

LEELANAU COUNTY REMONUMENTATION
PEER REVIEW MEETING NOTES
September 28, 2023
Leelanau County Courthouse

In Attendance:

Nick O'Non, P.S.

Vickie Brown, P.S., County Rep.

Zach Baker, P.S.

Dave Holmbert, P.S.

Meeting began – 1:15 p.m.

Roll call – all present

Approval of last years Peer Group minutes for meeting held on November 4, 2022 – All approve as is.

Consideration of todays 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 LCRC's (corner in 2 townships) refer to those maps for the numbers.

NEW BUSINESS

CORNERS TO BE REVIEWED/APPROVED

Grand Traverse Surveying – Zach Baker, P.S.

T28N, R14W, Empire Township

Meander corner on north shore of Little Glen Lake between Sections 3 and 4 – N11

GLO – going South between Sections 3 and 4 North of Lake – at 580.80 feet (8.80 chains) set post. County Surveyors notes – (1940's?) Iron Pipe indicated. Wits: 8" Cedar N64°50'W 6.3', 8" Cedar N6°30'E 10.4', 5" Cedar S82°25'E 21.45', 1949-Thorogood's Plat – Shows concrete monument 582.02 feet South of NE Corner Section 4 at SE corner of Lot 16 on shore of Glen Lake. 1959 P. O'Non – Shows Iron pipe 582.05 feet South of NW corner of Sec. 3 1977 NPS Survey – Shows iron pipe as meander corner. 2014 Leelanau Land Surveying – Found concrete monument on SE corner of Lot 16. 2017, 2023 Found concrete monument 582.29 feet South of Section corner common to 3 and 4. 1" pipe was found 1' North of monument. Vickie motioned to accept concrete monument as meander corner location. Nick second.

T32N, R10W Leelanau Township

Meander corner between Sections 5 and 6 on Lake Michigan

GLO – going North between Sections 5 and 6 – intersection shore at 27.33 chains (1803.78 feet). No record of any corner set other than GLO at meander corner location. Big stones in area – may be difficult to get a 36" pipe in ground through stones at GLO distance of 1803.78 feet. Group discussed locations and we motioned to leave it up to Zach if he can get a pipe in the GLO location or not. GLO location would be N06. Witness corner would be W06. Nick motioned to have Zach report back to us which location he could monument. Dave second.

T32N, R11W, Leelanau Township

Meander corner between Sections 14 and 15

GLO distance is 1452 feet North of SE corner of Section 15 (SW corner of Section 14). Concrete monument found 70 feet from shoreline used by several surveyors over time. 1973-P. O'Non measured 1433.55 feet to meander corner (no type). 1974-Weinert measured 1431.36 feet to concrete monuemntmon. 1989-N. O'Non measured 1432.29 feet from Section corner to mon. 1990-91-97Gourdie Fraser measured 1432.14 feet. 20232-Zach measured 1432.12 feet to concrete monument found. Nick motioned to accept this concrete monument as a witness to the GLO meander corner location. Vickie second.

Grand Traverse Surveying corners continuedT31N, R11W, Leelanau TownshipMeander corner between Sections 7 and 18 – W15

GLO – Run west between Sections 7 and 18 – set post on bank of Lake Michigan at 37.50 chains (2475 feet). 1937- County Surveyor – (Brehmer) Found old cedar stake at meander corner and replaced it with a pine stake. Witness: 15" Pine N32°E 24.2 feet. 1975-Weinert – Concrete monument set on the North line of Section 18- 1132.67 feet west of NE corner of Gov't Lot 1. 1993- 2003- Grand Traverse Surveying (N.Livasy) Found concrete monument on shore 1128.87 feet for Gov't Lot corner and 2419.64 feet from the SE corner of Section 7. 2014-Leelanau Land Surveying- Found concrete monument 2419.64 feet from SE corner Section 7. Vickie motioned to accept the concrete monument as a witness to the meander corner between Sections 7 and 18. Dave second.

Meander corner between Sections 6 and 7 – Lake Michigan

GLO – Run west between Section 6 and 7 – set post at 23.50 chains (1551 feet). County Surveyor notes an iron pipe at meander corner. 1959- P.O'Non indicates iron pipe on South line of Section 6 at 1502.06 feet from SE section corner. 1972, 83-Bruning – shows corner 1589.88 feet west of section corner. 1995, 2001 N. O'Non – Nail set on section line at 1490.15 feet west of section corner. 2003, 2019 Leelanau Land Surveying – Found iron at 1530.94 feet west of section corner. 2020-Mitchell – shows iron set at 1574.82 feet west of section corner. Most surveyors used the Section corner (SE corner Sec. 6) through a PK nail found at the road intersection Gills Pier Road and Onominee Road for the Section line location. GLO location for this meander corner would be in the road at a bad spot. Dave motioned for Zach to set a witness corner to the meander corner location at a better spot for corner use and preservation. Vickie second.

O'Non Surveying cornersT32N, R10W Leelanau TownshipMeander corner between Sections 5 and 8 on Lake Michigan W07

GLO – East between Section 5 and 8 – at 10.18 chains (671.88 feet) set meander post. 1952 Brehmer – Survey in Sec. 5- East 671.9 feet to stake on shore. 1986-N.O'Non – Meander post lost in lake at 671.9 feet East of SW corner of Sec. 5. 1988-N.O'Non – re-established North line of Section 8. 2000-N.O'Non – Set iron with cap 28420 at 625.03 feet east of NW corner of Sec. 8. 2023- Did not find iron set at 625.03 feet in 2000. Zach motioned for Nick to retrace his 2000 survey for section line and set a witness corner to the meander corner location at safe spot. Vickie second.

Meander corner between Sections 3 and 10 on Northport Bay (Lake Michigan) N13

GLO – East between Sections 3 and 10 – at 74.41 chains (4911.06 feet) set post on Grand Traverse Bay. 1940's-Brehmer – notes iron pipe at East end of Section for Meander corner. 1966-68-71-72 - P.O'Non – notes iron pipe at meander post 2271.23 feet East of quarter corner H03. N-O'Non 2023- Found points along common section line lost due to drainage ditch dug out. Section 1/2" iron rod with cap #28420 at PJO distance per plat file G1-2, G4 at 2271.25 feet. Vickie motioned to for Nick to replace Brehmer pipe location at 2271.23 feet from Section corner as the meander corner location. Zack second.

T32N, R11W Leelanau TownshipMeander corner between Sections 25 and 25 W17

GLO – South between sections 25 and 26 – at 27.54 chains (1817.64 feet) intersect shore of Grand Traverse Bay. Set meander post for corner of Sections 25 and 26 in John Lakes clearing. 1939-42- Brehmer – Concrete monument at South end of common section line at 630.5 feet South of NW corner of Gov't Lot 7 of Sec. 25. 1987-N.O'Non – Set 4" dia. concrete monument on west line of Section 25 at 528.66 feet south of NW corner of Gov't Lot 7. 1992-N. O'Non – Found concrete mon set in 1987 at 528.64 feet. 1998-Grand Traverse Surveying (N.Livasy) Found iron at SE corner of Lot 1, Block 2, Birch Cove Sub. 2018-Leelanau Land Surveying Concrete mon found at 35.99 feet North of SE corner Lot 1, Block 2, Birch Cove Sub. (2 concrete monuments). 2023-Found concrete monument per 2018 LLS survey. H. Brehmer monument gone. GLO meander corner location would be 31.10 feet North of northerly concrete monument. Vickie motioned to accept the Northerly monument as a witness corner location to the meander corner. Dave second.

Meander corner between Section 25 and 36 – Lake Michigan (Northport Point) N19

GLO distance 1122.00 between the meander post on East side of peninsula (Northport Pt) and meander post on west side of peninsula. Meander corner on east side - Brehmer notes found pipe This pipe is 7 feet west of NE corner of Lot 7, Block 1, Plat of Northport Point- as shown on plat. Labeled as No. 19 on plat of First Addition to Northport Pt. 1991- N.O'Non measured to pipe on East side from 5/8" iron bar found on west side = distance is 1125.23 feet. Vickie motioned to accept the pipe on East side (Brehmer) as the meander corner location. Dave second.

Meander corner between Sections 26 and 35 – Northport Bay

GLO – Distance from I11 is 811.14 feet East. This corner was tabled til next meeting to give Nick time to look for iron or monument.

Leelanau Land SurveyingT29N, R14W, Glen Arbor TownshipMeander corner between Sections 20 and 21, Lake Michigan- N24

GLO – North between sections 20 and 21 28.72 chains –(1895.52 feet) – set post. 1944 – Brehmer –Plat of Survey – shows N1°04'E 2184.0 feet to shore?? No corner or monument noted at shore. 1952-H. Brehmer – Plat of Pine Haven – From SW corner of Section 21 (SE corner of Section 20) North 2066.00 feet – set monument at NW corner of Plat. 2023-ReMon – Found concrete monument at 2063.90 feet North of E09 – SW corner of Section 21. Big difference between GLO distance and measured distance. This section line is in middle of D.H. Day Park - in Sleeping Bear Dunes National lakeshore. Zach motioned to set a meander corner disk at GLO distance on Section line monumented. Nick second.

T32N, R11W, Leelanau Township, Lake MichiganMeander corner between Sections 12 and 13 – N07

GLO – 1855-From SE corner of Section 12 (NE corner of Sec. 13) West 25.0 chains – 1650 feet – set meander post. 1951- H. Brehmer – plat of Survey – set concrete monument on Government Meander line at 1668.75 feet west of NE corner of Section 13. 1980- Michigan DNR survey by Carl Roser – Measured west from SE corner Section 12 1665.33 feet to square concrete monument on Section line per Brehmer survey. 2023-ReMon. Found square coccrete monument 1665.11 feet west of SE corner of Section 12 - 1 foot North of fence line at end of Cathead Bay Drive. Measured to DNR irons (#12028) found along the East side of Clipper Cove Plat – also the west line of Leelanau State park property. All checked good. Did not find iron found in 1983 DNR survey at West end of section line at Lake Michigan. Zach motioned to accept the square concrete monument as the monumented meander corner per Brehmer survey. Nick second.

T32N, R10W, Leelanau TownshipMeander corner between Sections 19 and 20 – Grand Traverse Bay

GLO – Ran South between Sections 19 and 20 – at 15.50 chains (1023.0 feet) set post. 1937 – H.Brehmer – Reset stake – 1943 survey shows stake at 1102.3 feet South of section corner. County Surveyor notes also show concrete monument at 2.0 feet south of South face of old Cherry home concrete Block Dormitory building and 156.6 feet East of the Se corner of same building. 1958-73 P.O'Non – 1102.3 feet record distance to meander corner on shore. 1985 Batzer – shows set iron at 1107.38 feet south of Section corner . Witness: Set iron 33.58 feet North of shore iron. 1987 N. O'Non – at 1073.80 feet South of section corner – (measured to iron 33.5 feet North of shore iron). 2023 – Found iron-no cap- at 1107.21 feet South of section corner. Also found iron with cap #13026- 33.56 feet North of shore iron per Batzer survey. Zach motioned to set a meander corner disk at GLO distance along section line monumented by Batzer. Dave second.

Discussion of next meeting date. Date was changed to Thursday, October 26. All in favor.
Meeting ended 4 pm.