

2020
Revised County Plan
Leelanau County

April 2020

2020 REVISED COUNTY PLAN

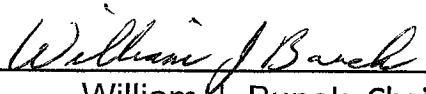
Monumentation & Remonumentation Plan

For Leelanau County, Michigan

Prepared for the implementation of 1990 PA 345 as amended, MCL 54.261-279

Leelanau County Representative:
Victoria Brown, Professional Surveyor
Leelanau County Grant Administrator:
Trudy Galla – County Planner

Revised and Approved by the Board of County Commissioners:



William J. Bunek, Chairperson

5/19/2020

Date

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I INTRODUCTION – THE REASON FOR THIS REVISION

The State Survey and Remonumentation Act, 1990 PA 345, was revised on June 12, 2014 by 2014 PA 166. This revision, among other things, reinstated the State Survey and Remonumentation Commission and required them in Section 8 to promulgate the rules and guide the counties to formalize a REVISED COUNTY PLAN. Issues identified in the law and by the commission to be specifically addressed are:

- A. A plan to remonument all of the original Public Land Survey corners, property controlling corners and protracted corners. The plan must also list other corners to be included or excluded. MCL 54.268 (2)(a)&(c)
- B. A perpetual monument maintenance plan. MCL 54.268(2)(d)
 - i. The sister Act, 1970 PA 74, outlines when a Land Corner Recordation Certificate must be filed. In order to formalize the local practice, the county must define “as described”.
- C. A peer review group. MCL 54.268 (e)
 - i. Qualifications for peer review group membership must be defined.
 - ii. Safeguards must be defined to avoid one-company rule.
 - iii. Allowance of walk-in corner review must be identified.
- D. Geodetic coordinates to be collected. MCL 54.268 (2)(a)(iii)
 - i. Geodetic coordinates are not defined by the law. Some counties want to use State Plane Coordinates as defined in 1964 PA 9, and others want to use latitude and longitude. The county can decide which to use, but it must be consistent and documented.
 - ii. The storage of coordinate values must be addressed at the county level.
- E. Agreements for active geodetic control sites. MCL 54.268 (7)
- F. Land Corner Recordation Certificate forms must be recorded at the county Register of Deeds and with the Department. MCL 54.268 (2)(b)

It is the intent of the Revision to review the Remonumentation Plan, assess its validity and modify for recent technologies. As shown in the outline, decisions must be made and formalized in the Revised County Plan to assure local control and consistency. Additions to this Revision can be made if a county would like to modify a section.

APPENDIX AA

Appendix AA must satisfy Section 8 (2)(a)(b)(c) & (d) which states:

Section 8(2) A county plan shall provide for all of the following:

(a) A monumentation and remonumentation plan that provides for the remonumentation of all of the original public land survey corners, and any associated property controlling corners, and the monumentation or remonumentation of all of the protracted public land survey corners, and any associated property controlling corners, identified in the county plan. The monumentation or Remonumentation of the county shall consist of:

i. The filing of a Land Corner Recordation Certificate pursuant to the requirements of the corner recordation act, 1970 PA 74, as amended, MCL 54.201 to 54.210d, for each original public land survey corner and protracted public land survey corner in the county.

ii. The inclusion in a certificate filed under subparagraph (i) of any property controlling corner associated with the original public land survey corner or protracted public land survey corner that is the subject of the certificate.

iii. The filing of geodetic coordinates for each original public land survey corner and protracted public land survey corner in the county.

(b) The filing of copies of all recorded land corner recordation certificates produced pursuant to the county plan with the department.

(c) The exclusion or addition by the county of original public land survey corners or protracted public land survey corners, with the approval of the department, acting in consultation with the commission.

(d) A perpetual monument maintenance plan that provides for all original public land survey corners or protracted public land survey corners included in the county plan, and associated geodetic coordinates, to be maintained by requiring the filing of a land corner recordation certificate as required by the corner recordation act, 1970 PA 74, MCL 54.201 to 54.210d, as necessary.

All plans will specify corners that are included or excluded from the county program.

APPENDIX AA

Detailed County Remonumentation Plan

Leelanau County is a peninsula – so it is surrounded by water on all but the South line of the county. Four islands in Lake Michigan are also part of this county- North and South Manitou and North and South Fox Islands. There is a national park within the borders – Sleeping Bear Dunes National Lakeshore and a state park at the northernmost point of the peninsula – Leelanau State Park. The terrain is rugged and the county includes everything from lowland swampy areas to towering bluffs and dunes. There are many inland lakes in this county- many of which were meandered.

The Leelanau County Remonumentation surveyors have completed a majority of the public land survey (GLO) original corners. There are many exceptions to what we did and did not do – maps are attached showing what has been done and the corners that are included in the county plan going forward in pink. Total corners to be done are on each map sheet. Reasons for some of the corners we did not include are:

1. Corners in the State of Michigan land south of Cedar – most of the land is swampy, under water and difficult to navigate. We found little information or use of any of the corners we did not include in this area.
2. Corners in the Sleeping Bear Dunes National Lakeshore. This national park was created in the 1970's and PLS corners on the outside boundaries of the park have already been included in this program. Corners in the interior of this park were not included as they will not be used by any local surveyor for any boundary work going forward, they are in remote areas, many are in the dunes and covered by sand, some are at the bottom of huge bluffs and at this year of record high water levels – are under water.
3. Corners on any of the four islands were not included in this revised county plan, unless we have a request from either a land owner or the national park. North and South Manitou Islands are in the national park and will not be needing any surveying for private ownership. North Fox Island is owned by the State of Michigan and is a state Wildlife Research area. South Fox Island does have private and public ownership at this time. The cost to get to the island (private charter boat or plane), the fact that there is no marina or good docking on this island and it's remoteness make it not cost effective to consider corners on this island to be included for remonumentation. If we did have a request we could consider using some of the maintenance money available (if we are in the maintenance phase of this program).

4. Corners that are inaccessible. These can include meander corners along the shore of inland lakes that are in swampy or lowland areas, and corners that we cannot get to because of severe steep bluffs. Much of the West side of Leelanau Township, Leland Township, and some of the East side of Bingham Township falls in this category. Some of the areas along Lake Michigan in Empire, Glen Arbor and Cleveland Township also have huge inaccessible bluffs.
5. Corners along the Leelanau/ Grand Traverse County line. The corners along this line have already been remonumented by the Grand Traverse County remonumentation surveyors.
6. Corners along the Benzie/Leelanau County line. The corners along this line have already been remonumented by the Benzie County remonumentation surveyors.
7. Center of section corners are not included in the revised county remonumentation plan. They have not been part of the Leelanau County Remonumentation plan in the past and therefore no center of section corners have been remonumented.

THE CORNERS TO BE INCLUDED AS PART OF THE LEELANAU COUNTY REMONUMENTATION PLAN ARE PICTURED ON THE TOWNSHIP MAPS.

APPENDIX BB

Perpetual Monument Maintenance Plan

Leelanau County is not in the Maintenance part of the Remonumentation program. This part of the program will begin after we complete the PLS and meander corners outlined on the Township map pages in Appendix AA.

1. Upon entering maintenance, corners will be revisited based on the year it was originally remonumented. Exception to the rule are corners in densely populated areas that have been removed for various reasons.

2. A Land Corner Recordation does not need to be filed with geodetic coordinates if all of the following conditions are met:
 - the monument exists as previously stated
 - At least 3 existing witnesses remain - "as described" will be defined as the monument exists as previously stated with at least 3 witnesses.
 - No additional information has been found to refute the location of this corner

APPENDIX CC
PEER REVIEW GROUP

Section 9b of the State Survey and Remonumentation Act states "A county board of commissioners shall appoint a county peer review group to act as a panel of surveyors to review and provide advice on original public land survey corners or protracted public land survey corners presented by surveyors before the county accepts the original public land survey corners or protracted public land survey corners for filing under its county plan". The county peer review group must have at least three members.

Member of the Leelanau County Peer Review Group must meet the following criteria:

1. Be a licensed land surveyor in good standing with the State of Michigan.
2. Only one licensed land surveyor per company may be on a Peer Review Group. More than one member of the same company can attend Peer Review meetings, but they share one vote and one fee for the meeting.
3. Members of the Peer Review Group do not have to be contract surveyors for that year.
4. If a surveyor who prepared the LCRC cannot present the corner to the peer review group, the presentation can be delegated to the crew chief or other Professional Surveyor who actively participated in the preparing the document. Surveyors who are members of the Peer Review Group cannot vote on the corners they present.
5. An alternate member for the Peer Review Group may be appointed by the County Administrator every year to serve if one of the members of the Peer Group cannot attend.
6. A minimum of 3 Peer Review Group members will be required for each Peer Review meeting.
7. The current County Representative will plan and chair the Peer Review Group meetings.
8. Walk in corners will be allowed with notice to the County Representative of at least 1 month to coordinate. These will be corners presented by Michigan licensed land surveyors for voting that were not on the original remonumentation program for that calendar year. The presenting surveyor of a walk in corner will not be paid for doing the research or work to survey and present the corner. The surveyor of an approved walk in corner will be provided with a Leelanau County brass disk and pipe and a monument box if needed. They will be expected to install the monument and record a Land Corner Recordation Certificate with latitude and longitude at the Leelanau County Register of Deeds at the walk in surveyor's expense.

APPENDIX DD
GEODETTIC COORDINATES

Geodetic coordinates will be included on any Land Corner Recordation Certificates that are filed in the Remonumentation program going forward. The definition of Geodetic Coordinates for Leelanau County is:

1. Latitude and Longitudes values will be reported in degrees, minutes and seconds. These will be accurate to the 1.0 feet.
2. The database for latitude and longitude values recorded on Land Recordation Certificates filed as part of the Remonumentation program will be maintained by the County Representative.
3. If a question of position arises, the distance from a witness will be weighted as more accurate than a geodetic coordinate.

APPENDIX EE
AGREEMENTS FOR ACTIVE GEODETIC CONTROL SITES

There are no active geodetic control sites in Leelanau County at this time.

APPENDIX FF
COUNTY REVISIONS TO THE REMONUMENTATION PLAN

5/12/20 Leelanau County Board of Commissioners meeting

Commissioner Tony Ansoerge requested 4 more section corners in Solon Township, T28N, R12W to be added:

E05 Section Corner common to Sections 8,9, 16 & 17

E06 Quarter corner common to Sections 16 and 17

G03 Section corner common to Sections 3, 4, 9 & 10

G05 Section corner common to Sections 9, 10, 15 and 16

APPENDIX AA

CORNERS INCLUDED/EXCLUDED IN THIS PROGRAM

2020 REMON CORNER TOTALS

<u>Town/Range</u>	<u>Total Corners in County</u>	<u>Remon Corners To Be Done</u>	<u>Remon Corners done</u>	<u>Remon Corners Excluded</u>
T28N R11W	67	4	58	5
T28N R12W	128	7	108	17
T28N R13W	142	8	117	17
T28N R14W	128	4	103	21
T28N R15W	27	3	9	15
T29N R11W	83	4	69	10
T29N R12W	138	3	115	20
T29N R13W	129	10	104	15
T29N R14W	78	14	28	36
T29N R15W	11	0	0	11
T30N R11W	95	2	80	13
T30N R12W	107	22	70	15
T30N R13W	12	0	2	10
T30N R14W	6	0	2	4
T31N R11W	106	7	88	11
T31N R12W	32	7	17	8
T32N R10W	23	7	13	3
T32N R11W	56	7	34	15
TOTALS	1368	109	1017	246

NOTES ON NEXT PAGE ABOUT THIS TOTAL SHEET

REMON CORNER COUNT NOTES

1. TOTAL # OF REMON CORNERS IN COUNTY PLAN =
1017 CORNERS DONE + 109 CORNERS TO BE DONE = 1126 CORNERS IN COUNTY PLAN
2. 4 ISLANDS – N.& S. MANITOU, N.&S. FOX – ARE NOT INCLUDED IN THIS COUNT.

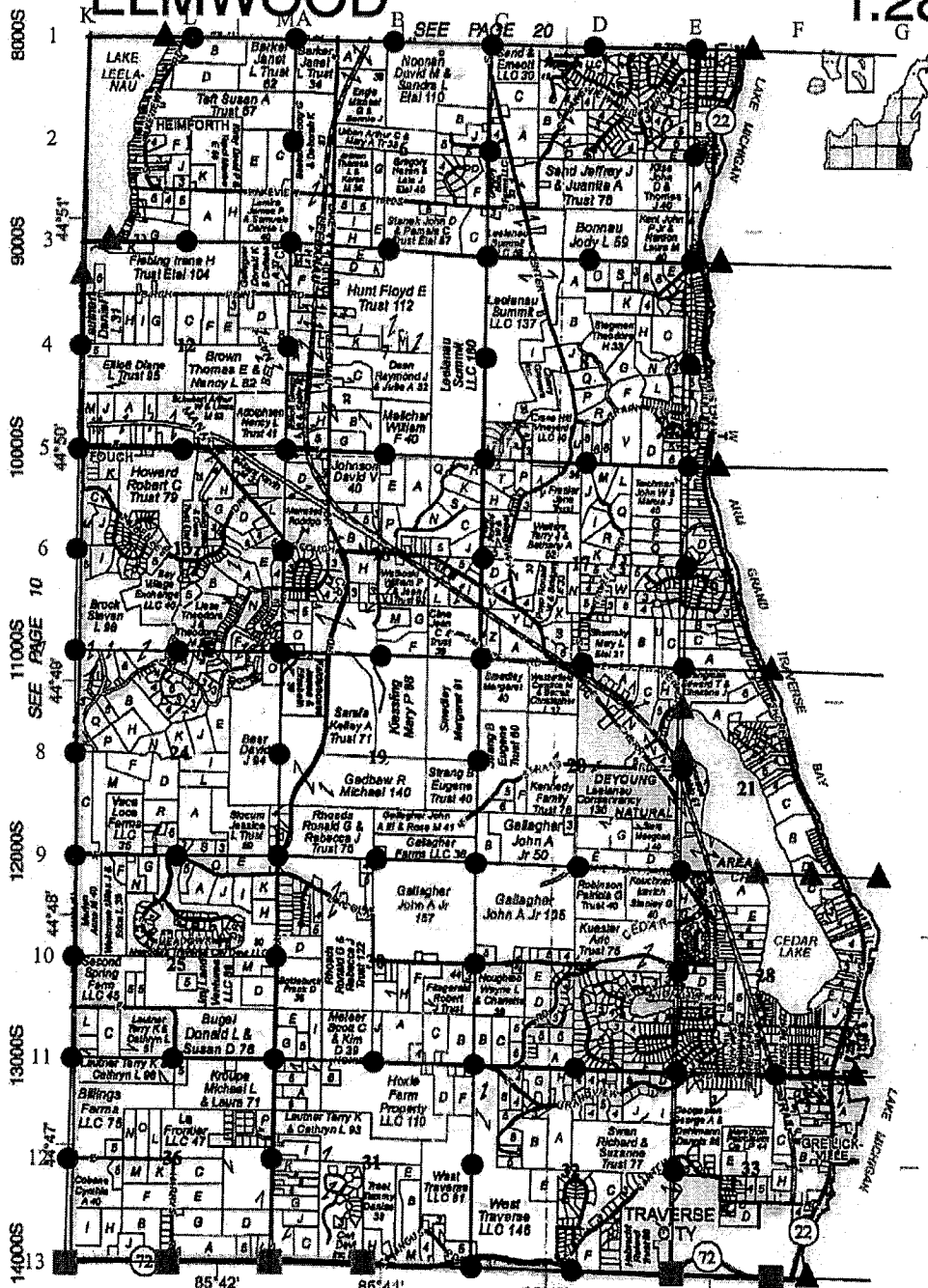
LEELANAU COUNTY REMONUMENTATION PROGRAM
LEGEND FOR TOWNSHIP REMON MAPS

- PLS Section corner
Remon monument completed
- PLS Corner - not Remon'd
- Closing section corner - not Remon'd
- PLS Corner - to be Remon'd
- Closing section corner - Remon monument completed
- ▲ Meander corner - not Remon'd
- ▲ Meander corner - Remon monument completed
- ▲ Meander corner - to be Remon'd

ELMWOOD

T.28N.-R.12-11W.

Refer to page 39 for keyed parcels



© 2017 Rockford Map Pubs., Inc. GRAND TRAVERSE COUNTY Leelanau County, MI

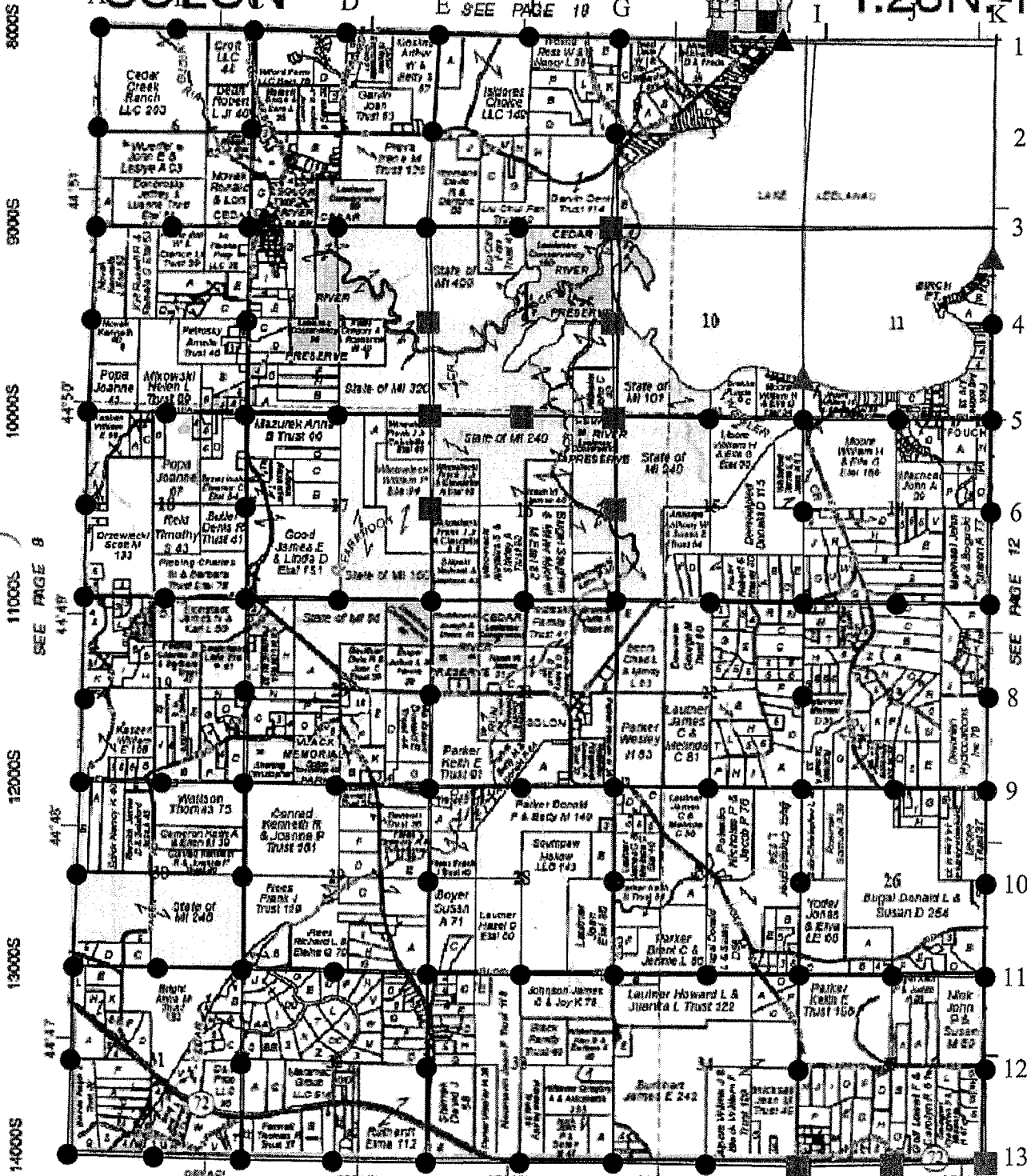
7000E 8000E 9000E 10000E
R.12W. ← R.11W.

Corners to be done = ▲
6 Meander corners

Corners to be done=
 1 Meander corner ▲ (common corner)
 H1, E5, E6, G3 & G5 = ■

Refer to page 38 for keyed parcels

SOLOM T.28N.-R.12W.



8000S
9000S
10000S
11000S
12000S
13000S
14000S

1
2
3
4
5
6
8
9
10
11
12
13

SEE PAGE 8
44°50'

SEE PAGE 12
44°49'

44°45'

44°47'

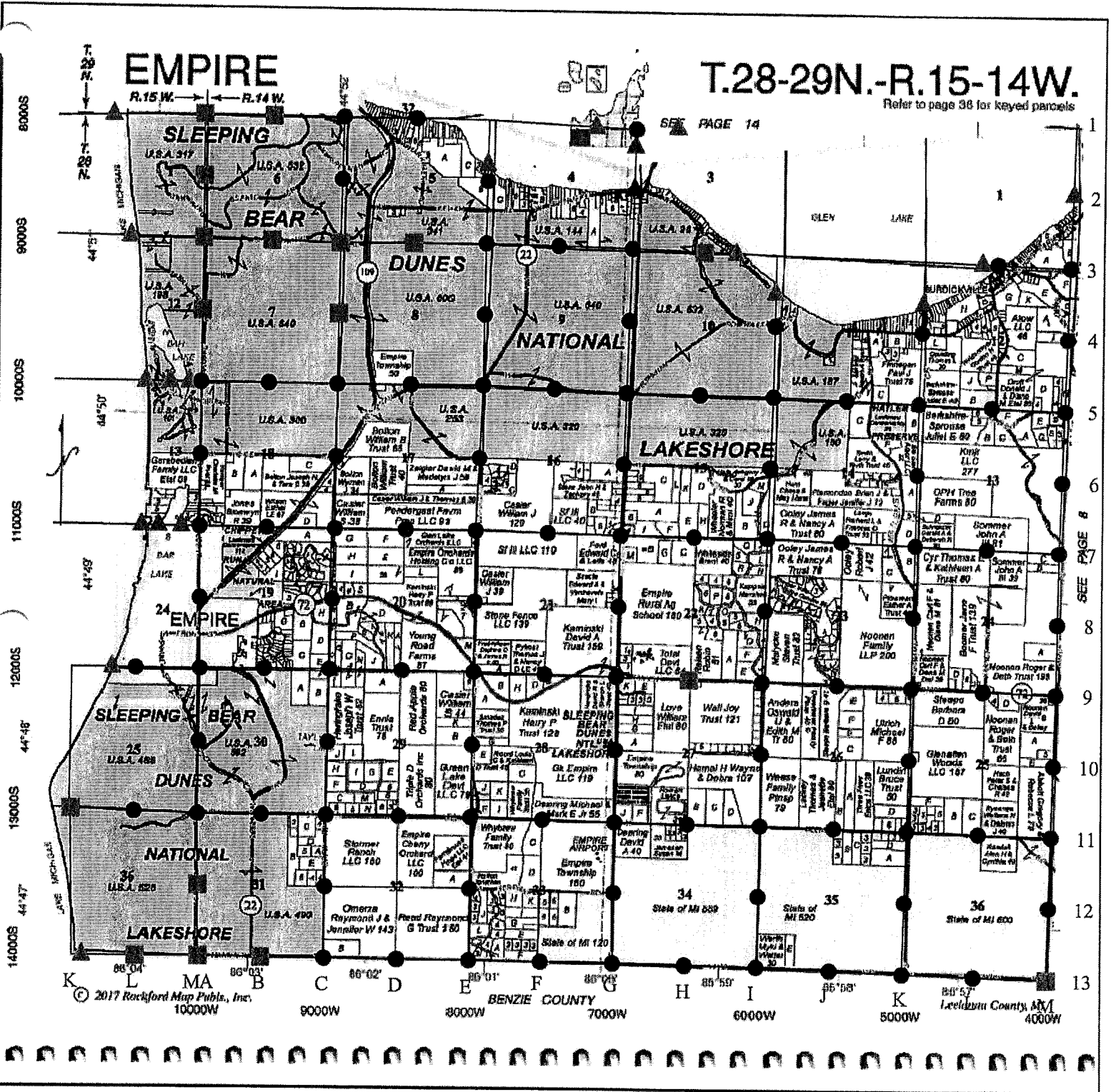
2017 Referred Map Pkgs., Inc. 2000E 3000E 4000E 5000E 6000E 7000E
 GRAND TRAVERSE COUNTY H I K
 Leelanau County MI

EMPIRE

T.28-29N.-R.15-14W.

Refer to page 36 for keyed parcels

SEE PAGE 14

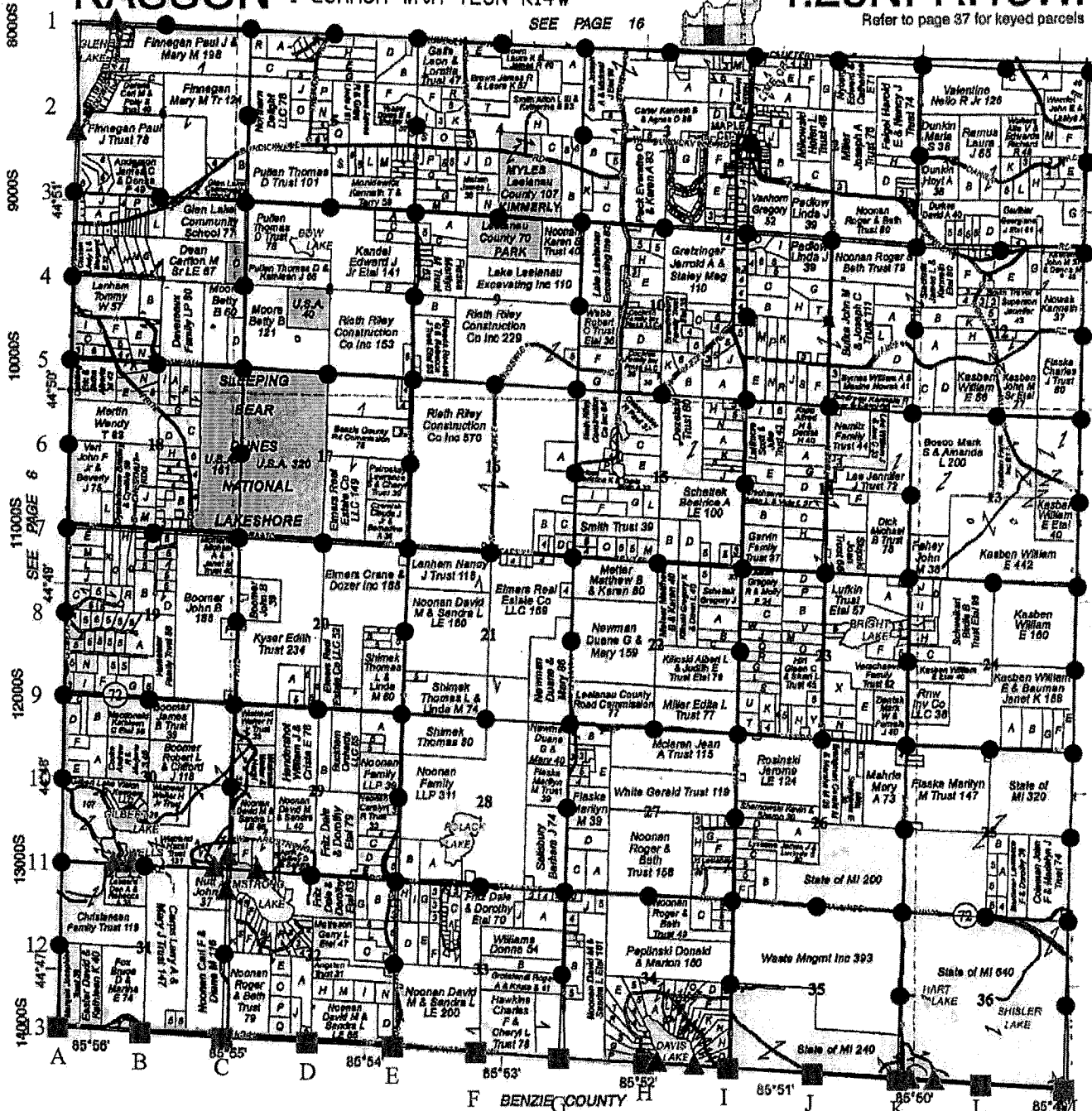


Corners to be done = ▲
 R14W = 4 Meander Corners 1 Common corner
 R15W = 3 Meander Corners

Corners to be done =
 8 Meander corners
 1 common w/Grand Traverse Co.
 1 common with T28N R14W

T.28N.-R.13W.

Refer to page 37 for keyed parcels



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 4000W 3000W

2000W

1000W

0

1000E

2000E

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MCCORMICK SAWMILL

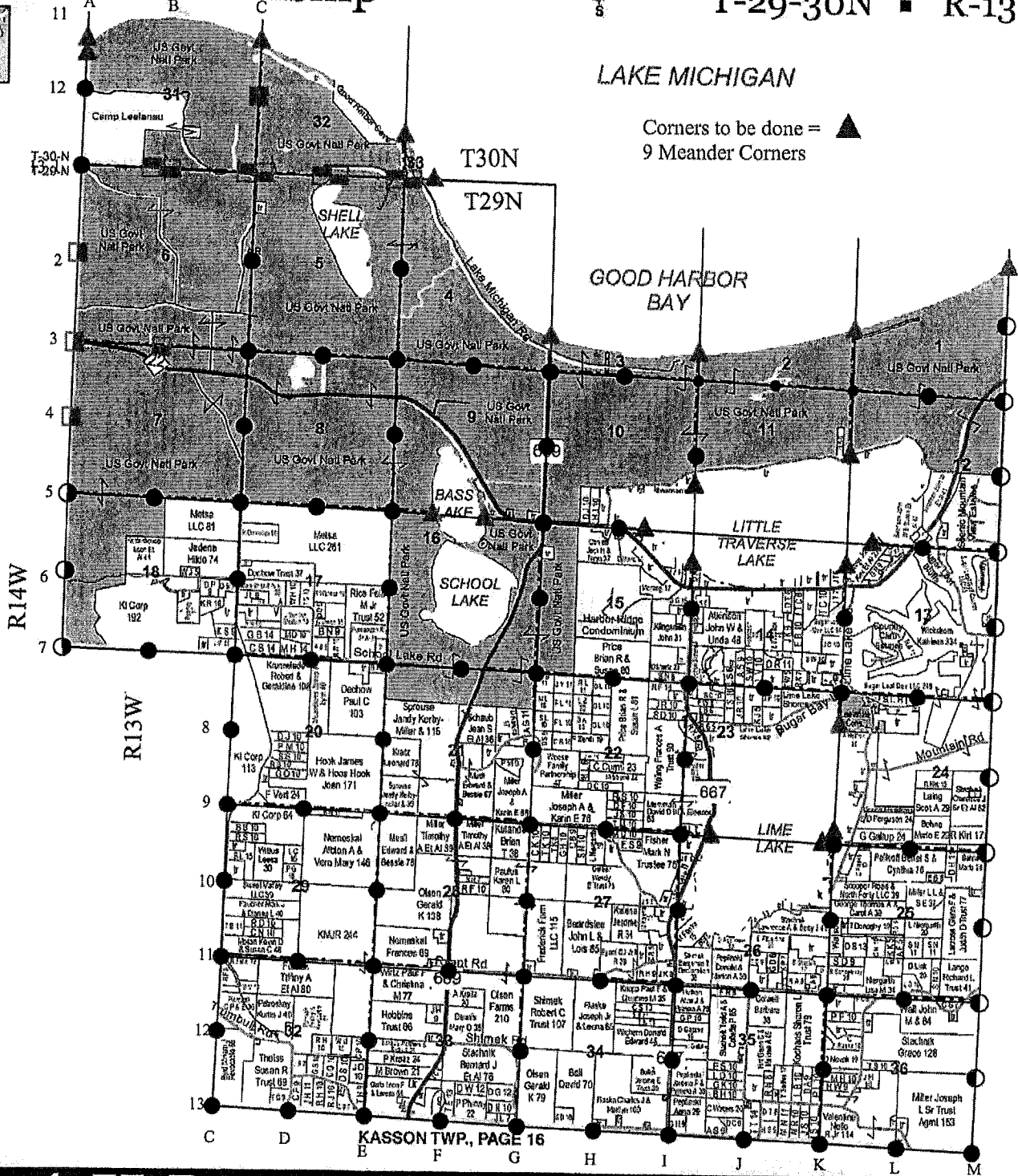
4451 E. Fountain Road • Box 300
 Fountain, MI 49410
231-462-3917
 Fax: 231-462-3980

www.mccormicksawmills.com

Cleveland Township



T-29-30N ■ R-13-W



GLEN ARBOR TWP., PAGE 14

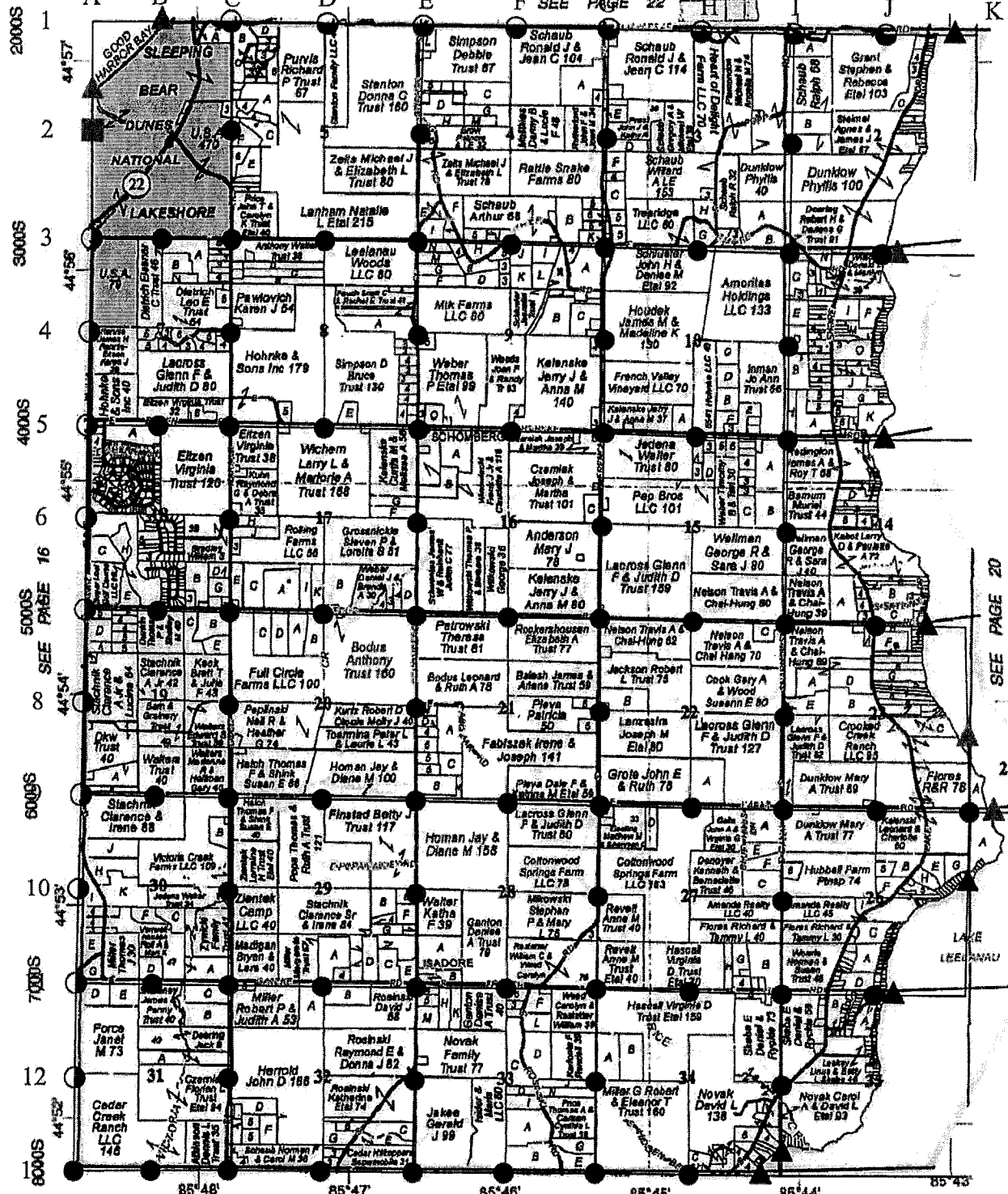
CENTERVILLE TWP., PAGE 7

4-H Programs

Kids Club (after-school & summer programs) *Mentoring*
Exploration Days *Natural Helpers* *Snowmobile Safety*
Voices and Choices *Skiing & Snowboarding*
Guys' Group & Lots More!!

CENTERVILLE

Refer to page 42 for keyed parcels
T.29N.-R.12W.



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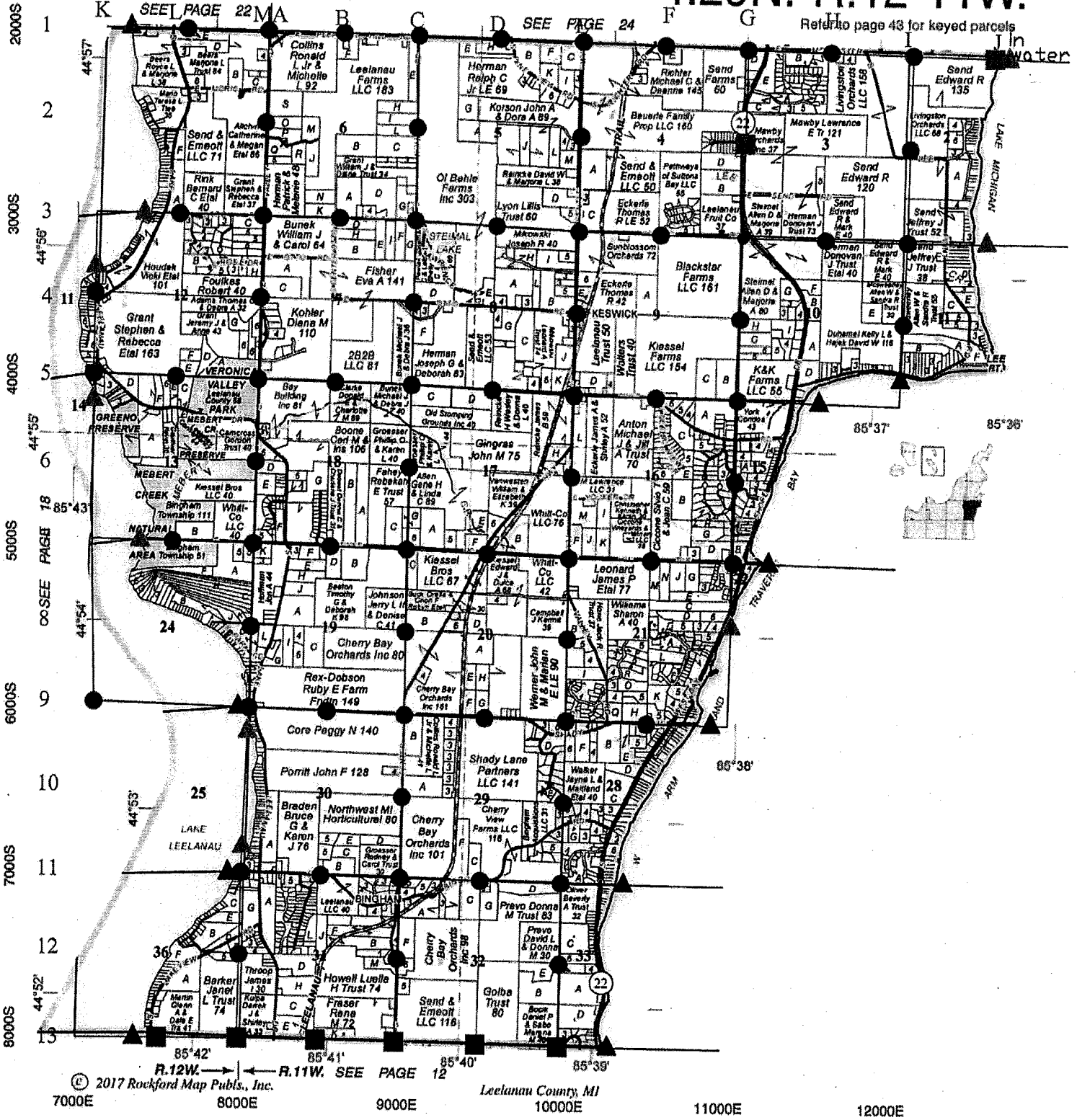
SEE PAGE 10

Leelanau County, MI

Corners to be done = ▲
3 Meander corners (1 Common corner)

BINGHAM

T.29N.-R.12-11W.



Corners to be done = ▲ ■
 T29N R11W 2 Meander Corners
 2 PLS Corners - J1 & G2
 T29N, R12W 1 Common corner

Glen Arbor Township

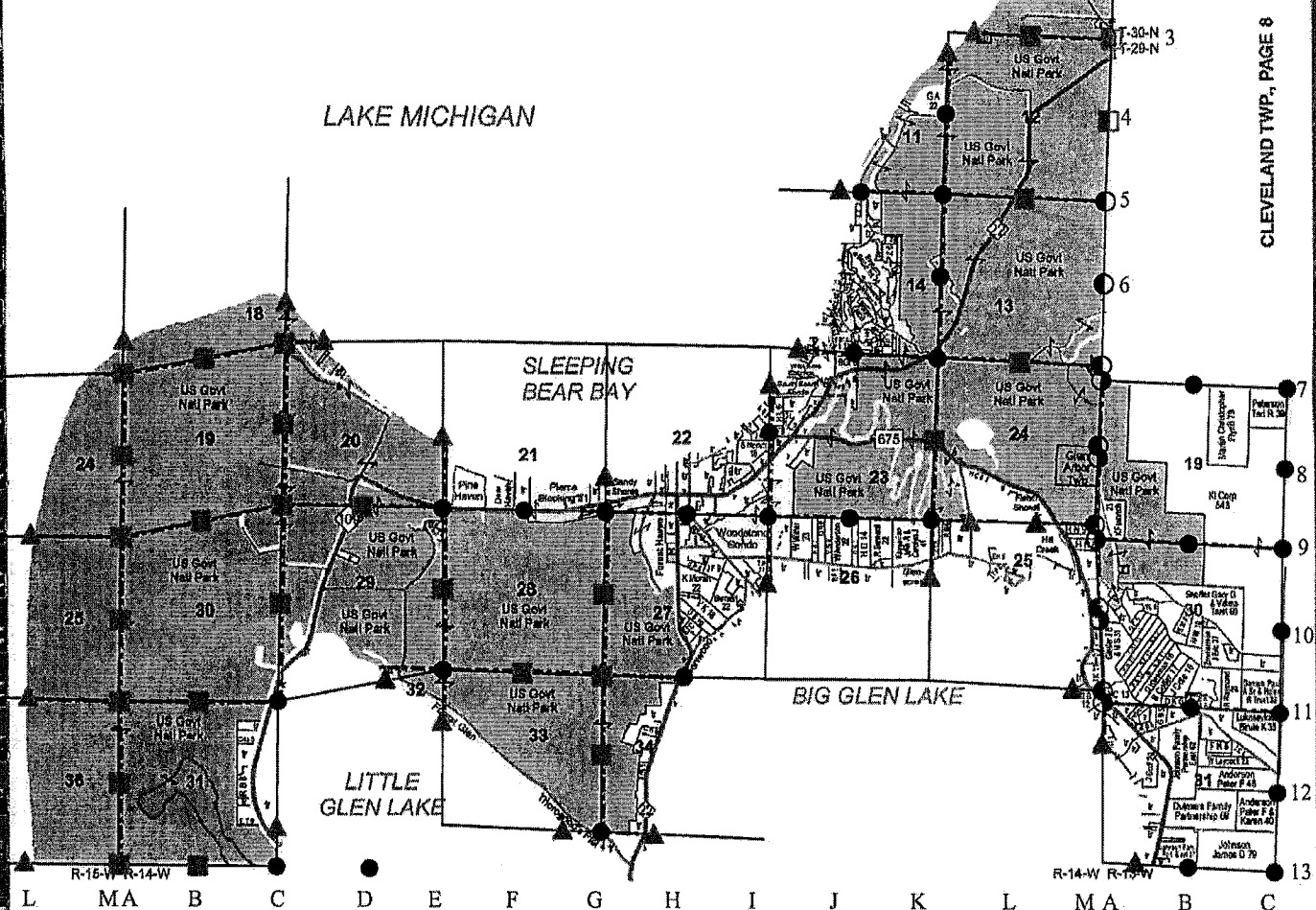


T-29-30 N ■ R-13-14-15-W



Corners to be done = ▲
 T29N R14W 14 Meander corners
 T29N R13W 1 Meander corner

Through 2019



EMPIRE TWP., PAGE 12

KASSON TWP., PAGE 16



**ART'S
TAVERN**
GLEN ARBOR, MICHIGAN

Tim Barr
Bonnie Nescot

6487 Western Avenue
P.O. Box 570
Glen Arbor, MI 49636
(231) 334-3754

Office: (231) 326-5275
Fax: (231) 326-5853

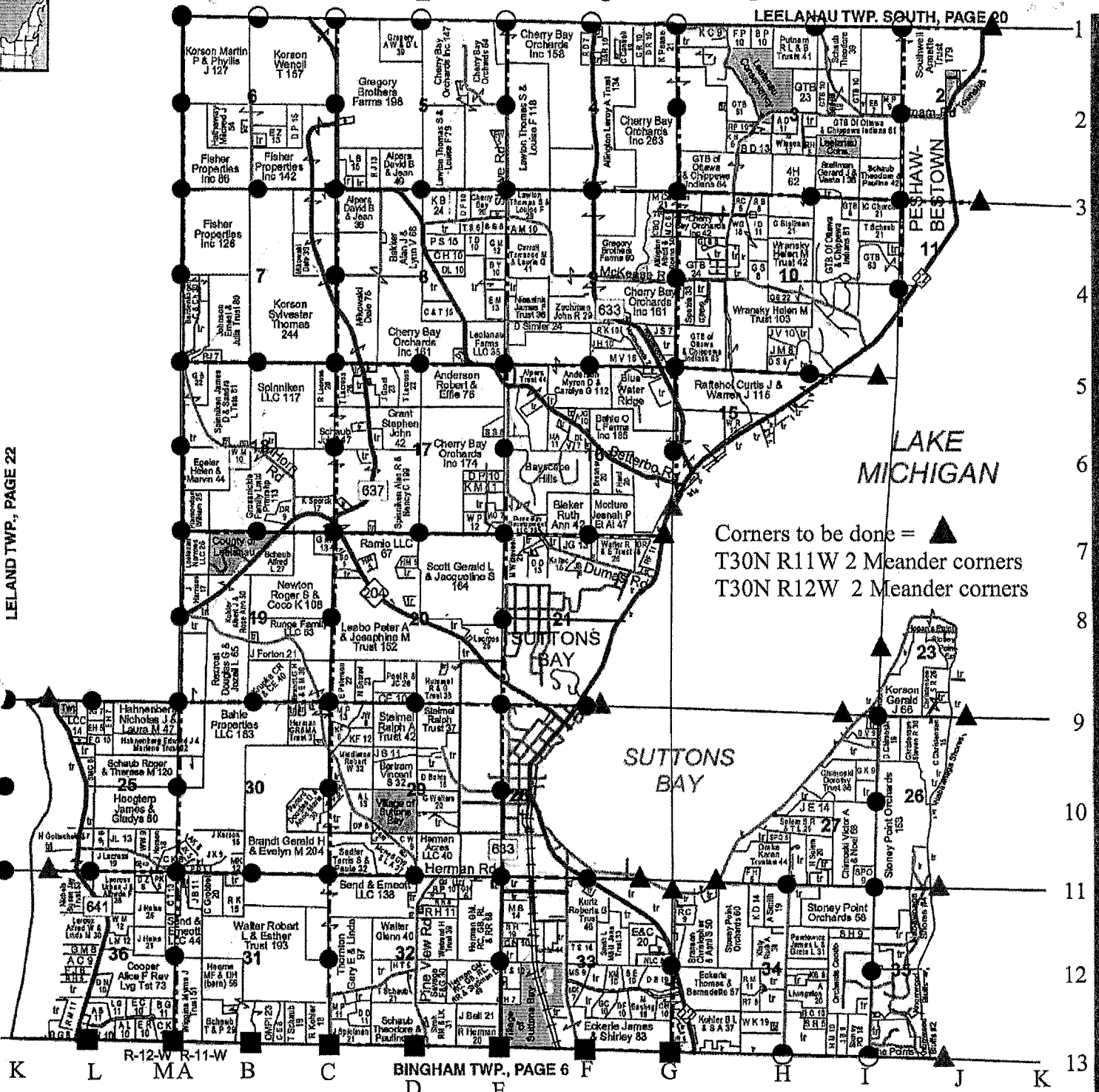


Suttons Bay Township

T-30-N ■ R-11-12-W



LEELANAU TWP. SOUTH, PAGE 20



LELAND TWP., PAGE 22

Corners to be done = ▲
 T30N R11W 2 Meander corners
 T30N R12W 2 Meander corners

CHERRY BAY ORCHARDS, INC.



Community Oriented Farming

2801 N Jacobson Rd.
 Suttons Bay, MI 49682

Ph: (231) 271-8278
 Fax: (231) 271-6263

Vicky Oltersdorf
 Associate Broker



OLTERS DORF REALTY LLC

P: 231.271.7777 | F: 231.271.2222
 vicky@oltersdorf.com | www.oltersdorf.com

100A S. Cedar Street, P.O. Box 578 | Suttons Bay, MI 49682

LELAND WEST PART SUTTONS BAY T.30-31N.-R.12W.

Refer to page 44 for keyed parcels



(231) 256-7352

237 Chandler St.
P.O. Box 701
Leland, MI 49654

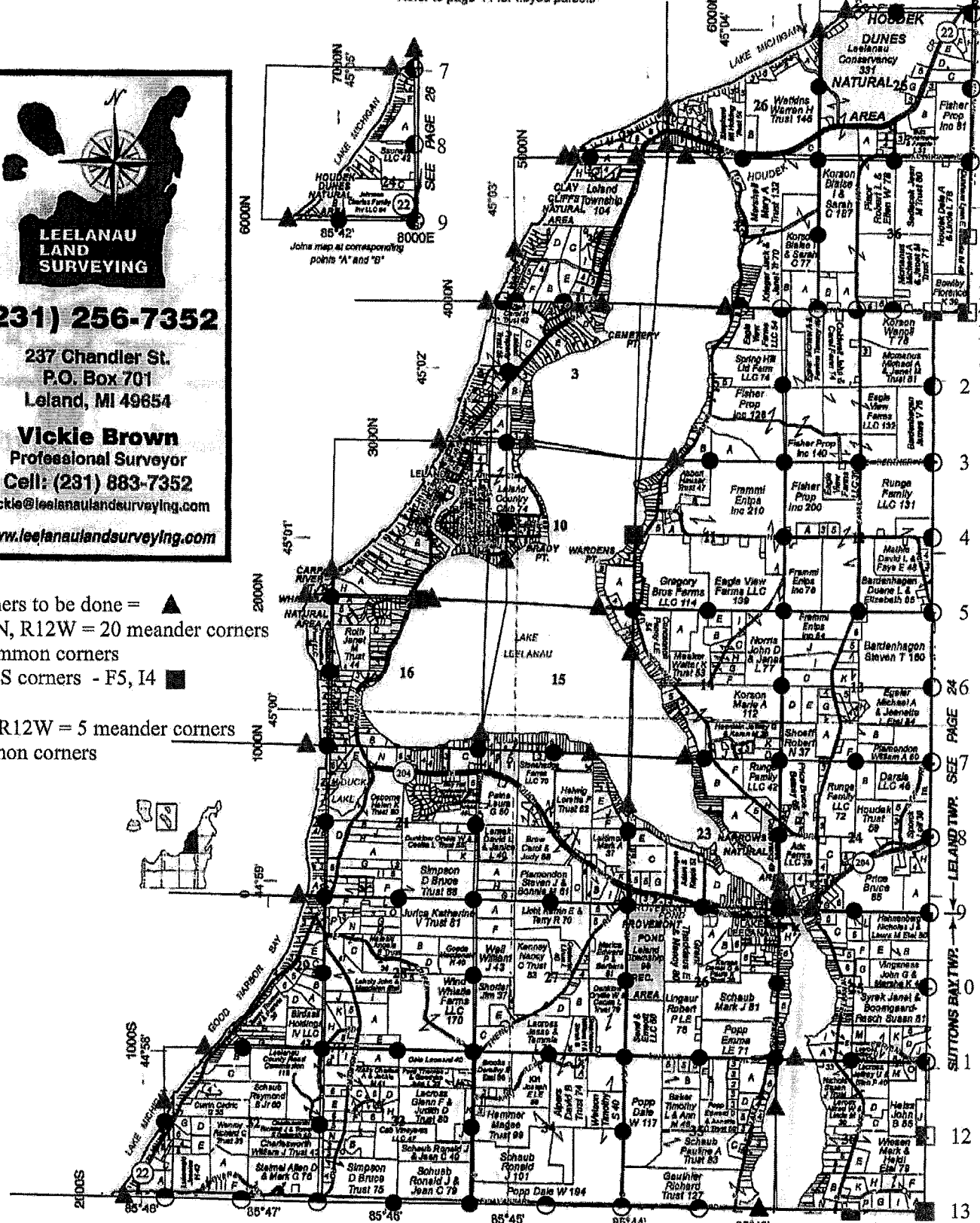
Vickie Brown
Professional Surveyor
Cell: (231) 883-7352

vickie@leelanaulandsurveying.com

www.leelanaulandsurveying.com

Corners to be done = ▲
T30N, R12W = 20 meander corners
3 common corners
2 PLS corners - F5, I4 ■

T31N, R12W = 5 meander corners
2 common corners



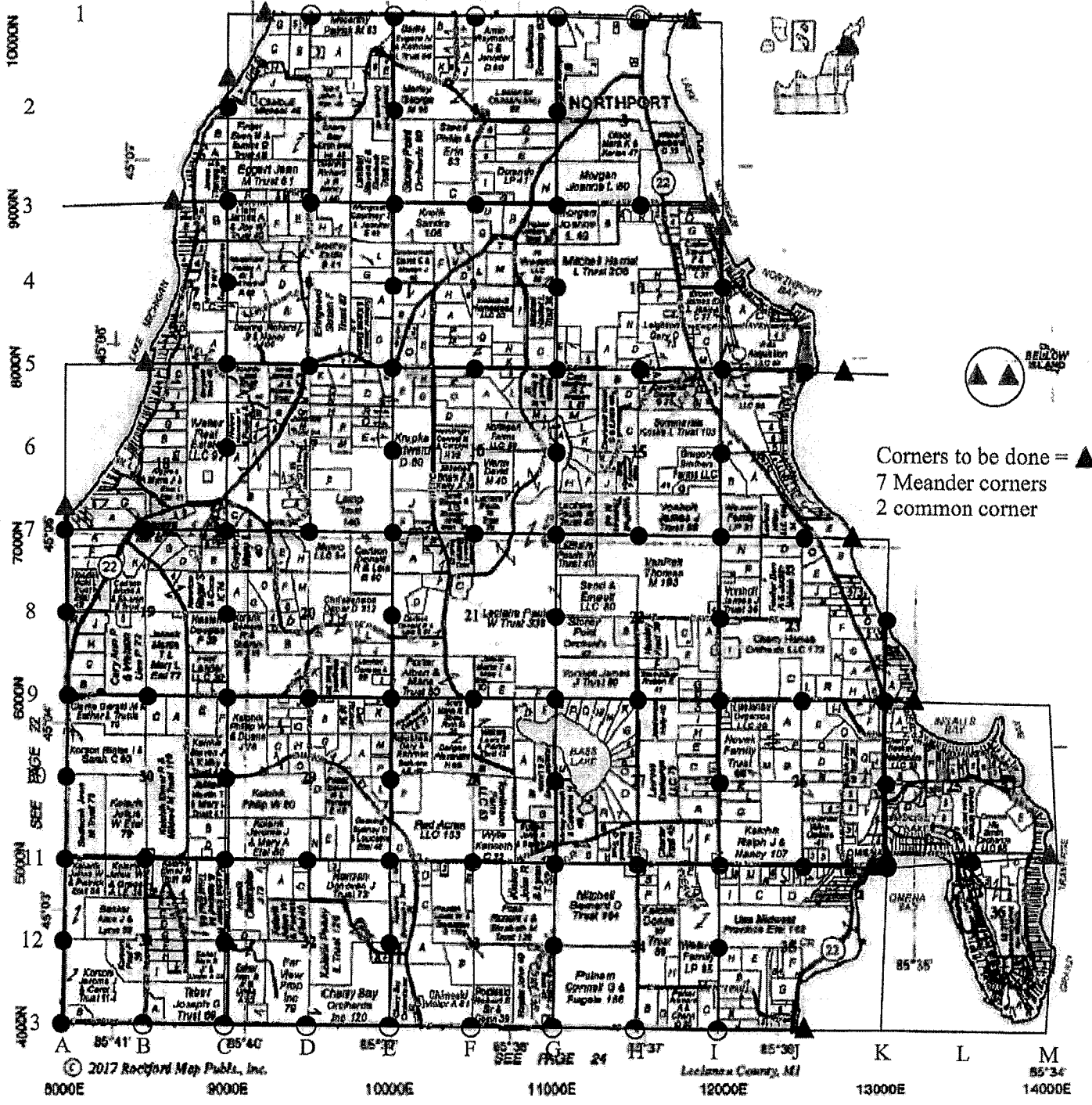
A B C D E F G H I J K L M
3000E 4000E 5000E 6000E 7000E 8000E
SEE PAGE 18 SEE PAGE 20
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SOUTH PART **LEELANAU**

Refer to page 48 for keyed parcels

T.31N.-R.11W.

SEE PAGE 28



Corners to be done = ▲
7 Meander corners
2 common corner

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SEE PAGE 24

Leelanau County, MI

8000E 9000E 10000E 11000E 12000E 13000E 14000E

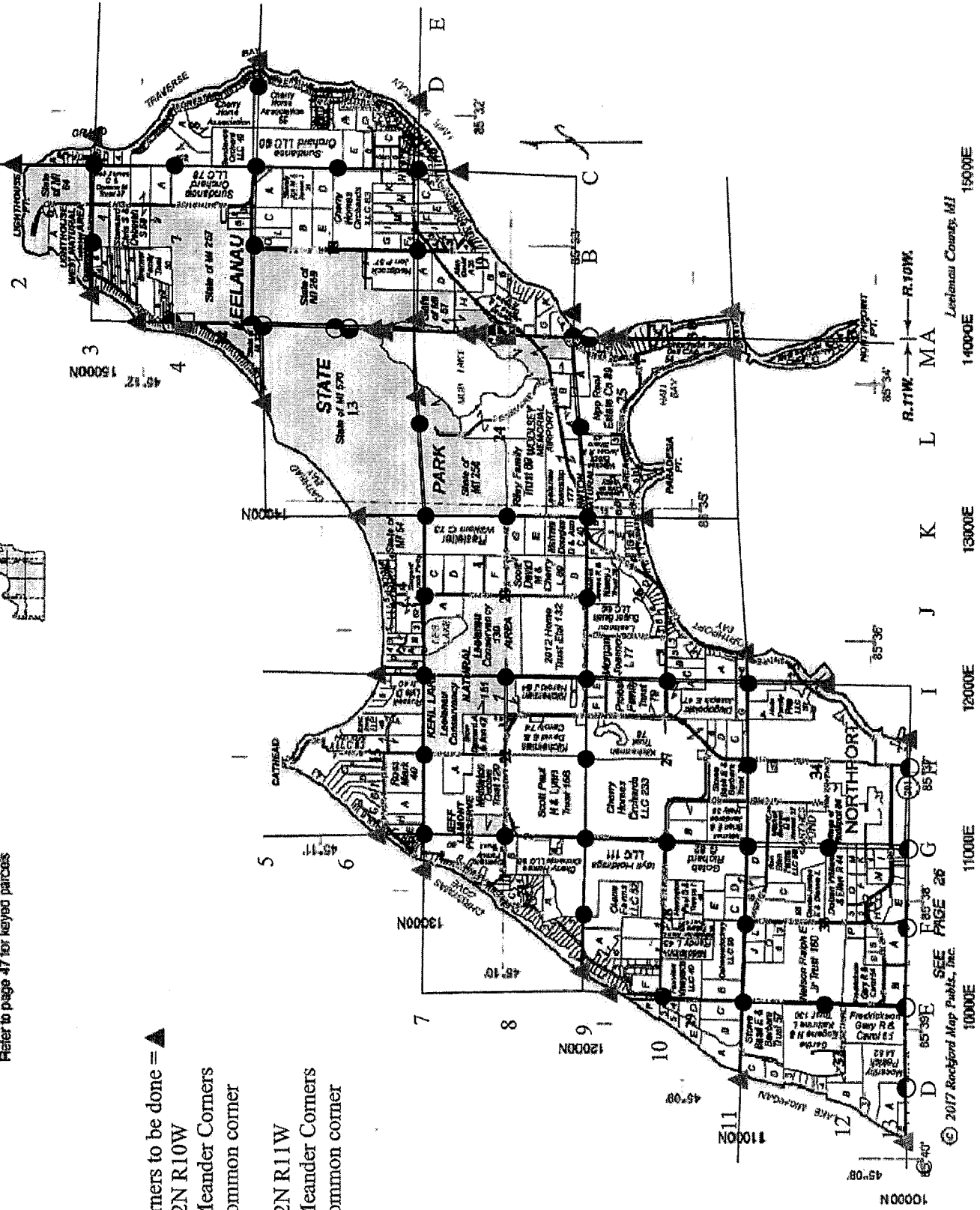
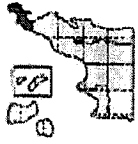
NORTH PART LEELANAU

Refer to page 47 for keyed parcels

T.32N.-R.11-10W.

Corners to be done = ▲
 T32N R10W
 7 Meander Corners
 1 common corner

T32N R11W
 7 Meander Corners
 1 common corner



10000N
 11000N
 12000N
 13000N
 14000N
 15000N

10000E
 11000E
 12000E
 13000E
 14000E
 15000E

SEE PAGE 26
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R.11W → R.10W
 MA
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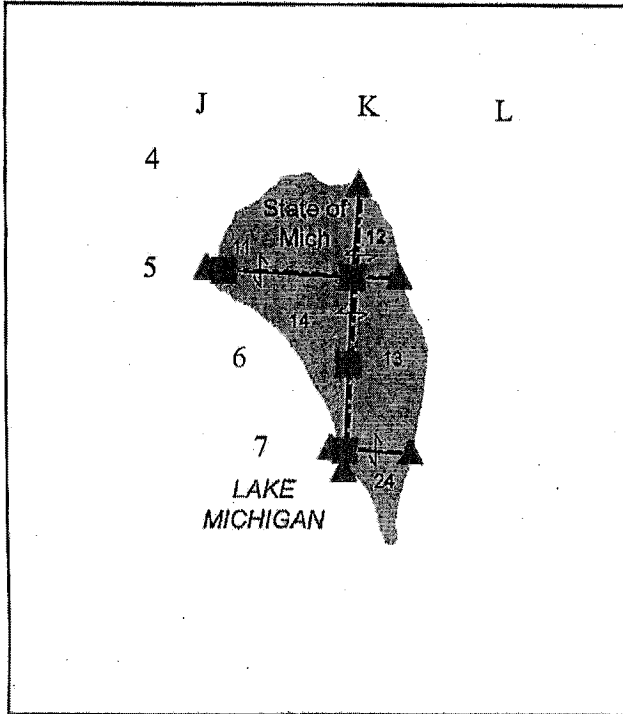
Leelanau County, MI

Island Maps

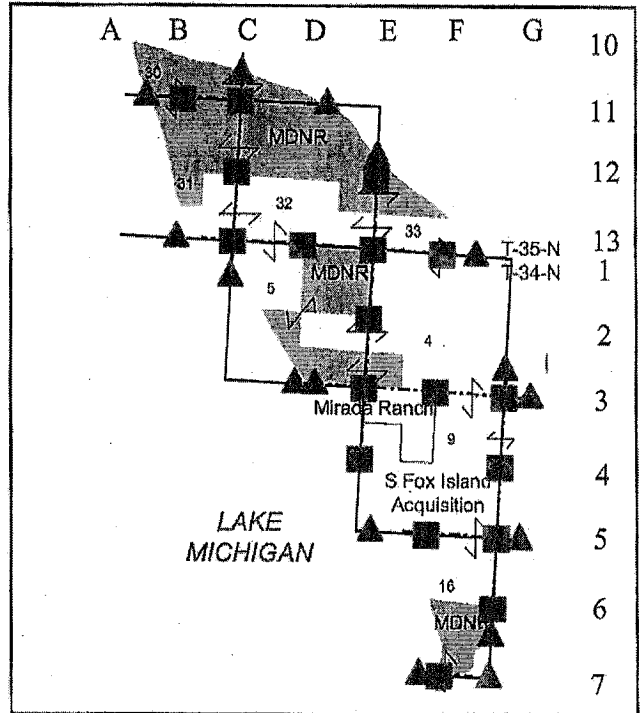
Corners on these islands to be done by request only.



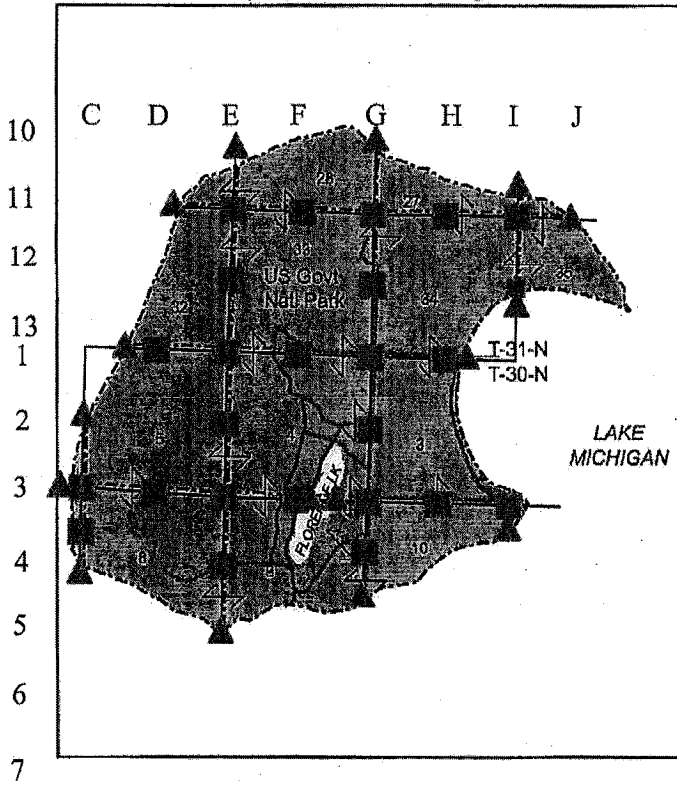
North Fox Island Plat
T-35-N R-13-W



South Fox Island Plat
T-34-35-N R-13-W



South Manitou Island Plat
T-30-31-N R-15-W



North Manitou Island Plat
T-31-32-N R-14-15-W

