

NOTICE OF MEETING

Leelanau County Remonumentation Peer Group Meeting
will be held at 1:00 pm on Thursday, September 28, 2023 in the Board of
Commissioners Meeting room in the
Leelanau County Government Center, Suttons Bay Michigan.

DRAFT Agenda

(Please silence any unnecessary cellular/electronic devices)

CALL TO ORDER

ROLL CALL

CONSIDERATION OF AGENDA

PUBLIC COMMENT

APPROVAL OF MINUTES FROM November 4, 2022

OLD BUSINESS

NEW BUSINESS

1. Corners to be reviewed and approved/commented on

LIST OF CORNERS to be handed out at meeting

NOTE: This agenda is dependent upon the time it takes to approve or discuss each corner and the corners discussed may be tabled or advised to be brought to the next meeting.

2. Other Business

PUBLIC COMMENT

MEMBER COMMENTS

ADJOURN

Peer Group Members

Vickie Brown, PS, County
Representative, & Chair

Nick O'Non, PS

Zach Baker, PS

Dave Holmberg, PS

LEELANAU COUNTY REMONUMENTATION
PEER REVIEW MEETING NOTES
November 4, 2022
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 in attendance

Approval of minutes from October 14 Peer Group meeting – all favor

Consideration of today's agenda

Old Business

Jim Stachnik (Equalization) had asked us to see if Remon corner K-3, T28N, R13W, Kasson Twp. – was still there. He thought it might have been destroyed when a tree fell over near/on it. Zach looked for K-3 and found it buried but intact and usable. Tree not over corner. Pictures were taken of K-3 down about 4-5" but usable.

Discussion about the Leelanau County Road Commission and the number of corners being paved over in the last few years. It is looking like the Road Commission does not adhere to the practice of monument preservation when doing a paving project in this county anymore as so many corners have been covered with 5-6 inches of asphalt and rendered unusable in the last few years. This is clearly against the law and a huge waste of tax payer money. A letter was written to be given to the Road Commission – and discussed and all agreed to take this letter to Trudy Galla – County Administrator for the Remon program – with the hope it will be passed on to the Road Commission.

After talking with the County Administrator – Chet Janik – Trudy and Chet recommended a meeting with the Road Commission manager – Brenden Mullane.

Meeting was December 7 with Trudy, Vickie, Brenden, Craig Miller (engineer) and Nick O'Non. It went well – Road Commission is going to order risers for upcoming projects to raise monument boxes to pavement level in upcoming projects and also raise some corners that have been covered. They (Road Commission) have a coring machine. Vickie gave Brenden copies of Township maps with corners that had been paved over identified. This list will be updated and passed on to Brenden as we (Remon surveyors) find more corners that have been paved over.

New Business:

Grand Traverse Surveying – Zach Baker

Meander corner between Sections 27 and 34, T31N, R12W, Leland Twp. – on Lake Michigan

Zach was assigned the Meander corner between Sections 27 and 34, T31N, R12W, Leland Twp. – on Lake Leelanau - and was going to substitute the meander corner on Lake Michigan on this same section line – between Sections 27 and 34- for the meander corner between Sections 24 and 25 he was assigned originally. He had done all the control survey work on the Section line between Sections 27 and 34 for the Lake Leelanau meander corner – made sense to Remon the Lake Michigan meander corner.

GLO – at 528 feet west of the ¼ corner between Sections 27 and 34, set meander corner post on brow of sliding banks of Lake Michigan. 1990, 2011 – Gourdie/Fraser set an iron on the top of the bluff 246.60 feet west of an easement. 2013 Mansfield Asso. – Found an iron on top of the bluff 325.50 feet west of the ¼ corner on section line between Sections 27 and 34. Another iron was set 260.36 feet west of the iron on top of the bluff. Nick motioned to approve the iron on top of the bluff at 325.00 feet west of ¼ corner for the witness corner location on that section line for Lake Michigan. Dave second. The GLO location would have been down the bluff in unstable and unusable location.

Leelanau Land Surveying corners – Vickie Brown

T30N, R12W, Leland Township

Meander corner between Section 3, T30N, R12W and Section 34, T31N, R12W, Leland Twp. GLO – over Carp Lake from East shore to west shore – at 30.10 chains set meander post. From $\frac{1}{4}$ corner then set East (back) to meander post was 653.40 feet. 1968 P.O'Non measured 571.45 feet from the South $\frac{1}{4}$ Sec. 34 to concrete monument – meander corner – on Lake Leelanau – west shore. 1977 – H.Bruning – found old square concrete monument with 1 $\frac{1}{2}$ " iron pipe in center on shore of Lake Leelanau at 570.13 feet from South $\frac{1}{4}$ corner of Section 34. 1989 N.O'Non – found old square conc. Monument with 1 $\frac{1}{2}$ " iron pipe in center on shore – at 569.96 feet from South $\frac{1}{4}$ corner Sec. 34. 2004 – Leelanau Land Surveying – found concrete monument with 1 $\frac{1}{2}$ " iron pipe in center on shore of Lake Leelanau– at 570.05 feet from South $\frac{1}{4}$ corner used (bent iron pipe in East lane of M-22). 2022 Remon – Found old concrete monument with 1 $\frac{1}{2}$ " iron pipe in center – 18.8' west of shore of Lake Leelanau on Section line. M-22 was paved over recently – in last few years – and the corners in the road have been completely paved over and not usable. Too much traffic to try and core the corners up without many people on the job to stop/direct traffic. So using 2004 numbers. The GLO distance was 653.40 feet which would be in Lake Leelanau. Zach motioned to accept the concrete monument with the 1 $\frac{1}{2}$ " iron pipe in center as a witness to the meander corner on this section line. Dave second. Concrete monument was left in place as a superior monument and a yellow tag sign affixed on tree near monument to identify corner.

Meander corner between Sections 3 and 10, T30N, R12W, Leland Twp. on west shore of Lake Leelanau
GLO – From NW corner of Section 10 (SW corner of Sec. 3), East for 775.50 feet to shore of Carp Lake (Lake Leelanau). Set meander post. 1964 P.O'Non – measured 767.50 feet from NW corner of Section 10 to parcel line on shore. No iron set. 1991 N.O'Non – set 2 irons on Section line between 3 and 10 near shore of Lake Leelanau. From NW corner of Section 10 to Easterly iron is 769.34 feet. 2022 – Found 2 irons near shore on section line 1.87 feet apart. Easterly iron with cap #28420 is 16.2 feet west of shore line and 9.5 feet west of a wooden breakwall in lawn. GLO distance to meander corner is 775.50 feet – which would be too close to a wooden breakwall and on a downslope in lawn to set another corner. Zach motioned to accept the easterly iron as a witness to the meander corner location. Dave second. The easterly iron was replaced with a standard Leelanau County Remonumentation pipe and disk.

O'Non Surveying corners

T30N, R12W, Leland Twp.

F05, T30N, R12W Leland Township – South $\frac{1}{4}$ corner of Section 9 and North $\frac{1}{4}$ corner Section 16
GLO – East between Sections 9 and 16 – at 40 chains – 2640 feet – set $\frac{1}{4}$ section post. No further survey info on this corner – no evidence of any other corner set or used there. Peer Group discussion on the location – directed Nick to measure 2640 feet from the NW corner of Section 16 (SW corner Sec. 9) and set monument. There are plat monuments along this section line for the Amended Plat of Waterford Hills. Vickie motioned to have Nick set F05 at 2640 feet from NW corner of Section 16. Dave second. A standard Leelanau County pipe and disk was set at the 2640 distance from the NW corner of Section 16.

Meander corner between Sections 9 and 16, T30N, R12W on west shore of North Lake Leelanau

GLO – East between Sections 9 and 16 – at 41.5 chains (2739 feet) set meander post. No indication of meander corner set or used in any survey info after this time. Peer Group discussion decided to have Nick set a standard Leelanau County pipe and disk for a meander corner at the GLO position of 2739 feet East of NW corner of Section 16. Zach motioned to have Nick set meander corner at 2739 feet – Vickie second. This would be 99.0 feet east of F05 on shore of Lake Leelanau.

Meander corner between Sections 15 and 22, T30N, R12W on west shore of Lake Leelanau

GLO – East between Sections 15 and 22 – at 22.9 chains (1511.40 feet) East of the $\frac{1}{4}$ corner – set meander post on shore of Carp Lake (Lake Leelanau). 1962, 1966 P. O'Non – Found concrete monument 1421.5 feet East of South $\frac{1}{4}$ corner of Section 15. 1982 R. Harris Indicate point or iron at 1437.84 feet East of $\frac{1}{4}$ corner. 1987, 2005 N. O'Non – Found iron at 1437.84 feet from North $\frac{1}{4}$ corner of Section 22 and 106.35 feet East of $\frac{1}{8}$ corner. 2015 Leelanau Land Surveying – Found R. Harris iron at 106.61 feet East of $\frac{1}{8}$ corner on South line of Section 15 and concrete monument 89.4 feet East of $\frac{1}{8}$ corner. 2022 Remon Found Concrete monument at 1420.77 feet East of $\frac{1}{4}$ corner. Found iron with damaged cap at 1438.50 feet East of $\frac{1}{4}$ corner near shore of Lake Leelanau. Peer Group – Vickie motioned to accept the concrete monument as a witness to the meander corner location on this section line. Zack second. GLO distance would be in the lake. Concrete monument left in place as a superior monument with sign identifying corner.

O'Non Surveying corners con't

Meander corner between Sections 15 and 16, T30N, R12W, Leland Twp. – south shore of N. Lake Leelanau

GLO – From SW corner of Section 15 - North between Sections 15 and 16 – at 10.44 chains -689.04 feet – set meander post. 1938 H. Brehmer – set iron pipe at 562.5 feet North of SW corner of Section 15. 1947 H. Brehmer – at 651.30 feet north of SW corner Sec. 15 – set hub. 1964 P.O'Non found old hub on shore on west line of Section 15. Set iron bar 0.39 feet south of hub. 1983 R.Harris – Found iron rod at North end of West line of Sec.15 -650.72 feet North of SW corner of Section 15. 1986, 2001 N. O'Non – Found ½" rerod at North end of East line Sec. 16 – 650.61 feet north of SE corner Sec. 16. 1995 Grand Trav. Surveying - Found iron at 650.70 feet North of SE corner Sec. 16. 2016 Leelanau Land Surveying - Found iron at 650.70 feet North of SE corner Sec. 16. GLO location would be in lake at 689.04' North of SE corner Sec. 16. Peer Group – Vickie motioned to accept the location of the iron rod found at 650.41 feet North of SE corner of Section 16 (2022 O'Non) and 16 feet South of the shore of Lake Leelanau as a witness corner location to the meander corner. Dave second. Nick tried to set the Leelanau County Remon pipe and disk at the iron rod location but it was embedded in a tree root and too hard to get the big pipe and disk in there. Nick set the witness corner – standard Leelanau County pipe and disk – 3.0 feet South of the iron in the tree root.

Discussion of corners for next year. Vickie asked everyone to send her any suggestions. Zach would like to do the G03 - SE corner of Section 4, T28N, R12W – Solon Twp at some point. In Solon swamp. This corner would warrant 2x the standard corner fee – due to 2 – 3 days of field work to figure out where it goes and get it set.

Meeting adjourned 3:45 pm.