



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Grant E. Bauman

R2PC Principal Planner

(517) 768-6711

[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: August 19, 2021

TIME: 6:30 p.m.

PLACE: Lenawee Room | Human Services Bldg.

1040 S. Winter Street

Adrian, Michigan

## MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
- Approval of the Minutes of the July 15, 2021, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #21-07 — Madison Township *[ACTION]* ..... 5
    - (2) #21-08 — Madison Township *[ACTION]* ..... 13
    - (3) #21-09 — Rollin Township *[ACTION]* ..... 21
    - (4) #21-10 — Woodstock Township *[ACTION]* ..... 37
    - (5) #21-11 — Raisin Township *[ACTION]* ..... 63
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #21-08 — Franklin Township *[ACTION]* ..... 81
    - (2) #21-09 — Franklin Township *[ACTION]* ..... 94
    - (3) #21-10 — Franklin Township *[ACTION]* ..... 107
    - (4) #21-11 — Seneca Township *[ACTION]* ..... 119
    - (5) #21-12 — Seneca Township *[ACTION]* ..... 150
    - (6) #21-13 — Seneca Township *[ACTION]* ..... 169
    - (7) #21-14 — Seneca Township *[ACTION]* ..... 197
    - (8) #21-15 — Seneca Township *[ACTION]* ..... 215
    - (9) #21-16 — Seneca Township *[ACTION]* ..... 237
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — None
  - b. New Business — None

[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

*Please note that the meeting will take place in person.*

*The location is the Lenawee Room of the Human Services Building (1040 S. Winter Street).*

*The next meeting of the Lenawee County Planning Commission is scheduled for September 16, 2021*



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING MINUTES

Thursday, July 15, 2021

River Raisin Room • Lenawee County Human Services Building • Adrian, Michigan

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Mr. Keith Dersham, LCPC Secretary, and Ms. Rebecca Liedel, LCPC Chair

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary.

Item 1 **Call to order.** Staff called the meeting to order at 6:31 pm. Given the absence of the Chair and Secretary, staff asked that someone be appointed Acting Chair for the meeting.

Comm. Nickel made a motion, seconded by Comm. Bolton, to appoint Comm. Witt as the Acting Chair for the meeting. *The motion passed unanimously.*

At the request of the Acting Chair, those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 07/15/2021 meeting agenda for approval.

Comm. Tillotson made a motion, seconded by Comm. Nickel, to approve the July 15, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 06/17/2021 meeting minutes for approval.

Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the June 17, 2021, meeting minutes as presented. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

(1) **#21-05 | Rollin Township.** Commissioners reviewed the proposed zoning ordinance text amendments regarding building setback requirements and decks and patios. Staff summarized his report advising Commissioners to recommend disapproval of the proposed text amendments for the reasons addressed in his report (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Witt, to recommend disapproval with comments of the proposed text amendments regarding building setback requirements and decks and patios to the Rollin Township Board (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining (he is employed by Rollin Township).*

---

[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

- (2) **#21-06 | Rollin Township.** Commissioners reviewed the proposed zoning ordinance text amendments regarding the temporary occupancy of motor homes and/or recreational travel trailers. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed text amendments for the reasons addressed in his report (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Bolton, to recommend approval with comments of the proposed text amendment regarding the temporary occupancy of motor homes and/or recreational travel trailers to the Rollin Township Board (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining (he is employed by Rollin Township).*

b. **Consideration of PA 116 Farmland Agreement(s).** None.

c. **Consideration of Master Plan(s).** None.

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Comm. Bolton asked about the Annual Dinner. Staff replied that it would resume in the spring of 2022. American Recovery Act funding for infrastructure was also discussed.

Item 9 **Adjournment.** The meeting adjourned at 6:55 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #20-07

**To:** County Planning Commissioners

**From:** Grant E. Bauman, Principal Planner

**Date:** August 12, 2021

**Proposal:** Text Amendments to the *Madison Township Zoning Ordinance* regarding artisan, farmers, and flea markets

### Analysis and Advisement

**Background** – The Township wishes to allow artisan, farmers, and flea markets as conditional uses in the Local Commercial (C-1) and Agricultural (AG-1) districts, subject to codified standards. The following amendments are proposed:

- Add definitions for 'artisan market', 'farmers market' and 'flea market' to Section 2.2.
- Add 'artisan and farmers markets' to the listing of conditional uses permitted in the 'local commercial (C-1) district (Section 4.1.2).
- Add 'artisan and farmers markets' to the listing of conditional uses permitted in the 'agricultural (AG-1) district (Section 4.7.2).
- Add the following codified standards for artisan, farmers, and flea markets to Section 5.5.b:
  - A listing of permissible artisan/farmers market vendors: farmers, agricultural processors, food processors, resellers, crafters, and flea market.
  - A statement that things like hours of operation, parking, dimensional requirements, signage, lighting, etc. will be evaluated as part of the conditional use request.

**CZC Staff Analysis** – LCPC staff has no issue with allowing artisan, farmers, and flea markets as conditional uses in the local commercial (C-1) and agricultural (AG-1) districts. Here are a few comments/questions:

- Why are flea markets not included in the new conditional use listings proposed for the C-1 and AG-1 districts?
- The proposed listings of permissible vendors in Section 5.5.b could have been included under the various proposed definitions.
- Should 'crafters' (a permissible vendor) be renamed 'artisans' in Section 5.5.b?

**CZC Staff Advisement** – Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed text amendments to the Madison Township Board, noting the comments/questions posed in the staff report.

**Attachment(s):**

- Background information provided by the Township.

#### Recommended Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE \_\_\_\_\_ Madison Charter \_\_\_\_\_ TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

**(ANSWER EITHER A or B)**

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.
2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_II; IV; V \_\_\_\_\_ SECTION \_\_2.2; 4.1 and 4.7; and 5.5.5.b \_\_\_\_\_ The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

See Attached Amendments \_\_\_\_\_

- C. **PUBLIC HEARING** on the above amendment was held on: month \_\_6\_\_ day \_\_29\_\_ year \_\_2021\_\_
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month \_\_6\_\_ day \_\_14\_\_ year \_\_2021\_\_  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: \_\_Twp Website \_\_\_\_\_

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE. \_\_\_\_\_ Ted Dusseau  
\_\_\_\_\_ Chair ☐ Secretary ☐ \_\_6\_\_ / \_\_29\_\_ / \_\_2021\_\_ (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
- ☐ Recommends APPROVAL of the zoning change
- ☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- ☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- ☐ Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Ordinance No. \_\_\_\_

**AMENDMENT TO ORDINANCE 1  
ZONING ORDINANCE REGARDING ARTISAN, FARMERS AND  
FLEA MARKETS**

**CHARTER OF MADISON  
LENAWEE COUNTY**

An Ordinance to amend Ordinance 1, the Township Zoning Ordinance by amending Section 2.2 of Article II to add definitions for artisan, farmers and flea markets; amending Sections 4.1 and 4.7 of Article IV to add artisan, farmers and flea markets as conditional uses in the Agricultural and Commercial Districts; and amending Section 5.5.5.b. of Article V to add Section 5.5.5.b.28 establishing conditional use standards for artisan, farmers and flea markets.

**THE CHARTER TOWNSHIP OF MADISON, LENAWE COUNTY, MICHIGAN ORDAINS:**

**Section 1. Amendment to Section 2.2 of Article II.**

Section 2.2 of Article II of the Charter Township of Madison Zoning Ordinance is amended to add the following definitions:

- 2.2.4a. *Artisan Market.* The sale of professional or amateur artwork/crafts, including, but not limited to paintings, sculptures, metalworks, jewelry, furniture, photographs, clothing and seasonal products.
- 2.2.22a. *Farmers Market.* The seasonal or year-round sale of such locally grown products as fruits, vegetables and plants, farm products including, but not limited to honey, eggs and milk, and homemade foods including, but not limited to jams, jellies, pies and breads.
- 2.2.23a. *Flea Market.* An outdoor facility for the sale, barter, trade of exchange of goods

**Section 2. Amendment to Section 4.1 of Article IV.**

Section 4.1.2 of Article IV of the Charter Township of Madison Zoning Ordinance is amended to add Section 4.1.2.t. establishing artisan and farmers markets conditional uses in the Local

Commercial Zoning District.

- t. Artisan and farmers markets, subject to Section 5.5.5.b.28.

**Section 3. Amendment to Section 4.7 of Article IV.**

Section 4.7.2 of Article IV of the Charter Township of Madison Zoning Ordinance is amended to add Section 4.7.2.g. establishing artisan and farmers markets conditional uses in the Agricultural Zoning District.

- g. Artisan and farmers markets, subject to Section 5.5.5.b.28

**Section 4. Amendment to Section 5.5.5.b of Article V.**

Section 5.5.b. of Article V of the Charter Township of Madison Zoning Ordinance is amended to add 5.5.5.b.28 establishing standards for granting conditions uses for artisan and farmers markets as conditional uses in the Agricultural Zoning District.

5.5.5.b.28 Artisan, Farmers Markets and Flea Markets, subject to the following standards:

- A. The following are the types of vendors permitted at an artisan and/or farmers market:
  - (1) Farmers – raise agricultural products (i.e. fruits, vegetables, herbs, flowers or nursery crops from seed or purchased “starters”) that are personally cared for, cultivated, and harvested.
  - (2) Agricultural Processors – farmers who choose to process their agricultural products for pre-packaged sale (i.e. milk, cheese, oils, vinegars, meats, poultry, eggs, honey, soap and herbal preparations).
  - (3) Food Processors – sale of fresh food products which have been personally prepared (i.e. juice, baked goods, jams, etc.)
  - (4) Resellers – individuals who purchase produce from local farmers and then resell directly to the customer.
  - (5) Crafters – individuals who create craft objects made with their own hands and imagination from “raw” materials (i.e. wax, clay, wood, metal, leather, etc.).
  - (6) Flea Market – individuals that sell and/or resell a variety

of projects in a transient manner.

- B. The hours of operation, parking, dimensional requirements, signage, lighting, etc. shall be evaluated as a part of the special land use request.

**Section 5. Saving Provision**

All provisions of Ordinance 1 not amended by this ordinance shall continue in full force and effect.

**Section 6. Effective Date.**

This ordinance shall take effect and be in full force and effect 30 days from and after the date of publication.

YEAS: ( ) \_\_\_\_\_  
NAYS: ( ) \_\_\_\_\_  
ABSENT: ( ) \_\_\_\_\_

Ordinance declared adopted on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Gary Griewahn, Supervisor  
Charter Township of Madison

**CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Janet Moden, the duly elected Clerk of the Charter Township of Madison certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Charter Township of Madison on \_\_\_\_\_, 2021 and published in the Daily Telegram a newspaper circulated in the Charter Township of Madison on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Janet Moden, Clerk  
Charter Township of Madison

## CHARTER TOWNSHIP OF MADISON

3804 S. ADRIAN HIGHWAY

ADRIAN, MI 49221

### Planning Commission

#### Regular Meeting

June 29, 2021

The meeting was called to order by Chairman Dusseau at 7:00 pm

Dusseau led the Pledge of Allegiance to the flag

The meeting was available to be viewed on zoom.

**Commissioners present:** Chairperson Dusseau; Secretary Johnson; Trustee Benschoter; Brazee; Holtz; Loveland; Meeks; and Demlow.

**Commissioner(s) Absent:** None

**Others present:** Supervisor Griewahn; Clerk Moden; Trustee Carpenter; and Building/Zoning Inspector Rincon

- Amendment of Ordinance 1 - Zoning Ordinance regarding Artisan, Farmers and Flea Markets.

Zoning Administrator Rincon explained the purpose of the amendment is to add definitions for *artisan market*, *flea market*, and *farmers market*, to the ordinance.

**Motion** to approve as printed Dusseau **Seconded** Benschoter

**Roll Call:** Loveland-**yes**; Meeks-**yes**, Brazee-**yes**, Holtz, -**yes**, Johnson-**yes**, Demlow-**yes** Benschoter-**yes**, and Dusseau-**yes**. **Motion Carried unanimously 8-0.**

- Amendment of Ordinance 1- Zoning Ordinance regarding temporary uses

Rincon said the ordinance amendment was directed at artisan markets, flea markets, farmers markets, and food trucks (temporary uses) which can take weeks to approve. Per the current ordinance(s) the requests must be approved by the Zoning Board of Appeals. The amendment would give the zoning administrator authorization to approve/disapprove such requests with recommendation from township department heads (Police, Fire, DPW and Building departments). He said by adding the proposed procedure it would streamlining the process for temporary uses and each department would approve the requirements and rules per their standards.

Comments from the Commission included the following:

- Property owner permission
- Insurance

- Length of event
- Parking-traffic flow
- Facilities (Port a john)
- Fire extinguisher
- Safety

**Motion** Meeks to approve as printed **Seconded** Demlow

**Roll Call:** Loveland-**yes**; Meeks-**yes**, Brazee-**yes**, Holtz, -**yes**, Johnson-**yes**, Demlow, Benschoter-**yes**, and Dusseau-**yes**. **Motion Carried unanimously 8-0.**

Meeting adjourned at 8:04.

Recorded by Secretary Johnson

Corrected by Janet Moden, Clerk 7/21/2021

*This page is intentionally blank.*





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #20-08

**To:** County Planning Commissioners

**From:** Grant E. Bauman, Principal Planner

**Date:** August 12, 2021

**Proposal:** Text Amendments to the *Madison Township Zoning Ordinance* regarding temporary uses

### Analysis and Advisement

**Background** – Section 5.16 currently allows for ‘circuses, carnivals or other transient enterprises’ to be permitted in any zoning district upon approval by the Zoning Board of Appeals. The proposed amendments continue to allow such temporary uses as a permitted use in any zoning district, but makes the approval an administrative permit issued by the Zoning Administrator (in consultation with reviews by the Township Police, Fire, and Building Departments). Submittal requirements for an application are codified and standards for approval are established.

**CZC Staff Analysis** – LCPC staff has no issue with making the issuance of a permit for a temporary use an administrative decision by the Zoning Administrator. While streamlining the process, more detailed expectations are set forth in the amendments.

**CZC Staff Advisement** – Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Madison Township Board.

#### Attachment(s):

- Background information provided by the Township.

#### Recommended Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE \_\_\_\_\_ Madison Charter \_\_\_\_\_ TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

**(ANSWER EITHER A or B)**

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.
2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_V\_ SECTION \_  
5.16\_\_\_\_\_ The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

See Attached Amendments \_\_\_\_\_

- C. **PUBLIC HEARING** on the above amendment was held on: month \_6\_ day \_29\_ year \_2021\_
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month \_6\_ day \_14\_ year \_2021\_ (Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: \_Twp Website\_

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE. \_\_\_\_\_ Ted Dusseau  
\_\_\_\_\_ Chair ☐ Secretary ☐ \_6\_ / \_29\_ / \_2021\_ (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
- ☐ Recommends APPROVAL of the zoning change
- ☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- ☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- ☐ Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Ordinance No. \_\_\_\_

## AMENDMENT TO OF ORDINANCE 1 ZONING ORDINANCE REGARDING TEMPORARY USES

### CHARTER OF MADISON LENAWEE COUNTY

An Ordinance to amend Ordinance 1, the Township Zoning Ordinance by amending Section 5.16 of Article V to add to amend the procedure for approval of temporary uses.

#### THE CHARTER TOWNSHIP OF MADISON, LENAWE COUNTY, MICHIGAN ORDAINS:

##### Section 1. Amendment to Section 5.16 of Article V.

Section 5.16 of Article V of the Charter Township of Madison Zoning Ordinance is amended to read as follow:

##### SECTION 5.16. TEMPORARY USE

Circuses, carnivals, concerts, outdoor entertainment or other similar transient enterprises may be permitted in any district, subject to the following conditions:

- A. *Permit Required.* All temporary uses require a temporary use permit.
- B. *Application; Submittal Requirements.* Any person seeking a temporary use permit shall submit an application, together with the required fee, to the Township Zoning Administrator. The application shall contain the following information.
  - (1) A written statement describing the requested use, operations plan, traffic control and the proposed time period and a plot plan or sketch of the site showing:
    - (a) Adjacent uses.
    - (b) Existing and proposed buildings or structures
    - (c) Boundaries of proposed sales or activity areas.
    - (d) Proposed lighting.
    - (e) Parking areas.
    - (f) Loading and unloading areas.

- (g) Proposed traffic circulation.
  - (h) Location and method of waste disposal.
  - (i) Any other information deemed necessary by the Zoning Administrator
- (2) Proof of ownership, or if the applicant is not the owner of the land, written permission from the owner to use the property for said use.
- (3) Information establishing reasonable liability insurance is carried.
- (4) Outside agency permits and approvals, if necessary.
- C. *Review of application.* Upon submission of a completed application and required fee, the request will be reviewed administratively by the Township Zoning Administrator. The Zoning Administrator will coordinate reviews by Township Police, Fire, and Building Departments.
- D. *Standards for Approval.*
  - (1) A temporary use permit shall not be issued unless the Zoning Administrator determines that the location of such an activity will not adversely affect adjoining properties, nor adversely affect public health, safety, morals, and the general welfare.
  - (2) The zoning administrator may approve, deny or approve with conditions an application for a temporary use.

## **Section 2. Saving Provision**

All provisions of Ordinance 1 not amended by this ordinance shall continue in full force and effect.

## **Section 3. Effective Date.**

This ordinance shall take effect and be in full force and effect 30 days from and after the date of publication.

YEAS:        ( ) \_\_\_\_\_

NAYS:        ( ) \_\_\_\_\_

ABSENT:      ( ) \_\_\_\_\_

Ordinance declared adopted on \_\_\_\_\_, 2021.

---

Gary Griewahn, Supervisor  
Charter Township of Madison

**CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Janet Moden, the duly elected Clerk of the Charter Township of Madison certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Charter Township of Madison on \_\_\_\_\_, 2021 and published in the Daily Telegram a newspaper circulated in the Charter Township of Madison on \_\_\_\_\_, 2021.

---

Janet Moden, Clerk  
Charter Township of Madison

## CHARTER TOWNSHIP OF MADISON

3804 S. ADRIAN HIGHWAY

ADRIAN, MI 49221

### Planning Commission

#### Regular Meeting

June 29, 2021

The meeting was called to order by Chairman Dusseau at 7:00 pm

Dusseau led the Pledge of Allegiance to the flag

The meeting was available to be viewed on zoom.

**Commissioners present:** Chairperson Dusseau; Secretary Johnson; Trustee Benschoter; Brazee; Holtz; Loveland; Meeks; and Demlow.

**Commissioner(s) Absent:** None

**Others present:** Supervisor Griewahn; Clerk Moden; Trustee Carpenter; and Building/Zoning Inspector Rincon

- Amendment of Ordinance 1 - Zoning Ordinance regarding Artisan, Farmers and Flea Markets.

Zoning Administrator Rincon explained the purpose of the amendment is to add definitions for *artisan market*, *flea market*, and *farmers market*, to the ordinance.

**Motion** to approve as printed Dusseau **Seconded** Benschoter

**Roll Call:** Loveland-**yes**; Meeks-**yes**, Brazee-**yes**, Holtz, -**yes**, Johnson-**yes**, Demlow-**yes** Benschoter-**yes**, and Dusseau-**yes**. **Motion Carried unanimously 8-0.**

- Amendment of Ordinance 1- Zoning Ordinance regarding temporary uses

Rincon said the ordinance amendment was directed at artisan markets, flea markets, farmers markets, and food trucks (temporary uses) which can take weeks to approve. Per the current ordinance(s) the requests must be approved by the Zoning Board of Appeals. The amendment would give the zoning administrator authorization to approve/disapprove such requests with recommendation from township department heads (Police, Fire, DPW and Building departments). He said by adding the proposed procedure it would streamlining the process for temporary uses and each department would approve the requirements and rules per their standards.

Comments from the Commission included the following:

- Property owner permission
- Insurance

- Length of event
- Parking-traffic flow
- Facilities (Port a john)
- Fire extinguisher
- Safety

**Motion** Meeks to approve as printed **Seconded** Demlow

**Roll Call:** Loveland-**yes**; Meeks-**yes**, Brazee-**yes**, Holtz, -**yes**, Johnson-**yes**, Demlow, Benschoter-**yes**, and Dusseau-**yes**. **Motion Carried unanimously 8-0.**

Meeting adjourned at 8:04.

Recorded by Secretary Johnson

Corrected by Janet Moden, Clerk 7/21/2021

*This page is intentionally blank.*





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## Coordinated Zoning Report | #21-09

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** August 12, 2021

**Proposal:** **The rezoning of property in Rollin Township**

### Request

A portion of Devils Lake Estates, a manufactured housing park, was rezoned to Commercial Recreation (CR) in 2017 in order to allow for "campgrounds, travel trailer parks, and tent sites". The ownership of the property has changed and the new owner wishes to rezone that portion of the manufactured housing park back to Manufactured Housing Park (MHP).

### Location and Size of the Property

The subject property (RL0-14-2650-00) is located in Section 4 (T6S-R1E) of Rollin Township, in the vicinity of Devils Lake, on the north side of Devils Lake Highway and the west side of Bean Creek (see Figure 1). The entire parcel has an area of approximately 11 acres. The portion of the property proposed for rezoning has an area of approximately 3 acres.

### Land Use and Zoning

- **Current Land Use** – The majority of the subject property is a manufactured housing park (assessed as commercial, see Figure 2). Agricultural land is located to the north and the west. Commercial properties are located to the east. A Michigan Department of Natural Resources (MDNR) boat launch is located to the south (see the background information).
- **Future Land Use** – Rollin Township's future land use map places the subject property in a "Medium Density Residential" area. Properties to the north and west are located in an "Agriculture and Open Space" area. Properties to the east are located in a "Local Commercial" area. The property to the south is located in a "Parks and Institutions" area (see Figure 2).
- **Current Zoning** – The pertinent portion of the subject property is zoned "Commercial Recreation (CR)" as are properties to the east and south (see Figure 4). The majority of the subject property is zoned "Manufactured Housing Park (RMH)". Properties to the north and west are zoned "Agricultural (AG)". Properties to the southeast are zoned "Local Commercial (C-1)".

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – Devils Lake Highway, a county primary road maintained by the Lenawee County Road Commission, provides direct access to the entire property.
- **Public Water and Sewer** – Public sanitary sewer currently serves the subject property. Public water service is not available (see the background information). However, a private well house does serve the subject property.

- **Environmental Constraints** – Rollin Township indicated that the subject property has no environmental constraints (see the background information).

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Rollin Township Planning Commission recommends approval of the proposed rezoning (see the background information).

**Staff Analysis** – Rollin Township has a Zoning Plan that includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**  
**Yes.** The Future Land Use element of the Master Plan places the subject property in a “Medium Density Residential” area (see Figure 3).
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**  
**Yes.** The portion of the subject property proposed for rezoning was already zoned “Manufactured Housing Park (MHP)” prior to 2017.
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**  
**No.** Given that the manufactured housing park already exists, rededicating part of it as a “Manufactured Housing Park (MHP)” should not adversely impact public services and facilities.
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**  
**Yes.** The majority of the parcel is already zoned “Manufactured Housing Park (MHP)”.

**Staff Advisement** – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to “Manufactured Housing Park (MHP)” for the pertinent portion of the subject property known as RL0-14-2650-00 to the Rollin Township Board.

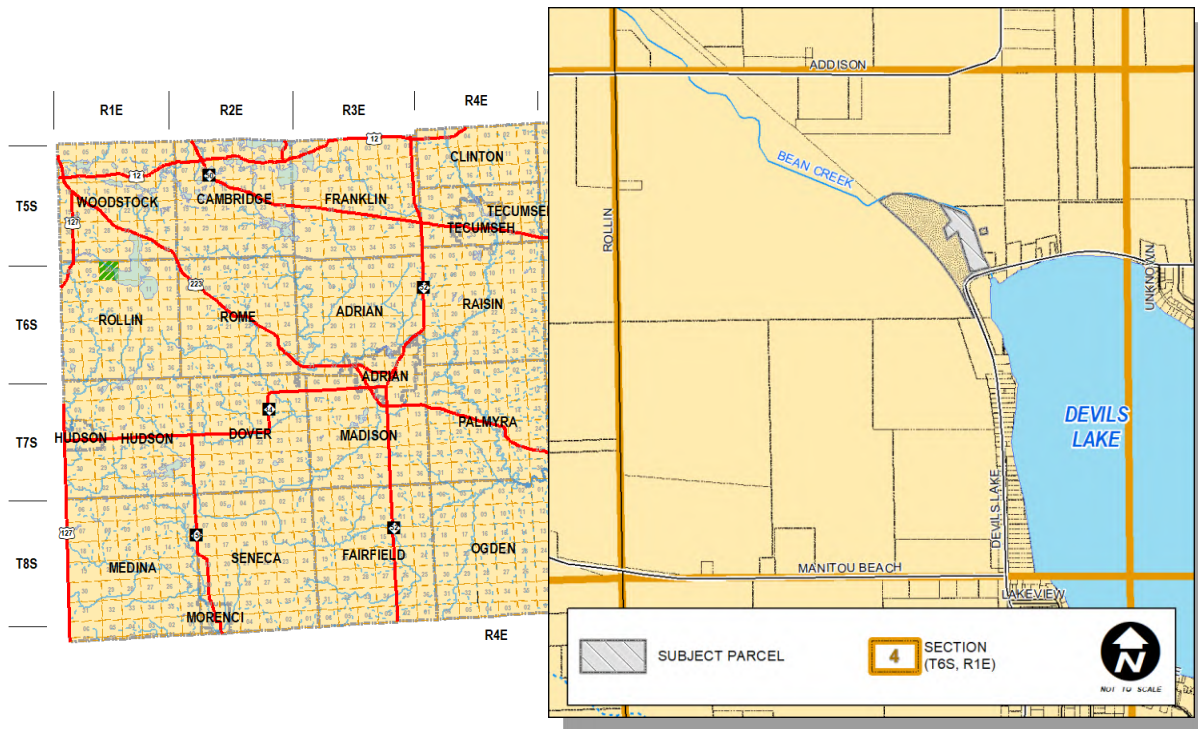
**Attachment(s):**

- Background information provided by Rollin Township.

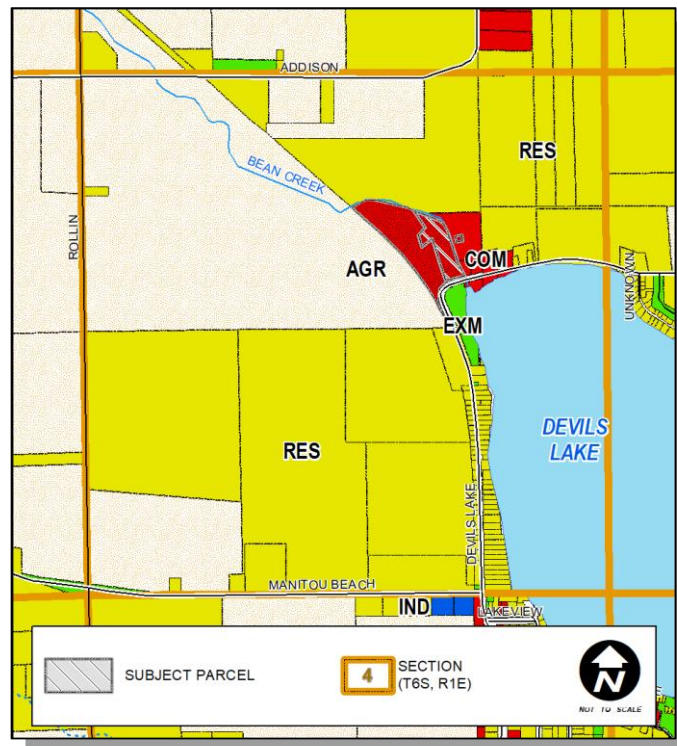
**Recommended Actions:**

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

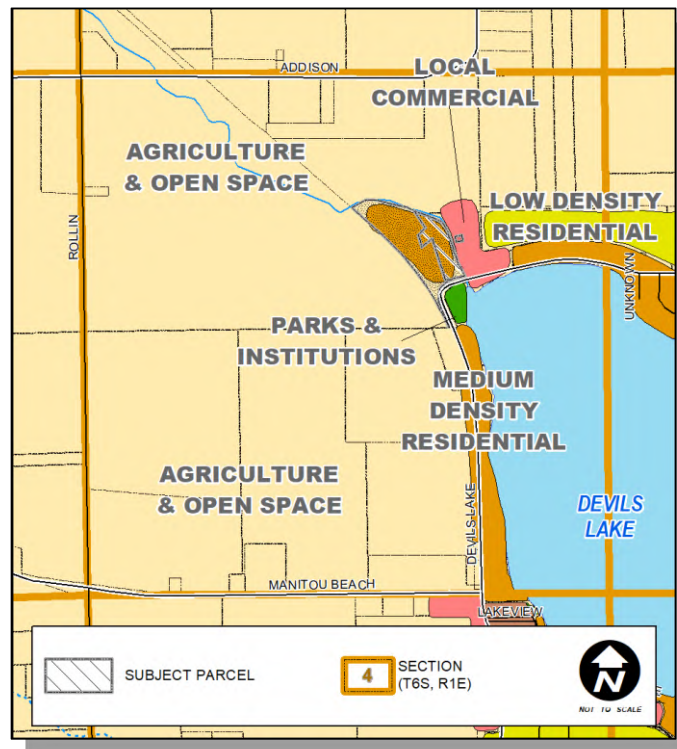
**Figure 1  
Location**



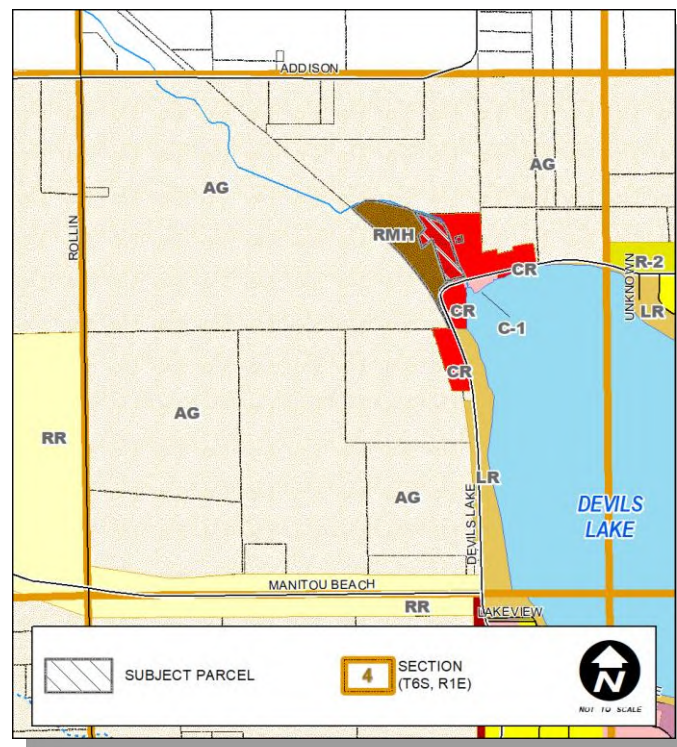
**Figure 2  
Property Assessment**



**Figure 3  
Municipal Future Land Use**



**Figure 4  
Municipal Zoning**





**Figure 5**  
**Aerial Photograph**





## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Rollin TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

RLO-104-2650-00  
SEE ATTACHED MAPS

1. The above described property has a proposed zoning change FROM COMMERCIAL RECREATION (CR) ZONE TO MANUFACTURED HOUSING PARK (RMH) ZONE.
2. PURPOSE OF PROPOSED CHANGE: TO RETURN THE ZONING TO MANUFACTURED HOUSING PARK

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

- C. **PUBLIC HEARING** on the above amendment was held on: month AUGUST day 05 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month JULY day 15 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: THE EXPONENT

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

Danah Kipred ☒ Chair or ☐ Secretary Aug / 05 / 2021 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
- ☐ Recommends APPROVAL of the zoning change
- ☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- ☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- ☐ Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

LCPC Case #: \_\_\_\_\_  
(For LCPC Use Only)

## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: ROLLIN Township Case #: \_\_\_\_\_  
Township official we may contact: Douglas Kapnick Phone #: (517) 260 - 6353  
Applicant: BEAN CREEK VENTURE LLC Phone #: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Rezoning Request: From: COMMERCIAL RECREATION (CR) To: MANUFACTURED HOUSING PARK (AMH)  
Property Location: Section(s): SEE ATTACHED Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): \_\_\_\_\_

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? MOTOR HOME, TRAVEL TRAILER PARK

What is the proposed use of the site? MANUFACTURED HOUSING PARK

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: FARM

South: DEVILS LAKE PUBLIC ACCESS

East: COMMERCIAL RECREATION

West: FARM

What are the surrounding Zoning Districts?

North: AGRICULTURAL (AG)

South: COMMERCIAL RECREATION (CR)

East: COMMERCIAL RECREATION (CR)

West: AGRICULTURAL (AG)

What is the suggested use of the site on the Township's Land Use Plan map? \_\_\_\_\_

Is municipal water currently available? ☐ Yes ☒ No

Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_

Is municipal sewer currently available? ☒ Yes ☐ No

Will it be made available? ☐ Yes ☐ No If yes, when? \_\_\_\_\_

Does the site have access to a public street or road?

☒ Yes ☐ No If yes, name \_\_\_\_\_

Are there any known environmental constraints on the site?

☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

☐ Yes, the minutes are attached.

☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☐ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

**LENAWEE COUNTY  
MICHIGAN**

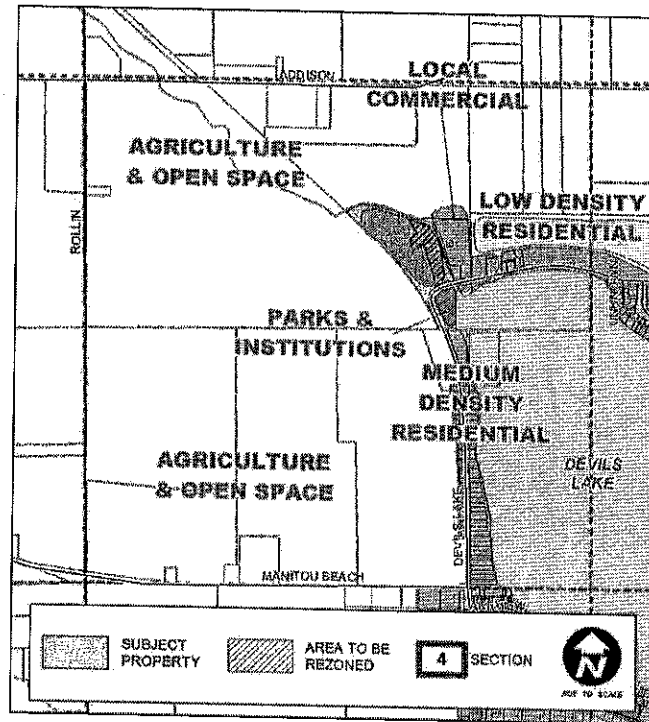
DATE: 5-14-21  
NAME: Austin Shapiro ~~REDACTED~~  
ADDRESS: 31550 Northwestern Hwy #220  
Farmington Hills, MI 48334  
PHONE: 248-865-0066  
PROPERTY OWNER: Bean Creek Venture LLC  
LEGAL DESCRIPTION: RLD-104-2650-00  
  
  
  
  
  
  
PRESENT ZONING: Recreational Vehicle  
REQUESTED ZONING: Manufactured Housing  
PROPOSED USE: Manufactured Housing

*[Handwritten signature]*

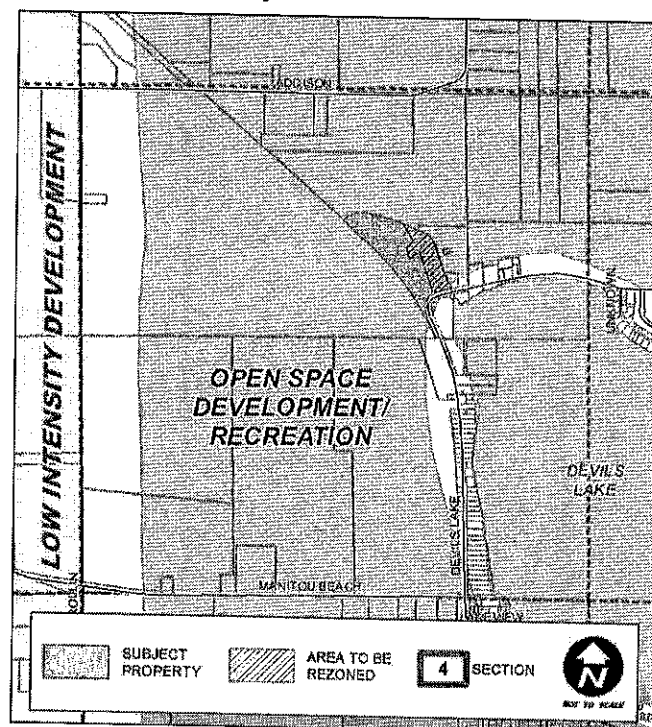
**State-of-the-Art: Oligonucleotide arrays** *Journal of Molecular Biology* 2000, 303:1-13



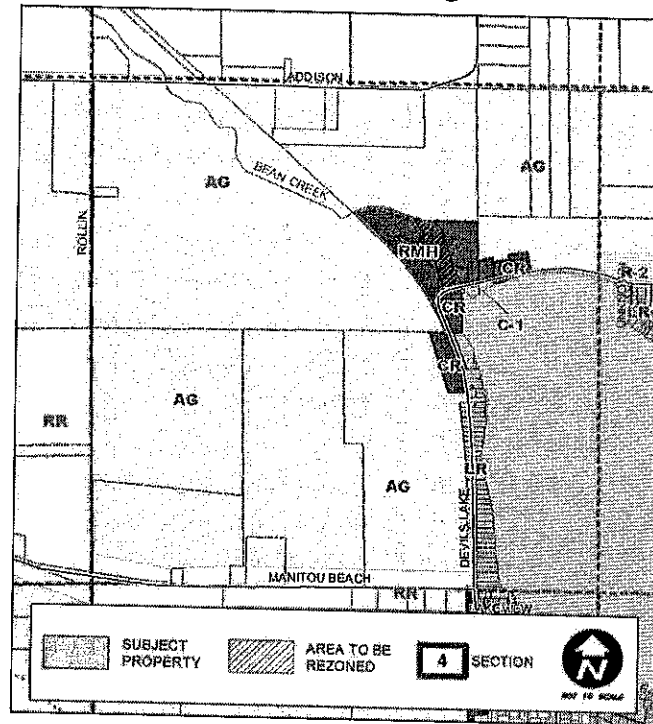
**Figure 2**  
**Township Future Land Use**



**Figure 3**  
**County Future Land Use**



**Figure 4**  
**Township Zoning**



**Figure 5a**  
**Aerial Photo**

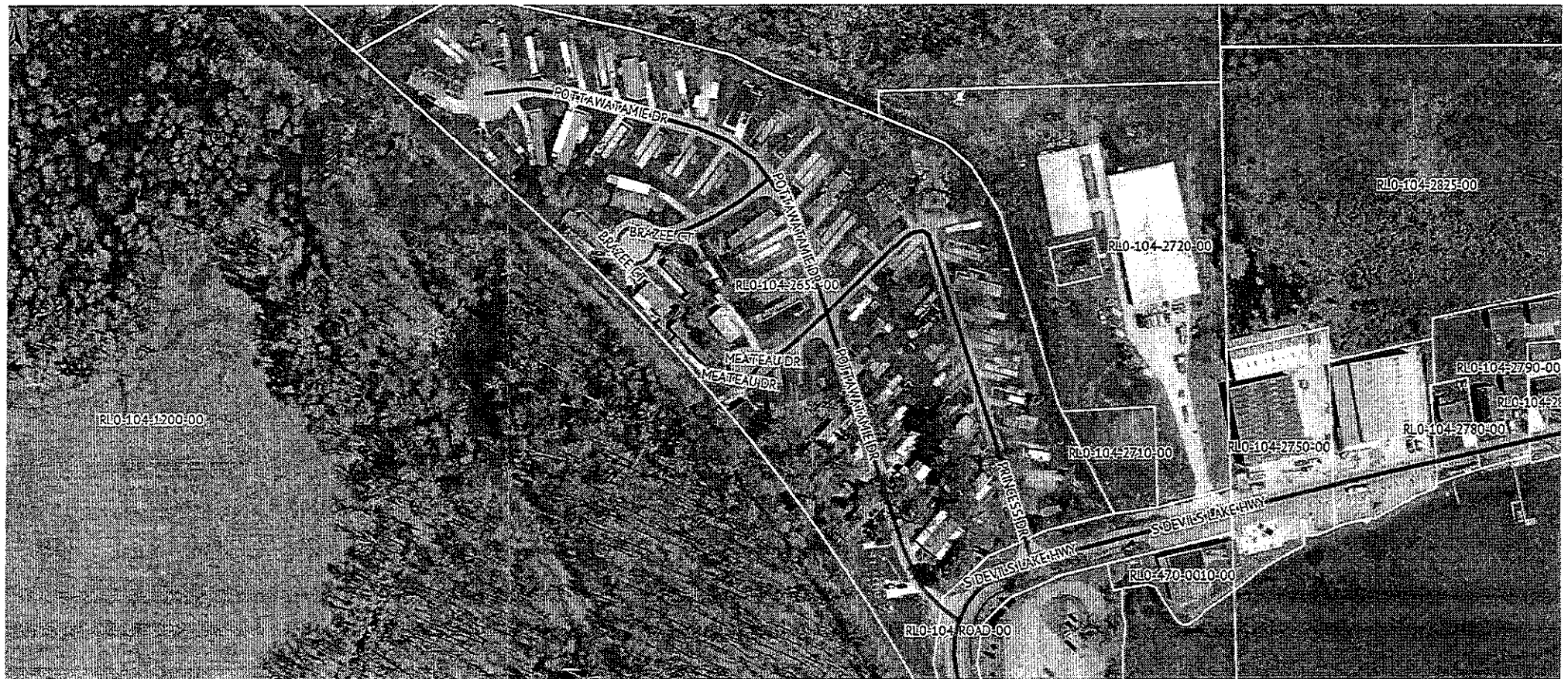


**Figure 5b**  
**Aerial Photo**









04/19/2016 - 05/24/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
LENAWEE ENTERPRISE LLC	BEAN RESORT LLC	675,000	02/26/2013	WD	HIGH RATIO	2462-868	EQUALIZATION	100.0			
LENAWEE COUNTY TREASURER	COUNTY NATIONAL BANK	0	05/13/2011	CRT	REDEMPTION	2426-235	EQUALIZATION	0.0			
LENAWEE ENTERPRISE LLC	LENAWEE COUNTY TREASURER	0	03/01/2011	CRT	FORFEITURES	2422-138	EQUALIZATION	0.0			
LENAWEE COUNTY TREASURER	LENAWEE ENTERPRISE LLC	0	03/01/2011	CRT	REDEMPTION	2422-653	EQUALIZATION	0.0			
Property Address		Class: 201 Commercial	Zoning:	Building Permit(s)		Date	Number	Status			
9575 DEVILS LAKE HWY		School: 46020 ADDISON									
		P.R.E. 0%									
Owner's Name/Address		:									
BEAN RESORT LLC 12851 E CHICAGO BLVD SOMERSET CENTER MI 49282		2018 Est TCV 724,977 TCV/TFA: 784.61									
		X Improved	Vacant	Land Value Estimates for Land Table COM-M.COMMERIAL MANITOU							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Rate %Adj.	Reason Value			
				11.077 Acres 0 100				0			
				Flat Value: 10 FT LK FR				100,250			
				11.08 Total Acres Total Est. Land Value =				100,250			
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size %Good	Cash Value			
				D/W/P: Asphalt Paving	1.61	1.51	48000 87	101,523			
				Total Estimated Land Improvements True Cash Value =				101,523			
Tax Description											
LD DES AS BEG ON THE E LI OF THE FORMER PENN CENTRAL R/R R/O/W 946.24 FT N88^28'03"E (ALG THE S LI OF SEC 4) & 2656.41 FT N01^31'57"W FROM THE S1/4 COR OF SD SEC 4 T6S R1E TH CONT ALG THE SD E'ERLY LI OF THE FORMER R/R R/O/W NW'ERLY 1228.49 FT ALG THE ARC OF A 2897.79 FT RAD CUR LEFT (CHD BEAR & DIST BEING N37^49'08"W 1219.31 FT) & N49^56'06"W 338.91 FT TH CONT ALG THE CNTRLI OF BEAN CREEK N59^38'23"E 152.06 FT & N89^34'01"E 101.09 FT & S79^28'57"E 181.56 FT & S76^54'54"E 155.12 FT & S66^15'04"E 68.46 FT & S70^21'22"E 179.24 FT TH CONT ALG THE CNTRLI OF BEAN CREEK AS DES IN A DEED REC IN LIBER 1321 PAGE 580 & 581 LCR S69^10'25"E 98.35 FT (REC AS S69^00'00"E 98.43 FT) & S50^15'08"E 53.25 FT (REC AS S50^05^26"E 53.28 FT) & S33^11'46"E 85.27 FT (REC AS S33^03'05"E 85.34 FT) & S18^30'27"E 296.49 FT (REC AS S18^22'25"E ***BALANCE OF DESCRIPTION ON FILE***		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2018	50,100	312,400	362,500			362,500S
					2017	50,100	313,000	363,100			363,100S
					2016	50,100	323,200	373,300			366,857C
					2015	50,100	323,200	373,300			365,760C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan											

The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: County of Lenawee, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: MOBILE HOME PARK 94 SITES 5200  
 Calculator Occupancy: Clubhouse

Class: C  
 Floor Area: 924  
 Gross Bldg Area: 924  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2.25%  
 Effective Age : 30  
 Physical %Good: 51  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled  
 Overall Bldg  
 Height

Comments:  
 OLDER PARK NEAR ALL  
 SPORTS LAKE, SEWER-WELL  
 -ROADS AND ACCESS TO  
 LAKE

## Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

\*\*\* \*\* Calculator Cost Data \*\*\* \*\*  
 Quality: Good Adj: %+0 \$/SqFt:0.00  
 Heat#1: Heat Pump System 0%  
 Heat#2: Heat Pump System 0%  
 Ave. SqFt/Story: 924  
 Ave. Perimeter  
 Has Elevators:

## \*\*\* Basement Info \*\*\*

Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

## \* Mezzanine Info \*

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

## \* Sprinkler Info \*

Area:  
 Type:

&lt;&lt;&lt;&lt;&lt;

## Calculator Cost Computations

&gt;&gt;&gt;&gt;&gt;

Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 91.60

Adjusted Square Foot Cost for Upper Floors = 91.60

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 924 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 91.60

County Multiplier: 1.51, Final Square Foot Cost for Upper Floors = 138.316

Total Floor Area: 924 Base Cost New of Upper Floors = 127,804

Reproduction/Replacement Cost = 127,804  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 65,180

Cost Estimate over-riden by Assessor. Flat value of 517,000 used

ECF (2000 COMMERCIAL ROLLIN) 1.012 => TCV of Bldg: 1 = 523,204  
 Replacement Cost/Floor Area= 138.32 Est. TCV/Floor Area= 566.24

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few	Average	Many	Average	Many	
(3) Frame:			Total Fixtures			Unfinished Typical			Unfinished Typical		
			3-Piece Baths			Flex Conduit			Incandescent		
			2-Piece Baths			Rigid Conduit			Fluorescent		
			Shower Stalls			Armored Cable			Mercury		
			Toilets			Non-Metallic			Sodium Vapor		
(4) Floor Structure:			(9) Sprinklers:			Bus Duct			Transformer		
						(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(5) Floor Cover:									Thickness		
									Bsmnt Insul.		
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil								
			Coal Stoker								
			Hand Fired Boiler								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

## ROLLIN TOWNSHIP MOTION

Bean Resort LLC d/b/a Bean Creek Resort rezoned approximately three [3] acres of their land from Manufactured Housing Park District [RMH] to Commercial Recreation District [CR] with special approval for a Campgrounds with conditions.

The entire property [both RMH & CR] have seventy two [72] sites. This motion, to be added to the motion to approve the rezoning, will clarify which sites are Manufactured Housing Park District [RMH] and which sites are Commercial Recreation District [CR] with special approval for Campgrounds.

The Campgrounds sites are: 3, 5, 7, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 32, 35, & 40

### ADDRESSES:

#3 9564 Princess Dr  
#5 9572 Princess Dr  
#7 9574 Princess Dr  
#11 9582 Princess Dr  
#12 9583 Princess Dr  
# 13 9584 Princess Dr  
#14 9589 Princess Dr  
#15 9590 Princess Dr  
#18 9593 Princess Dr  
#19 9598 Princess Dr  
#20 9595 Princess Dr  
#21 9600 Princess Dr  
#22 9602 Pottawatamie Dr  
#26 9594 Pottawatamie Dr  
#27 16252 Meateau Dr  
#28 9588 Pottawatamie Dr  
#29 9587 Pottawatamie Dr  
#30 9586 Pottawatamie Dr  
#32 9578 Pottawatamie Dr  
#35 9577 Pottawatamie Dr  
#40 16254 Meateau Dr





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## Coordinated Zoning Report | #21-10

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** August 12, 2021

**Proposal:** **The conditional rezoning of property in Woodstock Township**

### Request

The subject property is proposed for conditional rezoning to a 'general commercial (C-2)' district, from an 'agricultural (AG-1)' district.

### Purpose

The subject property, known as High Point Farm, is a special events venue for large and small gatherings (i.e., a wedding barn), with a bed and breakfast in the farmhouse. The business wishes to add a permanent liquor license, prompting the conditional C-2 rezoning request, which will limit the use of the property to the event venue and the existing bed and breakfast.

### Location and Size of the Property

The subject property (WD0-117-3600-00) is located in Section 17 (T5S-R1E) of Woodstock Township, on the northeast side of US-127 (see Figure 1). Briggs Highway is located to the west. The subject parcel has an area of approximately 5.5 acres.

### Land Use and Zoning

- **Current Land Use** – The parcel is currently assessed for 'commercial' uses according to property records, most likely due to its use as a special events venue (see Figure 2). Properties on the northeast side of US-223 are assessed for 'agricultural' uses. Properties on the southwest side of US-223 are assessed for 'residential' uses.
- **Future Land Use** – Woodstock Township's Future Land Use Map recommends 'open' uses for the subject property and surrounding parcels. Commercial uses are recommended along the US-223 corridor further to the southeast and northwest (see Figure 3).
- **Current Zoning** – The subject parcel is currently zoned 'agricultural (AG)', as are the surrounding properties (see Figure 4).

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is adjacent to US-223, a state highway.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information).
- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

## Analysis and Recommendation

**Township Planning Commission Recommendation** – The Woodstock Township Planning Commission recommends approval of the conditional rezoning (see the background information).

**LCPC Staff Analysis** – Sec. 22.3.3.D of the Woodstock Township Zoning Ordinance establishes the following amendment ‘review considerations’:

1. **Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?**  
The zoning ordinance allows for conditional rezonings, which is a legal way of dealing with what would otherwise likely be considered a ‘spot’ zoning.
2. **Is the proposed amendment consistent with the comprehensive plan of the township?**  
The subject property is not located in an area proposed for commercial development, although commercial areas exist to the southeast and northwest along US-223.
3. **Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?**  
Conditions have not changed.
4. **Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?**  
The conditional rezoning will allow for a permanent liquor license, removing the need to obtain temporary licenses for particular events. Beyond that, the use of the subject property will not change.
5. **Will the amendment result in unlawful exclusionary zoning?**  
The proposed rezoning should not result in any exclusion.
6. **Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?**  
Given the utilization of a conditional rezoning, essentially limiting an existing use to its current parameters, an inappropriate precedent should not occur.
7. **If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?**  
The special events venue is already located on the subject property and its nature will not change as a result of the conditional rezoning (beyond the ability to obtain a permanent liquor license).
8. **If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?**  
The existing use will be limited to the conditions placed upon the conditional rezoning.
9. **If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?**  
Other commercial uses are already located along the US-223 corridor further to the southeast and northwest.

10. If a rezoning is requested, what is the impact on the township infrastructure? The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.

US-223 should be able to handle the traffic generated by the existing use.

**Staff Advisement** – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed conditional rezoning to ‘general commercial (C-2)’ to the Woodstock Township Board.

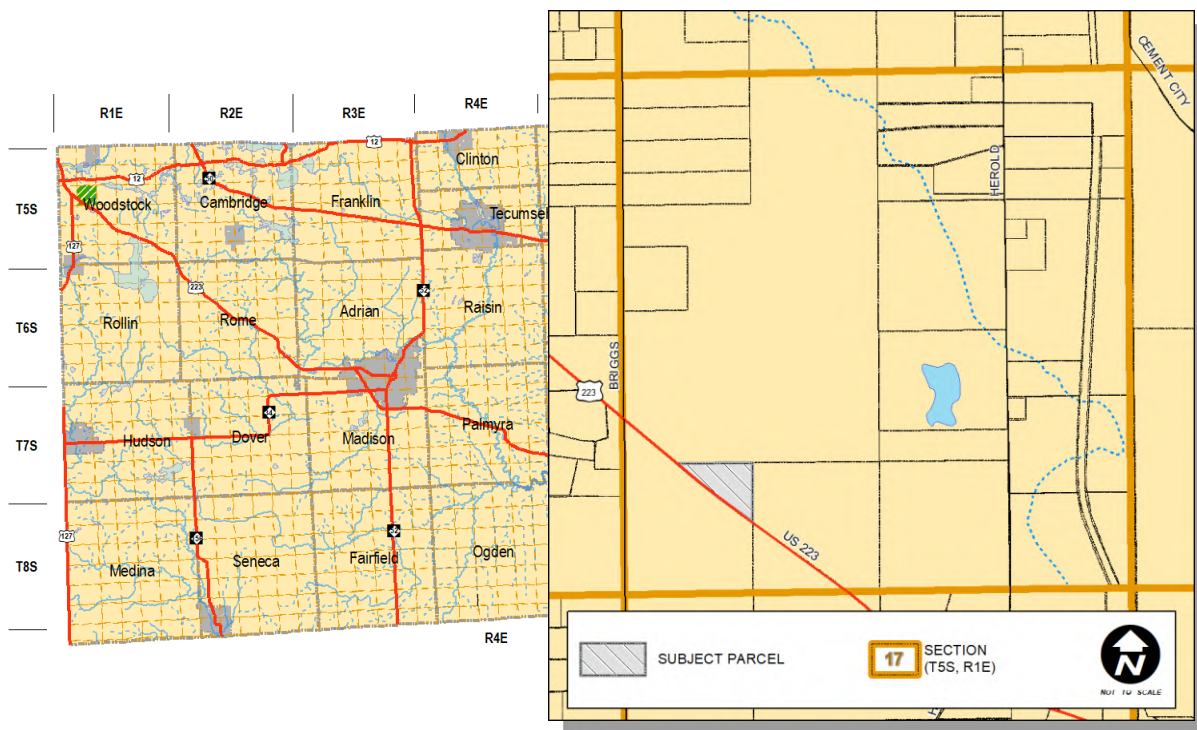
**Attachment(s):**

- Background information provided by Woodstock Township.

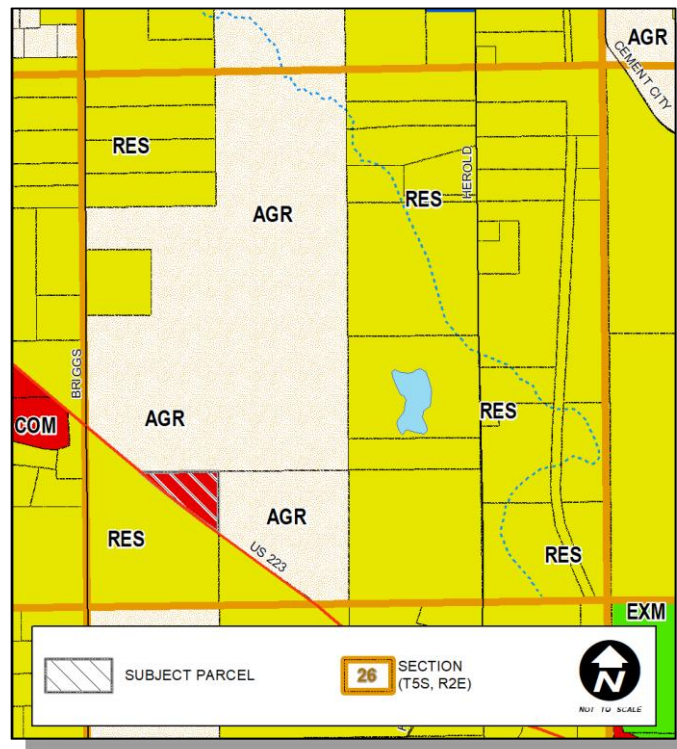
**Recommended Actions:**

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

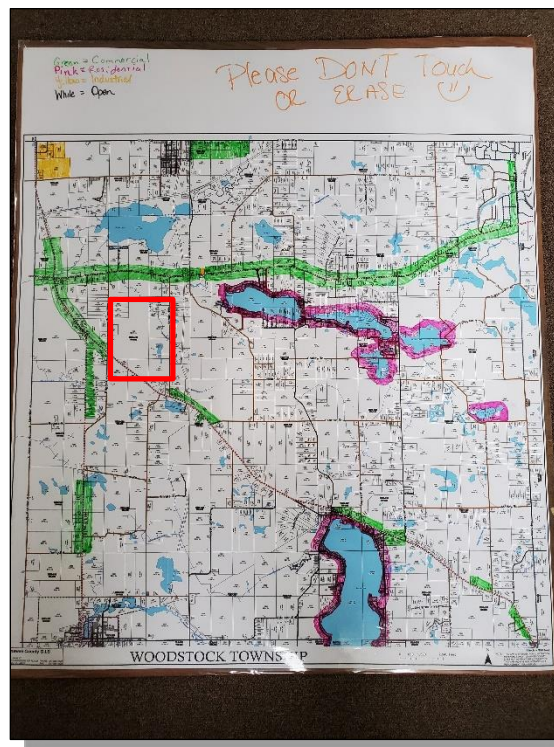
**Figure 1  
Location**



**Figure 2**  
**Property Assessment**

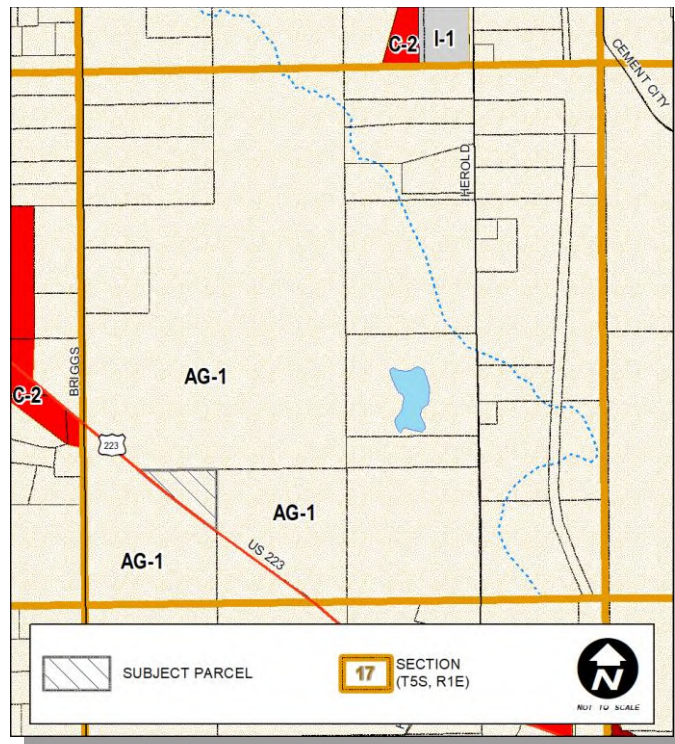


**Figure 3**  
**Municipal Future Land Use**





**Figure 4  
Municipal Zoning**



**Figure 5  
Aerial Photograph**



## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Woodstock TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

See Attached

WDO-117-3600-00

1. The above described property has a proposed zoning change FROM AG, Agricultural ZONE TO C2, General Commercial ZONE.

2. PURPOSE OF PROPOSED CHANGE: See Application

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

C. **PUBLIC HEARING** on the above amendment was held on: month August day 3 year 2021

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month July day 17 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Daily Telegram

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☐ APPROVE or ☒ DISAPPROVE.

See Minutes & Application ☐ Chair or ☐ Secretary 8 / 3 / 2021 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

☐ Recommends APPROVAL of the zoning change

☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.

☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.

☐ Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED; ☐ DID NOT PASS; or was ☐ REFERRED ANEW to the Township Planning Commission.



## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: WOODSTOCK Township Case #: WDD-17-3600-00 8/3/21  
Township official we may contact: Jeff Votzke Phone #: (517) 206-0529  
Applicant: DEM FARMS LLC Phone #: (248) 340-7400  
Rezoning Request: From: AGRICULTURAL ( AG ) To: GENERAL COMMERCIAL ( C2 )  
Property Location: Section(s): 17 Quarter Section(s): ☐ NW ☐ NE ☒ SW ☐ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): 5.5 ACRES

Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? SPECIAL EVENTS VENUE  
What is the proposed use of the site? SPECIAL EVENTS VENUE / Bed & Breakfast

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
North: AGRICULTURE South: AGRICULTURE  
East: AGRICULTURE West: AGRICULTURE

What are the surrounding Zoning Districts?  
North: (AG) South: (AG)  
East: (AG) West: (AG)

What is the suggested use of the site on the Township's Land Use Plan map? \_\_\_\_\_  
Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_  
Is municipal sewer currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_  
Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name US 223  
Are there any known environmental constraints on the site? ☐ Yes ☒ No  
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached. ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

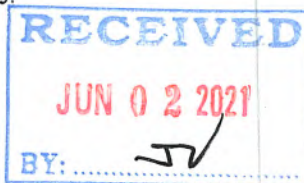


\$ 420<sup>00</sup>

TOWNSHIP OF WOODSTOCK, LENAWEE COUNTY, MICHIGAN

APPLICATION NO.

## Application for Zoning Changes



PLEASE PRINT OR TYPE (use back of application if more space is needed)

1. Application is hereby made by: Name(s): DEM Farms, LLC  
c/o Gregory K. Need, Esq., Adkison, Need, Allen & Rentrop, PLLC  
Address: 39572 Woodward Avenue, Suite 222, Bloomfield Hills, MI 48304 Telephone: 248-540-7400  
to obtain a change in zoning.
2. The applicant(s) is /are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
3. Address of property involved: 17880 US Highway 223, Addison, MI 49220
4. Legal description: See attached.
5. The above property is presently zoned: AG
6. The proposed use(s) and nature(s) of operation is/are DEM Farms, LLC requests a conditional rezoning of the property from AG agricultural to C2 general commercial district. Also see attached supplement.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 05/28/2021

Applicant(s): Chris Lynn Deery  
signature

Fee Received \$

420<sup>00</sup>  
rd 0505

Zoning  
Township Clerk: J. H. Votzke  
signature

### PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board the rezoning for the following reasons: See Minutes

☒ Approve  
☐ Disapprove

Date:

AUG 3, 2021

Chairman:

[Signature]  
signature

### CERTIFICATE OF ZONING CHANGE:

The Township Board, having reviewed the submitted data and the recommendation by the Zoning Board, do hereby the zoning change for the following reasons:

☐ Approve  
☐ Disapprove

Date:

Supervisor:

signature

Clerk:

signature

Distribution: White - Township Clerk; Pink - Planning Board; Canary - Applicant; Gold - Region 2 Planning Commission

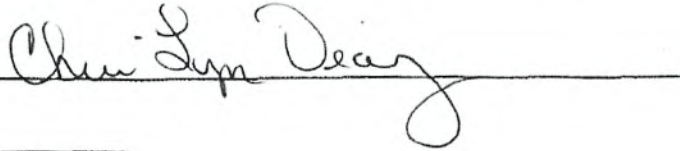


# Woodstock Township

Attachment for all permit applications

**AFFIDAVIT:** I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Woodstock Township Zoning Ordinance will be complied with. Further, I agree to notify the zoning administrator of Woodstock Township for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of Woodstock Township, Lenawee County and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand that any permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Applicant Signature



Date 05/28/2021

WDO-117-3600-00

## Supplement to Application for Zoning Changes

### 4. Legal Description

The following premises situated in the Township of Woodstock, County of Lenawee and State of Michigan:

Commencing at the Southwest corner of the North 1/2 of the Southwest 1/4 of Section 17, Town 5 South, Range 1 East; Woodstock Township, Lenawee County, Michigan, thence Easterly along South line of the North 1/2 of the Southwest 1/4 of said Section 17 a distance of 539 feet to the center line of Highway US-223 to the place of beginning of this description; thence continuing Easterly along said South line of the North 1/2 of the Southwest 1/4 to the East line of the West 1/2 of the Southwest 1/4 of said Section 17; thence Southerly along said East line of the West 1/2 of the Southwest 1/4 to the center line of said Highway US-223; thence Northwesterly along the center line of said Highway US-223 to the place of beginning.

Commonly known as 17880 US Highway 223, Addison, MI 49220

Tax Parcel No. WD0-117-3600-00

### 6. Proposed use(s) and nature(s) of operation is/are:

DEM Farms, LLC requests a conditional rezoning of the property from AG agricultural to C2 – general commercial district. The rezoning is requested to allow High Point Farm to continue as a premier event venue for large and small gatherings, expanded to allow for issuance of a liquor license at the property. In connection with its use, a liquor license has been applied for by High Point Farm with the Michigan Liquor Control Commission.

Gatherings hosted include weddings, rehearsal dinners, showers, bachelor/bachelorette parties, and also non-wedding events such as corporate gatherings, birthday celebrations, or other special events. Although alcoholic beverages have been served in connection with some of these events in the past, it has previously been the responsibility of the event organizer to provide a bartender and comply with all applicable rules and regulations. The liquor license will allow High Points Farm to be responsible for providing alcoholic beverages in the future.

The property consists of a two-story farm building with a lounge on the lower level, a chapel, and a four-bedroom farm house. Guests may rent these individually or as a package. The farm house is currently operating under a conditional use permit granted by the Township as a bed and breakfast establishment.

High Point Farm has worked diligently with the Township for some time to bring the property into compliance with code regulations. A certificate of occupancy was issued by the Township on March 10, 2021.

**VOLUNTARY CONDITIONS OFFERED:** As part of this application, pursuant to Section 22.5.2 of the Township's Zoning Ordinance, DEM Farms voluntarily agrees to offer the following conditions:

- (a) The only use permitted if the rezoning is approved will be that as set forth above, consistent with the permitted use pursuant to Section 12.2.4- Eating and Drinking Establishments and that use would be further limited as described. Additionally,



DEM Farms would continue to use the farm house as currently allowed by the conditional use permit. No other use provided in Article XII of the Township Zoning Ordinance would be allowed.

- (b) The use shall be in accordance with the site plan being submitted with this rezoning and building plans submitted by DEM Farms and on file at the Township.
- (c) A liquor license from the Michigan Liquor Control Commission will be secured to allow for the sale of alcohol for on-site consumption as part of the permitted use.
- (d) DEM Farms would also be willing to provide for additional reasonable conditions as may be requested by the Township and discussed during the course of this rezoning request.
- (e) All conditions would be included in a formal conditional rezoning agreement between DEM Farms and the Township, which would be recorded at the office of the Lenawee County Register of Deeds, and thus binding on the current owners and any future owners.

Additional information supporting request:

DEM Farms recognizes that the Woodstock Township Master Plan does not show a commercial designation for this property. However, the Master Plan and current zoning both do provide for commercial use on US-223 immediately west of Briggs Road, less than ¼ miles from the subject property. US-223 is identified as a major road in the Master Plan, which encourages commercial use at the intersection of major roads such as US-223 and US-127. That intersection is about half a mile from the High Point Farm property. In addition, there are three properties zoned commercial on the north side of US-223, just east of Harold Road, about ¾ mile away. Thus, even though the immediately surrounding property is zoned AG, there is commercial zoning close to the subject property in both directions. The requested conditional rezoning would be consistent with the area generally, particularly given the nature of US-223 as a major road. We believe this proximity to other commercial zoning and the restrictions being offered to be placed on the property justify deviating from the Master Plan in this particular circumstance.

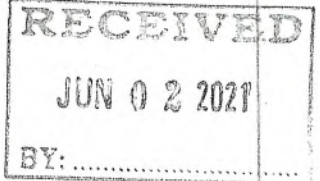
The current owners are only the third family to be caretakers of this property since 1835. They certainly respect the traditions and legacy of their predecessors. High Point Farm is a very unique property in the Township. Continuing the use of this property as a premier event venue will preserve a use that provides a great benefit to the surrounding community. Given its unique use, approval of this conditional rezoning would not establish any future precedent.

For all these reasons we respectfully request that the conditional rezoning be approved, and we look forward to discussing this further with Township representatives.



# 420<sup>00</sup>

## Application for Zoning Changes



PLEASE PRINT OR TYPE (use back of application if more space is needed)

- Application is hereby made by: Name(s): DEM Farms, LLC  
c/o Gregory K. Need, Esq., Adkison, Need, Allen & Rentrop, PLLC  
Address: 39572 Woodward Avenue, Suite 222, Bloomfield Hills, MI 48304 Telephone: 248-540-7400  
to obtain a change in zoning.
- The applicant(s) is /are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
- Address of property involved: 17880 US Highway 223, Addison, MI 49220
- Legal description: See attached.
- The above property is presently zoned: AG
- The proposed use(s) and nature(s) of operation is/are DEM Farms, LLC requests a conditional rezoning of the property from AG agricultural to C2 general commercial district. Also see attached supplement.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 05/28/2021

Applicant(s):

signature

Fee Received \$

420<sup>00</sup>

rd 0505

Zoning Township Clerk:

signature

signature

Votzke

## PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board the rezoning for the following reasons:

☐ Approve  
☐ Disapprove

WDO-117-3600-00

ADKISON, NEED, ALLEN, &amp; RENTROP, PLLC

39572 Woodward Ave., Suite 222  
Bloomfield Hills MI 48304

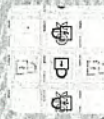
COPY

Delivering value. For life.  
74-433/724

0505

PAY  
TO THE  
ORDER  
OF Township of Woodstock

\*\*\* FOUR HUNDRED TWENTY &amp; 00/100 DOLLARS

DATE  
05/27/2021CHECK AMOUNT  
505 \*\*\*\*\$420.00

AUTHORIZED SIGNATURE



**Woodstock Township  
6486 Devils Lake Hwy  
Addison, MI 49220**

**Planning Commission, Public Meetings**

**Date Posted 7/14/2021**

Woodstock Township Planning Commission will hold the following meetings on Tuesday, August 3, 2021 at 6486 Devils Lake Hwy.

- 1) 5:30 pm- Meeting will review proposed text changes to the Zoning Ordinance.
- 2) 6:30 pm- Meeting for review of conditional rezoning application, 17880 W US 223.
- 3) Immediately following the conclusion of the 6:30 pm meeting, meeting for the requested amendment of the site plan for 16590 W US 12, Fire Station #2.

John Nicholl- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to these meetings can be forwarded to:

Woodstock Township  
attn. Planning Commission  
6486 Devils Lake Hwy  
Addison, MI 49220

Or emailed to  
woodstocktownshipzoning@gmail.com

Jeff Votzke  
Zoning/Ordinance Administrator

cc  
PC Members  
file



WOODSTOCK TOWNSHIP  
PLANNING COMMISSION  
6486 Devils Lake Hwy  
Addison, MI 49220

08.03.21

COPY

Planning Commission Meeting (PC)

Attendees: D. Crawford, J. Josephs, J. Nicholl, B. Shipley, R. Turner  
Absent: J. Burke (excused), R. Kennard (excused)

Recording Chairman John Nicholl brought meeting to order at 6:29pm, followed by pledge of allegiance.

A. Letter of Correspondence – none

B. New Business

1. Meeting for review of conditional rezoning application, 17880 W US 223; WDO-117-3600-00; currently established under High Point Farms.
2. Currently zoned Ag with request to rezone to C2 general commercial district.
3. Restricting use to wedding/special venue only.
4. Appropriate use for already established commercial properties.
5. Alcohol is currently allowed on the property however done by private party and not served nor monitored by current owner/business. By allowing the rezoning, current owner will request alcohol permit from state level which would allow for restrictions/monitoring to be established and followed by state law. This will also be only to serve and not sell and restrict parties to be brought in privately going forward which limits owner liability.
  - i. Last call would be at 11:30pm; and midnight to end alcohol service.
6. Designated parking is designed by valet parking company only.

Motion made by R. Turner to recommend to Township Board to approve conditional rezoning application to rezone from Ag to C2 general commercial district as stated in above communication, 2<sup>nd</sup> by B. Shipley.

Roll Call: D. Crawford – No, J. Josephs – Yes, Bill – Yes, R. Turner – Yes, J. Nicholl – Yes. Motion passes, all documentation will be forwarded back to Township Zoning Administrator for further processing.

Meeting adjourned at 6:52pm.

Chairman John Nicholl has reviewed and approved these minutes.

Respectfully submitted by  
J. Josephs, Recording Secretary

WD0-117-1300-00  
GRAHAM, PAUL E & JOYCE T  
FAMILY TRUST  
10303 BRIGGS HWY  
CEMENT CITY MI 49233

WD0-117-3550-00  
STANTON, MARK J  
TRACY HORTON STANTON  
17877 TOLEDO RD  
ADDISON MI 49220

WD0-117-3600-00  
DEM FARMS LLC  
PO BOX 864  
JACKSON MI 49204

WD0-117-3780-00  
HUFFMAN, PHILIP C & DONNA J  
5050 S US-127  
ADDISON MI 49220

WD0-117-3875-00  
DRAKE, JAMES F, TRUST  
115 JOY RD  
ADRIAN MI 49221

WOODSTOCK TOWNSHIP  
6486 Devils Lake Highway  
Addison, MI 49220

COPY



WDO-117-3600-00



0 20 40 80 160  
SCALE: 1" = 80'

NOTE: THIS IS A PRELIMINARY SITE PLAN. IT IS NOT A FINAL ENGINEERING OR ARCHITECTURAL DRAWING. IT IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A GUARANTEE OF ANY KIND. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED.

**HIGH POINT FARM**  
17880 W US-223  
ADDISON, MI 48220

## SITE PLAN

**envirollogic**  
environmental consulting • services  
2845 INTERSTATE PARKWAY  
ANN ARBOR, MICHIGAN 48106  
PH: (734) 241-1100 FAX: (734) 241-1101

PROJECT NO.  
200100

FIGURE NO.

**1**







WDO-117-3600-00

WOODSTOCK TOWNSHIP  
6486 Devils Lake Highway  
Addison, MI 49220





LAW OFFICES

# ADKISON, NEED, ALLEN, & RENTROP

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN  
JESSICA A. HALLMARK  
GREGORY K. NEED  
G. HANS RENTROP

39572 Woodward, Suite 222  
Bloomfield Hills, Michigan 48304  
Telephone (248) 540-7400  
Facsimile (248) 540-7401  
www.ANAfirm.com

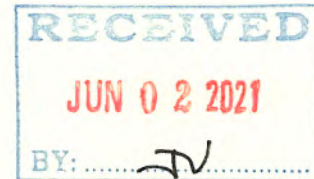
OF COUNSEL:

PHILLIP G. ADKISON  
KEVIN M. CHUDLER  
KATHERINE A. TOMASIK

May 27, 2021

VIA OVERNIGHT MAIL

Jeff Votzke, Zoning Inspector  
Township of Woodstock  
6486 Devils Lake Hwy.  
Addison, MI 49220



**Re: Application for Zoning Changes**

Dear Mr. Votzke:

Following up on our telephone call of a few days ago, attached is the application for conditional zoning approval for High Point Farms, 17880 US Highway 223, along with our firm's check in the amount of \$420 for the application fee.

I believe you indicated that the next step would be a meeting with you and the Planning Commission Chairman to review the application. Please let me know when we might be able to have that meeting to move forward.

As I mentioned, we cannot get a survey of the property until perhaps July. We have contacted numerous surveyors but everyone is booked for the next two months or so. We do include the site plan that shows the property and the surrounding area.

Thank you very much, and please feel free to contact me by phone or email with any questions or comments.

Very truly yours,

**ADKISON, NEED, ALLEN, & RENTROP, PLLC**

Gregory K. Need

/mms  
Enc.

---

**Woodstock Township**

6486 Devils Lake Hwy  
Addison, MI 49220  
(517) 547-6598

# Pre-Application Conference Notes

**21 June 2021**

## **Attendance**

Greg Need, agent.

William Deary, owner.

John Nicholl, planning commission-chair.

Jeff Votzke, zoning/ordinance administrator.

## **Conditional Rezoning, 17880 W US-223**

1. Discussion on steps involved for a rezoning application and commissions that hear applications.
2. Overview of Master Plan.

## **Purpose of Request**

Applicant wishes to rezone property in order to serve alcoholic beverages during scheduled special events.

## **Conference Requirements**

C Pre-application conference.

1. Prior to filing a formal request for a conditional rezoning, and prior to a public hearing, the applicant must informally meet with the township zoning official, and other representatives as deemed necessary by the township, to discuss the proposed development. The pre-application conference is intended to be informative and advisory in nature, and affords the applicant the opportunity to discuss the land use and planning policies of the Township of Woodstock.
2. The applicant must present a conceptual plan for the contemplated conditional rezoning at or before the pre-application conference. Any and all statements made by the Township of Woodstock Board of Trustees, zoning officials, planning commissioners, township employees, attorneys, agents or representatives at the pre-application conference have no legal force and are not legal and binding promises, commitments or contracts.



shall be published in a newspaper of general circulation in the township within 15 days after adoption, in accordance with section 401(7) of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3401(7)), as amended. A record of all amendments shall be maintained by the township clerk and the township zoning official. A master zoning map shall be maintained by the township zoning official, which shall identify all map amendments by number and date.

- 22.3.5 Referendum.** Within 30 days following the passage of the zoning ordinance, a petition signed by a number of qualified and registered voters may be filed with the township clerk requesting submission of an ordinance or part of an ordinance to the electors for their approval, in accordance with section 402 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3402), as amended.

## **SECTION 22.4 CONFORMANCE TO COURT DECREE**

Any amendment for the purpose of conforming a provision thereof to the decree at a court of competent jurisdiction shall be adopted by the Woodstock Township Board and the amendments published without referring the same to any other board or agency.

## **SECTION 22.5 CONDITIONAL REZONING**

- 22.5.1 Intent.** It is recognized that there are certain instances where it would be in the best interests of the township, as well as advantageous to property owners seeking a change in zoning classification, that certain conditions could be proposed by property owners as part of a request for rezoning. This is especially true since the township must consider all potential uses which may be made of property when considering a traditional rezoning request, some of which may be inappropriate for a particular piece of property considering items such as, but not limited to, the surrounding land uses, the township land use plan, available infrastructure, and natural features. It is the intent of this section to provide a process consistent with the provisions of section 405 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

- 22.5.2 Application and Offer of Conditions.** An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process as set forth below.

**B General procedure.** A request for a conditional rezoning shall be commenced by filing a petition with the township zoning official, on the required forms, accompanied by the specified fees. The petition shall explicitly describe the proposed conditional rezoning and shall be signed by the owner of the property. Petitions for conditional rezoning of a specific site shall be accompanied by a plot plan or survey, which contains all the information required in section 22.2.2 of this ordinance. The applicant shall also present a conceptual plan showing the specific proposed use of the property, and containing all the information outlined in section 22.2.2 of this ordinance.

**C Pre-application conference.**

1. Prior to filing a formal request for a conditional rezoning, and prior to a public hearing, the applicant must informally meet with the township zoning official, and other representatives as deemed necessary by the township, to discuss the proposed development. The pre-application conference is intended to be informative and advisory in nature, and affords the applicant the opportunity to discuss the land use and planning policies of the Township of Woodstock.
2. The applicant must present a conceptual plan for the contemplated conditional rezoning at or before the pre-application conference. Any and all



statements made by the Township of Woodstock Board of Trustees, zoning officials, planning commissioners, township employees, attorneys, agents or representatives at the pre-application conference have no legal force and are not legal and binding promises, commitments or contracts.

**22.5.3 Review Procedures.** The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested. Further, the planning commission and township board shall, at a minimum, consider all the review considerations contained in section 22.3.3C. of this ordinance in rendering a decision on a request for conditional rezoning.

**22.5.4 Other Required Approvals.**

- B Any use or development proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
- C Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this ordinance may only be commenced if a variance for such use or development is ultimately granted by the zoning board of appeals in accordance with the provisions of this ordinance.
- D Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the terms of this ordinance.

**22.5.5 Amendment of Conditions.** The offer of conditions may be amended during the process of conditional rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner, and confirmed in writing. An owner may withdraw in writing all or part of its offer of conditions any time prior to final rezoning action of the township board provided that, if such withdrawal occurs subsequent to the planning commission's public hearing on the original rezoning request, then the rezoning application shall be referred back to the planning commission for a new public hearing with appropriate notice and a new recommendation.

**22.5.6 Planning Commission Review.** The planning commission, after public hearing and consideration of the factors for rezoning set forth in section 22.3.3C of this ordinance, may recommend approval, approval with recommended changes, or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner in writing. In the event that any recommended changes to the offer of conditions are not subsequently offered by the owner in writing, the recommendation of the planning commission shall be considered by the township board to be a recommendation of denial of the proposed conditional rezoning.

**22.5.7 Township Board Review.** After receipt of the Township Planning Commission's recommendation, the township board shall, consistent with section 22.3.3B, review the planning commission's recommendation and the County Planning Commission recommendations deliberate upon the requested conditional rezoning, and may approve or deny the conditional rezoning request. If the applicant initiates additional or different conditions not considered by the planning commission subsequent to the recommendation of the planning commission, then the township board shall refer such proposed additional or different conditions to the planning commission for report thereon within a time specified by the township board, and the township board shall thereafter proceed to deny or approve the conditional rezoning.

**22.5.8 Approval.** If the township board finds the conditional rezoning request and offer of conditions



acceptable, the offer of conditions shall be incorporated into a formal written statement of conditions acceptable to the owner and conforming in form to the provisions of this section. The statement of conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the township board to accomplish the requested conditional rezoning. The statement of conditions shall:

- B Be prepared in a form recordable with the Lenawee County Register of Deeds;
- C Contain a legal description of the land to which it pertains;
- D Contain a statement acknowledging that the statement of conditions runs with the land, and is binding upon successor owners of the land;
- E Incorporate by attachment the conceptual plan which formed the basis of the conditional rezoning;
- F Contain the notarized signatures of all the owners of the property proceeded by a statement attesting to the fact that they are the only parties having an interest in the property, and that they voluntarily offer and consent to the provisions contained within the statement of conditions;
- G The statement of conditions may be reviewed and approved by the township attorney, with the applicant to pay all costs associated with such review and approval;
- H The approved statement of conditions shall be filed by the owner with the Lenawee County Register of Deeds within 30 days after approval of the conditional rezoning. The owner shall provide the township with a recorded copy of the statement of conditions within 30 days of receipt. The township board shall have the authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of the statement of conditions would be of no material benefit to the township or to any subsequent owner of the land; and
- I Upon the conditional rezoning taking effect, and after the required recording of the statement of conditions, use of the land so rezoned shall conform thereafter to all the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the statement of conditions.

**22.5.9 Compliance with Conditions.** Any person who establishes development or commences a use upon land that has been conditionally rezoned shall continuously operate and maintain the development or use in full compliance with all the conditions set forth in the statement of conditions. Any failure to comply fully with the conditions contained within the statement of conditions shall constitute a violation of this ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.

**22.5.10 Time Period for Establishing Development or Use.** The approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within one year after the effective date by publication of the conditional rezoning action, and must thereafter proceed diligently to completion. This time limitation may, upon written request, be extended by the township board if:

- B It is demonstrated to the township board's sole satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion, and
- C The township board finds that there has not been a change in circumstances that would render the conditional rezoning with statement of conditions incompatible with

other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.

- 22.5.11 Reversion of Zoning.** If approved development and/or use of the rezoned land does not occur within the time frame specified under section 22.5.10 above, then the land shall revert to its former zoning classification as set forth in section 405(2) of the Michigan Zoning Enabling Act (P.A. 110 of 2006, MCL 125.3405), as amended. The reversion process shall be initiated by the township board, and proceed pursuant to section 22.1.2.
- 22.5.12 Subsequent Rezoning of Land.** When land that is conditionally rezoned with the statement of conditions is thereafter rezoned to a different zoning classification, or to the same zoning classification but with a different or no statement of conditions, whether as a result of a reversion of zoning pursuant to section 22.5.11 above, or upon application of the landowner, or otherwise, the statement of conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the township clerk shall record with the Lenawee County Register of Deeds a notice that the statement of conditions is no longer in effect.
- 22.5.13 Amendment of Conditions.**
- B During the time period for commencement of an approved development or use specified pursuant to subsection 22.5.10 above, or during any extension thereof granted by the township board, the township shall not add to or alter the conditions in the statement of conditions.
  - C The statement of conditions may be amended thereafter in the same manner as was prescribed for the original conditional rezoning and statement of conditions.
- 22.5.14 Township Right to Rezone.** Nothing in the statement of conditions nor in the provisions of this section shall be deemed to prohibit the township from rezoning all or any portion of land that is subject to a statement of conditions to another zoning classification. Any rezoning shall be conducted in compliance with this ordinance and the Michigan Zoning Enabling Act. (P.A. 110 of 2006, MCL 125.3101 et. seq.), as amended.
- 22.5.15 Failure to Offer Conditions.** The township shall not require an owner to offer conditions as a requirement for rezoning, per the requirement of section 405(5) of the Michigan Enabling Act (P.A. 110 of 2006, MCL 125.2405(5)), as amended. The lack of an offer of conditions shall not affect an owner's rights under this ordinance



# Order Receipt

## Lenawee Media Group

1

PO Box 631214  
Cincinnati, OH 45263-1214

Phone: 517-265-5111

Fax: 517-265-3030

URL: www.lenconnect.com

WOODSTOCK TOWNSHIP  
6486 Devils Lake Hwy.  
ADDISON, MI 49220

Acct #: 04100767  
Phone: (517)547-6598  
Date: 07/15/2021  
Ad #: 00276916  
Salesperson: ISC343 Ad Taker: ISCEB

Class: ADT001

Ad Notes:

Sort Line: Woodstock Township 6486 Devils

Description	Start	Stop	Ins.	Cost/Day	Amount
ADT01 The Daily Telegram	07/17/2021	07/17/2021	1	65.25	65.25

### Ad Text:

Woodstock Township  
6486 Devils Lake Hwy  
Addison, MI 49220  
Planning Commission, Public Meetings  
Date Posted 7/14/2021  
Woodstock Township Planning Commission will hold the following  
meetings on Tuesday, August  
8, 2021 at 6486 Devils Lake Hwy.  
1) 5:30 pm- Meeting will review proposed text changes to the Zoning  
Ordinance.  
2) 6:30 pm- Meeting for review of conditional rezoning application,  
8/19/21 LCPC Agenda Packet

### Payment Reference:

Total: 65.25  
Tax: 0.00  
Net: 65.25  
Prepaid: 0.00

Total Due Page #60 **65.25**



Parcel #: **WD0-117-3600-00**
Flag: **8/8/2017 HOME OWNER REFUSAL DURING RE-APPRAISAL**

Owner: **DEM FARMS LLC**
Address: **17880 W US-223**
Property Zip: **49220**

1. General
2. Owner Info. (\*)
3. Tax Info.
4. PRE: 0
5. Misc.
6. Linked App Info
7. Attach [0]
8. Sketches [1]

Rec. Status: **Active**
Tax. Status: **TAXABLE**
Prev. Tax. Status: **TAXABLE**
Cur. Class: **201** **COMMERCIAL-IMPROVED**
Prev. Class: **201** **COMMERCIAL-IMPROVED**
School: **46020** **ADDISON COMMUNITY SCHOOLS**
ECF Neigh: **201** **COMMERCIAL**

Zoning: **<None Specified>**
Use Code: **<none>**
Note:

3 Sales (5/15/2017, 325,000) ...
1 Permit (6/5/2020, BUILDING) ...
Comments (A)
Legal/Tax Description ...

Double-click or hit the [ENTER] key to view Year Detail

Year	
2022	C
2021	C
2020	C
2019	C
2018	U
2017	C
2016	C
2015	C
2014	C
2013	C
2012	C
2011	C
2010	C
2009	C
2008	C
2007	C
2006	C

Land and Improvements

Land... 5.500

Land Improvements...

Residential Buildings... 1

Agricultural Buildings... 2

Commercial/Ind. Buildings... 0

Personal Property... 0

Legal/Tax Description

Copy To Clipboard

Hit [Enter] to edit existing text or start typing to replace existing text.

LD BEG 539 FT E OF SW COR OF N-1/2 OF SW-1/4 SEC 17 RUNN THE E ALG S LI OF N-1/2 OF SW-1/4 TO E LI OF W-1/2 OF SW-1/4 TH S ALG SD E LI TO CTR OF HWY US-223 TH NWLY ALG SD CTR LI TO POB SEC 17

Change Text Size [CTRL +/-]...
Close

*This page is intentionally blank.*



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## Coordinated Zoning Report | #21-11

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** August 13, 2021

**Proposal:** **The rezoning of property in Raisin Township**

### Request

The subject property is proposed for rezoning to a 'commercial (C-1)' district, from an 'agricultural (A-1)' district.

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow the Tecumseh Seventh Day Adventist Church to install a digital sign.<sup>1</sup>

### Location and Size of the Property

The subject property (RAO-104-1500-00) is located in Section 4 (T6S-R4E) of Raisin Township on Occidental Highway (see Figure 1). The subject parcel has an area of approximately 4 acres.

### Land Use and Zoning

- **Current Land Use** – The parcel is currently exempt from assessment according to property records (see Figure 2). Properties to the north and south are assessed for 'commercial' uses. Properties to the east and west are assessed for 'residential' uses.
- **Future Land Use** – Rollin Township's draft Future Land Use Map recommends 'commercial' uses for the subject property and parcels located to the north and south along Occidental Highway (see Figure 3).
- **Current Zoning** – The subject parcel is currently zoned 'agricultural (A-1)', as are properties to west (see Figure 4). Parcels located to the north are zoned 'general commercial (C-2)' and properties to the south are zoned 'local commercial (C-1)'.

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is accessed from Occidental Highway, a county primary road.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information).

<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.



- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Raisin Township Planning Commission recommends approval of the rezoning (see the background information).

**Staff Analysis** – Raisin Township has a Zoning Plan that includes the following criteria upon which a rezoning request should be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**  
**Yes.** The Future Land Use Plan recommends ‘commercial’ uses for the subject property and other properties along Occidental Highway (see Figure 3).
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**  
**Yes.** A ‘general commercial (C-2)’ district already exists to the north and a ‘local commercial (C-1)’ district exists to the south (see Figure 4).
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**  
**No.** Water and sewer services are not available.
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**  
**Yes.** The parcel is currently one of the last remnants of ‘agricultural (A-1)’ zoning located on the east side of Occidental Highway in this part of the Township.

**Staff Advisement** – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to ‘local commercial (C-1)’ to the Raisin Township Board.

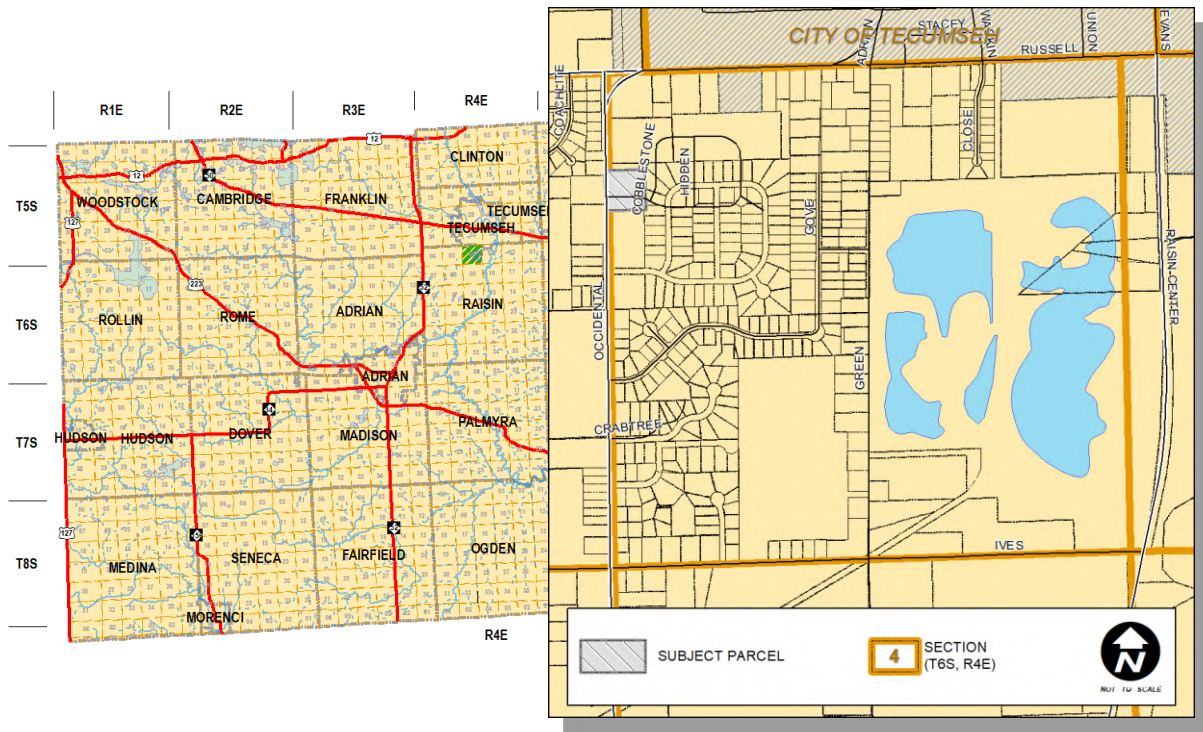
**Attachment(s):**

- Background information provided by Raisin Township.

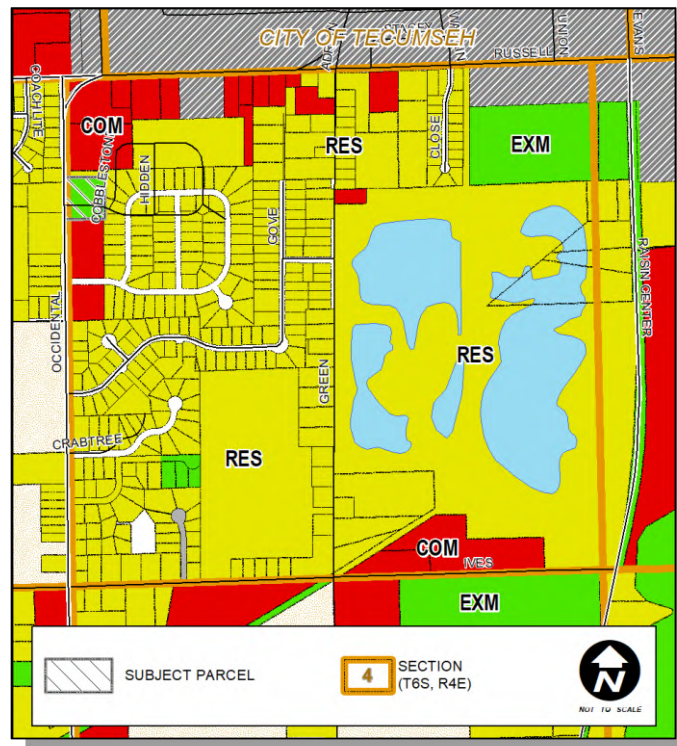
**Recommended Actions:**

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

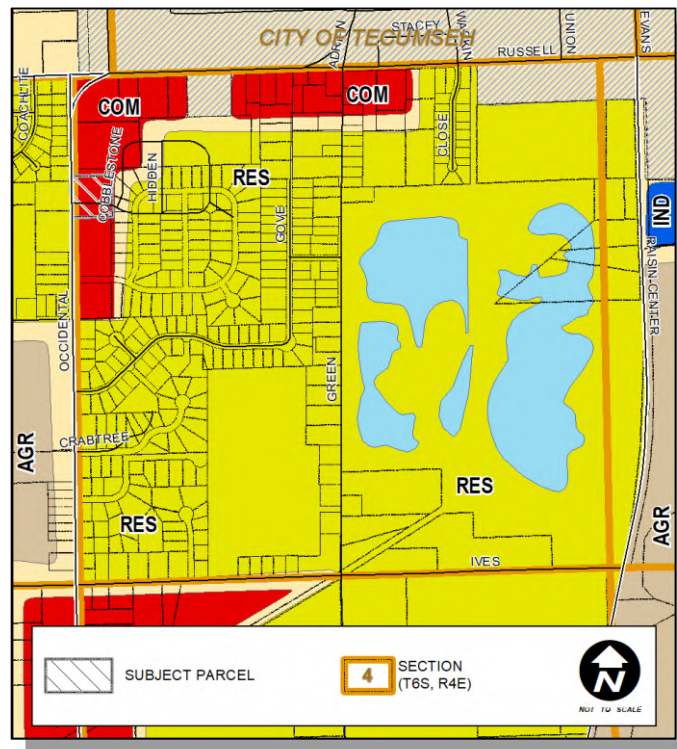
**Figure 1  
Location**



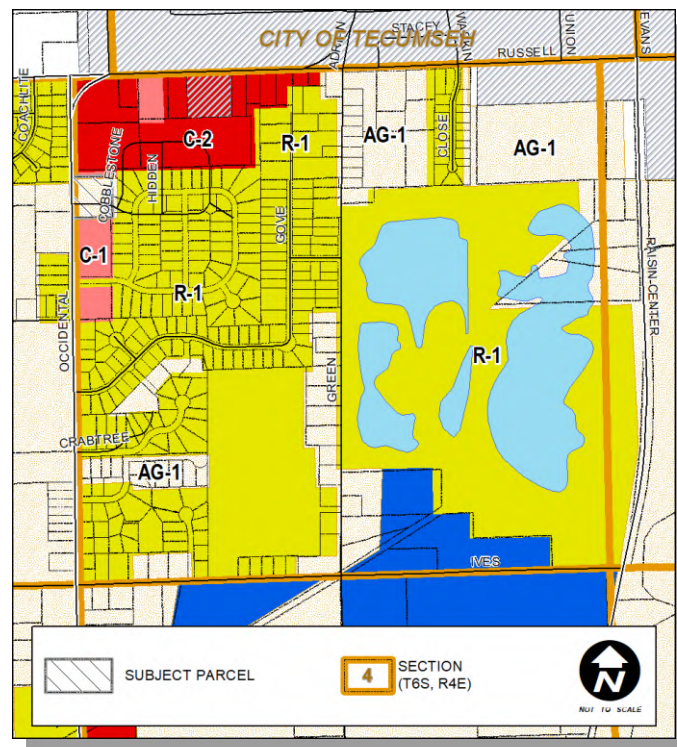
**Figure 2  
Property Assessment**



**Figure 3  
Municipal Future Land Use**

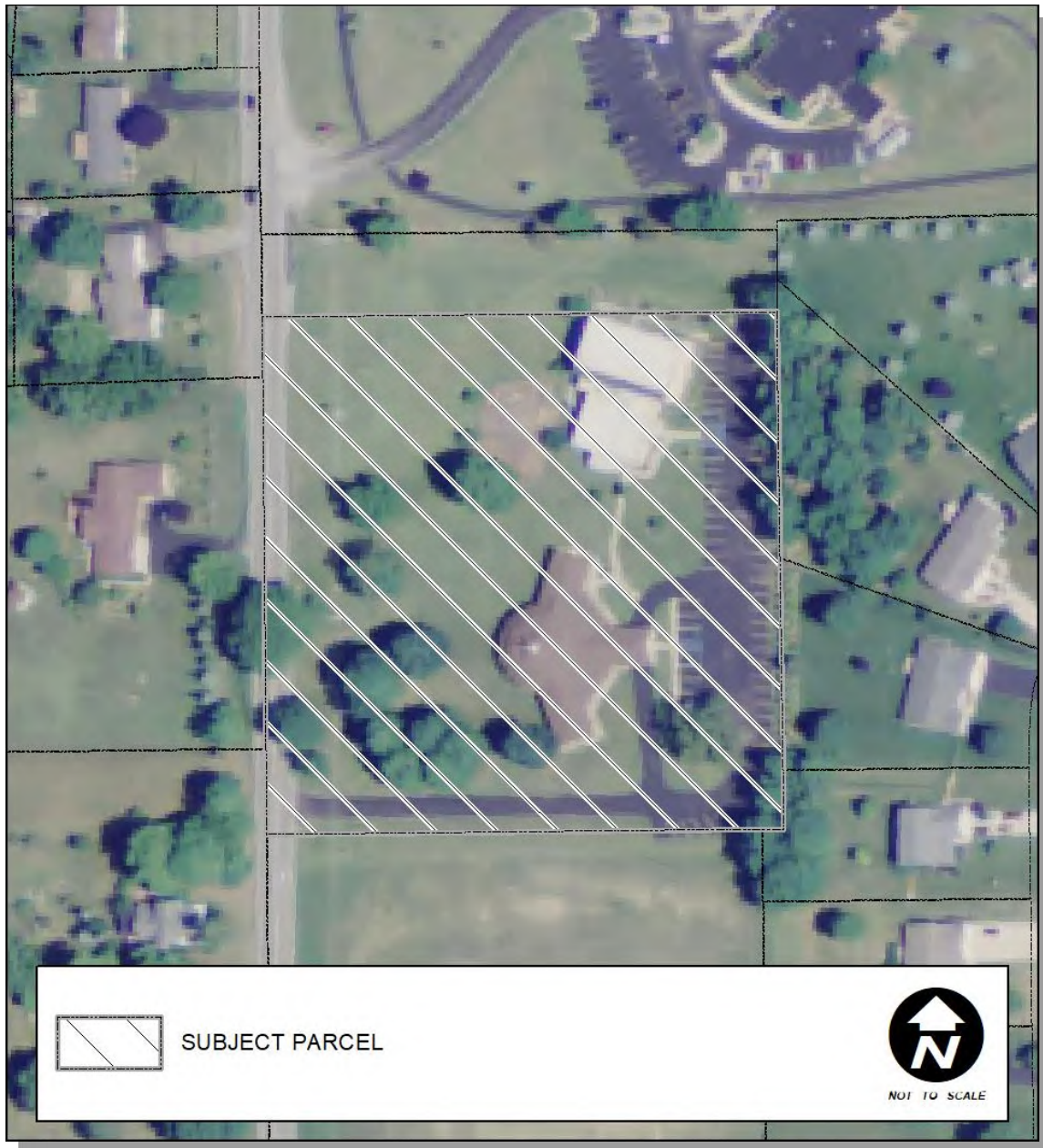


**Figure 4  
Municipal Zoning**





**Figure 5**  
**Aerial Photograph**



## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE RAISIN CHARTER TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

RAO-104-1500-00. SECTION 4. PARCEL SIZE 3.99 ACRES.

LEGAL AND PROPERTY DESCRIPTION INCLUDED WITH REZONING WORKSHEET.

1. The above described property has a proposed zoning change FROM AGRICULTURAL (A-1) ZONE TO COMMERCIAL (C-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: PLANNING TO INSTALL A DIGITAL SIGN.

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

C. PUBLIC HEARING on the above amendment was held on: month JULY day 13 year 2021

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month JUNE day 28 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: ADRIAN DAILY TELEGRAM

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☐ APPROVE or ☐ DISAPPROVE.

\_\_\_\_\_, ☐ Chair or ☐ Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- ☐ Recommends APPROVAL of the zoning change  
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.  
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.  
☐ Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: RAISIN CHARTER Township Case #: \_\_\_\_\_  
Township official we may contact: DALE WITT Phone #: ( 517 ) 423 - 3162  
Applicant: MICHIGAN CONFERENCE ASSOC. OF 7TH DAY ADVENTIST Phone #: ( 734 ) 294 - 8788  
Rezoning Request: From: AGRICULTURAL ( A-1 ) To: COMMERCIAL ( C-1 )  
Property Location: Section(s): 4 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): Approx. 3.99 ACRES

Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? CHURCH

What is the proposed use of the site? CHURCH. APPLICANT WOULD LIKE TO INSTALL A DIGITAL SIGN

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: COMMERCIAL South: COMMERCIAL  
East: RESIDENTIAL West: RESIDENTIAL

What are the surrounding Zoning Districts?

North: COMMERCIAL ( C-2 ) South: COMMERCIAL ( C-1 )  
East: RESIDENTIAL ( R-1 ) West: AGRICULTURAL ( A-1 )

What is the suggested use of the site on the Township's Land Use Plan map? COMMERCIAL

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_

Is municipal sewer currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name OCCIDENTAL HWY.

Are there any known environmental constraints on the site? ☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached. ☐ No, public comments are not attached.

(PC MINUTES ONLY)

Please include any additional information or comments as an attachment.



McNamara called the Raisin Township Planning Commission meeting to order at 6:31pm.

**Members Present:** Laura VanSickle, Marcus McNamara, Dale Witt, Mike Bartolo

**Members Absent:** Tim Simpson, Excused

**Others Present:** Grant Bauman, Region 2 Principal Planner; Pastor Nathaniel Oregon, Seventh Day Adventist Church

**Approval of Agenda**

**Motion to approve the agenda as presented, Bartolo, Witt support.**

Motion unanimously carried.

**Minutes**

**Motion to approve the May 11, 2021 minutes as presented, Bartolo, Witt support.**

Motion unanimously carried.

**Public Comment – None**

**Public Hearing –**

**I. 2021 Raisin Charter Township Master Plan**

**Motion to Open the Public Hearing on 2021 Master Plan at 6:33pm by Bartolo, Witt support.**

Witt gave an update on Master Plan that was sent out for public comment on March 11, 2021. Township received no other letters regarding the Draft Master Plan. Page 13 needs to change the information on the completion of the hospital and strike out the sentence regarding the two hospitals. The 2021 Master Plan will go to the Raisin Charter Township Board after Planning Commission approves the Resolution of Adoption of the Master Plan. Witt will present to the Raisin Charter Township Board at a special meeting for approval.

**Motion to close the Public Hearing on the 2021 Master Plan at 6:39pm by Bartolo, Witt support.**  
Motion unanimously carried.

**II. Motion to Open Public Hearing for Rezone Request for Parcel #RAO-104-1500-00 by Bartolo, Witt support at 6:39pm.**

Pastor Nathaniel Oregon presented the Rezone Request to the Planning Commission. The Church is located at 6759 S. Occidental Highway, Tecumseh, MI. Pastor indicated the Rezone Request would have the church rezoned from Ag to Commercial C1. They have a new sign that they would like to put up. Witt indicated that the Township received no written comments submitted prior to the meeting.

**Motion to close the Public Hearing for the Rezone Request for Parcel #RAO-104-1500-00 at 6:42pm, Bartolo, McNamara support.**

Motion unanimously carried.

## **Communications –**

1. Township - The Township is looking to hire a Township Enforcement Officer. Passed the special assessment to the Gove Court subdivision for their lighting project in Gove Court Section I & II. Purchasing a police vehicle due to the present 2015 Tahoe condition. We will be replacing it with a Ford F150 platform truck. Park committee to add new member. Deb Brousseau to be the Board representative. Rezone for Stahl was passed unanimously by the Board. Raisin Charter Township is in line to receive some funding from the American Rescue Plan Act, which are federal government funds. We are in the process of cleaning out buildings and going to sell some of the extra equipment. The November Ballot will have one item, the road millage proposal. Witt indicated they reviewed the funding formula to establish the .95 millage request. The Road Millage plan will be posted on the website. Bartolo, inquired who is covering the lighting project in Gove Court cost for installation. The residents in Gove Court will cover this expense.
2. Board of Appeals – none
3. Other – none

## **New Business**

### **I. 2021 Master Plan Resolution #2021-071321.**

McNamara thanked Bauman for his hard work on the 2021 Raisin Charter Township Master Plan. Bauman indicating you are adopting the 2021 Master Plan. With going thru the extra step of having the Township Board adopt the Master Plan, the Master Plan will then be the policy of the entire Township. Bauman thanked members for their hard work as well. The five-year Master Plan will be reviewed again in 2026.

**Motion by McNamara for Adoption of Resolution #2021-071321 with the correction on Page 2, Paragraph 13**

#### **2021 Master Plan Roll Call Vote:**

McNamara – yes

Bartolo – yes

Witt – yes

VanSickle - yes

Simpson – excused

**Motion unanimously carried.**

Bauman to make the correction and send the updated version to Witt after Board approves their adoption.

### **II. Rezoning Request of Seventh Day Adventist Church**

McNamara inquired about the separate 66' parcel. This parcel is owned by AJ Brown. The Church is asking for a rezoning for a sign permit. Set back requirements for C1 have to be met. The shed location is on the line and fence are over the line. Rezoning the property allows them to have a sign. Property to the south is C1 and north is C2. The 66' parcel is still zoned Ag. Everyone in the surrounding area has been notified to the re-zone request. McNamara what is the timeline for the sign? Pastor indicated there is not a timeline established. McNamara indicated that there is requirements and fact findings that have to be met. Bartolo, there is a slight rise on the road right there. Are you still going to be able to meet the set-back requirements and sign visibility? Pastor indicated that they have discussed. There is a tree presently in the location where they would like to place the sign. They have spoken with the road commission, and they will cut down several of the trees due to the power line going through them.



Reviewed the Fact-Finding Criteria in the Master Plan for this Rezoning Request, Chapter 3, Page 11, has the list of 4 fact findings items. Planning Commission responses to the Fact-Finding Criteria in **“BOLD”**

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the township’s master plan? **Yes**
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area? **Zones compatible in areas – yes**
- Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning? **No water or sewer and commercial property surrounding already exists. Has an established ingress and egress.**
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land? **More compatibility than the present Ag zoning.**

The Church would have to submit a site plan for the sign with all the details of the sign and location of the sign. Witt, per ordinance requirement, a site plan has to be submitted to the Planning Commission for approval. The site plan needs to have the cut sheet from the supplier/engineer indicating the signage on what is lighted and illumination intensity, bulbs using, and brightness of the sign.

**Motion to: Recommend approval of the Rezone Request, #RAO 104-1500-00 from Agricultural A1 to Commercial C1 by Witt, Bartolo support.**

#### **Rezone Request Roll Call -**

McNamara – yes

Bartolo – yes

Witt – yes

VanSickle – yes

Simpson – Excused absence

**Motion unanimously carried.**

Witt indicated that this Rezone Application will go to the Region 2 and then to the Raisin Charter Township Board for final approval.

#### **Old Business**

None

#### **Additional Discussion Items to be added the Agenda.**

I. For the Good of the Order

II. McNamara – August 10<sup>th</sup> meeting will be delayed to August 17<sup>th</sup>.

III. Witt is currently working on ordinances.

**Motion to adjourn at 7:35pm Bartolo, Witt support.**

**Motion unanimously carried.**

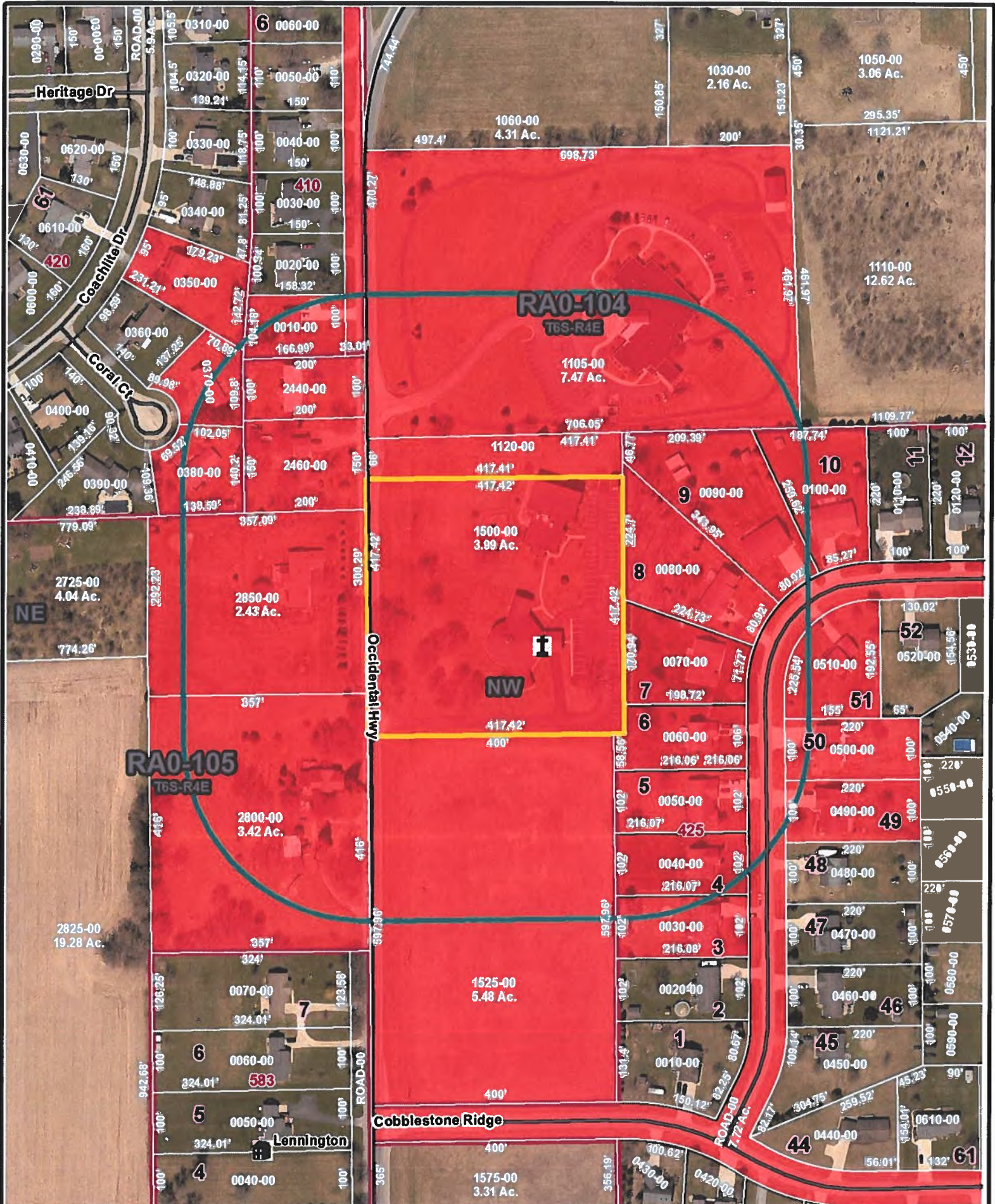
**NOTICE OF PUBLIC HEARING  
RAISIN CHARTER TOWNSHIP PLANNING COMMISSION**

The Raisin Charter Township Planning Commission will be holding a Public Hearing on July 13, 2020 at 6:30 P.M. for the purpose of a rezone request for property owned by Michigan Conference Association of Seventh-Day Adventist, 5801 W. Michigan Ave., Lansing, MI 48917. Parcel # RA0-104-1500-00 and is located at 6759 Occidental Hwy., Tecumseh, MI 49286. The request is for a rezone of the parcel from currently Agricultural (A-1) to Commercial (C-1). The zoning map / land use plan may be examined at the township office located at 5525 Occidental Hwy., Tecumseh, MI 49286 anytime M – Th from 8 am to 4 pm.

Anyone wishing to make comment may do so by attending the meeting at the Raisin Community Center located at 3266 Gady Rd., Adrian, MI 49221. Comments may also be sent by letter to the Raisin Charter Township Planning Commission, 5525 Occidental Hwy., Tecumseh, MI 49286. Telephone: 517-423-3162

Dale Witt, Treasurer  
Raisin Charter Township  
1T





# **Lenawee County G.I.S**

301 N. MAIN ST 8/19/21 LCPC Agenda Packet  
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522  
 ADRIAN, MI. 49221 FAX: (517)264-4529

## **RA0-104-1500-00 with 300' selection**



1 inch = 200 feet

NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.



## Owner Name List with Mailing Address

<b>TaxID</b>	<b>Owner Information</b>
RA0-104-1105-00	EMMA L BIXBY MEDICAL CENTER  5640 N ADRIAN HWY ADRIAN MI 49221
RA0-104-1120-00	COBBLESTONE RIDGE RAISIN TOWNSHIP LLC 1235 N MAIN SUITE 130 ROCHESTER MI 48307-1119
RA0-104-1500-00	SEVENTH-DAY ADVENTIST MICHIGAN CONFERENCE ASSOC 320 W ST JOSEPH ST LANSING MI 48933
RA0-104-1525-00	COBBLESTONE RIDGE RAISIN TOWNSHIP LLC 1235 N MAIN SUITE 130 ROCHESTER MI 48307-1119
RA0-105-2440-00	TAYLOR, BRUCE & REBECCA A  6840 OCCIDENTAL HWY TECUMSEH MI 49286
RA0-105-2460-00	DEMSKI, LYNN D  6923 OCCIDENTAL HWY TECUMSEH MI 49286
RA0-105-2800-00	SPENCER, CLARE S  6650 OCCIDENTAL HWY TECUMSEH MI 49286
RA0-105-2850-00	ROCK, DAVID M & CHERYL L WILD-  6750 OCCIDENTAL HWY TECUMSEH MI 49286
RA0-410-0010-00	HY, LE DINH & BE THI MAI  6860 OCCIDENTAL HWY TECUMSEH MI 49286
RA0-410-ROAD-00	
RA0-420-0350-00	BEMIS, KEVIN L & CHERYL A  6863 COACH LITE DR TECUMSEH MI 49286
RA0-420-0370-00	CENTENO, XOCHILT  2904 CORAL CT TECUMSEH MI 49286

Thursday, June 24, 2021

Page 1 of 3



<b><i>TaxID</i></b>	<b><i>Owner Information</i></b>
RA0-420-0380-00	MC KEE, KRISTEN L & MYKA J  2907 CORAL CT TECUMSEH MI 49286
RA0-425-0030-00	BREWER, CHRISTOPHER & HEATHER  3170 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0040-00	LEWIS, TROY L & LOLA B  3168 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0050-00	DEERE, THOMAS EDWARD  3166 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0060-00	HOEFT, JOHN A & KIMBERLY R  3164 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0070-00	WESTER, FRANCES E LOUIS F FINNIS JR 3162 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0080-00	BORSVOLD, LLOYD L & MARGARET  3160 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0090-00	FOSTER, MICHAEL W, TRUST  3158 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0100-00	LIGE, MATHEW J & CHERIE D  3156 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0490-00	JENKINS, DANIEL & HEATHER  3167 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0500-00	PACKARD, CHRISTOPHER R & AMY L  3165 COBBLESTONE RIDGE TECUMSEH MI 49286
RA0-425-0510-00	STIVER, RICHARD F & KIRSTEN I  3159 COBBLESTONE RIDGE TECUMSEH MI 49286

***TaxID***

***Owner Information***

RA0-425-ROAD-00

---

Application for Rezoning/Land Use Plan Amendment

CHARTER TOWNSHIP OF RAISIN

5525 OCCIDENTAL HWY

TECUMSEH, MI 49286

Phone: 517-423-3162 Fax: 517-423-6732

Date Received: 6/10/2021

By: [Signature]

Fee Paid: \$600.00

1 Petitioner: Michigan Conference Association of SDA  
Mailing Address: 5801 W Michigan Ave  
Lansing, MI 48917  
Phone Number: 517.316.1524 Fax Number: \_\_\_\_\_

2 Are you the Owner of the property involved: Yes: ✓ No: \_\_\_\_\_

3 State your interest in the property (land contract, purchase agreement, etc.)

Deed holder

4 State briefly the proposed Zoning Amendment or Change:

installation of Church sign CHANGE AGRICULTURE TO COMMERCIAL  
CL ZONING

5 State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the property:

New digital sign

6 Briefly describe the property being considered and give the general location:

See attached

7 List the parcel numbers (RAO Number) involved in this request:

RAO - 104 - 1500 - 00

8 Attach the legal property description:

Attached ✓

9 Attach a sketch plan of the area involved showing adjoining streets:

Attached ✓

10 The applicant shall submit or attach any other information requested or may include any additional information that will assist in reaching an equitable decision.

Attached \_\_\_\_\_

I, the undersigned, acknowledge that approval of this Rezoning Application by the Raisin Charter Township Board constitutes an agreement to comply with Raisin Charter Township ordinances.

Applicant's Signature: [Signature]

Date 5/24/2021

Rezoning Application Revision B  
January 22, 2008

Pastor Nathaniel Oregon  
734-294-8788

WARRANTY DEED  
STATUTORY FORM

LIBER 1096 PAGE 865

KNOW ALL MEN BY THESE PRESENTS: That Rena Fitzpatrick

whose address is\* 127 E. Michigan, Clinton, MI 49236

Convey and Warrant to Michigan Conference Association of Seventh-day Adventist  
a Michigan Church Trustee Corporation

whose street number and postoffice address is 320 W. St. Joseph, Lansing, MI 48933 or  
P.O. Box 19009, Lansing, MI 48901  
the following described premises situated in the Township of Raisin County of Lenawee  
and State of Michigan, to-wit:

All that part of the Northwest 1/4 of Section 4, Town 6 South, Range 4 East,  
described as commencing on the West line of Section 4, aforesaid, at a point  
located 1008.48 feet South from the Northwest corner of Section 4, and running  
thence East at right angles to said line 417.42 feet; thence South parallel  
with the West line of Section 4 417.42 feet; thence West 417.42 feet; thence  
North along the West line of Section 4 417.42 feet to the place of beginning.  
Containing 4.0 acres and subject to easements and restrictions of record.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,  
for the sum of Six thousand (\$6,000) and no/100 dollars

subject to easements and restrictions of record.

Dated this 18th day of May 19 89

Signed in the presence of:

Signed by:

*Eileen Mukensturm*  
Eileen Mukensturm  
*Diane S. Buss*  
Diane S. Buss

*Rena Fitzpatrick*  
Rena Fitzpatrick

STATE OF MICHIGAN } ss.  
COUNTY OF Lenawee }

On this 22nd day of May 19 89 before me personally  
appeared Rena Fitzpatrick

to me known to be the person described in and who executed the foregoing instrument and acknowledged that she  
executed the same as her free act and deed.

8/19/21 LCPC Agenda Packet

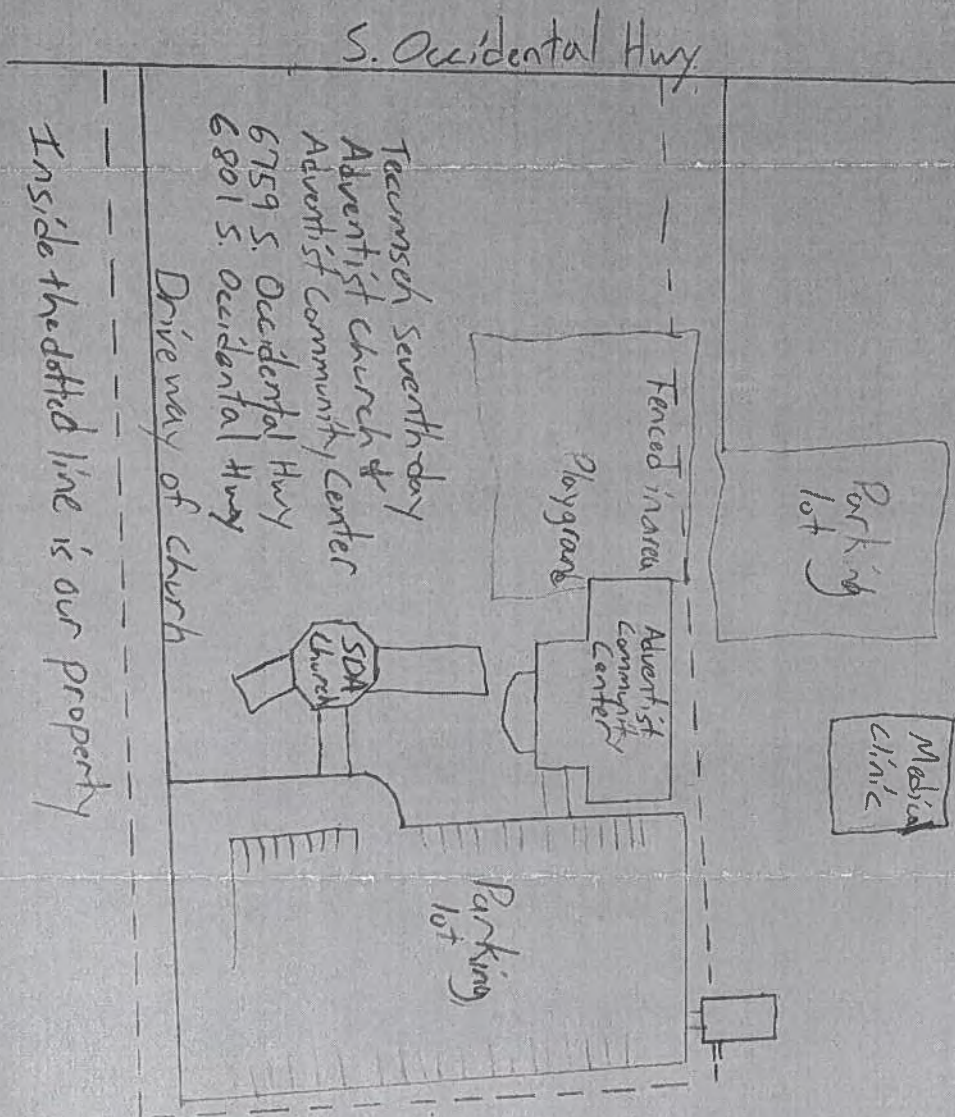
Page #79

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

RECORDED  
1989 JUN - 2 PM 3:05  
REGISTER OF DEEDS  
Lenawee Co. Michigan  
ADRIAN, MI.







# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-08

**Applicant(s):** Ries Farms, LLC  
8460 Wisner Highway  
Tipton, MI 49287

**Date:** July 21, 2021

**Local Government:** Franklin Township

**Purpose:** **Enrollment application**

**Location:** The subject property (ID #FA0-135-4800-00) is located on the northwest corner of the intersection of Carson Highway and Robbins Road, in Section 35 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 40.3 acres according to the applicant, of which approximately 33.35 acres is cultivated for cash crops. No buildings are located on the property (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'intensive development' (see Figure 2).

**Staff Comments:** The applicant should consider/address various the following error(s)/omission(s) included in the application:

- *Question #1.* The answer should likely be limited to Ries Farms, LLC.
- *Question #7.* Franklin should be listed as the township.
- *Question #15.* The answer should likely be limited to Larry N. Ries Farms.

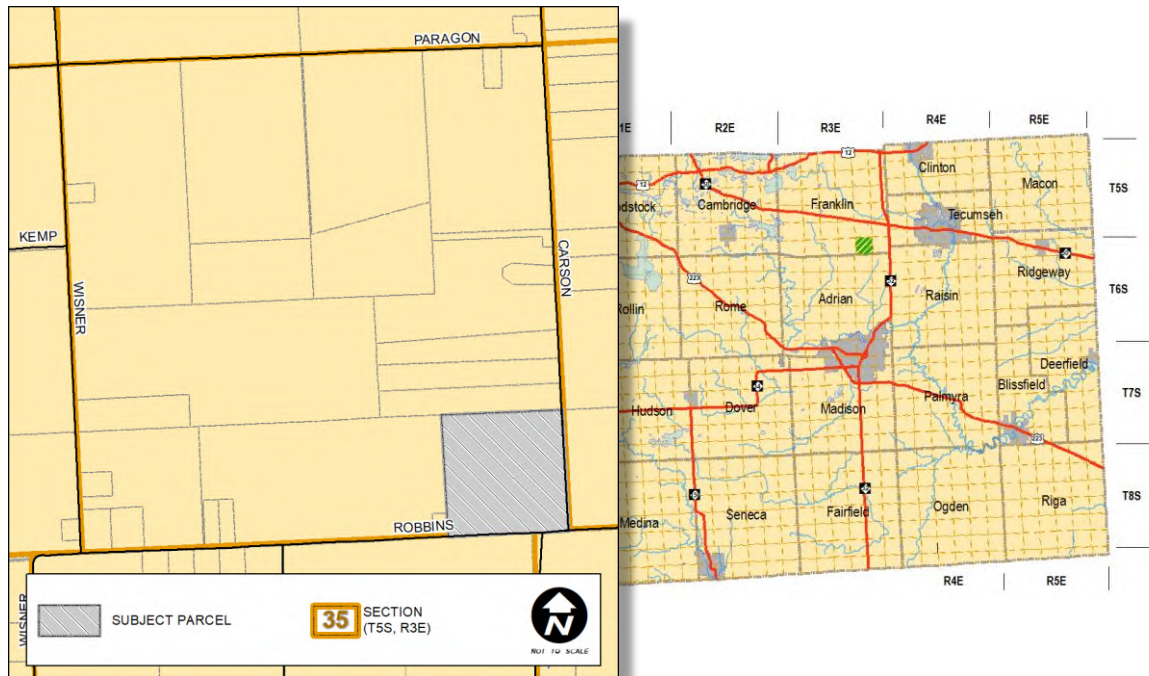
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Franklin Township Board.

**Attachment(s):**

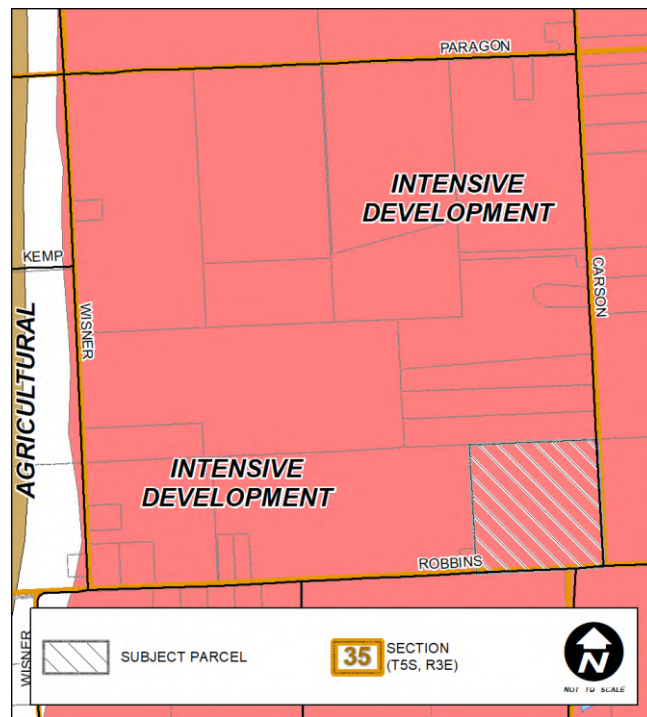
- Background information provided by the applicant/township.



**Figure 1  
Location**



**Figure 2  
County Future Land Use**





**Figure 3**  
**USDA Aerial Photograph**



**FRANKLIN TOWNSHIP**  
**3922 Monroe Road**  
**P.O. Box 101**  
**Tipton, Michigan 49287**  
**Phone (517) 431-2320**  
**Fax (517) 431-2720**  
**www.franklintownship.net**



July 6, 2021

Lenawee Co. Planning Commission  
Attn: Grant Bauman, Rec. Sec. (Region 2)  
120 W. Michigan Ave., 9<sup>th</sup> Floor  
Jackson, MI 49201

Re: Ries Farms – P.A. 116 Application

Dear County Planning Commission,

Please find enclosed a Farmland and Open Space Preservation Program (P.A. 116) application from Ries Farms that has been received by Franklin Township and is now being forwarded for the Commission's review. The application is for #FR0-135-4800-00 located in the 7000 Carson Hwy Block, Tipton, with 40.3 acres in total. Franklin's August Board meeting is scheduled for August 10<sup>th</sup>. Please respond within 30 days to:

Franklin Township Clerk  
Sue Whitehead  
7935 Beebe Hwy  
Tipton, MI 49287

Please feel free to contact me with any questions at 431-2848 or  
[sue@franklintownship.net](mailto:sue@franklintownship.net)

Sincerely,

*Sue Whitehead*

Sue Whitehead  
Franklin Township Clerk





# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

### OFFICIAL USE ONLY

Local Governing Body:

Date Received Completed Form 7-6-21

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected: \_\_\_\_\_

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

### I. Personal Information:

1. Name(s) of Applicant: RIES Farms, LLC

Last

First

Initial

(If more than two see #15)

Last

First

Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:



Married



Single

2. Mailing Address: 8460 Wisnuck Hwy

Street

City

State

Zip Code

3. Telephone Number: (Area Code) 517

403

5106

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 517

403 5106

5. E-mail address: l-ries@hotmail.com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee

7. Township, City or Village: \_\_\_\_\_

8. Section No. 35

Town No. T.5S.

Range No. R.3E

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)



15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☒ Limited Liability Company ☐ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Ries Farms, LLC Title: \_\_\_\_\_

Name: Larry N. Ries Title: owner mgt.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☒ a. 40 acres or more —————▶ complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres —————▶ complete only Sections 16 and 17; or  
☐ c. a specialty farm —————▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash Crops

b. Total number of acres on this farm 40.3

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 33.35

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 6.95

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☒ Residence: 0 Barn: 0 Tool Shed: 0  
 Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0  
 Poultry House: 0 Milking Parlor: 0 Milk House: 0  
 Other: (Indicate) 0

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
           total income                                   total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Larry N. Ries  
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

6/21/2021  
(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: 7-6-21 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franklin Township  
☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: Sue Whitehead

Property Appraisal: \$ 162,000 is the current fair market value of the real property in this application.

II. Please verify the following:

☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.

☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

☒ County or Regional Planning Commission

☒ Conservation District

\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (must include tax description of property)

☒ Map of Farm

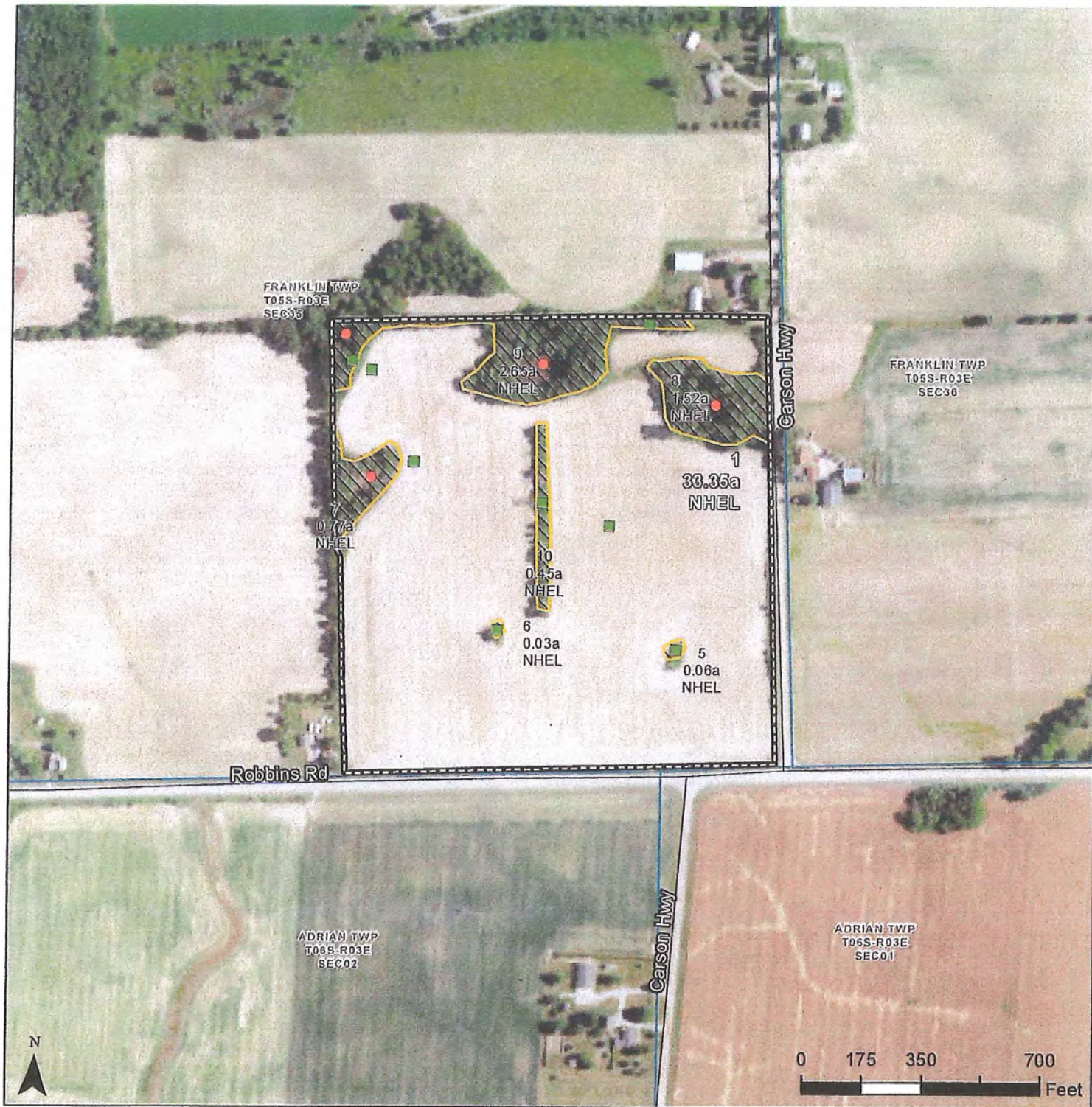
☒ Copy of most recent appraisal record

\_\_\_\_ Copy of letters from review agencies (if available)

\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**





#### Common Land Unit

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

#### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

This box is applicable **ONLY** for certification maps.  
Options only valid if checked.

- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ CORN - YEL/GR
- ☐ SOYS - COM/GR
- ☐ DRY BEANS - DE
- ☐ All Crops - NI
- ☐ WHEAT - GR (SRW or SWW)
- ☐ ALFALFA - FG or GZ
- ☐ MIXFG - FG or GZ

#### 2019 Program Year

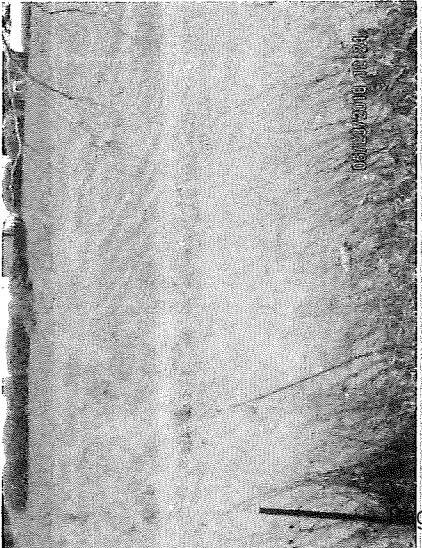
CLU Date: January 25, 2019  
2018 NAIP Production Imagery

**Farm 15729**  
**Tract 2213**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). 2017 NAIP Imagery is utilized for tracts located in Ohio.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
LEWIS, LANNY LEE	RIES FARMS LLC	176,000	05/25/2021	QC	16-LC PAYOFF	2620-246	DEED	0.0	
LEWIS/CHARLES JOSEPH/JR/D	LEWIS/CHARLES JOSEPH/JR/D	0	05/16/2005	OTH	04-BUYERS INTEREST IN A	229889	DEED	0.0	
LEWIS/DOLORES R//ESTATE	LEWIS/LANNY LEE//	0	05/14/2004	AFF	08-ESTATE	229887	DEED	0.0	
LEWIS/DOLORES R//ESTATE	LEWIS/LANNY LEE//	0	05/14/2004	AFF	08-ESTATE	229888	DEED	0.0	
Property Address		Class: AGRICULTURAL-IMPR Zoning:			Building Permit(s)	Date	Number	Status	
7000 CARSON HWY BLK		School: ADRIAN CITY SCHOOL DISTRICT							
P.R.E. 100% / / Qual. Ag.									
Owner's Name/Address		2022 Est TCV 162,000							
RIES FARMS LLC									
8400 WISNER HWY									
TIPTON MI 49287									
Tax Description		Improved X Vacant			Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL				
SE 1/4 OF SE 1/4 SEC 35		Public			* Factors *				
Comments/Influences		Improvements			Description	Frontage	Depth	Rate %Adj. Reason	
		Dirt Road						40.000 Acres 4,050 100	
		Gravel Road						40.00 Total Acres Total Est. Land Value =	
		Paved Road						162,000	
		Storm Sewer						162,000	
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
000	01/01/2000	INSPECTED	2022	81,000	0	81,000			19,760C
			2021	81,000	0	81,000			19,760C
			2020	88,000	0	88,000			19,488C
			2019	80,000	0	80,000			19,125C



This Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: County of Lenawee, Michigan

\*\*\* Information herein deemed reliable but not guaranteed \*\*\*

LIBER 2620 PAGE 0246 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 06/03/2021 10:29:11 AM D.QU  
Carolyn S. Bater, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY  
JUNE 03, 2021  
RECEIPT # 972425

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX  
\$193.60- CO  
\$1,320.00- ST  
Stamp # 38082

## QUITCLAIM DEED

THIS INDENTURE, Made this 25 day of May, 2021, between LANNY LEE LEWIS, as Grantor, residing at 1073 Moore Rd., Adrian, MI 49221 and RIES FARMS, LLC, a Michigan Limited Liability Company, as Grantee, with offices at 8460 Wisner Hwy Tipton MI 49287.

WITNESSETH, that the Grantor, in consideration of the sum of One Hundred Seventy-Six Thousand (\$176,000.00) Dollars, receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM to Grantee the following described land situate in the Township of Franklin, County of Lenawee, State of Michigan, described as:

SE 1/4 OF SE 1/4 SEC 35

Tax Parcel No. FR0-135-4800-00

Commonly known as: 7000 Carson Hwy Blk, Tipton, MI

Subject to easements and restrictions of record, if any.

This deed is given in full satisfaction of an unrecorded Land Contract.

The Grantor also grants to the Grantee the right to make all lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantor acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed was prepared without the benefit of a title examination and upon the legal description which was supplied by client. Drafter has made no examination into the accuracy of said legal description.

Larry Ries.

8460 Wisner Hwy  
Tipton, MI 49287

\$1513.60  
Page #90



IN WITNESS WHEREOF, said Grantor hereunto sets her hand and seal the day and year first above written.

Lanny Lee Lewis  
LANNY LEE LEWIS

STATE OF MICHIGAN)

)ss.

County of Lenawee )

On this 25 day of May, 2021, before a Notary Public in and for said County, personally appeared, LANNY LEE LEWIS, the same person described in and who executed the foregoing instrument, who acknowledged the same to be his free act and deed.

Sue E Osburn  
SUE E OSBURN - Notary Public  
Appointed and Acting in Lenawee  
County, Michigan  
My Commission Expires: 8-31-2026

Prepared By: Mark A. Jackson, 160 N. Winter St. Adrian, MI 49221 (517) 265-8138



<p align="center"><b>MESSAGE TO TAXPAYER</b></p> <p>TAXES ARE DUE SEPTEMBER 14, 2021. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, &amp; WED. 9 AM - 6 PM. OFFICE OPEN 9-14-2021 9 AM - 5 PM SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED</p>	<p align="center"><b>PAYMENT INFORMATION</b></p> <p align="center">This tax is due by: 09/14/2021</p> <p>Pay by mail to: TERRI MOORE, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																																	
<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: RIES FARMS LLC 8460 WISNER HWY TIPTON, MI 49287</p> <p>Prop #: 46-FR0-135-4800-00      School: 46010 Prop Addr: 7000 CARSON HWY BLK QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Legal Description: SE 1/4 OF SE 1/4 SEC 35</p>	<p align="center"><b>TAX DETAIL</b></p> <p>Taxable Value: 19,760 State Equalized Value: 81,000      Class: 101 PRE/MBT %: 100.0000      Mort Code:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p align="center">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">118.56</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">5.40000</td> <td style="text-align: right;">106.70</td> </tr> <tr> <td>LENAAWEE INT SCH</td> <td style="text-align: right;">3.65500</td> <td style="text-align: right;">72.22</td> </tr> <tr> <td>SCHOOL DEBT</td> <td style="text-align: right;">1.95000</td> <td style="text-align: right;">38.53</td> </tr> <tr> <td>SCHOOL BOND</td> <td style="text-align: right;">1.15000</td> <td style="text-align: right;">22.72</td> </tr> <tr> <td>SCHOOL OPER</td> <td style="text-align: right;">9.00000</td> <td style="text-align: right;">EXEMPT</td> </tr> <tr> <td colspan="2"> </td> <td></td> </tr> <tr> <td align="right">Total Tax</td> <td style="text-align: right;">27.15500</td> <td style="text-align: right;">358.73</td> </tr> <tr> <td align="right">Administration Fee</td> <td></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td align="right"><b>TOTAL AMOUNT DUE</b></td> <td></td> <td style="text-align: right;"><b>358.73</b></td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	118.56	COUNTY OPER	5.40000	106.70	LENAAWEE INT SCH	3.65500	72.22	SCHOOL DEBT	1.95000	38.53	SCHOOL BOND	1.15000	22.72	SCHOOL OPER	9.00000	EXEMPT	 			Total Tax	27.15500	358.73	Administration Fee		0.00	<b>TOTAL AMOUNT DUE</b>		<b>358.73</b>
DESCRIPTION	MILLAGE	AMOUNT																																
STATE ED	6.00000	118.56																																
COUNTY OPER	5.40000	106.70																																
LENAAWEE INT SCH	3.65500	72.22																																
SCHOOL DEBT	1.95000	38.53																																
SCHOOL BOND	1.15000	22.72																																
SCHOOL OPER	9.00000	EXEMPT																																
Total Tax	27.15500	358.73																																
Administration Fee		0.00																																
<b>TOTAL AMOUNT DUE</b>		<b>358.73</b>																																
<p align="center"><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30 Does NOT affect when the tax is due or its amount</p>																																		

Please detach along perforation. Keep the top portion.

Mort Code

Bill #

Pay this tax to:

TERRI MOORE, TREASURER  
3922 MONROE RD BOX 101  
TIPTON, MI 49287

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/14/2021

After 09/14/2021 additional interest and fees apply

2021 Summer Tax for Prop #: 46-FR0-135-4800-00

**TAXPAYER NOTE:** Is your name & mailing address correct?  
If not, please make corrections below. Thank You.

Make Check Payable To: TERRI MOORE, TREASURER

Property Addr: 7000 CARSON HWY BLK

TOTAL AMOUNT DUE: 358.73

Amount Remitted: \_\_\_\_\_

To: RIES FARMS LLC  
8460 WISNER HWY  
TIPTON MI 49287



OFFICIAL TAX STATEMENT

FRANKLIN TOWNSHIP  
TERRI MOORE, TREASURER  
3922 MONROE RD BOX 101  
TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2020 THRU FEB 14, 2021  
After 2/14/2021, additional interest and fees apply

2021 Winter Tax for Prop #: FR0-135-4800-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 7000 CARSON HWY BLK

Tax for Prop#: FR0-135-4800-00

Make Check Payable To: FRANKLIN TOWNSHIP

To: RIES FARMS LLC  
8460 WISNER HWY  
TIPTON MI 49287

TOTAL AMOUNT DUE: 178.40

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2021 Winter Tax Bill

MESSAGE TO TAXPAYER

WINTER 2020 TAXES ARE DUE FEB. 16, 2021;

TAX PAYMENTS MAY BE MAILED TO THE ABOVE ADDRESS OR PAID AT THE TWP HALL (THERE IS A DROP-BOX NEAR THE ENTRANCE DOOR) OR IN-PERSON ON MONDAYS 9AM - 5PM, TUESDAYS 9AM - NOON AND WEDNESDAYS 9AM - 6PM.

THE LAST DAY YOU MAY PAY YOUR 2020 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, MARCH 1, 2021 - 9AM - 5 PM.

IF YOU WOULD LIKE A RECEIPT, PLEASE INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE.

\*\*\*POSTMARK IS NO LONGER HONORED DUE TO DELAYS IN MAIL DELIVERY.\*\*\*

PROPERTY INFORMATION

Property Assessed To:  
RIES FARMS LLC

8460 WISNER HWY  
TIPTON, MI 49287

School:

Prop #: FR0-135-4800-00

Prop Addr: 7000 CARSON HWY BLK

Legal Description:

SE 1/4 OF SE 1/4 SEC 35

PAYMENT INFORMATION

This tax is payable: Dec 1, 2020 thru Feb 14, 2021

Pay by mail to: FRANKLIN TOWNSHIP  
TERRI MOORE, TREASURER  
3922 MONROE RD BOX 101  
TIPTON, MI 49287

TAX DETAIL

Taxable Value:	19,760	
State Equalized Value:	81,000	
Assessed Value:	81,000	Class: 101
P.R.E. %:	100.0000	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1000 of Taxable Value.  
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74900	14.80
MED CARE	0.18930	3.74
LENAWEE INT SCH	3.65420	72.20
SCHOOL DEBT	1.95000	38.53
SCHOOL BOND	1.15000	22.72
SCHOOL OPER	9.00000	EXEMPT
TWP TAX	0.73690	14.56
DISTRICT LIBRARY	0.60000	11.85

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	JAN 1 - DEC 31
Twn/Cty:	JULY 1 - JUNE 30
School:	JULY 1 - JUNE 30
State:	OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

Total Tax	178.40
Administration Fee	0.00

TOTAL AMOUNT DUE 178.40



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-09

**Applicant(s):** Charles T. Ostrander and Doris M. Ostrander Trust  
9400 Woerner Road  
Onsted, MI 49265

**Date:** August 5, 2021

**Local Government:** Franklin Township

**Purpose:** **Enrollment application**

**Location:** The subject property (ID #FR0-131-3555-00) is located on the north side of Teachout Road, west of Pentecost Highway, in Section 31 of the Township (T5S, R3E) (see Figure 1).

**Description:** The approximately 2.35 acre farmstead located in the southwestern corner of the property is excluded from the application (see Figure 3)\*. The pertinent portion of the subject property has an area of approximately 70 acres of which approximately 54 acres is cultivated for cash crops.

**Term:** 20 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for 'open space development/recreation' (see Figure 2). An 'agricultural' area is adjacent to the property.

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

- *Question #1.* The property is deeded to the Charles T. Ostrander and Doris M. Ostrander Trust. Should that be the answer to this question?

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Franklin Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

*\*Staff only had access to an outdated parcel layer. It appears that the farmstead was split off from the main parcel.*

**Attachment(s):**

- Background information provided by the applicant/township.





**Figure 3**  
**USDA Aerial Photograph**





**FRANKLIN TOWNSHIP**  
**3922 Monroe Road**  
**P.O. Box 101**  
**Tipton, Michigan 49287**  
**Phone (517) 431-2320**  
**Fax (517) 431-2720**  
**www.franklintownship.net**

August 3, 2021

Lenawee Co. Planning Commission  
Attn: Grant Bauman, Rec. Sec. (Region 2)  
120 W. Michigan Ave., 9<sup>th</sup> Floor  
Jackson, MI 49201

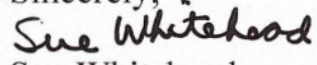
Re: Charles & Doris Ostrander – (2) P.A. 116 Applications

Dear County Planning Commission,

Please find enclosed two Farmland and Open Space Preservation Program (P.A. 116) applications from Charles & Doris Ostrander that have been received by Franklin Township and are now being forwarded for the Commission's review. The applications are for #FR0-131-3555-00 located in the 7000 Teachout Road Block, Onsted, with 70.22 acres in total, and #FR0-131-4700-00 located in the 6000 Teachout Road Block, Onsted. Please respond within 30 days to:

Franklin Township Clerk  
Sue Whitehead  
7935 Beebe Hwy  
Tipton, MI 49287

Please feel free to contact me with any questions at 431-2848 or  
[sue@franklintownship.net](mailto:sue@franklintownship.net)

Sincerely,  
  
Sue Whitehead  
Franklin Township Clerk





# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

### OFFICIAL USE ONLY

Local Governing Body:

Date Received 8-3-21

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: OSTRANDER CHARLES T.  
Last First Initial

(If more than two see #15) OSTRANDER DORIS M.  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☒ Married ☐ Single

2. Mailing Address: 9400 WOERNER RD. ONSTED MI 49265  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 467-7217

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 215-2400

5. E-mail address: doris ostrander @ gmail . com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: LENAWEE 7. Township, City or Village: FRANKLIN TWP

8. Section No. 31 Town No. 5 South Range No. 3 EAST

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller): \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

rev. 12/2019



15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☐ Partnership  
☐ Estate ☒ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: CHARLES T. OSTRANDER Title: Trustee

Name: DORIS M. OSTRANDER Title: Trustee

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☒ a. 40 acres or more \_\_\_\_\_ ▶ complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres \_\_\_\_\_ ▶ complete only Sections 16 and 17; or  
☐ c. a specialty farm \_\_\_\_\_ ▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

- CASH CROPS  
 b. Total number of acres on this farm 70  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 54  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: NONE  
 f. All other acres (swamp, woods, etc.): 16  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☐ Residence: ☐ Barn: ☐ Tool Shed: ☐  
 Silo: ☐ Grain Storage Facility: ☐ Grain Drying Facility: ☐  
 Poultry House: ☐ Milking Parlor: ☐ Milk House: ☐  
 Other: (Indicate) ☐

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20 YEARS

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Charles T. Ostrander

(Signature of Applicant)

(Corporate Name, If Applicable)

Cloris M. Ostrander

(Co-owner, If Applicable)

(Signature of Corporate Officer)

July 26, 2021

(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: 8-3-21 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franklin  
☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: Sue Whitehead

Property Appraisal: \$ 284,400 is the current fair market value of the real property in this application.

II. Please verify the following:

- ☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.  
☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

- ☒ County or Regional Planning Commission  
☒ Conservation District  
 \_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)  
☒ Copy of most recent Tax Bill (must include tax description of property)  
☒ Map of Farm  
☒ Copy of most recent appraisal record  
 \_\_\_\_ Copy of letters from review agencies (if available)  
 \_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**



7000 Teachout Rd. BLK



United States  
Department of  
Agriculture

Lenawee County, Michigan

Name: \_\_\_\_\_ Share: \_\_\_\_\_  
Name: \_\_\_\_\_ Share: \_\_\_\_\_  
Name: \_\_\_\_\_ Share: \_\_\_\_\_



**Common Land Unit**

- Common Land Unit\*
- Non-Cropland
- Tract Boundary
- Section Lines
- Cropland vs Noncropland

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 3/15/21

This box is applicable ONLY for certification maps.  
Options only valid if checked.

- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ All Crops - NI
- ☐ CORN - YEL/GR
- ☐ WHEAT - GR (SRW or SWW)
- ☐ SOYS - COM/GR
- ☐ ALFALFA - FG or GZ
- ☐ DRY BEANS - DE
- ☐ MIXFG - FG or GZ

**2021 Program Year**

CLU Date: April 9, 2021  
2020 NAIP Imagery

**Farm 10700  
Tract 3047**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.



# FRANKLIN TOWNSHIP 2021 SUMMER TAX BILL

## MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2021. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE.

OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 6 PM.  
OFFICE OPEN 9-14-2021 9 AM - 5 PM

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2021. IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

\*\*\*POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS\*\*\*

## PROPERTY INFORMATION

Property Assessed To:

PRESTON, WILLIAM E  
4998 FORRISTER RD  
ADRIAN, MI 49221

School:

Property #: FR0-131-3555-00

Property Addr: 7000 TEACHOUT RD BLK

Legal Description:

THAT PART OF W1/2 OF SW FRL 1/4 SEC 31 T  
5S R3E COMM AT A STAKE IN CTR OF HWY S  
76 DEG E 3 CHS 43 LKS FROM SW COR TH N 8  
' E 30 CHS 20 LKS TO IRON MONUMENT TH S  
88 3/4 DEG E 22 CHS 91 3/4 LKS TO IRON M  
ONUMENT TH S 8' W 33 CHS 30 LKS TO IRON  
MON- UMENT IN CENTER OF HWY TH N 76 DEG  
W 23 CHS 50 3/4 LKS TO BEG EXC LD DES AS  
BEG AT A PT ON THE S'ERLY LI OF SEC 31 T  
5S R3E 226.52 FT S76 00'00"E FROM THE SW  
COR OF SD SEC TH N00 10'44"E 378.56 FT A  
LG THE W LI OF PROPERTY DES IN DEED REC  
IN LIBER 488 PAGE 477 TH S89 49'16"E 249  
.74 FT TH S00 10'44"W 440 FT TO SD  
S'ERLY LI OF SD SEC TH N76 00'00"W 257.1  
9 FT ALG SD S'ERLY LI OF SD SEC TO THE

## OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

## PAYMENT INFORMATION

This tax is payable 7/1/2021 thru 9/14/2021

Pay by mail to: FRANKLIN TOWNSHIP  
TERRI MOORE, TREASURER  
3922 MONROE RD, BOX 101  
TIPTON, MI 49287

## TAX DETAIL

Taxable Value:	46,306	Class: 101
State Equalized Value:	142,200	
Assessed Value:	142,200	
P.R.E. %:	100	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	277.83
COUNTY OPER	5.40000	250.05

Franklin Twp.  
**PAID**

Date: 7-26-21 *sw*

CK. \$3770

Total Tax: \$527.88

Administration Fee: \$0.00

Total Amount Due: \$527.88



STATE OF MICHIGAN - LENAWEE COUNTY  
 RECORDED 07/01/2021 01:42:53 PM D.W.A.  
 Received 07/01/2021 01:10:51 PM  
 Carolyn S. Bater, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY  
 JULY 01, 2021  
 RECEIPT # 976235

STATE OF MICHIGAN  
 LOCAL GOVERNMENT  
 TRANSFER TAX

\$231.00- CO  
 \$1,575.00- ST  
 Stamp # 38304

## WARRANTY DEED

THIS INDENTURE, Made this 25 day of JUNE, 2021, between JOYCE C. CHASE, as Grantor, residing at 4998 Forrister Rd., Adrian, MI 49221 and THE CHARLES T. OSTRANDER and DORIS M. OSTRANDER TRUST dated 5/8/2019, as Grantee, residing at 9400 Woerner Rd., Onsted, MI 49265.

WITNESSETH, that the Grantor, in consideration of the sum of Two Hundred Ten Thousand (\$210,000.00) Dollars, receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT to Grantee the following described land situate in the Township of Franklin, County of Lenawee, State of Michigan, described as:

All that part of the West ½ of the Southwest fractional 1/4 of Section 31, Town 5 South, Range 3 East, bounded by commencing at a stake and brick monument in the center of the highway, and South 76 degrees East, 19 chains 98 ½ links from the Southeast corner of Section 36, Town 5 South, Range 2 East; thence North 8 minutes East 32 chains 41 ½ links to an iron monument; thence South 83 ¾ degrees East 6 chains 77 ¾ links to an iron monument; thence South 8 minutes West 33 chains 30 ½ links to an iron monument in the center of said highway; thence North 76 degrees West 6 chains 95 ¼ links to the place of beginning;

AND ALSO

All that part of the West ½ of the Southwest fractional 1/4 of said Section 31, bounded and described as follows: commencing at an iron monument situate in the center of the highway and South 76 degrees East 3 chains 43 links from the Southeast corner of Section 36 aforesaid; thence North 8 minutes East 30 chains 20 links to an iron monument; thence South 83 ¾ degrees East 16 chains 14 links to an iron monument; thence South 8 minutes West 32 chains 4 ½ links to a stake and brick monument in the center of the highway; thence North 76 degrees West 16 chains 55 ½ links to the place of beginning;

EXCEPTING THEREFROM part of the West ½ of the Southwest fractional 1/4 of Section 31, Town 5 South, Range 3 East, described as beginning at a point on the Southerly line of Section 31 aforesaid 226.52 feet South 76 degrees 00' 00" East from the Southwest corner of said Section 31; thence North 00 degrees 10' 44" East 378.56 feet along the West line of property described in a deed recorded in Liber 488, Page 477, Lenawee County Records; thence South 89 degrees 49' 16" East 249.74 feet; thence South 00 degrees 10' 44" West 440.00 feet to said Southerly line of Section 31; thence North 76 degrees 00' 00" West 257.19 feet along said Southerly line of Section 31 to the point of beginning.



**ALSO DESCRIBED AS (FOR TAX ROLL PURPOSES)**

All that part of the West ½ of the Southwest fractional 1/4 of Section 31, Town 5 South, Range 3 East, bounded by commencing at a stake and iron monument in the center of the highway, and South 76 degrees East; 3 chains and 43 links from the Southeast corner of Section 36, Town 5 South of Range 2 East; thence North 8 minutes East 30 chains and 20 links to an iron monument; thence South 83 ¾ degrees East 22 chains and 91 ¾ links to an iron monument; thence South 8 minutes West 33 chains and 30 ½ links to an iron monument in the center of said highway; thence North 76 degrees West 23 chains and 50 ¾ links to the place of beginning;

EXCEPTING THEREFROM part of the West ½ of the Southwest fractional 1/4 of Section 31, Town 5 South, Range 3 East, described as beginning at a point on the Southerly line of Section 31 aforesaid 226.52 feet South 76 degrees 00' 00" East from the Southwest corner of said Section 31; thence North 00 degrees 10' 44" East 378.56 feet along the West line of property described in a deed recorded in Liber 488, Page 477, Lenawee County Records; thence South 89 degrees 49' 16" East 249.74 feet; thence South 00 degrees 10' 44" West 440.00 feet to said Southerly line of Section 31; thence North 76 degrees 00' 00" West 257.19 feet along said Southerly line of Section 31 to the point of beginning.

Tax ID: FR0-131-3550-00 (New FR0-131-3555-00)

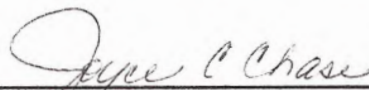
Commonly known as: 7000 Teachout Rd., ~~Onsted~~, MI ~~49265~~  
Adrian 49221

Subject to easements and restrictions of record, if any.

The Grantor also grants to the Grantee the right to make all lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantor acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

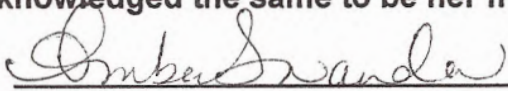
IN WITNESS WHEREOF, said Grantor hereunto sets her hand and seal the day and year first above written.

  
\_\_\_\_\_  
JOYCE C. CHASE

STATE OF MICHIGAN)  
  )ss.  
County of Lenawee    )

On this 25 day of JUNE, 2021 before a Notary Public in and for said County, personally appeared, JOYCE C. CHASE, the same person described in and who executed the foregoing instrument, who acknowledged the same to be her free act and deed.

AMBER SWANDER  
Notary Public, Lenawee Co., MI  
Acting In Lenawee Co., MI  
My Comm. Expires April 12, 2023

  
\_\_\_\_\_  
Amber Swander - Notary Public  
Appointed and Acting in Lenawee  
County, Michigan  
My Commission Expires: 4/12/2023

Prepared By: Nancy R. Eaton-Gordon, 160 N. Winter St. Adrian, MI 49221 (517) 265-8138



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
OSTRANDER, CHARLES T & DO	MI DEPT OF TREASURY	0	07/01/2021	AFF	13-GOVERNMENT	2621-786	DEED	0.0			
PRESTON, WILLIAM E, ESTAT	CHASE, JOYCE C	1	06/25/2021	WD	08-ESTATE	2621-772	DEED	100.0			
CHASE, JOYCE C	OSTRANDER, CHARLES T & DO	210,000	06/25/2021	WD	03-ARM'S LENGTH	2621-773	DEED	0.0			
PRESTON, WILLIAM EDWIN, D		0	12/04/2020	OTH	07-DEATH CERTIFICATE	2621-740	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)	Date	Number	Status		
7000 TEACHOUT RD BLK		School: ONSTED COMMUNITY SCHOOLS									
		P.R.E. 100% / /		Qual. Ag.							
Owner's Name/Address		:									
OSTRANDER, CHARLES T & DORIS M, TST		2022 Est TCV 0									
9400 WOERNER RD											
ONSTED MI 49265											
		Improved	X	Vacant	Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					70.220 Acres 0 100						0
					70.22 Total Acres Total Est. Land Value =						0
Tax Description		Dirt Road									
THAT PART OF W1/2 OF SW FRL 1/4 SEC 31 T5S R3E COMM AT A STAKE IN CTR OF HWY S 76 DEG E 3 CHS 43 LKS FROM SW COR TH N 8' E 30 CHS 20 LKS TO IRON MONUMENT TH S 83 3/4 DEG E 22 CHS 91 3/4 LKS TO IRON MONUMENT TH S 8' W 33 CHS 30 1/2 LKS TO IRON MON- UMENT IN CENTER OF HWY TH N 76 DEG W 23 CHS 50 3/4 LKS TO BEG EXC LD DES AS BEG AT A PT ON THE S'ERLY LI OF SEC 31 T5S R3E 226.52 FT S76^00'00"E FROM THE SW COR OF SD SEC TH N00^10'44"E 378.56 FT ALG THE W LI OF PROPERTY DES IN DEED REC IN LIBER 488 PAGE 477 TH S89^49'16"E 249.74 FT TH S00^10'44"W 440 FT TO SD S'ERLY LI OF SD SEC TH N76^00'00"W 257.19 FT ALG SD S'ERLY LI OF SD SEC TO THE POB (EXC - SURVEY 2.35 AC) SPLIT ON 05/20/2021 FROM FR0-131-3550-00		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Split/Comb. on 05/20/2021 completed 06/08/2021 SHELLY ;					2022	0	0	0			0
Parent Parcel(s): FR0-131-3550-00;					2021	0	0	0		142,200L	46,306C
Child Parcel(s): FR0-131-3525-00, FR0-131-3555-00;					2020	0	0	0			0
-----					2019	0	0	0			0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan											





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-10

**Applicant(s):** Charles T. Ostrander and Doris M. Ostrander Trust  
9400 Woerner Road  
Onsted, MI 49265

**Date:** August 5, 2021

**Local Government:** Franklin Township

**Purpose:** **Enrollment application**

**Location:** The subject property (ID #FR0-131-4700-00) is located on the north side of Teachout Road, east of Pentecost Highway, in Section 31 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 113 acres, of which approximately 98 acres is cultivated for cash crops. No buildings are located on the property (see Figure 3).

**Term:** 20 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for 'agricultural' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

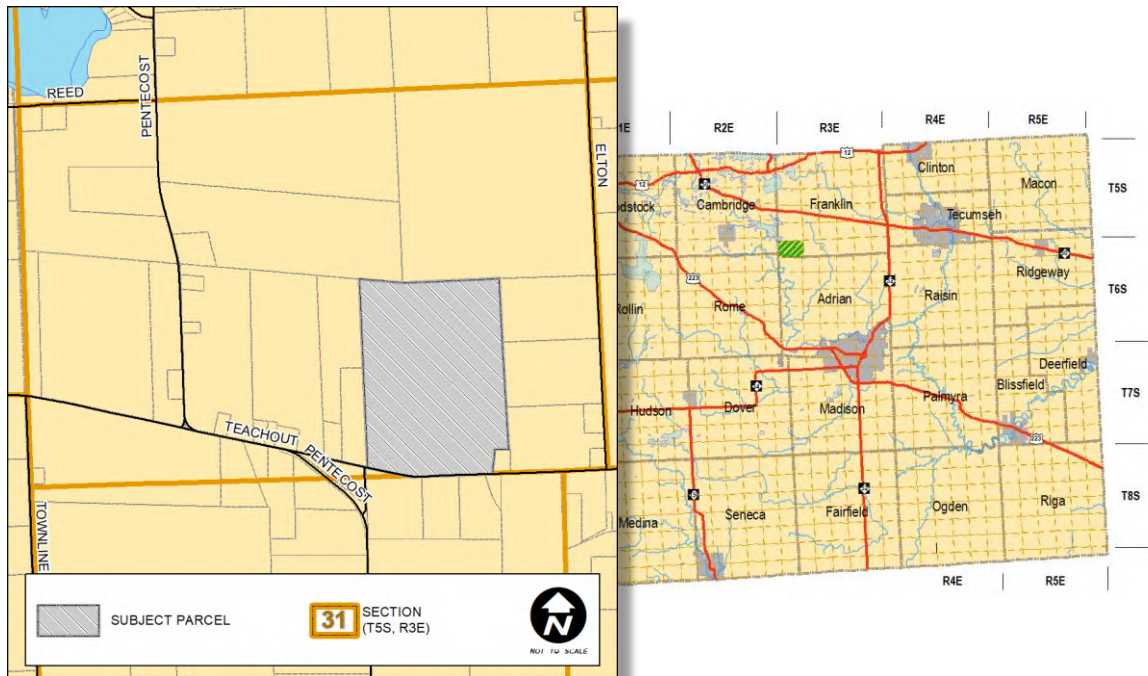
- *Question #1.* The property is deeded to the Charles T. Ostrander and Doris M. Ostrander Trust. Should that be the answer to this question?

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Franklin Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

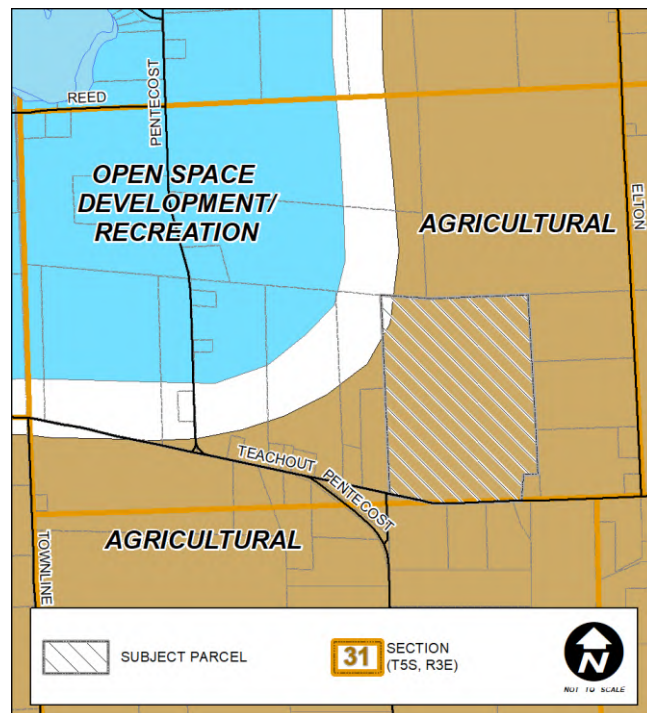
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**



**Figure 2  
County Future Land Use**



**Figure 3**  
**USDA Aerial Photograph**





**FRANKLIN TOWNSHIP**  
**3922 Monroe Road**  
**P.O. Box 101**  
**Tipton, Michigan 49287**  
**Phone (517) 431-2320**  
**Fax (517) 431-2720**  
**www.franklintownship.net**

August 3, 2021

Lenawee Co. Planning Commission  
Attn: Grant Bauman, Rec. Sec. (Region 2)  
120 W. Michigan Ave., 9<sup>th</sup> Floor  
Jackson, MI 49201

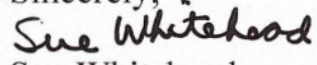
Re: Charles & Doris Ostrander – (2) P.A. 116 Applications

Dear County Planning Commission,

Please find enclosed two Farmland and Open Space Preservation Program (P.A. 116) applications from Charles & Doris Ostrander that have been received by Franklin Township and are now being forwarded for the Commission's review. The applications are for #FR0-131-3555-00 located in the 7000 Teachout Road Block, Onsted, with 70.22 acres in total, and #FR0-131-4700-00 located in the 6000 Teachout Road Block, Onsted. Please respond within 30 days to:

Franklin Township Clerk  
Sue Whitehead  
7935 Beebe Hwy  
Tipton, MI 49287

Please feel free to contact me with any questions at 431-2848 or  
[sue@franklintownship.net](mailto:sue@franklintownship.net)

Sincerely,  
  
Sue Whitehead  
Franklin Township Clerk



# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

### OFFICIAL USE ONLY

Local Governing Body:

Date Received 8-3-21

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: OSTRANDER CHARLES T.  
Last First Initial

(If more than two see #15) OSTRANDER DORIS M.  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☒ Married ☐ Single

2. Mailing Address: 9400 WOERNER RD. ONSTED MI 49265  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 467-7217

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 215-2400

5. E-mail address: doris ostrander @ gmail . com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: LENAWEE 7. Township, City or Village: FRANKLIN TWP

8. Section No. 31 Town No. 5 South Range No. 3 EAST

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☒ Yes ☐ No

Indicate who owns or is leasing rights if other than the applicant: SAVOY ENERGY, LP

Name the types of mineral(s) involved: OIL & GAS

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)



☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☐ Partnership  
☐ Estate ☒ Trust ☐ Association

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

  X   a. 40 acres or more —————▶ complete only Section 16 (a thru g);  
      b. 5 acres or more but less than 40 acres —————▶ complete only Sections 16 and 17; or  
      c. a specialty farm —————▶ complete only Sections 16 and 18.

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20 YEARS

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Charles T. Ostrander

(Signature of Applicant)

(Corporate Name, If Applicable)

Chloris M. Ostrander

(Co-owner, If Applicable)

(Signature of Corporate Officer)

July 26, 2021

(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: 8-3-21 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franklin

☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: Sue Whitehead

Property Appraisal: \$ 458,600 is the current fair market value of the real property in this application.

II. Please verify the following:

☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.

☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

☒ County or Regional Planning Commission

☒ Conservation District

\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (must include tax description of property)

☒ Map of Farm

☒ Copy of most recent appraisal record

\_\_\_ Copy of letters from review agencies (if available)

\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**



6000 Teachout Rd. BLK.



United States  
Department of  
Agriculture

Lenawee County, Michigan

Name: \_\_\_\_\_ Share: \_\_\_\_\_  
Name: \_\_\_\_\_ Share: \_\_\_\_\_  
Name: \_\_\_\_\_ Share: \_\_\_\_\_



#### Common Land Unit

- Common Land Unit\*
- Non-Cropland
- Tract Boundary
- Section Lines
- Cropland vs Noncropland

#### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- ⬮ Areas of Concern as of 3/15/21

This box is applicable ONLY for certification maps.

Options only valid if checked.

- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ All Crops - NI
- ☐ CORN - YEL/GR
- ☐ WHEAT - GR (SRW or SWW)
- ☐ SOYS - COM/GR
- ☐ ALFALFA - FG or GZ
- ☐ DRY BEANS - DE
- ☐ MIXFG - FG or GZ

2021 Program Year

CLU Date: April 9, 2021

2020 NAIP Imagery

**Farm 10700**  
**Tract 3046**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.



# FRANKLIN TOWNSHIP 2021 SUMMER TAX BILL

## MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2021. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE.

OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 6 PM.  
OFFICE OPEN 9-14-2021 9 AM - 5 PM

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2021. IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

\*\*\*POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS\*\*\*

## PROPERTY INFORMATION

Property Assessed To:

PRESTON, WILLIAM E  
4998 FORRISTER RD  
ADRIAN, MI 49221

School:

Property #: FRO-131-4700-00

Property Addr: 6000 TEACHOUT RD BLK

Legal Description:

E 35 ACRES OF SW FRL 1/4 ALSO W-1/2 OF S  
E-1/4 SEC 31 EXC LD DES AS BEG ON S LI  
OF SEC 31, 1095.73 FT N89 54'25"E FROM S  
1/4 COR TH N07 00'55"E 336 FT TH  
N89 54'25"E 209.92 FT TH S 333.42 FT TH  
S89 54'25"W 251.50 FT ALG S LI TO POB  
(CONT 1.77 AC)

## OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

## PAYMENT INFORMATION

This tax is payable 7/1/2021 thru 9/14/2021

Pay by mail to: FRANKLIN TOWNSHIP  
TERRI MOORE, TREASURER  
3922 MONROE RD, BOX 101  
TIPTON, MI 49287

## TAX DETAIL

Taxable Value:	70,141	Class: 101
State Equalized Value:	229,300	
Assessed Value:	229,300	
P.R.E. %:	100	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	420.84
COUNTY OPER	5.40000	378.76

Franklin Twp.  
**PAID**

Date: 7-26-21 AW  
CK. #3770

Total Tax:	\$799.60
Administration Fee:	\$0.00
<b>Total Amount Due:</b>	<b>\$799.60</b>



**QUITCLAIM DEED**

THIS INDENTURE, Made this 25 day of JUNE, 2021, between DORIS M. OSTRANDER, as Grantor, residing at 9400 Woerner Rd., Onsted, MI 49265 and THE CHARLES T. OSTRANDER and DORIS M. OSTRANDER TRUST dated 5/8/2019, as Grantee, residing at 9400 Woerner Rd., Onsted, MI 49265.

WITNESSETH, that the Grantor, in consideration of the sum of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM to Grantee the following described land situate in the Township of Franklin, County of Lenawee, State of Michigan, described as:

The West ½ of the Southeast 1/4 of Section 31, Town 5 South, Range 3 East AND the East ½ of the East 70 acres of the Southwest fractional 1/4 of Section 31, Town 5 South, Range 3 East;

**EXCEPTING THEREFROM:**

All that part of the West ½ of the Southeast 1/4 of Section 31, Town 5 South, Range 3 East, described as beginning on the South line of Section 31, aforesaid, 1095.73 feet North 89 degrees 54' 25" East from the South 1/4 corner of said Section 31; thence North 07 degrees 00' 55" East 336.00 feet; thence North 89 degrees 54' 25" East 209.92 feet; thence South 00 degrees 05' 35" East 333.42 feet; thence South 89 degrees 54' 25" West 251.50 feet along the South line of said Section 31 to the point of beginning.

Tax ID: FR0-131-4700-00

Commonly known as: 6000 Teachout Road Blk., Tipton, MI 49287

Subject to easements and restrictions of record, if any.

This instrument and the transfer of property is exempt from tax because it is a written instrument in which the value of the consideration for the property is less than \$100.00 (MCL 207.526(a) and MCL 207.505(a). This is not a transfer of ownership per MCL 211.27a(6)(c)(ii) (individual to her own trust).

The Grantor also grants to the Grantee the right to make all lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantor acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OSTRANDER, CHARLES T & DO	MI DEPT OF TREASURY	0	07/01/2021	AFF	13-GOVERNMENT	2621-787	DEED	0.0		
OSTRANDER, DORIS M	OSTRANDER, CHARLES T & DO	1	06/25/2021	QC	14-INTO/OUT OF TRUST	2621-775	DEED	0.0		
PRESTON, WILLIAM E, ESTAT	OSTRANDER, DORIS M	1	06/25/2021	WD	08-ESTATE	2621-774	DEED	0.0		
PRESTON, WILLIAM EDWIN, D		0	12/04/2020	OTH	07-DEATH CERTIFICATE	2621-740	DEED	0.0		
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status
6000 TEACHOUT RD BLK		School: ONSTED COMMUNITY SCHOOLS								
		P.R.E. 100% / /		Qual. Ag.						
Owner's Name/Address		:								
OSTRANDER, CHARLES T & DORIS M, TST		2022 Est TCV 458,582								
9400 WOERNER RD										
ONSTED MI 49265										
		Improved X Vacant		Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL						
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				113.230 Acres 4,050 100 458,582						
				113.23 Total Acres Total Est. Land Value = 458,582						
Tax Description		Dirt Road								
E 35 ACRES OF SW FRL 1/4 ALSO W-1/2 OF		Gravel Road								
SE-1/4 SEC 31 EXC LD DES AS BEG ON S LI		Paved Road								
OF SEC 31, 1095.73 FT N89^54'25"E FROM		Storm Sewer								
S1/4 COR TH N07^00'55"E 336 FT TH		Sidewalk								
N89^54'25"E 209.92 FT TH S 333.42 FT TH		Water								
S89^54'25"W 251.50 FT ALG S LI TO POB		Sewer								
(CONT 1.77 AC)		Electric								
Comments/Influences		Gas								
12/12/2018 CHANGED MAILING ADDRESS PER		Curb								
WHITE SLIP-BJS		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2022	229,300	0	229,300		70,141C
					2021	229,300	0	229,300		70,141C
					2020	217,300	0	217,300		69,173C
					2019	215,100	0	215,100		67,884C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan										

The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: County of Lenawee, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-11

**Applicant(s):** Sunryz Dairy, LLC  
8460 West Mulberry Road  
Morenci, MI 49256

**Date:** August 16, 2021

**Local Government:** Seneca Township

**Purpose:** Enrollment application

**Location:** The subject properties (ID #SE0-128-1350-00, #SE0-128-2280-00, #SE0-128-2780-00, #SE0-128-4600-00, and #SE0-129-4280-00) are located between Ridgeville Road to the north, Seneca Highway to the east, Mulberry road to the south, and Spencer Highway to the west in Section 28 (and a portion of Section 29) of the Township (T8S, R2E) (see Figure 1).

**Description:** The subject properties have an area of approximately 378.6 acres, of which approximately 348.1 acres are cultivated for livestock/cash crops. A residence, detached garage, and barn are located on one of the properties (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edges of areas recommended for low intensive development' and 'intensive agricultural' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

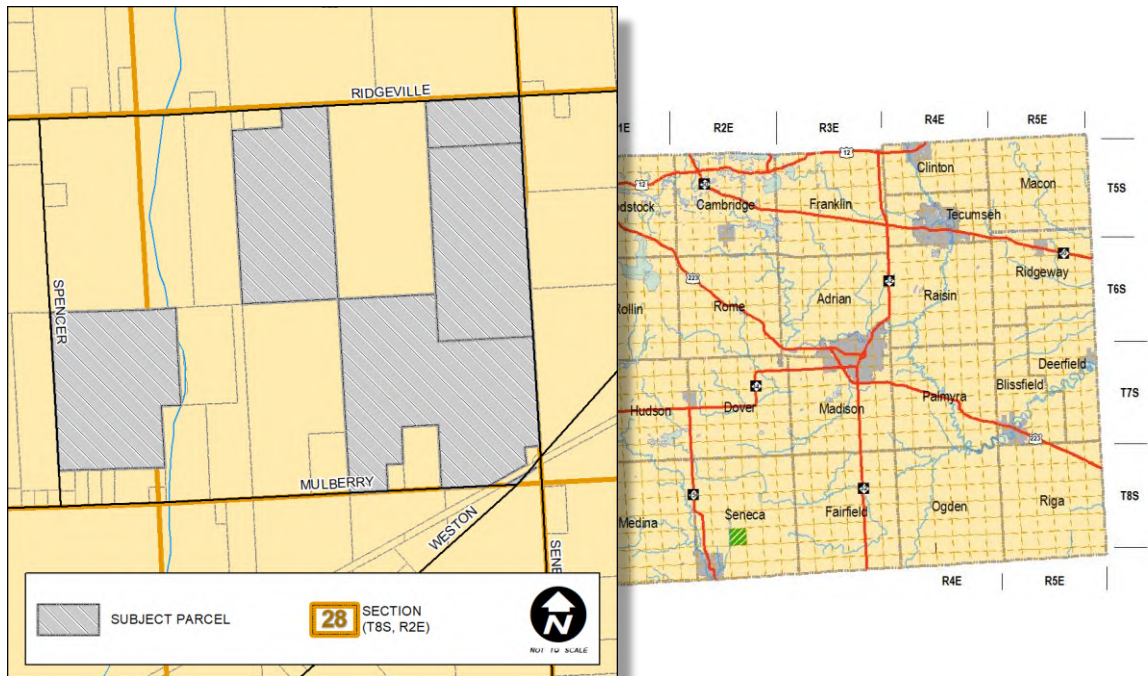
- One of the properties (#SE0-129-4280-00) is not contiguous. Should it have a separate application?
- One of the parcels (#SE0-128-2780-00) contains a residence and a couple of other buildings. The applicants should consider excluding the farmstead from the application in case they wish to sell it off at some point in the future.
- *Question #18.* Should the answer to this question be limited liability corporation rather than partnership? The name of the applicant is Sunryz Dairy, LLC.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

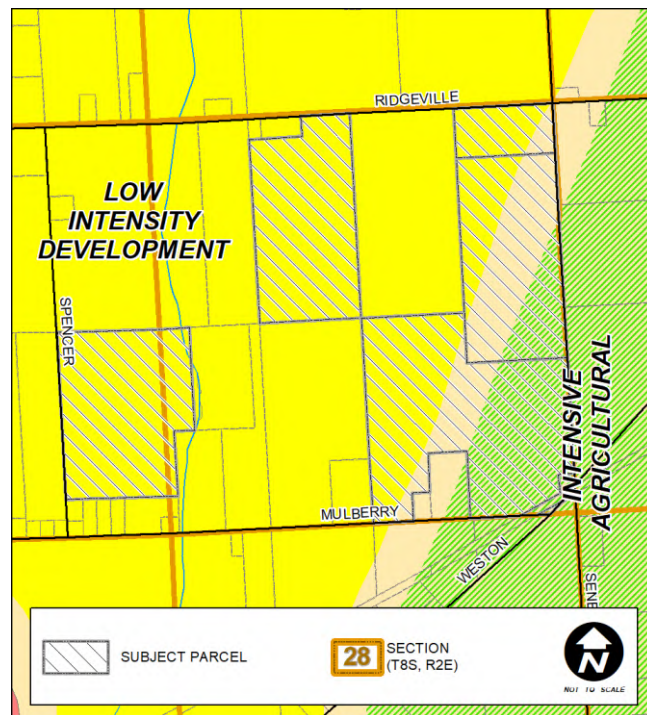
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**



**Figure 2  
County Future Land Use**





**Figure 3**  
**USDA Aerial Photograph**







# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

### OFFICIAL USE ONLY

Local Governing Body:

Date Received 8/9/21

EAE

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_

Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: Sunkyz Dairy, LLC

Last

First

Initial

(If more than two see #15)

Last

First

Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married

☐ Single

2. Mailing Address: 8460 West Mulberry Rd.

Street

City

MI

State

49256

Zip Code

3. Telephone Number: (Area Code) (231) 215-1865

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

5. E-mail address: ryzebofarm@gmail.com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee

7. Township, City or Village: Seneca

8. Section No. 28 & 29

Town No. 85

Range No. 2E

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☒ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Cornelis Ryzebol Title: Owner

Name: Brittany Ryzebol Title: Owner

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☒ a. 40 acres or more → complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or  
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Livestock / cash crops

b. Total number of acres on this farm 378.6

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 348.1

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 30.5

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 3 Residence: 1 Barn: 1 Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) 1 detached garage

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]  
(Signature of Applicant)

Sunkyz Dairy LLC  
(Corporate Name, If Applicable)

[Signature]  
(Co-owner, If Applicable)

[Signature]  
(Signature of Corporate Officer)

7-30-21  
(Date)

member  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)

\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)

\_\_\_\_ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

\_\_\_\_ Copy of letters from review agencies (if available)

\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**



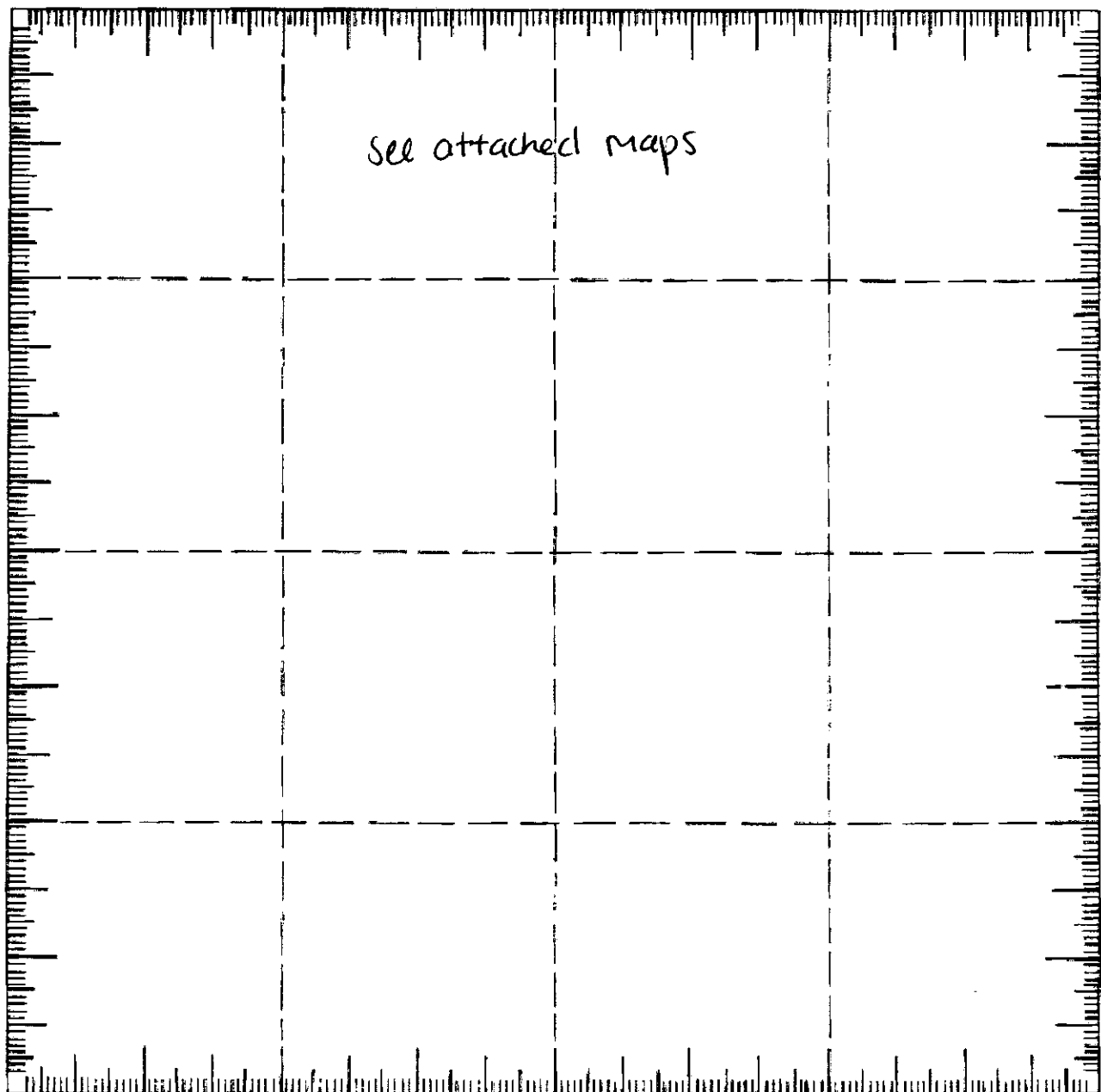
**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee  
 Township Seneca  
 T 85 R 16 Section 28 & 29

↑ North



RCVD AM 9:39 JAN 22 '20 LENAWE

RCVD AM 9:39 JAN 24 '20 LENAWE

LIBER 2592 PAGE 0138 1 of 8

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 01/24/2020 10 35 32 AM DWA  
Carolyn S Bate REGISTER OF DEEDS \$30.00



LENAWE COUNTY TREASURER  
TAX CERTIFICATE NO. 153

JAN 24 2020

MARILYN J. WOODS

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Legend Dairy, LLC, a Michigan Limited Liability Company, and Desaegher Investments, L.L.C., a Michigan Limited Liability Company whose address is 8060 W. Buchanan RD Middleton, MI 48856

Convey(s) and Warrant(s) to Sunryz Dairy, LLC, a Michigan limited liability company whose address is 8460 W. Mulberry RD, Morenci, MI 49256

the following described premises situated in the Township of Seneca, County of Lenawee and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 8000 W Ridgeville Rd Blk, Morenci, MI 49256; 8400 W Mulberry Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 8000 W Ridgeville Rd Blk, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 11490 Seneca Hwy, Morenci, MI 49256; 11000 Seneca Hwy Blk, Morenci, MI 49256; 11000 Spencer Hwy Blk, Morenci, MI 49256; 9000 Wolfe Rd Blk, Morenci, MI 49256; 10000 Seneca Hwy Blk, Morenci, MI 49256; 8000 Wolfe Rd Blk, Morenci, MI 49256; 16000 Seneca Hwy Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 8011 W Weston Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 6000 W Mulberry Rd Blk, Morenci, MI 49279; 10000 Camburn Hwy Blk, Morenci, MI 49256; 8000 Seneca Hwy, Morenci, MI 49256; 8000 W. Ridgeville RD Blk, Morenci, MI 49256

Tax Parcel # 46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

for the consideration of: real estate transfer tax valuation affidavit filed ~~XXXXXX~~

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: January 17, 2020

Aff  
8pgs env. / Transaction title Agency  
921 N. DIVISION AVE Grand Rapids, MI 49503  
8/19/21 LCPC Agenda Packet

Signed and Sealed:

LIBER 2592 PAGE 0138 2 of 8

Legend Dairy, LLC,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

Desaegher Investments, L.L.C.,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

STATE OF MICHIGAN

COUNTY OF GRATIOT

)  
)ss  
)

The foregoing instrument was acknowledged before me on January 17, 2020, by Barthel DeSaegher, who is the Operating Manager of Legend Dairy, LLC, a Michigan Limited Liability Company and Barthel DeSaegher, who is the Operating Manager of Desaegher Investments, L.L.C., a Michigan Limited Liability Company.

Notary Signature: Charles B. Spencer

Notary Name Printed: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Michigan

Acting in \_\_\_\_\_ County

My term expires: \_\_\_\_\_

CHARLES B. SPENCER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF HILLSDALE  
MY COMMISSION EXPIRES Dec 14, 2024  
ACTING IN COUNTY OF GRATIOT

File No. 292315GRS

Drafted by: Barthel DeSaegher, Operating Manager	Return to: Cornelis Ryzebol
Legend Dairy, LLC, a Michigan Limited Liability Company 8060 W. Buchanan RD Middleton, MI 48856	Sunryz Dairy, LLC, a Michigan limited liability company 8460 W. Mulberry RD Morenci, MI 49256
County Treasurer's Certificate	City Treasurer's Certificate



Exhibit "A"

**PARCEL 1:**

The North 20 acres of the East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan.

**PARCEL 2:**

The East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan, EXCEPTING 20 acres from the North end of same.

ALSO, 20 acres of the North end of the East 1/2 of the Southeast 1/4 of Section 28, all in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 3 AND PARCEL 4:**

The West 1/2 of the Southeast 1/4 and the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING AND RESERVING THEREFROM the right of way of the Railroad now running across same, and a tract of land containing 1 acre, more or less, out of the Southeast corner thereof, heretofore conveyed by Seymour J. Fancher and wife to Edwin Miles and wife Sabra J. FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28; and running thence South 61 degrees 15 minutes West along the Northwestern right of way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 3 degrees 4 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 3 degrees 4 minutes East along said Section line, 158.53 feet to the place of beginning. ALSO FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the South line of Section 28, aforesaid 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

Also except any part of the above description lying within the following description:

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07 minutes 42 seconds West from the East 1/4 corner of said Section 33; thence North 89 degrees 58 minutes 16 seconds West 1768.91 feet; thence North 38 degrees 29 minutes 46 seconds West 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30 minutes 14 seconds East 56.97 feet and North 51 degrees 09 minutes 06 seconds East 2425.19 feet and North 46 degrees 06 minutes 59 seconds East 265.42 feet; thence North 59 degrees 50 minutes 51 seconds East 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27 minutes 05 seconds East 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degrees 07 minutes 42 seconds East 2313.47 feet along the East line of said Section 33 to the point of beginning.

**PARCEL 5:**

  
LIBER 2592 PAGE 0138 3 of 8

All that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning on the South line of Section 28, aforesaid, 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

**PARCEL 6:**

The East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING one acre of land in the Northwest corner thereof being 10 rods wide East and West and 16 rods long North and South. FURTHER EXCEPTING a parcel of land described as: All that part of the East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the North line of Section 28, aforesaid, 625.43 feet North 90 degrees 00 minutes 00 seconds West from the North 1/4 corner of said Section 28; thence South 00 degrees 18 minutes 55 seconds East 264.00 feet; thence North 90 degrees 00 minutes 00 seconds West 523.00 feet; thence North 00 degrees 18 minutes 55 seconds West 264.00 feet parallel with and 165 feet East of the West line of the said East 1/2 of the Northwest 1/4 of Section 28 to the North line of Section 28; thence South 90 degrees 00 minutes 00 seconds East 523.00 feet to the point of beginning.

**PARCEL 7:**

All that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing on the East line of Section 28, as aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West, along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 03 degrees 04 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 03 degrees 04 minutes East along said Section line, 158.53 feet to the place of beginning. EXCEPTING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 130 feet; thence Northwest at a right angle to said right-of-way line 50 feet; thence Northeast parallel to said right-of-way line 154 feet to said East line of said Section 28; thence in a Southerly direction on said East line of said Section to the point of beginning.

**PARCEL 8:**

All that part of the East 1/2 of the Southeast 1/4, Section 29 and the West 1/2 of the Southwest 1/4, Section 28, both in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning at the 1/4 corner common to Section 29 and Section 28 aforesaid and running thence North 88 degrees 49 minutes 58 seconds East along the East and West 1/4 line of said Section 28, 396.00 feet; thence South 1 degrees 18 minutes 45 seconds East 1324.88 feet to the South line of the Northwest 1/4 of the Southwest 1/4 of Section 28 aforesaid; thence South 88 degrees 56 minutes 54 seconds West along said South line 264.00 feet; thence South 1 degrees 18 minutes 45 seconds East 840.95 feet; thence due West 1448.94 feet; thence North 1 degrees 20 minutes 05 seconds West along the West line of the East 1/2 of the Southeast 1/4 of Section 29 aforesaid 2164.69 feet to the Northwest corner of said East 1/2 of the Southeast 1/4 of Section 29; thence South 89 degrees 54 minutes 36 seconds East 1317.79 feet to the place of beginning.

**PARCEL 9:**

The Southwest 1/4 of the Southeast 1/4 and all that part of the South 1/2 of the Southwest

1/4 lying South of the right of way of the Wabash Railway Company, EXCEPTING a one acre parcel described as a strip of land 20 feet in width and with an average length of 2216 feet more or less lying on the Southeasterly side of and adjacent to the original right of way of the Wabash Railroad Company as located over and across the South 1/2 of the Southwest 1/4 of Section 17 aforesaid; all on Section 17, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 10 AND PARCEL 11:**

The East 1/2 of the Northeast 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING THEREFROM that part of the East 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, described as beginning 601.5 feet South of the Northeast corner of Section 21, running thence North 88 degrees 46 minutes West 302 feet; thence South 414.4 feet; thence East 123.1 feet; thence South 359.3 feet; thence East 178.9 feet to the East line of Section 21; thence North 767.2 feet to the point of beginning. ALSO, the East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 South, Range 2 East, EXCEPTING THEREFROM the following described tract of land: Commencing at a point on the East line of said Southeast 1/4 which is 1,612 feet North of the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 211 feet; thence West parallel with the South line of said Southeast 1/4, 258 feet; thence South parallel with the East line of said Southeast 1/4, 211 feet; thence East parallel with the South line of said Southeast 1/4, 258 feet to the place of beginning.

**PARCEL 12:**

All that part of the West 1/2 of the Northwest 1/4 of Section 22 in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing at the Northwest corner of said Section; running thence South on Section line 94 1/2 rods; thence East parallel with the North line of said Section 80 rods; thence North parallel with the West line of said Section to the North line of said Section; thence West on the North line of said Section 80 rods to the place of beginning.

**PARCEL 13:**

All that part of the East 1/2 of the Northwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the North 1/4 corner of Section 27; thence South 00 degrees 04' 24" East, 1829.76 feet along the North-South 1/4 line of Section 27; thence South 89 degrees 55' 36" West (record South 89 degrees 50' 52" West), 268.33 feet; thence South 00 degrees 04' 24" East, 751.76 feet (record South 00 degrees 09' 08" East, 752.09 feet) to the centerline of Weston Road; thence South 45 degrees 43' 05" West, 77.62 feet along the centerline of Weston Road to the East-West 1/4 line of Section 27; thence North 89 degrees 32' 06" West, 338.12 feet along said 1/4 line; thence North 00 degrees 03' 18" West, 1318.82 feet along the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27 to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 89 degrees 34' 48" West, 661.68 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 00 degrees 02' 12" West, 1318.30 feet along the West line of the East 1/2 of the Northwest 1/4 of Section 27 to the North line of Section 27; thence South 89 degrees 37' 30" East, 1322.50 feet along the North line of Section 27 (centerline of Ridgeville Road) to the point of beginning.

ALSO: All that part of the West 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the West 1/4 corner of Section 27; thence South 89°32'06" East, 1324.21 feet along the East-West 1/4 line of Section 27; thence South 00°05'07" East, 2655.35 feet along the East line of the West 1/2



of the Southwest 1/4 of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27 to the Southwest corner of Section 27; thence North 00 degrees 05' 50" West, 2658.88 feet along the West line of Section 27 (centerline of Seneca Highway) to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad. ALSO all that part of the East 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the South 1/4 corner of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27; thence North 00 degrees 05' 07" West, 1672.95 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 27 to the centerline of Weston Road; thence North 45 degrees 42' 15" East, 782.77 feet along the centerline of Weston Road; thence South 37 degrees 44' 55" East, 142.00 feet; thence South 01 degree 05' 55" East, 794.31 feet to the North line of the former New York Central Railroad; thence North 63 degrees 44' 07" East, 733.63 feet along the North line of the former New York Central Railroad to the North-South 1/4 line of Section 27; thence South 00 degrees 04' 24" East, 1652.23 feet along the North-South 1/4 line of Section 27 to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad.

**PARCEL 14:**

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07' 42" West from the East 1/4 corner of said Section 33; thence North 89 degrees 58' 16" West, 1768.91 feet; thence North 38 degrees 29' 46" West, 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30' 14" East, 56.97 feet and North 51 degrees 09' 06" East, 2425.19 feet and North 46 degrees 06' 59" East, 265.42 feet; thence North 59 degrees 50' 51" East, 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27' 05" East, 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degree 07' 42" East, 2313.47 feet along the East line of said Section 33 to the point of beginning.

ALSO, all that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, lying on the North side of the right of way of the Railroad running across said tract.

**PARCEL 15:**

The North 1/2 of the Northeast 1/4 of Section 35, and the North 15 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, EXCEPTING THEREFROM all that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807153) as commencing at the North 1/4 corner of Section 35; thence South 89 degrees 50' 00" East, 320.00 feet along the North line of Section 35 (centerline of W. Mulberry Road); thence South 00 degrees 01' 23" West, 715.00 feet; thence North 89 degrees 50' 00" West, 320.00 feet; thence North 00 degree 01' 23" East, 715.00 feet along the North-South 1/4 line of Section 35 (centerline of Camburn Highway) to the point of beginning.

**PARCEL 16:**

The West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan. EXCEPTING THEREFROM: All that part of the West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of Section 21 aforesaid, 757.32 feet North 88°53'50" East from the Southwest corner of said Section 21; thence North 01°06'10" West 270.48 feet; thence North 88°53'50" East 349.81 feet; thence South 01°06'10" East 270.48 feet to the said South line of Section 21; thence South 88°53'50" West

349.81 feet along the said South line of Section 21 to the point of beginning.

**PARCEL 17:**

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Commencing on the East line of Section 9, aforesaid, at a point located 495.0 feet North 02°32'45" West from the Southeast corner of said Section 9, and running thence South 87°59'20" West 875.82 feet; thence South 02°32'45" East 495.0 feet to the South line of Section 9; thence South 87°59'20" West along said line 443.98 feet; thence North 02°08'30" West 737.66 feet to the Southeasterly right of way line of the Penn Central Railroad; thence North 55°49'40" East along said right of way line 773.58 feet; thence South 02°29'00" East 360.0 feet; thence North 88°25'26" East 656.63 feet to the East line of Section 9; thence South 02°32'45" East along said line 289.50 feet to the place of beginning.

ALSO: All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of said Section 9, 528.00 feet South 87°59'20" West from the Southeast corner of said Section 9 and running thence South 87°59'20" West 347.82 feet along the South line of said Section 9; thence North 02°32'45" West 495.00 feet; thence South 87°59'20" East 700.82 feet; thence South 02°32'45" East 330.00 feet; thence South 87°59'20" West 353.00 feet; thence South 02°32'45" East 165.00 feet to the point of beginning.

46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

  
LIBER 2592 PAGE 0138 7 of 8



**LIBER 2592 PAGE 0138 8 of 8**

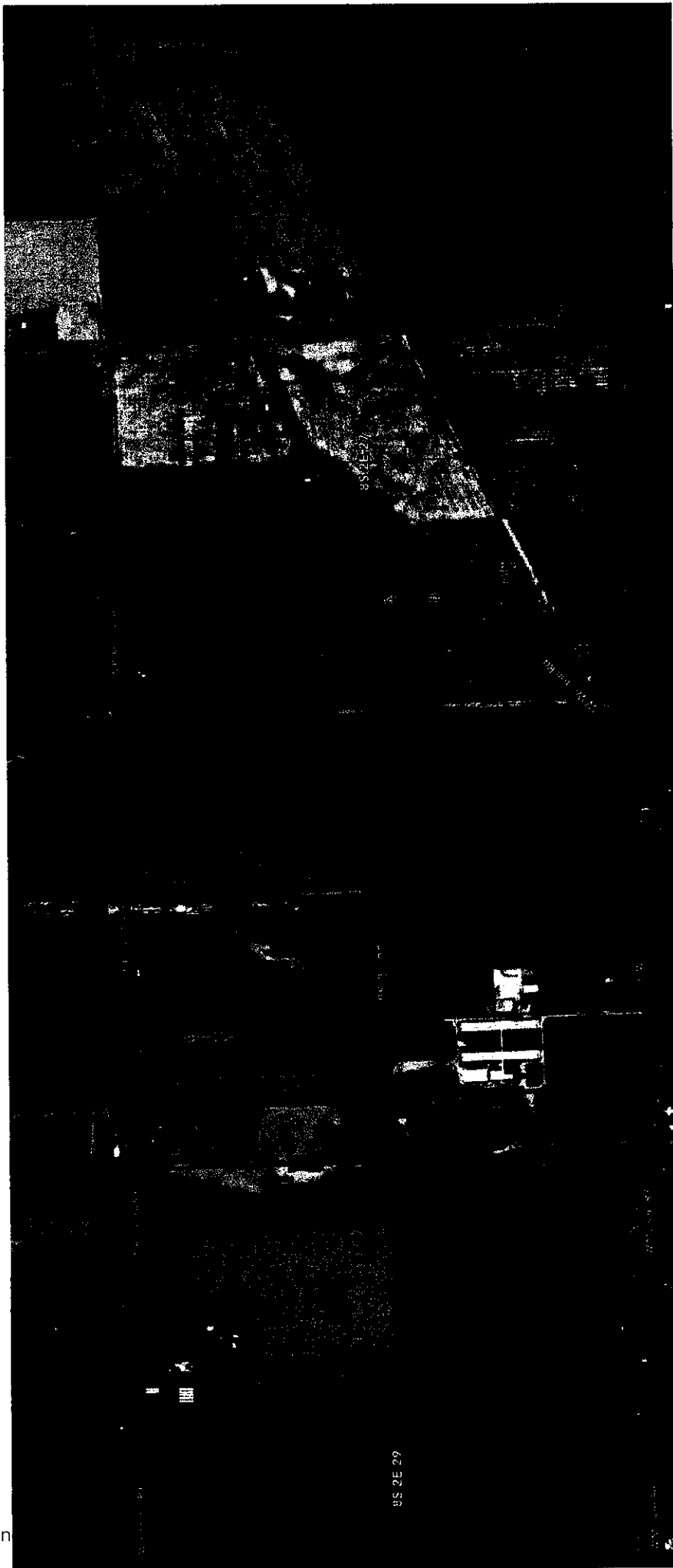


TRANSNATION TITLE AGENCY  
501 E DIVISION AVE  
GRAND RAPIDS, MI 49503

2923156125

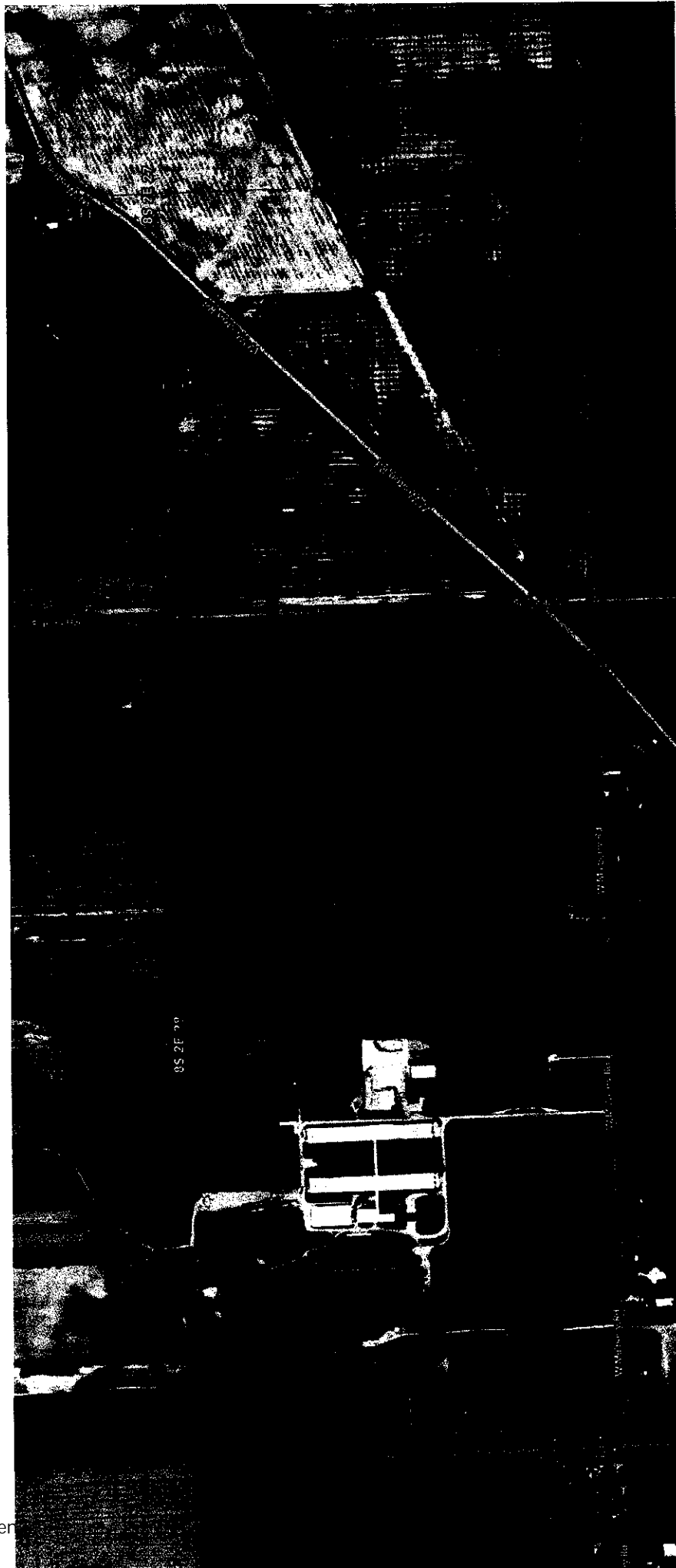
JB





US 2E 29

8000 N Mulberry Rd  
SE0-128-4600-60  
125.1 Acres

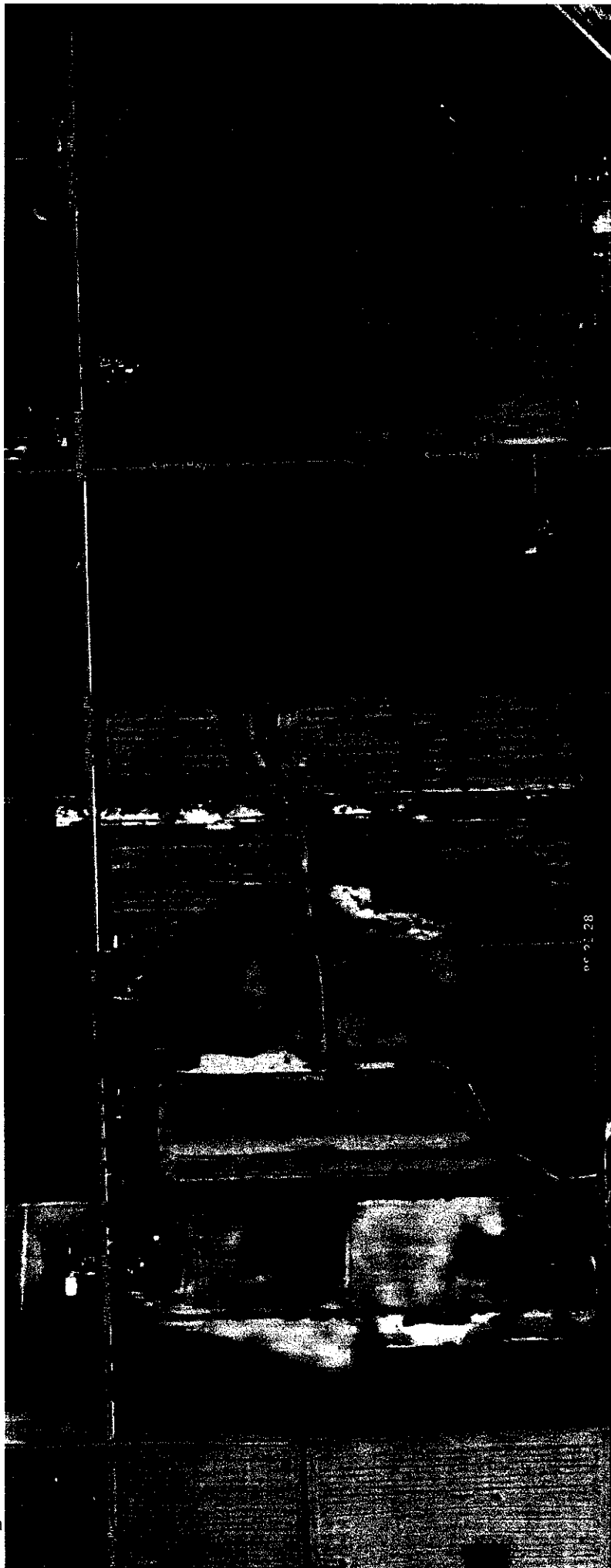


11490 Seneca Hwy  
SEO-128-2780-60  
78.6 Acres

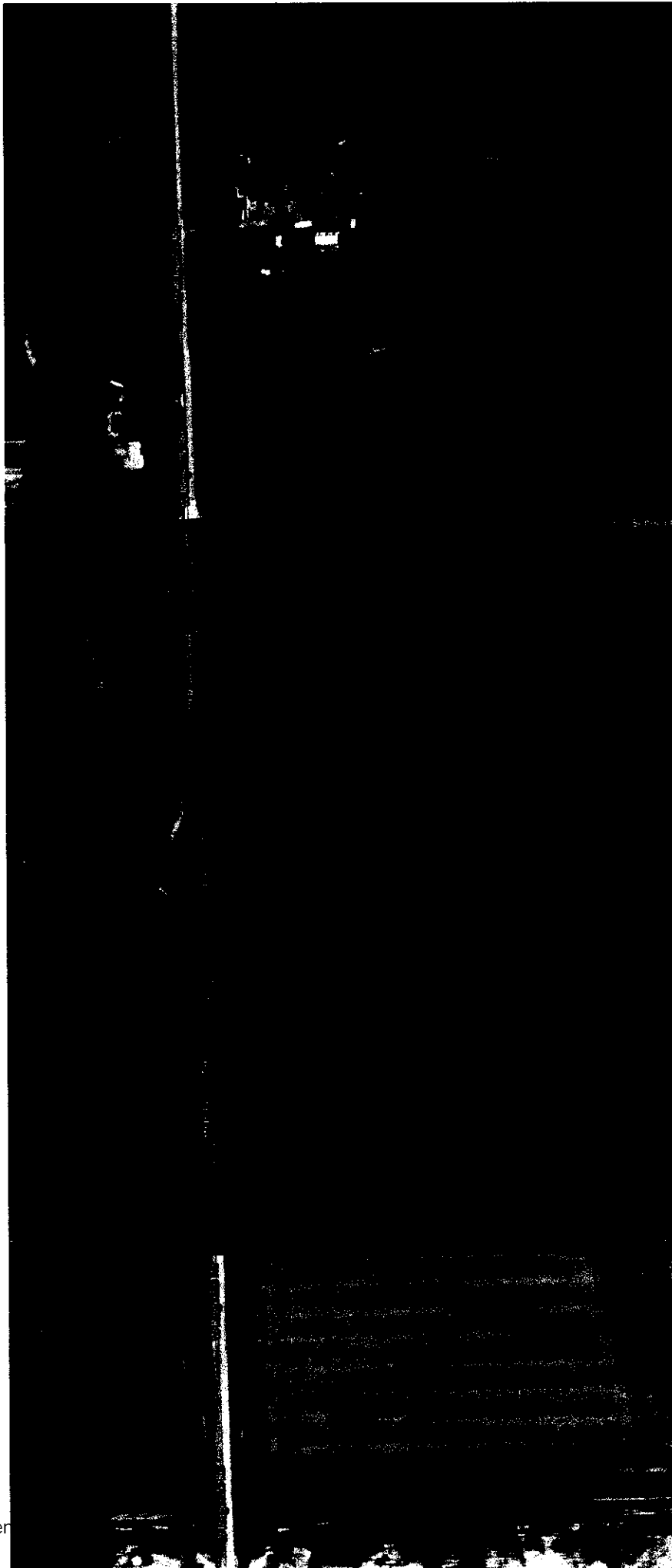




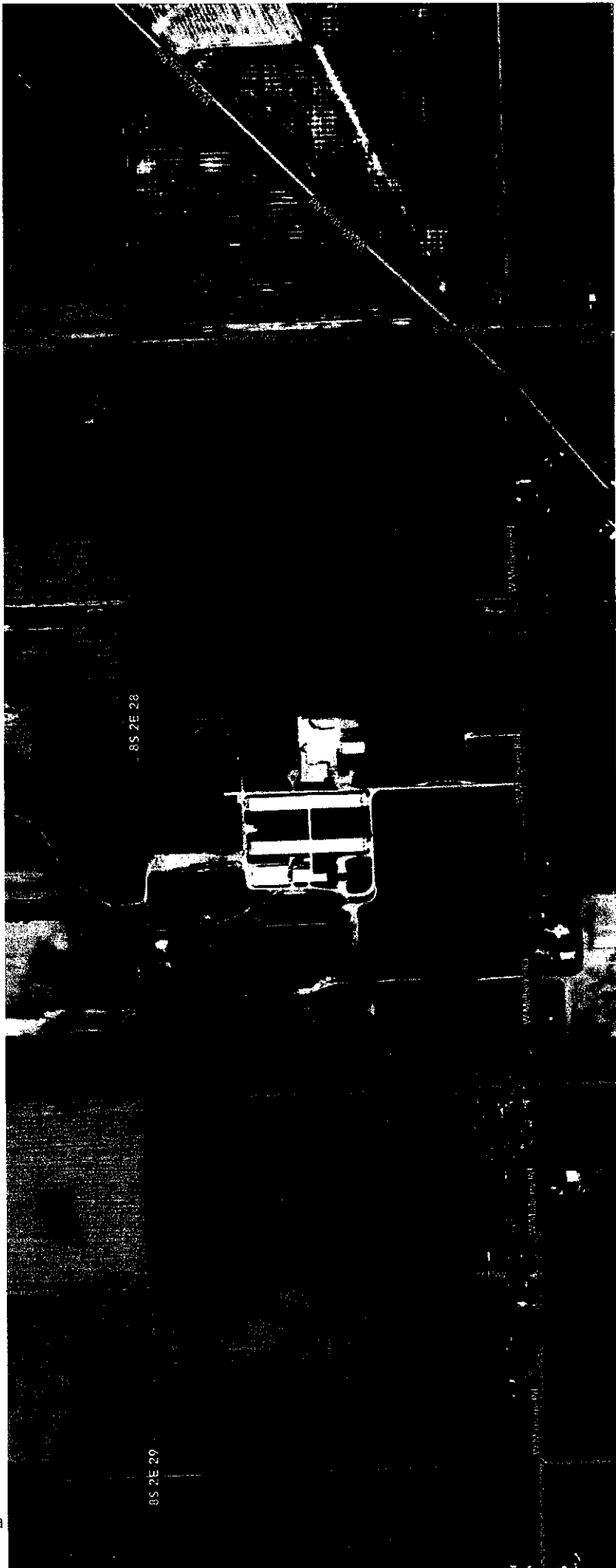
8000 W Ridgewille Rd  
SEO-128-1350-60  
75.7 Acres



8000 W Mulberry Rd  
SEO-128-2280-00  
19.2 Acres



11600 Seneca Hwy  
SED-129-4280-00  
80.0 ACRES





<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714</p>																					
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SE0-128-1350-00</p> <p>Property Addr: 8000 W RIDGEVILLE RD BLK</p> <p>Legal Description: E 1/2 OF NW 1/4 EX 1 ACRE IN NW COR 10 R DS E AND W BY 16 RDS N AND S SEC 28 ALSO EX LD BEG 165 FT E OF THE NW COR OF THE E 1/2 OF NW 1/4 SEC 28 RUNN TH S 264 FT TH E 523 FT TH N S64 FT TH W 523 FT TO P OB</p>	<p><b>TAX DETAIL</b></p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td>64,809</td> <td>Class: 101</td> </tr> <tr> <td>State Equalized Value:</td> <td>141,700</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>141,700</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td>100</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1,000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%;"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>388.85</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>349.96</td> </tr> </tbody> </table>	Taxable Value:	64,809	Class: 101	State Equalized Value:	141,700		Assessed Value:	141,700		P.R.E. %:	100		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	388.85	COUNTY OPER	5.40000	349.96
Taxable Value:	64,809	Class: 101																				
State Equalized Value:	141,700																					
Assessed Value:	141,700																					
P.R.E. %:	100																					
DESCRIPTION	MILLAGE	AMOUNT																				
STATE ED	6.00000	388.85																				
COUNTY OPER	5.40000	349.96																				
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width: 100%;"> <tr> <td>County:</td> <td>JANUARY 1 - DECEMBER 31</td> </tr> <tr> <td>Twn/Cty:</td> <td>JULY 1 - JUNE 30</td> </tr> <tr> <td>School:</td> <td>JULY 1 - JUNE 30</td> </tr> <tr> <td>State:</td> <td>OCTOBER 1 - SEPTEMBER 30</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount.</p>		County:	JANUARY 1 - DECEMBER 31	Twn/Cty:	JULY 1 - JUNE 30	School:	JULY 1 - JUNE 30	State:	OCTOBER 1 - SEPTEMBER 30													
County:	JANUARY 1 - DECEMBER 31																					
Twn/Cty:	JULY 1 - JUNE 30																					
School:	JULY 1 - JUNE 30																					
State:	OCTOBER 1 - SEPTEMBER 30																					
<table style="width: 100%;"> <tr> <td>Total Tax:</td> <td style="text-align: right;">\$738.81</td> </tr> <tr> <td>Administration Fee:</td> <td style="text-align: right;">\$7.38</td> </tr> <tr> <td><b>Total Amount Due:</b></td> <td style="text-align: right;"><b>\$746.19</b></td> </tr> </table>		Total Tax:	\$738.81	Administration Fee:	\$7.38	<b>Total Amount Due:</b>	<b>\$746.19</b>															
Total Tax:	\$738.81																					
Administration Fee:	\$7.38																					
<b>Total Amount Due:</b>	<b>\$746.19</b>																					

**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-128-1350-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8000 W RIDGEVILLE RD BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572

Tax for Prop#: SE0 128 1350 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$1,331.06**

Please detach along perforation. Keep bottom portion for your records.

**SENECA TOWNSHIP 2020 WINTER TAX BILL****MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:

WEDNESDAY DEC 30; - 9AM TO 5PM

TUESDAY FEB 16; - 9AM TO 5PM

MONDAY MARCH 1; - 9AM TO 5PM

OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-128-1350-00

Property Addr: 8000 W RIDGEVILLE RD BLK

**Legal Description:**

E 1/2 OF NW 1/4 EX 1 ACRE IN NW COR 10 R  
DS E AND W BY 16 RDS N AND S SEC 28 ALSO  
EX LD BEG 165 FT E OF THE NW COR OF THE  
E 1/2 OF NW 1/4 SEC 28 RUNN TH S 264 FT  
TH E 523 FT TH N S 64 FT TH W 523 FT TO P  
OB

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	64,809	Class:	101
State Equalized Value:	141,700		
Assessed Value:	141,700	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	48.60
MED CARE	0.18960	12.28
LENAWEE INT SCH	7.32330	474.61
SCHOOL DEBT	7.96000	515.87
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	55.99
ROADS/BRIDGES	2.00000	129.61
STAIR DIST LIB	1.24880	80.93

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$1,317.89

Administration Fee: \$13.17

**Total Amount Due: \$1,331.06**

**SENECA TOWNSHIP 2020 SUMMER TAX BILL**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>	<table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  SUNRYZ DAIRY LLC  8460 W MULBERRY RD  MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SEO-128-2780-00</p> <p>Property Address: 11490 SENECA HWY</p> <p><b>Legal Description:</b>  S 60 ACRES OF THE E 1/2 OF NE 1/4 -60-AC RES N 1/2 OF NE 1/4 OF SE 1/4 -SEC 28</p> </td> <td style="width:50%; vertical-align: top;"> <p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER  MARILYN J WOODS  301 N MAIN ST OLD COURTHOUSE  ADRIAN, MI 49221-2714</p> </td> </tr> </table>	<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  SUNRYZ DAIRY LLC  8460 W MULBERRY RD  MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SEO-128-2780-00</p> <p>Property Address: 11490 SENECA HWY</p> <p><b>Legal Description:</b>  S 60 ACRES OF THE E 1/2 OF NE 1/4 -60-AC RES N 1/2 OF NE 1/4 OF SE 1/4 -SEC 28</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER  MARILYN J WOODS  301 N MAIN ST OLD COURTHOUSE  ADRIAN, MI 49221-2714</p>																						
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  SUNRYZ DAIRY LLC  8460 W MULBERRY RD  MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SEO-128-2780-00</p> <p>Property Address: 11490 SENECA HWY</p> <p><b>Legal Description:</b>  S 60 ACRES OF THE E 1/2 OF NE 1/4 -60-AC RES N 1/2 OF NE 1/4 OF SE 1/4 -SEC 28</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER  MARILYN J WOODS  301 N MAIN ST OLD COURTHOUSE  ADRIAN, MI 49221-2714</p>																								
<table style="width:100%;"> <tr> <th align="left" colspan="3">TAX DETAIL</th> </tr> <tr> <td style="width:40%;">Taxable Value:</td> <td style="width:20%;">157,163</td> <td style="width:40%;">Class: 101</td> </tr> <tr> <td>State Equalized Value:</td> <td>255,600</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>255,600</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td>100</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Taxes are based upon Taxable Value.  1 mill equals \$1.00 per \$1,000 of Taxable Value.  Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; margin-top: 10px;"> <thead> <tr> <th style="width:40%;">DESCRIPTION</th> <th style="width:20%;">MILLAGE</th> <th style="width:40%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td align="right">942.97</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td align="right">848.68</td> </tr> </tbody> </table>		TAX DETAIL			Taxable Value:	157,163	Class: 101	State Equalized Value:	255,600		Assessed Value:	255,600		P.R.E. %:	100		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	942.97	COUNTY OPER	5.40000	848.68
TAX DETAIL																									
Taxable Value:	157,163	Class: 101																							
State Equalized Value:	255,600																								
Assessed Value:	255,600																								
P.R.E. %:	100																								
DESCRIPTION	MILLAGE	AMOUNT																							
STATE ED	6.00000	942.97																							
COUNTY OPER	5.40000	848.68																							
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JANUARY 1 - DECEMBER 31</p> <p>Twn/Cty: JULY 1 - JUNE 30</p> <p>School: JULY 1 - JUNE 30</p> <p>State: OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount.</p>																									
<table style="width:100%;"> <tr> <td style="width:60%;">Total Tax:</td> <td align="right">\$1,791.65</td> </tr> <tr> <td>Administration Fee:</td> <td align="right">\$17.91</td> </tr> <tr> <td><b>Total Amount Due:</b></td> <td align="right"><b>\$1,809.56</b></td> </tr> </table>		Total Tax:	\$1,791.65	Administration Fee:	\$17.91	<b>Total Amount Due:</b>	<b>\$1,809.56</b>																		
Total Tax:	\$1,791.65																								
Administration Fee:	\$17.91																								
<b>Total Amount Due:</b>	<b>\$1,809.56</b>																								



**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-128-2780-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

11490 SENECA HWY

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572

Tax for Prop#: SE0 128 2780 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$3,319.59**

Please detach along perforation. Keep bottom portion for your records.

**SENECA TOWNSHIP 2020 WINTER TAX BILL****MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-128-2780-00

Property Addr: 11490 SENECA HWY

**Legal Description:**

S 60 ACRES OF THE E 1/2 OF NE 1/4 -60 AC  
RES N 1/2 OF NE 1/4 OF SE 1/4 -SEC 28

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	157,163	Class:	101
State Equalized Value:	255,600		
Assessed Value:	255,600	101 - AGRICULTURAL	
P.R.E. %:	100		

**Taxes are based upon Taxable Value.**  
**1 mill equals \$1.00 per \$1,000 of Taxable Value.**  
**Amounts with no millage are either Special**  
**Assessments or other charges added to this bill.**

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	117.87
MED CARE	0.18960	29.79
LENAAWEE INT SCH	7.32330	1150.95
SCHOOL DEBT	7.96000	1251.01
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	135.78
ROADS/BRIDGES	2.00000	314.32
STAIR DIST LIB	1.24880	196.26
ALS	0.00000	90.75

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$3,286.73

Administration Fee: \$32.86

**Total Amount Due: \$3,319.59**

**SENECA TOWNSHIP 2020 SUMMER TAX BILL**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;"><b>PROPERTY INFORMATION</b></td> </tr> <tr> <td colspan="2" style="padding: 5px;">                     Property Assessed To:                      SUNRYZ DAIRY LLC                      8460 W MULBERRY RD                      MORENCI, MI 49256                 </td> </tr> <tr> <td style="padding: 5px;">School:</td> <td style="padding: 5px;">46100 MORENCI</td> </tr> <tr> <td style="padding: 5px;">Property #:</td> <td style="padding: 5px;">SE0-128-2280-00</td> </tr> <tr> <td style="padding: 5px;">Property Addr:</td> <td style="padding: 5px;">8000 W RIDGEVILLE RD BLK</td> </tr> <tr> <td style="padding: 5px;">Legal Description:</td> <td style="padding: 5px;">N 1/2 OF NE 1/4 OF NE 1/4 SEC 28</td> </tr> </table>	<b>PROPERTY INFORMATION</b>		Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256		School:	46100 MORENCI	Property #:	SE0-128-2280-00	Property Addr:	8000 W RIDGEVILLE RD BLK	Legal Description:	N 1/2 OF NE 1/4 OF NE 1/4 SEC 28							
<b>PROPERTY INFORMATION</b>																				
Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256																				
School:	46100 MORENCI																			
Property #:	SE0-128-2280-00																			
Property Addr:	8000 W RIDGEVILLE RD BLK																			
Legal Description:	N 1/2 OF NE 1/4 OF NE 1/4 SEC 28																			
<p><b>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</b></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;"><b>PAYMENT INFORMATION</b></td> </tr> <tr> <td colspan="2" style="padding: 5px;">                     This tax is payable 7/1/2020 thru 9/14/2020                       Pay by mail to: LENAWE COUNTY TREASURER                      MARILYN J WOODS                      301 N MAIN ST OLD COURTHOUSE                      ADRIAN, MI 49221-2714                 </td> </tr> </table>	<b>PAYMENT INFORMATION</b>		This tax is payable 7/1/2020 thru 9/14/2020  Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714																
<b>PAYMENT INFORMATION</b>																				
This tax is payable 7/1/2020 thru 9/14/2020  Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714																				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;"><b>TAX DETAIL</b></td> </tr> <tr> <td style="padding: 5px;">Taxable Value:</td> <td style="padding: 5px;">21,418</td> </tr> <tr> <td style="padding: 5px;">State Equalized Value:</td> <td style="padding: 5px;">48,100</td> </tr> <tr> <td style="padding: 5px;">Assessed Value:</td> <td style="padding: 5px;">48,100</td> </tr> <tr> <td style="padding: 5px;">P.R.E. %:</td> <td style="padding: 5px;">100</td> </tr> </table>	<b>TAX DETAIL</b>		Taxable Value:	21,418	State Equalized Value:	48,100	Assessed Value:	48,100	P.R.E. %:	100	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Taxes are based upon Taxable Value.</b>  <b>1 mill equals \$1,000 of Taxable Value.</b>  <b>Amounts with no millage are either Special Assessments or other charges added to this bill.</b></p> </div> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left; padding: 5px;">DESCRIPTION</th> <th style="text-align: left; padding: 5px;">MILLAGE</th> <th style="text-align: left; padding: 5px;">AMOUNT</th> </tr> <tr> <td style="padding: 5px;">STATE ED</td> <td style="padding: 5px;">6.00000</td> <td style="padding: 5px;">128.50</td> </tr> <tr> <td style="padding: 5px;">COUNTY OPER</td> <td style="padding: 5px;">5.40000</td> <td style="padding: 5px;">115.65</td> </tr> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	128.50	COUNTY OPER	5.40000	115.65
<b>TAX DETAIL</b>																				
Taxable Value:	21,418																			
State Equalized Value:	48,100																			
Assessed Value:	48,100																			
P.R.E. %:	100																			
DESCRIPTION	MILLAGE	AMOUNT																		
STATE ED	6.00000	128.50																		
COUNTY OPER	5.40000	115.65																		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;"><b>OPERATING FISCAL YEARS</b></td> </tr> <tr> <td colspan="2" style="padding: 5px;">                     The taxes on bill will be used for governmental operations for the following fiscal year(s):                      County: JANUARY 1 - DECEMBER 31                      Twn/Cty: JULY 1 - JUNE 30                      School: JULY 1 - JUNE 30                      State: OCTOBER 1 - SEPTEMBER 30                 </td> </tr> <tr> <td colspan="2" style="padding: 5px;">Does NOT affect when the tax is due or its amount.</td> </tr> </table>		<b>OPERATING FISCAL YEARS</b>		The taxes on bill will be used for governmental operations for the following fiscal year(s): County: JANUARY 1 - DECEMBER 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30		Does NOT affect when the tax is due or its amount.														
<b>OPERATING FISCAL YEARS</b>																				
The taxes on bill will be used for governmental operations for the following fiscal year(s): County: JANUARY 1 - DECEMBER 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30																				
Does NOT affect when the tax is due or its amount.																				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Total Tax:</td> <td style="padding: 5px; text-align: right;"><b>\$244.15</b></td> </tr> <tr> <td style="padding: 5px;">Administration Fee:</td> <td style="padding: 5px; text-align: right;"><b>\$2.44</b></td> </tr> <tr> <td style="padding: 5px;"><b>Total Amount Due:</b></td> <td style="padding: 5px; text-align: right;"><b>\$246.59</b></td> </tr> </table>		Total Tax:	<b>\$244.15</b>	Administration Fee:	<b>\$2.44</b>	<b>Total Amount Due:</b>	<b>\$246.59</b>													
Total Tax:	<b>\$244.15</b>																			
Administration Fee:	<b>\$2.44</b>																			
<b>Total Amount Due:</b>	<b>\$246.59</b>																			

# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-128-2280-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8000 W RIDGEVILLE RD BLK

Tax for Prop#: **SE0 128 2280 00**

Make Check Payable To: **Seneca Township**

**TOTAL AMOUNT DUE: \$439.87**

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-128-2280-00

Property Addr: 8000 W RIDGEVILLE RD BLK

Legal Description:

N 1/2 OF NE 1/4 OF NE 1/4 SEC 28

### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	21,418	Class:	101
State Equalized Value:	48,100		
Assessed Value:	48,100	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	16.06
MED CARE	0.18960	4.06
LENAWEE INT SCH	7.32330	156.85
SCHOOL DEBT	7.96000	170.48
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	18.50
ROADS/BRIDGES	2.00000	42.83
STAIR DIST LIB	1.24880	26.74

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: **\$435.52**

Administration Fee: **\$4.35**

**Total Amount Due: \$439.87**



**GENEVA TOWNSHIP 2020 SUMMER TAX BILL**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>	<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  <b>SUNRYZ DAIRY LLC</b>  <b>8460 W MULBERRY RD</b>  <b>MORENCI, MI 49256</b></p> <p>School: <b>46100 MORENCI</b></p> <p>Property #: <b>SE0-128-4600-00</b></p> <p>Property Address: <b>8000 W MULBERRY RD BLK</b></p> <p>Legal Description:          SE 1/4 EX N 1/2 OF NE 1/4 OF SE 1/4 AND THE NYC RR ALSO EX THAT PART OF E 1/2 OF SE 1/4 COMM ON E LI OF SEC 349.77 FT N FROM SE COR POST AND RUNN TH S 61 75'W ALG NW'LY R/W LI OF NYC RR 231.6 FT TH N 3 4'W 258.91 FT-TH N 86 56'E 208.72 FT TO E LI OF SEC-TH S 3 4'E ALG SEC LI 158 .53 FT TO POB SEC 28 ALSO EX LD BEG 525.3 FT N 88 DEG 50'15" E FROM S 1/4 COR SEC 28 TH N 1 DEG 9'45" W 370 FT TH N 88 DEG 50'15" E 229 FT TH S 1 DEG 9'45" E 370 FT TH S 88 DEG 50'15" W 229 FT TO POB ALSO EXC LD BEG 754.30 FT N88 50'15" E FROM S1/4 COR SEC 28 TH N01 09'45"W 873 FT TH N88 50'15"E 500 FT TH S01 19'4 5"E 873 FT TH S88 50'15"W 500 FT TO POB</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: <b>LENAWEE COUNTY TREASURER</b>  <b>MARILYN J WOODS</b>  <b>301 N MAIN ST OLD COURTHOUSE</b>  <b>ADRIAN, MI 49221-2714</b></p>									
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  <b>SUNRYZ DAIRY LLC</b>  <b>8460 W MULBERRY RD</b>  <b>MORENCI, MI 49256</b></p> <p>School: <b>46100 MORENCI</b></p> <p>Property #: <b>SE0-128-4600-00</b></p> <p>Property Address: <b>8000 W MULBERRY RD BLK</b></p> <p>Legal Description:          SE 1/4 EX N 1/2 OF NE 1/4 OF SE 1/4 AND THE NYC RR ALSO EX THAT PART OF E 1/2 OF SE 1/4 COMM ON E LI OF SEC 349.77 FT N FROM SE COR POST AND RUNN TH S 61 75'W ALG NW'LY R/W LI OF NYC RR 231.6 FT TH N 3 4'W 258.91 FT-TH N 86 56'E 208.72 FT TO E LI OF SEC-TH S 3 4'E ALG SEC LI 158 .53 FT TO POB SEC 28 ALSO EX LD BEG 525.3 FT N 88 DEG 50'15" E FROM S 1/4 COR SEC 28 TH N 1 DEG 9'45" W 370 FT TH N 88 DEG 50'15" E 229 FT TH S 1 DEG 9'45" E 370 FT TH S 88 DEG 50'15" W 229 FT TO POB ALSO EXC LD BEG 754.30 FT N88 50'15" E FROM S1/4 COR SEC 28 TH N01 09'45"W 873 FT TH N88 50'15"E 500 FT TH S01 19'4 5"E 873 FT TH S88 50'15"W 500 FT TO POB</p>		<p><b>TAX DETAIL</b></p> <p>Taxable Value: <b>78,672</b>      Class: <b>101</b></p> <p>State Equalized Value: <b>319,900</b></p> <p>Assessed Value: <b>319,900</b></p> <p>P.R.E. %: <b>100</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value.</p> <p>1 mill equals \$1.00 per \$1,000 of Taxable Value.</p> <p>Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE RD</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">472.03</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">5.40000</td> <td style="text-align: right;">424.82</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE RD	6.00000	472.03	COUNTY OPER	5.40000	424.82
DESCRIPTION	MILLAGE	AMOUNT									
STATE RD	6.00000	472.03									
COUNTY OPER	5.40000	424.82									
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: <b>JANUARY 1 - DECEMBER 31</b></p> <p>Twn/Cty: <b>JULY 1 - JUNE 30</b></p> <p>School: <b>JULY 1 - JUNE 30</b></p> <p>State: <b>OCTOBER 1 - SEPTEMBER 30</b></p> <p>Does NOT affect when the tax is due or its amount.</p>		<p><b>TOTAL</b></p> <p>Total Tax: <b>\$896.85</b></p> <p>Administration Fee: <b>\$8.96</b></p> <p><b>Total Amount Due: \$905.81</b></p>									

# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-128-4600-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8000 W MULBERRY RD BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572

Tax for Prop#: SE0 128 4600 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$1,615.80**



Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-128-4600-00

Property Addr: 8000 W MULBERRY RD BLK

### Legal Description:

SE 1/4 EX N 1/2 OF NE 1/4 OF SE 1/4 AND  
THE NYC RR ALSO EX THAT PART OF E 1/2 OF  
SE 1/4 COMM ON E LI OF SEC 349.77 FT N F  
ROM SE COR POST AND RUNN TH S 61 75'W  
ALG NW'LY R/W LI OF NYC RR 231.6 FT TH N  
3 4'W 258.91 FT-TH N 86 56'E 208.72 FT  
TO E LI OF SEC-TH S 3 4'E ALG SEC LI 158  
.53 FT TO POB SEC 28 ALSO EX LD BEG  
525.3 FT N 88 DEG 50'15" E FROM S 1/4 CO  
R SEC 28 TH N 1 DEG 9'45" W 370 FT TH N  
88 DEG 50'15" E 229 FT TH S 1 DEG 9'45"  
E 370 FT TH S 88 DEG 50'15" W 229 FT TO  
POB ALSO EXC LD BEG 754.30 FT N88 50'15"  
E FROM S1/4 COR SEC 28 TH N01 09'45"W  
873 FT TH N88 50'15"E 500 FT TH S01 19'4  
5"E 873 FT TH S88 50'15"W 500 FT TO POB

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	78,672	Class:	101
State Equalized Value:	319,900		
Assessed Value:	319,900	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	59.00
MED CARE	0.18960	14.91
LENAWEE INT SCH	7.32330	576.13
SCHOOL DEBT	7.96000	626.22
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	67.97
ROADS/BRIDGES	2.00000	157.34
STAIR DIST LIB	1.24880	98.24

Total Tax: \$1,599.81

Administration Fee: \$15.99

**Total Amount Due: \$1,615.80**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714</p>																					
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SEO-129-4280-00</p> <p>Property Address: 11000 SPENCER HWY BLK</p> <p>Legal Description: E 1/2 OF SE 1/4 EX THE S 485.5 FT SEC 29 ALSO W 396 FT OF NW-1/4 OF SW-1/4 ALSO W 132 FT OF N 840.95 FT OF SW-1/4 OF SW- 1/4 SEC 28 SEC 28 &amp; 29</p>	<p><b>TAX DETAIL</b></p> <table border="0"> <tr> <td>Taxable Value:</td> <td>127,093</td> <td>Class: 101</td> </tr> <tr> <td>State Equalized Value:</td> <td>201,200</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>201,200</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td>100</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1,000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>762.55</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>686.30</td> </tr> </tbody> </table> <div style="text-align: right; margin-top: 20px;"> <p>Total Tax: \$1,448.85</p> <p>Administration Fee: \$14.48</p> <p><b>Total Amount Due: \$1,463.33</b></p> </div>	Taxable Value:	127,093	Class: 101	State Equalized Value:	201,200		Assessed Value:	201,200		P.R.E. %:	100		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	762.55	COUNTY OPER	5.40000	686.30
Taxable Value:	127,093	Class: 101																				
State Equalized Value:	201,200																					
Assessed Value:	201,200																					
P.R.E. %:	100																					
DESCRIPTION	MILLAGE	AMOUNT																				
STATE ED	6.00000	762.55																				
COUNTY OPER	5.40000	686.30																				
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JANUARY 1 - DECEMBER 31</p> <p>Twn/Cty: JULY 1 - JUNE 30</p> <p>School: JULY 1 - JUNE 30</p> <p>State: OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount.</p>																						



**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-129-4280-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

11000 SPENCER HWY BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572

Tax for Prop#: SE0 129 4280 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$2,610.33**

Please detach along perforation. Keep bottom portion for your records.

**SENECA TOWNSHIP 2020 WINTER TAX BILL****MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-129-4280-00

Property Addr: 11000 SPENCER HWY BLK

**Legal Description:**

E 1/2 OF SE 1/4 EX THE S 485.5 FT SEC 29  
ALSO W 396 FT OF NW-1/4 OF SW-1/4 ALSO  
W 132 FT OF N 840.95 FT OF SW-1/4 OF SW-  
1/4 SEC 28 SEC 28 & 29

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	127,093	Class:	101
State Equalized Value:	201,200		
Assessed Value:	201,200	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	95.31
MED CARE	0.18960	24.09
LENAAWEE INT SCH	7.32330	930.74
SCHOOL DEBT	7.96000	1011.66
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	109.80
ROADS/BRIDGES	2.00000	254.18
STAIR DIST LIB	1.24880	158.71

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$2,584.49

Administration Fee: \$25.84

**Total Amount Due: \$2,610.33**



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-12

**Applicant(s):** Sunryz Dairy, LLC  
8460 West Mulberry Road  
Morenci, MI 49256

**Date:** August 16, 2021

**Local Government:** Seneca Township

**Purpose:** **Enrollment application**

**Location:** The subject property (ID #SE0-109-4780-00) is located in the northwest corner of the intersection of Seneca Highway and Packard Road in Section 9 of the Township (T8S, R2E) (see Figure 1).

**Description:** The subject property has an area of approximately 22.9 acres, of which approximately 20.4 acres are cultivated for livestock/cash crops. The average annual income per acre for the parcel is \$230.39 (above the \$200/acre minimum established by MDARD for parcels under 40 acres). No buildings are located on the property (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'low intensive development' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

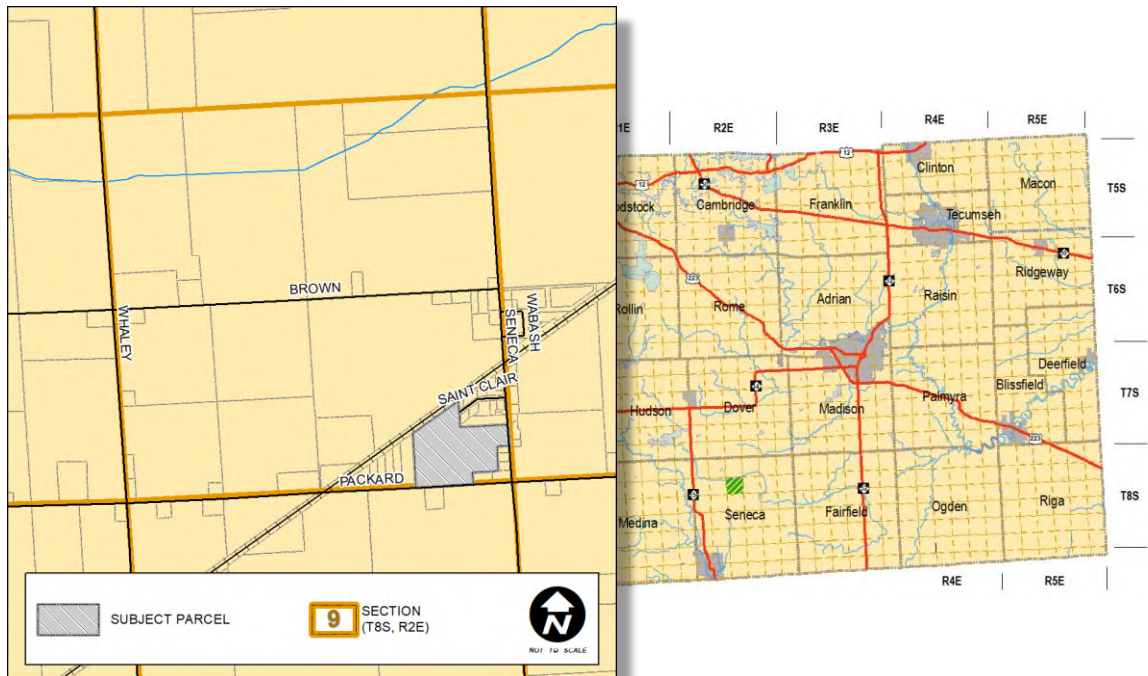
- *Question #18.* Should the answer to this question be limited liability corporation rather than partnership? The name of the applicant is Sunryz Dairy, LLC.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

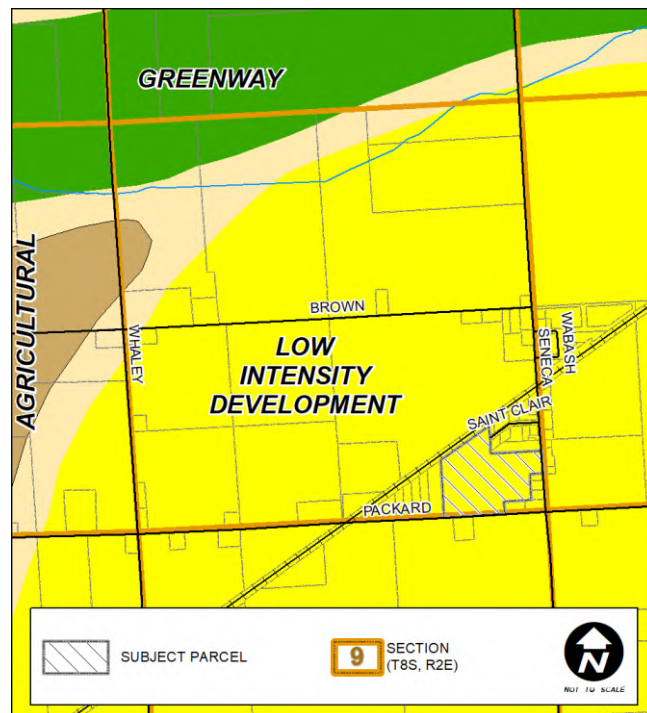
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**

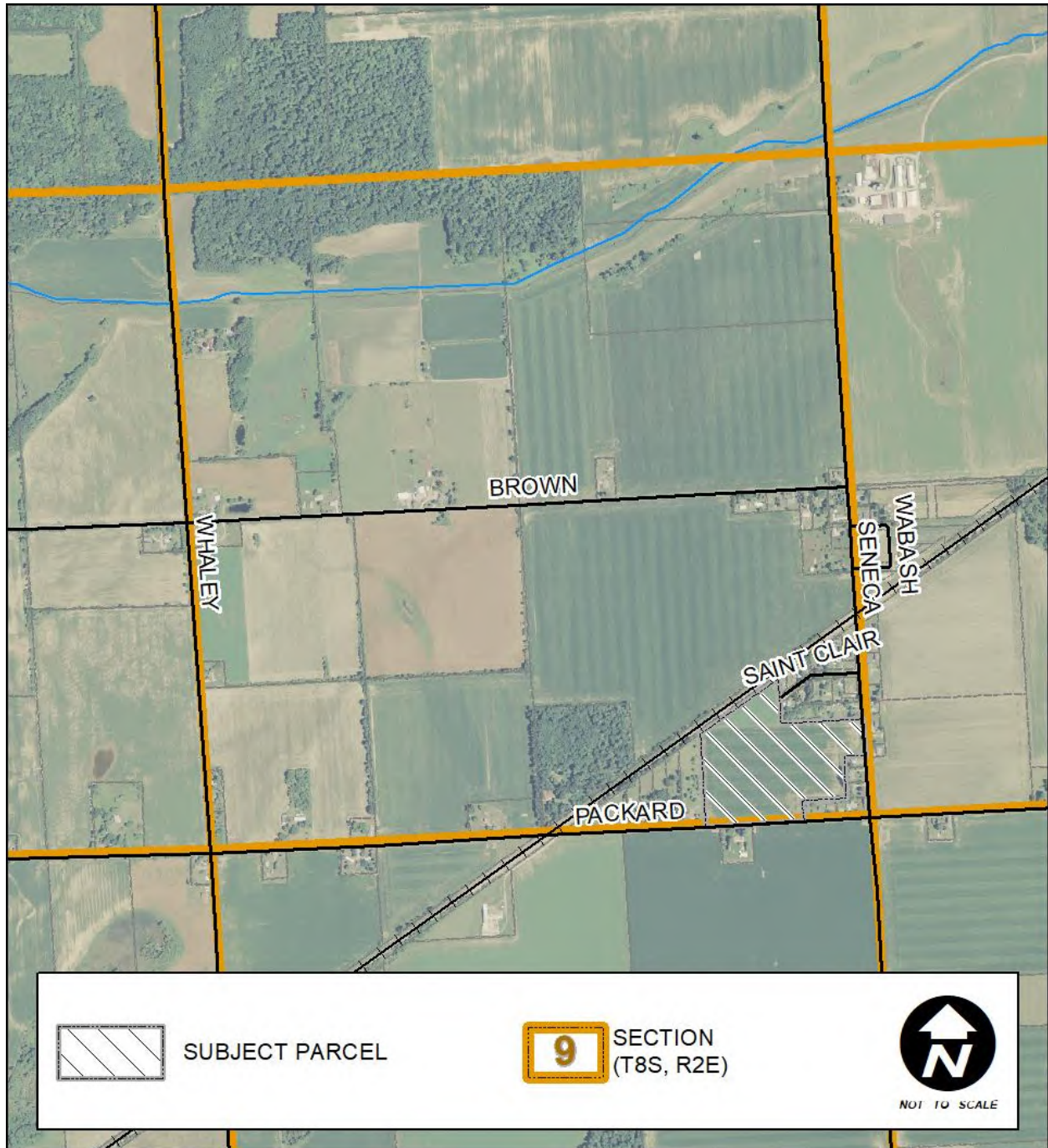


**Figure 2  
County Future Land Use**





**Figure 3**  
**USDA Aerial Photograph**





# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

### OFFICIAL USE ONLY

Local Governing Body: \_\_\_\_\_

Date Received 8/9/21 EAE

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected: \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: Sunkyz Dairy, LLC  
Last First Initial

(If more than two see #15) \_\_\_\_\_  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married ☐ Single

2. Mailing Address: 8460 West Mulberry Rd Morenci MI 49256  
Street City State Zip Code

3. Telephone Number: (Area Code) (231) 215-1865

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

5. E-mail address: nyzebofarm@gmail.com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Seneca

8. Section No. 9 Town No. 8S Range No. 2E

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers): \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☒ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Cornelis Ryzeboi Title: owner

Name: Brittany Ryzeboi Title: owner

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☐ a. 40 acres or more → complete only Section 16 (a thru g);  
☒ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or  
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Livestock / cash crop

b. Total number of acres on this farm 22.9

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 20.4

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 2.5

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☒ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 4,700 : 20.4 = \$ 230.39 (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]  
(Signature of Applicant)

SunRyz Dairy LLC  
(Corporate Name, If Applicable)

[Signature]  
(Co-owner, If Applicable)

[Signature]  
(Signature of Corporate Officer)

7-30-21  
(Date)

member  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)

\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)

\_\_\_\_ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

\_\_\_\_ Copy of letters from review agencies (if available)

\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**

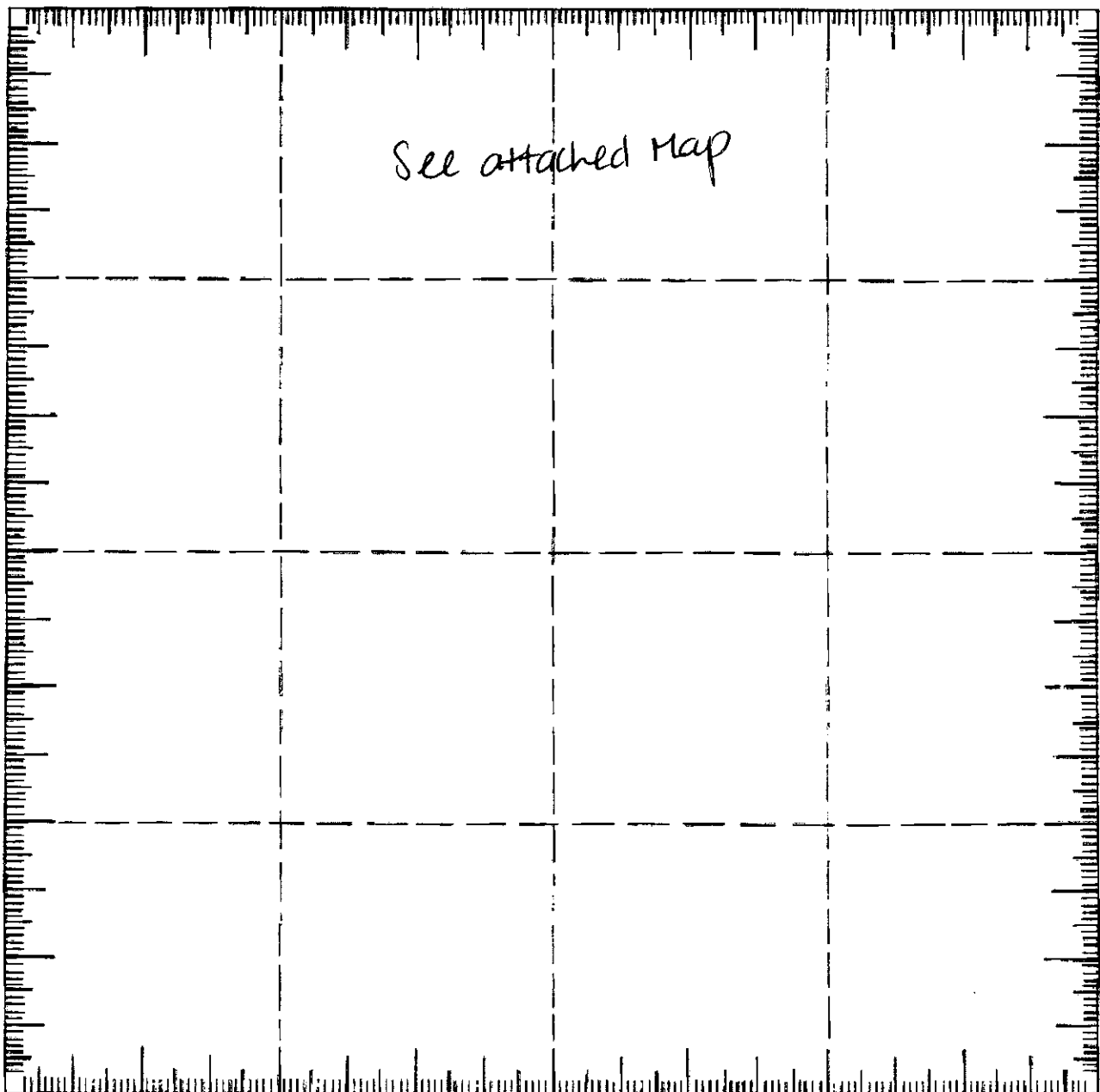
**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee  
 Township Seneca  
 T. 8S R. 2E Section 109

↑ North



RCVD AM 8:39 JAN22 '20 LENAWEE

RCVD AM 8:39 JAN24 '20 LENAWEE

LIBER 2592 PAGE 0138 1 of 8

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 01/24/2020 10 35 32 AM D WA  
Carolyn S. Bate REGISTER OF DEEDS \$30.00



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 153

JAN 24 2020

JG  
MARILYN J. WOODS

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Legend Dalry, LLC, a Michigan Limited Liability Company, and Desaeagher Investments, L.L.C., a Michigan Limited Liability Company whose address is 8060 W. Buchanan RD Middleton, MI 48856

Convey(s) and Warrant(s) to Sunryz Dalry, LLC, a Michigan limited liability company whose address is 8460 W. Mulberry RD, Morenci, MI 49256

the following described premises situated in the Township of Seneca, County of Lenawee and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 8000 W Ridgeville Rd Blk, Morenci, MI 49256; 8400 W Mulberry Rd, Morenci, MI 49256; 8000 W Mullberry Rd Blk, Morenci, MI 49256; 8000 W Ridgeville Rd Bk, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 11490 Seneca Hwy, Morenci, MI 49256; 11000 Seneca Hwy Blk, Morenci, MI 49256; 11000 Spencer Hwy Blk, Morenci, MI 49256; 9000 Wolfe Rd Blk, Morenci, MI 49256; 10000 Seneca Hwy Blk, Morenci, MI 49256; 8000 Wolfe Rd Blk, Morenci, MI 49256; 16000 Seneca Hwy Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 8011 W Weston Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 6000 W Mulberry Rd Blk, Morenci, MI 49279; 10000 Camburn Hwy Blk, Morenci, MI 49256; 8000 Seneca Hwy, Morenci, MI 49256; 8000 W. Ridgeville RD Blk, Morenci, MI 49256

Tax Parcel # 46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

for the consideration of: real estate transfer tax valuation affidavit filed ~~XXXXXX~~

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: January 17, 2020

Aff  
8pgs encl Transaction title Agency  
8/19/21 CPC Agenda Packet 921 N. DIVISION AVE Grand Rapids, MI 49503 Page 157



Signed and Sealed:

LIBER 2592 PAGE 0138 2 of 8

Legend Dairy, LLC,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

Desaegher Investments, L.L.C.,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

STATE OF MICHIGAN

COUNTY OF GRATIOT

)  
)ss  
)

The foregoing instrument was acknowledged before me on January 17, 2020, by Barthel DeSaegher, who is the Operating Manager of Legend Dairy, LLC, a Michigan Limited Liability Company and Barthel DeSaegher, who is the Operating Manager of Desaegher Investments, L.L.C., a Michigan Limited Liability Company.

Notary Signature: Charles B. Spencer

Notary Name Printed: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Michigan

Acting in \_\_\_\_\_ County

My term expires: \_\_\_\_\_

CHARLES B. SPENCER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF HILLSDALE  
MY COMMISSION EXPIRES Dec 14, 2024  
ACTING IN COUNTY OF GRATIOT

File No. 292315GRS

Drafted by: Barthel DeSaegher, Operating Manager	Return to: Cornells Ryzebol
Legend Dairy, LLC, a Michigan Limited Liability Company 8060 W. Buchanan RD Middleton, MI 48856	Sunryz Dairy, LLC, a Michigan limited liability company 8460 W. Mulberry RD Morenci, MI 49256
County Treasurer's Certificate	City Treasurer's Certificate

Exhibit "A"

**PARCEL 1:**

The North 20 acres of the East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan.

**PARCEL 2:**

The East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan, EXCEPTING 20 acres from the North end of same.

ALSO, 20 acres of the North end of the East 1/2 of the Southeast 1/4 of Section 28, all in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 3 AND PARCEL 4:**

The West 1/2 of the Southeast 1/4 and the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING AND RESERVING THEREFROM the right of way of the Railroad now running across same, and a tract of land containing 1 acre, more or less, out of the Southeast corner thereof, heretofore conveyed by Seymour J. Fancher and wife to Edwin Miles and wife Sabra J. FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28; and running thence South 61 degrees 15 minutes West along the Northwesterly right of way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 3 degrees 4 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 3 degrees 4 minutes East along said Section line, 158.53 feet to the place of beginning. ALSO FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the South line of Section 28, aforesaid 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

Also except any part of the above description lying within the following description:

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07 minutes 42 seconds West from the East 1/4 corner of said Section 33; thence North 89 degrees 58 minutes 16 seconds West 1768.91 feet; thence North 38 degrees 29 minutes 46 seconds West 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30 minutes 14 seconds East 56.97 feet and North 51 degrees 09 minutes 06 seconds East 2425.19 feet and North 46 degrees 06 minutes 59 seconds East 265.42 feet; thence North 59 degrees 50 minutes 51 seconds East 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27 minutes 05 seconds East 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degrees 07 minutes 42 seconds East 2313.47 feet along the East line of said Section 33 to the point of beginning.

**PARCEL 5:**

  
LIBER 2592 PAGE 0138 3 of 8

All that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning on the South line of Section 28, aforesaid, 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

**PARCEL 6:**

The East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING one acre of land in the Northwest corner thereof being 10 rods wide East and West and 16 rods long North and South. FURTHER EXCEPTING a parcel of land described as: All that part of the East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the North line of Section 28, aforesaid, 625.43 feet North 90 degrees 00 minutes 00 seconds West from the North 1/4 corner of said Section 28; thence South 00 degrees 18 minutes 55 seconds East 264.00 feet; thence North 90 degrees 00 minutes 00 seconds West 523.00 feet; thence North 00 degrees 18 minutes 55 seconds West 264.00 feet parallel with and 165 feet East of the West line of the said East 1/2 of the Northwest 1/4 of Section 28 to the North line of Section 28; thence South 90 degrees 00 minutes 00 seconds East 523.00 feet to the point of beginning.

**PARCEL 7:**

All that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing on the East line of Section 28, as aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West, along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 03 degrees 04 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 03 degrees 04 minutes East along said Section line, 158.53 feet to the place of beginning. EXCEPTING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 130 feet; thence Northwest at a right angle to said right-of-way line 50 feet; thence Northeast parallel to said right-of-way line 154 feet to said East line of said Section 28; thence in a Southerly direction on said East line of said Section to the point of beginning.

**PARCEL 8:**

All that part of the East 1/2 of the Southeast 1/4, Section 29 and the West 1/2 of the Southwest 1/4, Section 28, both in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning at the 1/4 corner common to Section 29 and Section 28 aforesaid and running thence North 88 degrees 49 minutes 58 seconds East along the East and West 1/4 line of said Section 28, 396.00 feet; thence South 1 degrees 18 minutes 45 seconds East 1324.88 feet to the South line of the Northwest 1/4 of the Southwest 1/4 of Section 28 aforesaid; thence South 88 degrees 56 minutes 54 seconds West along said South line 264.00 feet; thence South 1 degrees 18 minutes 45 seconds East 840.95 feet; thence due West 1448.94 feet; thence North 1 degrees 20 minutes 05 seconds West along the West line of the East 1/2 of the Southeast 1/4 of Section 29 aforesaid 2164.69 feet to the Northwest corner of said East 1/2 of the Southeast 1/4 of Section 29; thence South 89 degrees 54 minutes 36 seconds East 1317.79 feet to the place of beginning.

**PARCEL 9:**

The Southwest 1/4 of the Southeast 1/4 and all that part of the South 1/2 of the Southwest



1/4 lying South of the right of way of the Wabash Railway Company, EXCEPTING a one acre parcel described as a strip of land 20 feet in width and with an average length of 2216 feet more or less lying on the Southeasterly side of and adjacent to the original right of way of the Wabash Railroad Company as located over and across the South 1/2 of the Southwest 1/4 of Section 17 aforesaid; all on Section 17, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 10 AND PARCEL 11:**

The East 1/2 of the Northeast 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING THEREFROM that part of the East 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, described as beginning 601.5 feet South of the Northeast corner of Section 21, running thence North 88 degrees 46 minutes West 302 feet; thence South 414.4 feet; thence East 123.1 feet; thence South 359.3 feet; thence East 178.9 feet to the East line of Section 21; thence North 767.2 feet to the point of beginning. ALSO, the East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 South, Range 2 East, EXCEPTING THEREFROM the following described tract of land: Commencing at a point on the East line of said Southeast 1/4 which is 1,612 feet North of the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 211 feet; thence West parallel with the South line of said Southeast 1/4, 258 feet; thence South parallel with the East line of said Southeast 1/4, 211 feet; thence East parallel with the South line of said Southeast 1/4, 258 feet to the place of beginning.

**PARCEL 12:**

All that part of the West 1/2 of the Northwest 1/4 of Section 22 in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing at the Northwest corner of said Section; running thence South on Section line 94 1/2 rods; thence East parallel with the North line of said Section 80 rods; thence North parallel with the West line of said Section to the North line of said Section; thence West on the North line of said Section 80 rods to the place of beginning.

**PARCEL 13:**

All that part of the East 1/2 of the Northwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the North 1/4 corner of Section 27; thence South 00 degrees 04' 24" East, 1829.76 feet along the North-South 1/4 line of Section 27; thence South 89 degrees 55' 36" West (record South 89 degrees 50' 52" West), 268.33 feet; thence South 00 degrees 04' 24" East, 751.76 feet (record South 00 degrees 09' 08" East, 752.09 feet) to the centerline of Weston Road; thence South 45 degrees 43' 05" West, 77.62 feet along the centerline of Weston Road to the East-West 1/4 line of Section 27; thence North 89 degrees 32' 06" West, 338.12 feet along said 1/4 line; thence North 00 degrees 03' 18" West, 1318.82 feet along the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27 to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 89 degrees 34' 48" West, 661.68 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 00 degrees 02' 12" West, 1318.30 feet along the West line of the East 1/2 of the Northwest 1/4 of Section 27 to the North line of Section 27; thence South 89 degrees 37' 30" East, 1322.50 feet along the North line of Section 27 (centerline of Ridgeville Road) to the point of beginning.

ALSO: All that part of the West 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the West 1/4 corner of Section 27; thence South 89°32'06" East, 1324.21 feet along the East-West 1/4 line of Section 27; thence South 00°05'07" East, 2655.35 feet along the East line of the West 1/2

of the Southwest 1/4 of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27 to the Southwest corner of Section 27; thence North 00 degrees 05' 50" West, 2658.88 feet along the West line of Section 27 (centerline of Seneca Highway) to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad. ALSO all that part of the East 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the South 1/4 corner of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27; thence North 00 degrees 05' 07" West, 1672.95 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 27 to the centerline of Weston Road; thence North 45 degrees 42' 15" East, 782.77 feet along the centerline of Weston Road; thence South 37 degrees 44' 55" East, 142.00 feet; thence South 01 degree 05' 55" East, 794.31 feet to the North line of the former New York Central Railroad; thence North 63 degrees 44' 07" East, 733.63 feet along the North line of the former New York Central Railroad to the North-South 1/4 line of Section 27; thence South 00 degrees 04' 24" East, 1652.23 feet along the North-South 1/4 line of Section 27 to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad.

**PARCEL 14:**

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07' 42" West from the East 1/4 corner of said Section 33; thence North 89 degrees 58' 16" West, 1768.91 feet; thence North 38 degrees 29' 46" West, 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30' 14" East, 56.97 feet and North 51 degrees 09' 06" East, 2425.19 feet and North 46 degrees 06' 59" East, 265.42 feet; thence North 59 degrees 50' 51" East, 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27' 05" East, 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degree 07' 42" East, 2313.47 feet along the East line of said Section 33 to the point of beginning.

ALSO, all that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, lying on the North side of the right of way of the Railroad running across said tract.

**PARCEL 15:**

The North 1/2 of the Northeast 1/4 of Section 35, and the North 15 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, EXCEPTING THEREFROM all that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807153) as commencing at the North 1/4 corner of Section 35; thence South 89 degrees 50' 00" East, 320.00 feet along the North line of Section 35 (centerline of W. Mulberry Road); thence South 00 degrees 01' 23" West, 715.00 feet; thence North 89 degrees 50' 00" West, 320.00 feet; thence North 00 degree 01' 23" East, 715.00 feet along the North-South 1/4 line of Section 35 (centerline of Camburn Highway) to the point of beginning.

**PARCEL 16:**

The West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan. EXCEPTING THEREFROM: All that part of the West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of Section 21 aforesaid, 757.32 feet North 88°53'50" East from the Southwest corner of said Section 21; thence North 01°06'10" West 270.48 feet; thence North 88°53'50" East 349.81 feet; thence South 01°06'10" East 270.48 feet to the said South line of Section 21; thence South 88°53'50" West

349.81 feet along the said South line of Section 21 to the point of beginning.

**PARCEL 17:**

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Commencing on the East line of Section 9, aforesaid, at a point located 495.0 feet North 02°32'45" West from the Southeast corner of said Section 9, and running thence South 87°59'20" West 875.82 feet; thence South 02°32'45" East 495.0 feet to the South line of Section 9; thence South 87°59'20" West along said line 443.98 feet; thence North 02°08'30" West 737.66 feet to the Southeasterly right of way line of the Penn Central Railroad; thence North 55°49'40" East along said right of way line 773.58 feet; thence South 02°29'00" East 360.0 feet; thence North 88°25'26" East 656.63 feet to the East line of Section 9; thence South 02°32'45" East along said line 289.50 feet to the place of beginning.

ALSO: All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of said Section 9, 528.00 feet South 87°59'20" West from the Southeast corner of said Section 9 and running thence South 87°59'20" West 347.82 feet along the South line of said Section 9; thence North 02°32'45" West 495.00 feet; thence South 87°59'20" East 700.82 feet; thence South 02°32'45" East 330.00 feet; thence South 87°59'20" West 353.00 feet; thence South 02°32'45" East 165.00 feet to the point of beginning.

46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

  
LIBER 2592 PAGE 0138 7 of 8





LIBER 2592 PAGE 0138 8 of 8

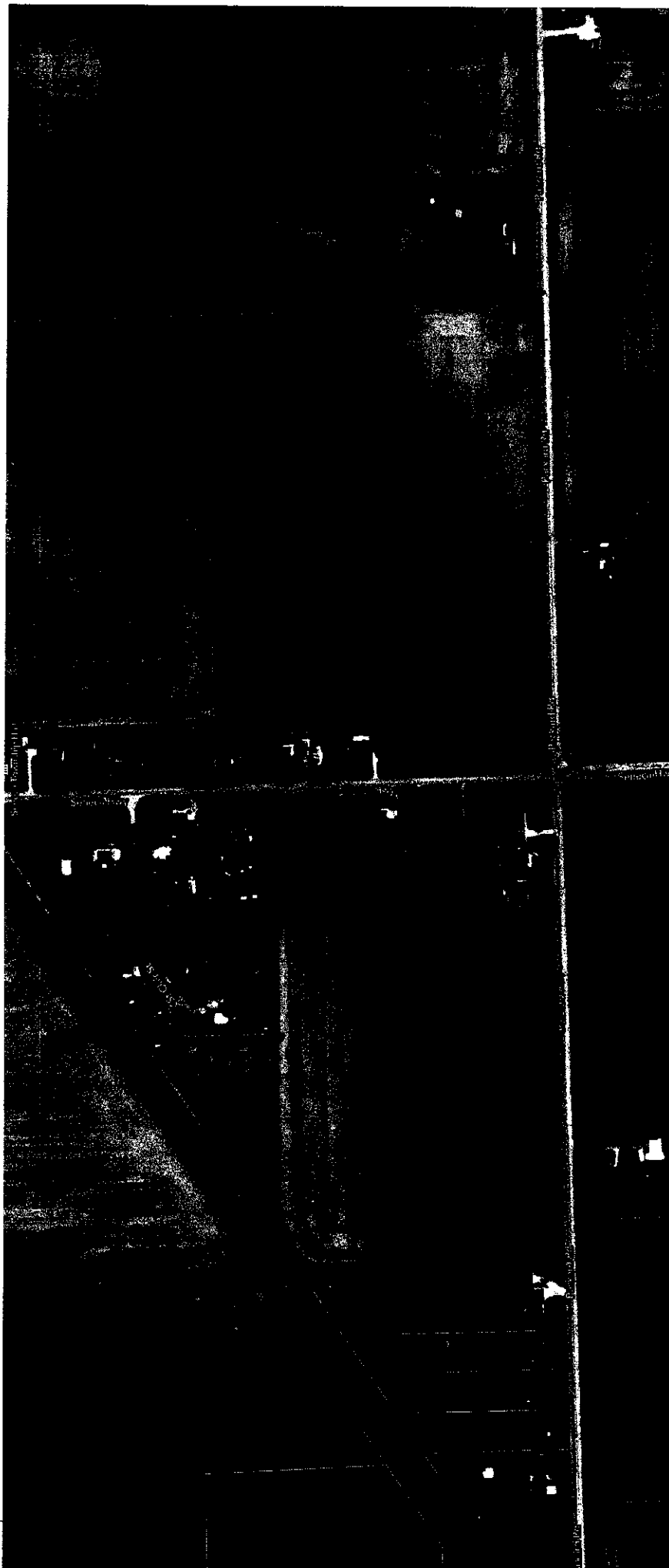


TRANSNATION TITLE AGENCY  
COTI N DIVISION AVE  
GRAND RAPIDS, MI 49503

2923156125

JB

8000 W Mulberry Rd  
SEO-109-4780-00  
22.9 Acres



**CLAREMONT TOWNSHIP**

**2020 SUMMER TAX BILL**

**MESSAGE TO TAXPAYER**

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8450 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-109-4780-00

Property Addr: 8000 SENECA HWY BLK

**Legal Description:**

LD BEG 495 FT N FROM SE COR SEC 9 TH W 8 75.82 FT S 495 FT TO S SEC LI TH W ALG SD LI 443.98 FT TH N 737.66 FT TO SE'LY R/W LI OF PENN CENTRAL RR TH N 55 DEG 49'E ALG SD LI 773.58 FT TH S 360 FT TH E 656.63 FT TO E SEC LI TH S 289.50 FT TO POB ALSO LD BEG 528 FT W FROM SE COR SEC 9 RUNN TH W 347.82 FT TH N 495 FT TH E 700.82 FT TH S 330 FT TH W 353 FT TH S 165 FT TO POB CONT 6.63 ACRES SEC 9

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

**PAYMENT INFORMATION**

This tax is payable 7/1/2020 thru 9/14/2020

Pay by mail to: LENAWE COUNTY TREASURER  
MARILYN J WOODS  
307 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

**TAX DETAIL**  
Taxable Value: 15,563 Class: 101  
State Equalized Value: 54,400  
Assessed Value: 54,400  
P.R.E. %: 100

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	93.37
COUNTY OPER	5.40000	84.04

Total Tax: \$177.41  
Administration Fee: \$1.77  
**Total Amount Due: \$179.18**



# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-109-4780-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8000 SENECA HWY BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572

Tax for Prop#: SE0 109 4780 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$461.22**



Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-109-4780-00

Property Addr: 8000 SENECA HWY BLK

### Legal Description:

LD BEG 495 FT N FROM SE COR SEC 9 TH W 8  
75.82 FT S 495 FT TO S SEC LI TH W ALG  
SD LI 443.98 FT TH N 737.66 FT TO SE'LY  
R/W LI OF PENN CENTRAL RR TH N 55 DEG  
49'E ALG SD LI 773.58 FT TH S 360 FT TH  
E 656.63 FT TO E SEC LI TH S 289.50 FT  
TO POB ALSO LD BEG 528 FT W FROM SE COR  
SEC 9 RUNN TH W 347.82 FT TH N 495 FT TH  
E 700.82 FT TH S 330 FT TH W 353 FT TH S  
165 FT TO POB CONT 6.63 ACRES SEC 9

### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	15,563	Class:	101
State Equalized Value:	54,400		
Assessed Value:	54,400	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	11.67
MED CARE	0.18960	2.95
LENAAWEE INT SCH	7.32330	113.97
SCHOOL DEBT	7.96000	123.88
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	13.44
ROADS/BRIDGES	2.00000	31.12
STAIR DIST LIB	1.24880	19.43
BEAR CREEK	0.00000	7.00
ENNIS TILE	0.00000	96.00
SAMPSON	0.00000	37.20

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$456.66

Administration Fee: \$4.56

**Total Amount Due: \$461.22**

*This page is intentionally blank.*



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-13

**Applicant(s):** Sunryz Dairy, LLC  
8460 West Mulberry Road  
Morenci, MI 49256

**Date:** August 16, 2021

**Local Government:** Seneca Township

**Purpose:** Enrollment application

**Location:** The subject properties (ID #SE0-133-2050-00 and #SE0-133-2310-00) are located in the southwest corner of the intersection of Seneca Highway, Mulberry Road, and Weston Road in Section 33 of the Township (T8S, R2E) (see Figure 1).

**Description:** The subject properties have an area of approximately 138.3 acres, of which approximately 123.8 acres are cultivated for livestock/cash crops. A residence is located on one of the properties (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edges of areas recommended for 'low intensive development' and 'intensive agricultural' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

- The properties are not contiguous. Should there be separate applications?
- One of the parcels (according to the applicants) contains a residence. The applicants should consider excluding the residence from the application in case they wish to sell it off at some point in the future.
- *Question #18.* Should the answer to this question be limited liability corporation rather than partnership? The name of the applicant is Sunryz Dairy, LLC.

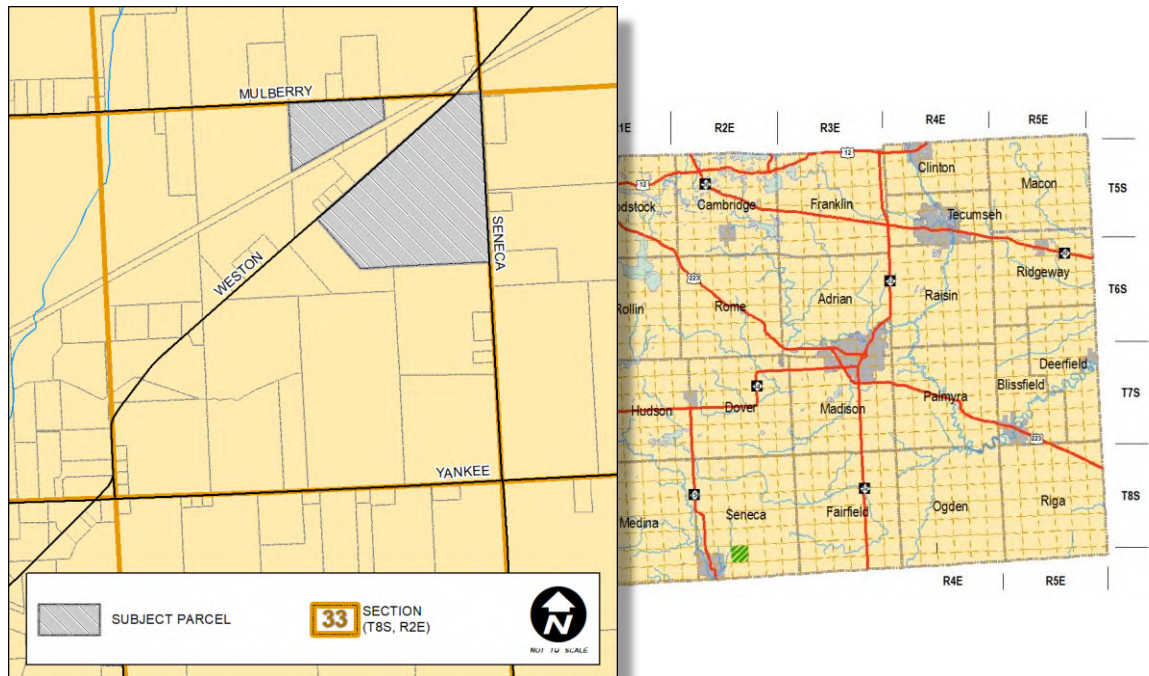
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

**Attachment(s):**

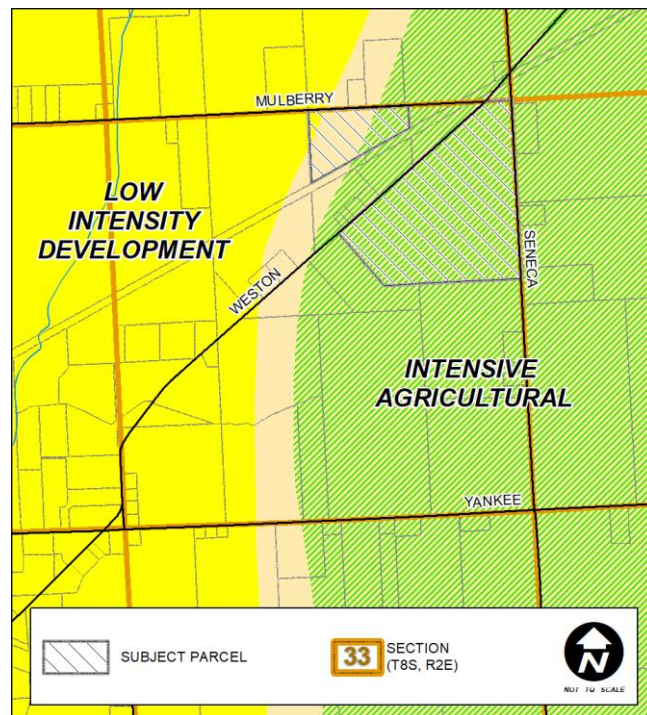
- Background information provided by the applicant/township.



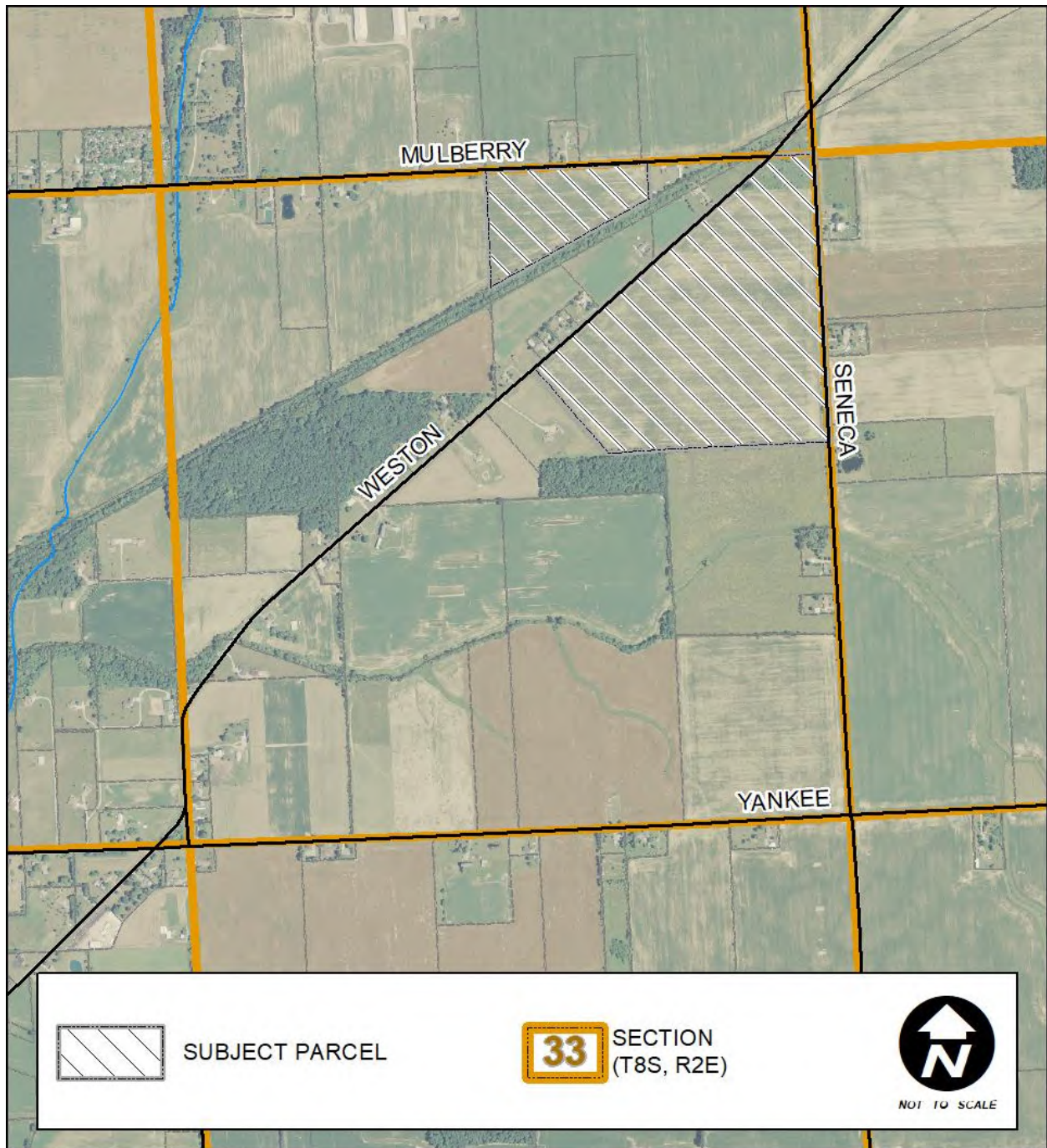
**Figure 1  
Location**



**Figure 2  
County Future Land Use**



**Figure 3**  
**USDA Aerial Photograph**





# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

### OFFICIAL USE ONLY

Local Governing Body: \_\_\_\_\_

Date Received 8/9/21 EAE

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: SunRyz Dairy, LLC  
Last First Initial

(If more than two see #15)

Marital status of all individual men listed on application, if more than one, indicate status after each name:  
☐ Married ☐ Single

2. Mailing Address: 8460 West Mulberry Rd, Morenci MI 49256  
Street City State Zip Code

3. Telephone Number: (Area Code) (231) 215-1865

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

5. E-mail address: ryzebofarm@gmail.com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Seneca  
8. Section No. 33 Town No. 85 Range No. 3E

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No  
If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No  
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No  
Indicate who owns or is leasing rights if other than the applicant:  
Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date \_\_\_\_\_

Signature of Land Contract Vendor(s) (Seller) \_\_\_\_\_



15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☒ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Cornelis Ryzebol Title: Owner

Name: Brittany Ryzebol Title: Owner

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)  
This application is for:

- ☒ a. 40 acres or more → complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or  
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Livestock / cash crop

b. Total number of acres on this farm 138.3

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 123.8

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 14.5

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 1 Residence: 1 Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]  
(Signature of Applicant)

[Signature]  
(Co-owner, If Applicable)

7-30-21  
(Date)

Sunkyz Dairy LLC  
(Corporate Name, If Applicable)

[Signature]  
(Signature of Corporate Officer)

member  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission  
\_\_\_\_ Conservation District  
\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)  
\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)  
\_\_\_\_ Map of Farm  
\_\_\_\_ Copy of most recent appraisal record  
\_\_\_\_ Copy of letters from review agencies (if available)  
\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

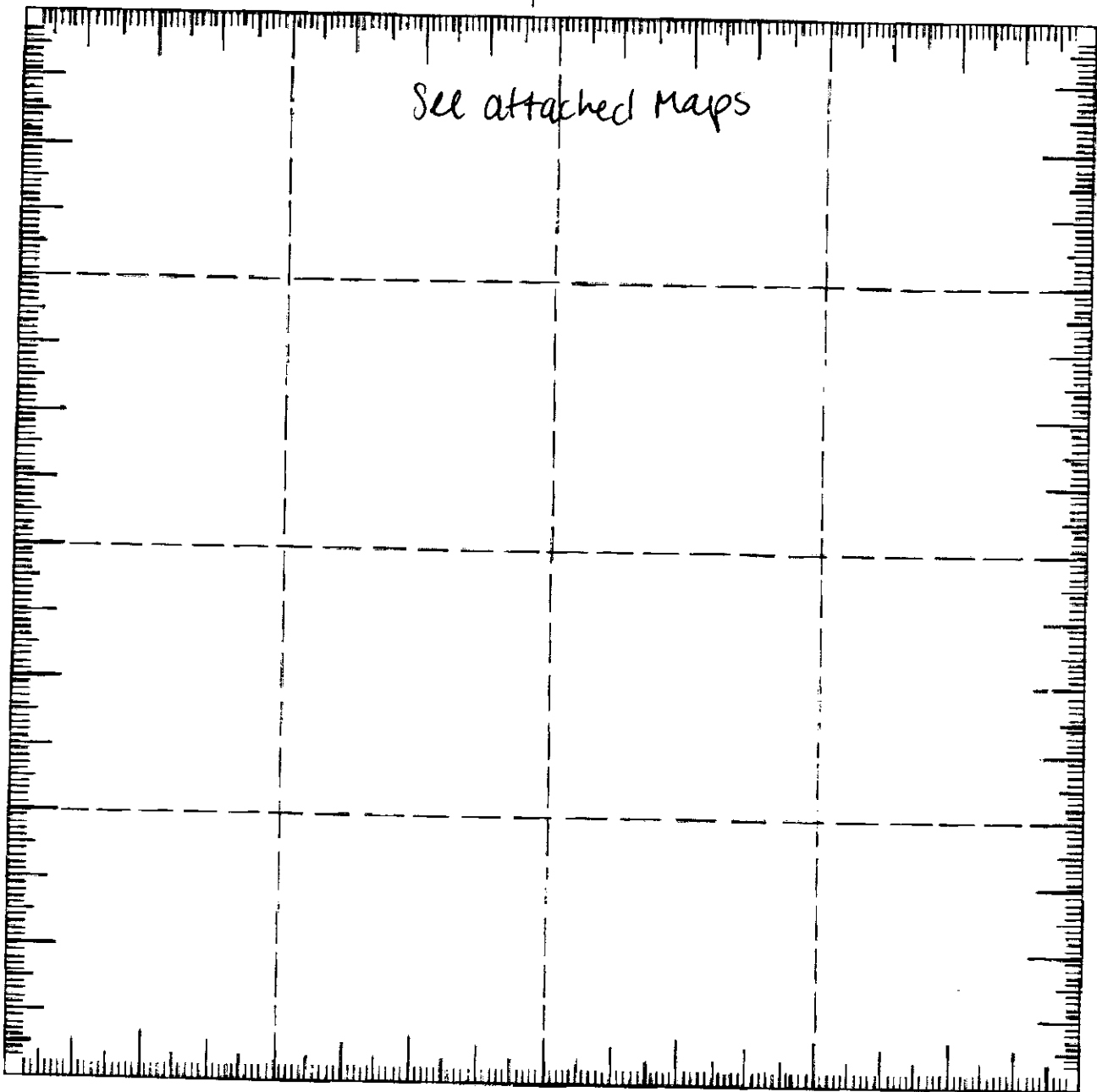
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee

Township Seneca

T. 8S R. 3E Section 33

↑ North





CERTIFIED  
TRUE COPY

**TRUSTEE'S DEED**

On October \_\_, 2020, EDWARD DEAN RICHARDSON, TRUSTEE of THE RICHARDSON FAMILY TRUST AGREEMENT DATED AUGUST 6, 2015, of 88 North Century Street, Memphis, TN 38111 ("Grantor"), transfers and conveys to SUNRYZ DAIRY, LLC, a Michigan limited liability company, of 8460 W. Mulberry, Morenci, MI 49256 ("Grantee"), the following described premises, real property located in the Township of Seneca, County of Lenawee, State of Michigan, commonly known as 8830 West Weston Road, Morenci, MI 49256, and more fully described as:

See attached **EXHIBIT A**.

Subject to restrictions, conditions, easements, limitations and right-of-ways of record and in force and effect as of the date thereof.

For One Hundred and Sixty-Four Thousand and 00/100 dollars (\$164,000.00) subject to any building and use restrictions of record and the lien of taxes not yet due and payable.

Grantor grants to Grantee the right to make the maximum number of divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

The Premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Together with all the hereditaments and appurtenances thereunto belonging, TO HAVE AND TO HOLD the said premises to the said Grantee, SUNRYZ DAIRY, LLC, and to its successors and assigns, forever.


Where applicable, pronouns and relative words shall be read as plural, feminine or neuter, respectively.

TRUSTEE REPRESENTS THAT THE ABOVE-REFERENCED TRUST AGREEMENT IS IN FULL FORCE AND EFFECT, UNREVOKED AND UNAMENDED AND, THAT ON THE DATE HEREOF, TRUSTEE IS FULLY QUALIFIED TO EXECUTE THIS TRUSTEE'S

DEED.

IN WITNESS WHEREOF, the said Grantor has set his hand the day and year above written.


THE RICHARDSON FAMILY TRUST  
AGREEMENT DATED AUGUST 6, 2015

  
BY: EDWARD D. RICHARDSON  
Its: Trustee

STATE OF Florida )  
COUNTY OF Charlotte )§



On this 23rd day of October 2020, before me personally appeared EDWARD D. RICHARDSON, TRUSTEE of THE RICHARDSON FAMILY TRUST AGREEMENT DATED AUGUST 6, 2015, to me known to be the same person described in, who executed the within instrument and who acknowledged the same to be his free act and deed.

  
Karen R. Ryan, Notary Public,  
State of Florida, County of Charlotte  
My Commission Expires: June 15, 2024

Drafted by and when recorded return to:  
Andrew C. Horne (P80097)  
GROSSMAN HORNE & CANNIZZARO, PC  
610 N. Spruce, PO Box 59  
Vicksburg, MI 49097

Send Subsequent Tax Bills To:  
SUNRYZ DAIRY, LLC  
8460 W. Mulberry  
Morenci, MI 49256

Parcel # SEO-133-3205-00      Recording Fee: \$30.00      Transfer Taxes: \$1,410.40

**ABSTRACT NOT EXAMINED. NO OPINION OF TITLE RENDERED.**

## **EXHIBIT A**

### **8830 W. Weston Rd, Morenci, MI 49256**

Real property located, in the Township of Seneca, County of Lenawee, and State of Michigan, described as follows:

All that part of the Southwest 1/2 of Section 33, Town 8 South, Range 2 East described as beginning in the SW 1/4 of Section 33 at a point where the center of the Clem Smith creek intersects the NS 1/4 Section line, thence North along said line to center of Weston Road, thence NE along center of Weston Road to EW 1/2 Section line, thence East along said line to the NS 1/2 Section, thence South along said line to the center of Clem Smith creek, thence West along center of the Clem Smith creek to point of beginning,

Bearings are referenced to a survey by Walter E. Frazier & Associates Job No. 0107435 with the east line of Section 33 between the Northeast Corner of Section 33 and the East 1/4 Corner of Section 33 shown as South 00°07'42" East.

Commonly known as 8830 W. Weston Road, Morenci, MI 49256  
(PPN: SEO-133-3205-00)

RCVD AM 9:39 JAN 22 '20 LENAWEE

RCVD AM 9:39 JAN 24 '20 LENAWEE

LIBER 2592 PAGE 0138 1 of 8

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 01/24/2020 10:35:32 AM D WA  
Carolyn S Bater REGISTER OF DEEDS \$30.00



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 153

JAN 24 2020

JG  
MARILYN J. WOODS

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Legend Dairy, LLC, a Michigan Limited Liability Company, and Desaegher Investments, L.L.C., a Michigan Limited Liability Company whose address is 8060 W. Buchanan RD Middleton, MI 48856

Convey(s) and Warrant(s) to Sunryz Dairy, LLC, a Michigan limited liability company whose address is 8460 W. Mulberry RD, Morenci, MI 49256

the following described premises situated in the Township of Seneca, County of Lenawee and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 8000 W Ridgeville Rd Blk, Morenci, MI 49256; 8400 W Mulberry Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 8000 W Ridgeville Rd Bk, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 11490 Seneca Hwy, Morenci, MI 49256; 11000 Seneca Hwy Blk, Morenci, MI 49256; 11000 Spencer Hwy Blk, Morenci, MI 49256; 9000 Wolfe Rd Blk, Morenci, MI 49256; 10000 Seneca Hwy Blk, Morenci, MI 49256; 8000 Wolfe Rd Blk, Morenci, MI 49256; 16000 Seneca Hwy Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 8011 W Weston Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 6000 W Mulberry Rd Blk, Morenci, MI 49279; 10000 Camburn Hwy Blk, Morenci, MI 49256; 8000 Seneca Hwy, Morenci, MI 49256; 8000 W. Ridgeville RD Blk, Morenci, MI 49256

Tax Parcel # 46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

for the consideration of: real estate transfer tax valuation affidavit filed ~~XXXXXX~~

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: January 17, 2020

Aff  
8pgs env/ Transaction title Agency  
1/21/20 LCP Agenda Packet  
DIVISION Ave Grand Rapids, MI 49503  
Page #178



Signed and Sealed:

LIBER 2592 PAGE 0138 2 of 8

Legend Dairy, LLC,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

Desaegher Investments, L.L.C.,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

STATE OF MICHIGAN

COUNTY OF GRATIOT

)  
)ss  
)

The foregoing Instrument was acknowledged before me on January 17, 2020, by Barthel DeSaegher, who is the Operating Manager of Legend Dairy, LLC, a Michigan Limited Liability Company and Barthel DeSaegher, who is the Operating Manager of Desaegher Investments, L.L.C., a Michigan Limited Liability Company.

Notary Signature: Charles B. Spencer

Notary Name Printed: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Michigan

Acting in \_\_\_\_\_ County

My term expires: \_\_\_\_\_

CHARLES B. SPENCER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF HILLSDALE  
MY COMMISSION EXPIRES Dec 14, 2024  
ACTING IN COUNTY OF GRATIOT

File No. 292315GRS

Drafted by: Barthel DeSaegher, Operating Manager	Return to: Cornells Ryzebol
Legend Dairy, LLC, a Michigan Limited Liability Company 8060 W. Buchanan RD Middleton, MI 48856	Sunryz Dairy, LLC, a Michigan limited liability company 8460 W. Mulberry RD Morenci, MI 49256
County Treasurer's Certificate	City Treasurer's Certificate

Exhibit "A"

**PARCEL 1:**

The North 20 acres of the East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan.

**PARCEL 2:**

The East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan, EXCEPTING 20 acres from the North end of same.

ALSO, 20 acres of the North end of the East 1/2 of the Southeast 1/4 of Section 28, all in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 3 AND PARCEL 4:**

The West 1/2 of the Southeast 1/4 and the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING AND RESERVING THEREFROM the right of way of the Railroad now running across same, and a tract of land containing 1 acre, more or less, out of the Southeast corner thereof, heretofore conveyed by Seymour J. Fancher and wife to Edwin Miles and wife Sabra J. FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28; and running thence South 61 degrees 15 minutes West along the Northwestern right of way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 3 degrees 4 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 3 degrees 4 minutes East along said Section line, 158.53 feet to the place of beginning. ALSO FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the Southeast 1/4 of Section 28, aforesaid 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

Also except any part of the above description lying within the following description:

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07 minutes 42 seconds West from the East 1/4 corner of said Section 33; thence North 89 degrees 58 minutes 16 seconds West 1768.91 feet; thence North 38 degrees 29 minutes 46 seconds West 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30 minutes 14 seconds East 56.97 feet and North 51 degrees 09 minutes 06 seconds East 2425.19 feet and North 46 degrees 06 minutes 59 seconds East 265.42 feet; thence North 59 degrees 50 minutes 51 seconds East 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27 minutes 05 seconds East 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degrees 07 minutes 42 seconds East 2313.47 feet along the East line of said Section 33 to the point of beginning.

**PARCEL 5:**

  
LIBER 2592 PAGE 0138 3 of 8

All that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning on the South line of Section 28, aforesaid, 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

**PARCEL 6:**

The East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING one acre of land in the Northwest corner thereof being 10 rods wide East and West and 16 rods long North and South. FURTHER EXCEPTING a parcel of land described as: All that part of the East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the North line of Section 28, aforesaid, 625.43 feet North 90 degrees 00 minutes 00 seconds West from the North 1/4 corner of said Section 28; thence South 00 degrees 18 minutes 55 seconds East 264.00 feet; thence North 90 degrees 00 minutes 00 seconds West 523.00 feet; thence North 00 degrees 18 minutes 55 seconds West 264.00 feet parallel with and 165 feet East of the West line of the said East 1/2 of the Northwest 1/4 of Section 28 to the North line of Section 28; thence South 90 degrees 00 minutes 00 seconds East 523.00 feet to the point of beginning.

**PARCEL 7:**

All that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing on the East line of Section 28, as aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West, along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 03 degrees 04 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 03 degrees 04 minutes East along said Section line, 158.53 feet to the place of beginning. EXCEPTING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 130 feet; thence Northwest at a right angle to said right-of-way line 50 feet; thence Northeast parallel to said right-of-way line 154 feet to said East line of said Section 28; thence in a Southerly direction on said East line of said Section to the point of beginning.

**PARCEL 8:**

All that part of the East 1/2 of the Southeast 1/4, Section 29 and the West 1/2 of the Southwest 1/4, Section 28, both in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning at the 1/4 corner common to Section 29 and Section 28 aforesaid and running thence North 88 degrees 49 minutes 58 seconds East along the East and West 1/4 line of said Section 28, 396.00 feet; thence South 1 degrees 18 minutes 45 seconds East 1324.88 feet to the South line of the Northwest 1/4 of the Southwest 1/4 of Section 28 aforesaid; thence South 88 degrees 56 minutes 54 seconds West along said South line 264.00 feet; thence South 1 degrees 18 minutes 45 seconds East 840.95 feet; thence due West 1448.94 feet; thence North 1 degrees 20 minutes 05 seconds West along the West line of the East 1/2 of the Southeast 1/4 of Section 29 aforesaid 2164.69 feet to the Northwest corner of said East 1/2 of the Southeast 1/4 of Section 29; thence South 89 degrees 54 minutes 36 seconds East 1317.79 feet to the place of beginning.

**PARCEL 9:**

The Southwest 1/4 of the Southeast 1/4 and all that part of the South 1/2 of the Southwest

1/4 lying South of the right of way of the Wabash Railway Company, EXCEPTING a one acre parcel described as a strip of land 20 feet in width and with an average length of 2216 feet more or less lying on the Southeasterly side of and adjacent to the original right of way of the Wabash Railroad Company as located over and across the South 1/2 of the Southwest 1/4 of Section 17 aforesaid; all on Section 17, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 10 AND PARCEL 11:**

The East 1/2 of the Northeast 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING THEREFROM that part of the East 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, described as beginning 601.5 feet South of the Northeast corner of Section 21, running thence North 88 degrees 46 minutes West 302 feet; thence South 414.4 feet; thence East 123.1 feet; thence South 359.3 feet; thence East 178.9 feet to the East line of Section 21; thence North 767.2 feet to the point of beginning. ALSO, the East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 South, Range 2 East, EXCEPTING THEREFROM the following described tract of land: Commencing at a point on the East line of said Southeast 1/4 which is 1,612 feet North of the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 211 feet; thence West parallel with the South line of said Southeast 1/4, 258 feet; thence South parallel with the East line of said Southeast 1/4, 211 feet; thence East parallel with the South line of said Southeast 1/4, 258 feet to the place of beginning.

**PARCEL 12:**

All that part of the West 1/2 of the Northwest 1/4 of Section 22 in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing at the Northwest corner of said Section; running thence South on Section line 94 1/2 rods; thence East parallel with the North line of said Section 80 rods; thence North parallel with the West line of said Section to the North line of said Section; thence West on the North line of said Section 80 rods to the place of beginning.

**PARCEL 13:**

All that part of the East 1/2 of the Northwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the North 1/4 corner of Section 27; thence South 00 degrees 04' 24" East, 1829.76 feet along the North-South 1/4 line of Section 27; thence South 89 degrees 55' 36" West (record South 89 degrees 50' 52" West), 268.33 feet; thence South 00 degrees 04' 24" East, 751.76 feet (record South 00 degrees 09' 08" East, 752.09 feet) to the centerline of Weston Road; thence South 45 degrees 43' 05" West, 77.62 feet along the centerline of Weston Road to the East-West 1/4 line of Section 27; thence North 89 degrees 32' 06" West, 338.12 feet along said 1/4 line; thence North 00 degrees 03' 18" West, 1318.82 feet along the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27 to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 89 degrees 34' 48" West, 661.68 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 00 degrees 02' 12" West, 1318.30 feet along the West line of the East 1/2 of the Northwest 1/4 of Section 27 to the North line of Section 27; thence South 89 degrees 37' 30" East, 1322.50 feet along the North line of Section 27 (centerline of Ridgeville Road) to the point of beginning.

ALSO: All that part of the West 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the West 1/4 corner of Section 27; thence South 89°32'06" East, 1324.21 feet along the East-West 1/4 line of Section 27; thence South 00°05'07" East, 2655.35 feet along the East line of the West 1/2



of the Southwest 1/4 of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27 to the Southwest corner of Section 27; thence North 00 degrees 05' 50" West, 2658.88 feet along the West line of Section 27 (centerline of Seneca Highway) to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad. ALSO all that part of the East 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the South 1/4 corner of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27; thence North 00 degrees 05' 07" West, 1672.95 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 27 to the centerline of Weston Road; thence North 45 degrees 42' 15" East, 782.77 feet along the centerline of Weston Road; thence South 37 degrees 44' 55" East, 142.00 feet; thence South 01 degree 05' 55" East, 794.31 feet to the North line of the former New York Central Railroad; thence North 63 degrees 44' 07" East, 733.63 feet along the North line of the former New York Central Railroad to the North-South 1/4 line of Section 27; thence South 00 degrees 04' 24" East, 1652.23 feet along the North-South 1/4 line of Section 27 to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad.

**PARCEL 14:**

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07' 42" West from the East 1/4 corner of said Section 33; thence North 89 degrees 58' 16" West, 1768.91 feet; thence North 38 degrees 29' 46" West, 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30' 14" East, 56.97 feet and North 51 degrees 09' 06" East, 2425.19 feet and North 46 degrees 06' 59" East, 265.42 feet; thence North 59 degrees 50' 51" East, 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27' 05" East, 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degree 07' 42" East, 2313.47 feet along the East line of said Section 33 to the point of beginning.

ALSO, all that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, lying on the North side of the right of way of the Railroad running across said tract.

**PARCEL 15:**

The North 1/2 of the Northeast 1/4 of Section 35, and the North 15 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, EXCEPTING THEREFROM all that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807153) as commencing at the North 1/4 corner of Section 35; thence South 89 degrees 50' 00" East, 320.00 feet along the North line of Section 35 (centerline of W. Mulberry Road); thence South 00 degrees 01' 23" West, 715.00 feet; thence North 89 degrees 50' 00" West, 320.00 feet; thence North 00 degree 01' 23" East, 715.00 feet along the North-South 1/4 line of Section 35 (centerline of Camburn Highway) to the point of beginning.

**PARCEL 16:**

The West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan. EXCEPTING THEREFROM: All that part of the West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of Section 21 aforesaid, 757.32 feet North 88°53'50" East from the Southwest corner of said Section 21; thence North 01°06'10" West 270.48 feet; thence North 88°53'50" East 349.81 feet; thence South 01°06'10" East 270.48 feet to the said South line of Section 21; thence South 88°53'50" West

349.81 feet along the said South line of Section 21 to the point of beginning.

**PARCEL 17:**

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Commencing on the East line of Section 9, aforesaid, at a point located 495.0 feet North 02°32'45" West from the Southeast corner of said Section 9, and running thence South 87°59'20" West 875.82 feet; thence South 02°32'45" East 495.0 feet to the South line of Section 9; thence South 87°59'20" West along said line 443.98 feet; thence North 02°08'30" West 737.66 feet to the Southeasterly right of way line of the Penn Central Railroad; thence North 55°49'40" East along said right of way line 773.58 feet; thence South 02°29'00" East 360.0 feet; thence North 88°25'26" East 656.63 feet to the East line of Section 9; thence South 02°32'45" East along said line 289.50 feet to the place of beginning.

ALSO: All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of said Section 9, 528.00 feet South 87°59'20" West from the Southeast corner of said Section 9 and running thence South 87°59'20" West 347.82 feet along the South line of said Section 9; thence North 02°32'45" West 495.00 feet; thence South 87°59'20" East 700.82 feet; thence South 02°32'45" East 330.00 feet; thence South 87°59'20" West 353.00 feet; thence South 02°32'45" East 165.00 feet to the point of beginning.

46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

  
LIBER 2592 PAGE 0138 7 of 8



LIBER 2592 PAGE 0138 8 of 8



TRANSNATION TITLE AGENCY  
901 H DIVISION AVE  
GRAND RAPIDS, MI 49503

2923156125

JB

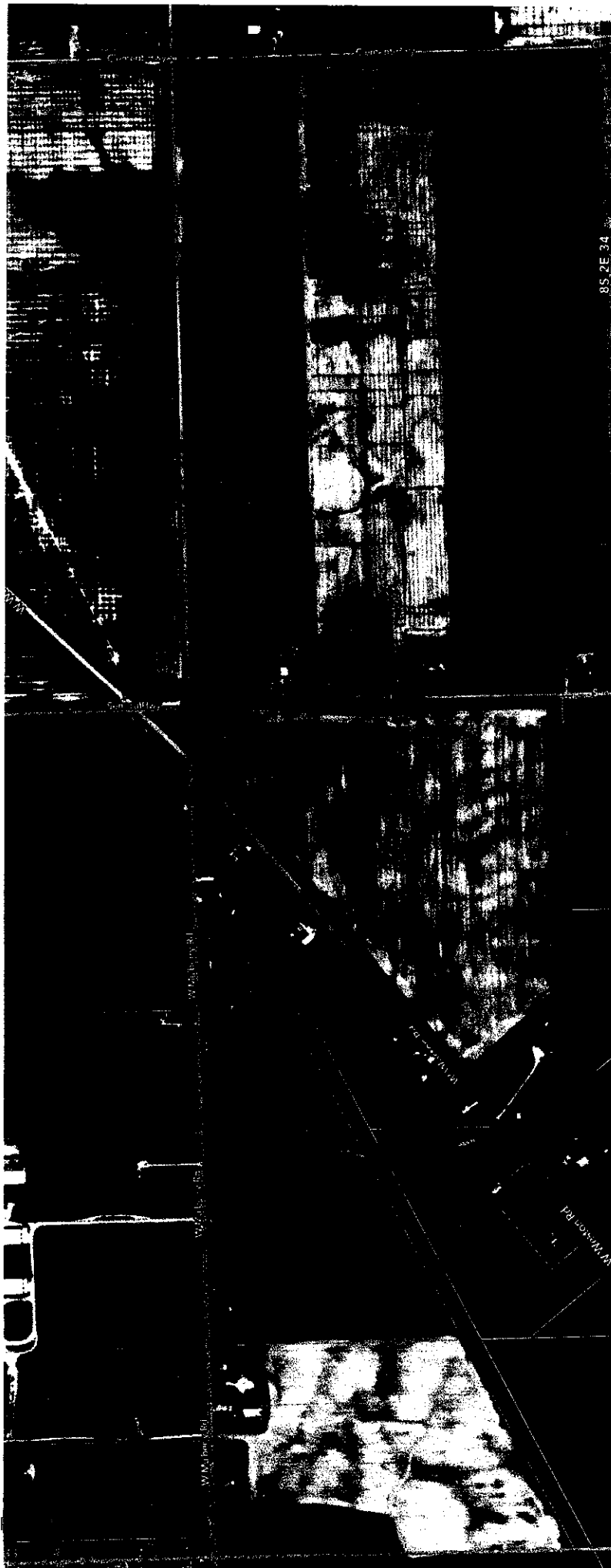




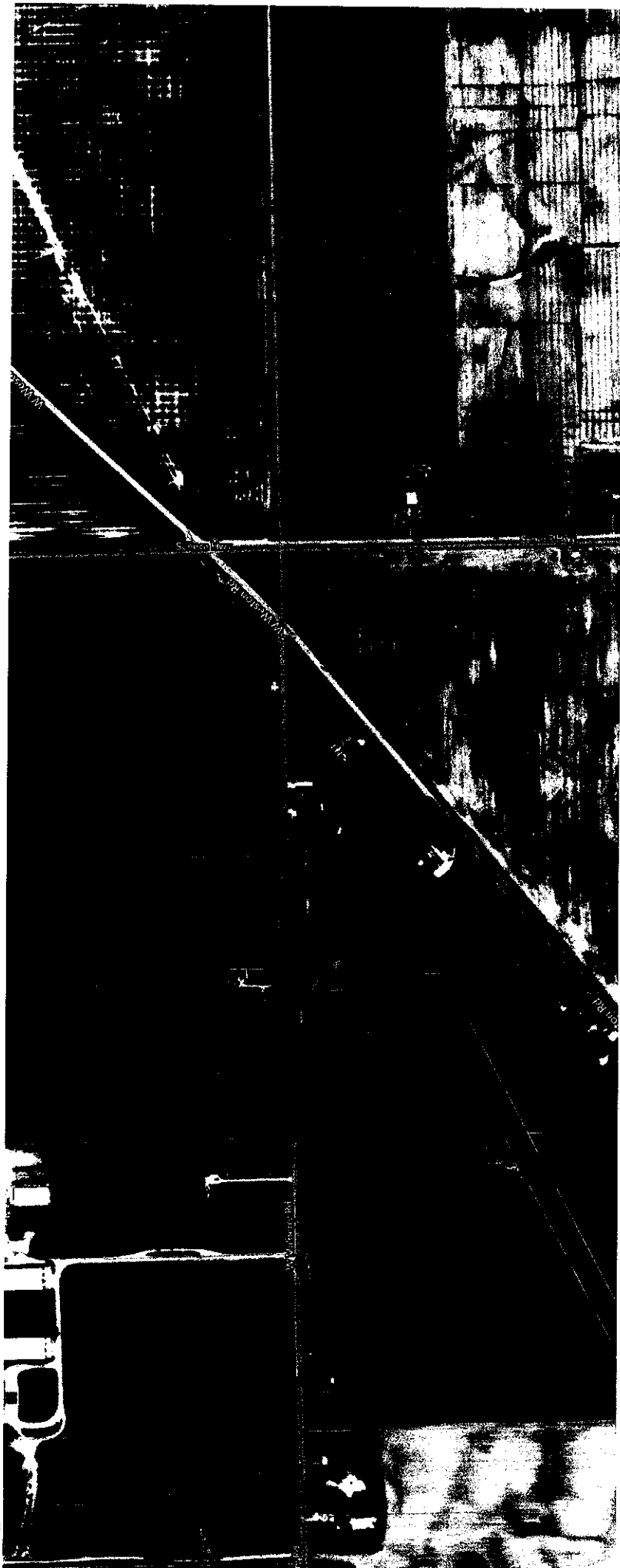
8830 W Weston Rd  
SEO-133-3250-00  
36.5 acres



8011 W Weston Rd  
SE0-133-2310-00  
83.6 Acres



8000 W Mulberry Rd  
SEO-133-2050-00  
18.2 Acres



**SENECA TOWNSHIP 2020 SUMMER TAX BILL**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST. ADRIAN</p>	<table style="width:100%; border: none;"> <tr> <td style="width:50%; vertical-align: top; border: none;"> <p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  <b>SUNRYZ DAIRY LLC</b>  <b>8460 W MULBERRY RD</b>  <b>MORENCI, MI 49256</b></p> <p>School: <b>46100 MORENCI</b></p> <p>Property #: <b>SEO-133-2050-00</b></p> <p>Property Addr: <b>8000 W MULBERRY RD BLK</b></p> <p>Legal Description:  <b>18 ACRES N OF NYC RR ON THE NE 1/4 SEC 3</b>  <b>3</b></p> </td> <td style="width:50%; vertical-align: top; border: none;"> <p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: <b>LENAWEE COUNTY TREASURER</b>  <b>MARILYN J WOODS</b>  <b>301 N MAIN ST OLD COURTHOUSE</b>  <b>ADRIAN, MI 49221-2714</b></p> </td> </tr> </table> <table style="width:100%; border: none; margin-top: 10px;"> <tr> <td style="width:30%;"><b>TAX DETAIL</b></td> <td style="width:30%; text-align: right;">Taxable Value: 21,646</td> <td style="width:20%; text-align: right;">Class: 101</td> <td style="width:20%;"></td> </tr> <tr> <td></td> <td style="text-align: right;">State Equalized Value: 44,200</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">Assessed Value: 44,200</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">P.R.E. %: 100</td> <td></td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; width: fit-content;"> <p>Taxes are based upon Taxable Value.              1 mill equals \$1,000 of Taxable Value.              Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border: none; margin-top: 10px;"> <tr> <th style="text-align: left; width: 40%;">DESCRIPTION</th> <th style="text-align: right; width: 20%;">MILLAGE</th> <th style="text-align: right; width: 40%;">AMOUNT</th> </tr> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">129.87</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">5.40000</td> <td style="text-align: right;">116.88</td> </tr> </table> <div style="margin-top: 20px;"> <p style="text-align: right;">Total Tax: <b>\$246.75</b></p> <p style="text-align: right;">Administration Fee: <b>\$2.46</b></p> <p style="text-align: right;"><b>Total Amount Due: \$249.21</b></p> </div>	<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  <b>SUNRYZ DAIRY LLC</b>  <b>8460 W MULBERRY RD</b>  <b>MORENCI, MI 49256</b></p> <p>School: <b>46100 MORENCI</b></p> <p>Property #: <b>SEO-133-2050-00</b></p> <p>Property Addr: <b>8000 W MULBERRY RD BLK</b></p> <p>Legal Description:  <b>18 ACRES N OF NYC RR ON THE NE 1/4 SEC 3</b>  <b>3</b></p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: <b>LENAWEE COUNTY TREASURER</b>  <b>MARILYN J WOODS</b>  <b>301 N MAIN ST OLD COURTHOUSE</b>  <b>ADRIAN, MI 49221-2714</b></p>	<b>TAX DETAIL</b>	Taxable Value: 21,646	Class: 101			State Equalized Value: 44,200				Assessed Value: 44,200				P.R.E. %: 100			DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	129.87	COUNTY OPER	5.40000	116.88
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:  <b>SUNRYZ DAIRY LLC</b>  <b>8460 W MULBERRY RD</b>  <b>MORENCI, MI 49256</b></p> <p>School: <b>46100 MORENCI</b></p> <p>Property #: <b>SEO-133-2050-00</b></p> <p>Property Addr: <b>8000 W MULBERRY RD BLK</b></p> <p>Legal Description:  <b>18 ACRES N OF NYC RR ON THE NE 1/4 SEC 3</b>  <b>3</b></p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: <b>LENAWEE COUNTY TREASURER</b>  <b>MARILYN J WOODS</b>  <b>301 N MAIN ST OLD COURTHOUSE</b>  <b>ADRIAN, MI 49221-2714</b></p>																											
<b>TAX DETAIL</b>	Taxable Value: 21,646	Class: 101																										
	State Equalized Value: 44,200																											
	Assessed Value: 44,200																											
	P.R.E. %: 100																											
DESCRIPTION	MILLAGE	AMOUNT																										
STATE ED	6.00000	129.87																										
COUNTY OPER	5.40000	116.88																										

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.



**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-133-2050-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8000 W MULBERRY RD BLK

Tax for Prop#: SE0 133 2050 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$444.57**

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



Please detach along perforation. Keep bottom portion for your records.

**SENECA TOWNSHIP 2020 WINTER TAX BILL****MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-133-2050-00

Property Addr: 8000 W MULBERRY RD BLK

**Legal Description:**

18 ACRES N OF NYC RR ON THE NE 1/4 SEC 3

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	21,646	Class:	101
State Equalized Value:	44,200		
Assessed Value:	44,200	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	16.23
MED CARE	0.18960	4.10
LENAAWEE INT SCH	7.32330	158.52
SCHOOL DEBT	7.96000	172.30
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	18.70
ROADS/BRIDGES	2.00000	43.29
STAIR DIST LIB	1.24880	27.03

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$440.17  
Administration Fee: \$4.40  
**Total Amount Due: \$444.57**

# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-133-3250-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8830 W WESTON RD

Tax for Prop#: **SE0 133 3250 00**

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$1,511.74**

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-133-3250-00

Property Addr: 8830 W WESTON RD

### Legal Description:

THAT PT OF THE FOLLOWING LYING S OF THE  
CNTRLI OF WESTON RD DES AS BEG IN THE  
SW1/4 OF SEC 33 T8S R2E AT A PT WHERE TH  
E CENTER OF CLEM SMITH CREEK INTERSECTS  
THE N/S 1/4 SEC LI TH N ALG LI ACROSS WE  
STON RD TO L.C. R/R TH NE ALG R/R TO N/S  
1/2 SEC LI TH S ALG LI TO CENTER OF WEST  
ON RD TH SW ALG CENTER OF WESTON RD TO  
E/W 1/2 SEC LI TH E ALG SD LI TO N/S 1/2  
SEC LI TH S ALG LI TO CENTER OF CLEM  
SMITH CREEK TH W ALG CENTER OF CLEM SMIT  
H CREEK TO POB EXC 4.48 AC ON NW SIDE OF  
WESTON RD DES AS BEG IN CENTER OF WESTON  
RD 1882.68 FT S AND 273.73 FT S51 31'W  
FROM N1/4 POST S51 31'W 600 FT TH N38 29  
'W 323 FT TH N51 31'E 600 FT TH

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	61,039	Class:	101
State Equalized Value:	130,400		
Assessed Value:	130,400	101 - AGRICULTURAL	
P.R.E. %:	85		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	45.77
MED CARE	0.18960	11.57
LENAAWEE INT SCH	7.32330	447.00
SCHOOL DEBT	7.96000	485.87
SCHOOL OPER	18.00000	164.80
TWP TAX	0.86400	52.73
ROADS/BRIDGES	2.00000	122.07
STAIR DIST LIB	1.24880	76.22
ALS	0.00000	90.75

Total Tax: \$1,496.78  
Administration Fee: \$14.96  
**Total Amount Due: \$1,511.74**

GENEVA TOWNSHIP 4040 SUBDIVISION TAX BILL

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>		<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714</p>										
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SEO-133-2310-00</p> <p>Property Address: 8011 W WESTON RD</p> <p><b>Legal Description:</b> PT OF THE NE 1/4 OF SEC 33 T8S R3E &amp; THE SE 1/4 OF SEC 28 T8S R3E DES AS BEG ON THE E LI OF SD SEC 33, 330 FT N00 07'42" W FROM THE EL/4 COR OF SD SEC 33 TH N89 58'16"W 1768.91 FT TH N38 29'46"W 90 6.39 FT TO THE CNTRLI OF WESTON RD (66 FT WD) TH ALG THE CNTRLI OF WESTON RD N5 1 30'14"E 56.97 FT &amp; N51 09'06"E 2425.19 FT &amp; N46 06'59"E 265.42 FT TH N59 50'51" E 232.76 FT ALG THE FORMER CENTER LI OF WESTON RD (NOW RELOCATED) TH S00 27'05"E 254.41 FT ALG THE E LI OF SD SEC 28 TO THE NE COR OF SD SEC 33 (ALSO BEING THE SE COR OF SD SEC 28) TH S00 07'42"E 2313.47 FT ALG THE E LI OF SD SEC 33 TO THE POB (SURVEY 83.64 AC) SPLIT ON</p>		<p><b>TAX DETAIL</b></p> <p>Taxable Value: 145,612 Class: 101 State Equalized Value: 212,700 Assessed Value: 212,700 P.R.E. %: 100</p> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1,000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p>										
		<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>873.67</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>786.30</td> </tr> </tbody> </table>		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	873.67	COUNTY OPER	5.40000	786.30
DESCRIPTION	MILLAGE	AMOUNT										
STATE ED	6.00000	873.67										
COUNTY OPER	5.40000	786.30										
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s): County: JANUARY 1 - DECEMBER 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount.</p>		<p>Total Tax: \$1,659.97</p> <p>Administration Fee: \$16.59</p> <p><b>Total Amount Due: \$1,676.56</b></p>										

# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-133-2310-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:  
8011 W WESTON RD

Tax for Prop#: SE0 133 2310 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$2,990.70**

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-133-2310-00

Property Addr: 8011 W WESTON RD

### Legal Description:

PT OF THE NE1/4 OF SEC 33 T8S R3E & THE  
SE1/4 OF SEC 28 T8S R3E DES AS BEG ON  
THE E LI OF SD SEC 33, 330 FT N00 07'42"  
W FROM THE E1/4 COR OF SD SEC 33 TH  
N89 58'16"W 1768.91 FT TH N38 29'46"W 90  
6.39 FT TO THE CNTRLI OF WESTON RD (66  
FT WD) TH ALG THE CNTRLI OF WESTON RD N5  
1 30'14"E 56.97 FT & N51 09'06"E 2425.19  
FT & N46 06'59"E 265.42 FT TH N59 50'51"  
E 232.76 FT ALG THE FORMER CENTER LI OF  
WESTON RD (NOW RELOCATED) TH S00 27'05"E  
254.41 FT ALG THE E LI OF SD SEC 28 TO  
THE NE COR OF SD SEC 33 (ALSO BEING THE  
SE COR OF SD SEC 28) TH S00 07'42"E  
2313.47 FT ALG THE E LI OF SD SEC 33 TO  
THE POB (SURVEY 83.64 AC) SPLIT ON

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	145,612	Class:	101
State Equalized Value:	212,700		
Assessed Value:	212,700	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	109.20
MED CARE	0.18960	27.60
LENAWEE INT SCH	7.32330	1066.36
SCHOOL DEBT	7.96000	1159.07
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	125.80
ROADS/BRIDGES	2.00000	291.22
STAIR DIST LIB	1.24880	181.84

Total Tax:	\$2,961.09
Administration Fee:	\$29.61
<b>Total Amount Due:</b>	<b>\$2,990.70</b>



*This page is intentionally blank.*



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-14

**Applicant(s):** Sunryz Dairy, LLC  
8460 West Mulberry Road  
Morenci, MI 49256

**Date:** August 16, 2021

**Local Government:** Seneca Township

**Purpose:** **Enrollment application**

**Location:** The subject property (ID #SE0-117-3780-00) is located in the northeast corner of the intersection of Morenci Highway, Wolf Road, and the railroad in Section 17 of the Township (T8S, R2E) (see Figure 1).

**Description:** The subject property has an area of approximately 93.4 acres, of which approximately 91.1 acres are cultivated for livestock/cash crops. No buildings are located on the property (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edges of areas recommended for 'low intensive development' and 'agricultural' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

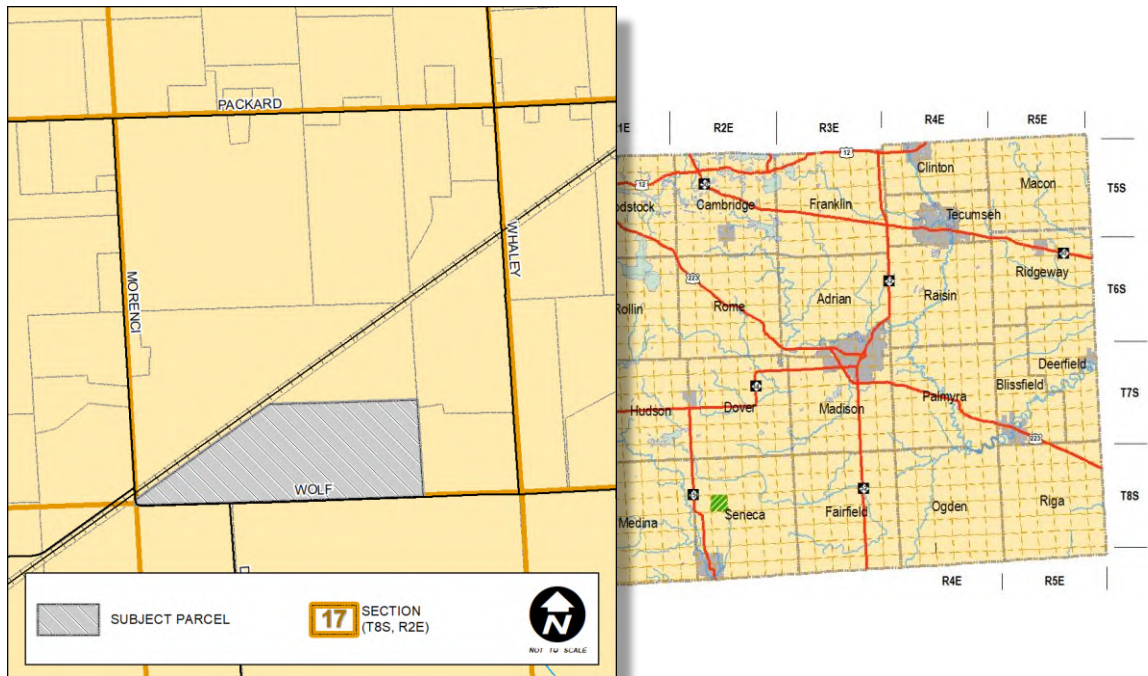
- *Question #18.* Should the answer to this question be limited liability corporation rather than partnership? The name of the applicant is Sunryz Dairy, LLC.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

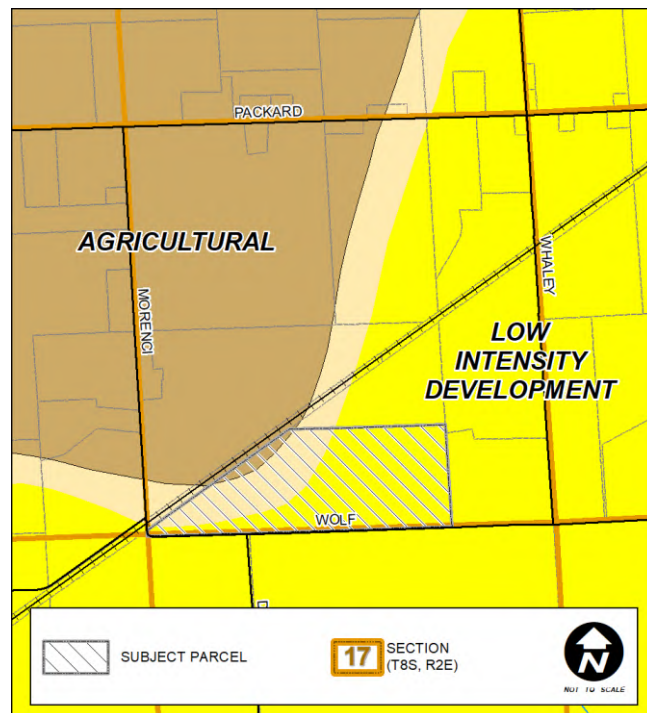
**Attachment(s):**

- Background information provided by the applicant/township.

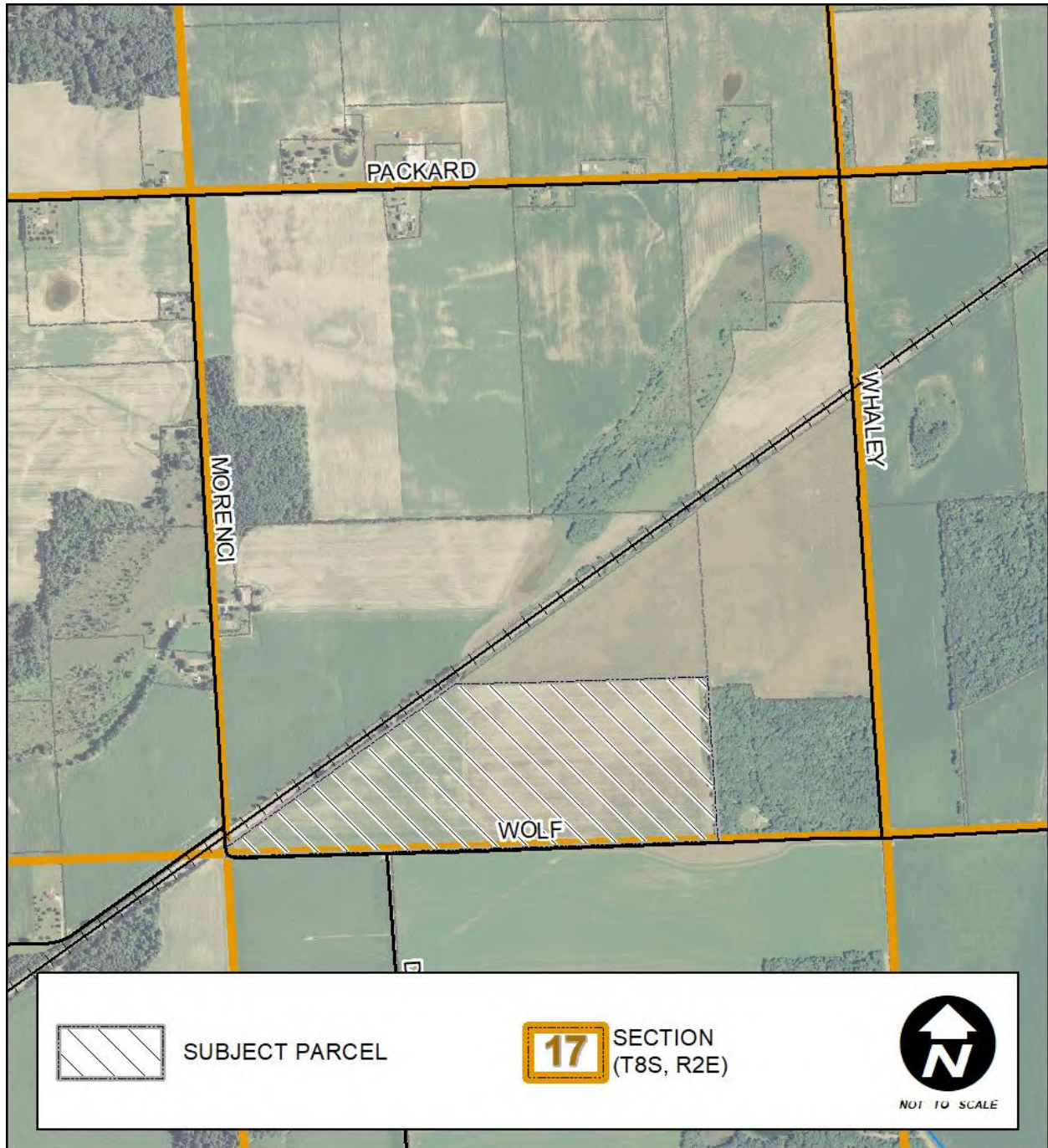
**Figure 1  
Location**



**Figure 2  
County Future Land Use**



**Figure 3**  
**USDA Aerial Photograph**







# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

### OFFICIAL USE ONLY

Local Governing Body: \_\_\_\_\_

Date Received 8/9/21 EAC

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: SunRyz Dairy, LLC

Last

First

Initial

(If more than two see #15)

Last

First

Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married

☐ Single

2. Mailing Address: 8460 West Mulberry Rd. Morenci MI 49256

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (231) 215-1865

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

5. E-mail address: ryzebofarm@gmail.com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee

7. Township, City or Village: Seneca

8. Section No. 17

Town No. BS

Range No. 2E

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller): \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☒ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Cornelis Ryzebol Title: Owner

Name: Brittany Ryzebol Title: Owner

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☒ a. 40 acres or more → complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or  
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

- b. Total number of acres on this farm 93.4  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 91.1  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) 2.3  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☒ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]  
(Signature of Applicant)

SunRyz Dairy LLC  
(Corporate Name, If Applicable)

[Signature]  
(Co-owner, If Applicable)

[Signature]  
(Signature of Corporate Officer)

7-30-21  
(Date)

member  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$\_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)

\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)

\_\_\_\_ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

\_\_\_\_ Copy of letters from review agencies (if available)

\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).  
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

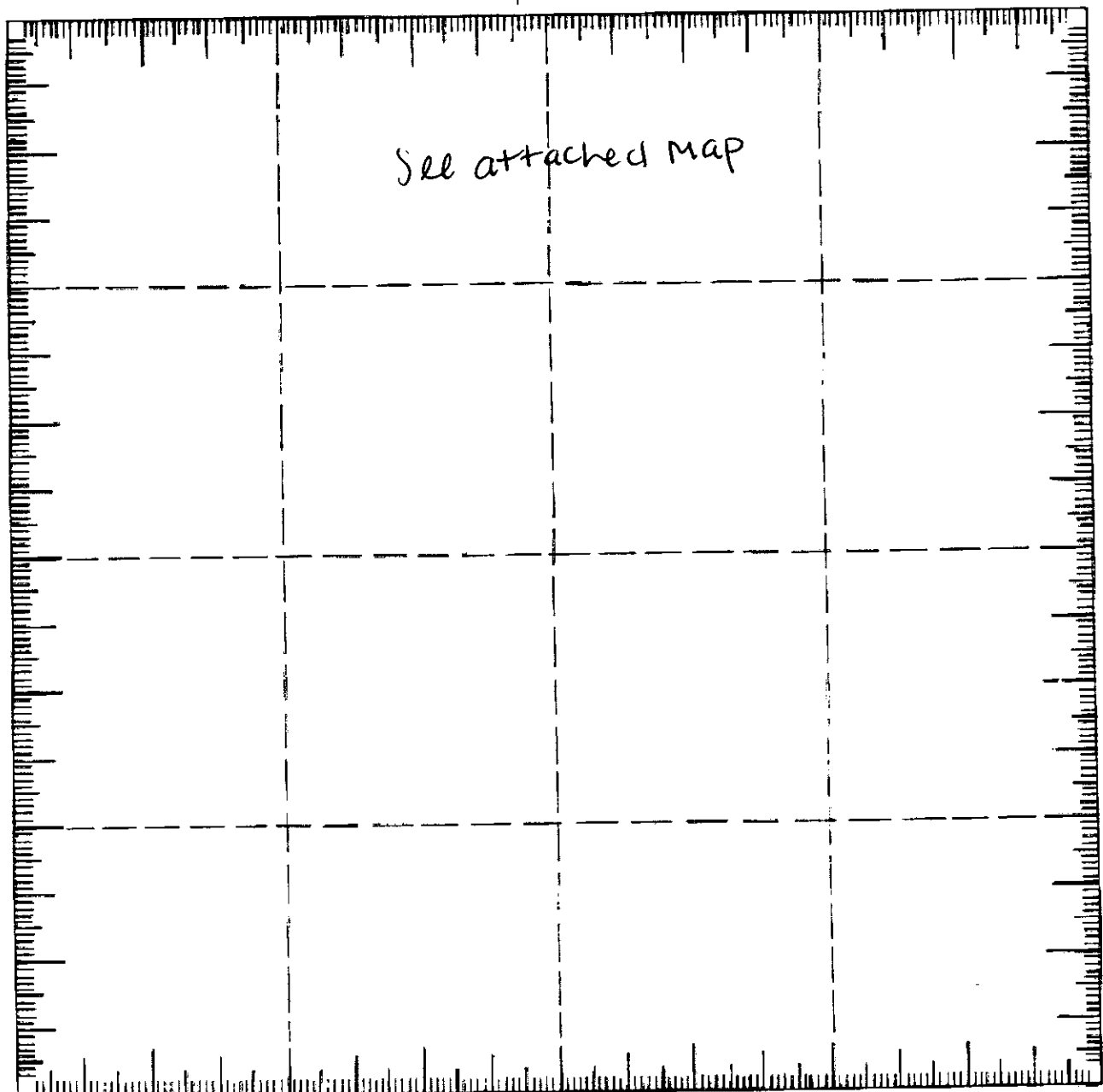
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Seneca

Township Seneca

T 8S R 2E Section 17

↑ North





RCVD AM 9139 JAN24 '20 LEHAWEE



STATE OF MICHIGAN - LENA WEE COUNTY  
RECORDED 01/24/2020 10 35 32 AM DWA  
Carolyn S Bater REGISTER OF DEEDS \$30.00



JAN 24 2020

**MARILYN J. WOODS**

## WARRANTY DEED

**Dated: January 17, 2020**

Aff

8/19/21 LCPC Agenda Packet

Signed and Sealed:

LIBER 2592 PAGE 0138 2 of 8

Legend Dairy, LLC,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

Desaegher Investments, L.L.C.,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

STATE OF MICHIGAN

COUNTY OF GRATIOT

)  
)ss  
)

The foregoing instrument was acknowledged before me on January 17, 2020, by Barthel DeSaegher, who is the Operating Manager of Legend Dairy, LLC, a Michigan Limited Liability Company and Barthel DeSaegher, who is the Operating Manager of Desaegher Investments, L.L.C., a Michigan Limited Liability Company.

Notary Signature: Charles B. Spencer

Notary Name Printed: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Michigan

Acting in \_\_\_\_\_ County

My term expires: \_\_\_\_\_

CHARLES B. SPENCER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF HILLSDALE  
MY COMMISSION EXPIRES Dec 14, 2024  
ACTING IN COUNTY OF GRATIOT

File No. 292315GRS

Drafted by: Barthel DeSaegher, Operating Manager	Return to: Cornelis Ryzebol
Legend Dairy, LLC, a Michigan Limited Liability Company 8060 W. Buchanan RD Middleton, MI 48856	Sunryz Dairy, LLC, a Michigan limited liability company 8460 W. Mulberry RD Morenci, MI 49256
County Treasurer's Certificate	City Treasurer's Certificate

Exhibit "A"

**PARCEL 1:**

The North 20 acres of the East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan.

**PARCEL 2:**

The East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan, EXCEPTING 20 acres from the North end of same.

ALSO, 20 acres of the North end of the East 1/2 of the Southeast 1/4 of Section 28, all in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 3 AND PARCEL 4:**

The West 1/2 of the Southeast 1/4 and the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING AND RESERVING THEREFROM the right of way of the Railroad now running across same, and a tract of land containing 1 acre, more or less, out of the Southeast corner thereof, heretofore conveyed by Seymour J. Fancher and wife to Edwin Miles and wife Sabra J. FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28; and running thence South 61 degrees 15 minutes West along the Northwesterly right of way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 3 degrees 4 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 3 degrees 4 minutes East along said Section line, 158.53 feet to the place of beginning. ALSO FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the South line of Section 28, aforesaid 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

Also except any part of the above description lying within the following description:

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07 minutes 42 seconds West from the East 1/4 corner of said Section 33; thence North 89 degrees 58 minutes 16 seconds West 1768.91 feet; thence North 38 degrees 29 minutes 46 seconds West 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30 minutes 14 seconds East 56.97 feet and North 51 degrees 09 minutes 06 seconds East 2425.19 feet and North 46 degrees 06 minutes 59 seconds East 265.42 feet; thence North 59 degrees 50 minutes 51 seconds East 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27 minutes 05 seconds East 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degrees 07 minutes 42 seconds East 2313.47 feet along the East line of said Section 33 to the point of beginning.

**PARCEL 5:**

  
LIBER 2592 PAGE 0138 3 of 8

All that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning on the South line of Section 28, aforesaid, 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

**PARCEL 6:**

The East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING one acre of land in the Northwest corner thereof being 10 rods wide East and West and 16 rods long North and South. FURTHER EXCEPTING a parcel of land described as: All that part of the East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the North line of Section 28, aforesaid, 625.43 feet North 90 degrees 00 minutes 00 seconds West from the North 1/4 corner of said Section 28; thence South 00 degrees 18 minutes 55 seconds East 264.00 feet; thence North 90 degrees 00 minutes 00 seconds West 523.00 feet; thence North 00 degrees 18 minutes 55 seconds West 264.00 feet parallel with and 165 feet East of the West line of the said East 1/2 of the Northwest 1/4 of Section 28 to the North line of Section 28; thence South 90 degrees 00 minutes 00 seconds East 523.00 feet to the point of beginning.

**PARCEL 7:**

All that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing on the East line of Section 28, as aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West, along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 03 degrees 04 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 03 degrees 04 minutes East along said Section line, 158.53 feet to the place of beginning. EXCEPTING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 130 feet; thence Northwest at a right angle to said right-of-way line 50 feet; thence Northeast parallel to said right-of-way line 154 feet to said East line of said Section 28; thence in a Southerly direction on said East line of said Section to the point of beginning.

**PARCEL 8:**

All that part of the East 1/2 of the Southeast 1/4, Section 29 and the West 1/2 of the Southwest 1/4, Section 28, both in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning at the 1/4 corner common to Section 29 and Section 28 aforesaid and running thence North 88 degrees 49 minutes 58 seconds East along the East and West 1/4 line of said Section 28, 396.00 feet; thence South 1 degrees 18 minutes 45 seconds East 1324.88 feet to the South line of the Northwest 1/4 of the Southwest 1/4 of Section 28 aforesaid; thence South 88 degrees 56 minutes 54 seconds West along said South line 264.00 feet; thence South 1 degrees 18 minutes 45 seconds East 840.95 feet; thence due West 1448.94 feet; thence North 1 degrees 20 minutes 05 seconds West along the West line of the East 1/2 of the Southeast 1/4 of Section 29 aforesaid 2164.69 feet to the Northwest corner of said East 1/2 of the Southeast 1/4 of Section 29; thence South 89 degrees 54 minutes 36 seconds East 1317.79 feet to the place of beginning.

**PARCEL 9:**

The Southwest 1/4 of the Southeast 1/4 and all that part of the South 1/2 of the Southwest



1/4 lying South of the right of way of the Wabash Railway Company, EXCEPTING a one acre parcel described as a strip of land 20 feet in width and with an average length of 2216 feet more or less lying on the Southeasterly side of and adjacent to the original right of way of the Wabash Railroad Company as located over and across the South 1/2 of the Southwest 1/4 of Section 17 aforesaid; all on Section 17, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 10 AND PARCEL 11:**

The East 1/2 of the Northeast 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING THEREFROM that part of the East 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, described as beginning 601.5 feet South of the Northeast corner of Section 21, running thence North 88 degrees 46 minutes West 302 feet; thence South 414.4 feet; thence East 123.1 feet; thence South 359.3 feet; thence East 178.9 feet to the East line of Section 21; thence North 767.2 feet to the point of beginning. ALSO, the East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 South, Range 2 East, EXCEPTING THEREFROM the following described tract of land: Commencing at a point on the East line of said Southeast 1/4 which is 1,612 feet North of the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 211 feet; thence West parallel with the South line of said Southeast 1/4, 258 feet; thence South parallel with the East line of said Southeast 1/4, 211 feet; thence East parallel with the South line of said Southeast 1/4, 258 feet to the place of beginning.

**PARCEL 12:**

All that part of the West 1/2 of the Northwest 1/4 of Section 22 in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing at the Northwest corner of said Section; running thence South on Section line 94 1/2 rods; thence East parallel with the North line of said Section 80 rods; thence North parallel with the West line of said Section to the North line of said Section; thence West on the North line of said Section 80 rods to the place of beginning.

**PARCEL 13:**

All that part of the East 1/2 of the Northwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the North 1/4 corner of Section 27; thence South 00 degrees 04' 24" East, 1829.76 feet along the North-South 1/4 line of Section 27; thence South 89 degrees 55' 36" West (record South 89 degrees 50' 52" West), 268.33 feet; thence South 00 degrees 04' 24" East, 751.76 feet (record South 00 degrees 09' 08" East, 752.09 feet) to the centerline of Weston Road; thence South 45 degrees 43' 05" West, 77.62 feet along the centerline of Weston Road to the East-West 1/4 line of Section 27; thence North 89 degrees 32' 06" West, 338.12 feet along said 1/4 line; thence North 00 degrees 03' 18" West, 1318.82 feet along the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27 to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 89 degrees 34' 48" West, 661.68 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 00 degrees 02' 12" West, 1318.30 feet along the West line of the East 1/2 of the Northwest 1/4 of Section 27 to the North line of Section 27; thence South 89 degrees 37' 30" East, 1322.50 feet along the North line of Section 27 (centerline of Ridgeville Road) to the point of beginning.

ALSO: All that part of the West 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the West 1/4 corner of Section 27; thence South 89°32'06" East, 1324.21 feet along the East-West 1/4 line of Section 27; thence South 00°05'07" East, 2655.35 feet along the East line of the West 1/2

of the Southwest 1/4 of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27 to the Southwest corner of Section 27; thence North 00 degrees 05' 50" West, 2658.88 feet along the West line of Section 27 (centerline of Seneca Highway) to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad. ALSO all that part of the East 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the South 1/4 corner of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27; thence North 00 degrees 05' 07" West, 1672.95 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 27 to the centerline of Weston Road; thence North 45 degrees 42' 15" East, 782.77 feet along the centerline of Weston Road; thence South 37 degrees 44' 55" East, 142.00 feet; thence South 01 degree 05' 55" East, 794.31 feet to the North line of the former New York Central Railroad; thence North 63 degrees 44' 07" East, 733.63 feet along the North line of the former New York Central Railroad to the North-South 1/4 line of Section 27; thence South 00 degrees 04' 24" East, 1652.23 feet along the North-South 1/4 line of Section 27 to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad.

**PARCEL 14:**

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07' 42" West from the East 1/4 corner of said Section 33; thence North 89 degrees 58' 16" West, 1768.91 feet; thence North 38 degrees 29' 46" West, 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30' 14" East, 56.97 feet and North 51 degrees 09' 06" East, 2425.19 feet and North 46 degrees 06' 59" East, 265.42 feet; thence North 59 degrees 50' 51" East, 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27' 05" East, 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degree 07' 42" East, 2313.47 feet along the East line of said Section 33 to the point of beginning.

ALSO, all that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, lying on the North side of the right of way of the Railroad running across said tract.

**PARCEL 15:**

The North 1/2 of the Northeast 1/4 of Section 35, and the North 15 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, EXCEPTING THEREFROM all that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807153) as commencing at the North 1/4 corner of Section 35; thence South 89 degrees 50' 00" East, 320.00 feet along the North line of Section 35 (centerline of W. Mulberry Road); thence South 00 degrees 01' 23" West, 715.00 feet; thence North 89 degrees 50' 00" West, 320.00 feet; thence North 00 degree 01' 23" East, 715.00 feet along the North-South 1/4 line of Section 35 (centerline of Camburn Highway) to the point of beginning.

**PARCEL 16:**

The West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan. EXCEPTING THEREFROM: All that part of the West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of Section 21 aforesaid, 757.32 feet North 88°53'50" East from the Southwest corner of said Section 21; thence North 01°06'10" West 270.48 feet; thence North 88°53'50" East 349.81 feet; thence South 01°06'10" East 270.48 feet to the said South line of Section 21; thence South 88°53'50" West

349.81 feet along the said South line of Section 21 to the point of beginning.

**PARCEL 17:**

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Commencing on the East line of Section 9, aforesaid, at a point located 495.0 feet North 02°32'45" West from the Southeast corner of said Section 9, and running thence South 87°59'20" West 875.82 feet; thence South 02°32'45" East 495.0 feet to the South line of Section 9; thence South 87°59'20" West along said line 443.98 feet; thence North 02°08'30" West 737.66 feet to the Southeasterly right of way line of the Penn Central Railroad; thence North 55°49'40" East along said right of way line 773.58 feet; thence South 02°29'00" East 360.0 feet; thence North 88°25'26" East 656.63 feet to the East line of Section 9; thence South 02°32'45" East along said line 289.50 feet to the place of beginning.

ALSO: All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of said Section 9, 528.00 feet South 87°59'20" West from the Southeast corner of said Section 9 and running thence South 87°59'20" West 347.82 feet along the South line of said Section 9; thence North 02°32'45" West 495.00 feet; thence South 87°59'20" East 700.82 feet; thence South 02°32'45" East 330.00 feet; thence South 87°59'20" West 353.00 feet; thence South 02°32'45" East 165.00 feet to the point of beginning.

46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00



LIBER 2592 PAGE 0138 7 of 8



**LIBER 2592 PAGE 0138 8 of 8**



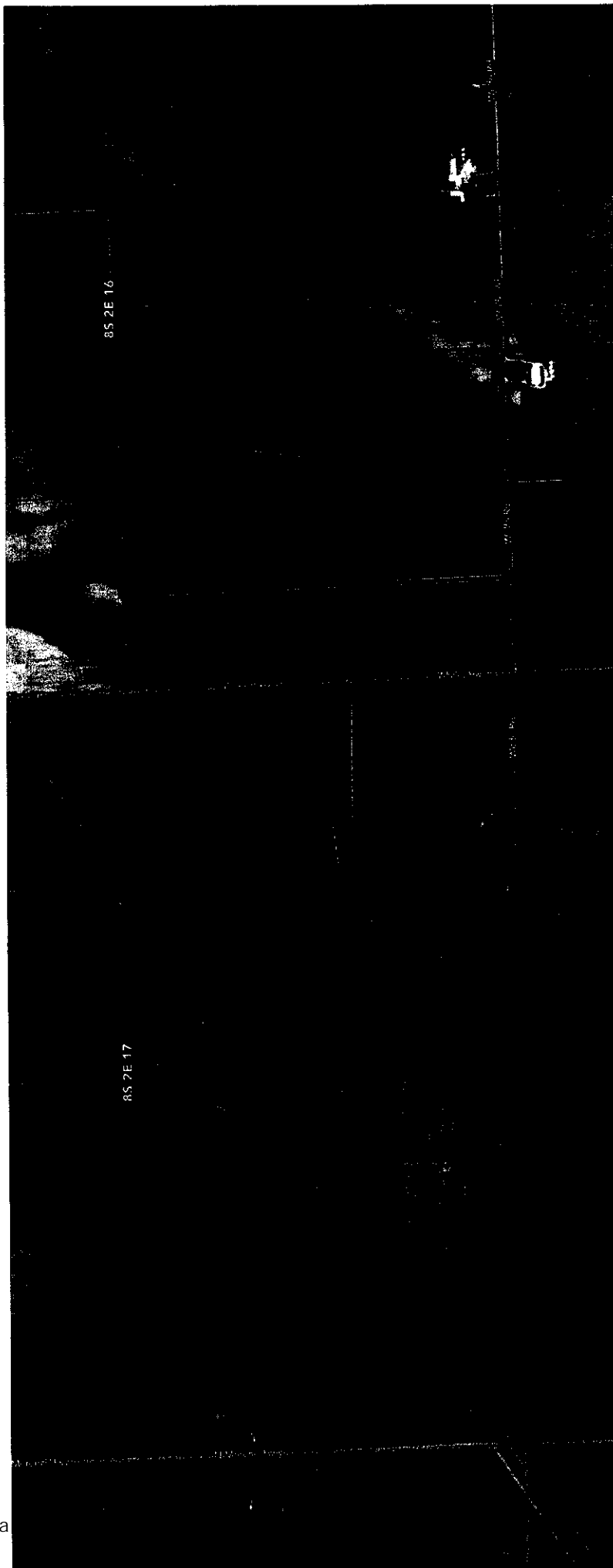
TRANSNATION TITLE AGENCY  
501 HUNTER AVE  
GRAND RAPIDS, MI 49503

2923156125

JB



9000 Wolfe Rd  
SEO-117-3780-00  
93.4 Acres



SENECA TOWNSHIP 2020 QUINIER TAX BILL

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST. ADRIAN</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714</p>									
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SE0-117-3780-00</p> <p>Property Addr: 9000 WOLFE RD BLK</p> <p><b>Legal Description:</b> THAT PART OF S1/2 OF SW1/4 E OF WABASH R SEC 17 T8S R2E CONT 60 AC EXC A STRIP OF LD 20 FT IN WIDTH LYING SE'ERLY &amp; ADJ ACENT TO THE ORIGINAL R/O/W OF WABASH R/R ALSO SW1/4 OF SE1/4 SEC 17 T8S R2E C ONT 40 AC</p>	<p><b>TAX DETAIL</b></p> <p>Taxable Value: 164,780      Class: 101 State Equalized Value: 230,900 Assessed Value: 230,900 P.R.E. %: 100</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1,000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>988.68</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>889.81</td> </tr> </tbody> </table> <p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JANUARY 1 - DECEMBER 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount.</p> <p><b>TOTALS:</b></p> <p>Total Tax: \$1,878.49 Administration Fee: \$18.78 <b>Total Amount Due: \$1,897.27</b></p>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	988.68	COUNTY OPER	5.40000	889.81
DESCRIPTION	MILLAGE	AMOUNT								
STATE ED	6.00000	988.68								
COUNTY OPER	5.40000	889.81								

# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-117-3780-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

9000 WOLFE RD BLK

Tax for Prop#: SE0 117 3780 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$3,551.16**

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-117-3780-00

Property Addr: 9000 WOLFE RD BLK

### Legal Description:

THAT PART OF S1/2 OF SW1/4 E OF WABASH R  
R SEC 17 T8S R2E CONT 60 AC EXC A STRIP  
OF LD 20 FT IN WIDTH LYING SE'ERLY & ADJ  
ACENT TO THE ORIGINAL R/O/W OF WABASH  
R/R ALSO SW1/4 OF SE1/4 SEC 17 T8S R2E C  
ONT 40 AC

### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	164,780	Class:	101
State Equalized Value:	230,900		
Assessed Value:	230,900	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	123.58
MED CARE	0.18960	31.24
LENAAWEE INT SCH	7.32330	1206.73
SCHOOL DEBT	7.96000	1311.64
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	142.36
ROADS/BRIDGES	2.00000	329.56
STAIR DIST LIB	1.24880	205.77
SENECA #2 TILE	0.00000	165.12

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax:	\$3,516.00
Administration Fee:	\$35.16
<b>Total Amount Due:</b>	<b>\$3,551.16</b>



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-15

**Applicant(s):** Sunryz Dairy, LLC  
8460 West Mulberry Road  
Morenci, MI 49256

**Date:** August 16, 2021

**Local Government:** Seneca Township

**Purpose:** **Enrollment application**

**Location:** The subject properties (ID #SE0-135-2055-00 and #SE0-135-2280-00) are located on the south side of Mulberry Road, between Camburn and Elliott Highways in Section 35 of the Township (T8S, R2E) (see Figure 1).

**Description:** The subject properties have an area of approximately 89.8 acres, of which approximately 85.6 acres are cultivated for livestock/cash crops. No buildings are located on the properties (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject properties in an area recommended for 'intensive agricultural' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

- *Question #18.* Should the answer to this question be limited liability corporation rather than partnership? The name of the applicant is Sunryz Dairy, LLC.

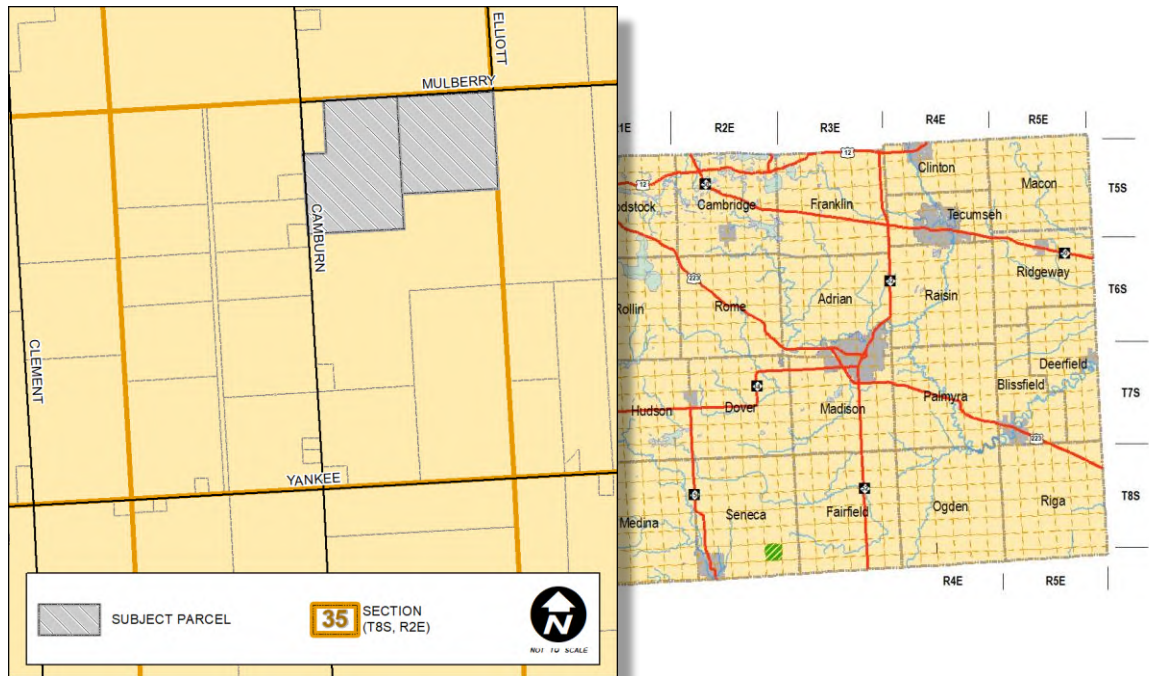
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

**Attachment(s):**

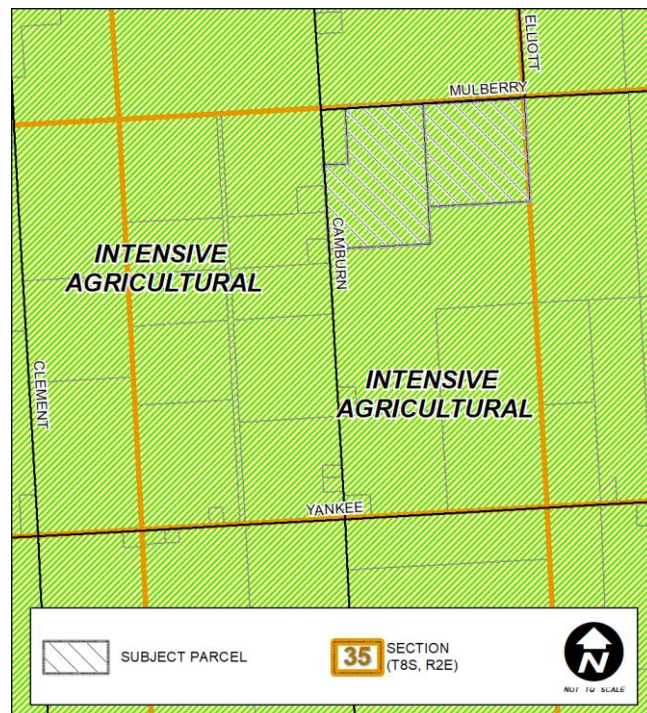
- Background information provided by the applicant/township.



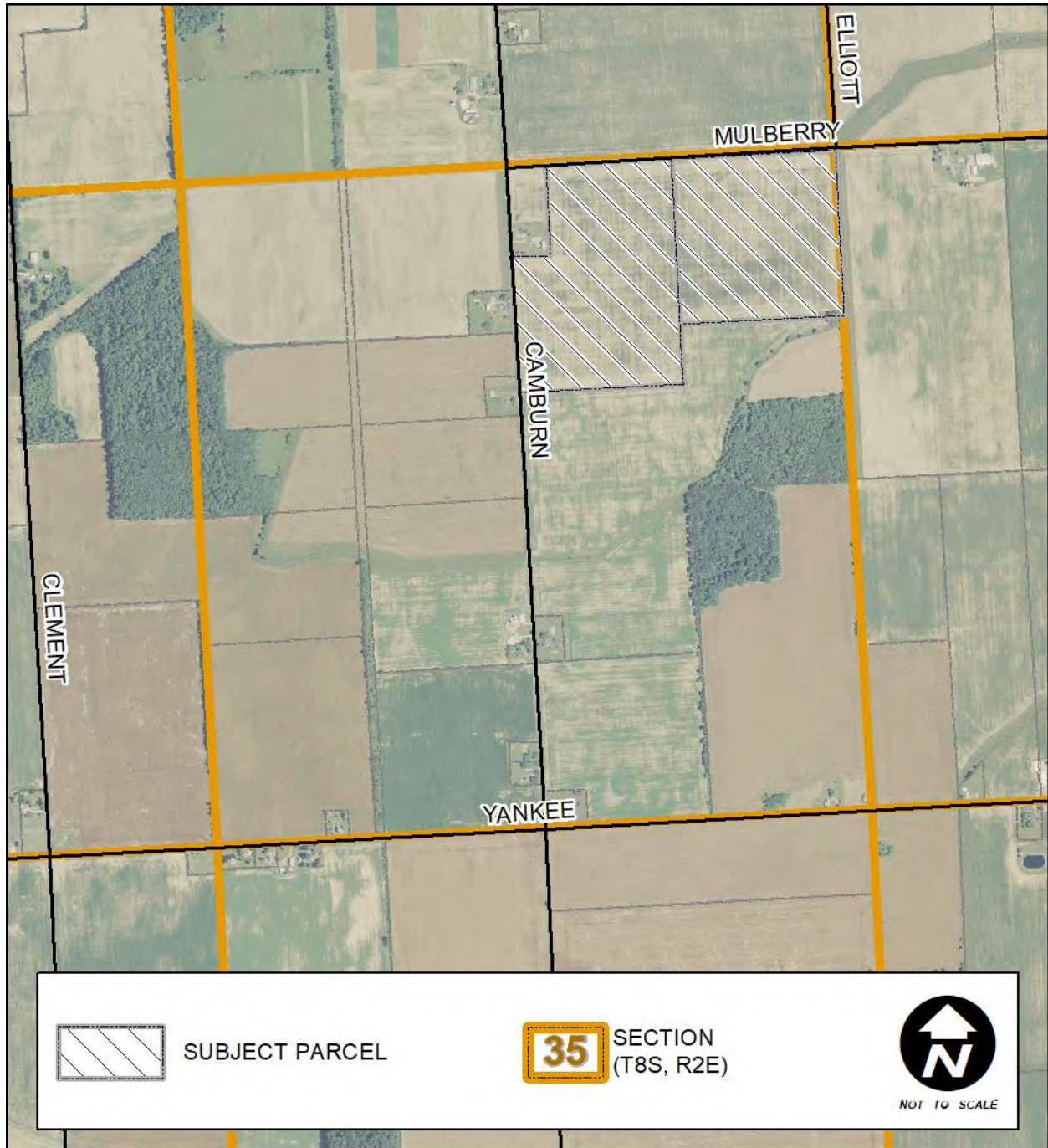
**Figure 1  
Location**



**Figure 2  
County Future Land Use**



**Figure 3**  
**USDA Aerial Photograph**





**FARMLAND AND OPEN SPACE  
PRESERVATION PROGRAM**

**Application for Farmland Agreement**

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

**OFFICIAL USE ONLY**

Local Governing Body:

Date Received 8/9/21 EAE

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

**I. Personal Information:**

1. Name(s) of Applicant: SUNKYD DAIRY, LLC  
Last First Initial

(If more than two see #15) \_\_\_\_\_  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married ☐ Single

2. Mailing Address: 8460 West Mulberry Rd, Morenci MI 49256  
Street City State Zip Code

3. Telephone Number: (Area Code) (231) 215-1865

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

5. E-mail address: ryzebofarm@gmail.com

**II. Property Location (Can be taken from the Deed/Land Contract)**

6. County: Lenawee 7. Township, City or Village: Seneca

8. Section No. 35 Town No. 85 Range No. 2E

**III. Legal Information:**

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller): \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)



15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☒ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Cornelis Ryzebol Title: Owner

Name: Brittany Ryzebol Title: Owner

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)  
This application is for:

- ☒ a. 40 acres or more → complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or  
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Livestock / cash crop

b. Total number of acres on this farm 89.8

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 85.6

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 4.2

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☒ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]  
(Signature of Applicant)  
[Signature]  
(Co-owner, If Applicable)  
7-30-2021  
(Date)

Sun Rye Dairy LLC  
(Corporate Name, If Applicable)  
[Signature]  
(Signature of Corporate Officer)  
Member  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission  
\_\_\_\_ Conservation District  
\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)  
\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)  
\_\_\_\_ Map of Farm  
\_\_\_\_ Copy of most recent appraisal record  
\_\_\_\_ Copy of letters from review agencies (if available)  
\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

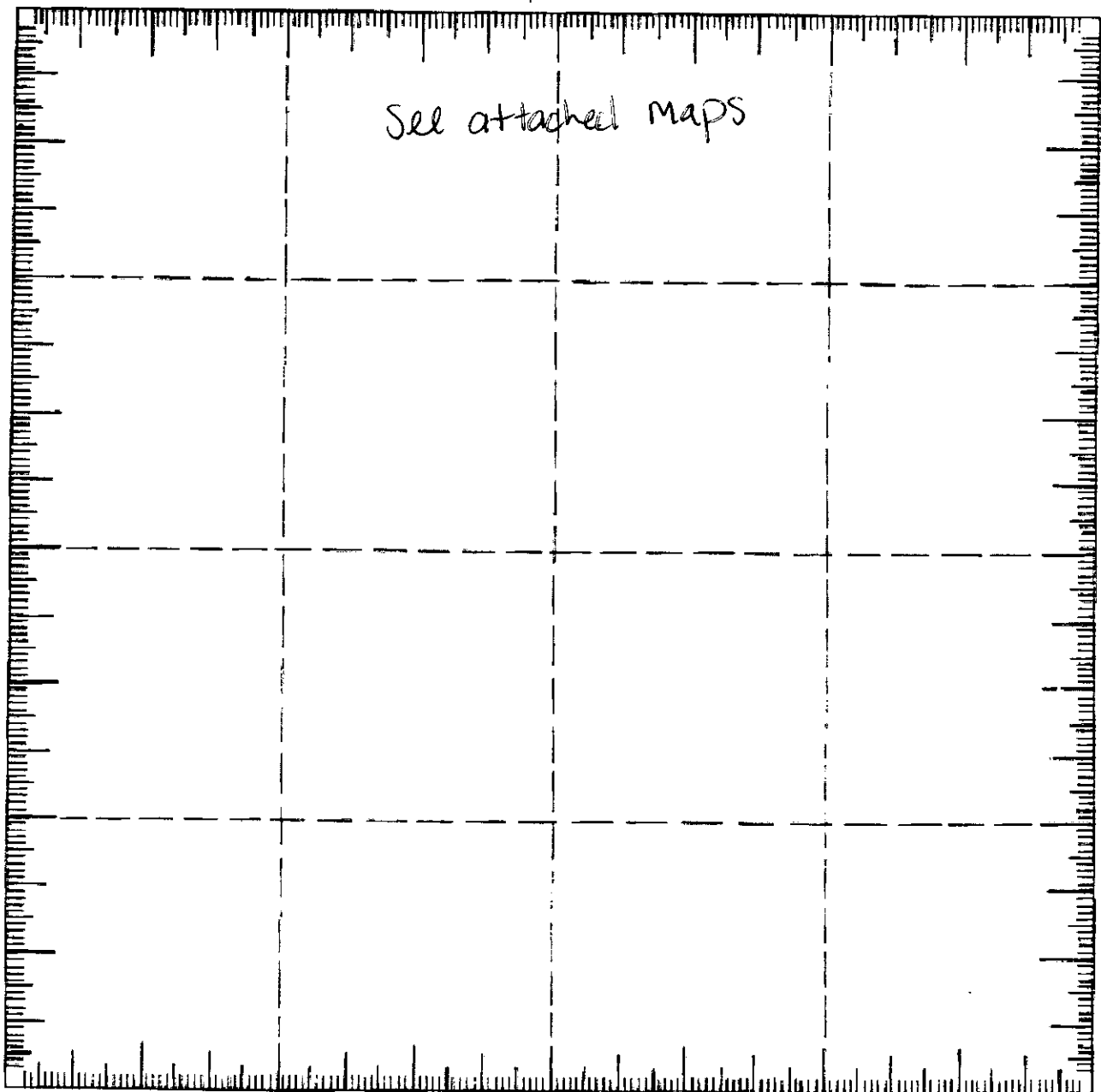
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee

Township Seneca

T 8S R 2E Section 35

↑ North



5000 AM 9:39 JAN24 '20 LEHAWEE



LIBER 2592 PAGE 0138 1 of 8

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 01/24/2020 10 35 32 AM D WA  
Carolyn S Bater REGISTER OF DEEDS \$30.00



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 153

JAN 24 2020

**MARILYN J. WOODS**

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Legend Dairy, LLC, a Michigan Limited Liability Company, and Desaeagher Investments, L.L.C., a Michigan Limited Liability Company whose address is 8060 W. Buchanan RD Middleton, MI 48856

Convey(s) and Warrant(s) to Sunryz Dairy, LLC, a Michigan limited liability company whose address is 8460 W. Mulberry RD, Morenci, MI 49256

the following described premises situated in the Township of Seneca, County of Lenawee and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 8000 W Ridgeville Rd Blk, Morenci, MI 49256; 8400 W Mulberry Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 8000 W Ridgeville Rd Bk, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 11490 Seneca Hwy, Morenci, MI 49256; 11000 Seneca Hwy Blk, Morenci, MI 49256; 11000 Spencer Hwy Blk, Morenci, MI 49256; 9000 Wolfe Rd Blk, Morenci, MI 49256; 10000 Seneca Hwy Blk, Morenci, MI 49256; 8000 Wolfe Rd Blk, Morenci, MI 49256; 16000 Seneca Hwy Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 8011 W Weston Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 6000 W Mulberry Rd Blk, Morenci, MI 49279; 10000 Camburn Hwy Blk, Morenci, MI 49256; 8000 Seneca Hwy, Morenci, MI 49256; 8000 W. Ridgeville RD Blk, Morenci, MI 49256

Tax Parcel # 46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

for the consideration of: real estate transfer tax valuation affidavit filed ~~XXXXXX~~

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: January 17, 2020

Aff  
8pgs env/ Transaction title Agency  
6/19/21 LCPC Agenda Packet 921 N. DIVISION AVE Grand Rapids, MI 49503 Page 1503

Signed and Sealed:

LIBER 2592 PAGE 0138 2 of 8

Legend Dairy, LLC,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

Desaegher Investments, L.L.C.,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

STATE OF MICHIGAN

COUNTY OF GRATIOT

)  
)ss  
)

The foregoing instrument was acknowledged before me on January 17, 2020, by Barthel DeSaegher, who is the Operating Manager of Legend Dairy, LLC, a Michigan Limited Liability Company and Barthel DeSaegher, who is the Operating Manager of Desaegher Investments, L.L.C., a Michigan Limited Liability Company.

Notary Signature: Charles B. Spencer

Notary Name Printed: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Michigan

Acting in \_\_\_\_\_ County

My term expires: \_\_\_\_\_

CHARLES B. SPENCER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF HILLSDALE  
MY COMMISSION EXPIRES Dec 14, 2024  
ACTING IN COUNTY OF GRATIOT

File No. 292315GRS

Drafted by: Barthel DeSaegher, Operating Manager	Return to: Cornells Ryzebol
Legend Dairy, LLC, a Michigan Limited Liability Company 8060 W. Buchanan RD Middleton, MI 48856	Sunryz Dairy, LLC, a Michigan limited liability company 8460 W. Mulberry RD Morenci, MI 49256
County Treasurer's Certificate	City Treasurer's Certificate



Exhibit "A"

**PARCEL 1:**

The North 20 acres of the East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan.

**PARCEL 2:**

The East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan, EXCEPTING 20 acres from the North end of same.

ALSO, 20 acres of the North end of the East 1/2 of the Southeast 1/4 of Section 28, all in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 3 AND PARCEL 4:**

The West 1/2 of the Southeast 1/4 and the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING AND RESERVING THEREFROM the right of way of the Railroad now running across same, and a tract of land containing 1 acre, more or less, out of the Southeast corner thereof, heretofore conveyed by Seymour J. Fancher and wife to Edwin Miles and wife Sabra J. FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28; and running thence South 61 degrees 15 minutes West along the Northwesterly right of way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 3 degrees 4 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 3 degrees 4 minutes East along said Section line, 158.53 feet to the place of beginning. ALSO FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the South line of Section 28, aforesaid 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

Also except any part of the above description lying within the following description:

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07 minutes 42 seconds West from the East 1/4 corner of said Section 33; thence North 89 degrees 58 minutes 16 seconds West 1768.91 feet; thence North 38 degrees 29 minutes 46 seconds West 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30 minutes 14 seconds East 56.97 feet and North 51 degrees 09 minutes 06 seconds East 2425.19 feet and North 46 degrees 06 minutes 59 seconds East 265.42 feet; thence North 59 degrees 50 minutes 51 seconds East 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27 minutes 05 seconds East 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degrees 07 minutes 42 seconds East 2313.47 feet along the East line of said Section 33 to the point of beginning.

**PARCEL 5:**

  
LIBER 2592 PAGE 0138 3 of 8

All that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning on the South line of Section 28, aforesaid, 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

**PARCEL 6:**

The East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING one acre of land in the Northwest corner thereof being 10 rods wide East and West and 16 rods long North and South. FURTHER EXCEPTING a parcel of land described as: All that part of the East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the North line of Section 28, aforesaid, 625.43 feet North 90 degrees 00 minutes 00 seconds West from the North 1/4 corner of said Section 28; thence South 00 degrees 18 minutes 55 seconds East 264.00 feet; thence North 90 degrees 00 minutes 00 seconds West 523.00 feet; thence North 00 degrees 18 minutes 55 seconds West 264.00 feet parallel with and 165 feet East of the West line of the said East 1/2 of the Northwest 1/4 of Section 28 to the North line of Section 28; thence South 90 degrees 00 minutes 00 seconds East 523.00 feet to the point of beginning.

**PARCEL 7:**

All that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing on the East line of Section 28, as aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West, along the Northwestern right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 03 degrees 04 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 03 degrees 04 minutes East along said Section line, 158.53 feet to the place of beginning. EXCEPTING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West along the Northwestern right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 130 feet; thence Northwest at a right angle to said right-of-way line 50 feet; thence Northeast parallel to said right-of-way line 154 feet to said East line of said Section 28; thence in a Southerly direction on said East line of said Section to the point of beginning.

**PARCEL 8:**

All that part of the East 1/2 of the Southeast 1/4, Section 29 and the West 1/2 of the Southwest 1/4, Section 28, both in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning at the 1/4 corner common to Section 29 and Section 28 aforesaid and running thence North 88 degrees 49 minutes 58 seconds East along the East and West 1/4 line of said Section 28, 396.00 feet; thence South 1 degrees 18 minutes 45 seconds East 1324.88 feet to the South line of the Northwest 1/4 of the Southwest 1/4 of Section 28 aforesaid; thence South 88 degrees 56 minutes 54 seconds West along said South line 264.00 feet; thence South 1 degrees 18 minutes 45 seconds East 840.95 feet; thence due West 1448.94 feet; thence North 1 degrees 20 minutes 05 seconds West along the West line of the East 1/2 of the Southeast 1/4 of Section 29 aforesaid 2164.69 feet to the Northwest corner of said East 1/2 of the Southeast 1/4 of Section 29; thence South 89 degrees 54 minutes 36 seconds East 1317.79 feet to the place of beginning.

**PARCEL 9:**

The Southwest 1/4 of the Southeast 1/4 and all that part of the South 1/2 of the Southwest

1/4 lying South of the right of way of the Wabash Railway Company, EXCEPTING a one acre parcel described as a strip of land 20 feet in width and with an average length of 2216 feet more or less lying on the Southeasterly side of and adjacent to the original right of way of the Wabash Railroad Company as located over and across the South 1/2 of the Southwest 1/4 of Section 17 aforesaid; all on Section 17, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 10 AND PARCEL 11:**

The East 1/2 of the Northeast 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING THEREFROM that part of the East 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, described as beginning 601.5 feet South of the Northeast corner of Section 21, running thence North 88 degrees 46 minutes West 302 feet; thence South 414.4 feet; thence East 123.1 feet; thence South 359.3 feet; thence East 178.9 feet to the East line of Section 21; thence North 767.2 feet to the point of beginning. ALSO, the East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 South, Range 2 East, EXCEPTING THEREFROM the following described tract of land: Commencing at a point on the East line of said Southeast 1/4 which is 1,612 feet North of the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 211 feet; thence West parallel with the South line of said Southeast 1/4, 258 feet; thence South parallel with the East line of said Southeast 1/4, 211 feet; thence East parallel with the South line of said Southeast 1/4, 258 feet to the place of beginning.

**PARCEL 12:**

All that part of the West 1/2 of the Northwest 1/4 of Section 22 in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing at the Northwest corner of said Section; running thence South on Section line 94 1/2 rods; thence East parallel with the North line of said Section 80 rods; thence North parallel with the West line of said Section to the North line of said Section; thence West on the North line of said Section 80 rods to the place of beginning.

**PARCEL 13:**

All that part of the East 1/2 of the Northwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the North 1/4 corner of Section 27; thence South 00 degrees 04' 24" East, 1829.76 feet along the North-South 1/4 line of Section 27; thence South 89 degrees 55' 36" West (record South 89 degrees 50' 52" West), 268.33 feet; thence South 00 degrees 04' 24" East, 751.76 feet (record South 00 degrees 09' 08" East, 752.09 feet) to the centerline of Weston Road; thence South 45 degrees 43' 05" West, 77.62 feet along the centerline of Weston Road to the East-West 1/4 line of Section 27; thence North 89 degrees 32' 06" West, 338.12 feet along said 1/4 line; thence North 00 degrees 03' 18" West, 1318.82 feet along the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27 to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 89 degrees 34' 48" West, 661.68 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 00 degrees 02' 12" West, 1318.30 feet along the West line of the East 1/2 of the Northwest 1/4 of Section 27 to the North line of Section 27; thence South 89 degrees 37' 30" East, 1322.50 feet along the North line of Section 27 (centerline of Ridgeville Road) to the point of beginning.

ALSO: All that part of the West 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the West 1/4 corner of Section 27; thence South 89°32'06" East, 1324.21 feet along the East-West 1/4 line of Section 27; thence South 00°05'07" East, 2655.35 feet along the East line of the West 1/2

of the Southwest 1/4 of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27 to the Southwest corner of Section 27; thence North 00 degrees 05' 50" West, 2658.88 feet along the West line of Section 27 (centerline of Seneca Highway) to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad. ALSO all that part of the East 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the South 1/4 corner of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27; thence North 00 degrees 05' 07" West, 1672.95 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 27 to the centerline of Weston Road; thence North 45 degrees 42' 15" East, 782.77 feet along the centerline of Weston Road; thence South 37 degrees 44' 55" East, 142.00 feet; thence South 01 degree 05' 55" East, 794.31 feet to the North line of the former New York Central Railroad; thence North 63 degrees 44' 07" East, 733.63 feet along the North line of the former New York Central Railroad to the North-South 1/4 line of Section 27; thence South 00 degrees 04' 24" East, 1652.23 feet along the North-South 1/4 line of Section 27 to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad.

**PARCEL 14:**

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07' 42" West from the East 1/4 corner of said Section 33; thence North 89 degrees 58' 16" West, 1768.91 feet; thence North 38 degrees 29' 46" West, 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30' 14" East, 56.97 feet and North 51 degrees 09' 06" East, 2425.19 feet and North 46 degrees 06' 59" East, 265.42 feet; thence North 59 degrees 50' 51" East, 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27' 05" East, 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degree 07' 42" East, 2313.47 feet along the East line of said Section 33 to the point of beginning.

ALSO, all that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, lying on the North side of the right of way of the Railroad running across said tract.

**PARCEL 15:**

The North 1/2 of the Northeast 1/4 of Section 35, and the North 15 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, EXCEPTING THEREFROM all that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807153) as commencing at the North 1/4 corner of Section 35; thence South 89 degrees 50' 00" East, 320.00 feet along the North line of Section 35 (centerline of W. Mulberry Road); thence South 00 degrees 01' 23" West, 715.00 feet; thence North 89 degrees 50' 00" West, 320.00 feet; thence North 00 degree 01' 23" East, 715.00 feet along the North-South 1/4 line of Section 35 (centerline of Camburn Highway) to the point of beginning.

**PARCEL 16:**

The West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan. EXCEPTING THEREFROM: All that part of the West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of Section 21 aforesaid, 757.32 feet North 88°53'50" East from the Southwest corner of said Section 21; thence North 01°06'10" West 270.48 feet; thence North 88°53'50" East 349.81 feet; thence South 01°06'10" East 270.48 feet to the said South line of Section 21; thence South 88°53'50" West



349.81 feet along the said South line of Section 21 to the point of beginning.

**PARCEL 17:**

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Commencing on the East line of Section 9, aforesaid, at a point located 495.0 feet North 02°32'45" West from the Southeast corner of said Section 9, and running thence South 87°59'20" West 875.82 feet; thence South 02°32'45" East 495.0 feet to the South line of Section 9; thence South 87°59'20" West along said line 443.98 feet; thence North 02°08'30" West 737.66 feet to the Southeasterly right of way line of the Penn Central Railroad; thence North 55°49'40" East along said right of way line 773.58 feet; thence South 02°29'00" East 360.0 feet; thence North 88°25'26" East 656.63 feet to the East line of Section 9; thence South 02°32'45" East along said line 289.50 feet to the place of beginning.

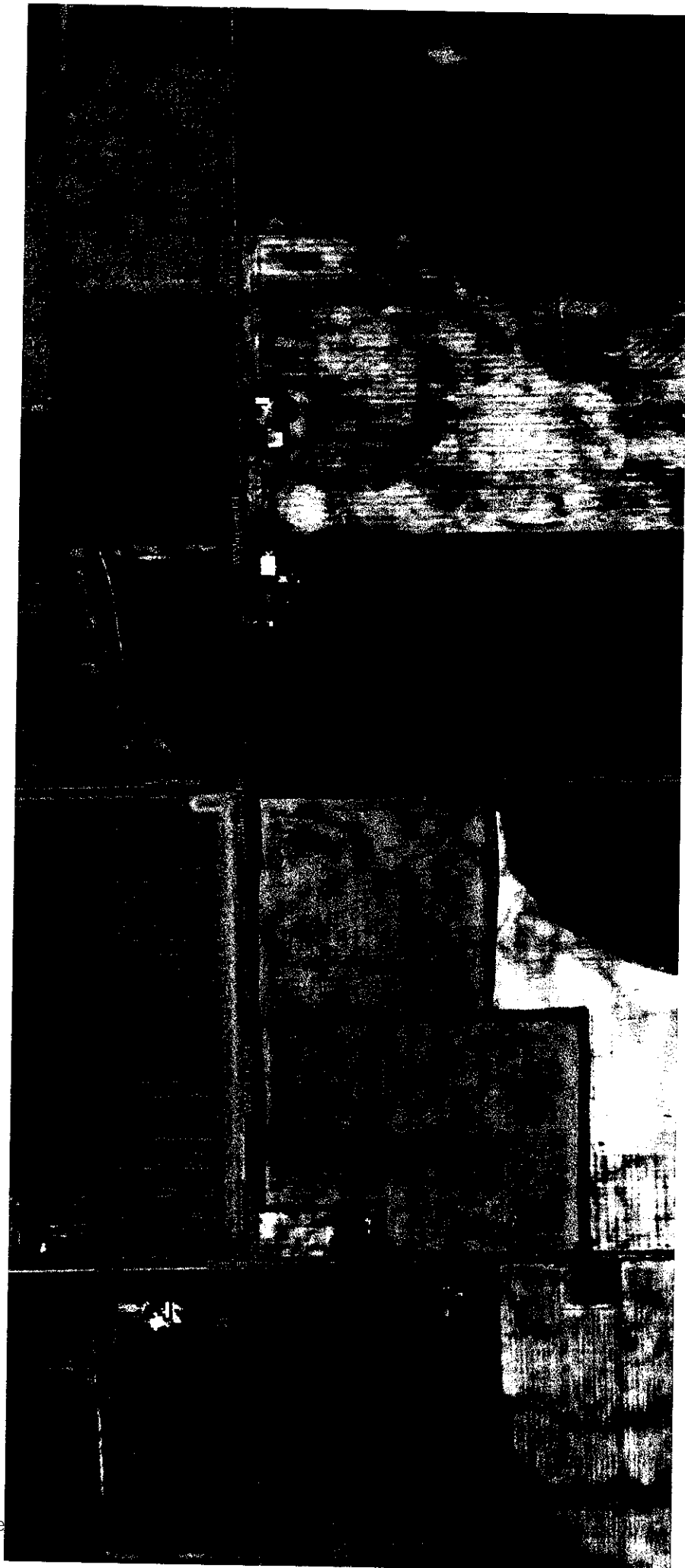
ALSO: All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of said Section 9, 528.00 feet South 87°59'20" West from the Southeast corner of said Section 9 and running thence South 87°59'20" West 347.82 feet along the South line of said Section 9; thence North 02°32'45" West 495.00 feet; thence South 87°59'20" East 700.82 feet; thence South 02°32'45" East 330.00 feet; thence South 87°59'20" West 353.00 feet; thence South 02°32'45" East 165.00 feet to the point of beginning.

46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

  
LIBER 2592 PAGE 0138 7 of 8

LIBER 2592 PAGE 0138 8 of 8

✓  
TRANSNATION TITLE AGENCY  
901 HEDDIVISION AVE  
GRAND RAPIDS, MI 49503  
2923156125  
JB

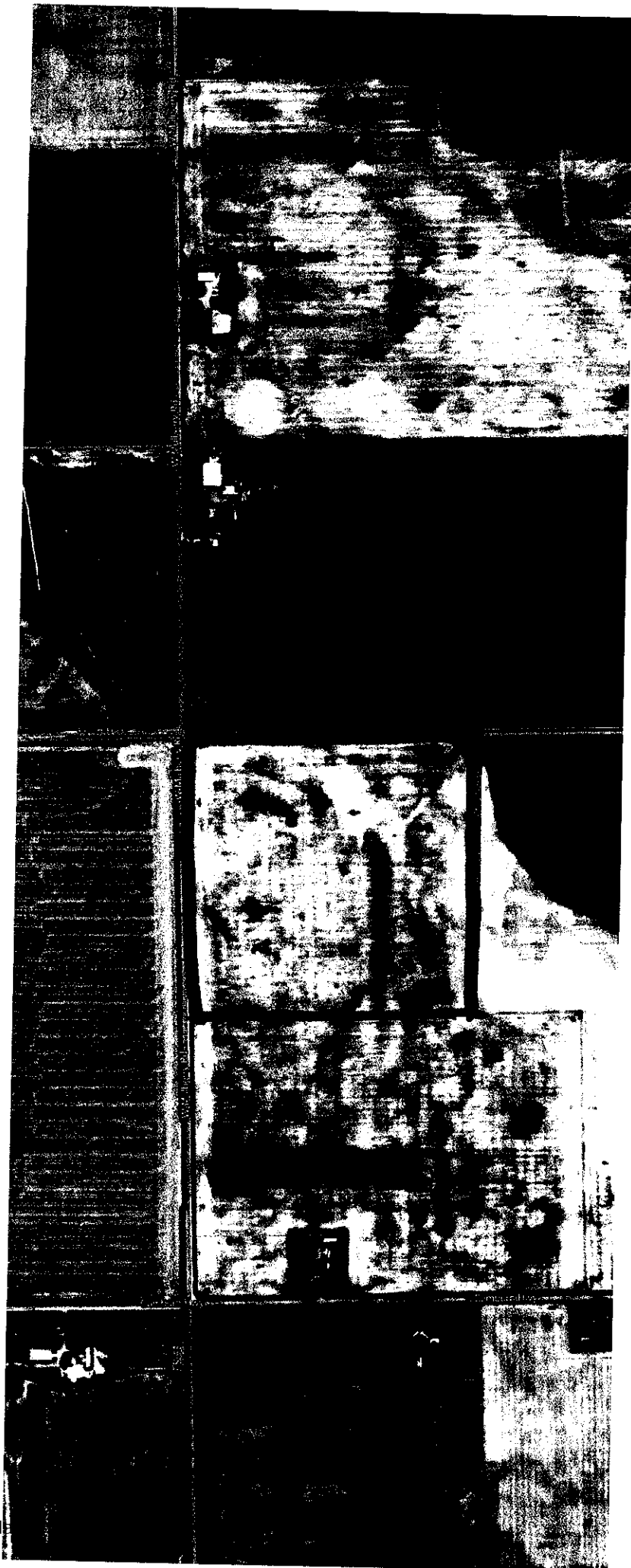


10000 Cambien Hwy  
SEO-135-2055-00  
49.8 Acres





6000 W Mulberry Rd  
SEO-135-2280-00  
40.0 Acres



**הדפוס וההדפוס**

**MESSAGE TO TAXPAYER**

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SEO-135-2055-00

Property Addr:10000 CAMBURN HWY BLK

**Legal Description:**

N 55 ACRES OF W 1/2 OF NE-1/4-SEC 35-T8S  
 OF R2E EXC LD DES AS COMM AT THE N1/4 COR  
 OF SEC 35 T8S R2E TH S89 50'00"E 320 FT  
 ALG THE N LI OF SD SEC (CNTRL) OF W  
 MULBERRY RD) TH S00 01'23"W 715 FT TH N8  
 9 50'00"W 320 FT TH N00 01'23"E 715 FT  
 ALG THE N-S 1/4 LI OF SD SEC (CNTRL) OF  
 5.25 AC) TO THE POB (SURVEY- EXC  
 5.25 AC) SPLIT ON 10/30/2008 FROM SE0  
 1355-2050-00;

OPERATING FISCAL YEARS	1970-71	1971-72	1972-73	1973-74	1974-75	1975-76	1976-77	1977-78	1978-79	1979-80	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2
------------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

County: San Diego  
Twn/Cty: JULY 1 - JUNE 30

School: \_\_\_\_\_

State: **JULY 1 - JUNE 30**  
**OCTOBER 1 - SEPTEMBER 30**

Does NOT affect when the tax is due or its amount.

## PAYMENT INFORMATION

**This tax is payable 7/1/2020 thru 9/14/2020**

Pay by mail to:  
LENAWEE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

## TAX DETAIL

Taxable Value:	38,579	Class: 101
State Equalized Value:	126,000	
Assessed Value:	126,000	
P.R.E. %:	100	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	231.47
COUNTY OPER	5.40000	208.32

Total Tax:	\$439.79
Administration Fee:	\$4.39
<b>Total Amount Due:</b>	<b>\$444.18</b>

# OFFICIAL TAX STATEMENT

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

10000 CAMBURN HWY BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-135-2055-00

Tax for Prop#: SE0 135 2055 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$792.33**

Please detach along perforation. Keep bottom portion for your records.

## SENECA TOWNSHIP 2020 WINTER TAX BILL

### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:

WEDNESDAY DEC 30; - 9AM TO 5PM

TUESDAY FEB 16; - 9AM TO 5PM

MONDAY MARCH 1; - 9AM TO 5PM

OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

### PROPERTY INFORMATION

Property Assessed To:

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-135-2055-00

Property Addr: 10000 CAMBURN HWY BLK

### Legal Description:

N 55 ACRES OF W 1/2 OF NE 1/4 SEC 35 T8S  
R2E EXC LD DES AS COMM AT THE N1/4 COR  
OF SEC 35 T8S R2E TH S89 50'00"E 320 FT  
ALG THE N LI OF SD SEC (CNTRLI OF W  
MULBERRY RD) TH S00 01'23"W 715 FT TH N8  
9 50'00"W 320 FT TH N00 01'23"E 715 FT  
ALG THE N-S 1/4 LI OF SD SEC (CNTRLI OF  
CAMBURN HWY) TO THE POB (SURVEY- EXC  
5.25 AC) SPLIT ON 10/30/2008 FROM SE0  
-135-2050-00;

### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

### PAYMENT INFORMATION

1, 2020 Thru Feb. 14, 2021

P

TOWNSHIP

ANNA SIMPKINS, TREASURER

PO BOX 139

SAND CREEK, MI 49279

### TAX DETAIL

Taxable Value:	38,579	Class:	101
State Equalized Value:	126,000		
Assessed Value:	126,000	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	28.93
MED CARE	0.18960	7.31
LENAAWEE INT SCH	7.32330	282.52
SCHOOL DEBT	7.96000	307.08
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	33.33
ROADS/BRIDGES	2.00000	77.15
STAIR DIST LIB	1.24880	48.17

Total Tax: \$784.49

Administration Fee: \$7.84

**Total Amount Due: \$792.33**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.</p> <p>FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN</p>	<p style="text-align: center;"><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2020 thru 9/14/2020</p> <p>Pay by mail to: LENAWE COUNTY TREASURER MARILYN J WOODS 301 N MAIN ST OLD COURTHOUSE ADRIAN, MI 49221-2714</p>																					
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256</p> <p>School: 46100 MORENCI</p> <p>Property #: SE0-135-2280-00</p> <p>Property Addr: 6000 W MULBERRY RD BLK</p> <p>Legal Description: NE 1/4 OF NE 1/4 SEC 35</p>	<p style="text-align: center;"><b>TAX DETAIL</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Taxable Value:</td> <td style="width: 20%; text-align: right;">29,376</td> <td style="width: 20%; text-align: right;">Class: 101</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">100,200</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td style="text-align: right;">100,200</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td style="text-align: right;">100</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1,000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 20%;">MILLAGE</th> <th style="width: 40%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">176.25</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">5.40000</td> <td style="text-align: right;">158.63</td> </tr> </tbody> </table>	Taxable Value:	29,376	Class: 101	State Equalized Value:	100,200		Assessed Value:	100,200		P.R.E. %:	100		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	176.25	COUNTY OPER	5.40000	158.63
Taxable Value:	29,376	Class: 101																				
State Equalized Value:	100,200																					
Assessed Value:	100,200																					
P.R.E. %:	100																					
DESCRIPTION	MILLAGE	AMOUNT																				
STATE ED	6.00000	176.25																				
COUNTY OPER	5.40000	158.63																				
<p style="text-align: center;"><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">County:</td> <td>JANUARY 1 - DECEMBER 31</td> </tr> <tr> <td>Twn/Cty:</td> <td>JULY 1 - JUNE 30</td> </tr> <tr> <td>School:</td> <td>JULY 1 - JUNE 30</td> </tr> <tr> <td>State:</td> <td>OCTOBER 1 - SEPTEMBER 30</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount.</p>		County:	JANUARY 1 - DECEMBER 31	Twn/Cty:	JULY 1 - JUNE 30	School:	JULY 1 - JUNE 30	State:	OCTOBER 1 - SEPTEMBER 30													
County:	JANUARY 1 - DECEMBER 31																					
Twn/Cty:	JULY 1 - JUNE 30																					
School:	JULY 1 - JUNE 30																					
State:	OCTOBER 1 - SEPTEMBER 30																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total Tax:</td> <td style="width: 40%; text-align: right;">\$334.88</td> </tr> <tr> <td>Administration Fee:</td> <td style="text-align: right;">\$3.34</td> </tr> <tr> <td><b>Total Amount Due:</b></td> <td style="text-align: right;"><b>\$338.22</b></td> </tr> </table>		Total Tax:	\$334.88	Administration Fee:	\$3.34	<b>Total Amount Due:</b>	<b>\$338.22</b>															
Total Tax:	\$334.88																					
Administration Fee:	\$3.34																					
<b>Total Amount Due:</b>	<b>\$338.22</b>																					

46-9638-123125



**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

6000 W MULBERRY RD BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-135-2280-00

Tax for Prop#: **SE0 135 2280 00**

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$603.32**

Please detach along perforation. Keep bottom portion for your records.

### SENECA TOWNSHIP 2020 WINTER TAX BILL

#### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

#### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-135-2280-00

Property Addr: 6000 W MULBERRY RD BLK

Legal Description:

NE 1/4 OF NE 1/4 SEC 35

#### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

#### TAX DETAIL

Taxable Value:	29,376	Class:	101
State Equalized Value:	100,200		
Assessed Value:	100,200	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	22.03
MED CARE	0.18960	5.56
LENAWEE INT SCH	7.32330	215.12
SCHOOL DEBT	7.96000	233.83
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	25.38
ROADS/BRIDGES	2.00000	58.75
STAIR DIST LIB	1.24880	36.68

#### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$597.35

Administration Fee: \$5.97

**Total Amount Due: \$603.32**



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #21-16

**Applicant(s):** Sunryz Dairy, LLC  
8460 West Mulberry Road  
Morenci, MI 49256

**Date:** August 16, 2021

**Local Government:** Seneca Township

**Purpose:** Enrollment application

**Location:** The subject properties (ID #SE0-121-2280-00, #SE0-121-4750-00, and #SE0-122-1050-00) are located on Seneca Highway, between Wolf and Ridgeville Roads, in Section 21 (and Section 22) of the Township (T8S, R2E) (see Figure 1).

**Description:** The subject properties have an area of approximately 376.6 acres, of which approximately 325.5 acres are cultivated for livestock/cash crops. No buildings are located on the property (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject properties at the edge of an area recommended for 'low intensive development' uses (see Figure 2).

**Staff Comments:** The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

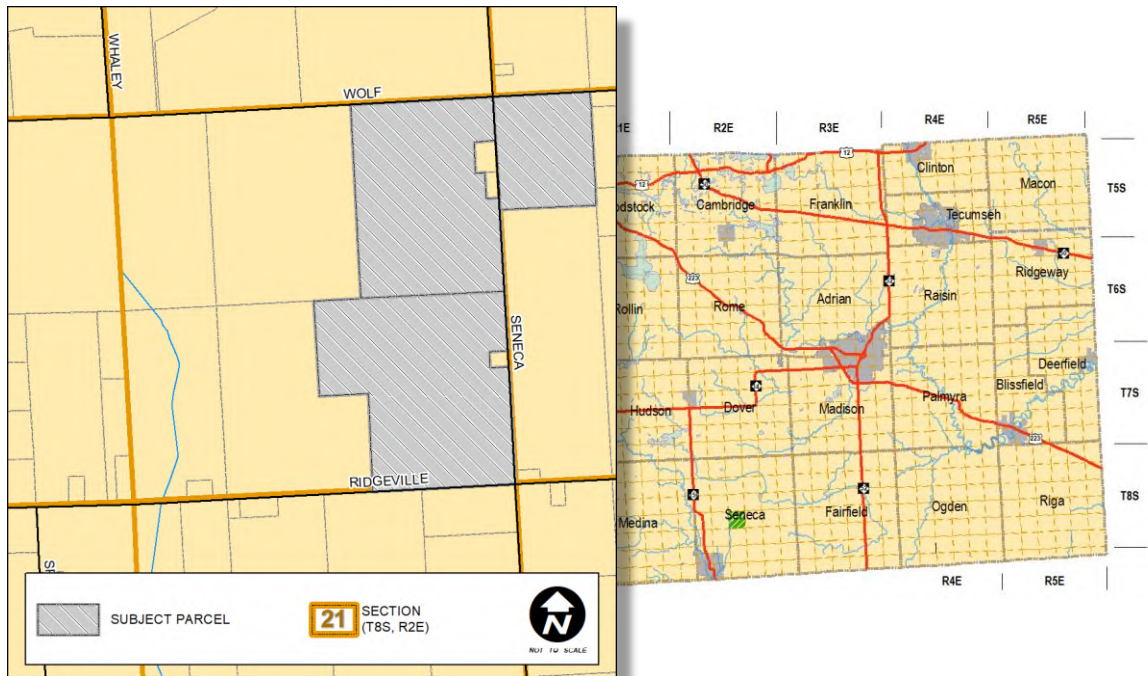
- *Question #18.* Should the answer to this question be limited liability corporation rather than partnership? The name of the applicant is Sunryz Dairy, LLC.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

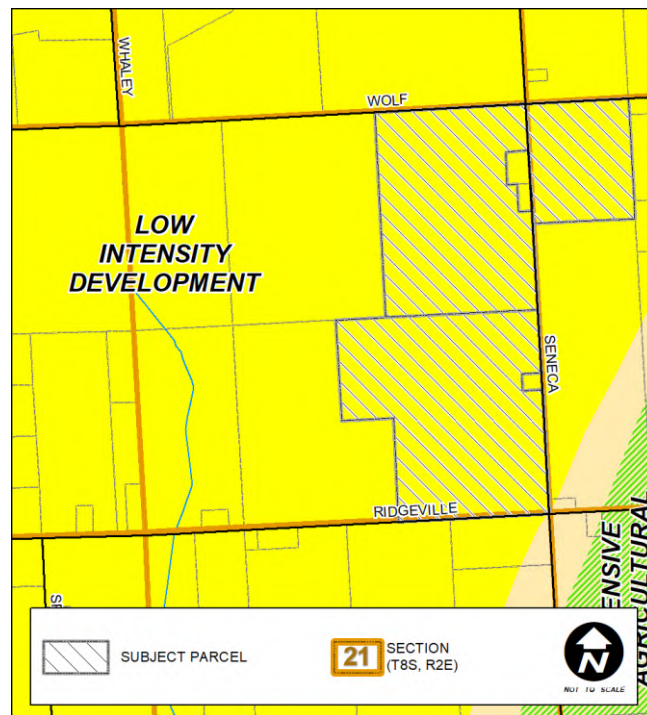
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**

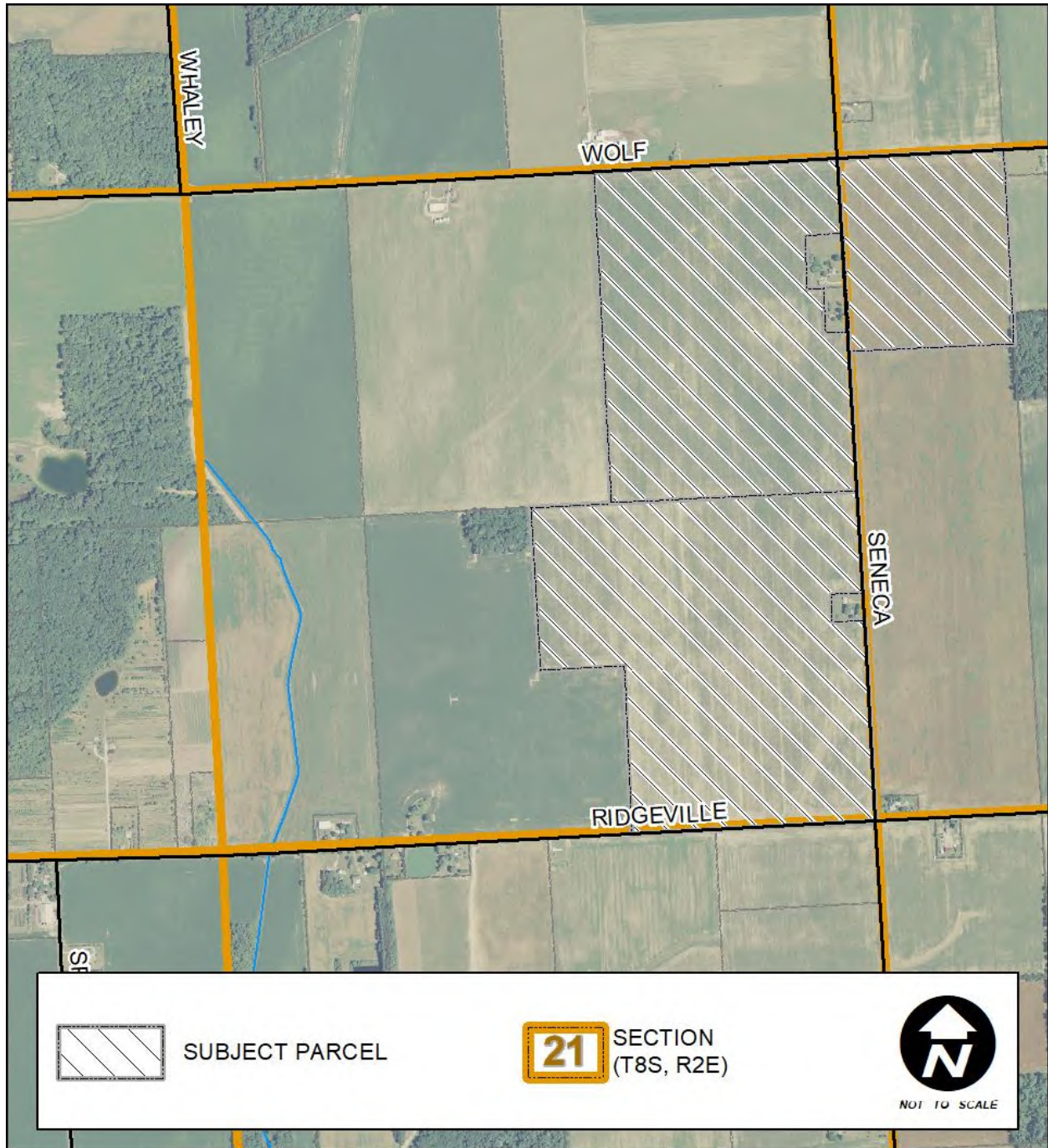


**Figure 2  
County Future Land Use**





**Figure 3**  
**USDA Aerial Photograph**







# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

### OFFICIAL USE ONLY

Local Governing Body:

Date Received 8/9/21 EAE

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

### I. Personal Information:

1. Name(s) of Applicant: SUNRYZ Dairy, LLC  
Last First Initial

(If more than two see #15) \_\_\_\_\_  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:  
☐ Married ☐ Single

2. Mailing Address: 8460 West Mulberry Rd. Morenci MI 49256  
Street City State Zip Code

3. Telephone Number: (Area Code) (231) 215-1865

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

5. E-mail address: ryzebo1farm@gmail.com

### II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Seneca

8. Section No. 21 & 22 Town No. 8S Range No. 2E

### III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No  
If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers): \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land  
☐ Corporation ☐ Limited Liability Company ☒ Partnership  
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Cornellis Ryzebol Title: Owner

Name: Brittany Ryzebol Title: Owner

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)  
This application is for:

- ☒ a. 40 acres or more → complete only Section 16 (a thru g);  
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or  
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Livestock / cash crop

b. Total number of acres on this farm 376.6

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 352.5

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 24.1

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings ☒ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]  
(Signature of Applicant)

Sunkyz Dairy LLC  
(Corporate Name, If Applicable)

[Signature]  
(Co-owner, If Applicable)

[Signature]  
(Signature of Corporate Officer)

7-30-2021  
(Date)

member  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission  
\_\_\_\_ Conservation District  
\_\_\_\_ Township (if county has zoning authority)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)  
\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)  
\_\_\_\_ Map of Farm  
\_\_\_\_ Copy of most recent appraisal record  
\_\_\_\_ Copy of letters from review agencies (if available)  
\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at 517-284-5663**

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

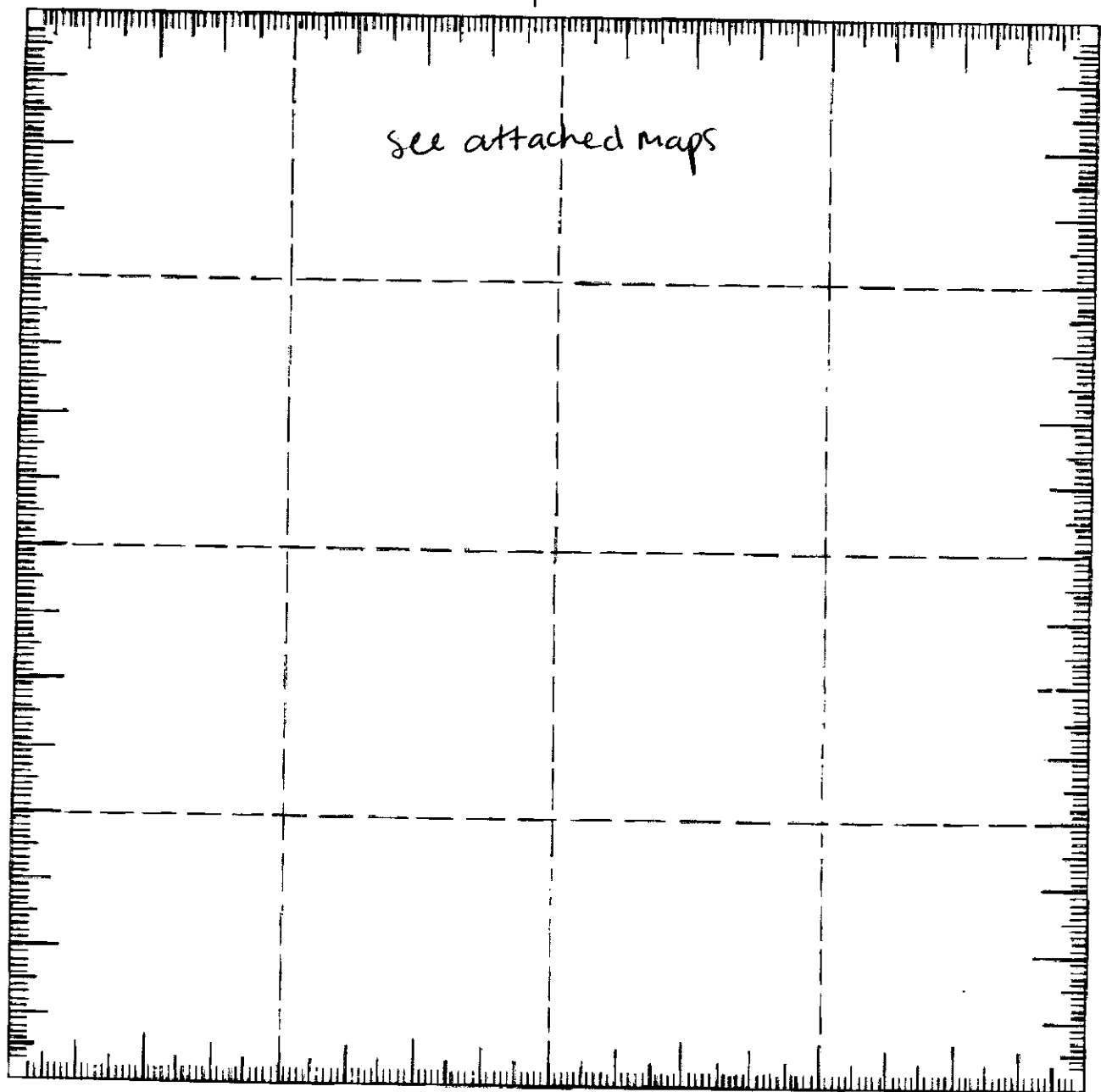
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee

Township Seneca

T 8S R 1E Section 21 & 22

↑ North





RCUB AM 9:39 JAN 22 '20 LENAWE

RCUB AM 9:39 JAN 24 '20 LENAWE

LIBER 2592 PAGE 0138 1 of 8

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 01/24/2020 10:35:32 AM D WA  
Carolyn S. Bator REGISTER OF DEEDS \$30.00



LENAWE COUNTY TREASURER  
TAX CERTIFICATE NO. 153

JAN 24 2020

MARILYN J. WOODS

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Legend Dairy, LLC, a Michigan Limited Liability Company, and Desaeagher Investments, L.L.C., a Michigan Limited Liability Company whose address is 8060 W. Buchanan RD Middleton, MI 48856

Convey(s) and Warrant(s) to Sunryz Dairy, LLC, a Michigan limited liability company whose address is 8460 W. Mulberry RD, Morenci, MI 49256

the following described premises situated in the Township of Seneca, County of Lenawee and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 8000 W Ridgeville Rd Blk, Morenci, MI 49256; 8400 W Mulberry Rd, Morenci, MI 49256; 8000 W Mullberry Rd Blk, Morenci, MI 49256; 8000 W Ridgeville Rd Bk, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 11490 Seneca Hwy, Morenci, MI 49256; 11000 Seneca Hwy Blk, Morenci, MI 49256; 11000 Spencer Hwy Blk, Morenci, MI 49256; 9000 Wolfe Rd Blk, Morenci, MI 49256; 10000 Seneca Hwy Blk, Morenci, MI 49256; 8000 Wolfe Rd Blk, Morenci, MI 49256; 16000 Seneca Hwy Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 7000 W Weston Rd Blk, Morenci, MI 49256; 8011 W Weston Rd, Morenci, MI 49256; 8000 W Mulberry Rd Blk, Morenci, MI 49256; 6000 W Mulberry Rd Blk, Morenci, MI 49279; 10000 Camburn Hwy Blk, Morenci, MI 49256; 8000 Seneca Hwy, Morenci, MI 49256; 8000 W. Ridgeville RD Blk, Morenci, MI 49256

Tax Parcel # 46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

for the consideration of: real estate transfer tax valuation affidavit filed ~~XXXXXX~~

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: January 17, 2020

Aff  
8pgs encl  
8/19/21 L.P. Agenda Packet  
Transaction title Agency  
921 N. Division Ave Grand Rapids, MI 49503  
Page #244

Signed and Sealed:

LIBER 2592 PAGE 0138 2 of 8

Legend Dairy, LLC,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

Desaegher Investments, L.L.C.,  
a Michigan Limited Liability Company

By: Barthel DeSaegher  
Its: Operating Manager

STATE OF MICHIGAN

COUNTY OF GRATIOT

)  
)ss  
)

The foregoing instrument was acknowledged before me on January 17, 2020, by Barthel DeSaegher, who is the Operating Manager of Legend Dairy, LLC, a Michigan Limited Liability Company and Barthel DeSaegher, who is the Operating Manager of Desaegher Investments, L.L.C., a Michigan Limited Liability Company.

Notary Signature: Charles B. Spencer

Notary Name Printed: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Michigan

Acting in \_\_\_\_\_ County

My term expires: \_\_\_\_\_

CHARLES B. SPENCER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF HILLSDALE  
MY COMMISSION EXPIRES Dec 14, 2024  
ACTING IN COUNTY OF GRATIOT

File No. 292315GRS

Drafted by: Barthel DeSaegher, Operating Manager	Return to: Cornells Ryzebol
Legend Dairy, LLC, a Michigan Limited Liability Company 8060 W. Buchanan RD Middleton, MI 48856	Sunryz Dairy, LLC, a Michigan limited liability company 8460 W. Mulberry RD Morenci, MI 49256
County Treasurer's Certificate	City Treasurer's Certificate

Exhibit "A"

**PARCEL 1:**

The North 20 acres of the East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan.

**PARCEL 2:**

The East 1/2 of the Northeast 1/4 of Section 28, Township of Seneca, Lenawee County, Michigan, EXCEPTING 20 acres from the North end of same.

ALSO, 20 acres of the North end of the East 1/2 of the Southeast 1/4 of Section 28, all in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 3 AND PARCEL 4:**

The West 1/2 of the Southeast 1/4 and the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING AND RESERVING THEREFROM the right of way of the Railroad now running across same, and a tract of land containing 1 acre, more or less, out of the Southeast corner thereof, heretofore conveyed by Seymour J. Fancher and wife to Edwin Miles and wife Sabra J. FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28; and running thence South 61 degrees 15 minutes West along the Northwesterly right of way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 3 degrees 4 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 3 degrees 4 minutes East along said Section line, 158.53 feet to the place of beginning. ALSO FURTHER EXCEPTING AND RESERVING THEREFROM all that part of the Southeast 1/4 of Section 28, aforesaid 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

Also except any part of the above description lying within the following description:

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07 minutes 42 seconds West from the East 1/4 corner of said Section 33; thence North 89 degrees 58 minutes 16 seconds West 1768.91 feet; thence North 38 degrees 29 minutes 46 seconds West 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30 minutes 14 seconds East 56.97 feet and North 51 degrees 09 minutes 06 seconds East 2425.19 feet and North 46 degrees 06 minutes 59 seconds East 265.42 feet; thence North 59 degrees 50 minutes 51 seconds East 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27 minutes 05 seconds East 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degrees 07 minutes 42 seconds East 2313.47 feet along the East line of said Section 33 to the point of beginning.

**PARCEL 5:**

  
LIBER 2592 PAGE 0138 3 of 8

All that part of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning on the South line of Section 28, aforesaid, 525.30 feet North 88 degrees 50 minutes 15 seconds East from the South 1/4 corner of said Section 28; thence North 01 degrees 09 minutes 45 seconds West 370.00 feet; thence North 88 degrees 50 minutes 15 seconds East 229.00 feet; thence South 01 degrees 09 minutes 45 seconds East 370.00 feet to the said South line of Section 28; thence South 88 degrees 50 minutes 15 seconds West 229.00 feet to the place of beginning.

**PARCEL 6:**

The East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING one acre of land in the Northwest corner thereof being 10 rods wide East and West and 16 rods long North and South. FURTHER EXCEPTING a parcel of land described as: All that part of the East 1/2 of the Northwest 1/4 of Section 28, Town 8 South, Range 2 East, described as beginning on the North line of Section 28, aforesaid, 625.43 feet North 90 degrees 00 minutes 00 seconds West from the North 1/4 corner of said Section 28; thence South 00 degrees 18 minutes 55 seconds East 264.00 feet; thence North 90 degrees 00 minutes 00 seconds West 523.00 feet; thence North 00 degrees 18 minutes 55 seconds West 264.00 feet parallel with and 165 feet East of the West line of the said East 1/2 of the Northwest 1/4 of Section 28 to the North line of Section 28; thence South 90 degrees 00 minutes 00 seconds East 523.00 feet to the point of beginning.

**PARCEL 7:**

All that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing on the East line of Section 28, as aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West, along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 231.6 feet; thence North 03 degrees 04 minutes West 258.91 feet; thence North 86 degrees 56 minutes East 208.72 feet to the East line of Section 28; thence South 03 degrees 04 minutes East along said Section line, 158.53 feet to the place of beginning. EXCEPTING THEREFROM all that part of the East 1/2 of the Southeast 1/4 of Section 28, Town 8 South, Range 2 East, described as commencing on the East line of Section 28, aforesaid, at a point located 349.77 feet North from the Southeast corner post of said Section 28, and running thence South 61 degrees 15 minutes West along the Northwesterly right-of-way line, as established by a fence, of land of the New York Central Railroad Company, 130 feet; thence Northwest at a right angle to said right-of-way line 50 feet; thence Northeast parallel to said right-of-way line 154 feet to said East line of said Section 28; thence in a Southerly direction on said East line of said Section to the point of beginning.

**PARCEL 8:**

All that part of the East 1/2 of the Southeast 1/4, Section 29 and the West 1/2 of the Southwest 1/4, Section 28, both in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as beginning at the 1/4 corner common to Section 29 and Section 28 aforesaid and running thence North 88 degrees 49 minutes 58 seconds East along the East and West 1/4 line of said Section 28, 396.00 feet; thence South 1 degrees 18 minutes 45 seconds East 1324.88 feet to the South line of the Northwest 1/4 of the Southwest 1/4 of Section 28 aforesaid; thence South 88 degrees 56 minutes 54 seconds West along said South line 264.00 feet; thence South 1 degrees 18 minutes 45 seconds East 840.95 feet; thence due West 1448.94 feet; thence North 1 degrees 20 minutes 05 seconds West along the West line of the East 1/2 of the Southeast 1/4 of Section 29 aforesaid 2164.69 feet to the Northwest corner of said East 1/2 of the Southeast 1/4 of Section 29; thence South 89 degrees 54 minutes 36 seconds East 1317.79 feet to the place of beginning.

**PARCEL 9:**

The Southwest 1/4 of the Southeast 1/4 and all that part of the South 1/2 of the Southwest



1/4 lying South of the right of way of the Wabash Railway Company, EXCEPTING a one acre parcel described as a strip of land 20 feet in width and with an average length of 2216 feet more or less lying on the Southeasterly side of and adjacent to the original right of way of the Wabash Railroad Company as located over and across the South 1/2 of the Southwest 1/4 of Section 17 aforesaid; all on Section 17, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan.

**PARCEL 10 AND PARCEL 11:**

The East 1/2 of the Northeast 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan; EXCEPTING THEREFROM that part of the East 1/2 of the Northeast 1/4 of Section 21, Town 8 South, Range 2 East, described as beginning 601.5 feet South of the Northeast corner of Section 21, running thence North 88 degrees 46 minutes West 302 feet; thence South 414.4 feet; thence East 123.1 feet; thence South 359.3 feet; thence East 178.9 feet to the East line of Section 21; thence North 767.2 feet to the point of beginning. ALSO, the East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 South, Range 2 East, EXCEPTING THEREFROM the following described tract of land: Commencing at a point on the East line of said Southeast 1/4 which is 1,612 feet North of the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 211 feet; thence West parallel with the South line of said Southeast 1/4, 258 feet; thence South parallel with the East line of said Southeast 1/4, 211 feet; thence East parallel with the South line of said Southeast 1/4, 258 feet to the place of beginning.

**PARCEL 12:**

All that part of the West 1/2 of the Northwest 1/4 of Section 22 in Town 8 South, Range 2 East, Township of Seneca, Lenawee County, Michigan, described as commencing at the Northwest corner of said Section; running thence South on Section line 94 1/2 rods; thence East parallel with the North line of said Section 80 rods; thence North parallel with the West line of said Section to the North line of said Section; thence West on the North line of said Section 80 rods to the place of beginning.

**PARCEL 13:**

All that part of the East 1/2 of the Northwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the North 1/4 corner of Section 27; thence South 00 degrees 04' 24" East, 1829.76 feet along the North-South 1/4 line of Section 27; thence South 89 degrees 55' 36" West (record South 89 degrees 50' 52" West), 268.33 feet; thence South 00 degrees 04' 24" East, 751.76 feet (record South 00 degrees 09' 08" East, 752.09 feet) to the centerline of Weston Road; thence South 45 degrees 43' 05" West, 77.62 feet along the centerline of Weston Road to the East-West 1/4 line of Section 27; thence North 89 degrees 32' 06" West, 338.12 feet along said 1/4 line; thence North 00 degrees 03' 18" West, 1318.82 feet along the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27 to the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 89 degrees 34' 48" West, 661.68 feet to the Northwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4; thence North 00 degrees 02' 12" West, 1318.30 feet along the West line of the East 1/2 of the Northwest 1/4 of Section 27 to the North line of Section 27; thence South 89 degrees 37' 30" East, 1322.50 feet along the North line of Section 27 (centerline of Ridgeville Road) to the point of beginning.

ALSO: All that part of the West 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the West 1/4 corner of Section 27; thence South 89°32'06" East, 1324.21 feet along the East-West 1/4 line of Section 27; thence South 00°05'07" East, 2655.35 feet along the East line of the West 1/2

of the Southwest 1/4 of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27 to the Southwest corner of Section 27; thence North 00 degrees 05' 50" West, 2658.88 feet along the West line of Section 27 (centerline of Seneca Highway) to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad. ALSO all that part of the East 1/2 of the Southwest 1/4 of Section 27, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807157) as beginning at the South 1/4 corner of Section 27; thence North 89 degrees 41' 15" West, 1323.63 feet along the South line of Section 27; thence North 00 degrees 05' 07" West, 1672.95 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 27 to the centerline of Weston Road; thence North 45 degrees 42' 15" East, 782.77 feet along the centerline of Weston Road; thence South 37 degrees 44' 55" East, 142.00 feet; thence South 01 degree 05' 55" East, 794.31 feet to the North line of the former New York Central Railroad; thence North 63 degrees 44' 07" East, 733.63 feet along the North line of the former New York Central Railroad to the North-South 1/4 line of Section 27; thence South 00 degrees 04' 24" East, 1652.23 feet along the North-South 1/4 line of Section 27 to the point of beginning; EXCEPTING THEREFROM the 100 foot wide right of way of the former New York Central Railroad.

**PARCEL 14:**

All that part of the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, both in Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as beginning on the East line of Section 33 aforesaid, 330.00 feet North 00 degrees 07' 42" West from the East 1/4 corner of said Section 33; thence North 89 degrees 58' 16" West, 1768.91 feet; thence North 38 degrees 29' 46" West, 906.39 feet to the centerline of Weston Road (66.0 feet wide); thence along the centerline of Weston Road North 51 degrees 30' 14" East, 56.97 feet and North 51 degrees 09' 06" East, 2425.19 feet and North 46 degrees 06' 59" East, 265.42 feet; thence North 59 degrees 50' 51" East, 232.76 feet along the former centerline of Weston Road (now relocated); thence South 00 degrees 27' 05" East, 254.41 feet along the East line of said Section 28 to the Northeast corner of said Section 33 (also being the Southeast corner of said Section 28); thence South 00 degree 07' 42" East, 2313.47 feet along the East line of said Section 33 to the point of beginning.

ALSO, all that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, lying on the North side of the right of way of the Railroad running across said tract.

**PARCEL 15:**

The North 1/2 of the Northeast 1/4 of Section 35, and the North 15 acres of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, EXCEPTING THEREFROM all that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0807153) as commencing at the North 1/4 corner of Section 35; thence South 89 degrees 50' 00" East, 320.00 feet along the North line of Section 35 (centerline of W. Mulberry Road); thence South 00 degrees 01' 23" West, 715.00 feet; thence North 89 degrees 50' 00" West, 320.00 feet; thence North 00 degree 01' 23" East, 715.00 feet along the North-South 1/4 line of Section 35 (centerline of Camburn Highway) to the point of beginning.

**PARCEL 16:**

The West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan. EXCEPTING THEREFROM: All that part of the West 1/2 of the Southwest 1/4 of Section 21, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of Section 21 aforesaid, 757.32 feet North 88°53'50" East from the Southwest corner of said Section 21; thence North 01°06'10" West 270.48 feet; thence North 88°53'50" East 349.81 feet; thence South 01°06'10" East 270.48 feet to the said South line of Section 21; thence South 88°53'50" West

349.81 feet along the said South line of Section 21 to the point of beginning.

**PARCEL 17:**

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Commencing on the East line of Section 9, aforesaid, at a point located 495.0 feet North 02°32'45" West from the Southeast corner of said Section 9, and running thence South 87°59'20" West 875.82 feet; thence South 02°32'45" East 495.0 feet to the South line of Section 9; thence South 87°59'20" West along said line 443.98 feet; thence North 02°08'30" West 737.66 feet to the Southeasterly right of way line of the Penn Central Railroad; thence North 55°49'40" East along said right of way line 773.58 feet; thence South 02°29'00" East 360.0 feet; thence North 88°25'26" East 656.63 feet to the East line of Section 9; thence South 02°32'45" East along said line 289.50 feet to the place of beginning.

ALSO: All that part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Town 8 South, Range 2 East, Seneca Township, Lenawee County, Michigan, described as: Beginning on the South line of said Section 9, 528.00 feet South 87°59'20" West from the Southeast corner of said Section 9 and running thence South 87°59'20" West 347.82 feet along the South line of said Section 9; thence North 02°32'45" West 495.00 feet; thence South 87°59'20" East 700.82 feet; thence South 02°32'45" East 330.00 feet; thence South 87°59'20" West 353.00 feet; thence South 02°32'45" East 165.00 feet to the point of beginning.

46-SE0-128-2280-00, 46-SE0-128-4500-00, 46-SE0-128-4550-00, 46-SE0-128-1350-00, 46-SE0-128-4600-00, 46-SE0-128-2780-00, 46-SE0-128-4900-00, 46-SE0-129-4280-00, 46-SE0-117-3780-00, 46-SE0-121-4750-00, 46-SE0-121-2280-00, 46-SE0-122-1050-00, 46-SE0-127-1280-00, 46-SE0-127-3050-00, 46-SE0-133-2310-00, 46-SE0-133-2050-00, 46-SE0-135-2280-00, 46-SE0-135-2055-00, 46-SE0-109-4780-00, 46-SE0-121-3055-00

  
LIBER 2592 PAGE 0138 7 of 8

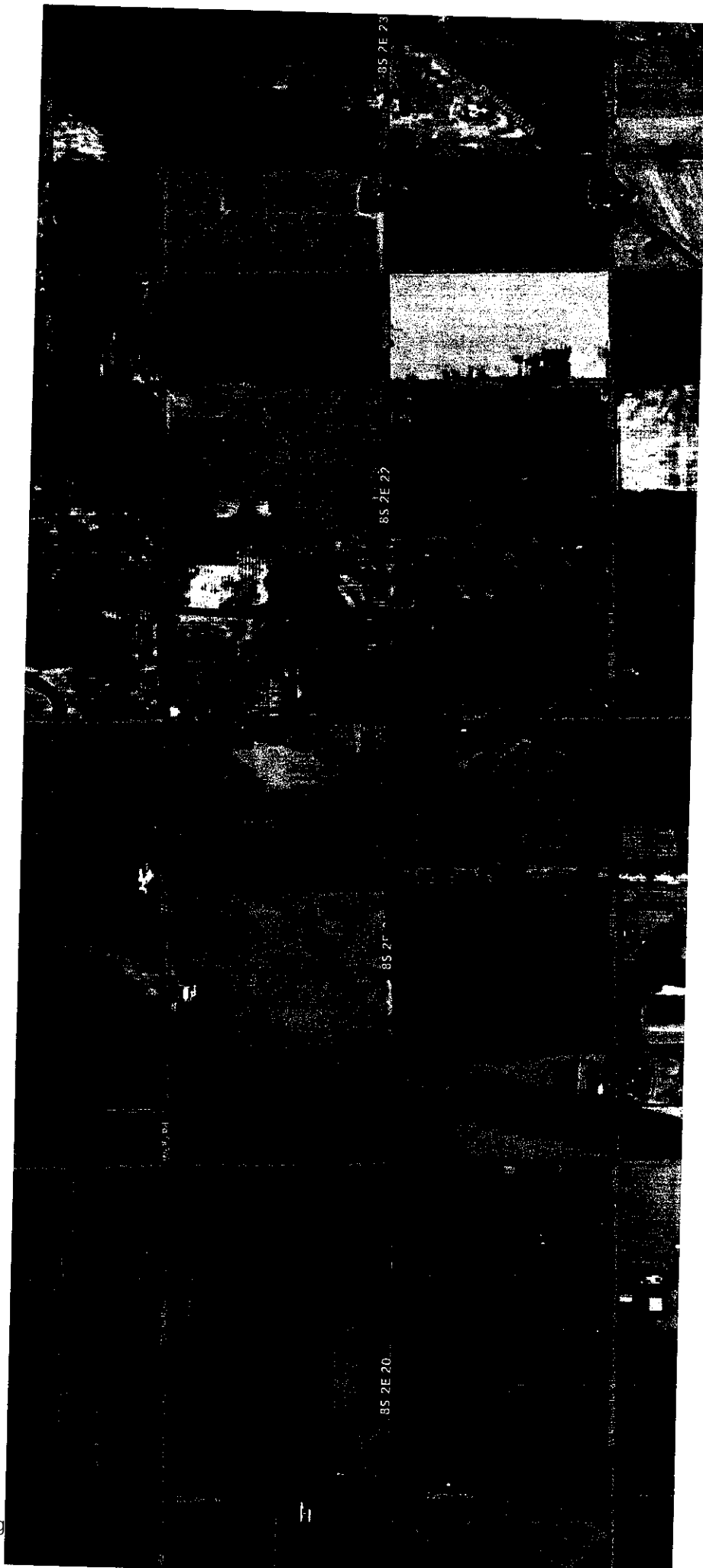
LIBER 2592 PAGE 0138 8 of 8

✓  
TRANSNATION TITLE AGENCY  
901 H DIVISION AVE  
GRAND RAPIDS, MI 49503

2923156125

B

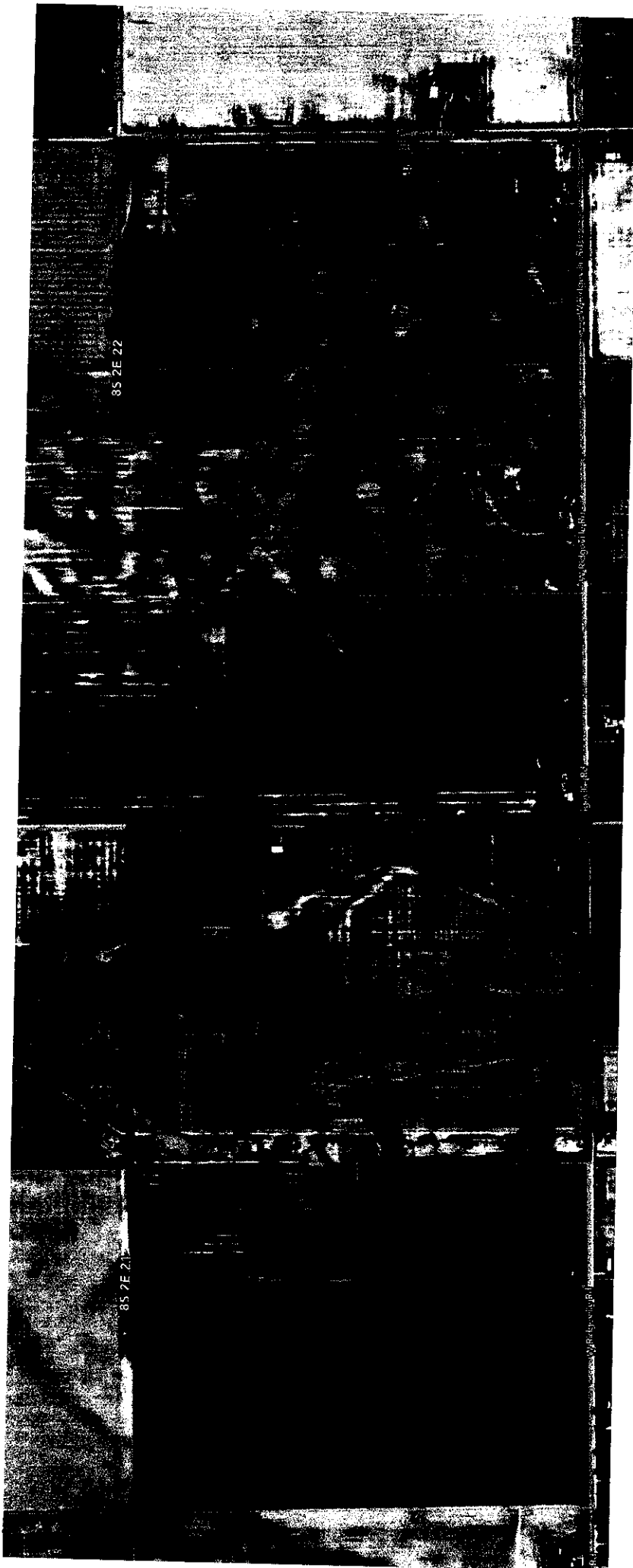




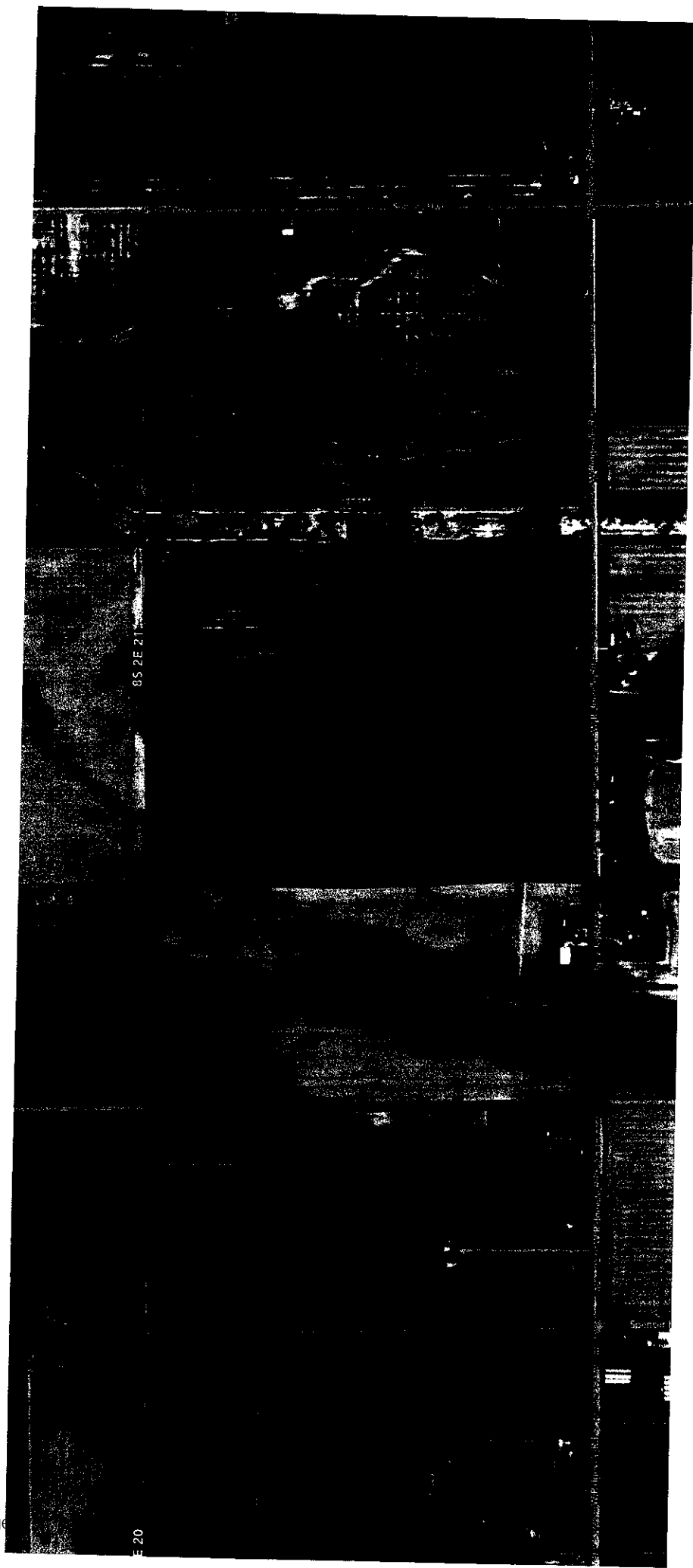
16000 Seneca Hwy  
SEO-122-1050-00  
47.5 Acres



1000 Seneca Hwy  
SEO-121-4750-00  
136.9 Acres

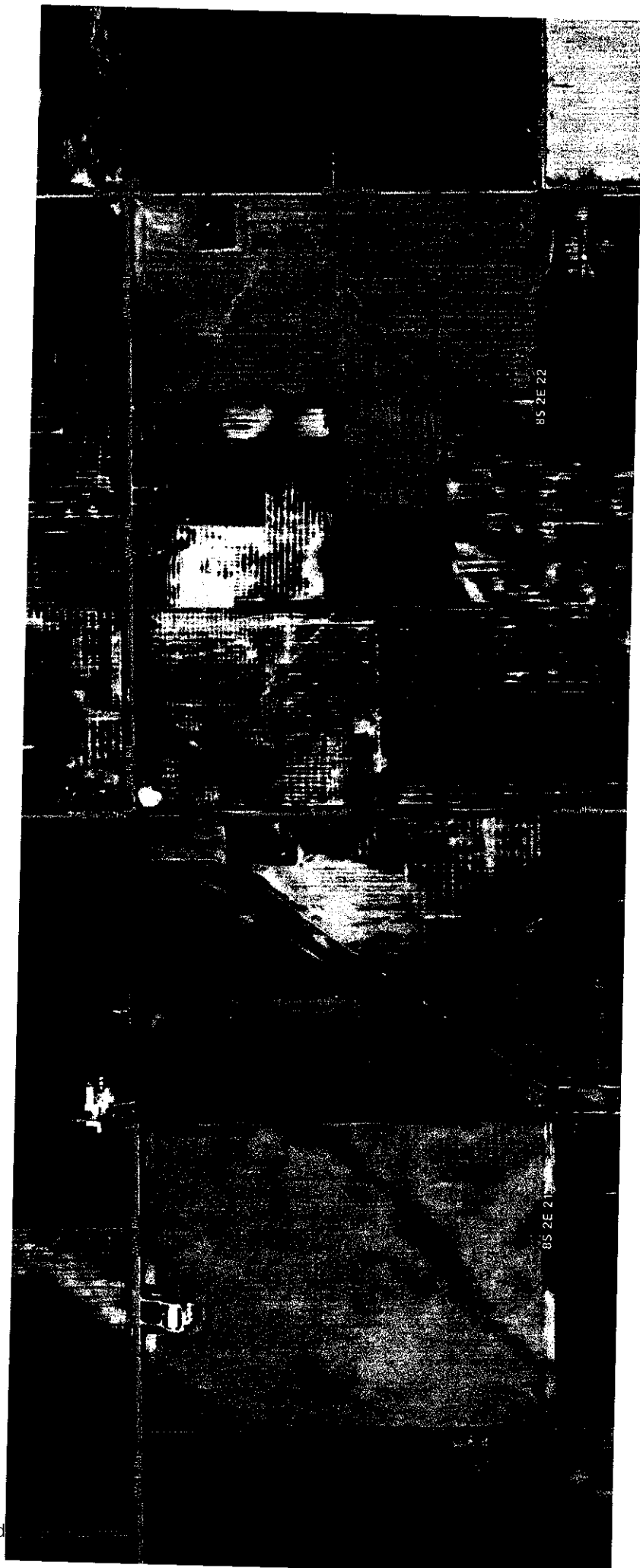


8000 W Ridgeway Rd  
SE 0-121-3055-00  
76.8 Acres





3000 Wolfe Rd  
SEO-121-2280-00  
115.4 Acres



# GENEVA TOWNSHIP

2020

# QUINCY TAX BILL

## MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

## PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-121-2280-00

Property Address: 8000 WOLF RD BLK

## Legal Description:

E-1/2 OF NE-1/4 & E-1/2 OF W-1/2 OF NE-1/4 120 ACRES EX THAT PART OF E-1/2 OF NE-1/4 BEG 601.5 FT S OF NE COR SEC 21 R UNN TH N 88 DEG 46'W 302 FT TH S 414.4 FT TH E 123.1 FT TH S 359.3 FT TH E 178.9 FT TO E LI SEC 21 TH N 767.2 FT TO POB SEC 21

## PAYMENT INFORMATION

This tax is payable 7/1/2020 thru 9/14/2020

Pay by mail to: LENAWEЕ COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

## TAX DETAIL

Taxable Value: 73,472 Class: 101  
State Equalized Value: 276,200  
Assessed Value: 276,200  
P.R.E. %: 100

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	440.83
COUNTY OPER	5.40000	396.74

## OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$837.57  
Administration Fee: \$8.37  
Total Amount Due: \$845.94

**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

8000 WOLFE RD BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-121-2280-00

Tax for Prop#: SE0 121 2280 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$1,513.55**

Please detach along perforation. Keep bottom portion for your records.

### SENECA TOWNSHIP 2020 WINTER TAX BILL

#### MESSAGE TO TAXPAYER

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

#### PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-121-2280-00

Property Addr: 8000 WOLFE RD BLK

#### Legal Description:

E-1/2 OF NE-1/4 & E-1/2 OF W-1/2 OF NE-1/4  
120 ACRES EX THAT PART OF E-1/2 OF  
NE-1/4 BEG 601.5 FT S OF NE COR SEC 21 R  
UNN TH N 88 DEG 46'W 302 FT TH S 414.4  
FT TH E 123.1 FT TH S 359.3 FT TH E 178.  
9 FT TO E LI SEC 21 TH N 767.2 FT TO POB  
SEC 21

#### PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

#### TAX DETAIL

Taxable Value:	73,472	Class:	101
State Equalized Value:	276,200		
Assessed Value:	276,200		101 - AGRICULTURAL
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	55.10
MED CARE	0.18960	13.93
LENAWEE INT SCH	7.32330	538.05
SCHOOL DEBT	7.96000	584.83
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	63.47
ROADS/BRIDGES	2.00000	146.94
STAIR DIST LIB	1.24880	91.75
SAMPSON	0.00000	4.50

#### OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$1,498.57

Administration Fee: \$14.98

**Total Amount Due: \$1,513.55**

**MESSAGE TO TAXPAYER**

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-121-4750-00

Property Address: 10000 SENECA HWY BLK

**Legal Description:**

E 1/2 OF SE 1/4 AND NW 1/4 OF SE 1/4 ALS  
O E-1/2 OF SW-1/4 OF SE-1/4 EX LD BEG  
1612 FT N OF SE COR SEC 21 RUNN TH N 211  
FT TH W 258 FT TH S 211 FT TH E 258 FT  
TO POB CONT 1.2521 ACRES SEC 21

**PAYMENT INFORMATION**

This tax is payable 7/1/2020 thru 9/14/2020

Pay by mail to: LENAWE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

**TAX DETAIL**

Taxable Value:	159,693	Class:	101
State Equalized Value:	352,100		
Assessed Value:	352,100		
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	958.15
COUNTY OPER	5.40000	862.34

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$1,820.49  
Administration Fee: \$18.20  
**Total Amount Due: \$1,838.69**



**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

10000 SENECA HWY BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-121-4750-00

Tax for Prop#: SE0 121 4750 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$3,279.89**

Please detach along perforation. Keep bottom portion for your records.

**SENECA TOWNSHIP 2020 WINTER TAX BILL****MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-121-4750-00

Property Addr: 10000 SENECA HWY BLK

**Legal Description:**

E 1/2 OF SE 1/4 AND NW 1/4 OF SE 1/4 ALS  
O E-1/2 OF SW-1/4 OF SE-1/4 EX LD BEG  
1612 FT N OF SE COR SEC 21 RUNN TH N 211  
FT TH W 258 FT TH S 211 FT TH E 258 FT  
TO POB CONT 1.2521 ACRES SEC 21

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	159,693	Class:	101
State Equalized Value:	352,100		
Assessed Value:	352,100	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	119.76
MED CARE	0.18960	30.27
LENAWEE INT SCH	7.32330	1169.47
SCHOOL DEBT	7.96000	1271.15
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	137.97
ROADS/BRIDGES	2.00000	319.38
STAIR DIST LIB	1.24880	199.42

Total Tax: \$3,247.42

Administration Fee: \$32.47

**Total Amount Due: \$3,279.89**

# SENECA TOWNSHIP 2020 SUMMER TAX BILL

## MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT. 14. ADDITIONAL 3% PENALTY AFTER FEB. 14 THRU FEB. 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

## PROPERTY INFORMATION

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-122-1050-00

Property Address: 16000 SENECA HWY BLK

## Legal Description:

LD DES AS COMM AT THE NW COR OF SEC 22 T 8S R2E RUNN TH S ON THE SEC LI 94 1/2 RDS TH E PAR WITH THE N LI OF SD SEC 80 RDS TH N PAR WITH THE W LI OF SD SEC TO THE N LI OF SD SEC TH W ON THE N LI OF S D SEC 80 RDS TO THE POB

## PAYMENT INFORMATION

This tax is payable 7/1/2020 thru 9/14/2020

Pay by mail to: LENAWEE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

## TAX DETAIL

Taxable Value: 50,596 Class: 101  
State Equalized Value: 117,900  
Assessed Value: 117,900  
P.R.E. %: 100

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	303.57
COUNTY OPER	5.40000	273.21

## OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$576.78  
Administration Fee: \$5.76  
Total Amount Due: \$582.54

**OFFICIAL TAX STATEMENT**

Pay this tax to:

SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279  
TEMP-RETURN SERVICE REQUESTED

**TAXPAYER NOTE:** Are your name and mailing address correct?  
If not, please make corrections below. Thank you.

Property Addr:

16000 SENECA HWY BLK

SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256-9572



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: SE0-122-1050-00

Tax for Prop#: SE0 122 1050 00

Make Check Payable To: Seneca Township

**TOTAL AMOUNT DUE: \$1,052.28**

Please detach along perforation. Keep bottom portion for your records.

**SENECA TOWNSHIP 2020 WINTER TAX BILL****MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 16. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:  
WEDNESDAY DEC 30; - 9AM TO 5PM  
TUESDAY FEB 16; - 9AM TO 5PM  
MONDAY MARCH 1; - 9AM TO 5PM  
OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:  
SUNRYZ DAIRY LLC  
8460 W MULBERRY RD  
MORENCI, MI 49256

School: 46100 MORENCI

Property #: SE0-122-1050-00

Property Addr: 16000 SENECA HWY BLK

**Legal Description:**

LD DES AS COMM AT THE NW COR OF SEC 22 T  
8S R2E RUNN TH S ON THE SEC LI 94 1/2  
RDS TH E PAR WITH THE N LI OF SD SEC 80  
RDS TH N PAR WITH THE W LI OF SD SEC TO  
THE N LI OF SD SEC TH W ON THE N LI OF S  
D SEC 80 RDS TO THE POB

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	50,596	Class:	101
State Equalized Value:	117,900		
Assessed Value:	117,900	101 - AGRICULTURAL	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

**DESCRIPTION****MILLAGE****AMOUNT**

DEPT AGING	0.75000	37.94
MED CARE	0.18960	9.59
LENAAWEE INT SCH	7.32330	370.52
SCHOOL DEBT	7.96000	402.74
SCHOOL OPER	18.00000	0.00
TWP TAX	0.86400	43.71
ROADS/BRIDGES	2.00000	101.19
STAIR DIST LIB	1.24880	63.18
BEAR CREEK	0.00000	13.00

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

Total Tax: \$1,041.87

Administration Fee: \$10.41

**Total Amount Due: \$1,052.28**