

**VILLAGE OF LAKE ORION
COUNTY OF OAKLAND
STATE OF MICHIGAN**

**RESOLUTION NO. 2026-018
LAND COMBINATION
48 AND 52 HIGHLAND AVE**

A RESOLUTION APPROVING A LAND COMBININATION OF 48 HIGHLAND AVENUE (PARCEL 09-03-484-012) WITH 52 HIGHLAND AVENUE (PARCEL 09-03-484-013).

VOTING YEA:

VOTING NAY:

ABSENT:

MOTION:

WHEREAS, Ed Sabol, applicant, on behalf of John Gehrke, property owner has, has submitted a request for a land combination for the following parcels: Parcel 09-03-484-012 and 09-03-484-013 commonly known 48 and 52 Highland Avenue.

WHEREAS, The Planning Commission, as its regular meeting held on May 4, 2026 reviewed and recommended to the Village Council the approval of the proposed land combination of 48 Highland Avenue and 52 Highland Avenue as follows:

EXISTING CONDITIONS

PROPERTY DESCRIPTION FOR PARCEL #09-03-484-012

Lot 7, Block 14 of "ORION IMPROVEMENT COMPANY SUBDIVISION NO. 1" being a subdivision of part of the Section 2, 3, 10 and 11, Town 4 North, Range 10 East, Village of Lake Orion (formerly Orion Township), Oakland County, Michigan. As recorded in Liber 4 of Plats, on page 19 of Oakland County, Michigan. Containing 4,373.6 Square Feet (to the seawall) or 4,677.4 Square Feet (to the platted water's edge). Reserved therefrom all easements and right of ways of record.

PROPERTY DESCRIPTION FOR PARCEL #09-03-484-013

Lot 6, Block 14 of "ORION IMPROVEMENT COMPANY SUBDIVISION NO. 1" being a subdivision of part of the Section 2,3,10 and 11, Town 4 North, Range 10 East, Village of Lake Orion (formerly Orion Township), Oakland County, Michigan. As recorded in Liber 4 of Plats, on page 19 of Oakland County, Michigan. Containing 4,308.1 Square Feet (to the seawall) or 4,185.9 Square Feet (to the platted water's edge). Reserved therefrom all easements and right of way of record.

PROPOSED CONDITIONS

PROPERTY DESCRIPTIONS TO COMBINE PARCEL #'S 09-03-484-012 & -013

Lots 6 & 7, Block 14 of "ORION IMPROVEMENT COMPANY SUBDIVISION NO. 1" being a subdivision of part of the Section 2,3,10 and 11, Town 4 North, Range 10 East, Village of Lake Orion (formerly Orion Township), Oakland County, Michigan. As recorded in Liber 4 of Plats, on page 19 of Oakland County, Michigan. Containing 8,681.7 Square Feet (to the seawall) or 8,863.3 Square Feet (to the platted water's edge). Reserved therefrom all easements and right of ways of record.

All in accordance with the attached survey prepared by Kennedy Surveying Inc, Job No. 10-6667 consisting of 4 pages dated March 30, 2026.

BE IT FURTHER RESOLVED: That this approval is not valid, and this Resolution will not be recorded until the Applicant remits the necessary funds to cover all costs for completion of this request above and beyond the amount placed in escrow at the time of Application.

BE IT FURTHER RESOLVED: That this approval is not a determination that the resulting parcels comply with other ordinances or regulations.

BE IT FINALLY RESOLVED: That said approved division or partitioning of land shall be recorded in the office of the Oakland County Register of Deeds in accordance with Act No. 132, Public Acts of 1970, as amended by Act No. 280, Public Acts of 1972 pursuant to Village of Lake Orion Ordinance No. 157.26 as amended.

RESOLUTION DECLARED ADOPTED.

THIS RESOLUTION WAS DULY ADOPTED BY THE LAKE ORION VILLAGE COUNCIL AT ITS REGULAR MEETING HELD ON MAY 11, 2026.

CERTIFICATION

I, Sonja Stout, duly appointed Clerk/Treasurer of the Village of Lake Orion, do hereby certify that the above resolution is a true and complete copy of a resolution adopted by the Village of Lake Orion Council at a regular meeting held on the 11th day of May 2026, and that minutes of the meeting were kept, and will be, or have been made available as required according to Act No. 267, Public Acts of Michigan, 1976, as amended.

Given under my hand and seal of the Village of Lake Orion, Oakland County, Michigan this 12th day of May 2026.

Sonja Stout
Village of Lake Orion
Clerk/Treasurer

Dated: May 12, 2026

STATE OF MICHIGAN)

)

COUNTY OF OAKLAND)

On this 12th day of May, 2026, before me, a Notary Public in and for said County, personally appeared Sonja Stout, to me known to be the same person described in and who executed the within instrument as her free act and deed.

Notary Public