

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING

June 8, 2023

A meeting of the Dickerson Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 8th day of June 2023 at 3:30 P.M.

The meeting was called to order by Ken at 3:30 p.m.

PRESENT: Ken Weller – Chairperson
Todd Sattler – Secretary, Drain Commissioner
Shawn Adams – Abutting Property Owner’s Representative

ABSENT: Adam Petersen – Board of Commissioner’s Representative
Joel Black – Sidney Township Representative

ALSO

PRESENT: Mike Solomon – RLS
Anne Gaylord – MCDC
Chris Rose, Don Smith, & Doug Houle – Residents

A motion was made by Todd and seconded by Shawn to approve the agenda as amended. Motion carried.

A motion was made by Todd and seconded by Shawn to approve the minutes from May 11, 2023, as amended. Motion carried.

Public Comment

Don Smith noted that his parcels (10, 11 & 12) are marked as lakefront lots, but don’t actually touch the shore. He also added that the lake in front of his property is not treated as it is just lily pads. He added that the lily pads in front of his property are invasive and should be treated. Mike asked if there was a dock on the property. Don said that there is not a dock out there to which Mike advised that they cannot treat undeveloped land. Don also added that the lily pads are choking off the channel and causing navigation issues. Rose agreed with Don on the lily pads in the channel. Don said that he does not have usage down there as does not want to combine his lots for fear of being unable to split them again in the future. He added that he received a letter from the building department stating that his lots were not buildable because they do not perc. Todd is going to get some information for Don regarding the cost of combining lots and the rules for splitting them again in the future.

Treatment Update

Ken noted that water levels, temperatures and low levels of ice during the winter have affected the weeds in the lake. Mike stated that the survey was completed on May 9th and

Financial Update

Public Hearing

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Shawn to adjourn the meeting at 4:52 p.m. Motion carried.

State of Michigan }
County of Montcalm } ss:

I hereby certify that the foregoing is a true and complete copy of the minutes of a meeting of the Dickerson Lake, Lake Improvement Board, Montcalm County, Michigan held on June 8, 2023, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and are posted on the website at www.montcalm.us and are available to the public.

I further certify that notice of the meeting was posted at least 18 hours before the meeting at the office of the Montcalm County Drain Commissioner, which is the principal office of the Dickerson Lake, Lake Improvement Board.



Todd R. Sattler
Montcalm County Drain Commissioner

DICKERSON LAKE LAKE IMPROVEMENT BOARD MEETING

June 8, 2023
3:30 PM

MONTCALM COUNTY DRAIN COMMISSION

211 W. Main Street
Stanton, MI 48888

Agenda

- Call to Order
- Approval of Agenda
- Approval of Minutes
 - May 11, 2023
- Public Comment
- Treatment Update
- Financial Update
- Public Hearing
 - Benefit Factors
 - Assessment Roll
 - Budget
- Other Business
- Public Comment
- Adjourn

If you cannot attend the meeting, please call the office at 989-831-7322 or email Anne at agaylord@montcalm.us at least two days prior to the meeting.

Board Member

Ken Weller, Chairperson

Todd Sattler, Secretary, Montcalm County Drain Commissioner

Adam Petersen, Board of Commissioner's Representative

Joel Black, Sidney Township Representative

Shawn Adams, Abutting Property Owner's Representative

Dickerson Lake Finance Sheet 2019 - 2023 (84021)

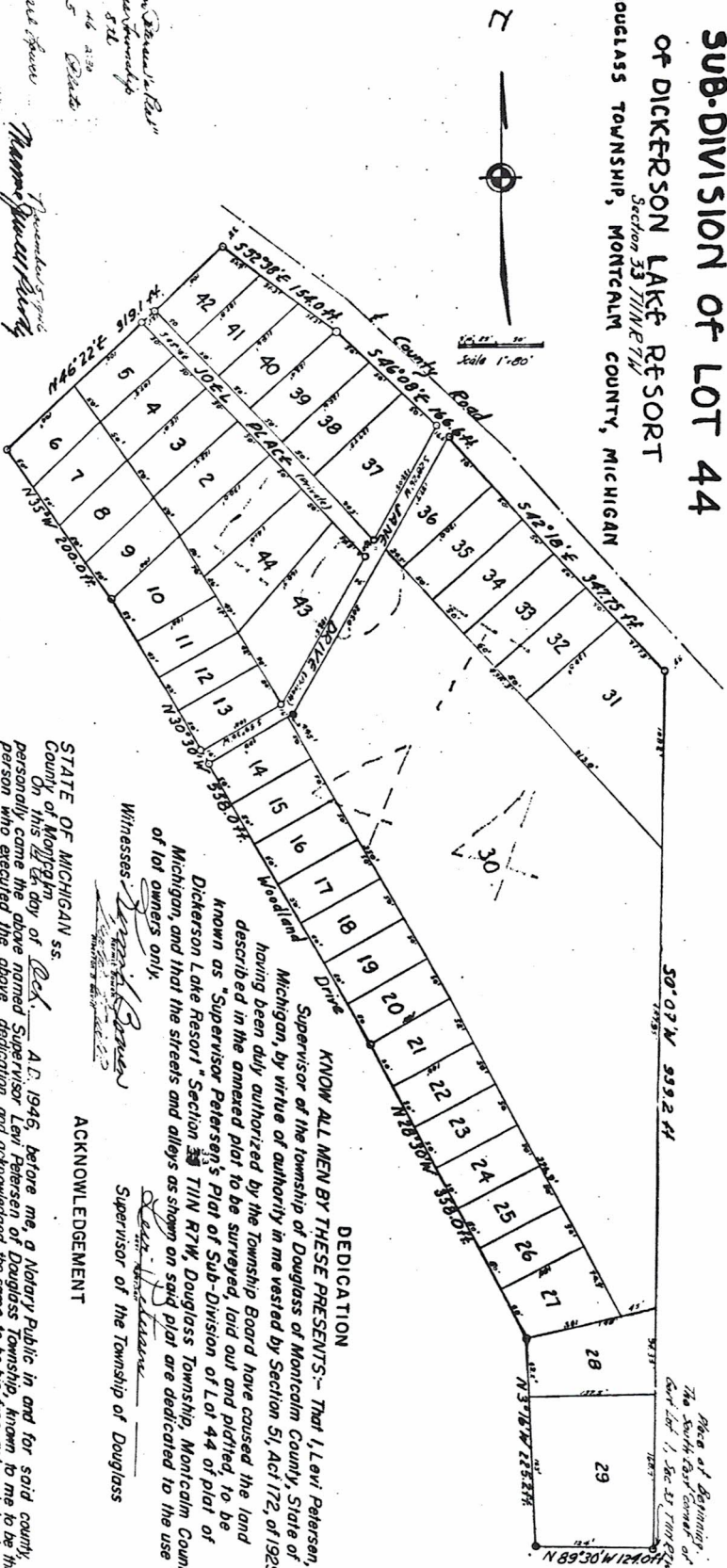
Thursday, June 8, 2023

Date	Vendor	Description	Expenses	Revenue	Balance
10/1/2018		Beginning Balance			\$ 71,544.27
1/10/2019	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 69,919.27
3/7/2019	PLM Lake & Land Management	2019 Permit Application Fee	\$ 800.00		\$ 69,119.27
4/4/2019	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 67,494.27
6/13/2019	PLM Lake & Land Management	Weed Treatment	\$ 3,274.33		\$ 64,219.94
6/3/2019	Treasurers Office	Settlement		\$ 31,100.00	\$ 95,319.94
6/27/2019	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 93,694.94
7/25/2019	PLM Lake & Land Management	Weed Treatment	\$ 7,052.00		\$ 86,642.94
9/8/2019	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 85,017.94
1/2/2020	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 83,392.94
3/12/2020	PLM Lake & Land Management	DEQ Permit Fee	\$ 800.00		\$ 82,592.94
4/9/2020	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 80,967.94
6/1/2020	Treasurers Office	2019 Tax Roll		\$ 31,100.00	\$ 112,067.94
6/3/2020	PLM Lake & Land Management	Weed & Algae Treatment	\$ 6,260.00		\$ 105,807.94
6/18/2020	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 104,182.94
8/18/2020	PLM Lake & Land Management	Weed Treatment	\$ 12,000.00		\$ 92,182.94
8/21/2020	Restorative Lake Sciences LLC	2nd Payment - E-coli Sampling	\$ 600.00		\$ 91,582.94
9/24/2020	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 89,957.94
9/11/2020	Spicer Group	Account Support	\$ 50.00		\$ 89,907.94
9/30/2020	Montcalm County	Indirect Allocations	\$ 348.36		\$ 89,559.58
10/14/2020	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 600.00		\$ 88,959.58
10/29/2020	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 600.00		\$ 88,359.58
1/5/2021	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 86,734.58
3/1/2021	State of Michigan	2021 Permit Fee	\$ 800.00		\$ 85,934.58
3/31/2021	Dickerson Lake	Interest		\$ 243.60	\$ 86,178.18
4/6/2021	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 84,553.18
4/30/2021	Montcalm County	2020 Delinquent Settlement		\$ 1,952.58	\$ 86,505.76
5/1/2021	Montcalm County	2020 Collected Settlement		\$ 29,147.42	\$ 115,653.18
6/8/2021	PLM Lake & Land Management	5/19/2021 Algae & Weed Treatment	\$ 1,302.00		\$ 114,351.18
6/8/2021	PLM Lake & Land Management	5/26/2021 Weed Treatment	\$ 7,500.00		\$ 106,851.18
6/24/2021	Restorative Lake Sciences LLC	3rd Quarter Lake Consulting Fees	\$ 1,625.00		\$ 105,226.18
6/24/2021	PLM Lake & Land Management	06/14/2021 Weed Treatment	\$ 1,800.00		\$ 103,426.18
7/8/2021	PLM Lake & Land Management	06/29/2021 Weed Treatment	\$ 471.00		\$ 102,955.18
9/16/2021	PLM Lake & Land Management	08/30/2021 Treatment	\$ 4,010.00		\$ 98,945.18
9/16/2021	PLM Lake & Land Management	08/30/2021 Treatment	\$ 375.00		\$ 98,570.18
11/11/2021	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 96,945.18
12/2/2021	United States Postal Service	POC# 3531988 11/01/2021-11/30/2021	\$ 111.83		\$ 96,833.35
12/29/2021	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 95,208.35
1/27/2022	PLM Lake & Land Management	2022 Permit Fee	\$ 800.00		\$ 94,408.35
3/24/2022	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 92,783.35
5/23/2022	Montcalm County	2021 Collected Settlement		\$ 2,836.42	\$ 95,619.77
5/23/2022	Montcalm County	2021 Delinquent Settlement		\$ 263.58	\$ 95,883.35
6/9/2022	PLM Lake & Land Management	05/31/2022 Weed Treatment	\$ 1,600.00		\$ 94,283.35
6/9/2022	PLM Lake & Land Management	05/25/2022 Weed Treatment	\$ 4,800.00		\$ 89,483.35
6/16/2022	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 87,858.35
7/9/2022	Spicer Group	Account Support	\$ 32.81		\$ 87,825.54
7/9/2022	Spicer Group	Account Support	\$ 83.50		\$ 87,742.04
7/21/2022	PLM Lake & Land Management	07/06/2022 Weed & Algae Treatment	\$ 541.06		\$ 87,200.98
8/11/2022	PLM Lake & Land Management	08/3/2022 Weed & Algae Treatment	\$ 7,926.61		\$ 79,274.37
9/15/2022	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 77,649.37
1/5/2023	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 76,024.37
1/31/2023	Huntington Bank	Interest Income		\$ 171.11	\$ 76,195.48
2/28/2023	Huntington Bank	Interest Income		\$ 287.34	\$ 76,482.82
3/2/2023	PLM Lake & Land Management	2023 Permit Fee	\$ 800.00		\$ 75,682.82
3/23/2023	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 74,057.82
3/31/2023	Huntington Bank	Interest Income		\$ 236.95	\$ 74,294.77
5/2/2023	Montcalm County	2022 Delinquent Settlement		\$ 129.56	\$ 74,424.33
5/8/2023	Montcalm County	2022 Collected Settlement		\$ 2,484.36	\$ 76,908.69
5/31/2023	Huntington Bank	Interest Income		\$ 225.71	\$ 77,134.40
6/8/2023	Douglass Township Treasurer	Hall Rental and Deposit	\$ 200.00		\$ 76,934.40
6/8/2023	PLM Lake & Land Management	5/15/2023 Weed & Algae Treatment	\$ 15,500.00		\$ 61,434.40
		Remaining Balance			\$ 61,434.40

SUPERVISOR PETERSEN'S PLAT

SUB-DIVISION OF LOT 44

OF DICKERSON LAKE RESORT
Section 33 T11N E71W
DOUGLASS TOWNSHIP, MONTCALM COUNTY, MICHIGAN



SURVEYORS CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of iron pipes one inch in diameter and 48 inches long, encased in concrete at least 4 inches in diameter, and 48 inches deep have been placed at points marked thus (*) as thereon shown at all angles in the boundaries of the land platted, at all street and walk intersections and intersections of streets and walks with boundaries of plat as shown on said plat.

CERTIFICATE OF APPROVAL BY COUNTY BOARD
This plat was approved on the 11th day of October, 1946.

Reg. C. E. and Surveyor No. 517
Register of Deeds
County of Montcalm
County Treasurer

KNOW ALL MEN BY THESE PRESENTS: That I, Levi Petersen, Supervisor of the Township of Douglass of Montcalm County, State of Michigan, by virtue of authority in me vested by Section 51, Act 172, of 1929, having been duly authorized by the Township Board have caused the land described in the annexed plat to be surveyed, laid out and platted, to be known as "Supervisor Petersen's Plat of Sub-Division of Lot 44 of plat of Dickerson Lake Resort," Section 33 T11N R7W, Douglass Township, Montcalm County, Michigan, and that the streets and alleys as shown on said plat are dedicated to the use of lot owners only.

ACKNOWLEDGEMENT

STATE OF MICHIGAN ss.
County of Montcalm ss.
On this 11th day of Oct. A.D. 1946, before me, a Notary Public in and for said county, personally came the above named Supervisor Levi Petersen of Douglass Township, known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as Supervisor.

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of Supervisor Petersen's Plat of Sub-Division of Lot 44 of plat of Dickerson Lake Resort, Section 33 T11N E71W, Douglass Township, Montcalm County, Michigan, is described as follows: Commencing at the South East corner of Government Lot 44, One Section 33 T11N E71W, thence N 89° 20' 00" W 154.0 feet, thence N 78° 50' 00" W 350.0 feet, N 30° 30' 00" W 550.0 feet, N 73° 30' 00" W 200.0 feet, N 46° 22' 00" W 312.1 feet, S 92° 30' 00" W 154.0 feet, S 46° 08' 00" W 166.6 feet, S 42° 18' 00" W 347.3 feet, S 0° 07' 00" W 339.2 feet to the place of beginning.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS
This plat has been examined and was approved on the 11th day of October, 1946 by the Montcalm County Board of Road Commissioners.

CERTIFICATE OF APPROVAL BY TOWNSHIP BOARD
This plat was approved by the Township Board of Douglass at a meeting held October 3rd, 1946.

Notary Public in and for Montcalm County
My Commission expires 10.25.49

COPY

PLAT OF Dickerson Lake Resort

ELMER S. STEBBINS, }
DOLLOUS F. BAKER, } Proprietors.
Douglas Township, Montcalm County, Michigan

R. D. MONTU,
Surveyor.

Montcalm County, Michigan
Plat of
Dickerson Lake Resort
unpublished this
date 4-10-1919, S. 0794
P. M. in file 3 of 1919
on page 6
H. R. B. Baker

Examined and Approved
4-10-1919
D. F. Baker
Deputy Auditor General

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we, Elmer S. Stebbins and Nellie B. Stebbins, his wife, and Dollos F. Baker and Cynthia B. Baker, his wife as proprietors, have owned the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "DICKERSON LAKE RESORT" Douglas Township, Montcalm County, Michigan, and that the Streets, Alleys and Drives as shown on said plat are hereby dedicated to the use of the public, and the Lake Park to the use of lot-owners only.

Signed and Sealed in the presence of

Alice M. Sumner Elmer S. Stebbins (l.u.s.)
Clyde H. Smith Nellie B. Stebbins (l.u.s.)
Dollos F. Baker (l.u.s.)
Cynthia B. Baker (l.u.s.)

State of Michigan }
County of Montcalm }
On this 1 day of May A.D. 1919 before me a Notary Public in and for said County personally came the above named Elmer S. Stebbins and Nellie B. Stebbins, his wife, and Dollos F. Baker and Cynthia B. Baker, his wife and they acknowledged to me that they executed the above Dedication and acknowledged the same to be their free act and deed.

My Commission expires May-12-1923 Clyde H. Smith
Notary Public, Montcalm County, Michigan

The land embraced in the annexed plat of "DICKERSON LAKE RESORT" Montcalm County, Michigan, is described as follows: A part of Lot No. 1 Sec 35 Town 11 North Range 7 West, commencing at a point (said point being 350 feet from the Meander post between Secs 32 and 33, 11 N R 7 W, thence N 53° 30' E 361 feet, thence S 52° 30' E 723 feet, thence S 42° E 390 feet, to the One-eighth line or East line of Lot No. 1 Sec 35, 11 N R 7 W, thence 11 N R 7 W, thence N 63° 30' W 437 feet on Section line to the Western Edge of Dickerson Lake, thence following the Waters Edge to the place of beginning.

All measurements are given in feet and tenths of a foot.

I hereby certify that the plat hereon delineated is a correct and true and that permanent monuments consisting of iron pipes 2 inches in diameter and 18 inches long have been planted at all points marked thus (O) as thereon shown at all intersections of streets or streets and alleys.

R. D. Montu
Surveyor.

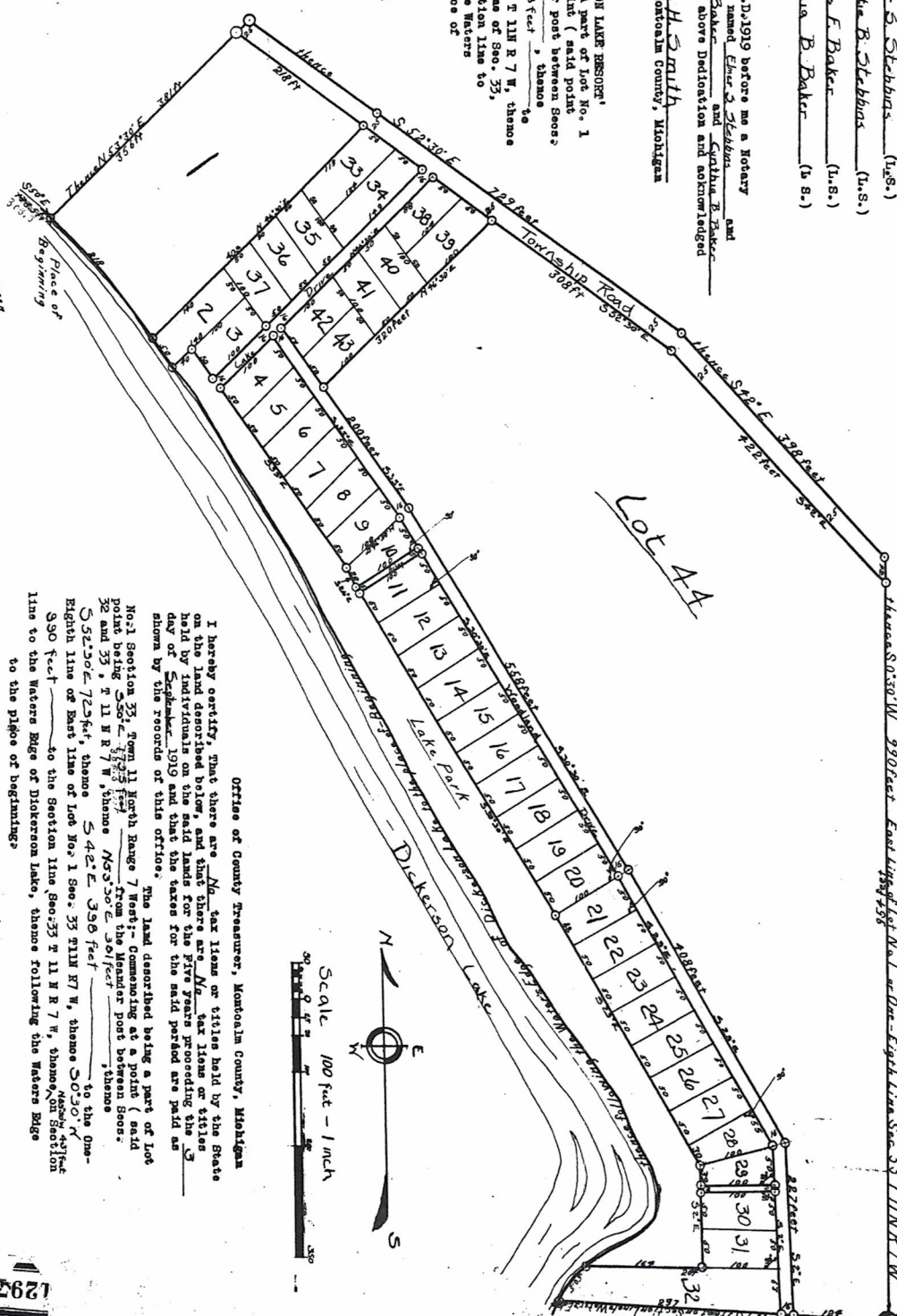
This plat was approved by the Township Board of the township of Douglas at a meeting held Sept. 5, 1919.

Dollos F. Baker
Township Clerk.

This plat was approved on 25th day of October 1919

Alfred L. Stebbins Judge of Probate
T. W. Muzzon County Treasurer

T. W. Muzzon County Treasurer



Office of County Treasurer, Montcalm County, Michigan
I hereby certify, that there are no tax liens or titles held by the State on the land described below, and that there are no titles or claims held by individuals on the said land for the year preceding the day of September 1919 and that the taxes for the said period are paid as shown by the records of this office. The land described being a part of Lot No. 1 Sec 35, Town 11 North Range 7 West, commencing at a point (said point being 350 feet from the Meander post between Secs 32 and 33, 11 N R 7 W, thence N 53° 30' E 361 feet, thence S 52° 30' E 723 feet, thence S 42° E 390 feet, to the One-eighth line or East line of Lot No. 1 Sec 35, 11 N R 7 W, thence 11 N R 7 W, thence N 63° 30' W 437 feet on Section line to the Western Edge of Dickerson Lake, thence following the Waters Edge to the place of beginning.

T. W. Muzzon County Treasurer.

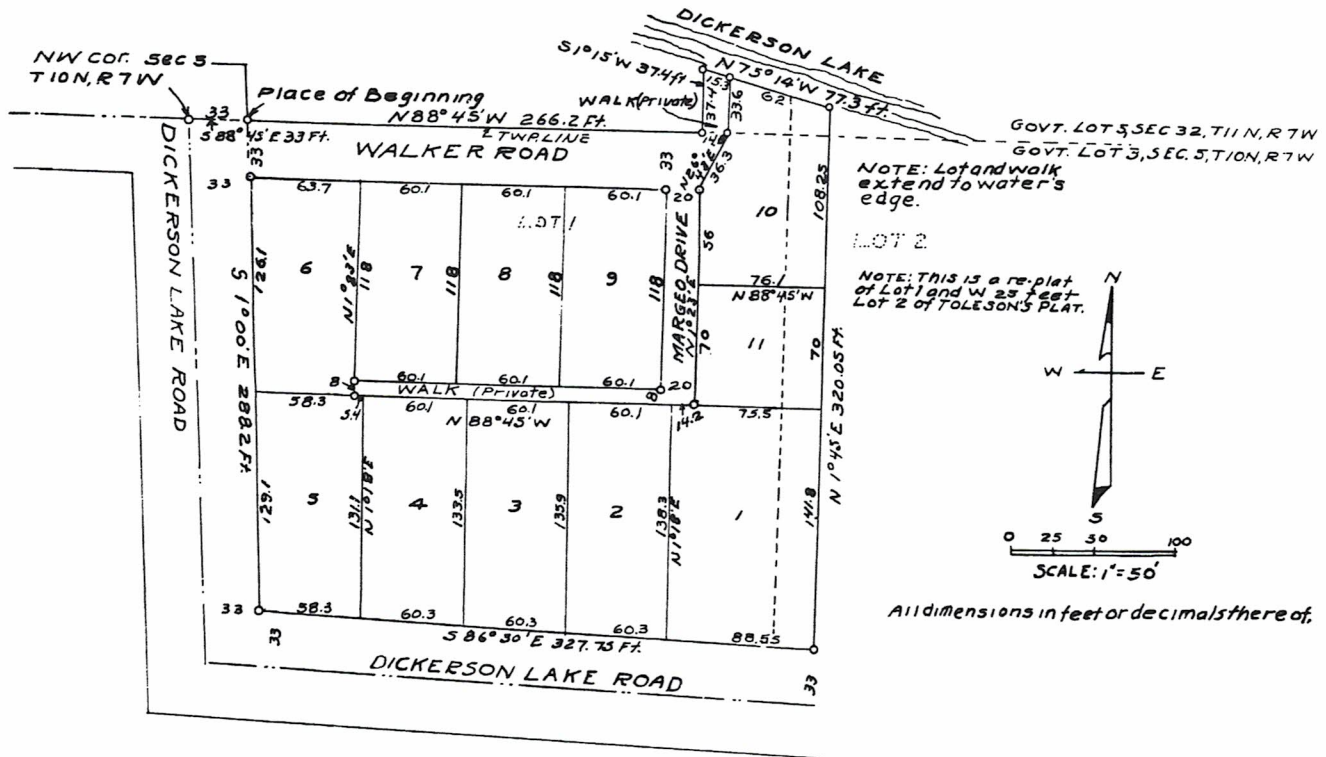
Noted - 1919-10-25 in Victoria Press & Review, p. 12-1

See 32-33 11 N R 7 W

12970

WALKER'S SUBDIVISION

PART OF GOVT. LOT 3, SECTION 5, T10N, R7W, SIDNEY TOWNSHIP,
PART OF GOVT. LOT 5, SECTION 32, T11N R7W, DOUGLASS TOWNSHIP,
MONTCALM COUNTY, MICHIGAN



APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 18th day of March, 1962, by the Montcalm County Plat Board

Donald S. Taylor (County Register of Deeds)
Arthur J. Montgomery (County Clerk)
Beulah B. Lund (County Treasurer)
Lee E. Bracey (County Drain Commissioner)

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Montcalm County.
I hereby certify, that there are no tax liens or titles held by the State on the lands described herein, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 18th day of March, 1962, and that the taxes for said period of five years are all paid, as shown by the records of this office

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Beulah B. Lund (County Treasurer)

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 36 inches, encased in a concrete cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points marked thus (O) at the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Leslie H. Belknap
Professional Engineer
Leslie H. Belknap

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 18th day of March, 1962 by the Montcalm County Board of Road Commissioners.

Charles Draper (Chairman)
Carl C. Johnson (Member)
C. Ferris Peterson (Member)

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Douglas at a meeting held March 21, 1962 and is in compliance with Section 19a, and that the width of lots conform with the requirements of Section 30, Act 172, of 1929, as amended.

Lela Peters Clerk

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Sidney at a meeting held Feb. 21, 1962 and is in compliance with Section 19a, and that the width of lots conform with the requirements of Section 30, Act 172, of 1929, as amended.

Morris Hansen Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, George Walker and Marguerite F. Walker, his wife, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and plotted, to be known as, Walker's Subdivision, part of Govt. Lot 3, Section 5, T10N R7W, Sidney Township, part of Govt. Lot 5, Section 32, T11N R7W, Douglas Township, Montcalm County, Michigan

and that the streets as shown on said plat are hereby dedicated to the use of the public, and the works dedicated to the use of the public.

Signed and Sealed in the Presence of:
Daniel H. Brillhart (Witness) George Walker
Bertha Brillhart (Witness) Marguerite F. Walker

ACKNOWLEDGMENT

STATE OF MICHIGAN }
County of Montcalm }
On this 23rd day of February, 1962, before me, a Notary Public in and for said County, personally came the above named George Walker and Marguerite F. Walker, his wife known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.
Daniel H. Brillhart
Notary Public in and for said County
My Commission expires July 1, 1965

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of Walker's Subdivision, part of Govt. Lot 3, Section 5, T10N, R7W, Sidney Township, part of Govt. Lot 5, Section 32, T11N, R7W, Douglas Township, Montcalm County, Michigan is described as follows: Commencing at a point which is S 88° 45' E 331 ft. from the NW corner of Sec. 5, T10N R7W; thence S 1° 00' E 288.2 ft. parallel with West line of said Section 5; thence S 86° 30' E 327.75 ft.; thence N 1° 45' E 320.05 ft.; thence N 75° 14' W 77.3 ft.; thence S 1° 15' W 37.4 ft. to N line of said Sec. 5; thence N 88° 45' W 266.2 ft. on the N line of said Sec. 5 to the place of beginning. This plat is a replat of Toleson's Plat, Lot 1, and the West 25 feet of Lot 2. This plat contains 11 lots.

Engineer's Office
Montcalm County
Plat of
Walker's Subdivision
was Recorded this 23rd day of February, 1962, at 10:48 A.M. in Liber 9 of plate 12
by Donald S. Taylor

Dedication
 Know All Men by These Presents: That we, Carl Thompson and Bridie Thompson his wife, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "Thompson's Lake Breeze, Dickerson Lake, Sidney Township, Montcalm County, Michigan," and that the streets as shown on said plat are hereby dedicated to the use of owners of lots on government lot no 2 Sec. 5 T10N R7W

Signed and Sealed in Presence of
Walter H. Hester
 State of Michigan
 County of Montcalm

On this day of Sept. A.D. 1928 before me a Notary Public in and for said county, personally came the above named, Carl Thompson and Bridie Thompson his wife, known to me to be the persons who executed the above dedication an acknowledged the same to be their free act and deed.

Sept 30 1928 Carl Thompson - (L.S.)
 Bridie Thompson - (L.S.)
 Notary Public for Montcalm County, Michigan

THOMPSON'S LAKE BREEZE DICKERSON LAKE

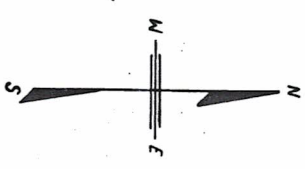
SIDNEY TOWNSHIP
 CARL THOMPSON
 BRIDIE THOMPSON
 Proprietors
 Sec. 5 T10N R7W
 MONTCALM COUNTY MICHIGAN

R. B. M. Ltd.
 Registered Civil Engineer

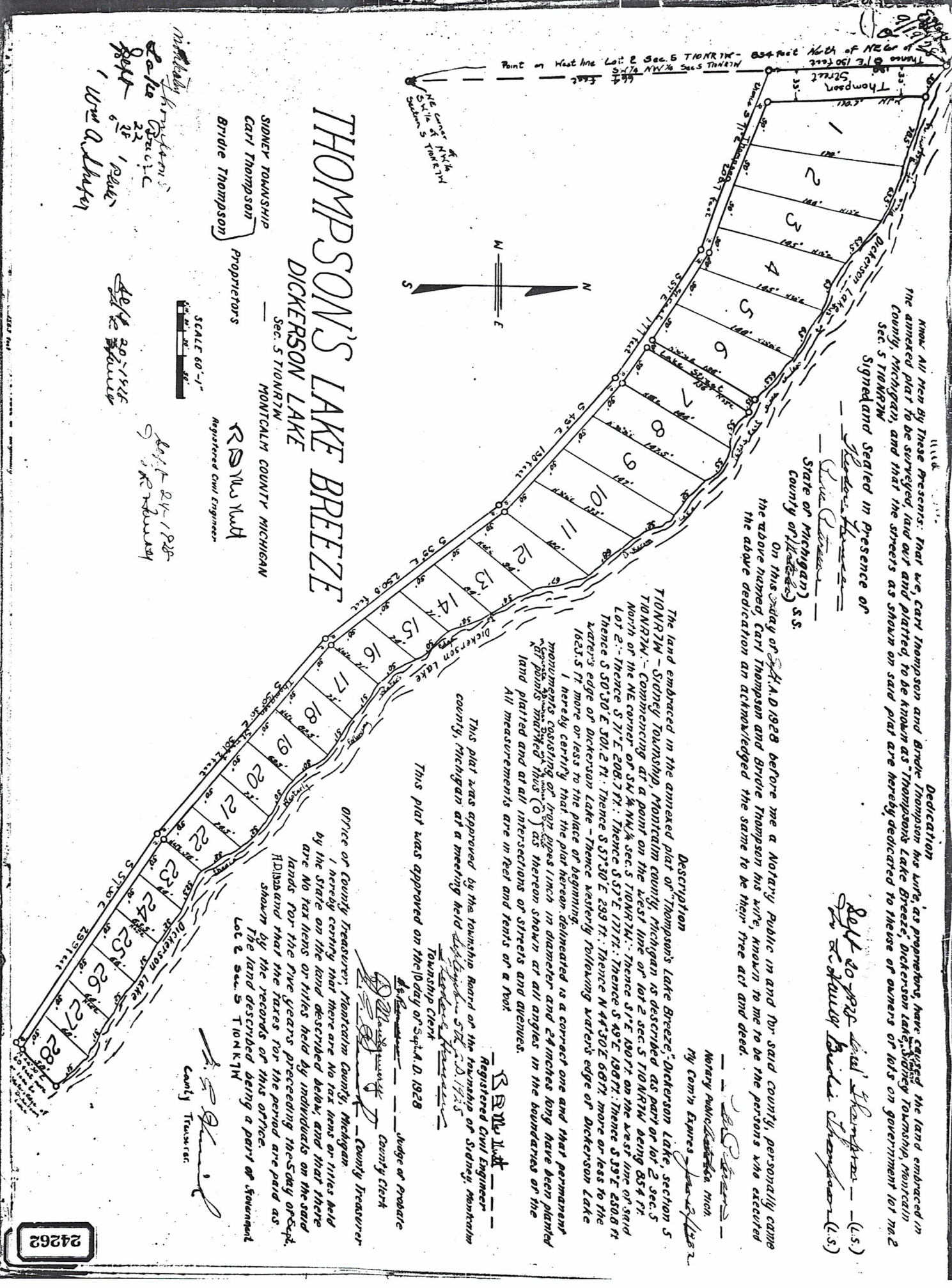
Montcalm County
 Sept 22 1928
 Wm A. L. Hester

Sept 30 1928
 R. B. M. Ltd.

Sept 24 1928
 R. B. M. Ltd.



SCALE 60'-1"



Description
 The land embraced in the annexed plat of "Thompson's Lake Breeze, Dickerson Lake, section 5 T10N R7W - Sidney Township, Montcalm County, Michigan is described as part of lot 2 sec. 5 T10N R7W - commencing at a point on the west line of lot 2 sec. 5 T10N R7W being 854 ft. North of the NE corner of SW 1/4 NW 1/4 sec. 5 T10N R7W. Thence S 1/2 E 180 ft. on the west line of said lot 2. Thence S 71° E 208.7 ft. Thence S 57° E 177 ft. Thence S 49° E 180 ft. Thence S 39° E 280 ft. Thence S 50° 30' E 301.2 ft. Thence S 57° 30' E 239 ft. Thence N 44° 30' E 681 ft. more or less to the westerly edge of Dickerson Lake - Thence westerly following westerly edge of Dickerson Lake 1623.5 ft. more or less to the place of beginning.
 I hereby certify that the plat herein delineated is a correct one and that permanent monuments consisting of iron pipes 1 inch in diameter and 24 inches long have been planted at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted and at all intersections of streets and avenues.
 All measurements are in feet and tenths of a foot.

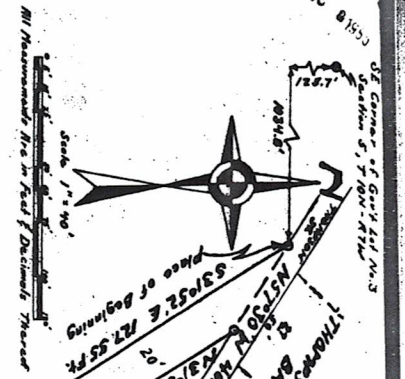
This plat was approved by the Township Board of the Township of Sidney, Montcalm County, Michigan at a meeting held Sept. 10, 1928
 Township Clerk
 This plat was approved on the 10 day of Sept. A.D. 1928
 Judge of Probate
 County Clerk

Office of County Treasurer, Montcalm County, Michigan
 I hereby certify that there are no tax liens or titles held by the State on the land described below, and that there are no tax liens or titles held by individuals on the said lands for the five years preceding the day of Sept. 24 and that the taxes for the period are paid as shown by the records of this office.
 The land described being a part of Township Lot 2 Sec. 5 T10N R7W
 County Treasurer

THOMPSONS LAKE BREEZE NO. 2

PART OF GOVT. LOTS 1 & 2, SECTION 5, TION-R7W

SIDNEY TOWNSHIP, MONTCALM COUNTY, MICHIGAN



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, **Briddle M. Thompson, a widow, and Carl William Thompson, her son, a single man**, do hereby dedicate to the public use of the Township of Sidney, Montcalm County, Michigan, the land shown on the plat hereunto annexed, and that the same be forever held and dedicated to the use of the Lake owners only.

Witness our hands and seals this 18th day of October, 1955.

Briddle M. Thompson
Carl William Thompson
 Briddle M. Thompson
 Carl William Thompson

ACKNOWLEDGMENT

STATE OF MICHIGAN
 County of Montcalm
 On this 17th day of October, 1955, before me, a Notary Public in and for said County, personally came the above named **Briddle M. Thompson, a widow, and Carl William Thompson, her son, a single man**, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free and voluntary act.

Briddle M. Thompson
Carl William Thompson
 Briddle M. Thompson
 Carl William Thompson

SLAVEYOR'S CERTIFICATE

I hereby certify that the plat hereunto annexed is a correct and true representation of the land shown on the plat hereunto annexed, and that the same be forever held and dedicated to the use of the Lake owners only.

Briddle M. Thompson
Carl William Thompson
 Briddle M. Thompson
 Carl William Thompson

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS
 This plat has been examined and was approved on the 17th day of October, 1955, by the Montcalm County Board of Road Commissioners.

Briddle M. Thompson
Carl William Thompson
 Briddle M. Thompson
 Carl William Thompson

APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 18th day of October, 1955, by the Montcalm County Plat Board.

Donald B. Taylor
Leo Bracey
 Donald B. Taylor
 Leo Bracey

DESCRIPTION OF LAND PLATTED

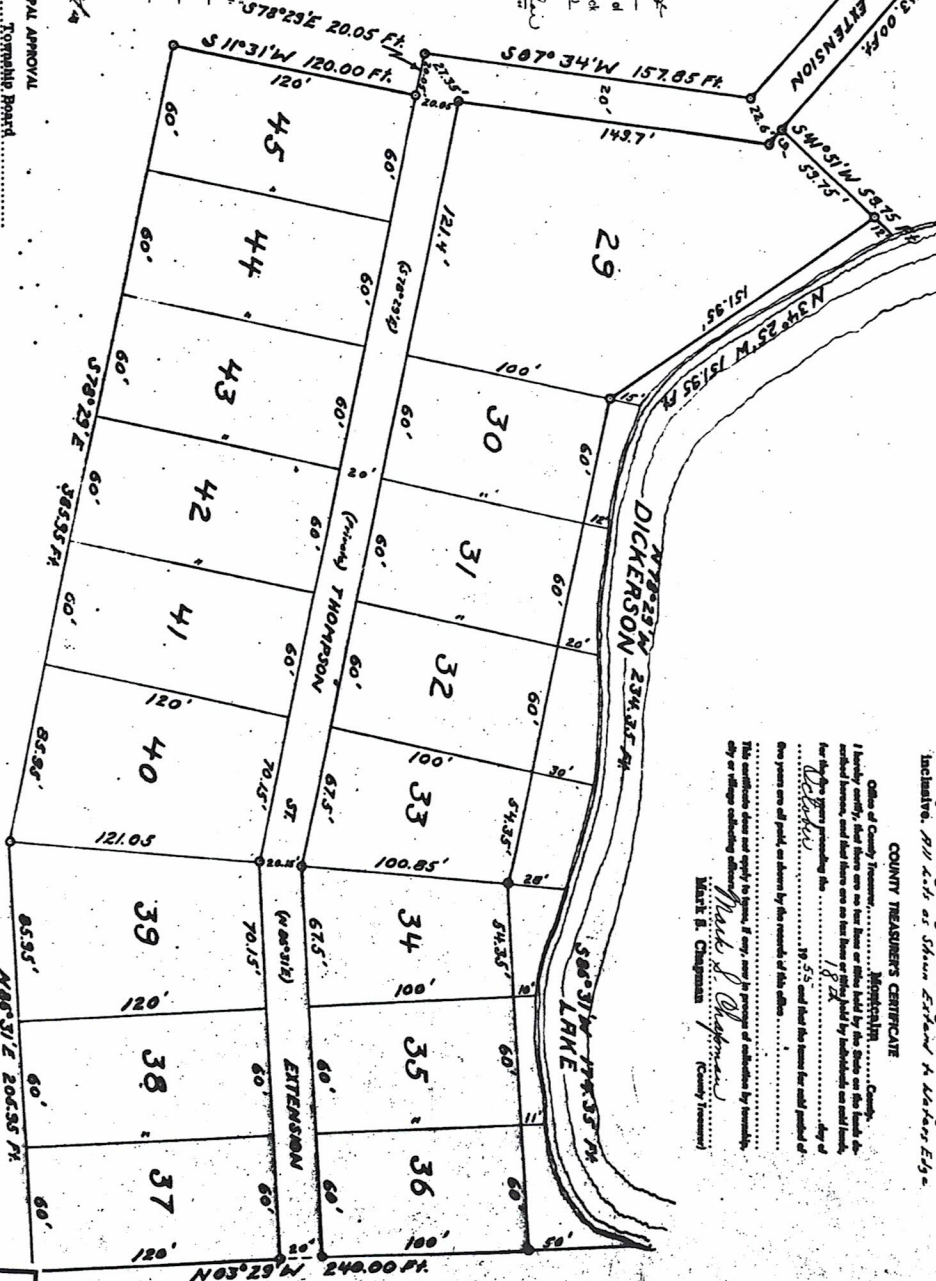
The land shown on the annexed plat of **THOMPSONS LAKE BREEZE NO. 2, Part of Govt. Lots 1 & 2, Section 5, TION-R7W, Sidney Township, Montcalm County, Michigan**, is described as follows:

Commencing at a point which bears S. 135° 10' E. and 1004.80 ft. from the SE corner of Govt. Lot No. 3, Sec. 5, TION-R7W, thence S. 11° 53' E. 137.50 ft., thence S. 47° 04' E. 344.30 ft., thence S. 07° 04' W. 157.05 ft., thence S. 78° 20' E. 20.05 ft., thence S. 11° 51' W. 130.00 ft., thence S. 78° 20' E. 355.05 ft., thence S. 07° 04' W. 200.05 ft., thence S. 07° 04' W. 240.00 ft., thence S. 07° 04' W. 114.35 ft., thence S. 78° 20' W. 254.35 ft., thence S. 47° 04' W. 240.00 ft., thence S. 11° 53' W. 65.05 ft., thence S. 07° 04' W. 46.20 ft., to the place of beginning. Containing lots 29 through 45 inclusive. All E. & S. of **Shaw Island** N. & W. of **Shaw Island**.

COUNTY TREASURER'S CERTIFICATE

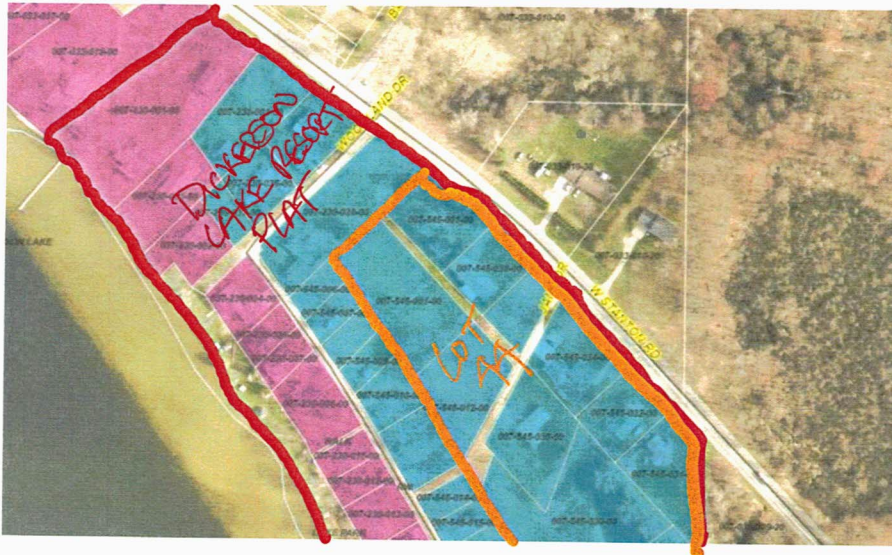
I hereby certify that there are no tax liens or other claims against the land shown on the annexed plat, and that there are no tax liens or other claims against the land shown on the annexed plat.

Mark E. Chapman
 Mark E. Chapman
 County Treasurer



Dickerson Lake Improvement Board - Assessment Roll Update Notes

Tuesday, May 30, 2023 2:08 PM



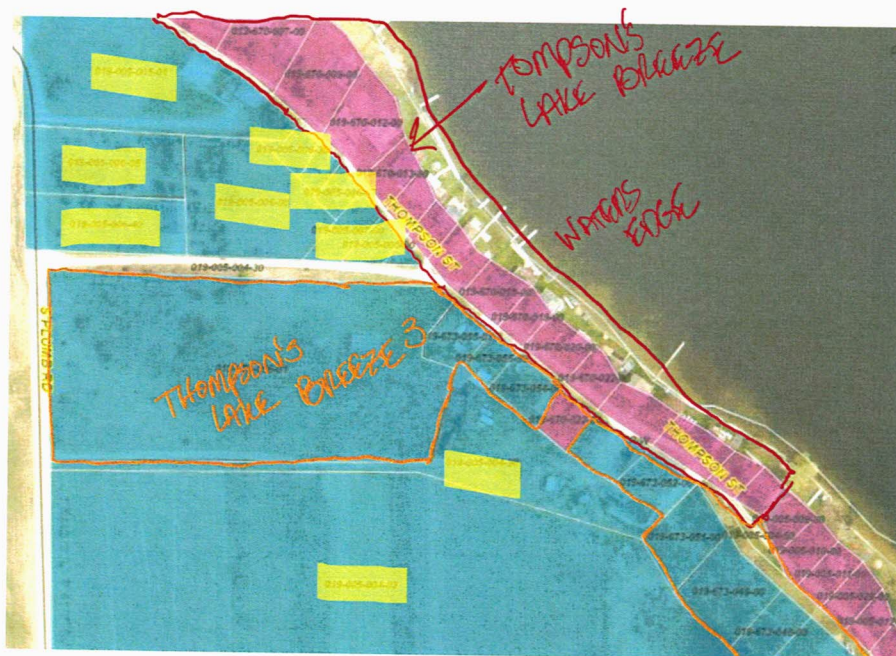
Plats:

Dickerson Lake Resort Plat

Petersen's Plat of Lot 44 Dickerson Lake Resort

Conclusion:

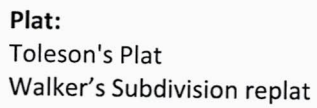
These parcels have access granted via the dedication of the replat, due to park parcel along the lake.



Plats:

Thompson's Lake Breeze 1-3 Plats

No access via plat for Lake Breeze 2-3. Lake Breeze 1 has plated road to lake. Highlighted parcels need further deed research. Awaiting county login information.



Blue Parcels do have rights to lake via plat due to private walkway.



Plat:

Toleson's Plat

Conclusion:

The original plat had these "sliver" parcels as part of the main parcel. Properties extend to water's edge per plat. Should be treated as one. They are separate due to township division.

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING

June 8, 2023

3:30 P.M.

Drain Commissioner's Office

ATTENDANCE RECORD

1. Todd Sattler
2. Dan Smith
3. Doug Houle
4. Mike Solomon
5. ~~Del Weizer~~
6. Shawn Adams
7. Chris Rose
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____