AGENDA 11a
DATE 6-18-2019

city of Norton Shores 50th Anniversary 1968-2018

4814 Henry Street Norton Shores, Michigan 49441 www.nortonshores.org

June 12, 2019

Council Meeting of June 18, 2019
SUBJECT: Land Division
48 W. Pontaluna Rd.

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

The Baker Trust has requested to divide off one (1) parcel from the north end of the parcel of land at 48 W. Pontaluna Rd. The new parcel will have frontage on Martin Rd. and meets the minimum dimensional requirements of the Zoning Ordinance for the R-5 Single Family Residential district. It will also have access to the existing water and sanitary sewer systems on Martin Rd.

The Planning Commission reviewed this request at their June 11, 2019 meeting and unanimously recommended the division be granted due to both parcels meeting minimum dimensional requirements and all structures meeting setback requirements per City Ordinance. A prepared resolution is attached for the Council's use.

Respectfully submitted,

Mark C. Meyers
City Administrator

TSW/sr
Attachment

Norton Shores will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs or other legally protected characteristics.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies permission to the Baker Trust to divide the property at 48 W. Pontaluna Rd. as per the submitted plan.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the day of , 2019, the foregoing resolution was moved for adoption by Council Member . The motion was supported by Council Member .

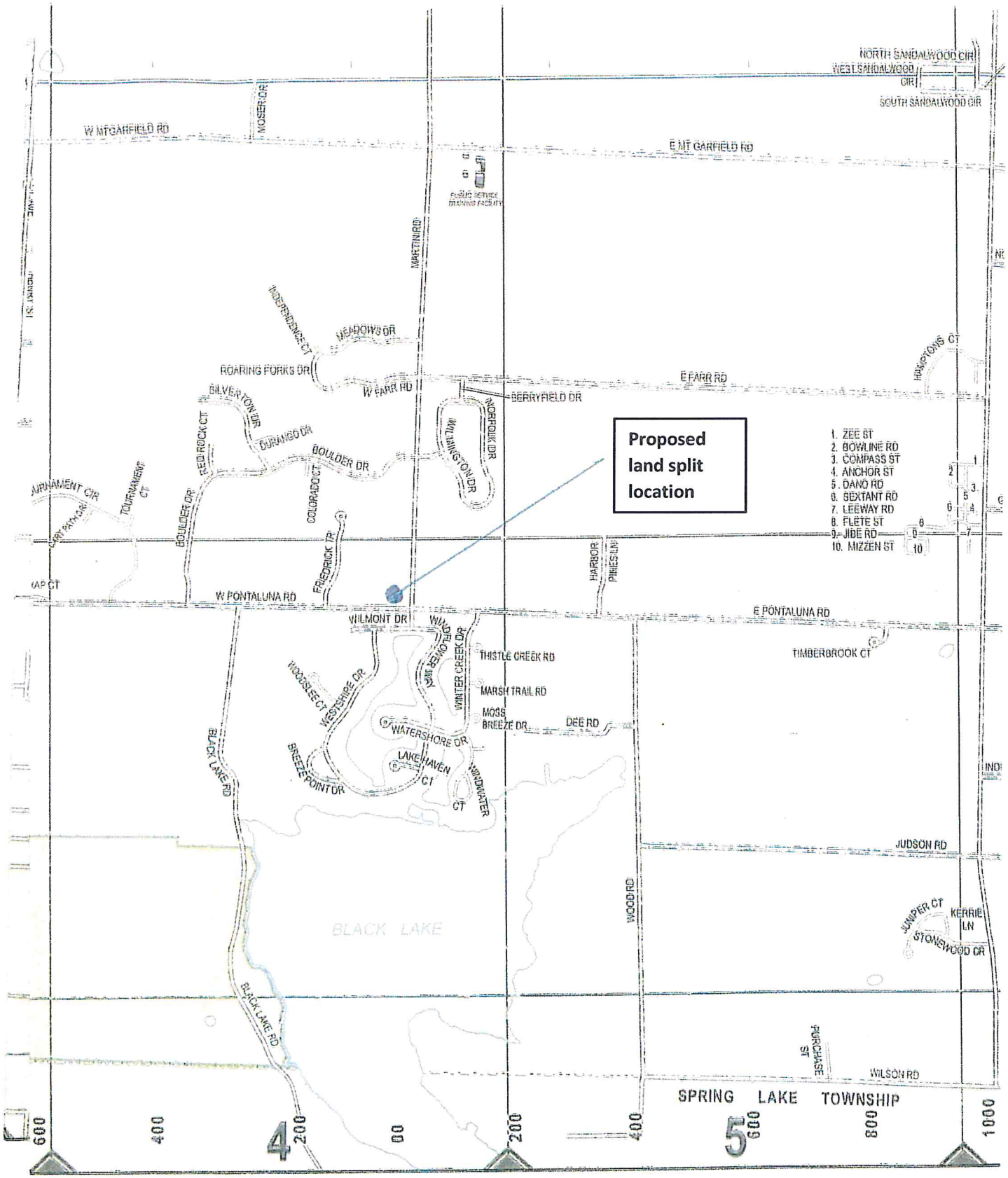
Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Shelly Stibitz, City Clerk


Proposed land split location
1. ZEE ST
2. BOWLINE RD
3. COMPASS ST
4. ANCHOR ST
5. DANO RD
6. SEXTANT RD
7. LEEWAY RD
8. FLETE ST
9. JIBE RD
10. MIZZEN ST
NORTH SANDALWOOD CIR
WEST SANDALWOOD CIR
SOUTH SANDALWOOD CIR
W MT GARFIELD RD
E MT GARFIELD RD
MOSER DR
MARTIN RD
INDEPENDENCE CT
MEADOWS DR
ROARING FORKS DR
W FARR RD
E FARR RD
BERRYFIELD DR
HAMPTONS CT
SILVERTON DR
DURANGO DR
BOULDER DR
RED ROCK CT
COLORADO CT
WILLIAMSTON DR
NORFOLK DR
TOURNAMENT CT
TOURNAMENT CIR
BOULDER DR
FRIEDRICK DR
HARBOR
PINES LN
W PONTALUNA RD
E PONTALUNA RD
WILMONT DR
WILDFLOWER DR
THISTLE CREEK RD
WINTER CREEK DR
MARSH TRAIL RD
MOSS BREEZE DR
DEE RD
WOODSLEE CT
WESTSHIRE DR
WATERSHORE DR
LAKEHAVEN CT
BREEZE POINT DR
WINDWATER CT
BLACK LAKE RD
TIMBERBROOK CT
JUDSON RD
WOOD RD
JUNIPER CT
KERRIE LN
STONEWOOD DR
BLACK LAKE
PURCHASE ST
WILSON RD
SPRING LAKE TOWNSHIP
4
5

WESTSHORE
ENGINEERING & SURVEYING
ENVIRONMENTAL

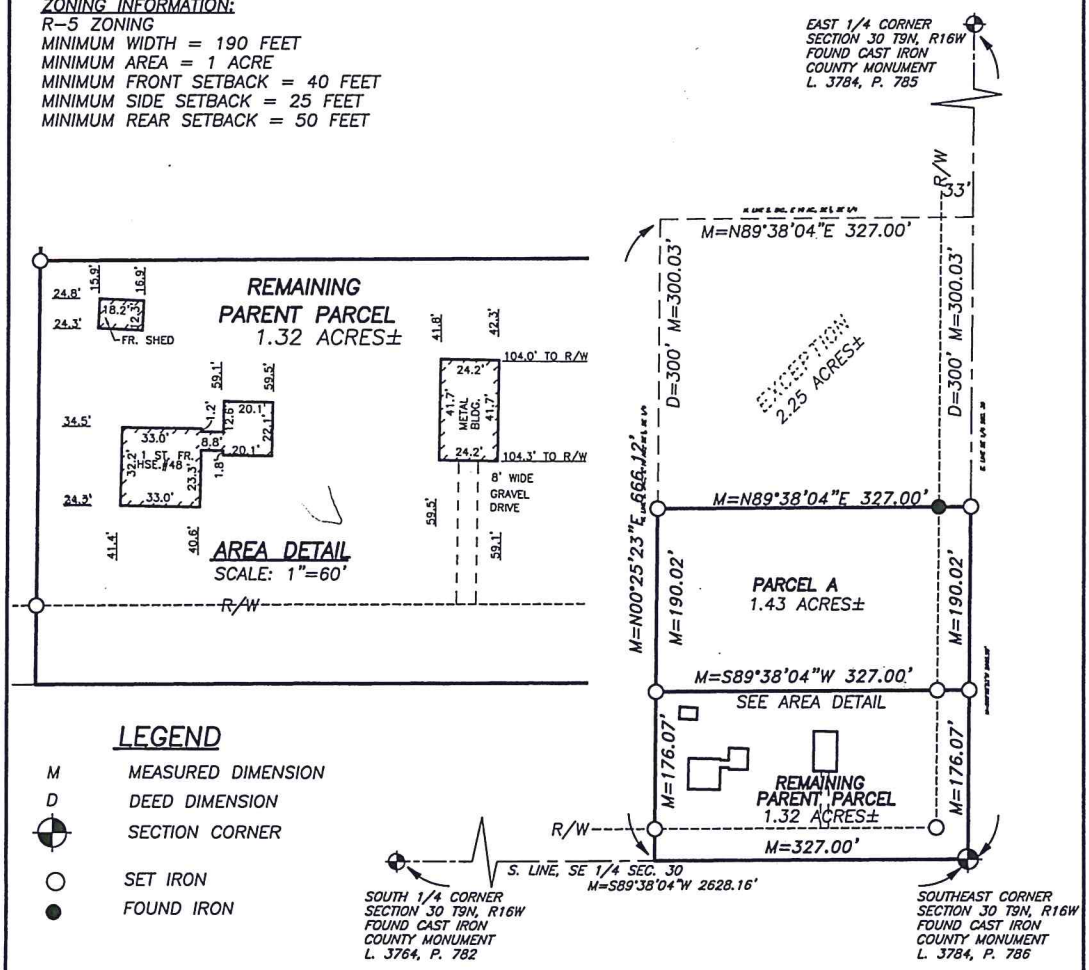
CERTIFICATE OF SURVEY

0' 75' 150'
SCALE: 1" = 150'

FOR: NEXES REALTY

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS.

ZONING INFORMATION:
R-5 ZONING
MINIMUM WIDTH = 190 FEET
MINIMUM AREA = 1 ACRE
MINIMUM FRONT SETBACK = 40 FEET
MINIMUM SIDE SETBACK = 25 FEET
MINIMUM REAR SETBACK = 50 FEET



LEGEND

M	MEASURED DIMENSION
D	DEED DIMENSION
⊕	SECTION CORNER
○	SET IRON
●	FOUND IRON

DEEDS PREPARED UTILIZING THIS LEGAL DESCRIPTION FOR CONVEYANCES MUST MEET THE REQUIREMENTS OF SECTION 109 PARAGRAPH 3 AND 4 OF P.A. 591 OF 1996.

SUBJECT SURVEY SHOULD BE REVIEWED FOR COMPLIANCE WITH LAND DIVISION ACT 591 PA, 1996 AS AMENDED AND ACT 286 PA. 1972 AND CONFORMANCE TO ADOPTED ZONING ORDINANCES.

AS A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, I DO HEREBY CERTIFY TO NEXES REALTY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, I HAVE SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN HEREIN AND THAT THERE EXISTS NO VISIBLE ENCROACHMENTS ON SAID PROPERTY UNLESS NOTED AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A DESCRIPTION FURNISHED BY OTHERS AND SHOULD BE COMPARED TO THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS, OR EXCEPTIONS. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR.
THE RELATIVE POSITIONAL PRECISION OF EACH CORNER SHOWN ON THIS SURVEY IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.
BEARINGS SHOWN ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM. MCS83, (2011) SOUTH ZONE. THE RELATIVE POSITIONAL PRECISION OF EACH CORNER SHOWN ON THIS SURVEY IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

RECEIVED
MAY 20 2019
DEPARTMENT OF PUBLIC WORKS

STEPHEN V. VALLIER
P.S. NO. 28428
2534 BLACK CREEK ROAD
MUSKEGON, MI. 49444
PHONE : (231)777-3447
FAX : (231)773-3453

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REVISED: 5/17/19
DATE: 5/15/19
SHEET 1 OF 2

FILE NO: 2019-0057
SCALE: 1" = 150'
SURVEYED BY: MDK/GPB
DRN BY: ELS

WESTSHORE
ENGINEERING & SURVEYING
ENVIRONMENTAL

CERTIFICATE OF SURVEY

FOR: NEXES REALTY

LEGAL DESCRIPTION:

PARENT PARCEL
WARRANTY DEED – LIBER 2242, PAGE 410:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF NORTON SHORES, COUNTY OF MUSKEGON AND STATE OF MICHIGAN, TO–WIT:

THE SOUTH 5 ACRES OF THE EAST 10 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30 TOWN 9 NORTH, RANGE 16 WEST, EXCEPT THE NORTH 300 FEET, THEREOF.

REMAINING PARENT PARCEL
A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 16 WEST, CITY OF NORTON SHORES, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST 1/4 OF SAID SECTION, ALSO BEING THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 327.00 FEET;
THENCE NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH 5 ACRES OF THE EAST 10 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 176.07 FEET;
THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 327.00 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF THE SOUTH EAST 1/4, A DISTANCE OF 176.07 FEET TO THE POINT OF BEGINNING.
THE SOUTH AND EAST 33.00 FEET THEREOF FOR COUNTY ROAD PURPOSES.
SAID PARCEL CONTAINS 1.32 ACRES, MORE OR LESS.

PARCEL A
A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 16 WEST, CITY OF NORTON SHORES, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST 1/4 OF SAID SECTION;
THENCE NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION, A DISTANCE OF 176.07 FEET TO THE POINT OF BEGINNING
THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST ¼ OF SAID SECTION, A DISTANCE OF 327.00 FEET;
THENCE NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION, ALSO BEING THE WEST LINE OF THE SOUTH 5 ACRES OF THE EAST 10 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION, A DISTANCE OF 190.02 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 04 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST ¼ OF SAID SECTION, A DISTANCE OF 327.00 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION, A DISTANCE OF 190.02 FEET TO THE POINT OF BEGINNING.
THE WEST 33.00 FEET THEREOF FOR COUNTY ROAD PURPOSES.
SAID PARCEL CONTAINS 1.43 ACRES, MORE OR LESS.

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SHEET 2 OF 2

FILE NO: 2019–0057