



MCKENNA

December 30, 2024

Planning Commission
Village of Lake Orion
21 East Church Street
Lake Orion, MI 48362

Subject: LO24-24 West Harbor Orion (225 Lake St.) Lot Split Review #1
Revised Documents Received December 16, 2024

Dear Commissioners:

We have reviewed the subject lot split request submitted by West Harbor Orion, LLC, a subsidiary of Mocerri Companies (the “Applicant”), for conformance to the provisions of the Village of Lake Orion Ordinance for the Dividing and Partitioning of Land (Code of Ordinances: Chapter 157) and the Village Zoning Ordinance.

Per section 157.24, the Village Council makes the final decision concerning any partitioning of land, including subdivisions and condominiums, after receiving a recommendation from the Planning Commission, preceded by recommendation(s) from the Village Manager and/or professional review staff.

PROPOSAL

The proposed request is to divide a single 0.66-acre parcel of land (ID: 09-02-458-014), commonly known as 225 Lake St., into two (2) roughly equal child parcels. The existing parcel is zoned RL, Lake Single Family Residential. It is our understanding that the current zoning will be maintained and that the resulting lots will be developed into two (2) single-family site condominium lots, like ‘The Peninsula,’ which was recently approved for a similar project immediately adjacent to the subject site and is under the Mocerri Companies’ management umbrella; however, no site plan has been proposed. All site condominium development requires separate site plan review by the Planning Commission.

The table below depicts the site’s surrounding land uses, future land uses, and current zoning districts.

Location	Existing Land Use	Zoning District	Future Land Use
Subject Site	Residential, single-family	RL, Lake Single Family Residential	Lake Single-Family Residential
North	Residential, single-family	RV, Village Single-Family Residential	Village Single-Family Residential
East	Residential, single-family site condominium	RL, Lake Single-Family Residential	Lake Single-Family Residential
South	Lake Orion (open water)	Public/Private Waterway	Public/Private Waterway
West	Residential, single-family	RV, Village Single-Family Residential	Village Single-Family Residential

HEADQUARTERS

235 East Main Street
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Northville, Michigan 48167

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EXISTING CONDITIONS



PROPOSED SPLIT

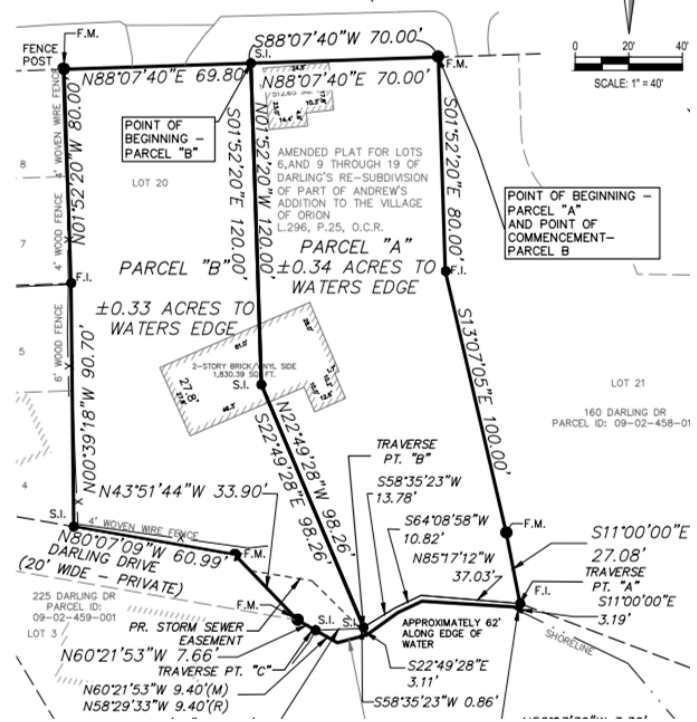


Image Source(s): Oakland County Property Gateway, Giffels Webster

APPLICATION REQUIREMENTS

Per Section 157.23, the following information shall be supplied with the application.

1. Three copies of a sealed 8 1/2" x 14" drawing prepared by a Registered Land Surveyor.
Provided. Must show public facilities within 50 ft. of the property.
2. A legal description prepared by a Registered Land Surveyor of all parcels, permanent easements, or other areas that would result from the requested division or partitioning of land. The legal description shall be in a form sufficient for recording with the Oakland County Register of Deeds and shall indicate the area of all parcels in square feet and acres.
Provided. Must provide recordable easement documents.
3. Copies of existing or proposed deed restrictions related to the proposed parcels.
Not applicable.
4. If any portion of the land has been part of a previous application for division of land, the applicant shall submit the date(s) of such application(s) and action taken.
Not applicable. *Evidence of previous applications for division of land was not provided; we defer to the County to determine any historical splits.*



REVIEW STANDARDS

Per Section 157.25, the following standards are the basis upon which applications for the division or partitioning of land are reviewed and approved. We offer comments for consideration in *italics*.

- 1. Compliance with state law:** An application shall not be approved unless it complies with the Subdivision Control Act, Public Act 288 of 1967, as amended. The Village may permit the dividing of lots, outlots, or other parcels of land into not more than 4 parts; however, any lot, outlot, or other parcel of land not served by public sewer and public water systems shall not be further divided if the resulting lots, outlots, or other parcels are less than the minimum width and area provided for in Section 186 of the Subdivision Control Act of 1967. A lot which is a part of a recorded plat may not be divided into more than 4 parts in perpetuity. An acreage parcel may be divided or partitioned as provided in Section 102(d) of the Subdivision Control Act of 1967.

Complies. There are no additional state requirements beyond the requirements identified in this review.

- 2. Lot dimensional requirements.** All parcels created as a result of the application shall comply with the minimum lot dimensional requirements, including lot size and lot width, minimum yard setback requirements and lot coverage requirements of the current Zoning Ordinance, adopted in Chapter 158, except in the following circumstances:
 - a. Where the proposed division or partitioning of land would reduce the degree of existing non-conformity with Zoning Ordinance standards; or
 - b. Where the non-conforming parcel created as a result of the division or partitioning of land is intended to be combined with additional land for the purpose of creating a building site that conforms with the Zoning Ordinance requirements.

Complies. In the RL District, the required minimum lot width is 60 feet, and the minimum lot area is 7,200 square feet. With the proposed subdivision of land, the resulting parcels A and B are conforming lots of record for the Village as they both meet (and exceed) the minimum required dimensional standards. Supplemental site drawings indicate required setbacks for the district. Demolition of the existing single-family home and accessory structure must be completed before the split can be finalized; standards pertaining to size, bulk, and placement of future structures will be reviewed under a separate application.

- 3. Taxes or assessment liens.** Any due or unpaid taxes, special assessments upon the property, or any amounts due to the municipality relating to the land which is the subject of the application (such as, but not limited to, charges for water service, sanitary sewer service, and trash collection service), shall be paid before the division or partitioning of land is given final approval.

Complies. There are no due or unpaid taxes, assessments, or municipal fees.

- 4. Depth-to-width ratio.** Wherever possible, the depth-to-width ratio of a resulting parcel shall not exceed 3-1.

Complies. Parcels A and B are at the limits of the 3-1 depth-to-width ratio.

- 5. Disruption to flow of water.** No application shall be approved if subsequent development would result in disruption to the existing or natural flow of water within drainage ditches, natural water courses, or government-maintained drains, unless evidence of a feasible alternate method of drainage is presented.

This item is subject to review and approval by the Village Engineer.



- 6. Consideration of deed restrictions.** The effect of the proposed division or partitioning of land on deed restrictions shall be considered by the Village Manager, Planning Commission and Village Council in their review of the application. However, such deed restrictions shall not be binding upon the village under this subchapter.

Not applicable. There are no existing or proposed deed restrictions on the land.

- 7. Consent of title holder.** No application shall be approved without the consent of the title or deed holder of the subject parcel.

Complies. "West Harbor Orion, LLC" is the certified warranty deed holder. Ref: 094001 Liber 59585 Pg. 535-538.

- 8. Character of surrounding development.** In reviewing an application, the Village Manager, Planning Commission, and Village Council shall consider the impact of subsequent construction on the character of surrounding development. In evaluating character of surrounding development, the Village Manager, Planning Commission and Village Council shall consider the size, dimensions, and proportions of existing surrounding parcels.

Complies. The surrounding development consists of single-family dwellings on parcels of variable size; we find that the anticipated single-family site condominium would be in harmony with the surrounding neighborhood. The proposed split results in parcels that are more comparable to surrounding parcels; standards pertaining to size, bulk, and placement of structures will be evaluated appropriately.

- 9. Parking requirements.** An application shall not be approved if it would result in a loss of parking such that development on any of the resulting parcels would be unable to comply with the minimum parking requirements in the Zoning Ordinance.

Complies. Future development will provide sufficient parking for the anticipated single-family dwelling units via driveways and garages.

- 10. Access.** An application shall not be approved unless all resulting parcels have direct frontage upon a paved public road or a private road. Accessibility to each newly created parcel must be directly from the public or private road and not by easement across another parcel or lot.

Complies. Both lots will have direct access to Lake Street, a public road.

- 11. Public facilities.** An application shall not be approved unless the resulting parcels are served by public facilities, including, but not limited to, water, sanitary sewer, and paved rights-of-way.

Complies. Based on the supplemental site drawing, we find that the property will be adequately served by public facilities. Evidence of a collapsed storm line exists on the property and the applicant has demarcated a proposed easement for its re-establishment. The proposed easement must be in recordable form.



RECOMMENDATION

We find that the proposed lot split is in substantial compliance with Chapter 157 of the Village Code of Ordinances and will result in two (2) conforming lots of record for the Village; any new development on the parcels will undergo the appropriate review for compliance with applicable Village ordinances.

Therefore, it is recommended that the Planning Commission recommend approval to the Village Council of the proposed land division of parcel 09-02-458-014, commonly known as 225 Lake St., as depicted in the attached application and supporting documentation.

Such recommendation is conditioned upon the following items being addressed to the satisfaction of the Zoning Administrator prior to finalization of the lot split:

1. *Provide recordable storm sewer easement documentation.*
2. *Demolish all existing structures on site.*
3. *Receive recommendation (and meet conditions) of approval from the Village Engineer.*

Once these conditions are met, all necessary PA documentation shall be recorded with the Oakland County Register of Deeds, copies of which shall be submitted to the Village.

If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Gage Belko, AICP
Associate Planner

CC: Mr. Darwin McClary, Village Manager, 21 E. Church Street, Lake Orion, MI 48362 (mcclaryd@lakeorion.org)
Ms. Sonja Stout, Village Clerk, 21 E. Church Street, Lake Orion, MI 48362 (stouts@lakeorion.org)
Mr. Wesley Sanchez, Director of Public Works, 21 E. Church Street, Lake Orion, MI 48362 (sanchezw@lakeorion.org)
Ms. Wendy Spence, NF Engineers, 48680 Van Dyke, Ste 200 Shelby Twp, MI 48317 (wpsence@nfe-engr.com)



Planning Commission
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

December 23, 2024

RE: 225 Lake Street – Proposed parcel split, review #2
Parcel 09-02-458-014
NFE Job No. O558

Dear Commission Members:

We have reviewed the proposed parcel split for the above-referenced site. Our review is consistent with the requirements of Chapter 157 of the Village Code of Ordinances – Dividing and Partitioning Land. We offer the following comments:

1. As noted in the first review, the Current Parcel Configuration drawing is missing the decimal point in a length – see attached markup.
2. As noted in the first review, the legal description for Parcel “A” is missing the word “feet” – see markup.
3. We note that all topographic information required by Chapter 157, including parcel and surrounding zoning; location and dimensions of structures within 50’; front, rear and side setbacks; percentage of land coverage; floodplain; and existing utilities on and within 50’ of the parcel have been shown on the full-size Topographic and Boundary Survey sheet C2 included with this submittal. The 8 ½” x 14” lot split plans submitted comply with the Act 132 requirements for recording lot and parcel splits.
4. The applicant has investigated the existence of a storm sewer outfall on the parcel, which appears to convey drainage from the public right-of-way of S. Andrews, meaning it is likely a public sewer. A proposed easement for this sewer is shown on the lot split drawings. As this document does not legally convey the easement, we recommend the applicant provide an easement description and conveyance for review prior to recording of the easement.

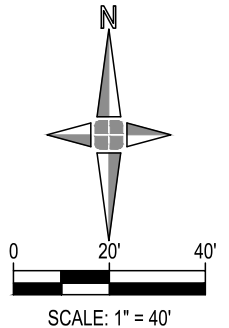
We have no objection to approval of the proposed lot split, subject to conveyance of a storm sewer easement.

Sincerely,

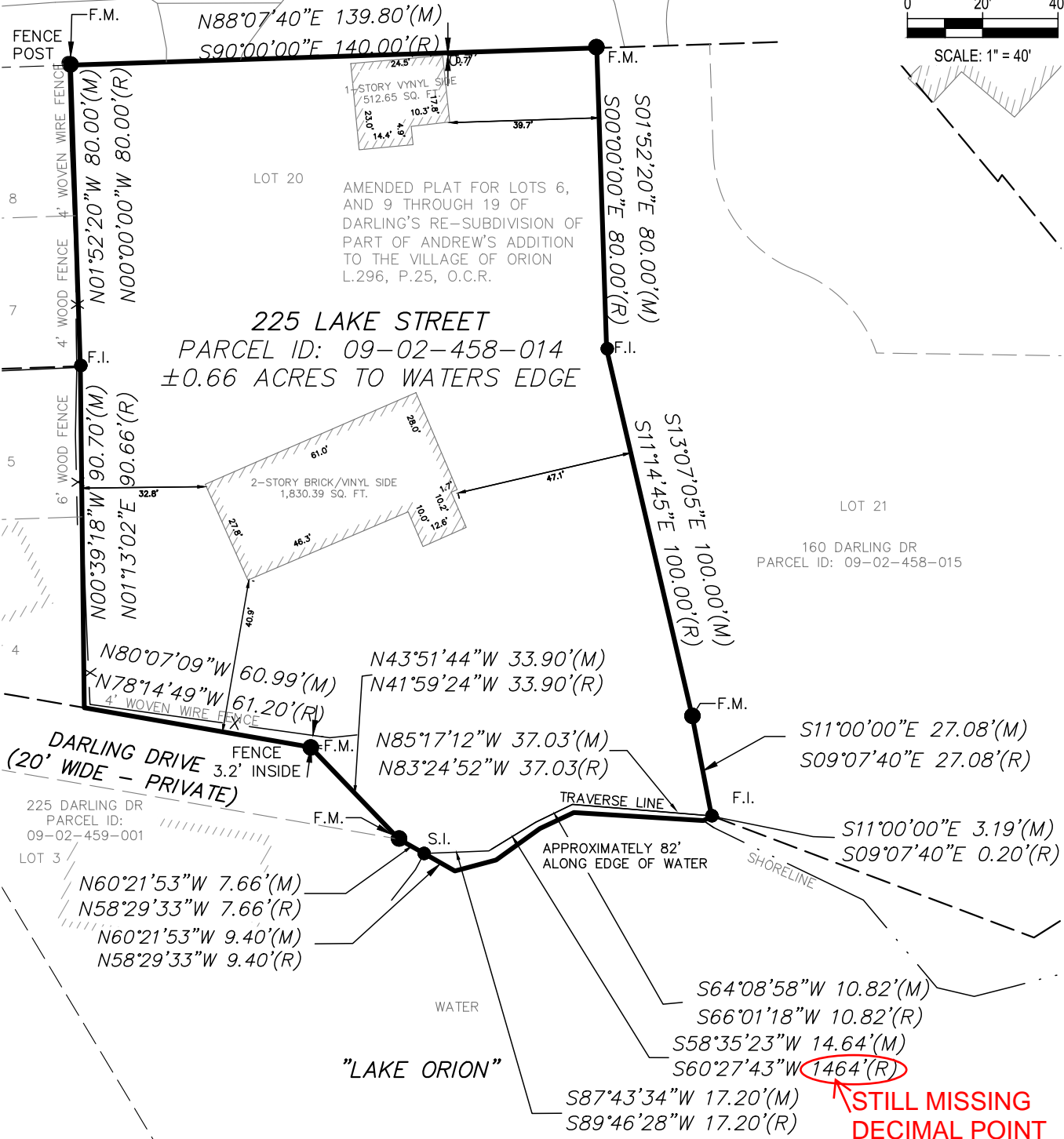
NOWAK & FRAUS ENGINEERS

Wendy E. Spence, PE
Senior Project Manager

Cc: Wesley Sanchez, DPW Director
Gage Belko, Zoning Coordinator
Lynsey Blough, Deputy Clerk



LAKE STREET
(50' WIDE - PUBLIC)



LEGEND - EXISTING

- E/ PAVEMENT
- ==== CURB
- - - - E/ GRAVEL
- - - - CL ROAD
- - - - E/ WALK
- - - - MISC. LINE
- X - FENCE
- o - o - GUARD RAIL
- / / / - WALL
- / / / - BLDG. LINE
- - - - WATER EDGE

- FOUND IRON
- ⊙ FOUND NAIL
- ⊙ FENCE POST
- ⊙ FOUND PIPE
- FOUND MON.
- ASPH. ASPHALT
- CONC. CONCRETE
- C.L.F. CHAIN-LINK FENCE
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- (M) MEASURED
- (R) RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL

NOTE: THERE ARE NO RECORDED EASEMENTS ONSITE OR DEED RESTRICTIONS TO SURVEYORS KNOWLEDGE



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Landscape Architects

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p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	C.A.A.
Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

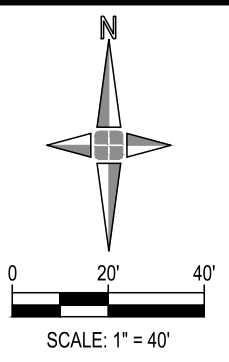
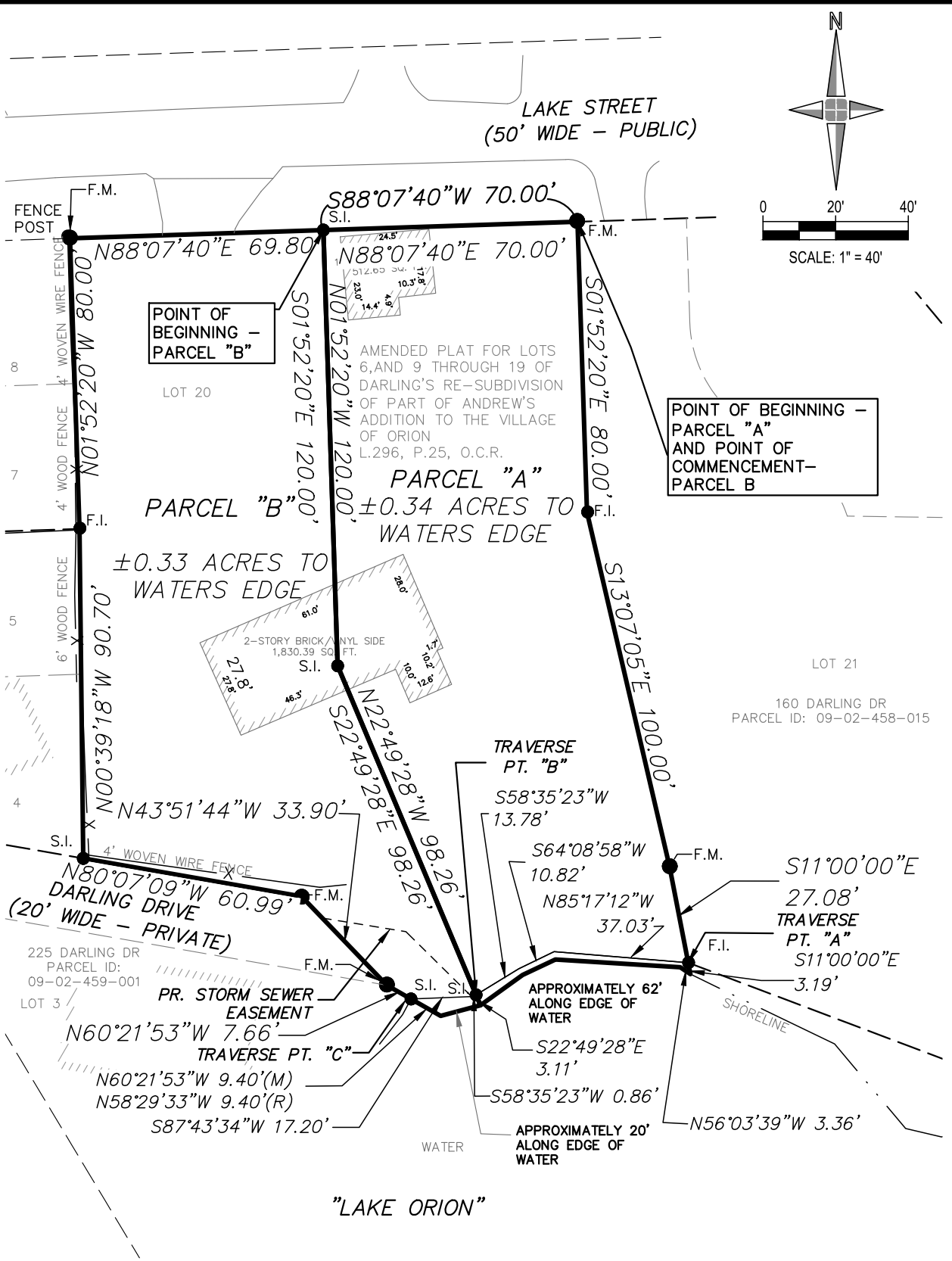
Developed For:

DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION
12.16.24	ADDED HOUSE, SETBACKS AND PR EASEMENT

Date:	11.08.24
Scale:	1"=40'
Sheet:	1 OF 3
Project:	20107.50

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N:\2020\10\20\07.50 - 225 Lake Street Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPLIT.dwg



LEGEND - EXISTING

- E/ PAVEMENT
- == CURB
- - - E/ GRAVEL
- - - CL ROAD
- E/ WALK
- MISC. LINE
- X — FENCE
- O — GUARD RAIL
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ORIGINAL PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 20; THENCE S.01°52'20"E., 80.00 FEET; THENCE S.13°07'05"E., 100.00 FEET; THENCE S.11°00'00"E., 27.08 FEET TO A TRAVERSE POINT "A" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.11°00'00"E., 3.19 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 62 FEET TO A POINT, SAID POINT BEING S.22°49'28"E., 3.11 FEET FROM A TRAVERSE POINT "B", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "A" AND "B" ALONG THE FOLLOWING THREE COURSES: (1) N.85°17'12"W., 37.03 FEET, AND (2) S.64°08'58"W., 10.82, AND (3) S.58°35'23"W., 13.78 FEET; THENCE FROM SAID TRAVERSE POINT "B", N.22°49'28"W., 98.26 FEET; THENCE N.01°52'20"W., 120.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET (50 FEET WIDE); THENCE N.88°07'40"E., 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.34 ACRES, MORE OR LESS TO THE EDGE OF WATER.

STILL MISSING THE WORD "FEET".

PARCEL "B"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE S.88°07'40"W., 70.00 FEET ALONG THE SOUTH LINE OF LAKE STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE S.01°52'20"E., 120.00 FEET; THENCE S.22°49'28"E., 98.26 FEET TO A TRAVERSE POINT "B" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.22°49'28"E., 3.11 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 20 FEET TO A POINT, SAID POINT BEING S.60°21'53"E., 9.40 FEET FROM A TRAVERSE POINT "C", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "B" AND "C" ALONG THE FOLLOWING TWO COURSES: (1) S.58°35'23"W., 0.86 FEET, AND (2) S.87°43'34"W., 17.20 FEET; THENCE FROM SAID TRAVERSE POINT "C", N.60°21'53"W., 7.66 FEET; THENCE N.43°51'44"W., 33.90 FEET; THENCE N.80°07'09"W., 60.99 FEET; THENCE N.00°39'18"W., 90.70 FEET; THENCE N.01°52'20"W., 80.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET; THENCE N.88°07'40"E., 69.80 FEET ALONG SAID SOUTH LINE OF LAKE STREET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.33 ACRES, MORE OR LESS TO THE EDGE OF WATER.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING NOVEMBER OF 2024, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: DECEMBER 05, 2024



CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376

225 LAKE STREET

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

PARCEL DESCRIPTIONS



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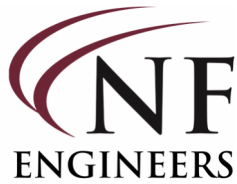
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Manager: A.L.G.
Designer: K.P.R.
Quality Control: C.A.A.
Section: 02
T-04-N R-10-E

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Date: 11.08.24
Scale: N/A
Sheet: 3 OF 3
Project: 20107.50

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December 4, 2024

Planning Commission
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

RE: 225 Lake Street – Proposed parcel split
Parcel 09-02-458-014
NFE Job No. O558

Dear Commission Members:

We have reviewed the proposed parcel split for the above-referenced site. Our review is consistent with the requirements of Chapter 157 of the Village Code of Ordinances – Dividing and Partitioning Land. We offer the following comments:

1. Applicant must provide legal proof of ownership.
2. The existing and proposed legal descriptions close properly.
3. The Current Configuration drawing is missing the decimal in a length – see attached markup.
4. The legal description for Parcel “A” is missing the word “feet” – see attached markup.
5. Chapter 157 requires the applicant to show the zoning of the parcel and surroundings. None is shown.
6. Location and dimensions of all existing structures on and within 50’ of the property must be shown. The extent of the survey shown to the west of the site is less than 50’ and will need to be expanded to meet this requirement.
7. The front, rear and side yard setback requirements must be shown.
8. Chapter 157 requires the percentage of land coverage by structures, both existing and proposed, be shown.
9. No floodplain is shown on the plans. FEMA identifies a floodplain along the rear of the parcel, covering approximately 30’ to 35’ from the water’s edge.
10. Existing utilities and drainage courses on and within 50’ of the site are required. A stormwater outfall exists on the site at the rear of the property and must be shown, along with the storm pipe(s) connected thereto.
11. No easement for this existing storm sewer is shown. If there is no easement in existence, and if the storm sewer conveys drainage from the public right-of-way of S. Andrews, we recommend requiring the applicant provide an easement as a condition of approval.
12. Applicant must provide copies of all existing and proposed deed restrictions, if any.
13. The Village may require topographic information to be shown as part of the parcel split review. Given the adjacent parcel to the east is the proposed Peninsula Condominium with topographic information available, we recommend that applicant provide this and define the existing and

proposed slopes along the east property line. As shown for the Peninsula, the existing slopes along this line appear to exceed 1 on 3 and a retaining wall is proposed which might be shortened or eliminated if the area is graded to a more stable, maintainable slope.

14. The proposed parcels meet the required lot width and area requirements for zoning district RL, and the depth to width ratio complies with the provisions of Chapter 157.
15. The proposed parcels comply with Chapter 157 requirements for frontage on a public road and access to public utilities.

We recommend the plan be revised and resubmitted subject to the above comments. If you have any questions, please do not hesitate to contact us.

Sincerely,

NOWAK & FRAUS ENGINEERS

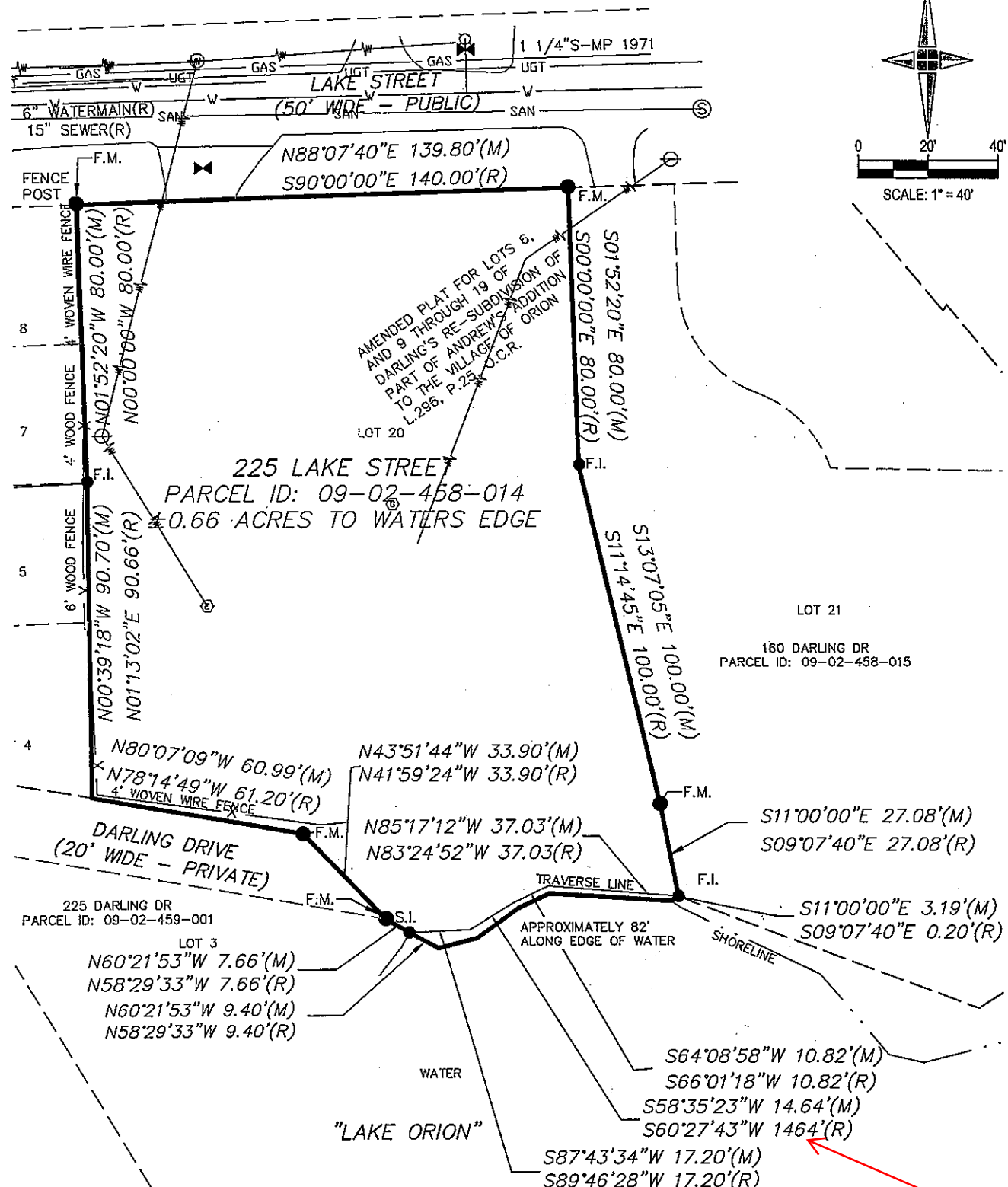
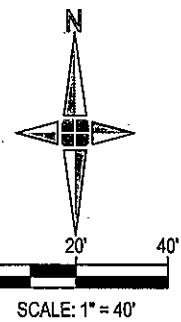
A handwritten signature in blue ink that reads 'Wendy E. Spence'.

Wendy E. Spence, PE
Senior Project Manager

Enclosure: Marked plan

Cc: Wesley Sanchez, DPW Director
Gage Belko, Zoning Coordinator
Lynsey Blough, Deputy Clerk

W:\G500-Z000 Files\O000-FILES\O558\Office\Correspondence\O558 LT-01 225 Lake lot split #1.docx



LEGEND - EXISTING

	E/ PAVEMENT		FOUND IRON		F.I. FOUND IRON
	CURB		FOUND NAIL		S.I. SET IRON
	E/ GRAVEL		FENCE POST		F.I.P. FOUND IRON PIPE
	CL ROAD		FOUND PIPE		(M) MEASURED
	E/ WALK		FOUND MON.		(R) RECORD
	MISC. LINE		ASPH. ASPHALT		F.M. FOUND MONUMENT
	FENCE		CONC. CONCRETE		S.N. SET NAIL
	GUARD RAIL		C.L.F. CHAIN-LINK FENCE		
	WALL				
	BLDG. LINE				
	WATER EDGE				



225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN CURRENT PARCEL CONFIGURATION

giffels webster
 Engineers Surveyors Planners
 Landscape Architects

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Executive:	C.A.A.
Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

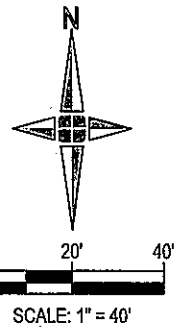
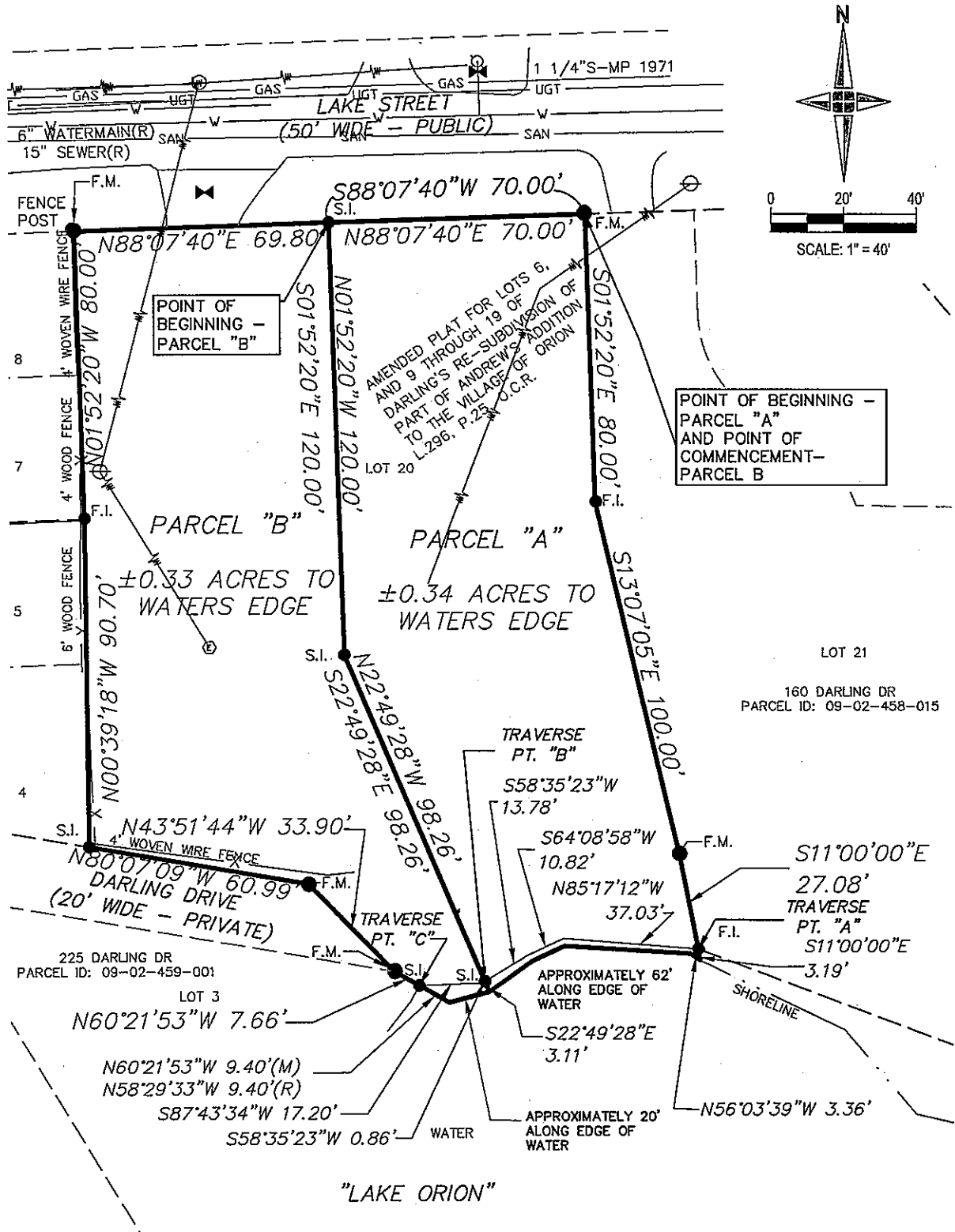
Developed For:	
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DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION

Date:	11.08.24
Scale:	1"=40'
Sheet:	1 OF 3
Project:	20107.50

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N:\2020\10020107.50 - 225 Lake Street Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPL.IT.dwg



POINT OF BEGINNING - PARCEL "B"

POINT OF BEGINNING - PARCEL "A" AND POINT OF COMMENCEMENT - PARCEL B

PARCEL "B"
±0.33 ACRES TO WATERS EDGE

PARCEL "A"
±0.34 ACRES TO WATERS EDGE

LOT 21
160 DARLING DR
PARCEL ID: 09-02-458-015

225 DARLING DR
PARCEL ID: 09-02-459-001

LOT 3

N60°21'53"W 7.66'
N60°21'53"W 9.40'(M)
N58°29'33"W 9.40'(R)
S87°43'34"W 17.20'
S58°35'23"W 0.86'

APPROXIMATELY 62' ALONG EDGE OF WATER
S22°49'28"E 3.11'

APPROXIMATELY 20' ALONG EDGE OF WATER

"LAKE ORION"

LEGEND - EXISTING

	E/ PAVEMENT		FOUND IRON		F.I. FOUND IRON
	CURB		FOUND NAIL		S.I. SET IRON
	E/ GRAVEL		FENCE POST		F.I.P. FOUND IRON PIPE
	CL ROAD		FOUND PIPE		(M) MEASURED
	E/ WALK		FOUND MON.		(R) RECORD
	MISC. LINE		ASPH. ASPHALT		F.M. FOUND MONUMENT
	FENCE		CONC. CONCRETE		S.N. SET NAIL
	GUARD RAIL		C.L.F. CHAIN-LINK FENCE		
	WALL				
	BLDG. LINE				
	WATER EDGE				



Know what's below.
Call before you dig.

225 LAKE STREET

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

PARCEL SPLIT

giffels webster
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	C.A.A.
Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

Developed For:

DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION

Date:	11.08.24
Scale:	1"=40'
Sheet:	2 OF 3
Project:	20107.50

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N:\2020\10\02\107.50 - 225 Lake Street\Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPLIT.dwg

ORIGINAL PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 20; THENCE S.01'52'20"E., 80.00 FEET; THENCE S.13'07'05"E., 100.00 FEET; THENCE S.11'00'00"E., 27.08 FEET TO A TRAVERSE POINT "A" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.11'00'00"E., 3.19 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 62 FEET TO A POINT, SAID POINT BEING S.22'49'28"E., 3.11 FEET FROM A TRAVERSE POINT "B", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "A" AND "B" ALONG THE FOLLOWING THREE COURSES: (1) N.85'17'12"W., 37.03 FEET, AND (2) S.64'08'58"W., 10.82 AND (3) S.58'35'23"W., 13.78 FEET; THENCE FROM SAID TRAVERSE POINT "B", N.22'49'28"W., 98.26 FEET; THENCE N.01'52'20"W., 120.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET (50 FEET WIDE); THENCE N.88'07'40"E., 70.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.34 ACRES, MORE OR LESS TO THE EDGE OF WATER.

MISSING "FEET"

PARCEL "B"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE S.88'07'40"W., 70.00 FEET ALONG THE SOUTH LINE OF LAKE STREET (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE S.01'52'20"E., 120.00 FEET; THENCE S.22'49'28"E., 98.26 FEET TO A TRAVERSE POINT "B" FOR THE NORTHERLY EDGE OF LAKE ORION; THENCE CONTINUING S.22'49'28"E., 3.11 FEET TO THE APPROXIMATE WATER'S EDGE OF LAKE ORION; THENCE WESTERLY ALONG SAID WATER'S EDGE APPROXIMATELY 20 FEET TO A POINT, SAID POINT BEING S.60'21'53"E., 9.40 FEET FROM A TRAVERSE POINT "C", SAID WATER'S EDGE BEING TRAVERSED BETWEEN POINT "B" AND "C" ALONG THE FOLLOWING TWO COURSES: (1) S.58'35'23"W., 0.86 FEET, AND (2) S.87'43'34"W., 17.20 FEET; THENCE FROM SAID TRAVERSE POINT "C", N.60'21'53"W., 7.66 FEET; THENCE N.43'51'44"W., 33.90 FEET; THENCE N.80'07'09"W., 60.99 FEET; THENCE N.00'39'18"W., 90.70 FEET; THENCE N.01'52'20"W., 80.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE STREET; THENCE N.88'07'40"E., 69.80 FEET ALONG SAID SOUTH LINE OF LAKE STREET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.33 ACRES, MORE OR LESS TO THE EDGE OF WATER.

CERTIFICATION

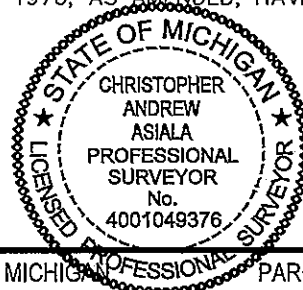
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING NOVEMBER OF 2024, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: NOVEMBER 11, 2024

Chris Asiala

Digitally signed by Chris Asiala
DN:
E=casiala@giffelswebster.com,
CN=Chris Asiala, O=Giffels
Webster, L=Detroit, S=Michigan,
C=US
Date: 2024.11.11 08:34:21-0500'

CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376



225 LAKE STREET

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

PARCEL DESCRIPTIONS

**giffels
webster**
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive: C.A.A.
Manager: A.L.G.
Designer: K.P.R.
Quality Control: C.A.A.
Section: 02
T-04-N R-10-E

Developed For:

DATE:		ISSUE:	
Date	Issue	Date	Issue
11.11.24	ADDED UTILITY INFORMATION		

Date: 11.08.24
Scale: N/A
Sheet: 3 OF 3
Project: 20107.50

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21 E Church St.
 Lake Orion, MI 48362
 Phone: 248-693-8391
 Fax: 248-693-5874
 www.lakeorion.org



**DIVIDE OR PARTITION
 LAND
 APPLICATION**

Applicant hereby requests; 1 Lot(s) Division or Partitioning 0.67 Acreage Division or Partitioning

→ West Harbor Orion LLC 3005 University Dr. Auburn Hills 48326
 Applicant / Agent Name Street Address, City, State, Zip

248-631-8581 DFM@maceri.com
 Phone # Cell # Fax # Email

West Harbor Orion LLC 3005 University Dr. Auburn Hills, MI 48326
 Title/Deed Holder's Name(s) Street Address, City/State, Zip

248-631-8581 DFM@maceri.com
 Phone # Cell # Fax # Email

Griffiths Webster 1025 E Maple Rd. Birmingham 48009
 Surveyor Street Address, City, State, Zip

248-857-3100
 Phone # Cell # Fax # Email

225 Lake Street 09-02-458-014
 Site Address (if none, provide cross streets) Parcel ID No.(s)

Avered plat lots 6+9 Thru 19 of Darlys re subdivision
 Subdivision Name Lot No(s) Block Zoning District

want to build 2 houses @ Dewo Gorman Residence.
 Reason for Division or Partitioning of Land

N/A

Date and Result of Previous Land Division Applications for Parent Parcel, if known

Attachments Required with Application:

Note: Additional Information May be Required

Proof of Ownership
 (with Deed Restrictions/Easements if any)

Three (3) Signed/Sealed 8 1/2" x 14" Surveys
 (With Legal Descriptions all prepared by a Registered Land Surveyor, in Recordable Form, Survey Scale not less than 1" = 100')

Agent Authorization
 (if any)

Fees

Signature of Applicant Date

Signature(s) of ALL Title/Deed Holders (required) Date

OFFICE USE ONLY DO NOT WRITE BELOW

Date Received: <u>11/14/24</u>	Village Fee: \$2,025 <u>\$525</u>	Planning Escrow: <u>\$1,500</u>	Attorney Escrow:	Receipt No. <u>47159</u>	Case No.
Date to PC: Action:	Date to VC: Action:	Village Clerk Signature		Date	

OFFICE USE ONLY DO NOT WRITE BELOW

- Fee Paid _____
- Evidence of title and/or ownership _____
- Previous division of less than 10 acres _____
- Is property eligible to be split at this time _____
- Number of parcels proposed _____
- Proposed frontage adequate _____
- Conformance to Zoning Ordinance _____
- Conformance of existing structures _____
- Paved Road _____
- Water available _____
- Sanitary sewer available _____
- Requirement for additional sewer house leads _____
- Status of sanitary sewer permit report _____
- Status of tax payments (Township & Village) _____
- Status of utility payments _____
- Status of other obligations to Village _____
- Is separation of water and/or sewer required for existing structure(s) _____

	Regulations:	Parcel A:	Parcel B:
Min. Lot Width:	_____	_____	_____
Min. Lot Area:	_____	_____	_____
Front Yard Setback:	_____	_____	_____
Rear Yard Setback:	_____	_____	_____
Waterfront Setback:	_____	_____	_____
Side Yard Setback:	_____	_____	_____
Side Yard Setback:	_____	_____	_____
Side Yard Total Two:	_____	_____	_____
Corner Lot Side Yard:	_____	_____	_____
Established Front Setback:	_____	_____	_____
Max. Lot Coverage:	_____	_____	_____
Road Frontage:	_____	_____	_____
Min. Sq. Ft. Principal:	_____	_____	_____
No. of Accessory Buildings:	_____	_____	_____
Max. Sq. Ft. Accessory:	_____	_____	_____
Depth to Width Ratio:	_____	_____	_____



DIVIDE OR PARTITION LAND INFORMATION

Applications to Divide or Partition Land are pursuant to Ordinance No. 25.02 / Code of Ordinances Chapter 157. See Lot Requirements in Zoning Ordinance 26.89.

- All applications for the division or partitioning of land shall be submitted, together with the required information and fees to the Village Manager, who shall conduct a review of the application and shall submit a recommendation to the Village of Lake Orion Planning Commission. Upon review of the proposed division or partitioning of land, the Planning Commission shall submit its recommendation to the Village Council, based on the standards set forth in the Ordinance. The Village Council shall make the final decision concerning any application for division or partitioning of land by Resolution.
- The Village of Lake Orion Planning Commission meets regularly on the first Monday of each month at 7:30 p.m. and The Village Council meets the 2nd and 4th Monday of each month at 7:30 p.m. in the Village Council Room, located at 37 E. Flint Street, Lake Orion, MI.
- The applicant/designated agent will receive an Agenda prior to the meeting at which their application will be considered. The applicant/designated agent must be present at the meeting to address any concerns that may arise. Action will not be taken in the absence of the applicant/designated agent.
- Applications must be received in the Village Office at least 30 days prior to the next regular meeting of the Planning Commission. In some instances, additional review time may be required. An application for division or partitioning of land shall be made on the forms and according to the guidelines provided by the Village.
- An application shall be accompanied by payment of the necessary fees, (fee schedule approved by Village Council), and shall provide information as specified in the Ordinance. An escrow account will be established to cover the costs of consultants' fees. The Applicant shall be responsible for paying all costs incurred by the Village in processing the application.
- Incomplete applications will not be processed. Application Requirements are pursuant to the Attached Section 157.23.B Information Required, of Chapter 157. Additional explanation of Survey Requirements is attached. Please review each item with your Surveyor.
- No division or partitioning of land shall be approved without the consent of the title or deed holder(s) of the subject parcel. The application must be signed by all persons who have any legal or equitable interest in the property.
- The Board of Zoning Appeals shall hear requests for variations or deviations from the provisions of the Zoning Ordinance, but only in cases where the Village Council has granted approval for the dividing or partitioning of land, conditioned upon the applicant successfully obtaining the necessary variance(s).

Attachments Required with Application Signed by all Legal Owners:

- Proof of ownership instrument such as a recorded deed. Provide existing/proposed deed restrictions, and/or easements if any.
- Three (3) Signed Sealed 8 1/2" x 14" Surveys, Prepared by a Michigan Registered Land Surveyor with Legal Descriptions all in Recordable Form, scale not less than 1" = 100', with all required information.
- Fees required (as established by Village Council) including maintaining adequate fees in escrow accounts to cover costs of Village consultants fee.
- Designated agent authorization must be signed by property owners.

DIVIDE OR PARTITION LAND EXPLANATION OF SURVEY REQUIREMENTS

The following checklist is intended to provide further explanation of Section 157.23.B Required Information - (Survey Requirements). If any of the required items are not addressed on the survey, it could delay the application being placed on an Agenda. If an item does not apply to the subject site, a notation to that effect should be added to the survey as well as the reason the item is not applicable.

Submit Three (3) copies of 8 1/2" x 14" signed sealed surveys prepared by a State of Michigan registered land surveyor with legal descriptions indicating the following:

The survey is a "Staked Survey".

Existing and proposed parcels legal descriptions. The proposed legal descriptions must be prepared by State of Michigan registered land surveyor in recordable form for Oakland County Register of Deeds and shall indicate the area of all parcels in square feet and acres.

Date of survey, revision dates, north arrow, and scale of not less than 1 inch is 100'.

Name and address of survey firm, and professional signed seal of the land surveyor, (must be registered in the State of Michigan).

Name of property owner, parcel address, parcel identification number and zoning district of subject property and adjoining land. RL, Lake

Drawing of Existing Lot Lines with Broken Lines and Drawing of All Proposed Parcels with Solid Lines: Establish all property lines including lot dimensions, (confirm dimensions with what was originally platted and the description on property's deed - if different from what is measured, show both of the dimensions; (Recorded and Measured).

The area calculations of existing and all proposed parcels. Lot area includes submerged land. Provide the square footage of the structures at ground level and the percentage of the lot covered by all structures and calculations. Items such as submerged land, accessory mechanical units and patios, driveways, walkways, boardwalks, or any other type of structure less than eight (8) inches above grade should not be included when calculating lot coverage but should be shown on survey.

? Dimension all structures and projections on existing and proposed parcels, (steps, porticos, decks, overhangs etc.), and provide the distances from the closest point on each side of the structure (and projections) to the property lines. Indicate improvements such as driveways, parking areas, walkways, patios, fences, and walls. Identify streets, (note if public or private), sidewalks, and waterfronts if applicable. Indicate location of entrances including gates and doorways.

? Dimension all structures within fifty feet of the proposed parcels, and provide the distances from the closet point on side of the structure to the subject proposed parcels property lines.

Show all existing and proposed above and underground utility lines, (i.e. water lines, sanitary sewer lines, drainage courses, storm sewers lines, gas lines, electric lines, etc.) onsite and within 50' of proposed parcels.

? Show existing easements and/or deed restrictions. Proposed easements must be in recordable form. If there are none, a note to that effect must be stated on the survey. Show encroachments.

Location of all monument markers, note if found or set.

? Detail elevation changes that impact the site. Delineate floodplain, 100 year flood elevations, note exemptions. (Code of Ordinances Chapter 150.04 Designation of Regulated Flood Prone Hazard Areas, adopts FEMA maps to define floodplains).

RCV'D 08/20/2024

OAKLAND COUNTY TREASURERS CERTIFICATE

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

8/21/2024

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended MIT
2023 Not Examined

5.00

094001 Liber 59585 Page 535 thru 538

8/22/2024 12:18:53 PM Receipt #000181666

\$26.00

Misc Recording

\$4.00

Remonumentation

\$5.00

Automation

\$6,665.00

Transfer Tax

PAID RECORDED - Oakland County, MI e-recorded

Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN

Oakland
8/22/2024
000181666



REAL ESTATE TRANSFER TAX

\$852.50 :00
\$5,812.50 :87
1408165



WARRANTY DEED

Drafted by: Sandra Lee Rieck, 1549 Pinecrest Dr., Caro, MI 48723

When recorded return to: West Harbor Orion LLC, a Michigan limited liability company, 3005 University Drive Suite 100, Auburn Hills, MI 48326

THE GRANTOR(s): Sandra Lee Rieck and Amy S. Rieck, as tenants in common

Whose address is: 1549 Pinecrest Dr., Caro, MI 48723

Conveys and warrants to: West Harbor Orion LLC, a Michigan limited liability company

Whose address is: 3005 University Drive, Suite 100, Auburn Hills, MI 48326

the following described premises: See attached Exhibit A.

Tax Parcel No: OL-09-02-458-014

Commonly known as: 225 Lake St., Lake Orion, MI 48362

for the sum of Seven Hundred Seventy Five Thousand Dollars and No Cents (\$775,000.00)

COUNTY Transfer Tax: \$852.50

STATE Transfer Tax: \$5,812.50

Subject to easements, reservations and restrictions of record.

WARRANTY DEED

Drafted by: Sandra Lee Rieck, 1549 Pinecrest Dr., Caro, MI 48723

When recorded return to: West Harbor Orion LLC, a Michigan limited liability company, 3005 University Drive Suite 100, Auburn Hills, MI 48326

THE GRANTOR(s): **Sandra Lee Rieck and Amy S. Rieck, as tenants in common**

Whose address is: 1549 Pinecrest Dr., Caro, MI 48723

Conveys and warrants to: **West Harbor Orion LLC, a Michigan limited liability company**

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for the sum of **Seven Hundred Seventy Five Thousand Dollars and No Cents (\$775,000.00)**

COUNTY Transfer Tax: \$852.50

STATE Transfer Tax: \$5,812.50

Subject to easements, reservations and restrictions of record.

Dated: 8/6/2024

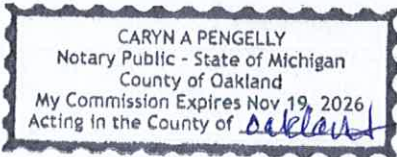
Signed and Sealed:

Sandra Lee Rieck
Sandra Lee Rieck

~~Amy S. Rieck~~ ASR

STATE OF MICHIGAN }
COUNTY OF Oakland } ss
}

On this August 6, 2024, before me personally appeared, **Sandra Lee Rieck** and **Amy S. Rieck**,
who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument
and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Notary Public: Caryn A. Pengelly
Printed Name: _____
_____ County, MI
My Commission Expires: _____

Dated: 07.29.2024

Signed and Sealed:

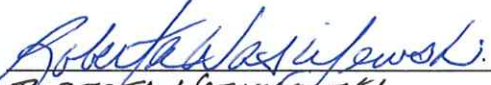
Sandra Lee Rieck



Amy S. Rieck

STATE OF MICHIGAN }
COUNTY OF ANTRIM } ss
}

On this JULY 29, 2024, before me personally appeared, **Sandra Lee Rieck and Amy S. Rieck**, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public: 
Printed Name: ROBERTA WASIELEWSKI
GRAND TRAVERSE County, MI
My Commission Expires: 01.31.2030

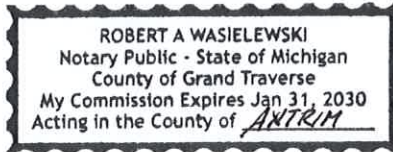


EXHIBIT A

Land situated in the Village of Lake Orion, County of Oakland, State of Michigan, more particularly described as:

Lot 20, of, "Amended Plat for Lots 6 and 9 thru 19 of Darlings Re-Subdivision of Part of Andrew's Addition to the Village of Orion", according to the plat thereof recorded in Liber 296, Page(s) 25 of Plats, Oakland County Records.

Tax Parcel No: **OL-09-02-458-014**

Commonly known as: **225 Lake St., Lake Orion, MI 48362**



If a parcel has a Principal Residence Exemption (P.R.E) Denial amount due to the Oakland County Treasurer's Office, a notation will appear at the bottom of the statement.

Please Note: Due to our annual audit, the most recent tax year amounts may not be available or accurate during March, April and May. Please contact the Oakland County Treasurer's Office for further information at (248) 858-0611 or treasurer@oakgov.com.

Delinquent Tax Statement

Date : 12/23/2024
 PIN : OL 09-02-458-014
 Owner(s) : WEST HARBOR ORION LLC
 Site Address : 225 LAKE ST LAKE ORION MI 48362-3046

Property Description

T4N, R10E, SEC 2 AMD PLAT FOR LOTS 6 AND 9 THRU 19 OF 'DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION' LOT 20 CIR CT 05-071131-CK 6-22-12 FR 002, 003, 004, 008, 009, 010 & 012

Taxable Value		: 387,920				
Current Tax Payments						
Year		Due Tax	Due Interest & Fees	Due Total	Sale No.	Status
2019		\$0.00	\$0.00	\$0.00	-	PAID
2020		\$0.00	\$0.00	\$0.00	-	PAID
2021		\$0.00	\$0.00	\$0.00	-	PAID
2022		\$0.00	\$0.00	\$0.00	-	PAID
2023		\$0.00	\$0.00	\$0.00	-	PAID
Statement Total				\$0.00	If paid in December	



If a parcel has a Principal Residence Exemption (P.R.E) Denial amount due to the Oakland County Treasurer's Office, a notation will appear at the bottom of the statement.

Please Note: Due to our annual audit, the most recent tax year amounts may not be available or accurate during March, April and May. Please contact the Oakland County Treasurer's Office for further information at (248) 858-0611 or treasurer@oakgov.com.

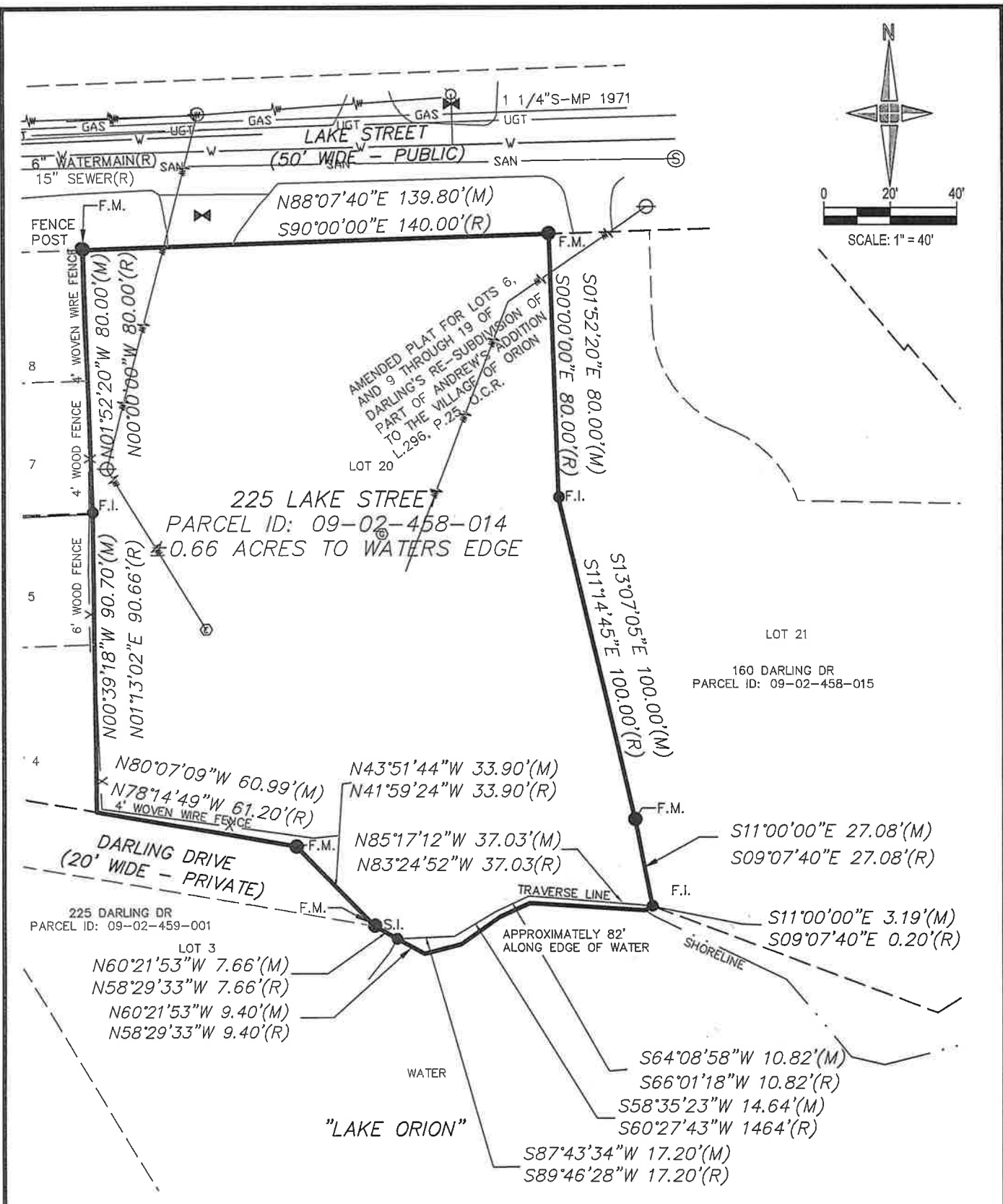
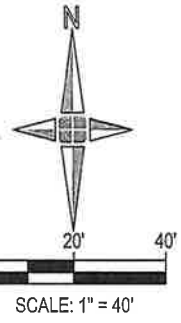
Delinquent Tax Statement

Date : 12/23/2024
 PIN : OL 09-02-458-014
 Owner(s) : WEST HARBOR ORION LLC
 Site Address : 225 LAKE ST LAKE ORION MI 48362-3046

Property Description

T4N, R10E, SEC 2 AMD PLAT FOR LOTS 6 AND 9 THRU 19 OF 'DARLING'S RE-SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION' LOT 20 CIR CT 05-071131-CK 6-22-12 FR 002, 003, 004, 008, 009, 010 & 012

Taxable Value		: 387,920				
Next Month Tax Payments						
Year		Due Tax	Due Interest & Fees	Due Total	Sale No.	Status
2019		\$0.00	\$0.00	\$0.00	-	PAID
2020		\$0.00	\$0.00	\$0.00	-	PAID
2021		\$0.00	\$0.00	\$0.00	-	PAID
2022		\$0.00	\$0.00	\$0.00	-	PAID
2023		\$0.00	\$0.00	\$0.00	-	PAID
Statement Total				\$0.00	If paid in January	



LEGEND - EXISTING

	E/ PAVEMENT		FOUND IRON	F.I.	FOUND IRON
	CURB		FOUND NAIL	S.I.	SET IRON
	E/ GRAVEL		FENCE POST	F.I.P.	FOUND IRON PIPE
	CL ROAD		FOUND PIPE	(M)	MEASURED
	E/ WALK		FOUND MON.	(R)	RECORD
	MISC. LINE		FOUND MON.	F.M.	FOUND MONUMENT
	FENCE	ASPH.	ASPHALT	S.N.	SET NAIL
	GUARD RAIL	CONC.	CONCRETE		
	WALL	C.L.F.	CHAIN-LINK FENCE		
	BLDG. LINE				
	WATER EDGE				



225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN CURRENT PARCEL CONFIGURATION

giffels webster
 Engineers Surveyors Planners
 Landscape Architects

28 West Adams Road
 Suite 1200
 Detroit, MI 48226
 p (313) 962-4442
 f (313) 962-5068
 www.giffelswebster.com

Executive:	C.A.A.
Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	02
	T-04-N R-10-E

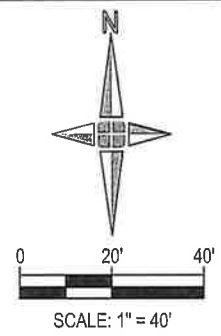
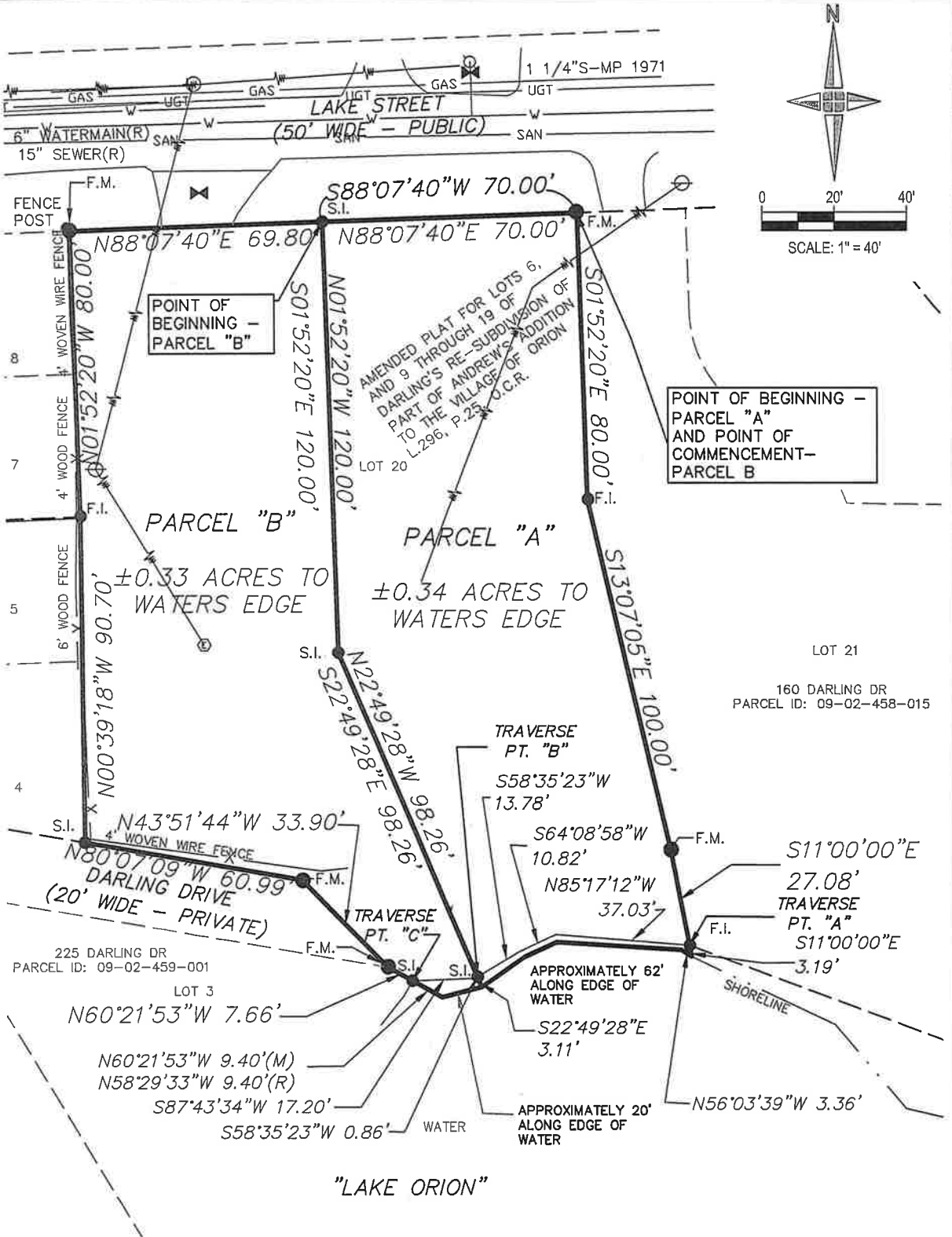
Developed For:	
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DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION

Date:	11.08.24
Scale:	1"=40'
Sheet:	1 OF 3
Project:	20107.50

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LEGEND – EXISTING

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	CURB		FOUND NAIL	S.I.	SET IRON
	E/ GRAVEL		FENCE POST	F.I.P.	FOUND IRON PIPE
	CL ROAD		FOUND PIPE	(M)	MEASURED
	E/ WALK		FOUND MON.	(R)	RECORD
	MISC. LINE		ASPH.	F.M.	FOUND MONUMENT
	FENCE		CONC.	S.N.	SET NAIL
	GUARD RAIL		C.L.F.		
	WALL				
	BLDG. LINE				
	WATER EDGE				



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ORIGINAL PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE--SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.

TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE--SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

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PARCEL "B"

PART OF TAX ID NO. 09-02-458-014

PART OF LOT 20 OF "AMENDED PLAT FOR LOTS 6, AND 9 THRU 19 OF DARLING'S RE--SUBDIVISION OF PART OF ANDREW'S ADDITION TO THE VILLAGE OF ORION", BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, T.-04-N., R.-10-E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE 25 OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

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CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING NOVEMBER OF 2024, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MICHIGAN SOUTH STATE PLANE COORDINATE SYSTEM AND THAT THE RELATIVE POSITIONAL PRECISION FOR EACH BOUNDARY CORNER, AND ANY OTHER FIELD LOCATED MONUMENT(S) IS BETTER THAN 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: NOVEMBER 11, 2024

Chris Asiala

Digitally signed by Chris Asiala
DN:
E=casiala@giffelswebster.com,
CN=Chris Asiala, O=Giffels
Webster, L=Detroit, S=Michigan,
C=US
Date: 2024.11.11 08:34:21-0500

CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376



225 LAKE STREET VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN PARCEL DESCRIPTIONS



28 West Adams Road
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Executive: C.A.A.
Manager: A.L.G.
Designer: K.P.R.
Quality Control: C.A.A.
Section: 02
T-04-N R-10-E

Developed For:

DATE	ISSUE
Date	Issue
11.11.24	ADDED UTILITY INFORMATION

Date: 11.08.24
Scale: N/A
Sheet: 3 OF 3
Project: 20107.50

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December 16, 2024

Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Attn: Ms. Wendy E. Spence

GW# 20107.50

Re: 225 Lake Street – 1st Parcel Reconfiguration Review NFE Job No. O558

Dear Ms. Spence,

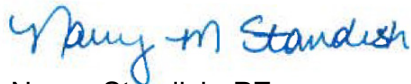
Please see the attached updated plan sets addressing the review comments from Nowak & Fraus Engineer's letter dated December 4, 2024. (responses are *italicized*):

1. Applicant must provide legal proof of ownership.
Proof of ownership is provided with submittal.
2. The proposed legal description closes adequately.
Acknowledged.
3. The Current Configuration drawing is missing the decimal in a length – see attached markup.
Split document has been revised.
4. The legal description for Parcel "A" is missing the word "feet" – see attached markup.
Split document has been revised.
5. Chapter 157 requires the applicant to show the zoning of the parcel and surroundings. None is shown.
Zoning has been added to the topographic survey.
6. Location and dimensions of all existing structures on and within 50' of the property must be shown. The extent of the survey shown to the west of the site is less than 50' and will need to be expanded to meet this requirement.
Since this information is not required by PA132, we are providing a topographic survey with this information.
7. The front, rear and side yard setback requirements must be shown.
Setbacks have been added to the topographic survey.
8. Chapter 157 requires the percentage of land coverage by structures, both existing and proposed, be shown.
This information has been added to the topographic survey. No proposed structures are proposed at this time.
9. No floodplain is shown on the plans. FEMA identifies a floodplain along the rear of the parcel, covering approximately 30' to 35' from the water's edge.
Floodplain line has been added to the topographic survey.
10. Existing utilities and drainage courses on and within 50' of the site are required. A stormwater outfall exists on the site at the rear of the property and must be shown, along with the storm pipe(s) connected thereto.
Outlet pipe was added. An investigation was conducted and the approximate location of the storm sewer pipe was added to the plan. As discussed with DPW, the pipe is collapsed in multiple locations. No structures were found besides the St. Andrews inlet.

11. No easement for this existing storm sewer is shown. If there is no easement in existence, and if the storm sewer conveys drainage from the public right-of-way of S. Andrews, we recommend requiring the applicant provide an easement as a condition of approval.
A proposed storm sewer easement is depicted 10' off the location of the existing pipe.
12. Applicant must provide copies of all existing and proposed deed restrictions, if any.
No deed restrictions are existing or proposed. Note has been added to split document.
13. The Village may require topographic information to be shown as part of the parcel split review. Given the adjacent parcel to the east is the proposed Peninsula Condominium with topographic information available, we recommend that applicant provide this and define the existing and proposed slopes along the east property line. As shown for the Peninsula, the existing slopes along this line appear to exceed 1 on 3 and a retaining wall is proposed which might be shortened or eliminated if the area is graded to a more stable, maintainable slope.
Topographic information has been added. Topographic information will be reviewed once houses are determined, and plot plans are developed.
14. The proposed parcels meet the required lot width and area requirements for zoning district RL, and the depth to width ratio complies with the provisions of Chapter 157.
Acknowledged.
15. The proposed parcels comply with Chapter 157 requirements for frontage on a public road and access to public utilities.
Acknowledged.

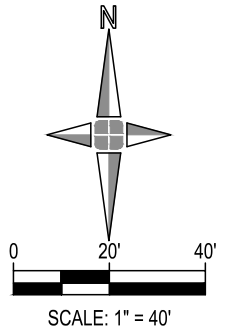
Please feel free to contact me if you have any questions.

Respectfully,
GIFFELS-WEBSTER

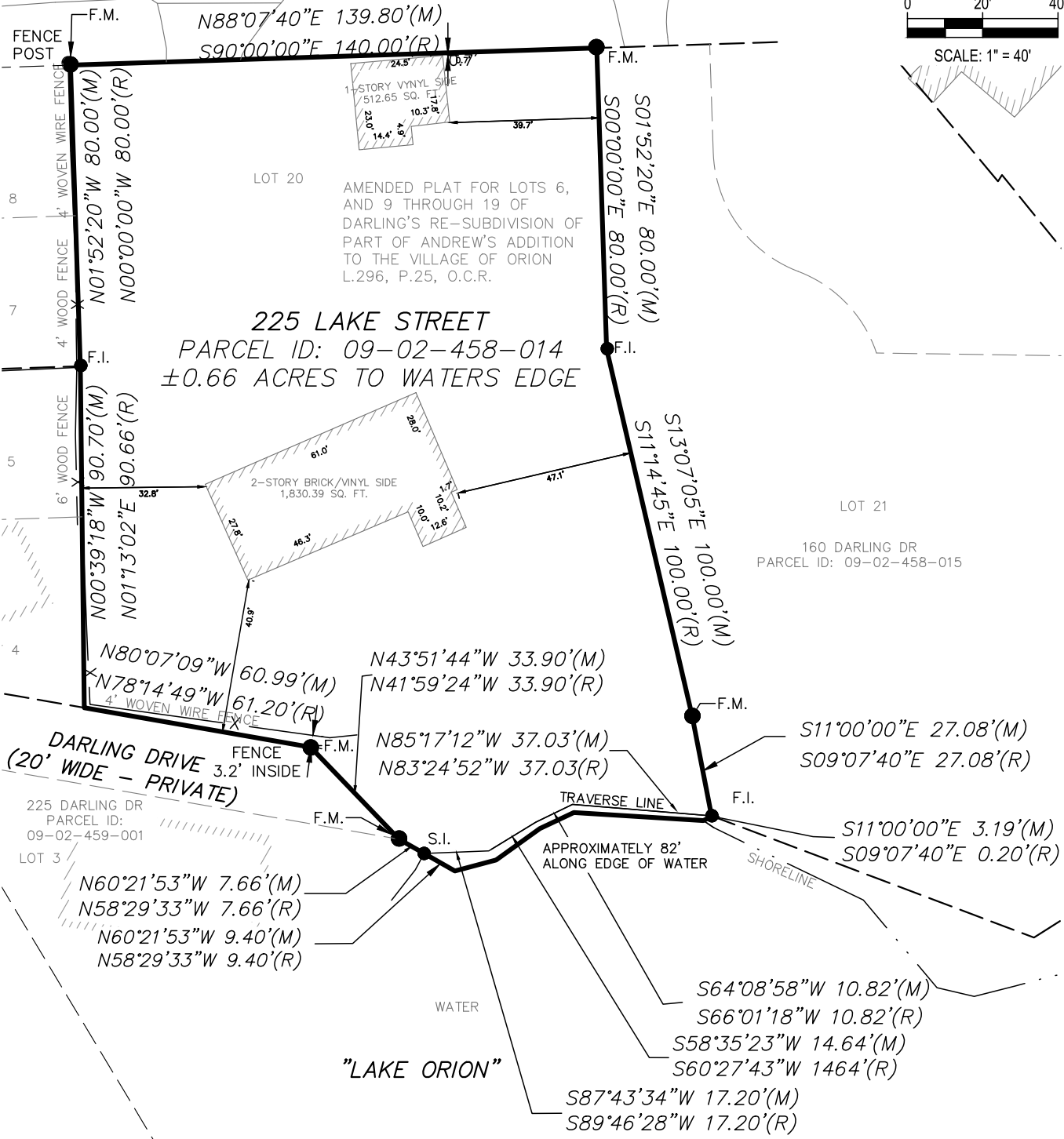


Nancy Standish, PE
Partner

Cc: Dominic F. Mocerri, Mocerri Companies (by email)



LAKE STREET
(50' WIDE - PUBLIC)



LEGEND - EXISTING

- E/ PAVEMENT
- ==== CURB
- - - - E/ GRAVEL
- - - - CL ROAD
- E/ WALK
- MISC. LINE
- X FENCE
- ○ ○ ○ GUARD RAIL
- ▨ WALL
- ▨ BLDG. LINE
- WATER EDGE

NOTE: THERE ARE NO RECORDED EASEMENTS ONSITE OR DEED RESTRICTIONS TO SURVEYOURS KNOWLEDGE

- FOUND IRON
- ⊙ FOUND NAIL
- ⊙ FENCE POST
- ⊙ FOUND PIPE
- FOUND MON.
- ASP. ASPHALT
- CONC. CONCRETE
- C.L.F. CHAIN-LINK FENCE
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- (M) MEASURED
- (R) RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL



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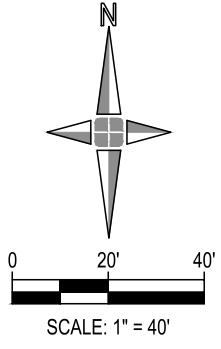
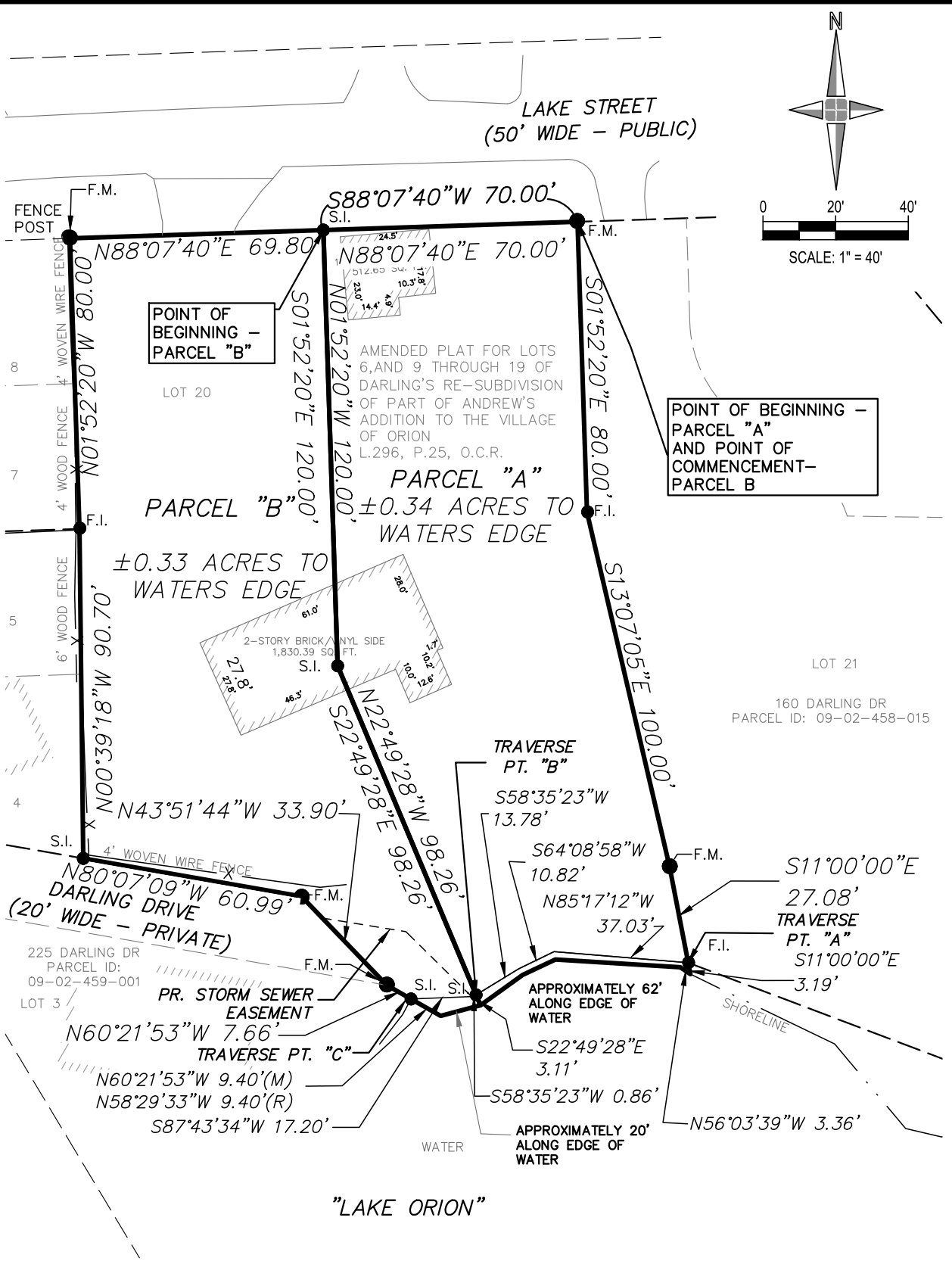
Developed For:	
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DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION
12.16.24	ADDED HOUSE, SETBACKS AND PR EASEMENT

Date:	11.08.24
Scale:	1"=40'
Sheet:	1 OF 3
Project:	20107.50

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LEGEND - EXISTING

- E/ PAVEMENT
- == CURB
- - - - E/ GRAVEL
- - - - CL ROAD
- E/ WALK
- MISC. LINE
- X — FENCE
- O — GUARD RAIL
- // — WALL
- // — BLDG. LINE
- — — WATER EDGE

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(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

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TAX ID NO. 09-02-458-014

NEW PARCEL DESCRIPTIONS

PARCEL "A"

PART OF TAX ID NO. 09-02-458-014

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PART OF TAX ID NO. 09-02-458-014

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DATE: DECEMBER 05, 2024



CHRISTOPHER ANDREW ASIALA, MICHIGAN P.S. NO. 4001049376

225 LAKE STREET

VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN

PARCEL DESCRIPTIONS



28 West Adams Road
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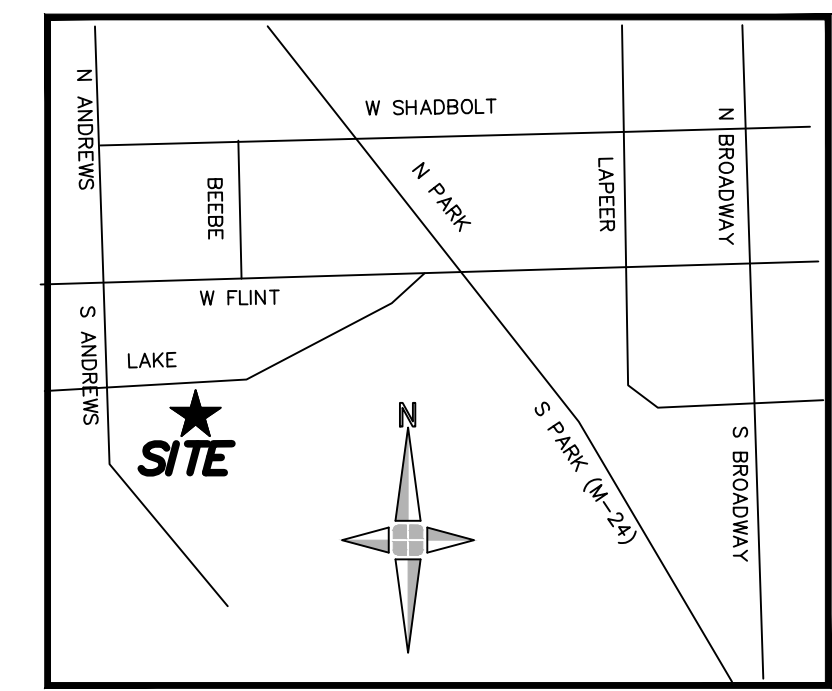
Developed For:

DATE:	ISSUE:
Date	Issue
11.11.24	ADDED UTILITY INFORMATION
12.16.24	ADDED HOUSE, SETBACKS AND PR EASEMENT

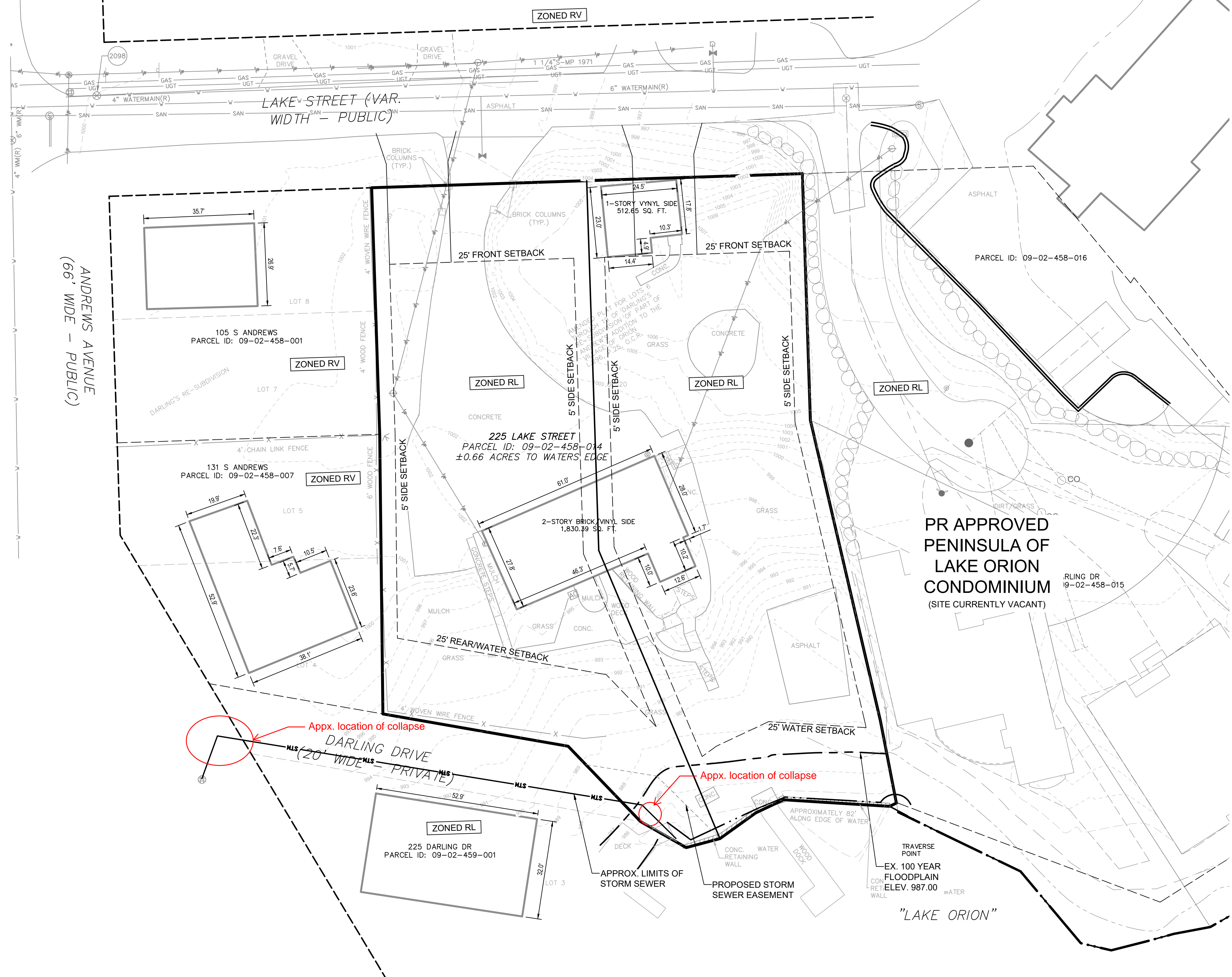
Date: 11.08.24
Scale: N/A
Sheet: 3 OF 3
Project: 20107.50

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N:\2020\100\20107.50 - 225 Lake Street Lake Orion\Drawings\Boundary\225 LAKE STREET PARCEL SPLIT.dwg



LOCATION MAP
(NOT TO SCALE)



NOTES:

- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024.
- TELEPHONE, GAS, ELECTRIC, CABLE TV, STEAM, PUBLIC LIGHTING, WATER, SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "AE" IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 238 OF 704, MAP NUMBER 26125C0236F, EFFECTIVE DATE 09/29/2006.
- NO PARKING STRIPES WERE OBSERVED AT THE TIME OF THE SURVEY.
- MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAD83.
- LOCATION, POSITION AND SIZES OF UTILITIES ARE SHOWN AS FLAGGED IN THE FIELD. IN SOME CASES, THE RECORD POSITIONS ARE ALSO SHOWN IF SUBSTANTIALLY DIFFERENT.

EXISTING LOT COVERAGE:

LOT 1
EX. BUILDINGS: 1,308 SF
PARCEL AREA: 13,663 SF
LOT COVERAGE: 9.6%

LOT 2
EX. BUILDING: 1,035 SF
PARCEL AREA: 15,080 SF
LOT COVERAGE: 6.9%

NOTE: BUILDINGS ARE IN THE PROCESS OF BEING DEMOLISHED. PROPOSED BUILDINGS HAVE NOT BEEN DESIGNED AT THIS TIME.

LEGEND - EXISTING

SECTION LINE	SAN. MH	GAS METER	MISC. TOPO. FEATURE
E/P AVENUE	SAN. CLEAN OUT	GAS RISER	SURVEY CONTROL POINT
CURB	SAN. RISER	GAS VALVE	FOUND IRON
E/ GRAVEL	SAN. PUMP STATION	GAS MH	FOUND NAIL
CL ROAD	COMB. MH	TELE. RISER	F. CUT CROSS
E/ WALK	GATE VALVE	TELE. MH	SECTION COR.
RAILROAD	HYDRANT	TELE. CROSS BOX	FENCE POST
E/ BRICK	WATER VALVE	CABLE RISER	BENCHMARK
MISC. LINE	WATER METER	PAY PHONE	FOUND PIPE
FENCE	POST INDICATOR VALVE	MANHOLE	FOUND MON.
GUARD RAIL	WELL HEAD	ASPH.	ASPH.
WALL	FDC CONNECTION	SIGN	CONC.
BLDG. LINE	IRRIGATION CONTROL BOX	PROT. POST/GUARD POST	A.C.
OVERHEAD WIRES	STORM MH	GLY	G.P.
RAILING	CATCH BASIN	DECIDUOUS TREE	A.C.
OVERHANG LINE	BEEHIVE CB	CONIFEROUS TREE	G.P.
T/BANK	CULVERT E.S.	DEAD TREE	C.L.F.
B/BANK	ROOF/DOWN SPOUT	UTILITY FLAG	D.L.
CL DITCH/STREAM	OVERFLOW/OUTLET STRUCTURE	BLDG. CORNER (FIELD LOCATED)	F.F.
SHRUB LINE	O.C.O. STORM CLEAN OUT	HANDICAP PARKING	O.H.
TREE LINE	ROUND CB	WETLAND FLAG	F.I.
WATER EDGE	LIGHT POLE	BUSH/SHRUB	S.I.
WETLAND LINE	UTILITY POLE	PARKING METER	F.I.P.
STORM LINE	ELEC. TRANS.	RESIDENTIAL MAILBOX	(M)
SAN	AIR CONDITIONER	U.S. MAILBOX	(R)
WATER LINE	ELEC. MH	EXISTING ELEVATION	F.M.
GAS	ELEC. METER	SOIL BORING	S.N.
UGE	ELEC. RISER	MONITORING WELL	CMP
UG TELE. LINE	ELEC. CONTROL BOX	LAWN IRRIG. HEAD	RCP
UG TELE. TV LINE	TRAFFIC CONTROL BOX	CENTERLINE R.R. TRACK	GL.
CTV	PUBLIC LIGHTING MH		



DATE	ISSUE
10.09.2024	SUBMIT FOR SECC AND DEMOLITION PERMIT

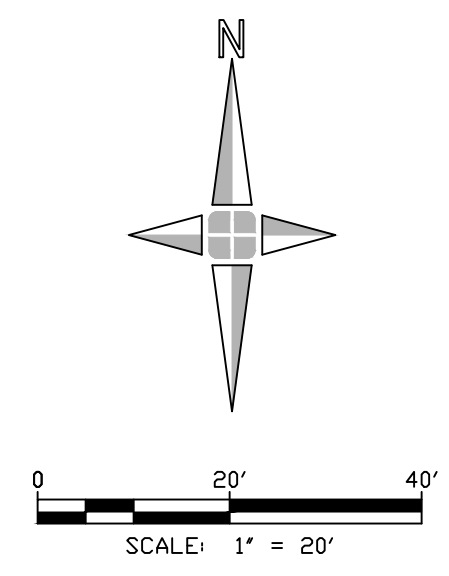
Developed For:

MOCERI COMPANIES
3005 UNIVERSITY DRIVE
AUBURN HILLS, MI 48326
248.340.9400

TOPOGRAPHIC AND BOUNDARY SURVEY

225 LAKE STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY
MICHIGAN

Date: 10.09.2024
Scale: 1"=20'
Sheet: C2
Project: 20107.50



PROPERTY DESCRIPTION

(PER TITLE COMMITMENT FILE NO. VCM429792, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2024)

LAND SITUATED IN THE VILLAGE OF LAKE ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

LOT 20, OF, "AMENDED PLAT FOR LOTS 6 AND 9 THRU 19 OF DARLINGS RE-SUBDIVISION OF PART OF ANDREWS ADDITION TO THE VILLAGE OF ORION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 296, PAGE(S) 25 OF PLATS, OAKLAND COUNTY RECORDS.