

**VILLAGE OF NORTHPORT
LEELANAU COUNTY, MICHIGAN**

RESOLUTION NO. 2026-6

**A RESOLUTION AUTHORIZING A BOUNDARY ADJUSTMENT AND PROPERTY
TRANSFER INVOLVING A THREE-FOOT STRIP OF LAND AT 110 WAUKAZOO
STREET**

WHEREAS, the Village of Northport owns property described as Lot 27 of the Plat of Waukazoo, Village of Northport, Leelanau County, Michigan; and

WHEREAS, a three-foot strip along the northern boundary of Lot 27 is subject to a recorded easement for ingress and egress benefiting the south one-half of Lot 28, as recorded in Liber 1170, Pages 991–992 of the Leelanau County Register of Deeds; and

WHEREAS, the three-foot strip functions in practice as part of the adjoining parcel commonly known as 110 Waukazoo Street, including portions of an existing driveway and outdoor seating area; and

WHEREAS, the Village Council has determined that the property subject to the easement is not required for any public purpose, is not part of a public street or right-of-way, and is not used for public utilities or Village operations; and

WHEREAS, conveyance of the three-foot strip to the adjoining property owner would eliminate an unnecessary encumbrance affecting both parcels, clarify the property boundary, and have no adverse effect on Village operations or infrastructure; and

WHEREAS, the Village Council is authorized under the General Law Village Act, including MCL 67.5 and related provisions, to sell and convey real property owned by the Village when it is no longer needed for public purposes; and

WHEREAS, Village Ordinance No. 131-2021 requires that any boundary adjustment between adjoining parcels receive approval from the Village Land Division Committee prior to conveyance.

NOW, THEREFORE, BE IT RESOLVED:

The Village Council authorizes the Village Manager to apply to the Village Land Division Committee for approval of a boundary adjustment transferring the three-foot strip along the northern boundary of Lot 27 to the adjoining parcel commonly known as 110 Waukazoo Street.

Upon approval of the boundary adjustment by the Land Division Committee, the Village Manager is authorized and directed to execute a quit claim deed and any related documents necessary to convey the property to the owner of the south one-half of Lot 28.

Prior to execution of the deed, the Village Manager is authorized to obtain a title search or title commitment to confirm the Village's interest in the property and identify any encumbrances.

The conveyance shall be conditioned upon the property being merged with the adjoining parcel and not constituting a separate buildable lot, consistent with the Land Division Act and Village ordinances.

The Village Manager is authorized to take all additional actions reasonably necessary to effectuate the intent of this Resolution, including coordinating with a title agency, preparing the deed, and recording the necessary documents with the Leelanau County Register of Deeds.

Adopted by the Village Council of the Village of Northport at a regular meeting held on _____, 2026.

AYES:

NAYS:

ABSENT:

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of the Village of Northport, Leelanau County, Michigan, at a regular meeting held on _____, 2026.

Joni Scott
Village Clerk
Village of Northport

CERTIFICATE OF SURVEY

THE SOUTH 1/2 OF LOT 28 OF THE RECORDED PLAT OF WAUKAZOO VILLAGE. SITUATED IN PART OF THE NORTH 1/2 OF SECTION 3, T31N, R11W, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN. MORE FULLY DESCRIBED BELOW.

DESCRIPTION (AS PROVIDED):

THE SOUTH 1/2 OF LOT 28, WEST OF WAUKAZOO STREET, PLAT OF WAUKAZOO, ACCORDING TO THE PLAT THEREOF.

GRANT OF EASEMENT DESCRIPTION (AS PROVIDED): LIBER 1178 PAGE 991-992

THE NORTH THREE (3) FEET OF LOT 27, PLAT OF WAUKAZOO VILLAGE OF NORTHPORT.

DESCRIPTION (AS SURVEYED):

THE SOUTH ONE-HALF OF LOT 28 OF THE RECORDED PLAT OF WAUKAZOO VILLAGE SITUATED IN PART OF THE NORTH ONE-HALF OF SECTION 3, T31N, R11W, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 29 OF SAID PLAT; THENCE S01°16'02"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING; THENCE S01°27'36"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 33.32 FEET TO THE SOUTHEAST CORNER OF LOT 28; THENCE N89°27'27"W ALONG THE LINE COMMON TO LOTS 27 AND 28 A DISTANCE OF 130.14 FEET TO THE SOUTHWEST CORNER OF LOT 28; THENCE N00°46'48"E ALONG THE LINE COMMON TO LOTS 28 AND 33 A DISTANCE OF 33.28 FEET; THENCE S89°28'29"E A DISTANCE OF 130.54 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 4,340 SQUARE FEET (0.10 ACRES), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

GRANT OF EASEMENT DESCRIPTION (AS SURVEYED):

COMMENCING AT THE NORTHEAST CORNER OF LOT 29 OF SAID PLAT; THENCE S01°16'02"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 100.11 FEET; THENCE S01°27'36"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 33.32 FEET TO THE SOUTHEAST CORNER OF LOT 28 AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING S01°27'36"W ALONG THE WEST RIGHT-OF-WAY OF WAUKAZOO STREET A DISTANCE OF 3.00 FEET; THENCE N89°27'27"W AND PARALLEL TO THE SOUTH LINE OF LOT 28 A DISTANCE OF 130.11 FEET TO THE WEST LINE OF LOT 27; THENCE N00°46'48"E ALONG THE WEST LINE OF LOT 27 A DISTANCE OF 3.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE S89°27'27"E ALONG THE SOUTH LINE OF SAID LOT 28 A DISTANCE OF 130.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 AND THE POINT OF BEGINNING. EASEMENT IS FOR INGRESS, EGRESS AND UTILITY PURPOSES RECORDED AT THE LEELANAU COUNTY REGISTER OF DEEDS LIBER 1170 PAGE 991-992.



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:
INDEPENDENT BANK &
MID AMERICAN TITLE COMPANY
333 W. GRANDVIEW PARKWAY
TRAVERSE CITY, MI 49684

PROPERTY ADDRESS:
110 S. WAUKAZOO STREET
NORTHPORT, MI 49670
OMENA BAY PROPERTIES LLC

SHEET:
2 OF 2

FIELD WORK BY: MSD/TDD
DRAWN BY: PRM
REVISED BY:
CHECKED BY: MSD

DATE: DECEMBER 21, 2025
DATE: DECEMBER 23, 2025
DATE:
DATE: DECEMBER 23, 2025

JOB #: 1372025

CERTIFICATE OF SURVEY

THE SOUTH 1/2 OF LOT 28 OF THE RECORDED PLAT OF WAUKAZOO VILLAGE. SITUATED IN PART OF THE NORTH 1/2 OF SECTION 3, T31N, R11W, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN. MORE FULLY DESCRIBED ON SHEET 2 OF 2.

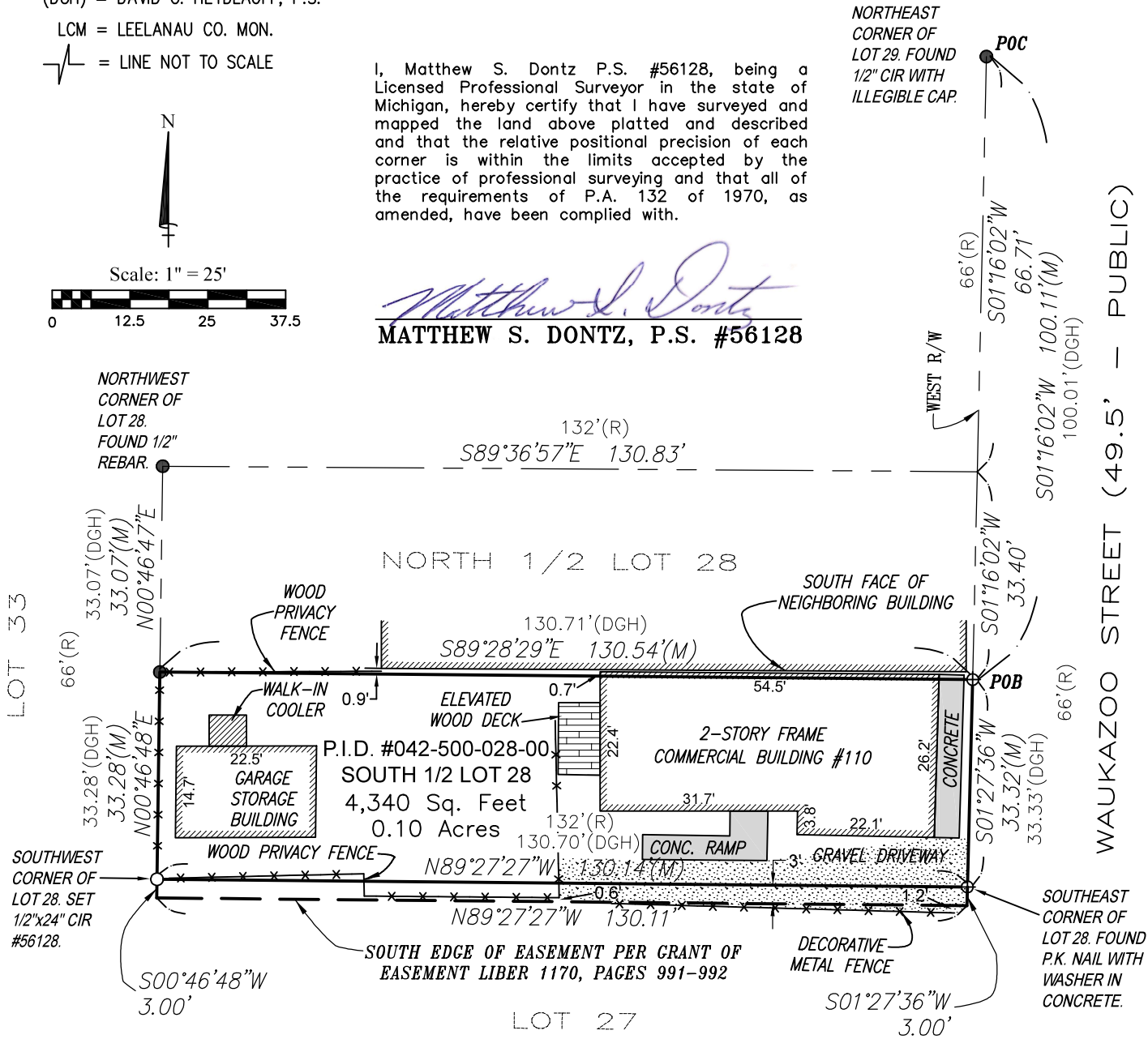
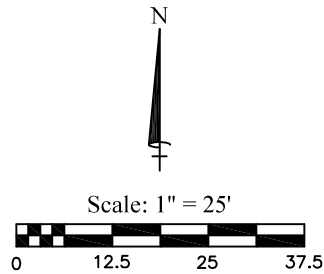
LEGEND

- 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
- ⊕ = FOUND P.K. NAIL
- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- (DGH) = DAVID G. HEYDLAUFF, 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 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



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.



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1 OF 2

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ROYD LEE LANAU COUNTY

2013 JUL 8 AM 10 15

Leelanau County STATE OF MICHIGAN
Dorothy M. Miller Register of Deeds



RECORDED

July 08, 2013 12:37:00

Liber 1170 Page 991-992
2P FEE: \$17.00



DMH Liber 1170 Page 991 #2013004852

ROYD LEE LANAU COUNTY

2013 JUL 1 AM 9 11

GRANT OF EASEMENT

FOR INGRESS, EGRESS AND UTILITY PURPOSES

THIS GRANT OF EASEMENT is made on this 24th day of June, 2013, by SHELLY WALTER and SHEILA A. DITTMAR presently of 112 Waukazoo, Northport Michigan 49670; ("Grantor") to ERIK V. OWEN and DEIRDRE R. OWEN, husband and wife of 110 Waukazoo, Northport, Michigan 49670; ("Grantee"), as stated herein.

1. **Purpose.** Grantor and Grantee own adjacent parcels of land. Grantee wishes to obtain an easement from Grantor across Grantor's land which will burden Grantor's parcel for the benefit of Grantee's adjacent parcel and provide improved ingress and egress to Grantee's parcel.

2. **Burdened Property.** Grantor is the owner of land in the Village of Northport, Leelanau County, Michigan, PARCEL #45-042-500-027-00; described as follows: LOT 27, PLAT OF WAUKAZOO; VILLAGE OF NORTHPORT. ("BURDENED PREMISES").

3. **Benefited Property.** Grantee is the owner of an adjoining parcel to the north in the Village of Northport, Leelanau County, Michigan; described as follows: THE SOUTH 1/4 OF LOT 28, PLAT OF WAUKAZOO, VILLAGE OF NORTHPORT, ("BENEFITED PREMISES").

4. **Consideration.** In consideration of the grant of this easement, Grantee has paid to Grantor the sum of One (\$1.00) Dollars, the receipt of which is acknowledged by Grantor.

5. **Description of Easement.** Grantor grants to Grantee an easement for ingress and egress over the burdened premises. The Easement is described as follows:

THE NORTH THREE (3) FEET OF LOT 27, PLAT
OF WAUKAZOO VILLAGE OF NORTHPORT.

6. Interest in Realty. The easement is to be an ingress and egress over the burdened premises for the use and benefit of the benefited premises and shall run with the land.

IN WITNESS WHEREOF, the undersigned have hereunto affixed their signatures this 24th day of June, 2013.

Shelly Walter
SHELLY WALTER

Sheila A Dittmar
SHEILA A. DITTMAR

STATE OF MICHIGAN)
) ss.
COUNTY OF LEELANAU)

The foregoing instrument was acknowledged before me this 24th day of June, 2013, by SHELLY WALTER and SHEILA A. DITTMAR.

William F. Hendry III
William F. Hendry III
Notary Public, Leelanau County,
Michigan
My Commission Expires: 7/27/2017

Prepared by and when recorded return to:
WILLIAM F. HENDRY, III
Attorney at Law
106 Waukazoo
P.O. Box 392
Northport, MI 49670
231/386-9600

CERTIFICATE OF SURVEY

ERIK & DIERDRE OWEN

(LIBER 517, PAGE 876)

S1/2 of Lot 28, W. side of Waukazoo Street, Plat of Waukazoo, Village of Northport, Leelanau Twp., Leelanau Co., Michigan

I, the undersigned, being a Professional Surveyor of the State of Michigan, hereby affirm that I have surveyed and mapped the parcel of land as shown; that the minimum standards required by Act 132, P.A. 1970 as amended has been complied with. The basis of bearings is: assumed (North on Waukazoo Street). The error of closure is 1 : 5000+

David J. Heydlauff
David J. Heydlauff, PS 32337

Leelanau County STATE OF MICHIGAN

Sue C. Stoffel Register of Deeds



RECORDED

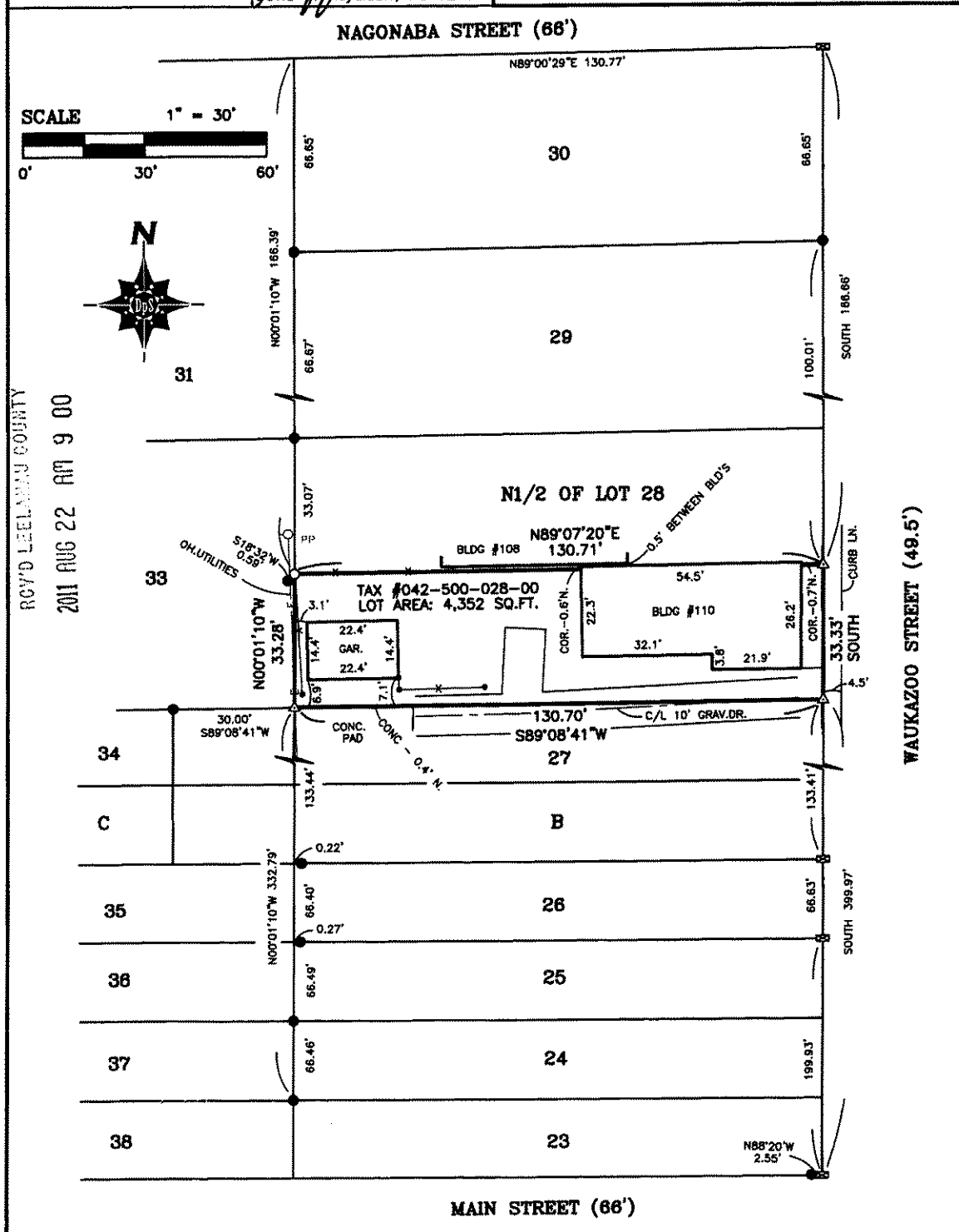
August 22, 2011 11:32:00 AM

Liber 10 Page 468-468
1P FEE: \$14.00



SUE Liber 10 Page 468 #20110022

Area reserved for Registrars Recording



DPS SURVEYING & MAPPING, LLC
231-715-1318

4308 Manhattan East, Traverse City, MI 49685-0820
email: DpSSurvMap@gmail.com
web: DpSSurvMap.com

Date: 08-18-2011

Scale: 1" = 30'

Drawn: dgh

Chk'd: ejh

Rev:

Bk/Pg: 10-02/125

Job No.: 11-048-01

Iron Found

Iron Set

Monument Found

Monument Set

Recorded as (R)

LEGEND:

Nail Found

Nail Set

Wood Stake Found

Wood Stake Set

"x" in Concrete

Sheet 1 of 1