

To: City Council

**From: Nicholas Wikar
Planning and Zoning Administrator**

Date: April 2, 2021

**Subject: Resolution Certifying an Approved Lot Line
Adjustment - PPN: 03-59-016-074-00 (333 Blue Star
Highway) and PPN: 03-59-016-072-11 (435 Blue Star
Highway); Ethan Del Stone (Koi Holdings, LLC)
(Resolution 11-2021)**

In accordance with the Land Division Act, PA 288 of 1976, as amended, the Planning and Zoning Administrator, has reviewed and approved the application for an “exempt” Application for Land Division, to perform a lot line adjustment to divide part of 333 Blue Star Highway (PPN: 03-59-016-074-00), in Douglas, Michigan, for combination/consolidation of the lesser resultant part with the adjacent property located 435 Blue Star Highway (PPN: 03-59-016-072-11), as deeded.

Article 17 of the City of the Village of Douglas Zoning Ordinance established municipal Land Division Regulations pursuant to the Land Division Act, of which Section 17.03 affirms the administrative duties and responsibility of the Planning and Zoning Administrator to review and approve of the lot line adjustment. The approved application and submittals have been provided to City Council with Resolution 11-2021, to certify for the public record, the administrative function and duties performed by the Planning and Zoning Administrator.

Pursuant to the City of Douglas Schedule of Fees, all associated permit application fees have been paid to defer the cost of review, with no financial cost or burden upon the City resultant of this procedural action.

It is recommended the Douglas City Council approve Resolution 11-2021, a Resolution Certifying an Approved Lot Line Adjustment, and the approved Land Division Application for the exempt division of (PPN: 03-59-016-074-00), to permit deed of the lesser resulting part to 435 Blue Star Highway (PPN: 03-59-016-072-11).

VILLAGE OF DOUGLAS
APPLICATION FOR LOT SPLIT
FEE: \$250.00

NAME AND ADDRESS OF APPLICANT

KOI HOLDINGS LLC
P.O. BOX 978
DOUGLAS MI 49406

TELEPHONE

773. 808. 3333 (ETHAN)

NAME AND ADDRESS OF PROPERTY OWNER (IF DIFFERENT FROM ABOVE)

GREEN KOI
435 BLUE STAR HWY.
DOUGLAS, MI

TELEPHONE

773-808-3333

PARCEL NUMBER

59-06-072-11

LEGAL DESCRIPTION/ADDRESS OF PROPERTY:

SEE ATTACHED SURVEY

DESCRIBE REASON FOR REQUESTING PROPERTY SPLIT:

Expansion

PLEASE BE ADVISED THAT THE VILLAGE COUNCIL REVIEWS ALL REQUESTS PRIOR TO APPROVAL.

NOTE: COUNCIL REFERS ANY RESIDENTIAL SPLITS CREATING MORE THAN TWO BUILDABLE LOTS, AND ALL COMMERCIAL SPLITS, TO PLANNING COMMISSION AND ZONING ADMINISTRATOR FOR REVIEW AND RECOMMENDATION PRIOR TO APPROVAL.

Ethan Del Sta
SIGNATURE OF APPLICANT

2/2/21
DATE

VILLAGE USE ONLY

APPLICATION FEE OF \$250.00 RECEIVED

Paid 01-29-2021 NPW

APPLICANT APPROVED

DENIED

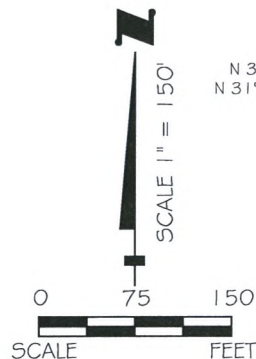
NPW
02-15-2021

CERTIFICATE OF SURVEY

FOR: MIDWEST CONSTRUCTION

SEE SHEETS 2 AND 3 OF OF 4 FOR DESCRIPTIONS
SEE SHEET 4 OF 4 FOR GENERAL NOTES AND CERTIFICATION

WEST 1/4 CORNER SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 15, PAGES 157-159



WEST LINE, SOUTHWEST 1/4 SECTION 16
N 00°15'27" E 2623.70'

BLUE STAR HIGHWAY

N 30°40' E 152.80' (D)
N 31°02'55" E 153.33' (M)

EAST 530.40' (D)
S 89°37'44" E 529.46' (M)

WEST LINE, AMITY MEADOWS
CONDOMINIUM

PARCEL "B"
AREA = 9.581 ACRES

Tax Parcel No.: 59-016-074-00
Owner: DUNES REALTY, LLC.

EAST RIGHT-OF-WAY LINE BLUE STAR HIGHWAY
(60' EAST OF CONSTRUCTED CENTERLINE)

AREA TO BE TRANSFERRED
(SEE DETAIL)

POINT OF BEGINNING
PARCEL "B"

S 89°37'44" E 191.48'
15.00'

WEST (D)
N 89°37'44" W 196.23' (M)

PARCEL "A"
AREA = 0.940 ACRES

Tax Parcel No.: 59-016-072-11
Owner: DOUGLAS TERA, LLC.

N 00°15'27" E 187.30' (M)

EAST (D)
N 89°37'44" W 242.64' (M)
EXCEPTION

POINT OF BEGINNING
PARCEL "A"

N 00°07'30" W (D)
N 00°15'27" E 158.00' (M)

356.00' (D#M)

EAST (D)
S 89°37'44" E 2615.20' (M)
SOUTH LINE, SOUTHWEST 1/4 SECTION 16

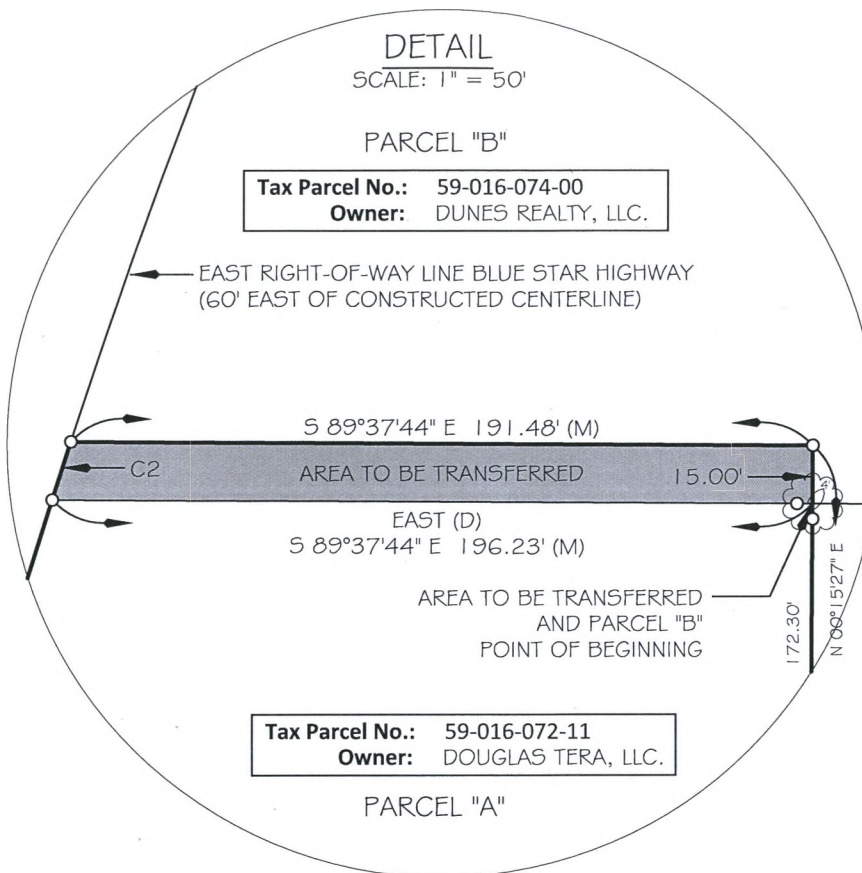
AMITY MEADOWS CONDOMINIUM
(MASTER DEED RECORDED IN LIBER 1249, PAGE 250)

S 00°23'26" W 938.65' (M)

608.35' (M)

330.30' (M)

SOUTHWEST CORNER SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON. L.C.R.C. LIBER 15, PAGE 154
POINT OF COMMENCEMENT



DETAIL
SCALE: 1" = 50'

PARCEL "B"

Tax Parcel No.: 59-016-074-00
Owner: DUNES REALTY, LLC.

EAST RIGHT-OF-WAY LINE BLUE STAR HIGHWAY
(60' EAST OF CONSTRUCTED CENTERLINE)

S 89°37'44" E 191.48' (M)

AREA TO BE TRANSFERRED

15.00'

EAST (D)
S 89°37'44" E 196.23' (M)

AREA TO BE TRANSFERRED
AND PARCEL "B"
POINT OF BEGINNING

Tax Parcel No.: 59-016-072-11
Owner: DOUGLAS TERA, LLC.

PARCEL "A"

CURVE TABLE

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING & DISTANCE
C1	2232.01'	194.13'	04°59'00"	N 15°32'40" E 194.07'
C2	2232.01'	15.72'	00°24'13"	N 17°50'03" E 15.72'
C3	2232.01'	506.91'	13°00'45"	N 24°32'32" E 505.83'
C4	2232.01'	178.40'	04°34'46"	N 15°20'33" E 178.35'

NPW
02/15/2021



Date revised	By
Date revised	By

LEGEND

- SECTION CORNER
- SET 1/2" DIA. STEEL BAR W/ CAP #45500
- FOUND STEEL BAR - NO CAP
- FOUND STEEL BAR W/ CAP #19618
- (M) - MEASURED DIMENSION
- (D) - DEEDED DIMENSION
- REMON. - REMONUMENTATION
- L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE
- AREA TO BE TRANSFERRED

Horiz. Datum	HEI-96	Vertical Datum	N/A
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HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

Date	01-29-2021	Sheet	1 of 4
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Drawn By	Checked By	Surveyed By
JMR	MOS	RAD

S-T-R
SECTION 16, T3N, R16W

Twp. or City
CITY OF THE VILLAGE OF DOUGLAS

Job No. 20-12-006

Mark O. Scovill

MARK O. SCOVILL
PROFESSIONAL SURVEYOR #
4001045504

CERTIFICATE OF SURVEY

FOR: MIDWEST CONSTRUCTION



PARCELS SUBJECT TO BOUNDARY LINE ADJUSTMENT:

PARCEL "A" (DOUGLAS TERRA, LLC.)

PER COVENANT DEED RECORDED IN LIBER 4489, PAGE 662, ALLEGAN COUNTY REGISTER OF DEEDS, MICHIGAN.

LAND IS LOCATED IN THE CITY OF THE VILLAGE OF DOUGLAS, COUNTY OF ALLEGAN, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, THENCE EAST ON THE SECTION LINE 356.00 FEET, THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 108 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 222.30 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SECTION 257.90 FEET TO THE CENTERLINE OF BLUE STAR MEMORIAL HIGHWAY, THENCE ON SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1910.08 FEET AND CENTRAL ANGLE OF 30 DEGREES 28 MINUTES TO THE FAR END OF A CHORD THAT BEARS SOUTH 14 DEGREES 21 MINUTES 09 SECONDS WEST 229.46 FEET, THENCE EAST 315.26 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 50 FEET.

PARCEL "B" (DUNES REALTY, LLC.)

PER TAX DESCRIPTION FOR PARCEL NUMBER 59-016-074-00, ALLEGAN COUNTY, MICHIGAN.

COMMENCING AT THE SOUTHWEST CORNER; THENCE EAST ON THE SOUTH SECTION LINE 978.50 FEET; THENCE NORTH 431.65 FEET TO THE POINT OF BEGINNING; THENCE WEST 788 FEET TO THE EAST RIGHT-OF-WAY LINE OF BLUE STAR MEMORIAL HIGHWAY; THENCE ON SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1850.08 FEET TO THE FAR END OF A CHORD THAT BEARS NORTH 25 DEGREES 36 MINUTES 10 SECONDS EAST 416.45 FEET; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 40 MINUTES EAST 152.80 FEET; THENCE EAST 530.4 FEET; THENCE SOUTH 507 FEET TO THE POINT OF BEGINNING. ALSO COMMENCING AT THE SOUTHWEST CORNER; THENCE EAST OF THE SOUTH SECTION LINE 978.33 FEET; THENCE NORTH 330.30 FEET ALONG THE WEST LINE OF PLAT TO THE POINT OF BEGINNING; THENCE WEST 882.08 FEET; THENCE NORTHEASTERLY 106.65 FEET ALONG THE CONSTRUCTED CENTERLINE OF BLUE STAR HIGHWAY ALONG AN ARC HAVING A RADIUS OF 2292.01 FEET, A CHORD THAT BEARS NORTH 18 DEGREES 07 MINUTES 47 SECONDS EAST 106.64 FEET; THENCE EAST 843.93 FEET; THENCE SOUTH 101.35 FEET. ALL IN SECTION 16, TOWN 3 NORTH, RANGE 16 WEST.

AREA TO BE TRANSFERRED:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 356.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 330.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 196.23 FEET, TO THE EAST RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY; THENCE 15.72 FEET ALONG THE EAST LINE OF BLUE STAR HIGHWAY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2232.01 FEET, A CENTRAL ANGLE OF 00 DEGREES 24 MINUTES 13 SECONDS, AND CHORD THAT BEARS NORTH 17 DEGREES 50 MINUTES 03 SECONDS EAST, A DISTANCE OF 15.72 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 191.48 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.067 ACRES OF LAND.

NPW
02-15-2021

Date revised	By		
Date revised	By		
LEGEND			
	SECTION CORNER		
	SET 1/2" DIA. STEEL BAR W/ CAP #45500		
	FOUND STEEL BAR - NO CAP		
	FOUND STEEL BAR W/ CAP #19618		
(M) -	MEASURED DIMENSION		
(D) -	DEEDED DIMENSION		
REMON. -	REMONUMENTATION		
L.C.R.C. -	LAND CORNER RECORDATION CERTIFICATE		
	AREA TO BE TRANSFERRED		
Horz. Datum	HEI-96	Vertical Datum	N/A
HOLLAND ENGINEERING			
220 Hoover Boulevard Holland, Michigan 49423-3766 www.hollandengineering.com T 616-392-5938 F 616-392-2116			
Date	01-29-2021	Sheet	2 of 4
Drawn By	JMR	Checked By	MOS
		Surveyed By	RAD
S-T-R			
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Twp. or City			
CITY OF THE VILLAGE OF DOUGLAS			
Job No. 20-12-006			
MARK O. SCOVILL PROFESSIONAL SURVEYOR# 4001045504			

CERTIFICATE OF SURVEY

FOR: MIDWEST CONSTRUCTION

PARCELS RESULTING FROM BOUNDARY LINE ADJUSTMENT:

PARCEL "A" (DOUGLAS TERRA, LLC.)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 356.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 242.64 FEET, TO THE EAST RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY; THENCE 194.13 FEET ALONG THE EAST LINE OF BLUE STAR HIGHWAY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2232.01 FEET, A CENTRAL ANGLE OF 04 DEGREES 59 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 15 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 194.07 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 191.48 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 187.30 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.940 ACRES OF LAND.

PARCEL "B" (DUNES REALTY, LLC.)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 978.33 FEET, TO THE WEST LINE OF AMITY MEADOWS CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 1249, PAGE 250; THENCE NORTH 00 DEGREES 23 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID AMITY MEADOWS CONDOMINIUM, A DISTANCE OF 330.30 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 623.10 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 191.48 FEET, TO THE EAST RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY; THENCE 506.91 FEET, ALONG THE EAST LINE OF BLUE STAR HIGHWAY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2232.01 FEET, A CENTRAL ANGLE OF 13 DEGREES 00 MINUTES 45 SECONDS, AND A CHORD THAT BEARS NORTH 24 DEGREES 32 MINUTES 32 SECONDS EAST, A DISTANCE OF 505.83 FEET; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF BLUE STAR HIGHWAY NORTH 31 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 153.33 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 529.46 FEET, TO THE WEST LINE OF SAID AMITY MEADOWS CONDOMINIUM; THENCE SOUTH 00 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG THE WEST LINE OF SAID AMITY MEADOWS CONDOMINIUM, A DISTANCE OF 608.35 FEET, TO THE POINT OF BEGINNING. CONTAINING 9.581 ACRES OF LAND.



NPLW
02-15-2021

Date revised	By		
Date revised	By		
LEGEND			
SECTION CORNER			
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Job No. 20-12-006			
Mark O. Scovill			
MARK O. SCOVILL PROFESSIONAL SURVEYOR # 4001045504			

CERTIFICATE OF SURVEY
FOR: MIDWEST CONSTRUCTION

GENERAL NOTES:

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

ALL IMPROVEMENTS, UTILITIES, DITCHES, DRIVES, TWO-TRACKS AND/OR FENCES, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16 AS BEING: SOUTH 89°37'44" EAST.

THE SURVEYOR'S LIABILITY FOR ANY AND ALL CLAIMS, INCLUDING BUT NOT LIMITED TO THOSE ARISING OUT OF THE SURVEYOR'S PROFESSIONAL SERVICES, NEGLIGENCE, GROSS MISCONDUCT, WARRANTIES OR MISREPRESENTATIONS SHALL BE DEEMED LIMITED TO AN AMOUNT NO GREATER THAN THE SERVICE FEE.

DATE OF FIELD SURVEY: JANUARY 11, 2021.

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF 1970 PUBLIC ACT 132, MCL 54.213, AS AMENDED. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-5938

Mark O. Scovill

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



NPLW
02-15-2021

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Date revised	By
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Job No. 20-12-006	

**CITY OF THE VILLAGE OF DOUGLAS
COUNTY OF ALLEGAN
STATE OF MICHIGAN**

RESOLUTION NO. 11-2021

**RESOLUTION CERTIFYING AN APPROVED LOT LINE ADJUSTMENT
AND COMBINATION/CONSOLIDATION**

PPN: 03-59-016-074-00 (333 Blue Star Highway) and

PPN: 03-59-016-072-11 (435 Blue Star Highway), Douglas, Michigan

At a regular meeting of the City Council for the City of the Village of Douglas, Michigan, held at the City of the Village of Douglas City Hall, Douglas, Michigan, on the 5th day of April 2021, at 7:00 p.m..

PRESENT: Donovan, Miller, Mooradian, North, Seabert, VanLoon, Lion

ABSENT: None

The following resolution was offered by Councilperson Seabert and supported by Councilperson
_Donovan.

RESOLUTION

WHEREAS, Article 17 of the Zoning Ordinance (“Ordinance”) of the City of the Village of Douglas regulates the land division, combination/~~consolidation~~ and lot line adjustments of platted lots and unplatted land in Douglas;

WHEREAS, Section 17.03 of that Ordinance reaffirms that lot line adjustment between two or more adjacent parcels is exempt from the Land Division Act, PA 288 of 1976 as amended, and shall be administratively reviewed and approved by the Planning and Zoning Administrator;

WHEREAS, the City of Douglas has received an Application for Land Division (“Application”) from Ethan Del Stone (Koi Holdings, LLC (“Applicant”)) for a lot line adjustment or the exempted division of PPN: 03-

59-016-074-00 (333 Blue Star Highway) into two parts, for the consolidation of the lesser of the resultant parts with PPN: 03-59-016-072-11 (435 Blue Star Highway), as deeded, in Douglas, Michigan;

WHEREAS, the Planning and Zoning Administrator has reviewed the Application and the proposed property descriptions and survey of which is attached hereto, finding the lot line adjustment of the lots constitutes two conforming lots and meets the requirements of the Ordinance and Land Division Act;

WHEREAS, Douglas City Council may considered the implementation of administerial functions related to these exempted land divisions to be a matter for the public record; and,

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the City of the Village of Douglas City Council certifies the lot line adjustment, dividing part of PPN: 03-59-016-074-00 (333 Blue Star Highway), for deed to and consolidation with PPN: 03-59-016-074-00 (333 Blue Star Highway), in Douglas, Michigan.

YEAS: Council Members: Donovan, Miller, Mooradian, North, Seabert, VanLoon, Lion

NAYS: Council Members: None

ABSTAIN: Council Members: None

ABSENT: Council Members: None

ADOPTED this 5th day of April, 2021.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Patricia Lion, Mayor

BY: _____
Pamela Aalderink, CMC, City Clerk

CERTIFICATION

I, Pamela Aalderink, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held April 5th, 2021, in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

CITY OF THE VILLAGE OF DOUGLAS

Pamela Aalderink, CMC
City Clerk