

# Walloon Lake

Lot for Sale



Northern Michigan lake living  
your dream home belongs right here...

Breathtaking  
countryside  
views whichever  
the season!



### 100 feet of frontage

The best of the last vacant building sites on Walloon Lake. A rare opportunity to build your dream home on this private 1.48 acre waterfront site. This lot features a gradual slope to the water's edge and would be ideal for a walk-out lower level. The private road is well maintained and would allow for easy construction access.



View of building site from the water



Hard sandy bottom



View of the farm to the west

\$ 949,000



Lot Dimensions:

100'x 576'

Zoned:

Residential

Located:

Bay Township

Charlevoix County

Address:

06106 East Bay Dr.

Boyer City, MI

Road Access:

Zenith Heights to

East Bay Drive

Deed Restrictions:

East Bay Association

and Bay Township

On-site Septic:

Northwest Michigan

Community Health Agency

file#86554



**CERTIFICATE OF BOUNDARY SURVEY**

SHEET NO. 1 OF 2

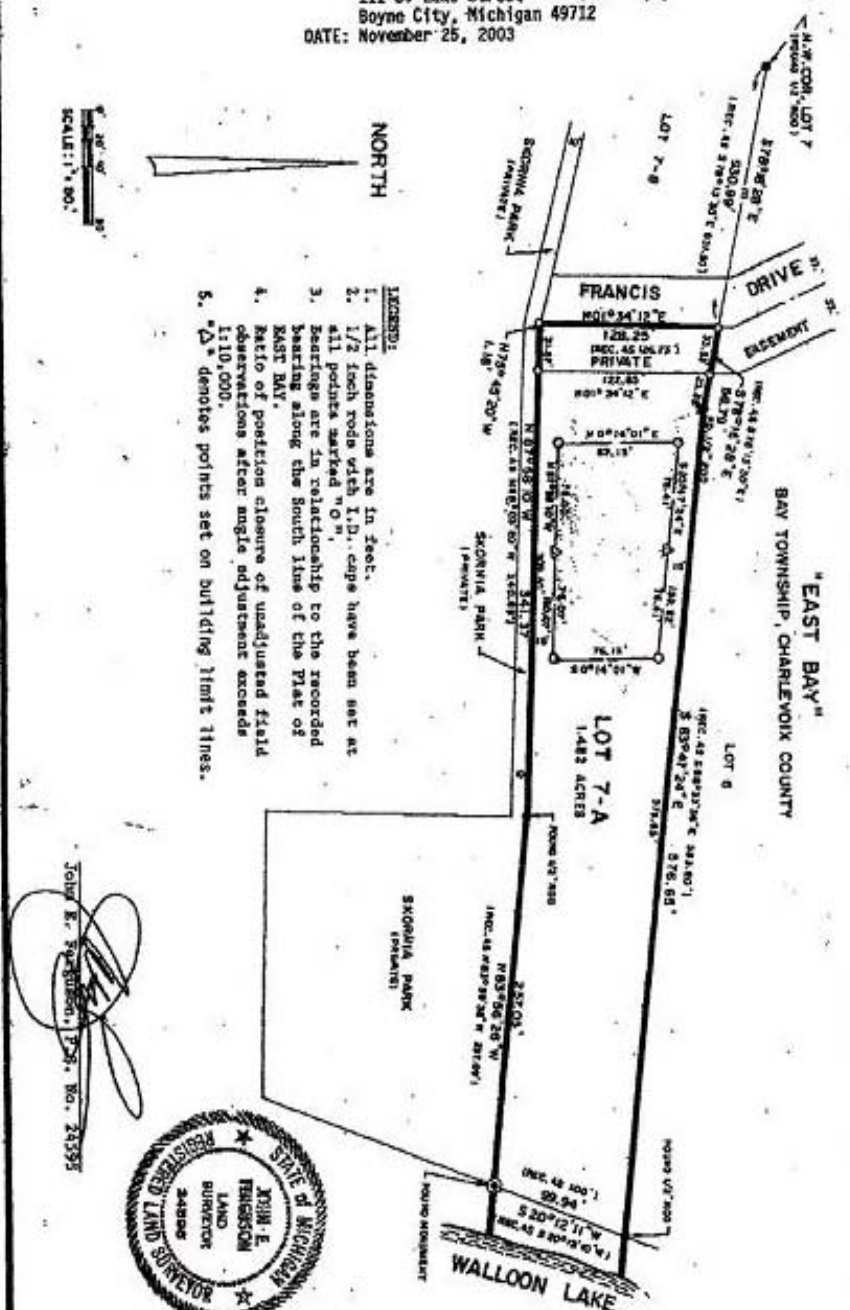
CERTIFIED TO: JAMES & DIANE CARR  
C/O REMAX OF BOYNE  
111 S. Lake Street  
Bozoye City, Michigan 49712  
DATE: November 25, 2003

SCALE: 1" = 50'



NORTH

- LEGEND:**
1. All dimensions are in feet.
  2. 1/2 inch rods with I.D. caps have been set at all points marked "O".
  3. Bearings are in relationship to the recorded bearing along the South line of the plat of EAST BAY.
  4. Ratio of position closure of unadjusted field observations after angle adjustment exceeds 1:10,000.
  5. "Δ" denotes points set on building limit lines.



John E. Ferguson, P.S., No. 24395



I HEREBY CERTIFY that I have surveyed and mapped the property hereon delineated and that the ratio of position closure of the unadjusted field data exceeds 1:5000; and that it complies with P.A. 132, 1970.

**FERGUSON & CHAMBERLAIN ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS  
103 W. UPRIGHT STREET, CHARLEVOIX, MICHIGAN 49720  
(231) 547-6862 -- FAX (231) 547-0021  
EMAIL: survey@freeeoy.net

FIELD C.H. - S.P.	SKIPPED 11-25-03	OWNER 11-25-03
JOB 58-198912-403	DATE 11-25-03	

