

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

**RESOLUTION NO. 2025-032  
LAND DIVISION AND LAND COMBINATION  
658, 664, 670 VICTORIA ISLAND**

**A RESOLUTION APPROVING A LAND DIVISION OF 664 VICTORIA ISLAND (PARCEL 09-03-480-005) IN TWO AND COMBINING A PORTION WITH 658 VICTORIA ISLAND (PARCEL 09-03-480-004) AND THE REMAINDER WITH 670 VICTORIA ISLAND (PARCEL 09-03-480-003).**

**VOTING YEA:  
VOTING NAY:  
ABSENT:  
MOTION:**

**WHEREAS**, Anthony W. Pinho, applicant has, has submitted a request for a land division/combination for the following parcels: Parcel 09-03-480-003, 09-03-480-004, and 09-03-480-005 commonly known as 670, 658, 664 Victoria Island.

**WHEREAS**, The Planning Commission, as its regular meeting held on September 2, 2025 reviewed and recommended to the Village Council the approval of the proposed land division of 664 Victoria Island and combining a portion with 658 Victoria Island and the remainder with 670 Victoria Island as follows:

**EXISTING CONDITIONS**

**PROPERTY DESCRIPTION FOR PARCEL #09-03-480-003**

Lot 1, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1", a subdivision of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan, as recorded in Liber 4 of Plats on Page 19 of Oakland County records.

**PROPERTY DESCRIPTION FOR PARCEL #09-03-480-004**

All of Lot 3 and the northerly 3 feet of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the northeasterly corner of said Lot 2 in common with the southeasterly corner of said Lot 3; thence proceeding

South 29°36'13" West 3.00 feet along the easterly line of said Lot 2 to a point; thence North 65°00'00" West 105.69 feet along a line parallel to the line common to said Lots 2 and 3 to a point on a wooden seawall; the next four (4) courses following along a wooden seawall; thence North 30°23'04" East 2.69 feet to a point; thence North 64°37'41" East 0.42 feet to a point; thence North 61°25'05" East 61.08 feet to a point; thence North 66°41'14" East 28.59 feet to the extension of the westerly line of Shady Lane 20 feet wide (so called) and a point on a non-tangent curve; thence along a curve to the right (having a radius of 80.00 feet, central angle of 60°39'46", and Long chord bearing South 13°54'39" East 80.80 feet) an arc distance of 84.70 feet along the westerly line of said Shady Lane to a point; thence South 29 36'13" West 6.0 feet (recorded as) and 7.66 feet (measured as) along the westerly line of said Shady Lane to the Point of Beginning. Containing 4,925 Square feet or 0.113 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

**PROPERTY DESCRIPTION FOR PARCEL #09-03-480-005**

Part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the southeast corner of said Lot 2; thence proceeding North 63°56'17" West 108.60 feet along the southerly line of said Lot 2 to the southwest corner of said Lot 2; thence North 45°06'33" East 10.82 feet along the platted water's edge of Lake Orion to a point on a wooden seawall; thence North 28°55'19" East 7.30 feet along a wooden seawall to a point; thence North 30°23'04" East 17.49 feet along a wooden seawall to a point; thence South 65°00'00" East 105.69 feet along a line parallel to the northerly line of said Lot 2 to a point on the westerly line of Shady Lane 20 feet wide (so called); thence South 29°36'13" West 37.00 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 3,813 Square feet or 0.088 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

**PROPOSED CONDITIONS**

**PROPERTY DESCRIPTION FOR THAT PART OF PARCEL #09-03-480-005 BEING ADDED TO PARCEL #09-03-480-004**

Part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as commencing at the southeast corner of Lot 1, Block 7 of said "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1"; thence North 29°36'13" East 67.00 feet along the west line of Shady Lane 20 feet wide (so called) to the Point of Beginning; thence proceeding North 60°02'43" West 58.42 feet to a point; thence North 59°02'51" West 47.79 feet to a point on a wooden seawall; thence South

62°41'53" East 0.85 feet to a point; thence South 65°00'00" East 105.69 feet to a point on the west line said Shady Lane; thence South 29°36'13" West 10.00 feet along the west line of said Shady Lane to the Point of Beginning. Containing 553 Square Feet or 0.013 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

**REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-480-003 (WHICH INCLUDES THE REMAINING PART OF PARCEL #09-03-480-005)**

All of Lot 1 and part Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County records. Also, part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as beginning at the southeast corner of said Lot 1; thence proceeding North 64°48'55" West 120.00 feet along the southerly line of said Lot 1 to the southwest corner of said lot 1; thence North 44°25'14" East 44.00 feet along the westerly line of said Lot 1 to the northwest corner of said Lot 1; thence North 69°36'30" West 2.74 feet to a point on a wooden seawall; (the next four (4) courses following along a wooden seawall); thence North 35°45'17" East 4.26 feet to a point; thence South 59°26'00" East 4.82 feet to a point; thence North 28°02'07" East 14.08 feet to a point; thence North 29°39'06" East 17.39 feet to a point; thence South 59°02'51" East 47.79 feet to a point; thence South 60°02'43" East 58.42 feet to a point on the westerly line of Shady Lane 20 feet wide (so called); thence South 29°36'13" West 67.00 feet along the westerly line of said Shady Lane to the Point of Beginning. Containing 7.945 Square Feet or 0.182 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

**REVISED PROPERTY DESCRIPTION FOR PARCEL #09-03-480-004 (WHICH INCLUDES PART OF PARCEL #09-03-480-005)**

All of Lot 3 and part of Lot 2, Block 7 of "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1" being a subdivision of part of Sections 2, 3, 10 & 11, Village of Lake Orion, Oakland County, Michigan as recorded in Liber 4 of Plats on Page 19 of Oakland County Records. Also, part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. Being more particularly described as commencing at the southeast corner of Lot 1 of said "ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1"; thence North 29°36'13" East 67.00 feet along the westerly line of Shady Lane 20 feet wide (so called) to the Point of Beginning; thence proceeding North 60°02'43" West 58.42 feet to a point; thence North 59°02'51" West 47.79 feet to a point on a wooden seawall (the next four (4) courses following along a wooden seawall); thence North 29°39'06" East 2.96 feet to a point; thence North 61°26'59" East 60.33 feet to a point; thence North 72°12'59" East 17.48 feet to a point; thence North 62°22'47" East 12.73 feet to the extension of the westerly line of said Shady Lane and a point on a non-tangent curve; thence along a curve to the right (having a radius of 80.00 feet) central angle of 60°39'46" and a long chord bearing South 13°54'39" East 80.80 feet) an arc distance of 84.70 feet to a point; thence South 29°36'13" West 20.67 feet along the westerly

line of said Shady Lane to the Point of Beginning. Containing 5,526 Square Feet or 0.127 of an Acre (Gross Area). Reserved therefrom all easements and right of ways of record.

**All in accordance with the attached survey prepared by Kennedy Surveying Inc, Job No. 15-7381 consisting of 4 pages dated June 24, 2025.**

**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.

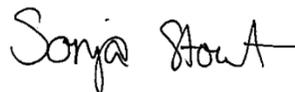
**RESOLUTION DECLARED ADOPTED.**

**THIS RESOLUTION WAS DULY ADOPTED BY THE LAKE ORION VILLAGE COUNCIL AT ITS REGULAR MEETING HELD ON SEPTEMBER 8, 2025.**

#### **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 8<sup>TH</sup> day of September 2025, 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 8<sup>th</sup> day of September 2025.



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Sonja Stout

Village of Lake Orion

Clerk/Treasurer