

**VILLAGE OF NORTHPORT
RESOLUTION NO. 2025-17**

A RESOLUTION TO DIVIDE VILLAGE-OWNED PARCEL #042-234-050-00 AT 315 E SEVENTH STREET, COMMONLY KNOWN AS THE SEVENTH STREET PARCEL, AND TO DESIGNATE THE NORTHERN 4.7-ACRE PORTION OF SAID PARCEL AS A VILLAGE PARK

WHEREAS, the State of Michigan transferred ownership of said parcel to the Village of Northport in May 1941 as recorded in Deed of Record Liber 74, Page 202;

WHEREAS, the State of Michigan Department of Natural Resources released any restriction for park purposes and accompanying Right of Reversion in June 2018 as recorded in Deed of Record Liber 1335, Page 193;

WHEREAS, the Village of Northport split a portion of said parcel by quit claim deed to be reserved for the right to own and operate a sanitary sewer lift station as recorded November 23, 2021 Document# 2021009058;

WHEREAS, the Michigan General Law Village Act, Act 3 of 1895, MCL 67.6 authorizes the Village Council to “lay out or establish public parks and grounds within the village;”

WHEREAS, the Village Council intends to split the above referenced parcel# 042-234-050-00 to designate the 4.7-acre northern portion as a Village Park, “Parcel 2,” and to allow for the potential of future development on the southern 1.2-acre portion of the parcel, “Parcel 1,” as illustrated in the attached survey exhibit;

NOW, THEREFORE, BE IT RESOLVED that the Village Council of the Village of Northport hereby designates “Parcel 2” as a Village Park; and

BE IT FURTHER RESOLVED that the Village Council directs the Village Manager to make application for land division to split said parcel pursuant to the Village of Northport Land Division Ordinance, Ordinance 131.

Adopted this ___ day of _____, 2025.

YEAS: _____ NAYS: _____ ABSENT: _____ ABSTAIN: _____

CERTIFICATION

I, Joni Scott, Village Clerk for the Village of Northport, County of Leelanau, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Village Council of the Village of Northport during its meeting held on _____, 2025.

Joni L. Scott, Village of Northport, Clerk

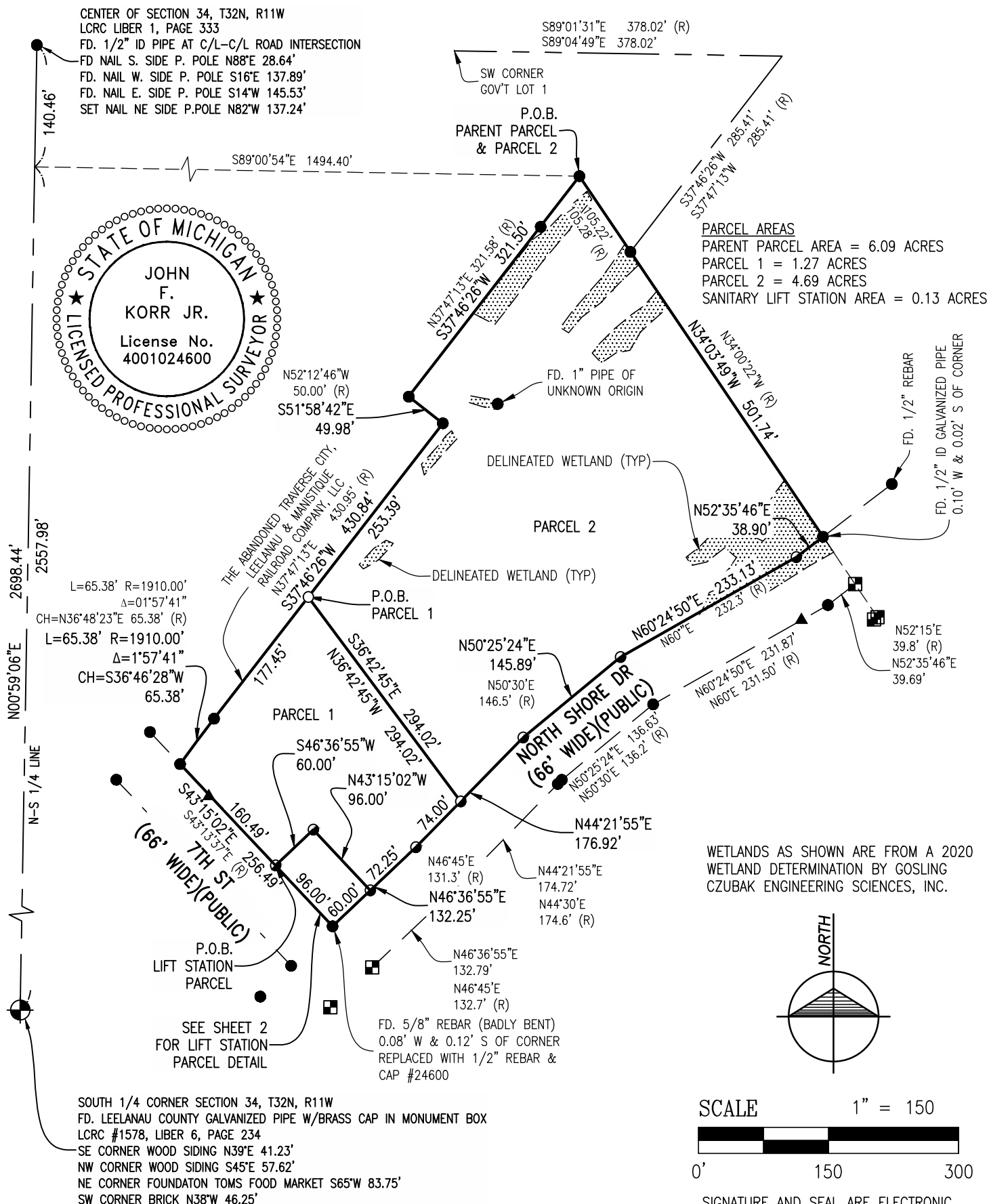
Village of Northport

I, John F. Korr, Jr., PS No. 4001024600, being a Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the parcel(s) of land hereon described, that the accuracy of each corner is within the limits accepted by the practice of professional surveying, and that all the requirements of Sec. 3, P.A. 132 of 1970, as amended, have been complied with. The basis for bearings is: MICHIGAN STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (2011)

CENTRAL ZONE, NAD83 (2011)


John F. Korr, Jr., P.S. 4001024600

NOTE: THIS SURVEY AND PARCELS CREATED
ARE SUBJECT TO A FINAL LAND DIVISION
BY THE VILLAGE OF NORTHPORT.



SCALE 1" = 150'



0' 150 300

SIGNATURE AND SEAL ARE ELECTRONIC

LEGEND			
	MONUMENT FOUND		IRON SET
	SQUARE MONUMENT FOUND		NAIL FOUND
	IRON FOUND		NAIL SET
	IRON PREVIOUSLY SET	(R)	RECORDED

Date: 09/18/2024
Scale: AS NOTED
Drawn: DPG
Chk'd.: JFK
Rev.:



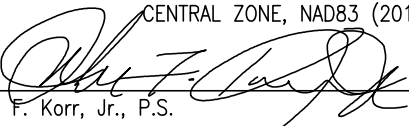
JFK LAND SURVEYING CONSULTANT, LLC
3345 BASSWOOD DRIVE
TRAVERSE CITY, MI 49686
Tel: 231.590.3537 Email: jfkorrr@charter.net

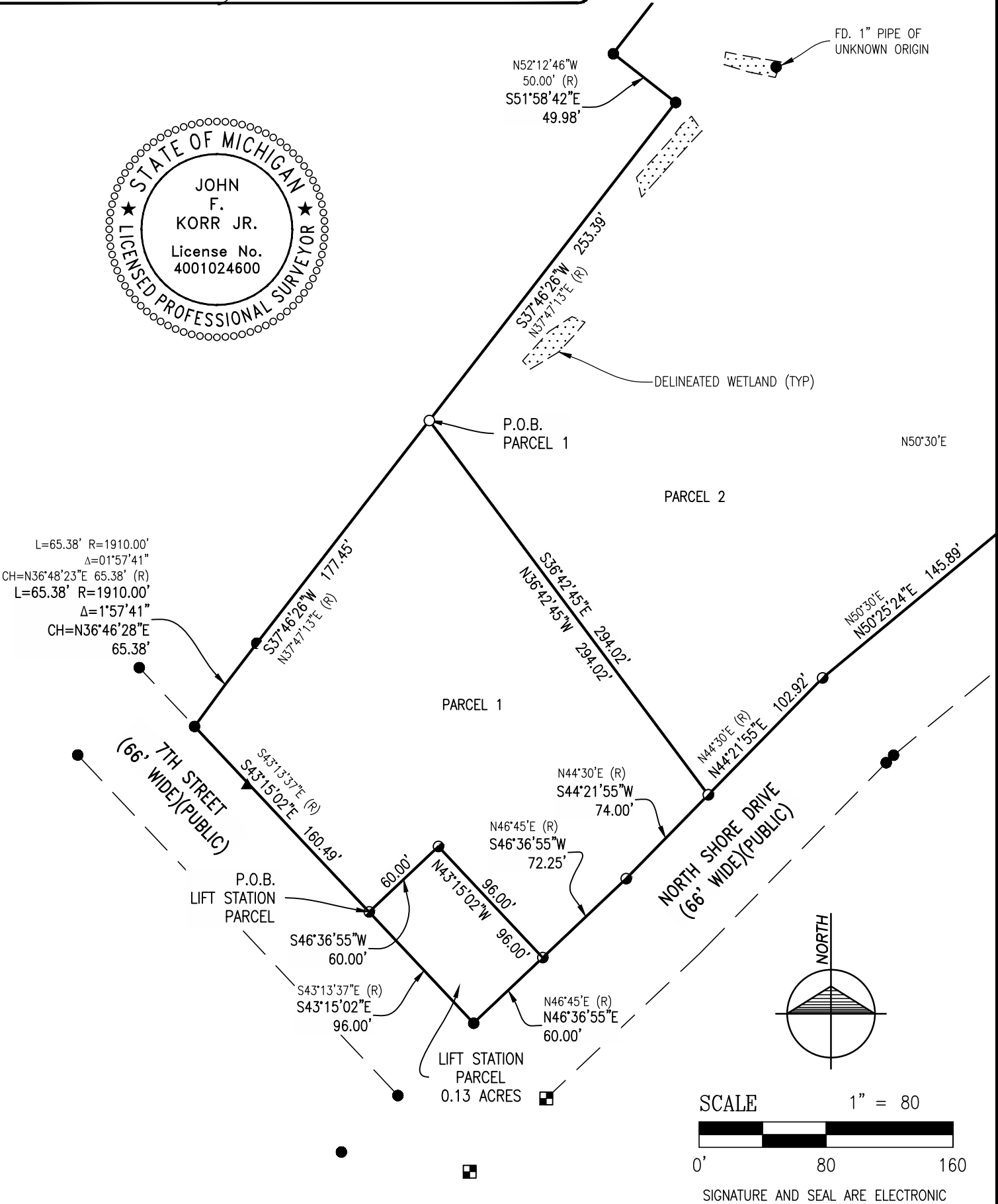
CERTIFICATE OF SURVEY

Village of Northport

Part of Government Lot 2 of Section 34, Town 32 North, Range 11 West
Village of Northport, Leelanau County, Michigan

I, John F. Korr, Jr., PS No. 4001024600, being a Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the parcel(s) of land hereon described, that the accuracy of each corner is within the limits accepted by the practice of professional surveying, and that all the requirements of Sec. 3, P.A. 132 of 1970, as amended, have been complied with. The basis for bearings is: MICHIGAN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (2011)


John F. Korr, Jr., P.S. 4001024600



LEGEND			JFK LAND SURVEYING CONSULTANT, LLC 3345 BASSWOOD DRIVE TRAVERSE CITY, MI 49686 Tel: 231.590.3537 Email: jfkorr@charter.net
MONUMENT FOUND	IRON SET		
SQUARE MONUMENT FOUND	NAIL FOUND		
IRON FOUND	NAIL SET		
IRON PREVIOUSLY SET	(R) RECORDED		

Job No.: 2024.05 Sheet: 2 of 4

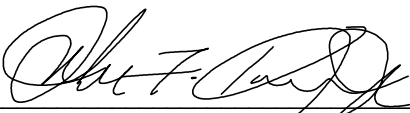
CERTIFICATE OF SURVEY

Village of Northport

Part of Government Lot 2 of Section 34, Town 32 North, Range 11 West
Village of Northport, Leelanau County, Michigan

Surveyor's Report

I John F. Korr, Jr., PS, Licensed Professional Surveyor, No. 4001024600 hereby make this survey report as follows: The purpose of this survey was to divide a previous boundary survey JFK file No. 2020.10, dated September 4, 2020, and recorded on October 19, 2020 as Document No. 2020006893 in Surveys Liber 14, Page 236 of the Leelanau County Records. The new parcels created are described below as Parcel One and Parcel Two with the third parcel being (Non-Conforming) for a Sanitary Lift Station Parcel. The Sanitary Lift Station remains the same as previously surveyed and described. The prior recorded survey delineated wetlands as determined by Gosling Czubak Engineering Sciences, Inc. in 2020 and are shown in this survey as defined in 2020.

By:  , Date September 18, 2024
John F. Korr, Jr., PS No. 4001024600



Description Provided:
Quit Claim Deed, Document No. 2021009058, Recorded 11/23/2021
Leelanau County Records

Beginning at a point on the westerly right-of-way line of the abandoned Traverse City, Leelanau & Manistique Railroad Company, L.L.C., 2557.98 feet North (N00°59'06"E) and 1494.40 feet East (S89°00'54"E) distant of the South 1/4 Corner of Section 34, T32N, R11W, Village of Northport, Leelanau County, Michigan. Thence S37°46'26"W 321.50 feet (recorded as S37°47'13"W 321.58 feet) along the former westerly right-of-way line of said railroad; thence leaving said right-of-way S51°58'42"E 49.98 feet (recorded as S52°12'46"E 50.00 feet) to the centerline of former said railroad: thence along previous said centerline S37°46'26"W 430.84 feet (recorded as S37°47'13"W 430.95 feet) to the P.C. of a curve to the left Central Angle of 01°57'41", Radius of 1910.00 feet, Length of 65.38 feet and Long Chord of S36°46'28"W 65.38 feet (recorded as Long Chord of S36°48'23"W) to the northeasterly right-of-way line for Seventh Street; thence along the northerly right-of-way line of Seventh Street S43°15'02"E 256.49 feet (recorded as S43°13'37"E) to the northwesterly right-of-way line of North Shore Drive and former SE corner of vacated lot 83 of the recorded plat of Northport Beach as recorded In Liber 1 of Plats, Page 24; thence along the northwesterly right-of-way line of North Shore Drive by the following five (5) courses; N46°36'55"E 132.25 feet (recorded as N46°45'00"E 131.30 feet); N44°21'55"E 176.92 feet (recorded as N44°30'00"E 177.70 feet); N50°25'24"E 145.89 feet (recorded as N50°30'00"E 146.50 feet); N60°24'50"E 233.13 feet (recorded as N60°00'00"E 232.30 feet); N52°35'46"E 38.90 feet (recorded as N52°15'00"E) to a previously monumented line as extended from the southerly line of lot 25 of said Northport Beach to the westerly right-of-way line of said abandoned railroad; thence N34°03'49"W 501.74 feet (recorded as N34°00'22"W) to the point of beginning and containing 6.09 acres of land more or less.

Subject to the Village of Northport rights to own and operate a sewer lift station and all surface and subsurface piping or facilities to and from said lift station.
Subject to all applicable building and use restrictions, if any, affecting the parcel of land.

Date: 09/18/2024
Scale: AS NOTED
Drawn: DPG
Chk'd.: JFK
Rev.:



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TRAVERSE CITY, MI 49686
Tel: 231.590.3537 Email: jfkorrr@charter.net

CERTIFICATE OF SURVEY

Village of Northport

Part of Government Lot 2 of Section 34, Town 32 North, Range 11 West
Village of Northport, Leelanau County, Michigan

Parcel One

Commencing at a point on the westerly right-of-way line of the abandoned Traverse City, Leelanau & Manistique Railroad Company, L.L.C., 2557.98 feet North (N00°59'06"E) and 1494.40 feet East (S89°00'54"E) distant of the South 1/4 Corner of Section 34, T32N, R11W, Village of Northport, Leelanau County, Michigan. Thence S37°46'26"W 321.50 feet (recorded as S37°47'13"W 321.58 feet) along the former westerly right-of-way line of said railroad; thence leaving said right-of-way S51°58'42"E 49.98 feet (recorded as S52°12'46"E 50.00 feet) to the centerline of former said railroad; thence along the previous said railroad centerline S37°46'26"W 253.39 feet (recorded as S37°47'13"W) to the **Point of Beginning**; Thence continuing along the same line S37°46'26"W 177.45 feet to the P.C. of a curve to the left Central Angle of 01°57'41", Radius of 1910.00 feet, Length of 65.38 feet and Long Chord of S36°46'28"W 65.38 feet (recorded as Long Chord of S36°48'23"W) to the Northeasterly Right-of-Way line for Seventh Street; thence along said Right-of-Way line of Seventh Street S43°15'02"E 160.49 feet (recorded as S43°13'37"E); thence leaving said Seventh Street N46°36'55"E 60.00 feet; Thence S43°15'02"E 98.00 feet to the Northwesternly Right-of-Way line for North Shore Drive; Thence along said Right-of-Way N46°36'55"E 72.25 feet (recorded as N46°45'00"E); thence N36°42'45"W 294.02 feet to the **Point of Beginning** and containing 1.27 acres of land more or less.

Subject to all applicable building and use restrictions, if any, affecting the parcel of land.

Parcel Two

Beginning at a point on the westerly right-of-way line of the abandoned Traverse City, Leelanau & Manistique Railroad Company, L.L.C., 2557.98 feet North (N00°59'06"E) and 1494.40 feet East (S89°00'54"E) distant of the South 1/4 Corner of Section 34, T32N, R11W, Village of Northport, Leelanau County, Michigan. Thence S37°46'26"W 321.50 feet (recorded as S37°47'13"W 321.58 feet) along the former westerly right-of-way line of said railroad; thence leaving said right-of-way S51°58'42"E 49.98 feet (recorded as S52°12'46"E 50.00 feet) to the centerline of former said railroad; Thence along the previous said railroad centerline S37°46'26"W 253.39 feet (recorded as S37°47'13"W); Thence S36°42'45"E 294.02 feet to the Northwesternly Right-of-Way for North Shore Drive; Thence along said Right-of-Way by the following four courses N44°21'55"E 102.92 feet (recorded as N44°30'00"E); thence N50°25'24"E 149.89 feet (recorded as N50°30'00"E); N60°24'50"E 233.13 feet (recorded as N60°00'00"E); N52°35'46"E 38.90 feet (recorded as N52°15'00"E) to a previously monumented line as extended from the southerly line of lot 25 of the plat of Northport Beach to the westerly Right-of-Way line of said abandoned railroad; thence N34°03'49"W 501.74 feet (recorded as N34°00'22"W) to the point of beginning and containing 4.69 acres of land more or less.

Further Subject to all applicable building and use restrictions, if any, affecting the parcel of land.

Sanitary Lift Station Parcel (Non-Conforming)

Commencing at a point on the westerly right-of-way line of the abandoned Traverse City, Leelanau & Manistique Railroad Company, L.L.C., 2557.98 feet North (N00°59'06"E) and 1494.40 feet East (S89°00'54"E) distant of the South 1/4 Corner of Section 34, T32N, R11W, Village of Northport, Leelanau County, Michigan. Thence S37°46'26"W 321.50 feet (recorded as S37°47'13"W 321.58 feet) along the former westerly right-of-way line of said railroad; thence leaving said right-of-way S51°58'42"E 49.98 feet (recorded as S52°12'46"E 50.00 feet) to the centerline of former said railroad; thence along previous said centerline S37°46'26"W 430.84 feet (recorded as S37°47'13"W 430.95 feet) to the P.C. of a curve to the left Central Angle of 01°57'41", Radius of 1910.00 feet, Length of 65.38 feet and Long Chord of S36°46'28"W 65.38 feet (recorded as Long Chord of S36°48'23"W) to the northeasterly right-of-way line for Seventh Street; thence along the northerly right-of-way line of Seventh Street S43°15'02"E 160.49 feet (recorded as S43°13'37"E) to the Point of Beginning; thence continuing along the same line to the northwesterly right-of-way line of North Shore Drive and former SE corner of vacated lot 83 of the recorded plat of Northport Beach as recorded In Liber 1 of Plats, Page 24; thence along the northwesterly right-of-way line of North Shore Drive N46°36'55"E 60.00 feet (recorded as N46°45'00"E); thence leaving said right-of-way N43°15'02"W 96.00 feet; thence S46°36'55"W 60.00 feet to the Point of Beginning and containing 0.13 acres of land more or less.

Subject to all applicable building and use restrictions, if any, affecting the parcel of land.

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