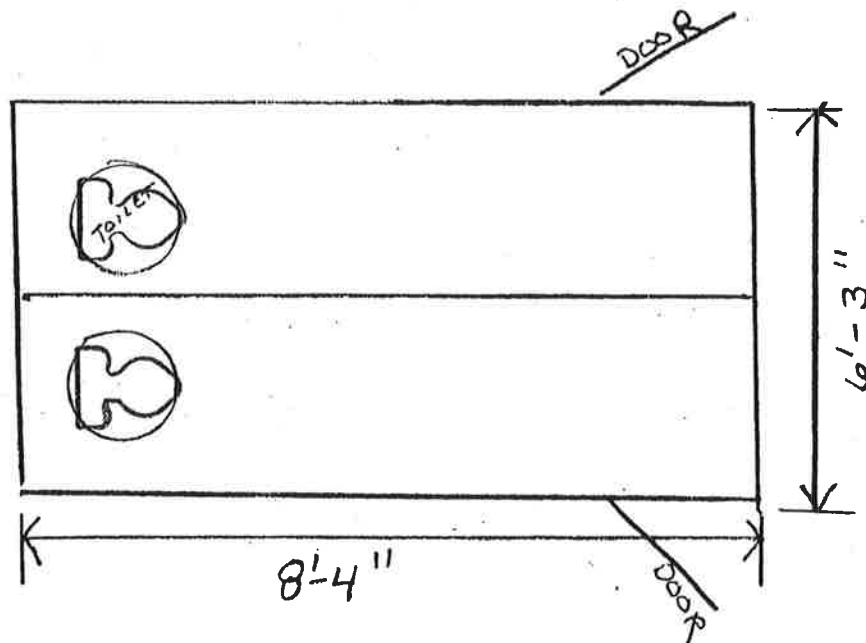
Type of construction ☒ wood frame ☐ steel frame ☐ reinforced concrete

☒ other(specify) 2 toilets, vaults-dirt bottom

Approx. sq. ft. 52 Map Reference \_\_\_\_\_

## FLOOR PLAN

DHlat.wps



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Troop Camp

Facility/Bldg. Troop Camp Latrine Year Constructed 1967

Architect/Contractor ? / G. Ritola Approx. Cost \$1347.28

Usage            year-round.   x   seasonal            other Capacity N/A

Type of construction   x   wood frame        steel frame        reinforced concrete

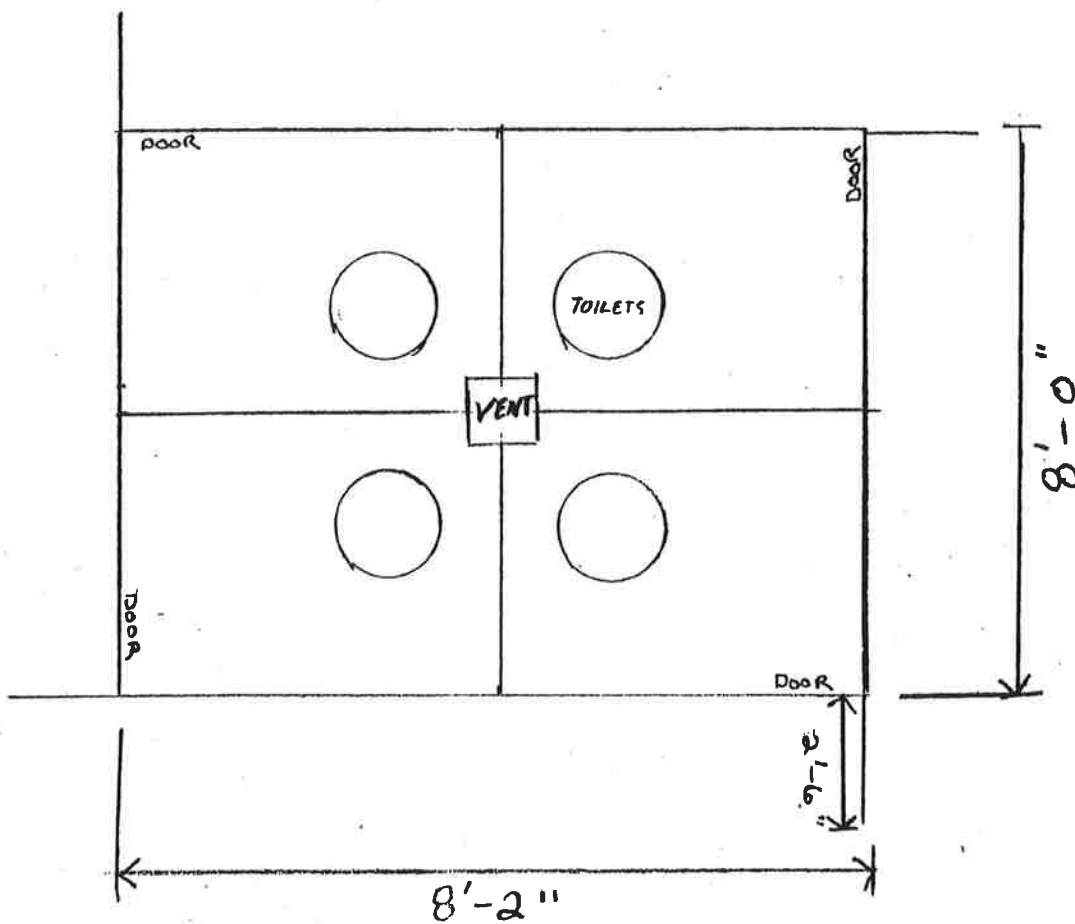
x other(specify) 4 toilets, vaults-dirt bottom

Approx. sq.ft. 65

Map Reference\_\_\_\_\_

## FLOOR PLAN

msworks/c:tclatmp



### TROOP CAMP LATRINE

## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Shadow Ridge

Facility/Bldg. Latrine Year Constructed 1962

Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost N/A

Usage \_\_\_\_\_ year-round ☒ seasonal \_\_\_\_\_ other Capacity N/A

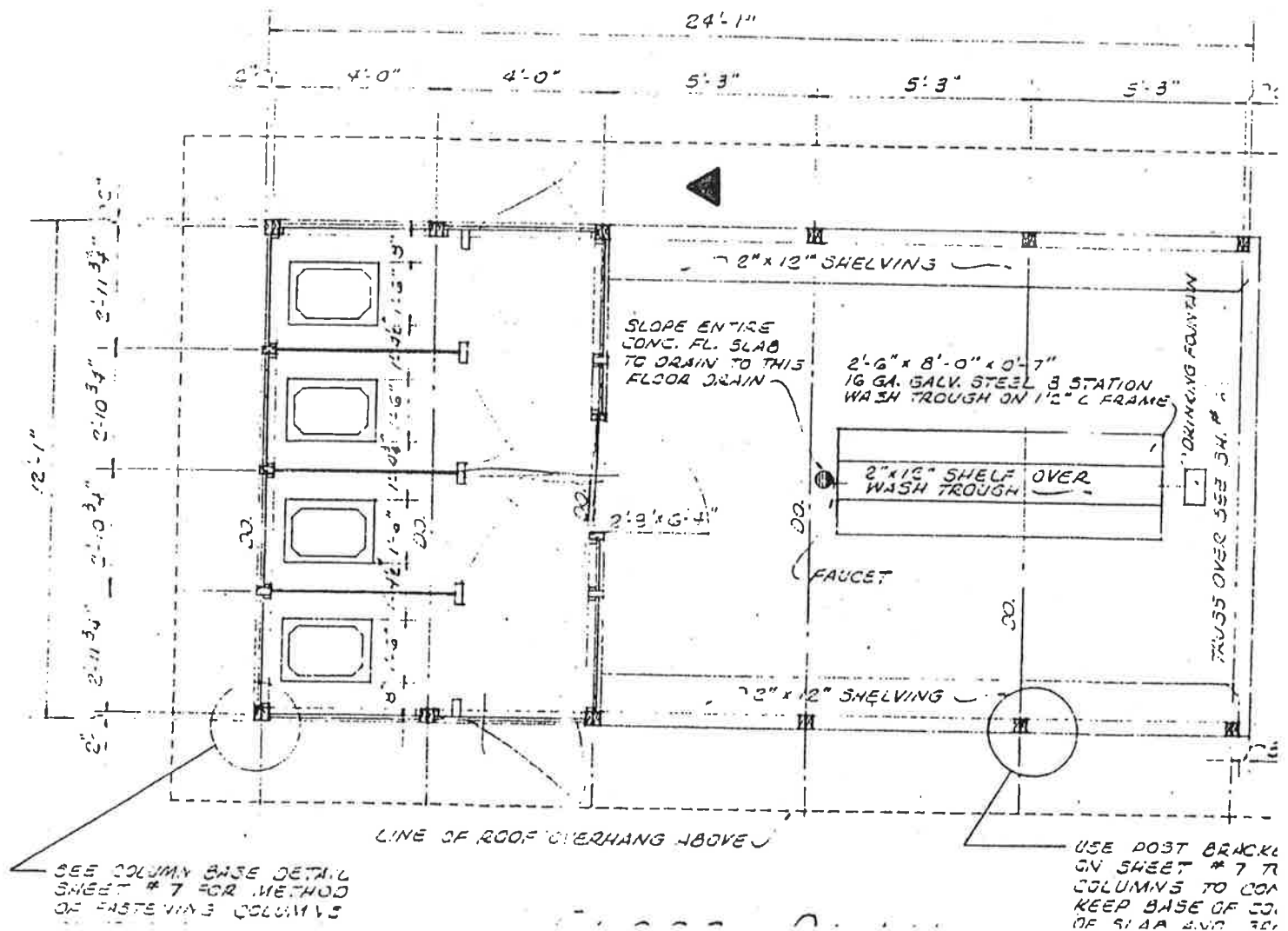
Type of construction ☒ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

☒ other(specify) cement slab

Approx. sq.ft. 288 Map Reference \_\_\_\_\_

### FLOOR PLAN

#### EMERGENCY SHUT OFF LEGEND - WATER



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Fern Grove

Facility/Bldg. Latrine Year Constructed 1962

Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost N/A

Usage \_\_\_\_\_ year-round \_\_\_\_\_ ☒ seasonal \_\_\_\_\_ other Capacity N/A

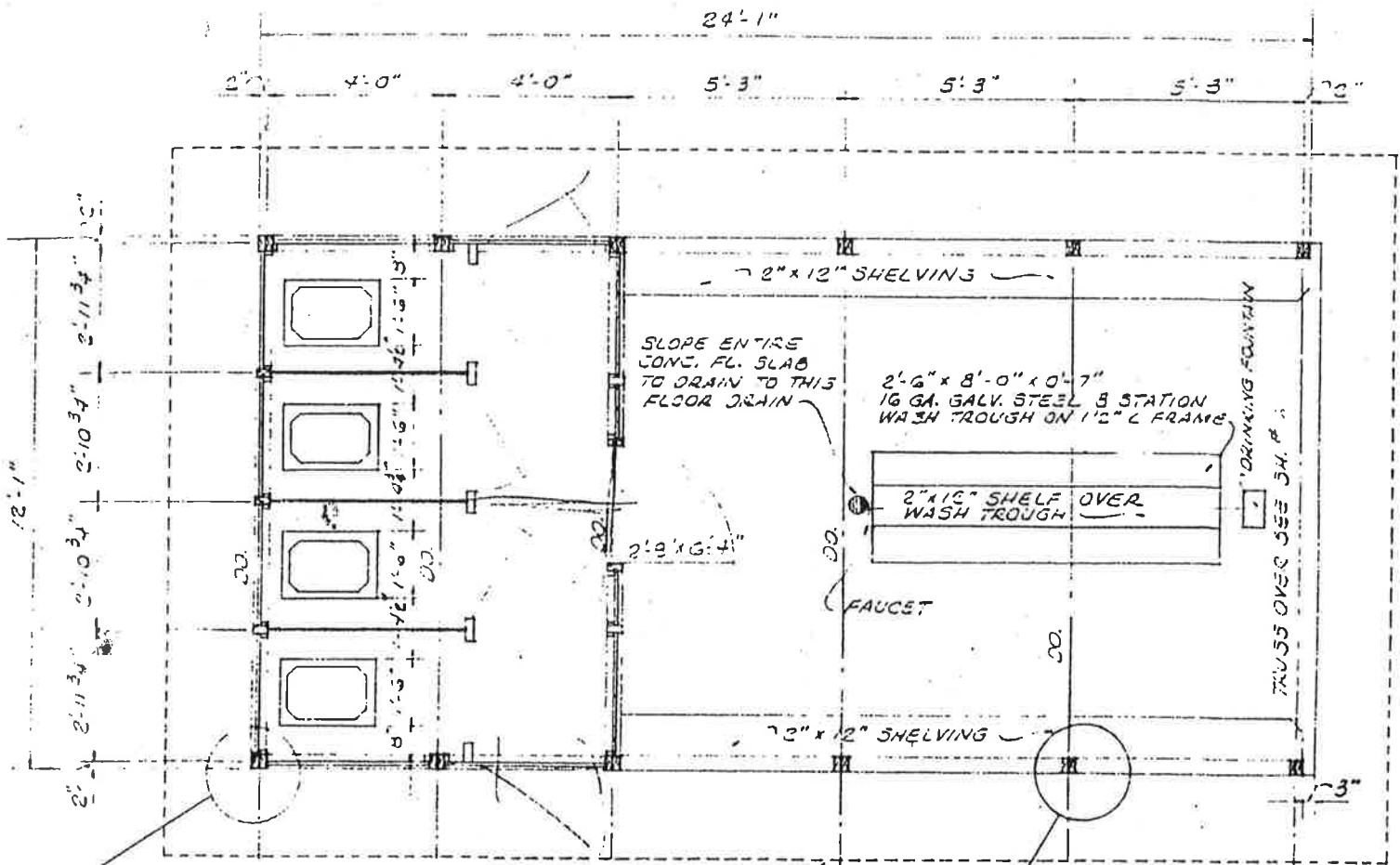
Type of construction \_\_\_\_\_ ☒ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

☒ other(specify) cement slab

Approx. sq. ft. 288

Map Reference \_\_\_\_\_

### FLOOR PLAN





## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Whispering Pines

Facility/Bldg. Latrine Year Constructed 1965

Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost N/A

Usage \_\_\_\_\_ year-round. ☒ seasonal \_\_\_\_\_ other Capacity N/A

Type of construction ☒ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

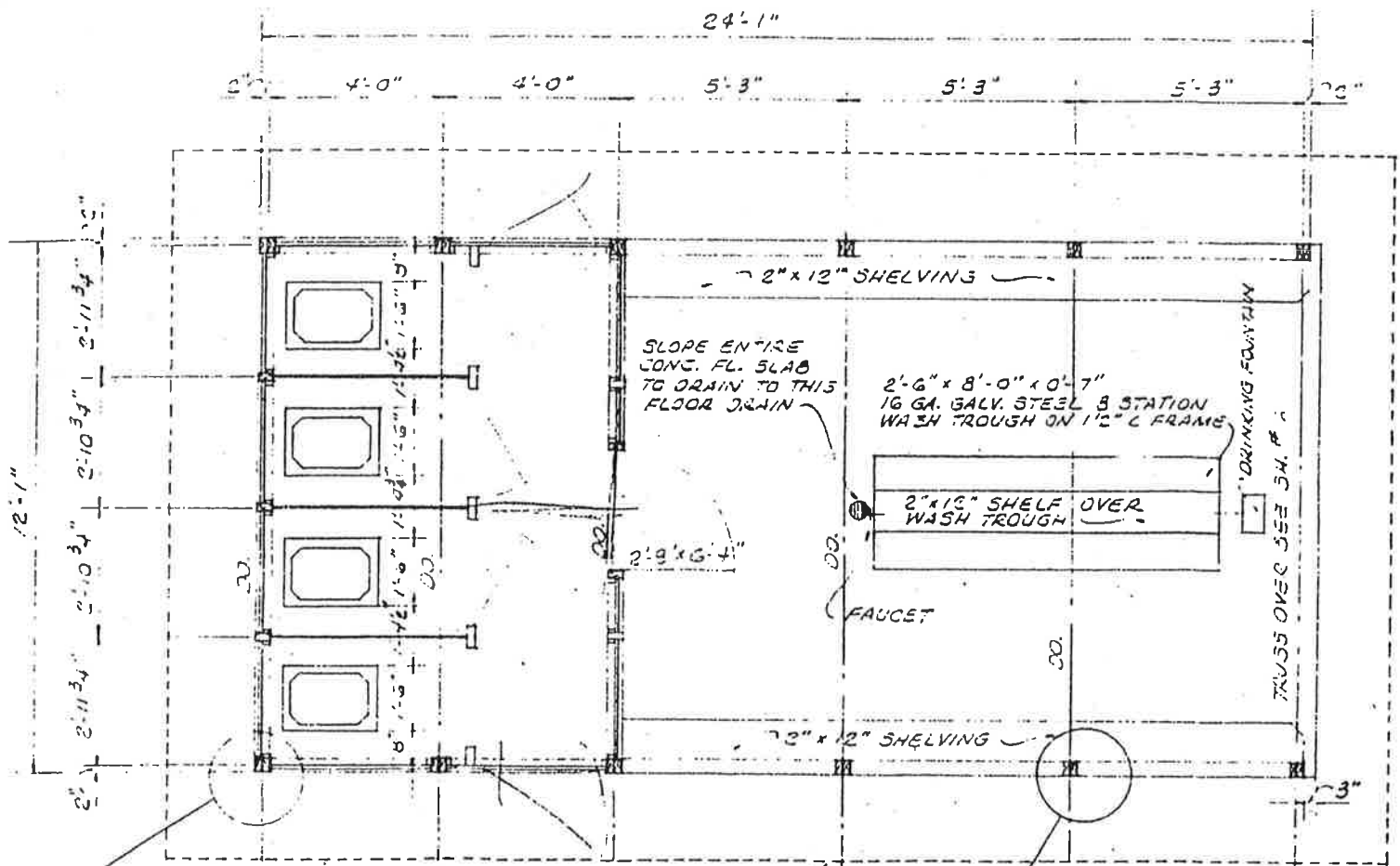
☒ other(specify) cement slab

Approx. sq. ft. 288

Map Reference \_\_\_\_\_

## FLOOR PLAN

msworks/c:srlatmp



## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name Mickey Lake

Facility/Bldg. Latrine Year Constructed 1975

Architect/Contractor N/A Approx Cost N/A

Usage \_\_\_\_\_ year-round ☒ seasonal \_\_\_\_\_ other Capacity \_\_\_\_\_

Type of construction \_\_\_\_\_ wood frame ☒ steel frame \_\_\_\_\_ reinforced concrete

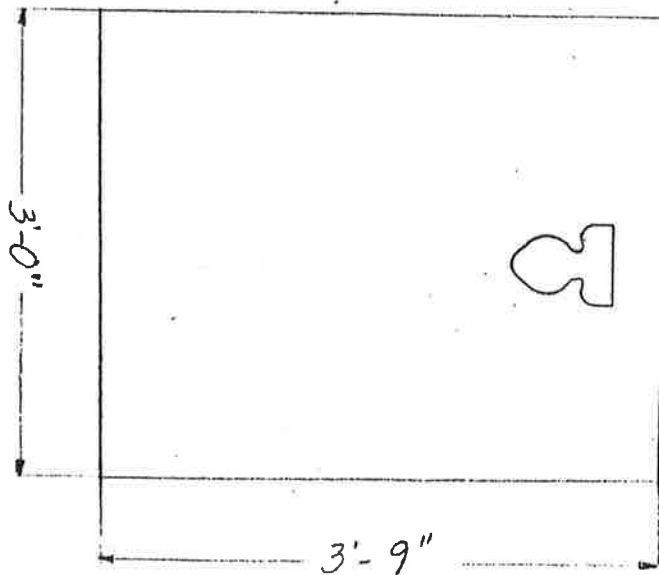
☒ other(specify) cement slab, 1 toilet, steel vault, prefabricated building

Approx. sq.ft. 11

Map Reference \_\_\_\_\_

### FLOOR PLAN

msworks/mllatrnp



NOT TO SCALE

## PROPERTY PORTFOLIO

Camp Property The Timbers Unit Name \_\_\_\_\_

Facility/Bldg. Arts & Crafts Latrine Year Constructed 1962

Architect/Contractor Ellis, Arndt, & Truesdell / G. Ritola Approx. Cost N/A

Usage \_\_\_\_\_ year-round \_\_\_\_\_ x \_\_\_\_\_ seasonal \_\_\_\_\_ other Capacity N/A

Type of construction \_\_\_\_\_ x \_\_\_\_\_ wood frame \_\_\_\_\_ steel frame \_\_\_\_\_ reinforced concrete

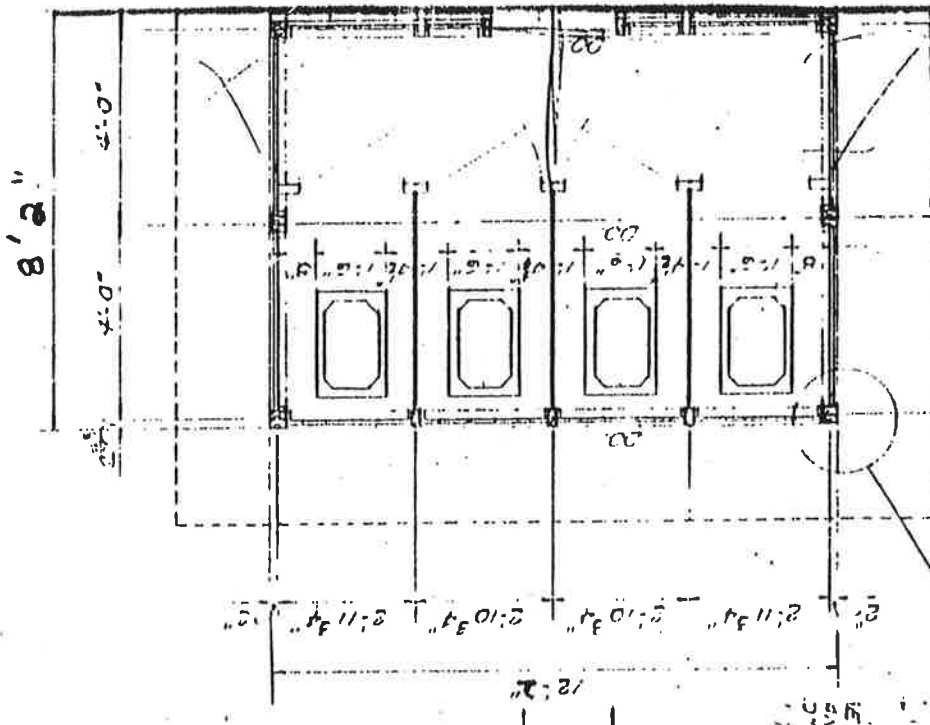
\_\_\_\_\_ x \_\_\_\_\_ other(specify) 4 toilets, vaults-dirt bottom

Approx. sq.ft. 99

Map Reference \_\_\_\_\_

## FLOOR PLAN

msworks/c:aclatmp



## Appendix C: Michigan Natural Resources Trust Fund Grant Agreement





Michigan Department of Natural Resources - Grants Management

**MICHIGAN NATURAL RESOURCES TRUST FUND  
LAND ACQUISITION PROJECT AGREEMENT AMENDMENT**

**Project Title:** Timbers Recreation Area Acquisition

**Project Number:** TF 12-071

**Amendment Number:** 2

This is an amendment to the Agreement entered into between the Michigan Department of Natural Resources ("DEPARTMENT") and the TOWNSHIP OF LONG LAKE IN THE COUNTY OF GRAND TRAVERSE ("GRANTEE") for the Michigan Natural Resources Trust Fund acquisition grant number TF12-071. The purpose of this amendment is to MODIFY THE LEGAL DESCRIPTION (APPENDIX A) AND BOUNDARY MAP (APPENDIX B) PER ATTACHED DOCUMENTS.

A. The DEPARTMENT and the GRANTEE mutually agree to amend the Agreement as follows:  
to read as follows:

**THE LEGAL DESCRIPTION IN APPENDIX A SHALL BE MODIFIED PER THE  
ATTACHED REVISED DOCUMENT.**

**THE BOUNDARY MAP IN APPENDIX B SHALL BE MODIFIED PER THE  
ATTACHED REVISED DOCUMENT.**

B. All other provisions of the Agreement shall be continued in full force and effect.

C. The amendment may be executed separately by the parties and is not effective until both the GRANTEE and the DEPARTMENT have signed it.

PR1951/Rev. 12/15/2012

D. This amendment modifies an Agreement that was approved by resolution of the GRANTEE'S governing body as evidenced by the resolution attached to the Agreement. It is the sole responsibility of the GRANTEE to determine if its laws, policies, or procedures require approval by its governing body before execution of this amendment by the GRANTEE. By signature of this amendment the GRANTEE certifies that:


1. Approval of the amendment by its governing body is not required, or
2. The amendment has been approved by resolution (true copy attached) of the



_____ (date)	,	_____ (special or regular)	meeting of the	_____ (name of approving body)
-----------------	---	-------------------------------	----------------	-----------------------------------

**GRANTEE**

**SIGNED:**

**WITNESSED:**

By:   
 Title: Supervisor  
 Date: September 29, 2014

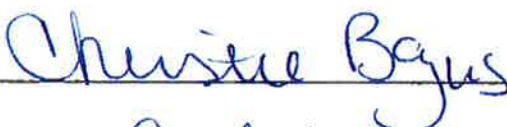
By:   
 By: 

**MICHIGAN DEPARTMENT OF NATURAL RESOURCES**

**SIGNED:**

**WITNESSED:**

By:   
 Steven J. DeBrabander, Manager  
 Grants Management

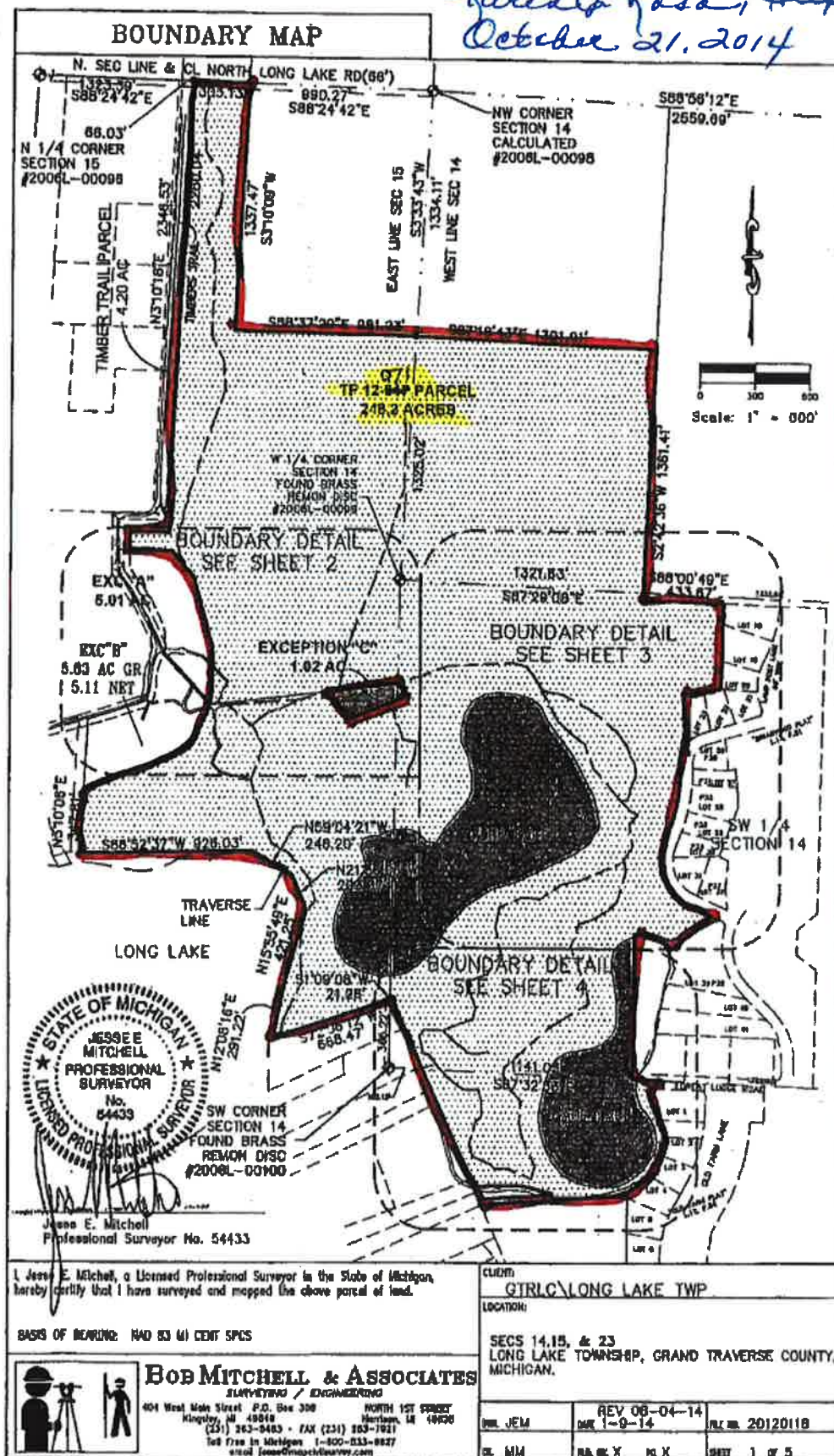
By: 

EFFECTIVE DATE: Oct 28, 2014

By: 

Kareem Rosa, Deepa Chinnai  
October 21, 2014

Christie  
Bugs  
10-27-14





## DESCRIPTION

971  
TF 12-20-14

DESCRIPTION: A parcel of land situated in the Township of Long Lake, County of Grand Traverse, State of Michigan and described as follows to-wit:

Part of Section 14, 15, & 23, Town 27 North, Range 12 West, more fully described as Commencing at the North 1/4 Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet; thence S 88°24'42" E, continuing along said line, 66.03 feet, to the POINT OF BEGINNING; thence S 88°24'42" E, continuing along said line, 303.13 feet; thence S 3°10'09" W, 1237.47 feet; thence S 88°37'29" E, 981.23 feet, to the East line of Section 15; thence S 87°18'43" E, 1301.91 feet; thence S 02°42'36" W, 1361.41 feet; thence S 88°00'49" E, 433.67, to the West line of "Briarwood Plat"; thence along said West line of Plat the following 10(ten) courses: S 01°13'38" W, 464.14 feet; thence S 80°41'34" W, 204.13 feet; thence S 4°07'23" E, 265.57 feet; thence 106.85 feet along the arc of a 166.37 foot radius curve to the left with a chord of S 18°26'32" W 105.02 feet; thence S 00°02'39" W, 56.44 feet; thence 332.82 feet along the arc of a 858.66 foot radius curve to the right with a chord of S 11°08'53" W, 330.74 feet; thence S 22°15'06" W, 52.36 feet; thence 409.67 feet along the arc of a 268.91 foot radius curve to the left with a chord of S 21°23'52" E, 371.19 feet; thence S 65°02'11" E, 135.00 feet; thence S 56°31'17" W, 295.78 feet; thence along a traverse line on Northerly shore of Pogo Lake the following 3 courses: thence N 16°42'43" W, 29.92 feet; thence N 58°06'22" W, 94.99 feet; thence N 82°21'22" W, 98.91 feet; thence S 01°04'14" W, 786.12 feet, to the South line of Section 14; thence S 87°32'33" E, along said south section line 145.04 feet; thence S 41°57'27" W, 62.40 feet; thence S 10°27'27" W, 51.60 feet; thence S 29°21'33" E, 102.90 feet; thence S 17°14'33" E, 153.20 feet; thence S 18°05'27" W, 168.30 feet; thence S 57°17'27" W, 193.88 feet; thence S 02°20'08" W, 18.47 feet; thence S 86°07'42" W, 793.13 feet; thence N 23°57'06" W, 22.98 feet; thence N 85°56'34" E, 402.57 feet; thence N 04°19'26" W, 5.99 feet; thence S 76°25'26" W, 158.63 feet; thence N 82°48'26" W, 40.29 feet; thence S 88°41'34" W, 238.67 feet; thence N 23°57'38" W, 1113.82 feet, to the West line of Section 14; thence S 01°09'08" W, along said West line, 21.26 feet; thence S 72°06'12" W, 668.47 feet, to a traverse line on Northeasterly shore of Long Lake; thence along said traverse line the following 5 courses: thence N 12°08'16" E, 291.22 feet; thence N 15°55'49" E, 421.25 feet; thence N 21°56'06" W, 203.37 feet; thence N 59°04'21" W, 248.20 feet; thence S 88°52'37" W, 926.02 feet; thence N 03°10'06" E, 347.81 feet, to the South line of Parcel "B", created by Bob Mitchell & Associates in 2014; thence along said Parcel "B" boundary the following 3 courses: thence N 69°03'08" E, 434.80 feet; thence N 63°20'45" E, 188.95 feet; thence N 25°21'20" E, 237.13 feet, to the Northeast corner of said Parcel "B"; thence North 02°04'05" East, 306.43 feet; thence N 13°19'06" W, 391.61 feet; thence N 38°21'11" W, 187.32 feet; thence N 89°16'11" W, 227.34 feet; thence N 00°49'23" E, 100.61 feet; thence S 88°47'47" E, 211.41 feet; thence N 03°10'18" E, 166.22 feet; thence N 88°47'49" W, 16.01 feet; thence N 03°10'18" E, 2280.04 feet, to the Point of Beginning. Together all land between the above described parcel and Long Lake.

Excepting therefrom "Exception C"

Part of Section 14 & 15, Town 27 North, Range 12 West, more fully described as Commencing at the North 1/4 Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet; thence S 88°24'42" E, continuing along said line, 66.03 feet; thence S 03°10'18" W, 2280.04 feet; thence S 88°47'49" E, 16.01 feet; thence S 03°10'18" W, 166.22 feet; thence N 88°47'47" W, 211.41 feet; thence S 00°49'23" W, 100.61 feet; thence S 89°16'11" E, 227.34 feet; thence S 38°21'11" E, 187.32 feet; thence S 15°19'06" E, 391.61 feet; thence S 02°04'05" W, 306.43 feet; thence N 83°12'50" E, 623.74 feet, to the POINT OF BEGINNING; thence N 83°26'10" E, 397.11 feet; thence S 36°29'20" E, 84.41 feet; thence S 68°57'53" W, 332.50 feet; thence N 43°27'15" W, 193.36 feet, to the POINT OF BEGINNING. Contains 1.02 Acres of land more or less.

971  
TF 12-20-14 Parcel contains 248.2 Acres of land more or less.

TOGETHER WITH a 13 foot wide easement for ingress and egress, the centerline of said 13 foot wide easement is described as lying over Part of Section 15, Town 27 North, Range 12 West, more fully described as Commencing at the North 1/4 Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet; thence S 02°32'26" E, 1378.94 feet, to a rod set by Jesse Mitchell, PS in a gravel drive and to the POINT OF BEGINNING; thence North 42°06'12" West, along the centerline of said 13 foot wide easement, 388.22 feet, to the Point of Ending.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Jesse E. Mitchell  
Professional Surveyor No. 54433

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land.

CURR: GTRC/ LONG LAKE TWP

LOCATION:

SECS 14, 15, & 23  
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY,  
MICHIGAN.



**BOB MITCHELL & ASSOCIATES**

SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET  
Keweenaw, MI 49809 Marquette, MI 49825  
(231) 263-5163 • FAX (231) 263-7921  
Toll Free in Michigan 1-800-833-8827  
email jesse@bobmitchellsurvey.com

OWN. JEM	REV 8-18-14 DATE 1-9-14	FILE NO. 20120118
CK. MM	PLA. EX. X	PG. X
		SHEET 5 OF 5



Michigan Department of Natural Resources - Grants Management

**MICHIGAN NATURAL RESOURCES TRUST FUND  
LAND ACQUISITION PROJECT AGREEMENT AMENDMENT**

**Project Title:** Timbers Recreation Area Acquisition

**Project Number:** TF 12-071

**Amendment Number:** 1

This is an amendment to the Agreement entered into between the Michigan Department of Natural Resources ("DEPARTMENT") and the **TOWNSHIP OF LONG LAKE IN THE COUNTY OF GRAND TRAVERSE** ("GRANTEE") for the Michigan Natural Resources Trust Fund acquisition grant number **TF12-071**. The purpose of this amendment is to extend the end date of the project period from **MARCH 27, 2014** to **SEPTEMBER 30, 2014**, as further explained in correspondence from the GRANTEE to the DEPARTMENT dated **March 21, 2014**.

A. The DEPARTMENT and the GRANTEE mutually agree to amend the Agreement as follows:

Paragraphs 2 and 9(k) will be amended to read as follows:

2. The time period allowed for project completion is **JULY 2, 2013** through **SEPTEMBER 30, 2014**, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be made in writing before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT. The project period may be extended only by an amendment to the Agreement.

9(k) To complete acquisition of the entire project area before **SEPTEMBER 30, 2014**.

Failure to acquire the project area before **SEPTEMBER 30, 2014** shall constitute a breach of the Agreement and subject the GRANTEE to the remedies provided by law and set forth in Section 23 of the Agreement.

B. All other provisions of the Agreement shall be continued in full force and effect.

C. The amendment may be executed separately by the parties and is not effective until both the GRANTEE and the DEPARTMENT have signed it.



D. This amendment modifies an Agreement that was approved by resolution of the GRANTEE'S governing body as evidenced by the resolution attached to the Agreement. It is the sole responsibility of the GRANTEE to determine if its laws, policies, or procedures require approval by its governing body before execution of this amendment by the GRANTEE. By signature of this amendment the GRANTEE certifies that:

1. Approval of the amendment by its governing body is not required, or
2. The amendment has been approved by resolution (true copy attached) of the

(date)	,	(special or regular)	meeting of the	(name of approving body)
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**GRANTEE**

**SIGNED:**

**WITNESSED:**

By: Karen J. Rose  
 Title: Supervisor  
 Date: May 28, 2014

By: Debbie L. Hays  
 By: Angie W. Knott

**MICHIGAN DEPARTMENT OF NATURAL RESOURCES**

**SIGNED:**

**WITNESSED:**

By: Steven J. DeBrabander  
 Steven J. DeBrabander, Manager  
 Grants Management

By: Cheryl Bous

EFFECTIVE DATE: June 3, 2014

By: Jim E. Mayson



Michigan Department of Natural Resources -- Grants Management

**MICHIGAN NATURAL RESOURCES TRUST FUND  
LAND ACQUISITION PROJECT AGREEMENT**

**Project Number: TF12-071**

**Project Title: Timbers Recreation Area Acquisition**

This Agreement is between the Michigan Department of Natural Resources for and on behalf of the State of Michigan ("DEPARTMENT") and TOWNSHIP OF LONG LAKE IN THE COUNTY OF GRAND TRAVERSE ("GRANTEE"). The DEPARTMENT has authority to issue grants to local units of government for the acquisition of land for resource protection and public outdoor recreation under Part 19 of the Natural Resources and Environmental Protection Act, Act 451 of 1994, as amended. The GRANTEE has been approved by the Michigan Natural Resources Trust Fund (MNRTF) Board of Trustees (BOARD) to receive a grant. In PA 9 of 2013, the Legislature appropriated funds from the MNRTF to the DEPARTMENT for a grant-in-aid to the GRANTEE. As a precondition to the effectiveness of this Agreement, the GRANTEE is required to sign and return it to the DEPARTMENT with the necessary attachments by July 1, 2013.

1. The legal description of the project area (APPENDIX A); boundary map of the project area (APPENDIX B) and Recreation Grant application bearing the number TF12-071 (APPENDIX C) are by this reference made part of this Agreement. The Agreement together with the referenced appendices constitute the entire Agreement between the parties and may be modified only in writing and executed in the same manner as the Agreement is executed.
2. The time period allowed for project completion begins on the date of execution by the DEPARTMENT and continues through March 27, 2014, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be made in writing before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT. The project period may be extended only by an amendment to this Agreement.
3. This Agreement shall be administered on behalf of the DEPARTMENT through Grants Management.

- a. All reports, documents, or actions required of the GRANTEE shall be submitted to:

MICHIGAN NATURAL RESOURCES TRUST FUND  
GRANTS MANAGEMENT  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
PO BOX 30425  
LANSING MI 48909-7925

The GRANTEE'S representative for this project is:

Name: Karen Rosa Title: Supervisor  
Mailing Address: 8870 North Long Lake Rd, Traverse City, MI 49685  
Phone Number: 231-946-2249 FAX Number: 231-946-4573  
E-Mail Address: Supervisor@longlake township.com

- a. All notices, reports, requests or other communications from the DEPARTMENT to the GRANTEE shall be sufficiently given when mailed and addressed as indicated above. The DEPARTMENT and the GRANTEE may, by written notice, designate a different address to which subsequent notices, reports, requests, or other communications shall be sent.
  - b. The GRANTEE certifies to the DEPARTMENT that the person listed as the GRANTEE'S representative is officially empowered to act on behalf of the GRANTEE. Further, the GRANTEE certifies that the person listed as their representative, and/or that person's immediate family does not now, nor will in the future, have any FINANCIAL or PERSONAL INTEREST or HOLDING IN A BUSINESS OR ENTITY with an interest in the property that is the subject of this grant.
4. The grant herein provided is for the acquisition by the GRANTEE of 265 acres of land in fee simple title free of all liens and encumbrances, situated and being in the TOWNSHIP OF LONG LAKE, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN as described in the attached legal description (APPENDIX A) and shown on the attached boundary map (APPENDIX B). As used in this Agreement, the words "project area" shall mean the lands acquired under this Agreement as described in this Section.
5. The project area shall be used for passive recreation, as further described in the GRANTEE'S proposal to the DEPARTMENT and approved by the MNRTF Board. Significant changes in the use of the project area as described in this Section require the prior written authorization of the DEPARTMENT.
6. In order to preserve the financial resources of the State and to prevent an unjust enrichment of a third party interim owner, if the landowner listed in the project application grants any rights in the real property to an individual or agency other than the GRANTEE, the DEPARTMENT may inspect the terms of the conveyance as a condition to approving the GRANTEE to close.

7. The DEPARTMENT agrees as follows:

- a. To grant to the GRANTEE a sum of money equal to Seventy-Five (75%) percent as reimbursement or as payment into an escrow account for escrow closing, of the total eligible cost of acquisition of fee simple title free of all liens and encumbrances to the lands in the project area, not to exceed the sum of Two Million Seventy-Three Thousand (\$2,073,000.00) dollars.
- b. To include the following in the total cost of acquisition eligible for grant funding (based on grant percentage) as provided for in Section 7(a):
  - i. Purchase price of the land, up to the fair market value, in the project area acquired by the GRANTEE during the project period as provided for in this Agreement;
  - ii. Those relocation assistance costs authorized by P.A. 227 of 1972, supra, and the terms of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (PL 91-646) 94 Stat 1894 (1970);
  - iii. Reasonable and appropriate costs incurred and paid by the GRANTEE during the project period for recording fees, title insurance, and environmental assessments; and
  - iv. Costs incurred and paid by the GRANTEE for appraisal(s) as provided for in Section 9(f) and performed after January 1, 2013, or as otherwise approved by the DEPARTMENT, and that has been approved by the DEPARTMENT.
- c. To grant funds to the GRANTEE for eligible costs and expenses incurred, as follows:
  - i. Payments will be made on a reimbursement basis or to an escrow account for escrow closing for Seventy-Five (75%) percent of the eligible expenses incurred by the GRANTEE up to 90% of the maximum amount allowable under the grant.
  - ii. Reimbursement (or payment to an escrow account for escrow closing) will be made only upon DEPARTMENT review and approval of a complete reimbursement (or escrow closing) request submitted by the GRANTEE on forms provided by the DEPARTMENT that meet all documentation requirements set forth by the DEPARTMENT. A complete reimbursement or escrow closing request must document the total cost of the acquisition and the GRANTEE's compliance with Section 8 of this Agreement and DEPARTMENT acquisition project procedures.
  - iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request or completion of the escrow closing. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for final audit reimbursement.
  - iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the

GRANTEE has erected proper signage acknowledging MNRTF assistance in compliance with Section 9(q) of this Agreement.

8. Closing Options:

a. FOR REIMBURSEMENT PROJECTS:

The GRANTEE shall be eligible for reimbursement only upon GRANTEE'S completion of all of the following:

- i. Electing to use the grant reimbursement closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Acquisition by GRANTEE of fee simple title free of all liens and encumbrances of all land in the project area.
- iii. Submission of proof of acquisition of marketable record title to the DEPARTMENT in the form of a policy of title insurance insuring the GRANTEE is possessed of marketable record title in fee simple, free of all liens and encumbrances to the land in the project area. Said policy is to insure the GRANTEE and DEPARTMENT against loss or damage at least equal to the purchase price of the subject land.
- iv. Proper conveyance to the State of Michigan of all mineral interest to which the State is entitled under this Agreement as outlined in Section 9(m).
- v. Submission of a complete request for reimbursement as set forth in this Agreement.

b. FOR ESCROW CLOSING PROJECTS:

The GRANTEE shall be eligible for grant funding through escrow closing process only upon GRANTEE'S completion of the following:

- i. Electing to use the escrow closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Securing the services of a reputable title company who will agree to serve as the escrow closing agent.
- iii. Execution of escrow closing agreement by GRANTEE, DEPARTMENT, and title company (agent).
- iv. Provide Department and title company an approximate desired timeframe for closing.
- v. Send DEPARTMENT draft closing packet (reference Land Acquisition Escrow Closing Package Checklist) at least 60 days prior to desired closing date (once approved, the DEPARTMENT will forward a copy to the title company).
- vi. Coordinate with title company to schedule exact closing date after DEPARTMENT'S approval of draft closing documents and submit to DEPARTMENT an updated closing statement from the title company at least 10 days before desired closing date.



- vii. Submit local matching funds plus 10% of the eligible grant amount to title company for deposit into escrow account and provide proof of escrowed funds to the DEPARTMENT.

9. The GRANTEE agrees as follows:

- a. To immediately make available all funds needed to pay all necessary costs required to complete the project and to provide Six Hundred Ninety-One Thousand Three Hundred (\$691,300.00)dollars as local match to this project. This sum represents Twenty-Five (25%) percent of the total eligible cost of acquisition including incidental costs. Any cost overruns incurred to complete the project called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. To complete the acquisition in compliance with the acquisition project procedures set forth by the DEPARTMENT.
- c. To make no written offer or commitment to purchase lands in the project area before execution of this Agreement and before written DEPARTMENT approval as provided for in Section 9. Failure to comply with this requirement shall, at the option of the DEPARTMENT, make the cost of the property an ineligible expense under this Agreement and subject this Agreement to termination by the DEPARTMENT.
- d. To provide verification that the site is not a facility as defined by State Law, based on the results of due diligence and, if needed, an environmental assessment or if the site has been determined to be a facility, to provide documentation of due care compliance. The results of the due diligence must be accounted for in the appraisal(s).
- e. To complete a 40-year title review on the property. The results of the title review must be accounted for in the appraisal(s).
- f. To complete an appraisal of the project area in accordance with standards established by the DEPARTMENT to determine the fair market value thereof; two appraisals meeting these standards being required for properties valued at \$750,000 or more. Failure to complete the appraisal in this manner shall make the cost of said appraisal(s) an ineligible expense under this Agreement.
- g. To submit the appraisal(s) to the DEPARTMENT for approval no later than 120 days after the date of execution of this Agreement. No written offer or commitment to purchase land in the project area shall be transmitted by the GRANTEE until after approval has been given in writing by the DEPARTMENT.
- h. To perform, or to directly contract for the performance of, all appraisals, appraisal reviews, title review and closing, actual acquisition of all lands in the project area, and the relocation of tenants, owners, and/or businesses in accordance with and consistent with provisions of P.A. 227 of 1972, supra, and the terms of Title II and Title III of the Uniform Relocation

Assistance and Real Property Acquisition Policies Act of 1970, (PL 91-646) 94 Stat 1894 (1970).

- i. To eliminate all pre-existing non-recreation uses of the project area within 90 days of the date of acquisition, unless otherwise approved by the DEPARTMENT in writing.
- j. To remove existing structures or make ready for an appropriate use in a reasonable time frame after completion of the acquisition.
- k. To complete acquisition of the entire project area before June 27, 2014. Failure to acquire the project area by June 27, 2014 shall constitute a breach of this Agreement and subject the GRANTEE to the remedies provided by law and set forth in Section 23 of this Agreement.
- l. To provide the DEPARTMENT all documents and information as specified in Sections 8a or 8b of this Agreement. If utilizing reimbursement process, documents must be submitted within 60 days after the transaction is closed. If utilizing escrow closing process, documents must be submitted no later than 60 days prior to desired closing.

Failure to submit the required documents and information for review shall constitute a breach of this Agreement and subject the GRANTEE to remedies provided for by law and Section 22 of this Agreement. Proof of payment to seller (such as cancelled check, wire confirmation, etc.), recorded warranty deed, recorded mineral royalty deed and recorded Declaration and Notice must be submitted to the DEPARTMENT within 60 days after closing. The final 10% of eligible grant amount will be released upon satisfactory audit review and approval by the DEPARTMENT.

- m. For parcels over 5 acres, to execute, acknowledge and deliver to the DEPARTMENT a deed conveying to the State of Michigan a perpetual nonparticipating 1/6 interest in all of the rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area.
- n. To retain all rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in perpetuity.
- o. To not develop any rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in a manner that diminishes the usefulness of the project area for its intended purposes. In addition, GRANTEE agrees not to develop, or allow others to develop, any such minerals from sites adjacent to the project area in a manner that diminishes the usefulness of the project area for its intended purposes.
- p. To maintain satisfactory financial accounts, records, and documents and to make them available to the DEPARTMENT for auditing upon request. Such accounts, records, and documents shall be retained by the

GRANTEE for not less than three years following submittal of the final audit reimbursement request.

- q. To erect and maintain a sign or other acknowledgement as approved by the DEPARTMENT on the property which designates this project as one having been acquired with the assistance of the MNRTF. The size, color, and design of this sign shall be in accordance with DEPARTMENT specifications.
- r. To conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
- s. To provide the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any facilities constructed thereon, and to provide the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Any tariff schedule proposed shall provide solely for sufficient revenues to cover the costs of operating, maintaining and/or developing the premises and/or any facilities provided thereon. Preferential membership or annual permit systems are prohibited at this site. Differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
- t. To separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
- u. To furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of project area and/or facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
- v. To adopt such ordinances and/or resolutions as shall be required to effectuate the provisions of this Agreement; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
- w. To maintain the premises in such condition as to comply with all federal, State, and local laws which may be applicable and to make any and all

payments required to pay any and all taxes, fees, or assessments legally imposed against the project area.

- x. To make the project area and any facilities located thereon and the land and water access ways to them open to the public within 90 days of the date of acquisition and to keep them open to the public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof on the basis of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status or disability.
  - y. To make the project area and any future facilities provided thereon available for public outdoor recreation in perpetuity and in accordance with uses described in this Agreement and APPENDIX C, to regulate the use thereof and to provide for the maintenance thereof to the satisfaction of the DEPARTMENT, and to appropriate such moneys and/or provide such services as shall be necessary to provide such adequate maintenance.
10. The GRANTEE shall acquire fee simple title, free of all liens, encumbrances, or restrictions on future use to the lands in the project area. The fee simple title acquired shall not be subject to (1) any possibility of reverter or right of entry for condition broken or any other executory limitation which may result in defeasance of title or (2) to any reservations or prior conveyance of coal, oil, gas, sand, gravel or any other mineral interests.
11. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area.
12. The project area and any facilities located thereon shall not be wholly or partially conveyed, either in fee, easement or otherwise, or leased for a term of years, or for any other period, nor shall there be any whole or partial transfer of title, ownership, or right of ownership or control without the written approval and consent of the DEPARTMENT.
13. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently commits the project area to Michigan's outdoor recreation estate, therefore:
- a. The GRANTEE agrees that lands in the project area are being acquired with MNRTF assistance and shall be maintained in public outdoor recreation use in perpetuity. No portion of the project area shall be converted to other than public outdoor recreation use without the approval of the DEPARTMENT. The DEPARTMENT shall approve such conversion only upon such conditions as it deems necessary to assure the substitution by GRANTEE of other outdoor recreation properties of equal or greater fair market value and of reasonably equivalent usefulness and location. Such

substituted land shall become part of the project area and will be subject to all the provisions of this Agreement.

- b. Approval of a conversion shall be at the sole discretion of the DEPARTMENT.
  - c. Before completion of the project, the GRANTEE and the DEPARTMENT may mutually agree to alter the project area through an amendment to this Agreement to provide the most satisfactory public outdoor recreation area.
14. Should title to the lands in the project area or any portion thereof be acquired from the GRANTEE by any other entity through exercise of the power of eminent domain, the GRANTEE agrees that the proceeds awarded to the GRANTEE shall be used to replace the lands affected with outdoor recreation properties of equal or greater fair market value, and of reasonably equivalent usefulness and location. The DEPARTMENT shall approve such replacement only upon such conditions as it deems necessary to assure the substitution with other outdoor recreation properties of equal or greater fair market value and of reasonably equivalent usefulness and location. Such replacement land shall be subject to all the provisions of this Agreement.
15. The GRANTEE acknowledges that:
- a. The GRANTEE has examined the project area and has found the property safe for public use or actions will be taken by the GRANTEE to make the property safe for public use no later than 90 days after the date of acquisition; and
  - b. The GRANTEE is solely responsible for development, operation, and maintenance of the project area, and that responsibility for actions taken to develop, operate, or maintain the project area is solely that of the GRANTEE; and
  - c. The DEPARTMENT'S involvement in the premises is limited solely to the making of a grant to assist the GRANTEE in acquiring same.
  - d. The GRANTEE acknowledges that the DEPARTMENT is not responsible for any tax liability assessed on the property after closing by the GRANTEE. Further, the eligible amount of tax pro-rated at time of closing will be determined by the DEPARTMENT.
16. Before the DEPARTMENT will give written approval to make a written offer to purchase the property included in this project, the GRANTEE must provide documentation to the DEPARTMENT that indicates either:
- a. It is reasonable for the GRANTEE to conclude, based on the advice of an environmental consultant, as appropriate, that no portion of the project area is a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended; or



- b. If any portion of the project area is a facility, documentation that Department of Environmental Quality-approved response actions have been or will be taken to make the site safe for its intended use within the project period, and that implementation and long-term maintenance of response actions will not hinder public outdoor recreation use and/or the resource protection values of the project area.
- 17. If the DEPARTMENT determines that, based on contamination, the project area will not be made safe for the planned recreation use within the project period, or another date established by the DEPARTMENT in writing, or if the DEPARTMENT determines that the presence of contamination will reduce the overall usefulness of the property for public recreation and resource protection, the grant may be cancelled by the DEPARTMENT with no reimbursement made to the GRANTEE.
- 18. The GRANTEE shall acquire and maintain, or cause to be acquired or maintained, insurance which will protect the GRANTEE from claims which may arise out of or result from the GRANTEE'S operations under this Agreement, whether performed by the GRANTEE, a subcontractor or anyone directly or indirectly employed by the GRANTEE, or anyone for whose acts may hold them liable. Such insurance shall be with companies authorized to do business in the State of Michigan in such amounts and against such risks as are ordinarily carried by similar entities, including but not limited to public liability insurance, worker's compensation insurance or a program of self-insurance complying with the requirements of Michigan law. The GRANTEE shall provide evidence of such insurance to the DEPARTMENT at its request.
- 19. Nothing in this Agreement shall be construed to impose any obligation upon the DEPARTMENT to operate, maintain or provide funding for the operation and/or maintenance of any recreational facilities in the project area.
- 20. The GRANTEE hereby represents that it will defend any suit brought against either party which involves title, ownership, or any other rights, whether specific or general, including any appurtenant riparian rights, to and in the project area and any lands connected with or affected by this project.
- 21. The GRANTEE is responsible for the use and occupancy of the premises, the project area and the facilities thereon. The GRANTEE is responsible for the safety of all individuals who are invitees or licensees of the premises. The GRANTEE will defend all claims resulting from the use and occupancy of the premises, the project area and the facilities thereon. The DEPARTMENT is not responsible for the use and occupancy of the premises, the project area and the facilities thereon.
- 22. Failure by the GRANTEE to comply with any of the provisions of this Agreement shall constitute a material breach of this Agreement.
- 23. Upon breach of the Agreement by the GRANTEE, the DEPARTMENT, in addition to any other remedy provided by law and this Agreement, may:

- a. Terminate this Agreement; and/or
  - b. Withhold and/or cancel future payments to the GRANTEE on any or all current recreation grant projects until the violation is resolved to the satisfaction of the DEPARTMENT; and/or
  - c. Withhold action on all pending and future grant applications submitted by the GRANTEE under the Michigan Natural Resources Trust Fund and the Land and Water Conservation Fund; and the Recreation Passport Grant Program and/or
  - d. Require repayment of grant funds already paid to GRANTEE.
  - e. Seek specific performance of the Agreement terms. The GRANTEE agrees that the benefit to be derived by the State of Michigan from the full compliance by the GRANTEE with the terms of this Agreement is the preservation, protection and the net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State of Michigan by way of assistance under the terms of this Agreement. The GRANTEE agrees that after final audit reimbursement has been made to the GRANTEE, repayment by the GRANTEE of grant funds received would be inadequate compensation to the State for any breach of this Agreement. The GRANTEE further agrees therefore, that the appropriate remedy in the event of a breach by the GRANTEE of this Agreement after final audit reimbursement has been made shall be the specific performance of this Agreement.
24. The GRANTEE may not assign or transfer any interest in this Agreement without prior written authorization of the DEPARTMENT.
25. The rights of the DEPARTMENT under this Agreement shall continue in perpetuity.
26. The Agreement may be executed separately by the parties. This Agreement is not effective until:
- a. The GRANTEE has signed it and returned it together with the necessary attachments within 90 days of the date the Agreement is issued by the DEPARTMENT, and
  - b. The DEPARTMENT has signed it.

Acquisition Closing Option Desired:  
(Please choose one)

- ☐ This project will be completed utilizing a grant reimbursement process. Grantee will purchase land and seek reimbursement after closing.
- ☒ This project will be completed utilizing an escrow closing process.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, on this date.

Approved by resolution (true copy attached) of the JUNE 25, 2013,  
date  
Special meeting of the Long Lake Township Board  
(special or regular) (name of approving body)

**GRANTEE**

SIGNED:

By Karen J. Rosa

Print Name: KAREN J. ROSA

Title: TOWNSHIP SUPERVISOR

Date: JUNE 26, 2013

Grantee's Federal ID#  
38-2115529

WITNESSED BY:

1) John A. Simmonson

2) Patricia L. Mahoney

**MICHIGAN DEPARTMENT OF NATURAL RESOURCES**

SIGNED:

By Steven J. DeBrabander

Title: Manager, Grants Management

Date: 7/2/13

WITNESSED BY:

1) Christie Bays

2) Linda S. Harlow

APPENDIX A  
LEGAL DESCRIPTION OF THE PROJECT AREA

## LEGAL DESCRIPTION

Real property in the Township of Long Lake, County of Grand Traverse, State of Michigan, described as follows:

The East 300 feet of the West 353 feet of the Northeast quarter of the Northeast quarter of Section 15; the Southeast quarter of the Northeast quarter, Section 15, except the West 53 feet; the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 14; the Southwest quarter of the Southwest quarter of Section 14, Lot 1 of Section 15, and the Northwest quarter of the Northwest quarter of Section 23, except; Commencing at a point on Section line 171.6 feet East of the corner common to said Sections 14, 15, and 23; thence North 26 degrees 10 minutes West 407.1 feet; thence South 69 degrees 39 minutes West 678 feet to point of beginning; thence North 69 degrees 39 minutes East 678 feet; thence South 26 degrees 10 minutes East 1207.1 feet; thence North 83 degrees 55 minutes East 807.7 feet more or less to eighth line; thence South to eighth post; thence West 80 rods to section line; thence North 80 rods to Section corner; thence West to shore of Long Lake; thence Northerly 130 feet more or less to point of beginning. Also except that part of the NW ¼ of the NW ¼ of Section 23, T27N, R12W, Long Lake Township, Grand Traverse County, Michigan, more fully described as follows: Commencing at the NW corner of said Section 23; thence along the North line of said Section S89°33'05"E 171.60 feet; thence S26°10'00"E 688.11 feet to the point of beginning; thence N86°41'37"E 238.67 feet; thence S84°49'21"E 40.29 feet; thence S78°36'02"E 158.63 feet; thence S06°20'41"E 5.99 feet to the North line of a strip of land 32 feet wide recorded in Liber 179, Page 80; thence along said line S83°56'20"W 402.57 feet; thence N26°10'00"W 77.64 feet to the point of beginning (Tax Parcel No. for exception is 28-08-023-009-10).

That part of the Northeast quarter of the Northwest quarter of Section 23, described as: Beginning 1177 feet West of the quarter post in the North line of Section 23; thence assuming the said North line of Section 23 to be a true East and West line, run South 39 degrees 30 minutes West 62.4 feet; thence South 8 degrees West 51.6 feet; thence South 31 degrees 49 minutes East 102.9 feet; thence South 19 degrees 42 minutes East 153.2 feet; thence South 15 degrees 38 minutes West 168.3 feet; thence South 54 degrees 50 minutes West 174 feet to the North and South eighth line; thence North on eighth line 85 feet, approximately to South shore of Page Lake; thence Northerly along East shore of Page Lake to a point 142.3 feet West of the place of beginning; thence East along Section line 142.3 feet to place of beginning. All being in Town 27 North, Range 12 West.

Also:

That part of Government Lots 2 and 3 and of the Southwest quarter of the Northeast quarter of Section 15, more fully described as: Commencing at the North quarter corner of said Section 15, thence South 0 degrees 39 minutes East, along the North and South quarter line of said Section 15, 2355.00 feet to a point previously described as being 60 rods South of the Northeast corner of said Government Lot 3 as a point of beginning; thence North 73 degrees 52 minutes West, 68.82 feet, thence South 20 degrees 28 minutes West, 29.86 feet; thence South 70 degrees 43 minutes East, 275.29 feet, thence North 79 degrees 17 minutes East 229.81 feet, thence North 87 degrees 17 minutes East, 94.90 feet, thence South 0 degrees 07 minutes East, 1284.71 feet, thence South 81 degrees 28 minutes West, 400.00 feet to the shore of Long Lake, thence Southerly and Easterly along said shore to Southeast corner of said Lot 2, thence North along 1/2 line to Northeast corner of South 10 acres of West half of Northeast quarter of said Section 15, thence West along North line of said South 10 acres to Northwest corner of said South 10 acres and point of beginning; all in Town 27 North, Range 12 West.

Also:

The East 16 feet of the North 2347.55 feet of the Northwest one-quarter of the Northeast one-quarter and the West 53 feet of the Northeast one-quarter of the Northeast one-quarter of Section 15, Town 27 North, Range 12 West.

Also:

Part of the East half of the Southwest quarter, Section 14, Town 27 North, Range 12 West, more fully described as: Commencing at the South quarter corner of said Section 14; thence North 88 degrees 56 minutes 10 seconds West 328.75 feet, along the South line of said Section 14; thence North 0 degrees 05 minutes 21 seconds West 638.28 feet; thence North 54 degrees 57 minutes 11 seconds West 131.20 feet, along a traverse line along an unnamed lake; thence North 0 degrees 36 minutes 26 seconds West 132.30 feet, along said



traverse line; thence North 47 degrees 52 minutes 54 seconds East 146.05 feet, along said traverse line; thence North 0 degrees 05 minutes 21 seconds West 1651.81 feet; thence North 89 degrees 12 minutes 20 seconds West 568.43 feet, parallel with the East and West quarter line of said Section 14 to the Point of Beginning; thence North 89 degrees 12 minutes 20 seconds West 428.19 feet, parallel with said East and West quarter line; thence South 0 degrees 19 minutes 11 seconds East 1805.05 feet, along the West one-eighth line of Section 14 to a traverse line along the shore of Page Lake; thence South 83 degrees 44 minutes 47 seconds East 98.91 feet, along said traverse line; thence South 59 degrees 29 minutes 47 seconds East 94.99 feet; thence South 18 degrees 17 minutes 29 seconds East 30.00 feet, along said traverse line; thence North 49 degrees 07 minutes 40 seconds East 295.78 feet; thence North 66 degrees 25 minutes 48 seconds West 135.00 feet; thence Northwesterly 409.68 feet, along the arc of a 268.01 foot radius curve to the right, the long chord of which bears North 22 degrees 47 minutes 09 seconds West 371.19 feet; thence North 20 degrees 51 minutes 29 seconds East 52.36 feet; thence Northeasterly 332.82 feet, along the arc of a 858.66 foot radius curve to the left, the long chord of which bears North 9 degrees 45 minutes 16 seconds East 330.74 feet; thence North 1 degrees 20 minutes 58 seconds West 56.44 feet; thence Northeasterly 106.85 feet, along the arc of a 166.37 foot radius curve to the right, the long chord of which bears North 17 degrees 02 minutes 55 seconds East 105.02 feet; thence North 5 degrees 31 minutes West 265.67 feet; thence North 78 degrees 59 minutes East 200.00 feet; thence North 0 degrees 19 minutes 11 seconds West 462.44 feet to the Point of Beginning. Said parcel extends from the above mentioned traverse line to Page Lake.

**Except:**

Part of the Northeast quarter and part of Government Lots 2 and 3 of Section 15, Town 27 North, Range 12 West, more fully described as follows: Commencing at the North quarter corner of said Section 15; thence South 0 degrees 39 minutes East, 2355.00 feet along the North-South quarter line of said Section 15 to a point previously described as being 60 rods South of the Northeast corner of Government Lot 3 as a point of beginning; thence North 73 degrees 52 minutes West 68.82 feet; thence South 20 degrees 28 minutes West, 29.86 feet; thence South 70 degrees 43 minutes East 275.29 feet; thence North 79 degrees 17 minutes East, 229.81 feet; thence North 87 degrees 17 minutes East, 94.90 feet; thence South 0 Degrees 07 minutes East 1284.71 feet; thence South 81 degrees 28 minutes West 400.00 feet to the shore of Long Lake; thence South and East along the shore of Long Lake to a point 360.0 feet West of the East one-eighth line of said Section 15; thence North 698.93 feet parallel with the East one-eighth line of said Section 15; thence North 69 degrees 17 minutes East 384.88 feet to the East one-eighth line of said Section 15; thence North 391.10 feet along the East one-eighth line of said Section 15; thence North 28 degrees 25 minutes West 144.58 feet; thence North 38 degrees 11 minutes 35 seconds West, 215.91 feet; thence North 2 degrees 20 minutes 55 seconds West, 284.52 feet; thence North 88 degrees 01 minutes 55 seconds East, 214.08 feet to the East one-eighth line of said Section 15; thence North 33.00 feet along the East one-eighth line to the Northeast corner of the South 10 acres of the West half of the Northeast quarter of said Section 15; thence South 88 degrees 01 minutes 55 seconds West, 1327.45 feet along the North line of said South 10 acres to the place of beginning.

**Also except;**

Commencing at the North quarter corner of said Section 15, Town 27 North, Range 12 West; thence North 88 degrees 25 minutes 00 seconds East 1339.40 feet along the North line of said Section to a point on the East one-eighth line of said Section 15; thence South 3360.15 feet along said East one-eighth line; thence South 69 degrees 17 minutes 00 seconds West 331.42 feet to the Point of Beginning; thence South 69 degrees 17 minutes 00 seconds West 53.46 feet; thence South 698.43 feet, (previously recorded as 698.93 feet) along a line lying 360 feet West of and parallel with said East one-eighth line, to a point on a traverse line along the shore of Long Lake; thence South 84 degrees 55 minutes 20 seconds East 50.20 feet along said traverse line; thence North 722.00 feet, parallel with said East one-eighth line to the Point of Beginning.

**Also except;**

**"Timbers Trail Parcel"**

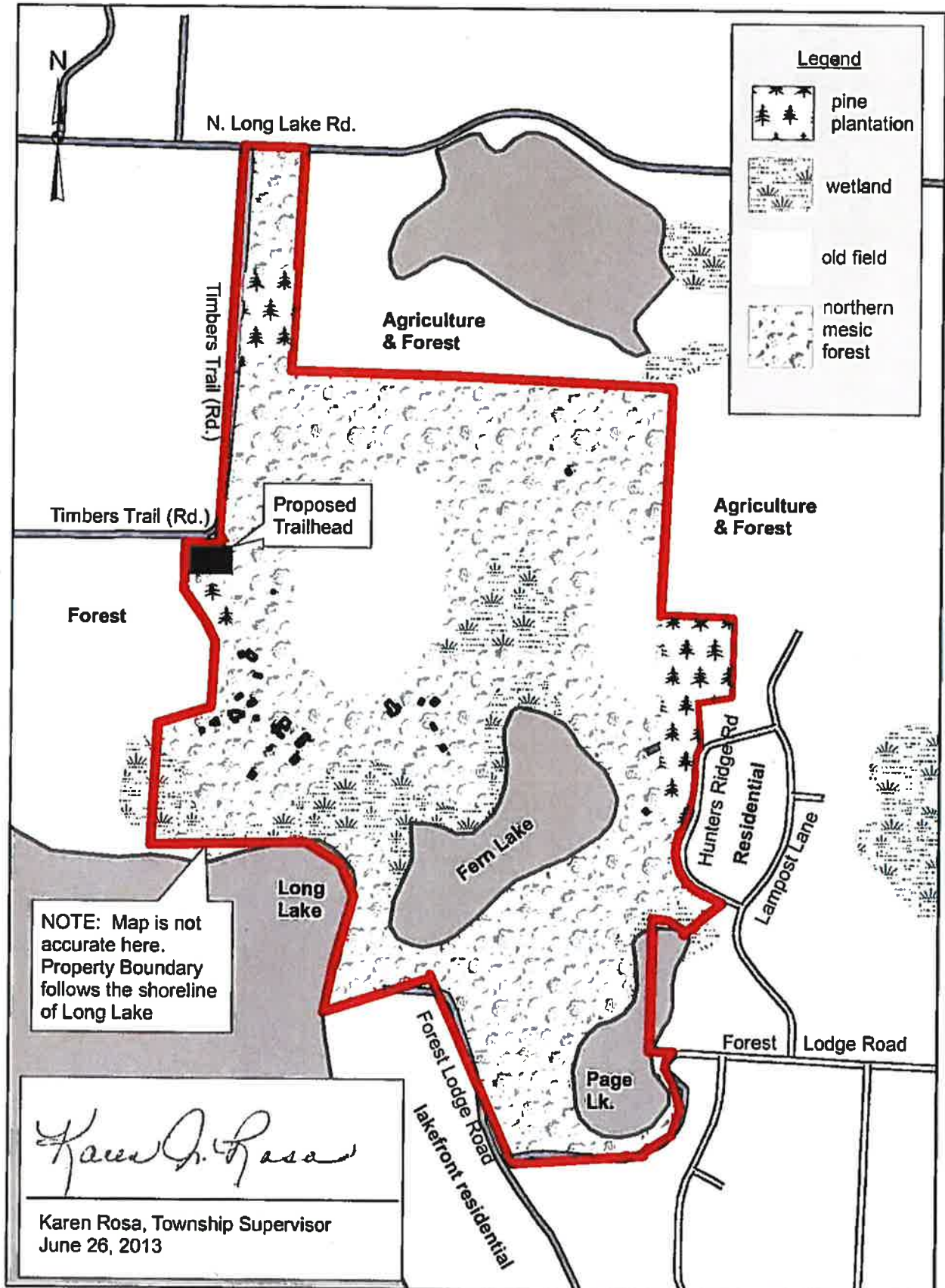
Part of Section 15, Town 27 North, Range 12 West, more fully described as Commencing at the North ¼ Corner of said Section 15; thence S 88°24'42" E, along the North line of said section, 1323.39 feet, to the Point of Beginning; thence S 88°24'42" E, continuing along said line, 66.03 feet; thence S 03°10'18" W, 2280.04 feet; thence S 88°47'49" E, 16.01 feet; thence S 03°10'18" W, 166.22 feet; thence N 88°47'47" W, 211.41 feet; thence S 00°49'23" W, 196.72 feet; thence S 35°01'17" E, 200.21 feet; thence S 25°14'42" E, 166.91 feet;

thence S 07°03'40" E, 105.77 feet, to the Eastern edge of an existing easement recorded in Liber 1 Page 180 of Surveys; thence along said easement the following four courses, S 18°30'18" W, 153.81 feet; S 04°06'33" W, 92.26 feet; S 11°30'18" W, 88.09 feet; S 72°27'18" W, 363.37 feet; thence N 03°10'06" E, 35.26 feet; thence N 72°27'18" E, 331.46 feet; thence N 03°10'20" E, 391.15 feet; thence N 25°14'42" W, 144.56 feet; thence N 35°01'17" W, 215.91 feet; thence N 00°49'23" E, 284.52 feet; thence S 88°47'47" E, 214.08 feet; thence N 03°10'18" E, 34.12 feet; thence N 88°47'49" W, 16.01 feet; thence N 03°10'18" E, 2346.53 feet, to the Point of Beginning. Contains 5.72 Acres of land more or less.

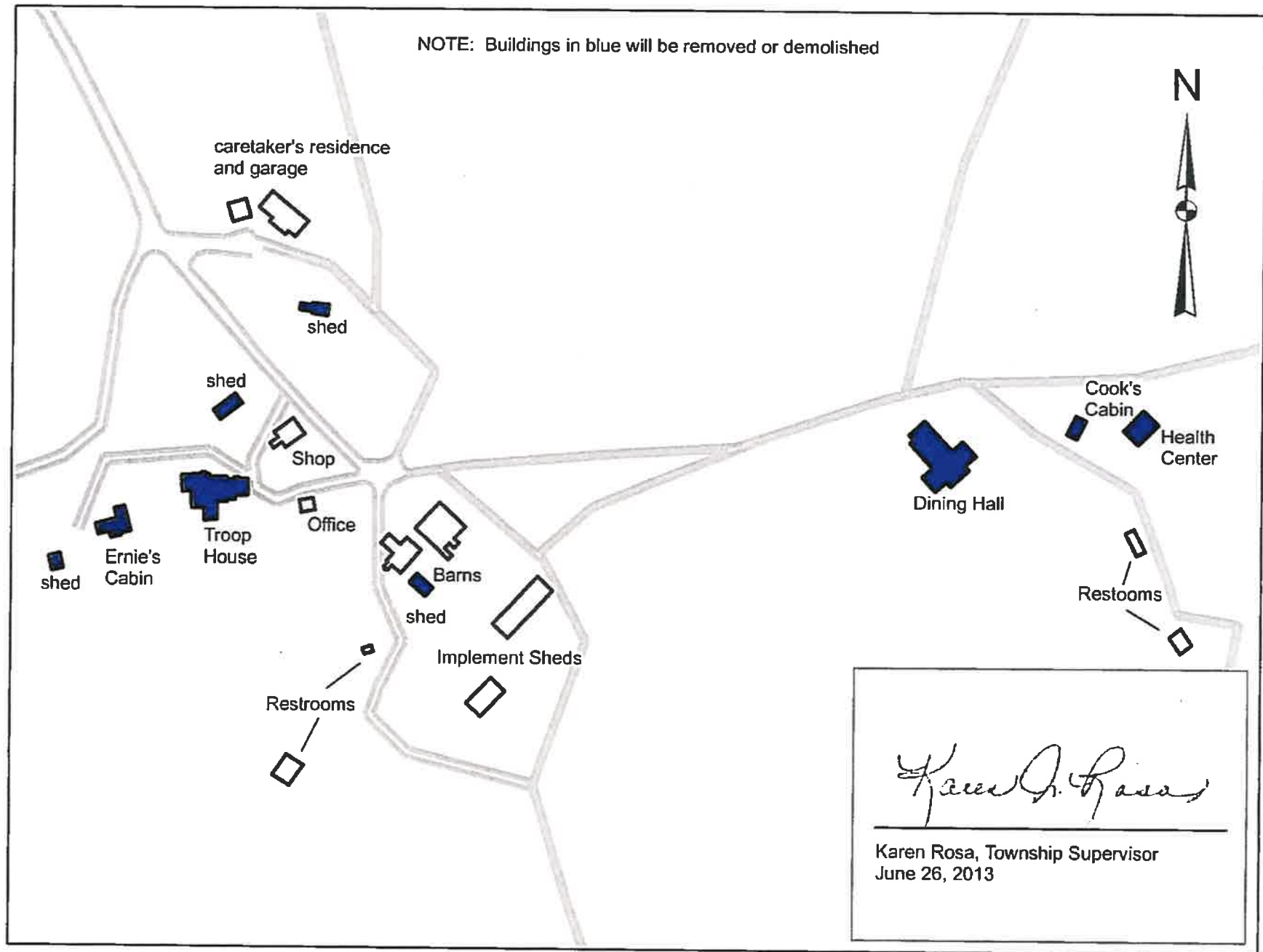
Further Reserving the right for ingress and egress and the installation and maintenance of public and private utilities over the aforementioned "Timbers Trail Parcel".

Tax Parcel No. 28-08-014-011-00

APPENDIX B  
BOUNDARY MAP OF THE PROJECT AREA



Christie Bays July 2, 2013





TOWNSHIP OF LONG LAKE

RESOLUTION NO. 06-12/13-14

ACCEPTANCE OF MICHIGAN NATURAL  
RESOURCES TRUST FUND GRANT  
TIMBERS RECREATION AREA ACQUISITION

At a special meeting of the Township Board of the Township of Long Lake, County of Grand Traverse, Michigan, held on the 25<sup>th</sup> day of June, 2013 at 4:30 PM at the Long Lake Township Hall, 8870 North Long Lake Rd., Traverse City, MI with the following Board Members:

PRESENT: Melvin, Garvin, Jenuison, Schaub, Hoffmann

ABSENT: Wagner

The following resolution was offered by Garvin and

seconded by Jenuison:

RESOLVED that the Township of Long Lake, Grand Traverse County, Michigan does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources, and that Long Lake Township does hereby specifically agree but not by way of limitation as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide \$691,300.00. dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity..
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.

4. To comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution.

Upon a roll call vote, the following voted:

AYES: Mehney, Garvin, Lunnison, Rosa,

NAYS: Schaed, Hoffman None

ABSTAIN: None

RESOLUTION NO. 06-12/13-14 WAS DECLARED ADOPTED.

STATE OF MICHIGAN

COUNTY OF

Gr. Traverse

)  
) ss  
)

I, Carol A. Hoffman, Clerk of the Township of Long Lake, Grand Traverse County, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Agreement with the Michigan Department of Natural Resources; which Resolution was adopted by the Long Lake Township Board at their regular meeting held June 25<sup>th</sup>, 2013, at which meeting a quorum was present and remained throughout and that an original thereof is on file in the records of the Township. I further certify that the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the minutes of such meeting were kept and will be or have been made available as required thereby.

BY: Carol A. Hoffman

CLERK, LONG LAKE TOWNSHIP

DATED: June 25, 2013

APPENDIX C  
RECREATION GRANT APPLICATION TF12-071  
(Incorporated herein by reference)

## Appendix D:

# Memorandum of Understanding between GTRLC and LL Twp.

## Memorandum of Understanding

### Timbers Recreation Area

For the Term of January 1, 2017 – December 31, 2018

This Memorandum of Understanding ("Memorandum") is between Long Lake Township located at 8870 North Long Lake Road, Traverse City, MI 49685 ("the Township") and the Grand Traverse Regional Land Conservancy located at 3860 North Long Lake Road, Suite D, Traverse City, MI 49684 ("the Conservancy"), and serves as the guiding document that outlines the Parties' shared goals and expectations related to Timbers Recreation Area ("Timbers"). The Township and the Conservancy may be referred to individually as a "Party" and collectively as the "Parties" hereinafter.

- A. Basis of Memorandum of Understanding. The Parties enter into this Memorandum on the basis of the following:
1. The Conservancy played an instrumental role and contributed considerable resources assisting the Township with the acquisition of Timbers, including raising the funds needed to purchase the property;
  2. The sound management of Timbers is of great importance to the Parties;
  3. The Conservancy has undertaken specific property management tasks and assistance at Timbers and would like to continue to do so;
  4. The Conservancy has the time, interest, and expertise to undertake the management tasks outlined below; and,
  5. The Township would like to receive the Conservancy's assistance on the terms outlined below.
- B. Mutual Goals. The Township and the Conservancy share mutual goals for Timbers as follows:
1. That Timbers will be managed in a way that:
    - a. facilitates public access and use;
    - b. preserves the ecological integrity of Timbers; and,
    - c. is consistent with the original intent of the project and parameters of the grant application to the Michigan Natural Resources Trust Fund.
  2. That the majority of management responsibilities will be undertaken by the Conservancy during the term of this Memorandum as outlined in Section C. herein;
  3. That the current Management Plan for Timbers was written to set parameters and guide the future management and development of recreational amenities at Timbers, when needed;
  4. That the Volunteer Group will continue to be fostered and utilized to assist in management activities at Timbers.

C. Conservancy Responsibilities. The Conservancy expects to undertake the following roles, responsibilities, and activities to achieve the Parties' shared goals for the use of the Timbers:

1. **Trail Maintenance.** The primary trail work conducted on Timbers will be the maintenance of the existing trail system. This will involve removal of hazard trees, downed trees, branches and vegetation cutbacks from the trail corridor, and the preservation of the trail bed through mechanical manipulation of the substrate or through the addition of binding materials. The secondary component of trail work will be the rerouting of particular sections of trail. The conditions for determining the need of a reroute are: areas where there is excessive erosion of the trail or road bed; or, areas where the substrate retains water for prolonged periods of time and cannot be corrected by mechanical manipulation or through the addition of binding materials. Multi-use trail expansion will be considered as time and resources allow and implemented only if agreed upon by both Parties. Winter use, including XC ski trail grooming will continue as use is evaluated, informing decisions toward a long term grooming program.
2. **Universal Accessibility:** The Conservancy will continue to provide assistance in pursuing Universal Accessibility to the property as mentioned in the Management Plan and in accordance with MNRTF guidelines.
3. **Hazard Trees:** The Conservancy will assist the Township with identifying and removing hazard trees. This will include coordination between Parties for regular, ongoing monitoring.
4. **Volunteer Group Management & Work Days.** The Conservancy will manage a volunteer group and host volunteer workdays. Volunteers will work on projects related to the aforementioned trail maintenance and, invasive species management as well as potential habitat improvement projects and general property management either individually, under Conservancy guidance or at Conservancy-lead work days. Volunteers and volunteer work days may include groups of people from local businesses or other groups interested in service projects that are located in or near the Traverse City area.
5. **Signage.** The Conservancy was involved with the production and installation of the signs currently on the Timbers and is willing to provide any new/additional signage and/or kiosks provided they are within the GTRLC brand. In the event of damage to the signs or associated materials the Conservancy will replace or repair the damaged property with the same or similar design and materials. Decisions on future sign needs will be vetted by both Parties and implemented as resources allow. Boundary sign needs will be assessed and installed according to Township guidelines.



6. **Invasive Species Management.** Non-native invasive plants are generally defined as species that have no native plant or animal controls, and therefore may displace or extirpate native plant or animal species from their original location resulting in degraded habitat conditions. However, complete control of all non-native invasive plants is sometimes not physically or economically feasible, therefore, removal efforts will need to be strategically prioritized on the property. GTRLC has conducted a preliminary scout of the property, and will provide map locations of high priority invasive species to the Township. If these species are found in high quality natural areas on the Property where invasive plants have not established a foothold, GTRLC staff will note the location and recommend various options for removal if feasible, and may assist with removal in the future as resources/capacity allow.
7. **Organized Events.** The Conservancy would like to hold special events periodically utilizing the Dining Hall, guiding hikes and canoe or kayak excursions from Timbers to the islands of Long Lake and on Fern Lake. The Conservancy will provide notice of any such event to the Township at least fourteen (14) days prior to the event. Processing requests for planned events will be vetted by both parties before approval.
8. **Third Party Event and Other Use.** Use of the property by third party entities other than the Parties is encouraged to meet mutual goal of B.1.a above; provided both Parties are mutually aware of the terms prior to use and use supports goal B.1.b above.
9. **Dining Hall and Former Health Center.** The Conservancy will assist the Township with determining long term uses of Dining Hall and former Health Center and/or assist in the demolition or removal of these structures. Current efforts to determine long term use are ongoing. Final decisions on the outcome of said buildings should be completed by the end date of this document.
10. **Removal of miscellaneous items.**
  - a. The Conservancy will continue to remove and dispose of:
    - i. miscellaneous items, refuse, and materials that remain in the various structures;
    - ii. sections of fencing in priority areas, for example along Page Lake
11. **Compliance tracking; special use request processing and assistance.** The Conservancy will work on the Township's behalf in processing any requests for special uses or infrastructure at Timbers to insure these uses or structures are

consistent with the goals stated herein, the Management Plan and the intended uses set forth in the Michigan Natural Resources Trust Fund grant application and grant Memorandum. Requests will be vetted by representatives of both parties before approval. The Conservancy will also provide technical assistance, as appropriate, when proposed activities are acceptable.

12. Storage. The Conservancy shall be allowed to store canoes (approximately 20) and two canoe trailers in the large barn or implement sheds.
13. Per this MOU, the Conservancy has completed the management plan January of 2016 and will assist the Township in completing its Objectives/Tasks. This may include assistance in obtaining grant funding.

D. Township Responsibilities. The Township shall undertake the following roles, responsibilities, and activities to achieve the shared goals for the use of the Timbers:

1. Parking Area Maintenance. The Township will maintain the parking area, including grading and plowing of the lot.
2. Trash and Dog Waste Management/Disposal. The Township has installed and will maintain trash and dog waste receptacles, including the disposal of trash and waste.
3. Porta-Potty(s). The Township will manage the installation and ongoing maintenance and management of Porta-Pottys
4. Conservancy Expense Reimbursement. The Township will reimburse the Conservancy for reasonable property management-related costs, as approved by the Township Including time and equipment costs for the grooming program
5. Management Plan Development. The Township has, in partnership with the Conservancy, developed a Management Plan that will guide the development of future recreational amenities on and uses of the property. The process included public input sessions and outcomes of these gatherings were considered in the development of the plan. The Township will continue to assist in its implementation. The Township has final accountability for implementation of the plan.
6. Public Information. The Township will provide the Conservancy with public information, as requested.
7. Signage. The Township will allow the Conservancy to place signage on the property and/or work cooperatively with the Conservancy to include language on other signs and/or kiosks that recognizes the Conservancy's assistance in protecting the property.

8. Resources. The Township will dedicate staff and other Township resources to assist in accomplishing the goals of this Memorandum.

E. Future Memorandum of Understanding or Transition Plan. The Parties agree that beginning in September 2018, they will meet to evaluate the effectiveness of this Memorandum and the Parties' attainment of their Mutual Goals, as well as, evaluate each party's capacity and desire to undertake future management activities. Following that meeting (or meetings) the Parties will develop either a new Memorandum of Understanding or a Transition Plan.

F. Points of Contact. The parties agree that communication will be directed to (and through) the following points of contact:

1. Karen Rosa, Supervisor  
Long Lake Township  
8870 North Long Lake Road  
Traverse City, Michigan 49686  
231-946-2249  
supervisor@longlaketownshiptownship.com

2. David Foote, Director of Stewardship  
Grand Traverse Regional Land Conservancy  
3860 North Long Lake Road  
Traverse City, MI 49684  
231-929-7911  
dfoote@trlc.org

G. No Binding Contract. The parties understand and agree that this Memorandum is not a binding contract and cannot be enforced in a court of law or otherwise. The Parties nonetheless hope that by memorializing their shared goals and expectations for Timbers in this Memorandum, they will provide a suitable written framework to guide their individual and collective actions for the benefit of Timbers, the Township's residents and the other users of the property as well as each other. To these ends, if a Party believes that the other Party is not living up to the letter or spirit of the Memorandum, it will promptly so advise the other and work cooperatively with it to resolve the issue to the Parties' mutual satisfaction.

Notwithstanding the foregoing, either Party may terminate this Memorandum at any time and for any reason by written notice to the other Party, in which event the Parties will work cooperatively to transition the management and other responsibilities addressed herein.

**Memorandum of Understanding Review and Updates**

The Parties agree to review this Memorandum annually to ensure the goals and tasks remain germane to the project's needs and those roles and responsibilities are clearly defined.

The Parties have executed this Memorandum of Understanding on the date indicated below:

**Long Lake Township:**

  
Karen Rosa, Supervisor

Date: December 13, 2016

**Grand Traverse Regional Land Conservancy:**

  
Glen A. Chown, Executive Director

Date: 12/14/2016

## Appendix E: Flora and Fauna lists

### Timber's Plant List: Draft

7/13/2013

Species	Family	Common Name	C
<i>Acer pensylvanicum</i>	Aceraceae	Striped Maple	5
<i>Acer rubrum</i>	Aceraceae	Red Maple	1
<i>Acer saccharum</i>	Aceraceae	Sugar Maple	5
<i>Actaea pachypoda</i>	Ranunculaceae	White baneberry	7
<i>Aesculus hippocastanum</i>	Sapindaceae	Horse-chestnut	N
<i>Allium tricoccum</i>	Alliaceae	Wild Leek	5
<i>Alnus rugosa</i>	Betulaceae	Tag Alder	5
<i>Amelanchier laevis</i>	Rosaceae	Smooth Shadbush	4
<i>Anaphalis margaritacea</i>	Asteraceae	Pearly Everlasting	3
<i>Apocynum cannabinum</i>	Apocynaceae	Indian-hemp	3
<i>Aquilegia canadensis</i>	Ranunculaceae	Wild Colombine	5
<i>Aralia nudicaulis</i>	Araliaceae	Sarsaparilla	5
<i>Arisaema triphyllum</i>	Araceae	Jack-in-the-Pulpit	5
<i>Asclepias incarnata</i>	Asclepiadaceae	Swamp Milkweed	6
<i>Asclepias syriaca</i>	Asclepiadaceae	Common Milkweed	1
<i>Aster macrophyllus</i>	Compositae	Large-leaved Aster	4
<i>Berberis thunbergii</i>	Berberidaceae	Japanese Barberry	N
<i>Berteroa incana</i>	Brassicaceae	Hoary Allysum	N
<i>Betula alleghaniensis</i>	Betulaceae	Yellow Birch	7
<i>Betula papyrifera</i>	Betulaceae	Paper Birch	2
<i>Caltha palustris</i>	Ranunculaceae	Marsh Marigold	6
<i>Cardamine diphylla</i>	Brassicaceae	Toothwort	5
<i>Carex arctata</i>	Cyperaceae	Sedge	3
<i>Carex comosa</i>	Cyperaceae	Sedge	5
<i>Carex hystericina</i>	Cyperaceae	Sedge	2
<i>Carex interior</i>	Cyperaceae	Sedge	3
<i>Carex intumescens</i>	Cyperaceae	Sedge	3
<i>Carex lacustris</i>	Cyperaceae	Sedge	6
<i>Carex lupulina</i>	Cyperaceae	Sedge	4
<i>Carex lurida</i>	Cyperaceae	Sedge	3
<i>Carex pensylvanica</i>	Cyperaceae	Sedge	4
<i>Carex stricta</i>	Cyperaceae	Sedge	4
<i>Carex tribuloides</i>	Cyperaceae	Sedge	3
<i>Carex vulpinoidea</i>	Cyperaceae	Sedge	1
<i>Caulophyllum thalictroides</i>	Berberidaceae	Blue Cohash	5
<i>Celastrus orbiculatus</i>	Celastraceae	Oriental bittersweet	N
<i>Centaurea maculosa</i>	Asteraceae	Spotted Knapweed	N
<i>Cephalanthus occidentalis</i>	Rubiaceae	Button Bush	7
<i>Chrysanthemum leucanthemum</i>	Asteraceae	Ox-eye Daisy	N



<i>Cicuta bulbifera</i>	Apiaceae	Water Hemlock	5
<i>Circaea alpina</i>	Onagraceae	Small Enchanter's Nightshade	4
<i>Circaea canadensis</i>	Onagraceae	Enchanter's Nightshade	2
<i>Cirsium arvensis</i>	Compositae	Canada thistle	N
<i>Cirsium vulgare</i>	Compositae	Bull-thistle	N
<i>Claytonia virginica</i>	Montiaceae	Spring-Beauty	4
<i>Clintonia borealis</i>	Convallariaceae	Blue-bead Lily	5
<i>Conopholis americana</i>	Orobanchaceae	Squaw Root	10
<i>Convallaria majalis</i>	Convallariaceae	Lily-of-the-Valley	N
<i>Conyza canadensis</i>	Asteraceae	Horseweed	0
<i>Corallorhiza odontorhiza</i>	Orchidaceae	Fall Coral-root	8
<i>Cornus amomum</i>	Cornaceae	Silky Dogwood	2
<i>Cornus stolonifera</i>	Cornaceae	Red Osier Dogwood	2
<i>Cypripedium acaule</i>	Orchidaceae	Pink Lady's-slipper	5
<i>Dactylis glomerata</i>	Gramineae	Orchard Grass	N
<i>Decodon verticillatus</i>	Lythraceae	Swamp Loosestrife	7
<i>Dicentra canadensis</i>	Papaveraceae	Squirrel Corn	7
<i>Dicentra cucullaria</i>	Papaveraceae	Dutchman's Breeches	7
<i>Diervilla lonicera</i>	Diervillaceae	Bush Honeysuckle	4
<i>Dryopteris cristata</i>	Dryopteridaceae	Crested Shield Fern	6
<i>Dryopteris intermedia</i>	Dryopteridaceae	Evergreen Woodfern	5
<i>Elaeagnus umbellata</i>	Elaeagnaceae	Autumn Olive	N
<i>Epifagus virginiana</i>	Orobanchaceae	Beech Drops	10
<i>Epipactis helleborine</i>	Orchidaceae	Helleborine	N
<i>Equisetum arvense</i>	Equisetaceae	Common Horsetail	0
<i>Erythronium americanum</i>	Liliaceae	Trout Lily	5
<i>Euonymus alata</i>	Celastraceae	Winged Burning Bush	N
<i>Eutrochium maculatum</i>	Asteraceae	Joe-pye Weed	4
<i>Fagus grandifolia</i>	Fagaceae	American Beech	6
<i>Forsythia intermedia</i>	Oleaceae	Forsythia	N
<i>Fraxinus nigra</i>	Oleaceae	Black Ash	6
<i>Gaultheria procumbens</i>	Ericaceae	Wintergreen	5
<i>Gaylussacia baccata</i>	Ericaceae	Huckleberry	7
<i>Geranium robertianum</i>	Geraniaceae	Herb Robert	3
<i>Glyceria striata</i>	Poaceae	Fowl Manna Grass	4
<i>Hamamelis virginiana</i>	Hamamelidaceae	Witch-hazel	5
<i>Hedera helix</i>	Araliaceae	English Ivy	N
<i>Hemerocallis fulva</i>	Hemerocallidaceae	Orange Day-lily	N
<i>Hesperis matronalis</i>	Brassicaceae	Dame's rocket	N
<i>Hypericum perforatum</i>	Guttiferae	Common St. John's-wort	N
<i>Ilex verticillata</i>	Aquifoliaceae	Michigan holly	5
<i>Impatiens capensis</i>	Balsaminaceae	Spotted Touch-me-not	2
<i>Iris versicolor</i>	Iridaceae	Blue-flag Iris	5
<i>Juniperus communis</i>	Cupressaceae	Common Juniper	4

<i>Larix laricina</i>	Pinaceae	Tamarack	5
<i>Lathyrus latifolius</i>	Fabaceae	Everlasting Pea	N
<i>Lemna minor</i>	Araceae	Duckweed	5
<i>Lindera benzoin</i>	Lauraceae	Spicebush	7
<i>Lonicera tatarica</i>	Caprifoliaceae	Smooth Tartarian Honeysuckle	N
<i>Lycopus americanus</i>	Lamiaceae	Water Horehound	2
<i>Lysimachia ciliata</i>	Myrsinaceae	Fringed Loosestrife	4
<i>Lysimachia nummularia</i>	Myrsinaceae	Moneywort	N
<i>Mahonia aquifolium</i>	Berberidaceae	Oregon-grape	N
<i>Maianthemum canadensis</i>	Convallariaceae	Canada May Flower	4
<i>Maianthemum racemosum</i>	Convallariaceae	False Solomon's Seal	5
<i>Matteuccia struthiopteris</i>	Onocleaceae	Ostrich Fern	3
<i>Medeola virginiana</i>	Convallariaceae	Indian Cucumber-root	10
<i>Melampyrum lineare</i>	Orobanchaceae	Cow-wheat	6
<i>Melilotus officinalis</i>	Fabaceae	White Sweet Clover	N
<i>Mentha arvensis</i>	Labiatae	Wild Mint	3
<i>Mitchella repens</i>	Rubiaceae	Partridge Berry	5
<i>Myosotis sylvatica</i>	Boraginaceae	Forget me not	N
<i>Narcissus pseudonarcissus</i>	Amaryllidaceae	Daffodil	N
<i>Nymphaea odorata</i>	Nymphaeaceae	Sweet-scented Waterlily	6
<i>Onoclea sensibilis</i>	Dryopteridaceae	Sensitive Fern	2
<i>Origanum vulgare</i>	Lamiaceae	Marjoram	N
<i>Osmunda cinnamomea</i>	Osmundaceae	Cinnamon Fern	5
<i>Osmunda regalis</i>	Osmundaceae	Royal Fern	5
<i>Ostrya virginiana</i>	Betulaceae	Ironwood	5
<i>Parthenocissus quinquefolia</i>	Vitaceae	Virginia Creeper	5
<i>Phalaris arundinacea</i>	Poaceae	Reed Canary Grass	0
<i>Physocarpus opulifolius</i>	Rosaceae	Ninebark	4
<i>Phytolacca americana</i>	Phytolaccaceae	Pokeweed	2
<i>Picea abies</i>	Pinaceae	Norway Spruce	N
<i>Pinus resinosa</i>	Pinaceae	Red Pine	6
<i>Pinus strobus</i>	Pinaceae	White Pine	3
<i>Pinus sylvestris</i>	Pinaceae	Scotch Pine	N
<i>Plantago lanceolata</i>	Plantaginaceae	English Plantain	N
<i>Poa nemoralis</i>	Poaceae	Bluegrass	N
<i>Poa palustris</i>	Poaceae	Fowl Meadow Grass	3
<i>Polygala paucifolia</i>	Polygalaceae	Fringed Polygala	7
<i>Polygonatum pubescens</i>	Liliaceae	Downy Solomon Seal	5
<i>Polystichum acrostichoides</i>	Dryopteridaceae	Christmas Fern	6
<i>Populus deltoides</i>	Salicaceae	Cottonwood	1
<i>Populus grandidentata</i>	Salicaceae	Big-toothed Aspen	4
<i>Prunella vulgaris</i>	Labiatae	Heal-All	N
<i>Prunus pensylvanica</i>	Rosaceae	Pin Cherry	3
<i>Prunus serotina</i>	Rosaceae	Wild Black Cherry	2

<i>Prunus virginiana</i>	Rosaceae	Chokecherry	2
<i>Pteridium aquilinum</i>	Dennstaedtiaceae	Bracken Fern	0
<i>Quercus rubra</i>	Fagaceae	Red Oak	5
<i>Ranunculus abortivus</i>	Ranunculaceae	Small-Flowered Buttercup	0
<i>Rhus typhina</i>	Anacardiaceae	Staghorn Sumac	2
<i>Rosa blanda</i>	Rosaceae	Wild Rose	3
<i>Rosa multiflora</i>	Rosaceae	Multiflora Rose	N
<i>Rubus allegheniensis</i>	Rosaceae	Common Blackberry	1
<i>Rumex acetosella</i>	Polygonaceae	Sheep Sorrel	N
<i>Sambucus racemosa</i>	Adoxaceae	Red-berried Elder	3
<i>Schoenoplectus pungens</i>	Cyperaceae	Three Square Bullrush	5
<i>Schoenoplectus tabernaemontani</i>	Cyperaceae	Soft stemmed bulrush	4
<i>Scirpus cyperinus</i>	Cyperaceae	wool-grass	5
<i>Scutellaria galericulata</i>	Lamiaceae	Marsh Skullcap	5
<i>Silene vulgaris</i>	Caryophyllaceae	Bladder Campion	N
<i>Solanum dulcamara</i>	Solanaceae	European Nightshade	N
<i>Solanum dulcamara</i>	Solanaceae	Bittersweet Nightshade	N
<i>Solidago caesia</i>	Asteraceae	Blue-stemmed Goldenrod	7
<i>Solidago canadensis</i>	Asteraceae	Canada Goldenrod	1
<i>Solidago rugosa</i>	Asteraceae	Rough-stemmed Goldenrod	3
<i>Sorbus decora</i>	Rosaceae	Mountain-ash	4
<i>Taraxacum officinale</i>	Asteraceae	Common Dandelion	N
<i>Thalictrum dasycarpum</i>	Ranunculaceae	Purple Meadow-rue	3
<i>Thelypteris palustris</i>	Thelypteridaceae	Marsh Fern	2
<i>Thuja occidentalis</i>	Cupressaceae	Northern White Cedar	4
<i>Tilia americana</i>	Malvaceae	Bass-wood	5
<i>Toxicodendron rydbergii</i>	Anacardiaceae	Poison-ivy	3
<i>Tradescantia ohiensis</i>	Commelinaceae	Common Spiderwort	5
<i>Trientalis borealis</i>	Primulaceae	Starflower	5
<i>Trillium grandiflorum</i>	Trilliaceae	Common Trillium	5
<i>Tsuga canadensis</i>	Pinaceae	Hemlock	5
<i>Ulmus americana</i>	Ulmaceae	American Elm	1
<i>Vaccinium angustifolium</i>	Ericaceae	Low-sweet Blueberry	4
<i>Verbascum thaspus</i>	Scrophulariaceae	Mullein	N
<i>Veronica officinalis</i>	Plantaginaceae	Common Speedwell	N
<i>Viburnum opulus</i>	Adoxaceae	Highbush Cranberry	5
<i>Viburnum acerifolium</i>	Adoxaceae	Maple-leaved Viburnum	6
<i>Vinca minor</i>	Apocynaceae	Periwinkle	N
<i>Viola pubescens</i>	Violaceae	Yellow Violet	4
<i>Vitis riparia</i>	Vitaceae	Riverbank Grape	3
		C	534
		N	168
		c/N	3.178571
		sqrt/n	12.92285

**Timbers Bird List, from eBird volunteers**

Scolopacidae	<i>Actitis macularia</i>	Spotted Sandpiper	
Emberizidae	<i>Agelaius phoeniceus</i>	Red-winged Blackbird	
Anatidae	<i>Aix sponsa</i>	Wood Duck	
Anatidae	<i>Anas platyrhynchos</i>	Mallard	
Trochilidae	<i>Archilochus colubris</i>	Ruby-throated hummingbird	
Ardeidae	<i>Ardea herodias</i>	Great Blue heron	
Anatidae	<i>Aythya valisineria</i>	Canvasback	
Paridae	<i>Baeolophus bicolor</i>	Tufted Titmouse	
Bombycillidae	<i>Bombycilla cedrorum</i>	Cedar Waxwing	
Phasianidae	<i>Bonasa umbellus</i>	Ruffed grouse	
Anatidae	<i>Branta canadensis</i>	Canada Goose	
Strigidae	<i>Bubo virginianus</i>	Great horned owl	
Anatidae	<i>Bucephala albeola</i>	Bufflehead	
Anatidae	<i>Bucephala clangula</i>	Common goldeneye	
Accipitridae	<i>Buteo jamaicensis</i>	Red-Tailed Hawk	
Accipitridae	<i>Buteo lineatus</i>	Red-shouldered Hawk	T
Accipitridae	<i>Buteo platypterus</i>	Broad-winged Hawk	(State)
Ardeidae	<i>Butorides virescens</i>	Green Heron	
Emberizidae	<i>Cardinalis cardinalis</i>	Northern Cardinal	
Fringillidae	<i>Carduelis tristis</i>	American Goldfinch	
Cathartidae	<i>Cathartes aura</i>	Turkey Vulture	
Fringillidae	<i>Coccothraustes vespertinus</i>	Evening grosbeak	
Picidae	<i>Colaptes auratus</i>	Northern Flicker	
Tyrannidae	<i>Contopus virens</i>	Eastern Wood Pewee	
Corvidae	<i>Corvus brachyrhynchos</i>	American Crow	
Corvidae	<i>Corvus corax</i>	Common Raven	
Corvidae	<i>Cyanocitta cristata</i>	Blue Jay	
Emberizidae	<i>Dendroica coronata</i>	Yellow-Rumped Warbler	
Emberizidae	<i>Dendroica palmarum</i>	Palm Warbler	
Emberizidae	<i>Dendroica pensylvanica</i>	Chestnut-Sided Warbler	
Emberizidae	<i>Dendroica pinus</i>	Pine Warbler	
Emberizidae	<i>Dendroica virens</i>	Black-Throated Green Warbler	
Picidae	<i>Dryocopus pileatus</i>	Pileated Woodpecker	
Mimidae	<i>Dumetella carolinensis</i>	Gray Catbird	
Tyrannidae	<i>Empidonax alnorum</i>	Alder Flycatcher	
Falconidae	<i>Falco columbarius</i>	Merlin	T
Falconidae	<i>Falco sparverius</i>	American Kestrel	(State)
Rallidae	<i>Fulica americana</i>	American Coot	
Gaviidae	<i>Gavia immer</i>	Common Loon	T

			(State)
Emberizidae	<i>Geothlypis trichas</i>	Common Yellowthroat	
Gruidae	<i>Grus Canadensis</i>	Sandhill Crane	
Fringillidae	<i>Haemorhous purpureus</i>	Purple finch	
			SC
Accipitridae	<i>Haliaeetus leucocephalus</i>	Bald Eagle	(State)
Emberizidae	<i>Icterus galbula</i>	Baltimore Oriole	
Emberizidae	<i>Junco hyemalis</i>	Dark-eyed junco	
Laridae	<i>Larus delawarensis</i>	Ring-billed Gull	
Anatidae	<i>Lophodytes cucullatus</i>	Hooded Merganser	
Alcedinidae	<i>Megasceryle alcyon</i>	Belted kingfisher	
Picidae	<i>Melanerpes carolinus</i>	Red-Bellied Woodpecker	
Picidae	<i>Melanerpes erythrocephalus</i>	Red-headed Woodpecker	
Phasianidae	<i>Meleagris gallopavo</i>	Wild turkey	
Emberizidae	<i>Melospiza melodia</i>	Song Sparrow	
Anatidae	<i>Mergus merganser</i>	Common Merganser	
Emberizidae	<i>Molothrus ater</i>	Brown-Headed Cowbird	
Tyrannidae	<i>Myiarchus crinitus</i>	Great Crested Flycatcher	
			SC
Pandionidae	<i>Pandion haliaetus</i>	Osprey	(State)
Parulidae	<i>Parkesia noveboracensis</i>	Northern Waterthrush	
Paridae	<i>Parus atricapillus</i>	Black-Capped Chickadee	
Emberizidae	<i>Passerina cyanea</i>	Indigo Bunting	
Phalacrocoracidae	<i>Phalacrocorax auritus</i>	Double-crested Cormorant	
Emberizidae	<i>Pheucticus ludovicianus</i>	Rose-Breasted Grosbeak	
Picidae	<i>Picoides pubescens</i>	Downy Woodpecker	
Picidae	<i>Picoides villosus</i>	Hairy Woodpecker	
Cardinalidae	<i>Piranga olivacea</i>	Scarlet Tanager	
Emberizidae	<i>Pooecetes gramineus</i>	Vesper Sparrow	
Emberizidae	<i>Quiscalus quiscula</i>	Common Grackle	
Regulidae	<i>Regulus calendula</i>	Ruby-crowned Kinglet	
Regulidae	<i>Regulus satrapa</i>	Golden-crowned kinglet	
Tyrannidae	<i>Sayornis phoebe</i>	Eastern Phoebe	
Emberizidae	<i>Seiurus aurocapillus</i>	Ovenbird	
Emberizidae	<i>Setophaga ruticilla</i>	American Redstart	
Muscicapidae	<i>Sialia sialis</i>	Eastern Bluebird	
Sittidae	<i>Sitta canadensis</i>	Red-Breasted Nuthatch	
Sittidae	<i>Sitta carolinensis</i>	White-Breasted Nuthatch	
Picidae	<i>Sphyrapicus varius</i>	Yellow-bellied Sapsucker	
Emberizidae	<i>Spizella passerina</i>	Chipping Sparrow	
			T
Laridae	<i>Sterna hirundo</i>	Common tern	(State)
Sturnidae	<i>Sturnus vulgaris</i>	European Starling	
Hirundinidae	<i>Tachycineta bicolor</i>	Tree swallow	

Mimidae	<i>Toxostoma rufum</i>	Brown thrasher
Troglodytidae	<i>Troglodytes aedon</i>	House wren
Muscicapidae	<i>Turdus migratorius</i>	American Robin
Tyrannidae	<i>Tyrannus tyrannus</i>	Eastern Kingbird
Emberizidae	<i>Vermivora ruficapilla</i>	Nashville Warbler
Vireonidae	<i>Vireo olivaceus</i>	Red-Eyed Vireo
Columbidae	<i>Zenaida macroura</i>	Mourning Dove

**eBird Volunteers:**

Gerri Erickson

Elise Brooks



## Appendix F: Township Natural Areas Rules Ordinances

### Part 92

#### **92.000 LONG LAKE TOWNSHIP NATURAL AREA RULES ORDINANCE ORDINANCE NO. 105 OF 2008**

**Adopted: May 14, 2008**

**Effective Date: June 28, 2008**

#### **AMENDED BY ORDINANCE NO. 108 OF 2008**

**Adopted: December 9, 2008**

**Effective Date: January 13, 2009**

AN ORDINANCE PURSUANT TO ACT 246 OF THE PUBLIC ACTS OF 1945,  
AS AMENDED, TO REGULATE ACTIVITIES WITHIN TOWNSHIP NATURAL  
AREAS AND TO PROVIDE PENALTIES FOR VIOLATIONS THEREOF

THE TOWNSHIP OF LONG LAKE ORDAINS:

#### **92.001 Title.**

Sec. 1. This Ordinance shall be known as the Long Lake Township Natural Area Rules Ordinance.

#### **92.002 Definitions.**

Sec. 2. As used in this Ordinance.

- (a) *Bullhead Lake Natural Area* means the property situated in Long Lake Township, Grand Traverse County, Michigan and described as follows:

COM SW COR SEC 16 T27N R12W TH N 0 DEG 04'52" E 1316.15 FT  
TH S 89 DEG 22'42" E 415 FT TO FOB TH CONT S 89 DEG 22'42" E  
1110.08 FT TH ALG ARC OF CRV TO RIGHT (R=752.99 FT ANG=23  
DEG 14'28" CHD=S 42 DEG 29'37" E 303.35 FT) 305.44 FT; TH ALG  
ARC OF CRV TO RIGHT (R=408.90 FT, ANG=57 DEG 20'27", CHD=S  
02 DEG 12'20" E 392.32 FT) 409.18 FT TH S 26 DEG 27'44" W 200.09  
FT TH ALG ARC OF CRV TO LEFT (R=904.05 FT ANG=33 DEG 32'06"  
CHD = S 09 DEG 39'23" W 521.62 FT 529.14 FT TH N 89 DEG 39'13" W  
10.66 FT TO SHR BULLHEAD LAKE TH N 04 DEG 38'01" W 165.73  
FT TH N 62 DEG 27'06" W 204.57 FT TH N 84 DEG 39'11" W 215.29  
FT TH N 64 DEG 57'42" W 140 FT TH S 32 DEG 04'15" W 10.77 FT TH  
S 19 DEG 58'53" E 212.34 FT TH N 89 DEG 39'13" W 350.81 FT TH N  
0 DEG 04'52" E 1071.85 FT TH N 89 DEG 22'42" W 245.04 FT TH N  
0 DEG 04'52" E 241.09 FT TO FOB. 28.19 A M/L.

- (b) *Natural area* means the Bullhead Lake Natural Area and the South Long Lake Forest Natural Area.

- (c) *Natural area manager* means the person appointed by the Long Lake Township Board to manage and administer the natural area.
- (d) *Person* means an individual, firm, corporation, association, partnership, limited liability company, or other legal entity.
- (e) *South Long Lake Forest Natural Area* means the property situated in Long Lake Township, Grand Traverse County, Michigan and described as follows:

*Parcel 1:*

SE 1/4 OF NW 1/4 EXC THE N 10 ACRES THEREOF SEC 35 T27N R12W. 30 A.

*Parcel 2:*

N 1/2 OF SW 1/4 EXC PART LYING NWLY OF E LONG LK RD ALSO EXC BEG AT SELY COR OF PLAT OF DYES ADD TO EVERGREEN BEACH TH S 45 DEG 59' W 150 FT TH S 44 DEG 01' E 300 FT TH N 45 DEG 59' E 444.6 FT TH WLY 420.5 FT TO FOB SEC 35 T27N R12W. ALSO COM W 1/4 COR SEC 35 T27N R12W TH S 88 DEG 20'00" E 162.14 FT TO POB TH N 46 DEG 01'01" E 150 FT TH S 88 DEG 20'00" E 125 FT TH S 01 DEG 40'00" W 37.39 FT TH S 88 DEG 20'00" E 306.33 FT TH S 44 DEG 00'26" E 100 FT TH N 88 DEG 20'00" W 607.73 FT TO POB.

*Parcel 3:*

SW 1/4 OF NE 1/4 & W 1/2 OF SE 1/4 SEC 35 T27N R12W

**General Regulations.**

Sec. 3. No person shall:

- (a) Unreasonably interfere with ingress and egress to the natural area.
- (b) Cause or create any loud noise or sound that endangers or injures the safety or health of humans or animals or that annoys or disturbs a reasonable person of normal sensitivities using the natural area in a proper manner, including but not limited to:
  - (1) Playing or using a radio, phonograph, compact disc player, tape player, television, musical instrument, sound amplifier, or other electronic or mechanical sound-producing device in such a manner or with such volume so as to disturb the quiet, comfort or repose of a reasonable person of normal sensitivities.
  - (2) Yelling, shouting, hooting, singing, or making other noise that because of its volume, frequency, or shrillness unreasonably disturbs the quiet, comfort or repose of a reasonable person of normal sensitivities.
  - (3) Sounding or using any horn, siren, whistle, bell or other warning device so as to unreasonably disturb the quiet, comfort or repose of

another person, unless the sounding or use of such horn, siren, whistle, bell or other warning device is authorized by state law and necessary for safety within the township park.

- (c) Engaged in any abrasive, vulgar, obscene, or otherwise disorderly behavior tending to create a breach of peace, or to disturb or annoy a reasonable person of normal sensitivities using the natural area in a proper manner.
- (d) Cause littering, including but not limited to dumping of yard waste and household trash, within the natural area or on adjoining property.
- (e) Park a motor vehicle in other than designated parking areas within the natural area.
- (f) Park a motor vehicle overnight within the natural area.
- (g) Bring a dog or other animal in the natural area, unless such dog or other animal is on a leash or under the immediate control of the owner or person accompanying the dog or other animal into the natural area.
- (h) Fail to clean up manure or other messes caused by the dog or other animal brought into the natural area.
- (i) Possess, consume, or sell alcoholic beverages in the natural area.
- (j) Peddle or solicit business of any nature in the natural area.
- (k) Remove or plant any plant materials, unless authorized to do so in writing by the natural area manager.
- (l) Throw, cast, lay, drop or discharge into or leave in waters in the natural area any substance, matter or thing, either liquid or solid, which may result in the pollution of the waters or wetland areas.
- (m) Fish in the natural area, except in accordance with state law.
- (n) Possess or discharge any fireworks or any substance of an explosive nature in the natural area.
- (o) Start, use, or maintain a campfire, bonfire, or other recreational fire within the natural area at any time.
- (p) Erect, construct or maintain any structure within the natural area for longer than a 24 hour period.
- (q) Create any other nuisance condition.
- (r) Enter or remain in the natural area during hours the natural area is closed. The opening and closing times for the natural area shall be posted at the trailheads.
- (s) Remain within the natural area after being requested by a police officer to leave the natural area.

- (t) Interfere with, or in any manner hinder the natural area manager or employees, agents, and volunteers of the township while performing their official duties.

**92.004 Regulations for Bullhead Lake Natural Area.**

Sec. 4. In addition to the general regulations specified in Section 3 above, no person shall:

- (a) Camp overnight in the Bullhead Lake Natural Area.
- (b) Hunt or trap wildlife of any nature in the Bullhead Lake Natural Area.
- (c) Except as provided herein, operate any motor vehicles or non-motor vehicles, including but not limited to bicycles, tricycles, and scooters, in the Bullhead Lake Natural Area. The natural area manager or employees, agents, and volunteers of the township may operate motor vehicles and non-motor vehicles in the Bullhead Lake Natural Area while performing their official duties.
- (d) Walk within the Bullhead Lake Natural Area, except on designated, improved trails.
- (e) Violate any posted special access restrictions within the Bullhead Lake Natural Area.

**92.005 Regulations for South Long Lake Forest Natural Area.**

Sec. 5. In addition to the general regulations specified in Section 3 above, no person shall:

- (a) Camp overnight in the South Long Lake Forest Natural Area, except from December 1 through February 29 of the following year and after obtaining a permit issued by the township clerk, or his or her designee.
  - (b) Except as provided herein, operate any motor vehicles in the South Long Lake Forest Natural Area; provided, however, motor vehicles may be operated on county roads, and motor vehicles may be operated in the South Long Lake Forest Natural Area by the natural area manager or employees, agents, and volunteers of the township while performing their official duties.
  - (c) Operate any non-motor vehicles, including but not limited to bicycles, tricycles, and scooters, in the South Long Lake Forest Natural Area, except on designated, improved trails.
  - (d) Violate any posted special access restrictions within the South Long Lake Forest Natural Area.
  - (e) Hunt any wildlife except by means of a bow and arrow.
- (Ord. No. 108, Adopt. 12-9-08, Eff. 1-13-09)

**92.006      Violations and Penalties.**

## Sec. 6.

- (a) Any person who violates any provision of this Ordinance, except Section 3(s) and Section 3(t), shall be responsible for a municipal civil infraction as denned in Public Act 12 of 1994, amending Public Act 236 of 1961, being Sections 600.101-600.9939 of Michigan Complied Laws, and shall be subject to the following fines:
  - (1) For a first offense, the offender shall pay a fine of One Hundred and 00/100 (\$100.00) Dollars.
  - (2) For a second offense within two (2) years of the date on which the person was found responsible for the first violation, the offender shall pay a fine of Two Hundred Fifty and 00/100 (\$250.00) Dollars.
  - (3) For a third or subsequent offense within two (2) years of the date on which the person was found responsible for the first violation, the offender shall pay a fine of Five Hundred and 00/100 (\$500.00) Dollars.
- (b) Any person who knowingly violates Section 3(s) or Section 3(t) of this Ordinance shall be guilty of a misdemeanor punishable by a fine of not more than Five Hundred and 00/100 Dollars (\$500) and/or by imprisonment in the county jail for not more than ninety (90) days.
- (c) Each day this Ordinance is violated shall be considered a separate violation.

**92.007      Enforcement Officials.**

Sec. 7. The Township Ordinance Enforcement Officer and police officers of the Grand Traverse County Sheriffs Department are hereby designated as the authorized officials to issue municipal civil infraction citations directing alleged violators of this Ordinance to appear in court.

**92.008      Nuisance Per Se.**

Sec. 8. A violation of this Ordinance is hereby declared to be a nuisance per se and is declared to be offensive to the public health, safety and welfare.

**92.009      Separate Court Action.**

Sec. 9. In addition to enforcing this Ordinance through the use of a municipal civil infraction proceeding or a criminal prosecution, the Township may initiate proceedings in the Circuit Court to abate or eliminate the nuisance per se or any other violation of this Ordinance.

**92.010      Validity.**

Sec. 10. If any section, provision or clause of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not effect any remaining portions or application of this Ordinance, which can be given effect without the invalid portion or application.

**92.011      Effective Date.**

Sec. 11. This Ordinance shall become effective thirty (30) days after being published in a newspaper of general circulation within the Township.



## Appendix G: Public Input Summaries

6. Public Input Meeting 7/30/2015
7. Public Input Meeting 8/27/2015
8. Long Lake Township Recreation Survey

**Compiled results from 7/30/2015: Meeting participants were asked to suggest potential uses for the Timbers Property in three categories: Facilities, Trails, and Programming/Rules. Participants were given 5 stickers to vote in favor of any of the identified topics, and two stickers to indicate opposition to the suggestions.**

Use	votes for	votes against	rating
Facilities: Picnic Tables near water with facilities (bathrooms?)	11	0	11
Facilities: Dock on Long Lake	8	0	8
Facilities: Fishing Platform for Fern Lake	8	0	8
Facilities: Benches along trails	6	0	6
Facilities: Event Space (rental) @ Dining Hall	6	0	6
Facilities: Interpretive/Visitor Center	4	0	4
Facilities: Dining Hall converted to open-air pavillion	2	0	2
Facilities: Bathroom near Long Lake Beach	0	0	0
Facilities: Replace boathouse with dock	0	0	0
Facilities: Vault Toilets	0	0	0
Facilities: Athletic Fields	0	2	-2
Facilities: Warming Hut	0	2	-2
Facilities: Winter camping (use of existing structures)	0	2	-2
Facilities: Athletic Fields	0	7	-7
Programming/Rules: no open fires	5	0	5
Programming/Rules: Educational Events	4	0	4
Programming/Rules: Donation Pipe	2	0	2
Programming/Rules: Friends Group	1	0	1
Programming/Rules: winter day camps	1	0	1
Programming/Rules: Dawn to dusk hours of operation	0	0	0
Programming/Rules: Fire in fire rings	0	0	0
Programming/Rules; Primitive Camping for Non-Profit Groups	0	1	-1
Programming/Rules: Limited Camping by Permit	8	10	-2
Programming/Rules: Overnight use	0	5	-5
Trails: Mountain Bike	10	0	10
Trails: mix of trail types	9	0	9
Trails: Universal Access	7	0	7
Trails: winter grooming (skiing)	7	0	7
Trails: Portage connector between Long and Fern Lakes	5	0	5

Trails: Interpretive signs on trails	4	0	4
Trails: trail to south (west?) end of Fern Lake for fishing access	3	0	3
Trails: Arcadia Dunes model	2	0	2
Trails: Universal Access (long)	1	0	1
Trails: consider trail width	0	0	0
Trails: multi-use	0	0	0
Trails: Horses	1	6	-5
Trails: motorized vehicle use	0	5	-5

### Timbers Public Input Meeting

September 16, 2015

#### Meeting Notes

Chris Sullivan, GTRLC, gave an overview of the pre-conditions of the use of the property. Among the uses anticipated in the grant are: hunting, fishing, interpretive signage, trails (both UA and ADA standard), and guided educational hikes.

At this time, future use of the dining hall and the health center is undecided. This will be tackled later, not part of this process.

Chris reviewed the results from the first input meeting. Some highlights: Under the

#### Facilities topic area:

- Positive votes were recorded for picnic facilities near the water, a dock on Long Lake, and fishing platform on Fern Lake.
- Low votes/negative votes were recorded for winter camping, athletic fields

#### Under the Trails topic area:

- High positive votes were recorded for mix of trail types and winter grooming
- Low votes were recorded for motorized trails

#### Under the Programming topic area:

- High positive votes were recorded for educational events
- Low votes were recorded for open fires and camping

#### Comments/Questions from the Public

- Are winter fat tire bikes anticipated? If so, these trails should be separated from other users. A: classic skiing only is anticipated for now
- Not a problem to try to comingle trails for cross country skiing and dogs or snowshoeing.

Chris showed a proposed concept drawing with picnic facilities near the Long Lake frontage, a dock on Long

Lake, and a connector trail to Fern Lake

#### Comments/Questions from the Public

- Any Eurasian Milfoil here? If so we should protect Fern Lake from spread of Eurasian Milfoil.
- Swimmer's itch at this location on Long Lake? If so, people may prefer to swim in Fern Lake.
- How about a lock box for canoe rental for use on Fern Lake instead of portage from Long Lake?
- Will the shoreline remain as is, naturalized? A: Yes, the intent is to leave it as it is now.

Chris showed a concept drawing for a possible mountain bike trail. There is a potential for approximately 4 miles of trails here for mountain biking, restricted primarily to the northern part of the property. The concept drawing shows a new trail established for this use, some existing trails in this area would remain. The soils are an issue on parts of the property for a mountain bike trail.

#### Comments/Questions from the Public

- Could xc skiing be a secondary use on the mountain bike trails? A: No.
- This would not be a destination trail for serious bikers. They will be looking for a trail system with 12-20 miles of trails.
- This would be good for beginner mountain bikers/kids
- Is clearing necessary for trail development? A: A few feet of brush clearing, they would work around significant trees.
- Mountain bike trails are not necessarily a big priority if it's not a good location for them
- Don't target expert mountain bikers.
- Can't you combine some of the trails? A: The existing trails on the site are probably not good for mountain biking and there would be user conflicts.
- South Long Lake Forest trails are not improved, but the existing trails work well for mountain biking.
- The challenge is to create a multi-use park here.
- I'm neutral on mountain bike trails
- Are the existing trails on the north end attractive for hiking? A: Yes, but they are not maintained, they are overgrown.
- South Long Lake Forest might be a better location for mountain biking.

#### General Comments/Questions from the Public

- Plans for picnic tables? Yes, several locations shown on concept plan.
- Could this be a boat launch location? A: No, there are site limitations and based on public opinion gathered it is incompatible with the intended use of the park.
- How many people have given input on the plans for the park? A: Approximately 30 at the first meeting, approximately 260 answered the Recreation Survey, about a dozen have made individual contact with the GTRLC during the fundraising activities.
- There should be wider distribution of information for Timbers planning through property owner associations. Try to work with them to get more feedback.
- The small lakes at the park are beautiful. Access to those should be a priority with

- platforms, etc., rental boats and access for boats.
- Loon nests/platforms should be considered. A: Resource management is a high priority for this park and its development
  - What is the timeline for reconstruction of Timbers Trail? There is a problem with a gas line that held things up, but construction can still happen this fall.
  - The Township should start with some trail upgrades while waiting to finalize the plans.
  - Wildlife considerations are important. We are against the removal of beaver. Leave wildlife intact.
  - Can there be baseball fields here? A: One area is a potential for an athletic field. This idea was not well-received by the public. Would also need more parking and subsequent clearing for this.
  - What are the plans for deterring parking on Lamp Post Lane and Forest Lodge Road? A: There are signs now posted; they seem to be working.
  - Old Farm Lane was also a problem for parking last winter. A: We'll look into this further, we had not heard this.
  - What are the plans for the buildings? A: Barns and silos to remain. Dining hall and Health Center are undecided and will not be part of the current planning process. Other dispersed buildings may be removed or used for bathrooms.
  - Any bear at the park? A: Yes, but not many.
  - Next steps? A: Finalize the draft management plan, then send out for additional input from the public. Updated plan will be sent to the Township. The Township Board will be the body to adopt the plan. May get input from the Recreation Committee or the Planning Commission prior to adoption.
  - April 1<sup>st</sup> is the deadline to apply for state-wide DNR grants. This plan should be in place well before the April 1<sup>st</sup> deadline.
  - Have you considered a lock dock system for people to keep their boats here? Seems like a good idea. Many used to keep their boats there unlocked all season. It could be a lock box on the honor system or you could pay a fee to use it. A: It is a possibility and has been looked at.