



Village of Empire
11518 S. LaCore Street | P.O. Box 253
Empire, Michigan 49630-0253

[Village of Empire \(leelanau.gov\)](http://leelanau.gov)

231-326-5353

za@villageofempire.com

September 13, 2024

Re: Village Council Action Item from the Zoning Administrator | Letter of Recommendation

Dear Village Council members,

Ordinance No. 103 of the Village of Empire (Land Division Ordinance) requires that the Zoning Administrator review certain applications and make a recommendation to Village Council based upon the standards within that Ordinance.¹

Attached to this letter of recommendation is the application for a combination of two parcels in the (LI) Light Industrial District. The subject parcels as noted on the application are \$45-041-719-024-05 and 45-041-719-024-10.

At a Planning Commission meeting of June 4th, 2024, a site plan review was conducted for Cherry Republic (TC Vision). The site plan was approved contingent upon the combination of the two subject parcels.

Under Ordinance No 103, Section 5, the Zoning Administrator finds:

- A. The subject parcels are currently both conforming and after the combination will conform with the underlying (LI) Light Industrial District standards of the Village of Empire Zoning Ordinance.
- B. There will be no 'remainder' parcel – this standard is not applicable in this case.
- C. These parcels are not part of a recorded plat – this standard is not applicable in this.
- D. This is not a land Division – this standard is not applicable in this case.
- E. The resulting lot, after the proposed combination, exceeds the minimum dimensional requirements of the underlying (LI) Light Industrial District.
- F. The resulting lot, after the proposed combination, exceeds the minimum buildable area requirements of the underlying (LI) Light Industrial District.
- G. The proposed combination will NOT result in the creation of a flag lot but will actually create a more dimensionally appropriate lot under the Village of Empire Zoning Ordinance.

¹ Village of Empire | Ordinance No. 103 | Section 5



Visit our website from your mobile device!

Based upon the above stated findings (A thru G), the Zoning Administrator recommends to the Village Council of Empire that approval be granted to combine / merge parcel #45-041-719-024-05 and parcel #45-041-719-024-10 to create one new parcel wholly located within the (LI) Light Industrial District.

The application and supporting documentation are attached and made a part of this letter of recommendation.

For your review,

A handwritten signature in blue ink that reads "Robert Hall". The signature is fluid and cursive, with the first name "Robert" and the last name "Hall" clearly distinguishable.

Robert (Bob) Hall
Village of Empire – Zoning Administrator

Cc: Property File | Site Plan Review
Roni Hazelton – Cherry Republic



Visit our website from your mobile device!

Village of Empire

Application to combine or recombine property in the Village of Empire
Required by Ordinance #103, dated 3-20-2007

REQUESTING NEW CHECK \$100.00

Date: 4/26/2024 Application Fee: \$750.00 (check #) 031444

Name of Owner/Applicant: Cherry Republic (TC Vision)

THIS FEE APPLIES TO SITE PLAN REVIEW

Address: 6026 S. Lake St. Phone #: 800-206-6949

Glen Arbor, MI Fax #: _____

Property Identification (Tax ID) 45-041- 719-024-10 (9896 W. Fisher)

Property ID of second parcel for combination 45-041- 719-024-05 (9888 W. Fisher)

Reason for requested combination: _____

Seeking combination contingent on the approval of the site plan.

THE FOLLOWING ADDITIONAL INFORMATION MUST BE ATTACHED TO THE APPLICATION:

✓ • A completed application on such form as is determined and provided by the Village.

(A) • The zoning district in which the proposed parcel(s) or lot(s) is/are located and a full description of the minimum dimensional requirements of that district for lot size, minimum frontage required, setbacks, coverage requirements, etc. *Refer to site plan provided.*

(B) • Proof of fee ownership of the land proposed to be divided or combined. *Warranty deeds attached*

(C) • An adequate and accurate legal description of the proposed parcel(s) or lot(s) to be created, and a drawing or survey showing: *Attached.*

- 1) the size of the proposed parcel(s) or lot(s) to be created and the boundaries thereof;
- 2) the size of the remainder of the parcel or lot from which the proposed parcel(s) or lot(s) is split;
- 3) public utility easements;
- 4) the location of all existing structures and other land improvements on the proposed parcel(s) or lot (s);
- 5) the accessibility of the parcels for vehicular traffic and utilities from existing public roads.

If the drawing provided is other than a survey map, the application shall not be deemed complete until the Village Zoning Administrators satisfied that the drawing accurately depicts the land proposed to be divided.

- Ⓒ • A copy of the recorded plat or other official maps showing the size of parcels in the vicinity of the parcel proposed for division.
- Ⓓ • Proof that all due and payable taxes or installments of special assessments pertaining to the land proposed to be divided or combined are paid in full.
Property tax information attached for both parcels.

Signature of Applicant: *[Signature]* Date: 4.26.2024

Signature of Zoning Administrator: *[Signature]* Date: 06/14/2024

Date of Meeting by Village Council:

Approved: ___ Denied and Reason for Denial: _____



Leelanau County Register of Deeds

Self-Service Web

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[cart](#)

Please log in

Previous Result

Image Not Available

Next Result

Document Type

WARRANTY DEED

Recording Information

Document Number:	Recording Date:
2012008496	12/31/2012 01:21:00 PM
Number Pages:	Recording Fee:
2	\$0.00

Liber/Page

Liber	Page
1149	481
1149	482

Names

Grantor:
SALISBURY FREDERICK J SR TRUST

Grantee:
TC VISION LLC

Legal

NW NW S:19 T:28 R:14 Parcel: 45-041-719-024-10 PRT OF, VILLAGE OF EMPIRE

[Back to Search](#)

B

Received in Leelanau
11/29/2022 11:36:00 AM

DOCUMENT NO. 2022006646

Total Pages: 3
11/29/2022 02:42 PM Fees: \$35.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Empire Storage Properties, LLC, a Michigan Limited Liability Company whose address is PO Box 249 Empire, MI 49630-0249

Convey(s) and Warrant(s) to TC Vision, LLC, a Michigan Limited Liability Company whose address is 6026 S. Lake Street, Glen Arbor, MI 49636

the following described premises situated in the Township/Village of Empire, County of Leelanau and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 9888 W. Fisher St., Ste 1, Empire, MI 49630

Tax Parcel # 45-041-719-024-05 ✓ *RLK*

for the full consideration of: Real Estate Transfer Tax Valuation Affidavit Filed
subject to easement, use, building, and other restrictions of record, if any.

Dated: November 28, 2022

Signed and Sealed:
Empire Storage Properties, LLC, a Michigan Limited Liability Company
By: Frederick J. Salisbury Sr. Trust U/T/D October 20, 1997
Its: Sole Member

Frederick J. Salisbury Sr.
By: Frederick J. Salisbury, Sr.
Its: Trustee


TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 11.29.2022
I hereby certify that according to our records, all taxes returned to this office are paid for five (5) years preceding the 28 day of 11.2022. This does not include taxes in the process of collection by Township, Cities, or Villages, Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections.

JOHN A. GALLAGHER III Leelanau County Treasurer
NU

8

STATE OF MICHIGAN)
)ss
COUNTY OF GRAND TRAVERSE)

The foregoing instrument was acknowledged before me on November 28, 2022, by Frederick J. Salisbury Sr. as Trustee of the Frederick J. Salisbury, Sr. Trust U/T/D October 20, 1997 who is the Sole Member of Empire Storage Properties, LLC, a Michigan Limited Liability Company.

Notary Signature: 
Notary Name Printed:
Notary Public
Acting in
My term expires: _____

County, Michigan
County

SABRINA K. DUSSEAU
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
My Commission Expires 08-26-2026
Acting in the County of Grand Traverse

File No. 49868TRV

Drafted by: Frederick J. Salisbury Sr.	Return to:
Empire Storage Properties, LLC Assisted by Transnation Title Agency PO Box 249 Empire, MI 49630-0249	TC Vision, LLC, a Michigan Limited Liability Company 6026 S. Lake Street Glen Arbor, MI 49636
County Treasurer's Certificate	City Treasurer's Certificate

③

Exhibit "A"

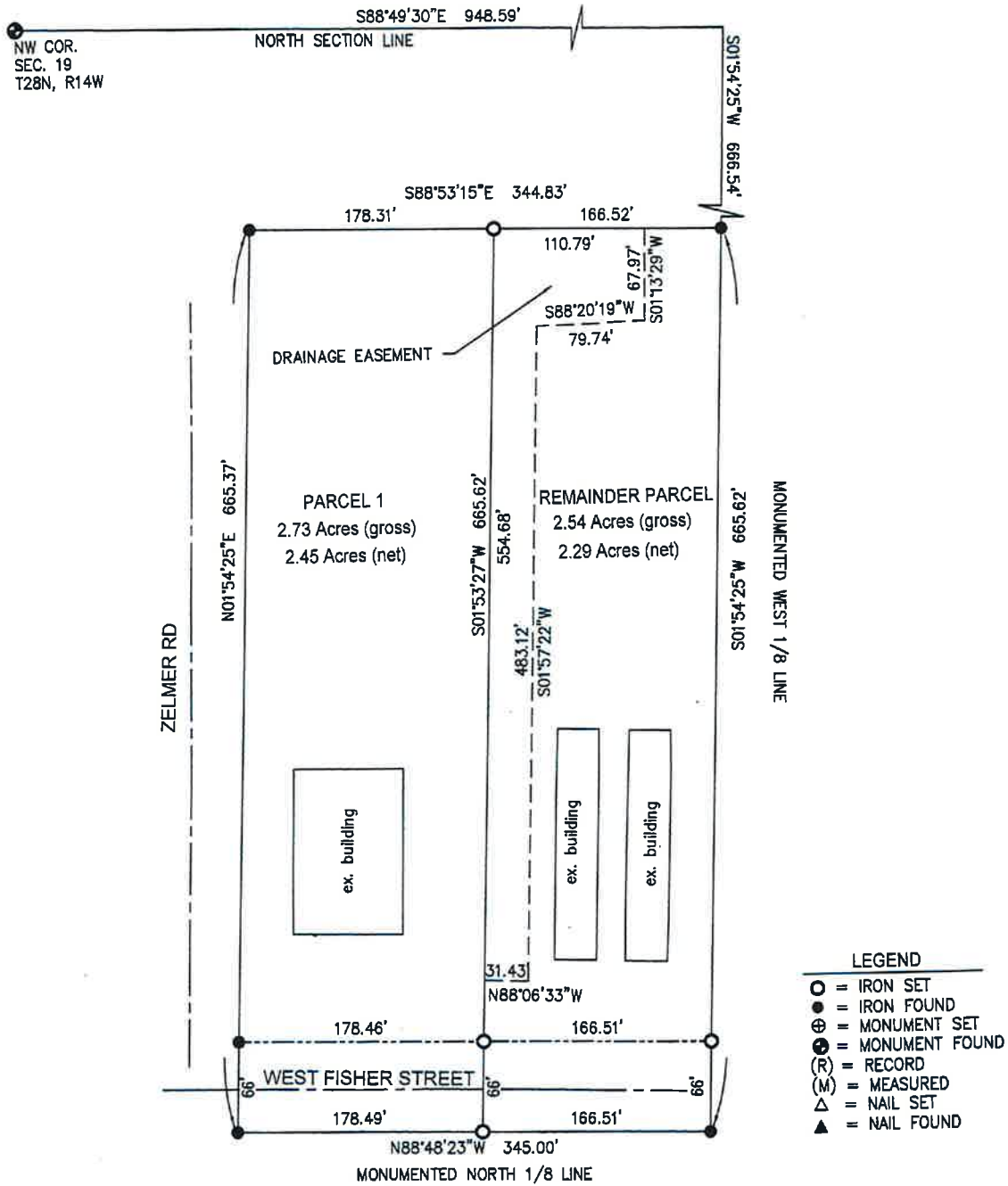
Land situated in the Township/Village of Empire, County of Leelanau, State of Michigan, more fully described as:

Part of the Northwest 1/4 of the Northwest 1/4 Section 19; Town 28 North, Range 14 West, more fully described as follows: Commencing at the Northwest corner of said Section 19; thence South $88^{\circ}49'30''$ East, 948.59 feet long the North line of said Section 19; thence South $01^{\circ}54'25''$ West, 666.54 feet along the West 1/8 line of said Section 19 to the Point of Beginning; thence continuing South $01^{\circ}54'25''$ West, 665.62 feet; thence North $88^{\circ}48'23''$ West, 166.51 feet along the monumented North 1/8 line of said Section 19; thence North $01^{\circ}53'27''$ East, 665.62 feet; thence South $88^{\circ}53'15''$ East, 166.52 feet to the Point of Beginning.

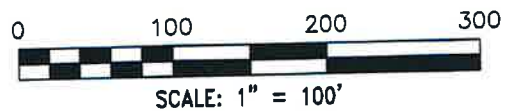
45-041-719-024-05

CERTIFICATE OF SURVEY

Part of the Northwest 1/4 of the Northwest 1/4 of Section 19,
Town 28 North, Range 14 West, Village of Empire,
Leelanau County, Michigan



I, THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND, THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS 1/5,000+, AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF P.A. 132 OF 1970 AS AMENDED.



BEARING BASIS: WM. BATZER JR. JOB 86126

STEVEN P. BYE LAND SURVEYOR, PLC

3480 VETERANS DRIVE - STE. B
TRAVERSE CITY, MI 49684
(231) 947-2122

FOR: SALISBURY

DATE: 12-14-12 JOB NO. 2012 062

SCALE: 1" = 100'

REVISION:

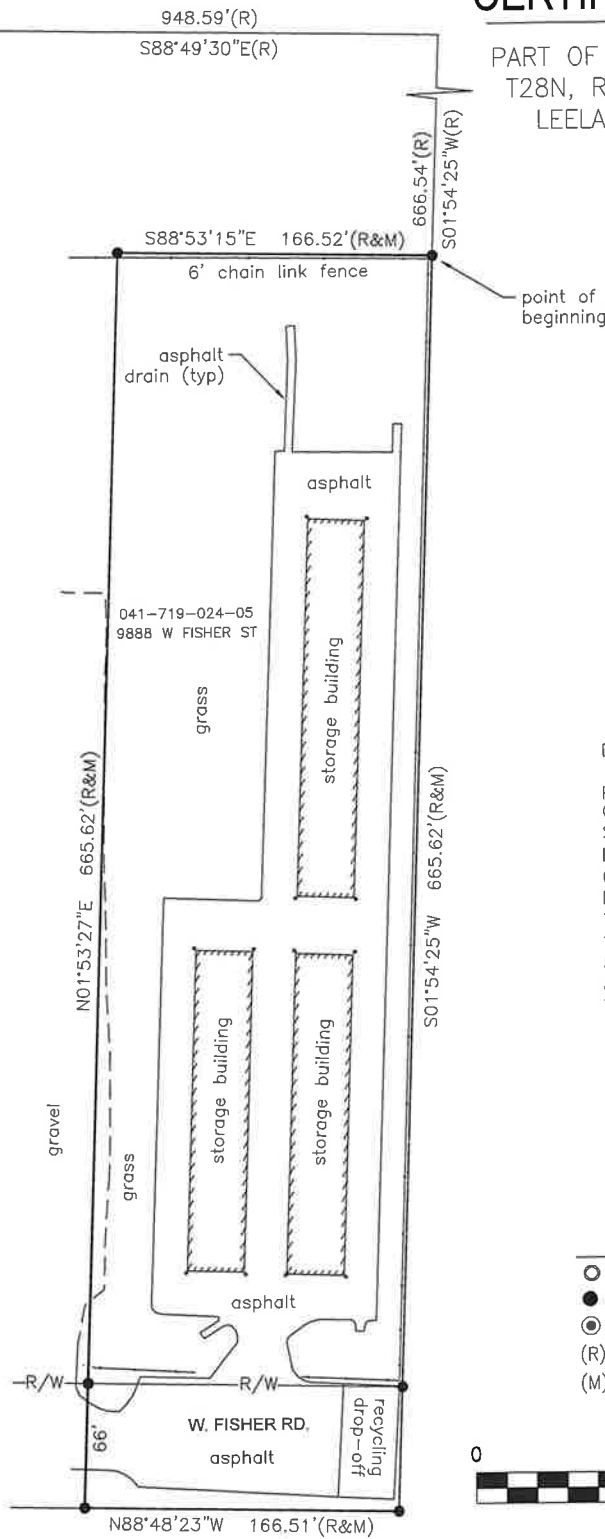
SHTS: 1 of 2

①

CERTIFICATE OF SURVEY

NW COR.
SEC. 19
T28N, R14W

PART OF THE NW 1/4, SECTION 35
T28N, R14W, VILLAGE OF EMPIRE
LEELANAU COUNTY, MICHIGAN



DESCRIPTION PROVIDED:

PT NW 1/4 OF NW 1/4 SEC 19
 COMM NW COR SD SEC TH
 S 88 DEG 49'30" E 948.59
 FT TH S 01 DEG 54'25" W
 666.54 FT TO POB TH S 01
 DEG 54'25" W 665.62 FT
 TH N 88 DEG 48'23" W
 166.51 FT TH N 01 DEG
 53'27" E 665.62 FT TH S
 88 DEG 53'15" E 166.52 FT
 TO POB

LEGEND

- = IRON SET
- = IRON FOUND
- ⊙ = CONC. MON. (FND)
- (R) = PREVIOUSLY RECORDED AS
- (M) = MEASURED



I, STEVEN P. BYE, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, DO HEREBY CERTIFY; THAT I HAVE SURVEYED AND MAPPED THE HEREIN DESCRIBED PARCEL(S), THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF P.A. ACT 132 OF 1970, AS AMENDED.



Steven P. Bye

STEVEN P. BYE LAND SURVEYOR, PLC		FOR: TC VISION	
3863 SANDIA PLACE TRAVERSE CITY, MI 49684 (231) 645-6655		DATE: 09/23/22	JOB NO. 2022 036
REVISION:		SHTS: 1 of 1	

Parcel 1

Part of the Northwest ¼ of the Northwest ¼ of Section 19, Town 28 North, Range 14 West, Village of Empire, Leelanau County, Michigan, more fully described as follows:

Commencing at the Northwest corner of said Section 19; thence S 88°49'30" E, 948.59 feet along the North line of said Section 19; thence S 01°54'25" W, 666.54 feet along the monumented West 1/8 line of said Section 19; thence N 88°53'15" W, 166.52 feet to the POINT OF BEGINNING; thence S 01°53'27" W, 665.62 feet; thence N 88°48'23" W, 178.49 feet along the monumented North 1/8 line of said Section 19; thence N 01°54'25" E, 665.37 feet; thence S 88°53'15" E, 178.31 feet to the POINT OF BEGINNING.

Containing 2.73 acres, more or less.

Subject to a right-of-way, known as West Fisher Road, over the southernmost 66 feet thereof.

Together with a drainage easement located in part of the Northwest ¼ of the Northwest ¼ of Section 19, Town 28 North, Range 14 West, Village of Empire, Leelanau County, Michigan, more fully described as follows:

Commencing at the Northwest corner of said Section 19; thence S 88°49'30" E, 948.59 feet along the North line of said Section 19; thence S 01°54'25" W, 666.54 feet along the West 1/8 line of said Section 19; thence N 88°53'15" W, 166.52 feet to the POINT OF BEGINNING; thence S 88°53'15" E, 110.79 feet; thence S 01°13'29" W, 67.97 feet; thence S 88°20'19" W, 79.74 feet; thence S 01°57'22" W, 483.12 feet; thence N 88°06'33" W, 31.43 feet; thence N 01°53'27" E, 554.68 feet to the POINT OF BEGINNING.

Subject to and together with agreements, covenants, easements, and restrictions of record.

Remainder Parcel

Part of the Northwest ¼ of the Northwest ¼ of Section 19, Town 28 North, Range 14 West, Village of Empire, Leelanau County, Michigan, more fully described as follows:

Commencing at the Northwest corner of said Section 19; thence S 88°49'30" E, 948.59 feet along the North line of said Section 19; thence S 01°54'25" W, 666.54 feet along the monumented West 1/8 line of said Section 19 to the POINT OF BEGINNING; thence continuing S 01°54'25" W, 665.62 feet; thence N 88°48'23" W, 166.51 feet along the monumented North 1/8 line of said Section 19; thence N 01°53'27" E, 665.62 feet; thence S 88°53'15" E, 166.52 feet to the POINT OF BEGINNING.

Containing 2.54 acres, more or less.

Subject to a right-of-way, known as West Fisher Road, over the southernmost 66 feet thereof.

Subject to a drainage easement located in part of the Northwest ¼ of the Northwest ¼ of Section 19, Town 28 North, Range 14 West, Village of Empire, Leelanau County, Michigan, more fully described as follows:

Commencing at the Northwest corner of said Section 19; thence S 88°49'30" E, 948.59 feet along the North line of said Section 19; thence S 01°54'25" W, 666.54 feet along the West 1/8 line of said Section 19; thence N 88°53'15" W, 166.52 feet to the POINT OF BEGINNING; thence S 88°53'15" E, 110.79 feet; thence S 01°13'29" W, 67.97 feet; thence S 88°20'19" W, 79.74 feet; thence S 01°57'22" W, 483.12 feet; thence N 88°06'33" W, 31.43 feet; thence N 01°53'27" E, 554.68 feet to the POINT OF BEGINNING.

Subject to and together with agreements, covenants, easements, and restrictions of record.

STEVEN P. BYE LAND SURVEYOR, PLC 3480 VETERANS DRIVE - STE. B TRAVERSE CITY, MI 49684 (231) 947-2122	FOR: SALISBURY
	DATE: 12-14-12 JOB NO. 2012 062
	REVISION: SHTS: 2 of 2

Parcel No. 041-719-024-05

[Find this Location on Map](#)

[Public Notification](#)

[Permalink](#) 

Leelanau County Property Information (Assessment Year - 2024)

Jurisdiction: VILLAGE OF EMPIRE

Owner Name: TV VISION LLC

Property Address: 9888 W FISHER ST 1
EMPIRE, MI 49630

Mailing Address: 6026 S LAKE ST
GLEN ARBOR, MI 49636

Property Information

Period	Taxable Value	Assessment	S.E.V.
Last Year	\$325,600	\$325,600	\$325,600
School District:	45010		
Current P.R.E.:	0%		
Current Property Class:	201		

Current Year Tax Information

Tax Period	Tax Amount	Tax Owed
Summer	\$3,062.19	\$0.00
Village	\$2,170.54	\$0.00
Winter	\$8,068.09	\$0.00

Prior Years Tax Information

Tax Period	Tax Amount
Summer 2023	\$3,062.19
Village 2023	\$2,170.54
Winter 2023	\$8,068.09



Parcel No. 041-719-024-10

[Find this Location on Map](#)

[Public Notification](#)

[Permalink](#)

Leelanau County Property Information (Assessment Year - 2024)

Jurisdiction: VILLAGE OF EMPIRE

Owner Name: TC VISION LLC

Property Address: 9896 W FISHER ST BLDG 1
EMPIRE, MI 49630

Mailing Address: 6026 S LAKE ST
GLEN ARBOR, MI 49636

Property Information

Period	Taxable Value	Assessment	S.E.V.
Last Year	\$1,349,322	\$1,520,900	\$1,520,900
School District:	45010		
Current P.R.E.:	0%		
Current Property Class:	201		

Current Year Tax Information

Tax Period	Tax Amount	Tax Owed
Summer	\$12,690.08	\$0.00
Village	\$8,994.97	\$0.00
Winter	\$33,435.17	\$0.00

Prior Years Tax Information

Tax Period	Tax Amount
Summer 2023	\$12,690.08
Village 2023	\$8,994.97
Winter 2023	\$33,435.17

CERTIFICATE OF SURVEY

LAND CONSOLIDATION IN PART OF THE NW 1/4 OF SECTION
19, T28N, R14W, VILLAGE OF EMPIRE, LEELANAU COUNTY,
MICHIGAN. MORE FULLY DESCRIBED ON SHEET 2 OF 2.

THIS PROPOSED LAND CONSOLIDATION IS SUBJECT TO MUNICIPAL APPROVAL BEFORE IT IS CONSIDERED VALID FOR ANY FUTURE CONVEYANCE.

4-7
NW COR. SEC. 19,
T28N, R14W, FOUND
P.K. NAIL THAT FITS
POSITION PER
REMON. LCRC L.5
p.136. WITNESSES
ON SHEET 2 OF 2.

NORTH LINE OF SEC.
19, T28N, R14W

POC $S89^{\circ}08'03''E$ $952.32'(M)$ FOUND 1/2" CIR #25845
 $948.59'(D)$
 $948.59'(SPB)$

$S88^{\circ}52'08''E$
 $13.02'(M)$
 $13'(R)$

$178.31'(D)$
 $178.31'(SPB)$
 $178.11'(M)$
 $S89^{\circ}27'38''E$

$345.00'(WBB)$

$166.52'(D)$
 $166.52'(SPB)$
 $166.69'(M)$
 $S89^{\circ}19'26''E$

$S01^{\circ}24'32''W$
 $666.58'(M)$
 $666.54'(D)$
 $666.54'(SPB)$



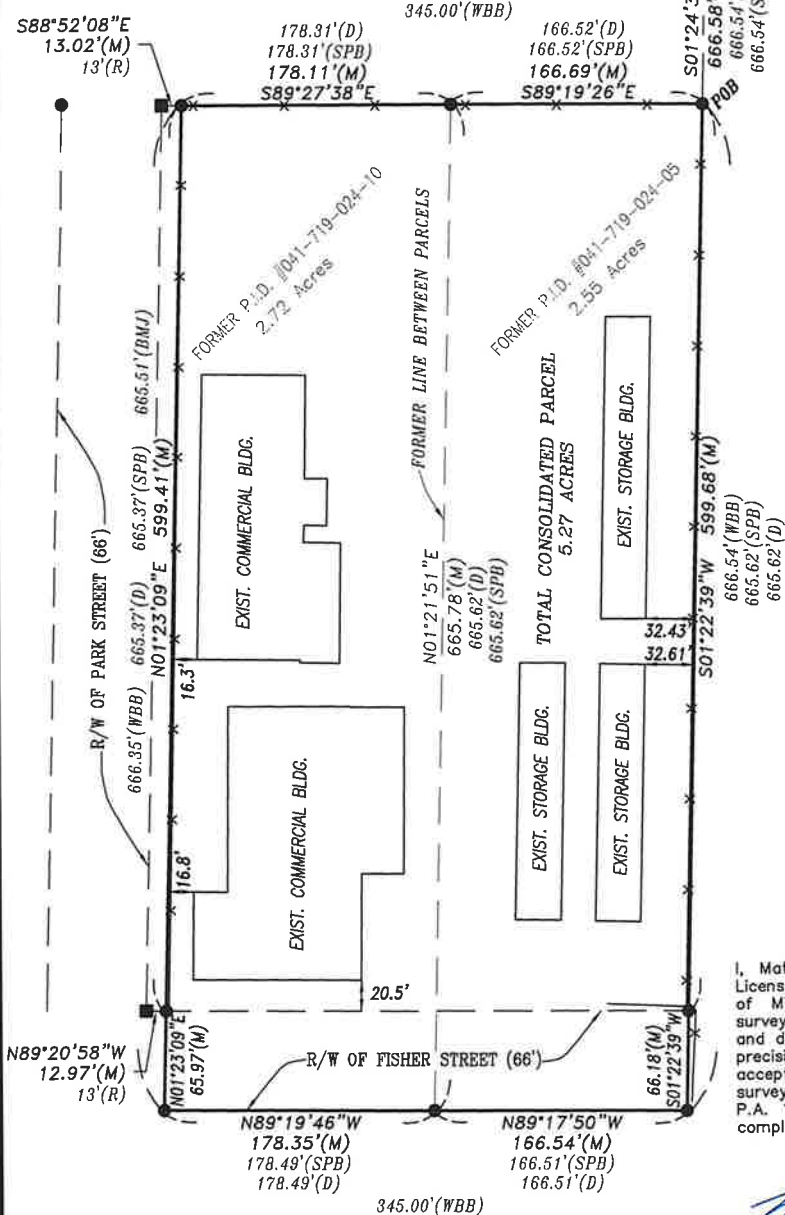
N

Scale: 1" = 100'



LEGEND

- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- CIR = CAPPED IRON ROD
- ⊙ = 1/4 SECTION CORNER
- ⊙ = SECTION CORNER
- = FOUND IRON
- = SET 1/2"X24" CIR#56128
- = FOUND CONCRETE MONUMENT
- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- (D) = DEED DISTANCE
- (WBB) = WILLIAM B. BATZER, P.S.
- (SPB) = STEVEN P. BYE, P.S.
- (BMJ) = BERYL M. JONES, P.S.
- LCM = LEELANAU CO. MON.
- = LINE NOT TO SCALE



I, Matthew S. Dontz P.S. #56128, being a Licensed Professional Surveyor in the state of Michigan, hereby certify that I have surveyed and mapped the land above plotted and described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

Matthew S. Dontz
MATTHEW S. DONTZ, P.S.#56128

BEARING BASIS:

MICHIGAN STATE PLANE COORDINATES CENTRAL ZONE NAD83(2011). ALL MEASURED DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND DECIMALS THEREOF. RECORD DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL DIRECTIONS ARE SHOWN AS GRID BEARINGS.



LICENSED PROFESSIONAL SURVEYORS & RESIDENTIAL BUILDER
5400 GLEANER HALL ROAD KINGSLEY, MI 49649
(231)-329-1980

SURVEY FOR:
CHERRY REPUBLIC
6026 S. LAKE STREET
GLEN ARBOR, MI 49636

PROPERTY ADDRESS:
9888/9896 FISHER STREET
EMPIRE, MI 49630

SHEET:
1 OF 2

FIELD WORK BY: BDB
DRAWN BY: PRM
CHECKED BY: MSD

DATE: MAY 11, 2024
DATE: MAY 13, 2024
DATE: MAY 14, 2024

JOB #: 772023A

CERTIFICATE OF SURVEY

LAND CONSOLIDATION IN PART OF THE NW 1/4 OF SECTION 19, T28N, R14W,
VILLAGE OF EMPIRE, LEELANAU COUNTY, MICHIGAN. MORE FULLY DESCRIBED BELOW.

DESCRIPTIONS (AS PROVIDED):

WARRANTY DEED #2022006646:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 19, TOWN 28 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 88°49'30" EAST, 948.59 FEET LONG THE NORTH LINE OF SAID SECTION 19; THENCE SOUTH 01°54'25" WEST, 666.54 FEET ALONG THE WEST 1/8 LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°54'25" WEST, 665.62 FEET; THENCE NORTH 88°48'23" WEST, 166.51 FEET ALONG THE MONUMENTED NORTH 1/8 LINE OF SAID SECTION 19; THENCE NORTH 01°53'27" EAST, 665.62 FEET; THENCE SOUTH 88°53'15" EAST, 166.52 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED LIBER 1149 PAGES 481-482:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 28 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT TH NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 88°49'30" EAST, 948.59 FEET ALONG THE NORTH LINE OF SAID SECTION 19; THENCE SOUTH 01°54'25" WEST, 666.54 FEET ALONG THE MONUMENTED WEST 1/8 LINE OF SAID SECTION 19; THENCE NORTH 88°53'15" WEST 166.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°53'27" WEST 665.62 FEET; THENCE NORTH 88°48'23" WEST, 178.49 FEET ALONG THE MONUMENTED 1/8 LINE OF SAID SECTION 19; THENCE NORTH 01°54'25" EAST, 665.37 FEET; THENCE SOUTH 88°53'15" EAST, 178.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A DRAINAGE EASEMENT LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 28 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 88°49'30" EAST, 948.59 FEET ALONG THE NORTH LINE OF SAID SECTION 19; THENCE SOUTH 01°54'25" WEST, 666.54 FEET ALONG THE WEST 1/8 LINE OF SAID SECTION 19; THENCE NORTH 88°53'15" WEST, 166.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'15" EAST, 110.79 FEET; THENCE SOUTH 01°13'29" WEST, 67.97 FEET; THENCE SOUTH 88°20'19" WEST, 79.74 FEET; THENCE SOUTH 01°57'22" WEST, 483.12 FEET; THENCE NORTH 88°06'33" WEST, 31.43 FEET; THENCE NORTH 01°53'27" EAST, 554.68 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND SITUATED IN PART OF THE NORTHWEST ONE-QUARTER OF SECTION 19, T28N, R14W, VILLAGE OF EMPIRE, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S89°08'03"E ALONG THE NORTH LINE OF SECTION 19 A DISTANCE OF 952.32 FEET; THENCE S01°24'32"W A DISTANCE OF 666.58 FEET TO THE POINT OF BEGINNING; THENCE S01°22'39"W A DISTANCE OF 599.68 FEET TO THE NORTH RIGHT-OF-WAY OF FISHER STREET; THENCE CONTINUING S01°22'39"W A DISTANCE OF 66.18 FEET TO THE SOUTH RIGHT-OF-WAY OF FISHER STREET; THENCE N89°17'50"W ALONG THE SOUTH RIGHT-OF-WAY OF FISHER STREET A DISTANCE OF 166.54 FEET; THENCE N89°19'46"W ALONG THE SOUTH RIGHT-OF-WAY OF FISHER STREET A DISTANCE OF 178.35 FEET; THENCE N01°23'09"E A DISTANCE OF 65.97 FEET TO THE NORTH RIGHT-OF-WAY OF FISHER STREET; THENCE CONTINUING N01°23'09"E A DISTANCE OF 599.41 FEET; THENCE S89°27'38"E A DISTANCE OF 178.11 FEET; THENCE S89°19'26"E A DISTANCE OF 166.69 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.27 ACRES, MORE OR LESS AND IS SUBJECT TO THE RIGHT-OF-WAY OF FISHER STREET. PARCEL IS ALSO SUBJECT TO ANY OTHER EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

WITNESSES:

**A-7 - NORTHWEST CORNER OF SECTION 19, T28N, R14W
P.K. NAIL THAT FITS POSITION PER REMON. LCRC
LIBER 5, PAGE 136**

- S80°E 36.85' 1" IRON PIPE
- S44°E 4.97' 1-1/2" IRON BAR IN MON. BOX
- S36°E 46.81' FIRE HYDRANT
- S26°E 56.41' 16" MAPLE
- S44°W 43.00' POWER POLE
- S60°W 85.96' NE COR. GARAGE
- N44°W 36.50' POWER POLE



I, Matthew S. Dontz P.S. #56128, being a Licensed Professional Surveyor in the state of Michigan, hereby certify that I have surveyed and mapped the land above platted and described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

Matthew S. Dontz
MATTHEW S. DONTZ, P.S.#56128

	LICENSED PROFESSIONAL SURVEYORS & RESIDENTIAL BUILDER 5400 GLEANER HALL ROAD KINGSLEY, MI 49649 (231)-329-1980		
	SURVEY FOR: CHERRY REPUBLIC 6026 S. LAKE STREET GLEN ARBOR, MI 49636	PROPERTY ADDRESS: 9888/9896 FISHER STREET EMPIRE, MI 49630	SHEET: 2 OF 2
FIELD WORK BY: BDB DRAWN BY: PRM CHECKED BY: MSD	DATE: MAY 11, 2024 DATE: MAY 13, 2024 DATE: MAY 14, 2024	JOB #: 772023A	

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