

LEELANAU COUNTY REMONUMENTATION
PEER REVIEW MEETING NOTES
October 26, 2023
Leelanau County Courthouse

In Attendance:

Nick O'Non, P.S.
Vickie Brown, P.S., County Rep.
Zach Baker, P.S.
Dave Holmberg, P.S.

Meeting began – 1:15 p.m.

Roll call – all present

Approval of notes from Remon Peer Group meeting on September 28 – All approve as is.

Consideration of today's agenda

NOTE: For corner numbers on all corners – refer to GLO township maps – each township numbers the meander corners differently – so if you have to file two LCTC's (corner in 2 townships) refer to those maps for the numbers.

NEW BUSINESS

CORNERS TO BE REVIEWED/APPROVED

Grand Traverse Surveying – Zach Baker

T32N, R10W Leelanau Township

Meander corner between sections 5 and 6 on Lake Michigan – N06

Zach reported that he was able to get a pipe in at the GLO location for this meander corner- so the corner designation is N06. Nick motioned to accept the GLO location of N06 as the monumented location of this meander corner. Vickie second. All approve.

O'Non Land Surveying

T32N, R11W Leelanau Township

Meander corners between Sections 35 and 26 on Northport Bay – N16

GLO distance for this meander corner is 811.14 feet East of I11. Nick was unsure if this would put this iron in road or not. Upon measuring – the position was 10 feet +/- East of the pavement and 23.4 feet West of the C. Anderson iron on the section line. This corner is designated N16. The GLO position was approved at the last meeting but we needed update to confirm.

T32N, R10W, Leelanau Township

Meander corner between Sections 5 and 8 on Lake Michigan. W07

GLO distance from C03 is 671.88 feet – set post. Brehmer noted stake on shore at 671.9 feet from C03. 1986 N. O'Non – looked for stake or corner at 671.9 feet – lost in lake. 1988 – Section line was re-established. - set iron at 625.03 feet. Used iron in 2000. 2023- did not find iron set in 1988 at 625.03 ft. Found mon at 1/8 corner west of C03 and found Remon corner B03. Nick reported he will set a witness corner because the GLO distance from C03 would put it on an eroded/eroding bank. He set it around 10 feet back from the eroded bank on section line using 1/8 corner and C03 as line. Corner designation on this corner is W07 (witness corner to meander corner position).

Meander corner between Sections 19 and 30 on Grand Traverse Bay W10

GLO Distance from corner A09 (M09) is 316.80 feet. Nick found a large 3.5" iron pipe at 304.81 feet from A09 set by H.Brehmer in 1940. His record distance was 305.00 feet from A09. This pipe also used by P. O'Non in 1959 – distance 304.70 feet. Used by Weinert in 1974 – 304.92 feet. Used by Gourdie/Fraser in 2008- distance 304.87 feet. Zach motioned to use the iron pipe location as a witness corner to the meander corner because there is no connection between GLO and H. Brehmer and who set the iron pipe. Dave second. This corner designation is W10 – Remon pipe and disk set into the 3.5" iron pipe to refusal.

Leelanau Land Surveying corners

T29N, R14W, Glen Arbor Township

Meander corner between Sections 21 and 22 – W17

GLO – North between Sections 21 and 22 – at 11.50 chains (759.00 feet) set post. 1960 P. O'Non – Plat of Sandy Shores Sub – From G09 to monument set at shore of Lake Michigan – North 1012.74 feet. 2013-Leelanau Land Surveying – measured 1012.46 feet North from G09 to mon at shore. The GLO position location is in a new asphalt driveway about 10-15 feet from a house making this a bad/unusable spot for a meander corner. Nick motioned to accept the concrete monument set in 1960 for the plat of Sandy Shores as a witness to the meander corner location. Shore of Lake Michigan is 130 feet +/- North of monument. Dave second and all agreed. Designation for this corner is W17.

G12 – West ¼ corner Section 34, East ¼ corner Section 33

GLO – From the NW corner of Section 34 (NE corner Sec. 33) South between Sections 33 and 34 – 40 chains. Set post. 1917 County Surveyor notes – Greene Bros. Ran west section line from SW corner of Sec. 34 – 2 miles to original corner of Sections 21, 22, 27 & 28. Notes West ¼ corner at 2668 feet North of SW section corner. 1948 Brehmer – Survey in Section 34 – field notes show stake set for corner at 2605.6 feet from SW Section corner. Wits: 12" Pine S9°25'W 10.5 ft, 10" Pine N22°45'E 9.85 ft, 6" Pine N68°54'W 18.35 ft., 4" Maple S65°48'E 1.6 ft. P.O'Non Re-survey of Brehmer survey. Notes found corner. 1974 – Notes West ¼ corner – no type. 1980-86 W. Batzer – Surveys in Section 34 – Uses NPS monuments A57 and A56 for E-W ¼ line – sets ¾"x30" iron pipe from H.Brehmer wits at N88°41'05"W 1228.71 feet from NPS Mon. A56. Wits: 12" R.Pine S23°W 10.5 ft., 10" R.Pine N17°E 9.85 ft., 12" R. Pine N45°W 28.35 ft. 6" Maple S87°E 1.60 ft. 2023 Remon. Found ¾" pipe and all 4 witnesses. The Maple was 12" Maple N85°W 23.63 feet (not at 1.6 feet- bad witness notes). Found existing nails in all witness trees. Nick motioned to accept this ¾" pipe at this corner location as the best available evidence of the position of the original corner and a locally accepted corner for this corner position. A 36" pipe and brass Leelanau County Remon. Disk was set at this corner location. Dave second. Zach agreed.

End of this years corners. Zach mentioned he would like to do corner G03 – SE corner Section 4, NE corner Sec. 9, SW corner Sec. 3, NW corner Sec. 10, T28N, R12W Solon Township – next year. It should be a 2+ day corner – so more \$. In Solon swamp. Nick asked if there was a list of all the meander corners Leelanau County Remon has done so far. I can ask Nick Clever if there is a way to do that online in Accela. (Answer – yes – can do in Accela)

Meeting adjourned at 3:30 pm.