



# 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:

Stephen Bezold

R2PC Associate Planner

(517) 768-6708

[sbezold@mijackson.org](mailto:sbezold@mijackson.org)

DATE: September 15, 2022

TIME: 6:00 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 14, 2022, Meeting [ACTION] ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s) — None
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #22-07 — Franklin Township [ACTION] ..... 7
    - (2) #22-08 — Franklin Township [ACTION] ..... 23
    - (3) #22-09 — Franklin Township [ACTION] ..... 39
    - (4) #22-10 — Franklin Township [ACTION] ..... 55
    - (5) #22-11 — Franklin Township [ACTION] ..... 71
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — None
  - b. New Business — None
7. Public Comment [2 MINUTE LIMIT]
8. Commissioner Comment
9. Adjournment

*Please note that the meeting will take place in person at the new time of 6:00 pm.*

*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 October 17, 2022.*

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

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## MEETING MINUTES

Thursday, July 21, 2022

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Secretary; Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Bruce Nickel

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission; Mr. Dale Witt; and Mr. Keith Dersham, LCPC

Others Present: Mr. Stephen Bezold, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:19 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 07/21/2022 meeting agenda for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the July 21, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 06/16/2022 meeting minutes for approval. Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the June 16, 2022, 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) **#22-09 | Rollin Township.** Commissioners reviewed the proposed rezoning of six properties (RL0-685-0444-00, RL0-685-0480-00, RL0-685-0510-00, RL0-685-0540-00, RL0-660-9150-00, and RL0-685-0443-00) south of Devils Lake from 'Local Commercial (C-1)' to 'Single Family Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of subject parcels (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval with comments of the proposed rezoning of subject parcels, noting that parcel (RL0-685-0443-00) is identified as a PO Box rather than a physical property, to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-10 | Riga Township.** Commissioners reviewed the proposed text amendments to the Riga Township Zoning Ordinance regarding 'Qualified Fuel Generation Facilities'. Staff summarized his report advising Commissioners to recommend approval of the

proposed amendments (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Qualified Fuel Generation Facilities' to the Riga Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-08 | Seneca Township.** Commissioners reviewed the proposed text amendments to the Seneca Township Zoning Ordinance regarding 'Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report).

Comm. Dillon made a motion, seconded by Comm. Bruce, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance' to the Seneca Township Board (see the staff report). *The motion passed unanimously.*

b. **Consideration of PA 116 Farmland Agreement(s).**

- (1) **#22-03 | Seneca Township.** Commissioners reviewed an application for parcels (ID #SEO-108-2780-00) totaling 70 acres and located in Sections 8 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval with comments of the agreement (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Adrian Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-04 | Blissfield Township.** Commissioners reviewed an application for a parcel (ID #BL0-132-3075-00) totaling 21 acres and located in Section 32 (T6S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-05 | Fairfield Township.** Commissioners reviewed an application for a parcel (ID #FA0-130-3875-00) totaling 26.6 acres and located in Section 30 (T8S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

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 discussed the annual Lenawee County Planning Commission dinner and the planning process involved with it. Mr. Bezold will look into possibilities as he assumes the role of LCPC Staff.

Item 9 **Adjournment.** The meeting adjourned at 6:46 pm.

Respectfully submitted,

Stephen Bezold, LCPC Recording Secretary

**FRANKLIN TOWNSHIP**

**3922 Monroe Road**

**P.O. Box 101**

**Tipton, Michigan 49287**

**Phone (517) 431-2320**

**Fax (517) 431-2720**

**[www.franklintownship.net](http://www.franklintownship.net)**



August 31, 2022

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

Re: Gordon & Laurie Whelan – P.A. 116 Applications

Dear County Planning Commission,

Please find enclosed five Farmland and Open Space Preservation Program (P.A. 116) applications from Gordon & Laurie Whelan that have been received by Franklin Township and are now being forwarded for the Commission's review. The applications are for #FR0-116-4100-00 located at 4221 Whelan Rd., #FR0-116-2405-00 located in the 10000 Tipton Hwy Block, #FR0-116-4650-00 located in the 4000 Tipton Hwy Block, #FR0-115-1200-00 located at 10000 Tipton Hwy, #FR0-110-3800-00 located in the 11000 Tipton Hwy Block. 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



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## PA 116 FARMLAND AGREEMENT | FA #22-07

**Applicant(s):** Gordon K. Whelan

Laurie J. Whelan

4221 Whelan Rd

Tipton, MI 49287

**Date:** August 31, 2022

**Local Government:** Franklin Township

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

**Location:** The subject property (ID #FR0-116-4100-00) is located off of Whelan Road between Beebe Highway and Tipton Highway, in Section 16 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 10 acres, of which 8 are cultivated for cash crops. One building is located on the property (see Figure 3). The average gross annual income of \$625.00 per acre is reported for the farm, more than the \$200.00 per acre required of a property with an area of less than 40 acres.

**Term:** 10 years.

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

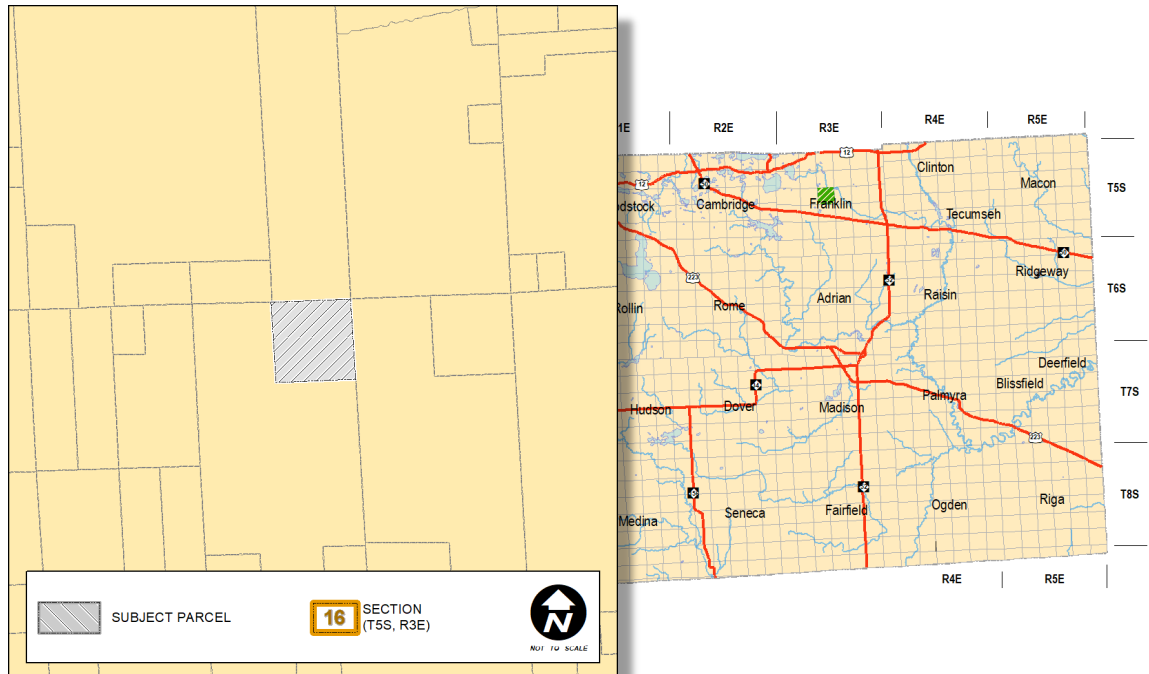
**Staff Comments:** Staff found no application errors/omissions.

**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, provided the applicant considers the comment(s)/ suggestion(s) listed in the staff report.

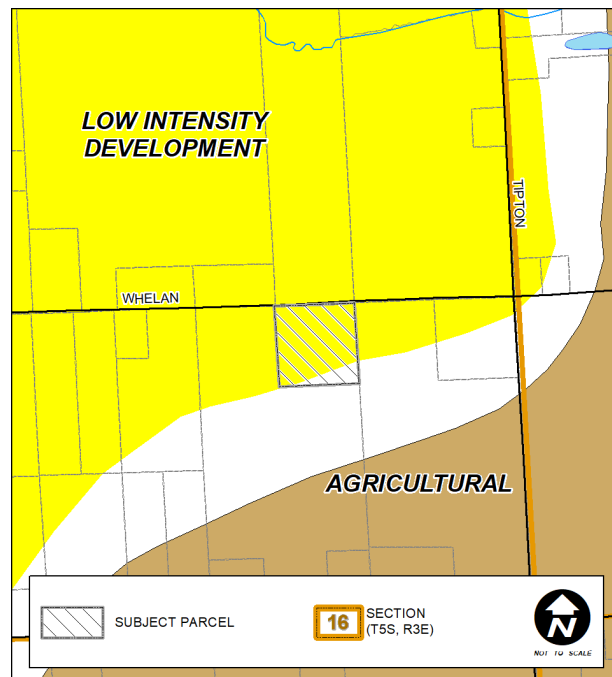
**Attachment(s):**

- 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.**

# FRO-116-4100-00

**OFFICIAL USE ONLY**

Local Governing Body: \_\_\_\_\_

Date Received 8-31-22

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: Whelan Gordon K  
Last First Initial

(If more than two see #15) Whelan Laurie J  
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: 4221 Whelan Rd Tipton MI 49287  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 403 7473

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

5. E-mail address: Gordonwhelan516@gmail.com

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

6. County: Lapeer 7. Township, City or Village: Franklin

8. Section No. 16 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 (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: \_\_\_\_\_ Title: \_\_\_\_\_

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

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 crop

- b. Total number of acres on this farm 10  
c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
d. Acreage in cultivation: 8  
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0  
f. All other acres (swamp, woods, etc.) 0  
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 1 Residence: ☒ 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):**

\$ 5000.00 : 8 = \$ 625.00 (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.

*Rodney Nelson*  
(Signature of Applicant)

(Corporate Name, If Applicable)

*Laurie J Whelan*  
(Co-owner, If Applicable)

*Alan*  
(Signature of Corporate Officer)

*Laurie J Whelan*  
(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: 8-31-22 (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: \$ 254,600 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:**

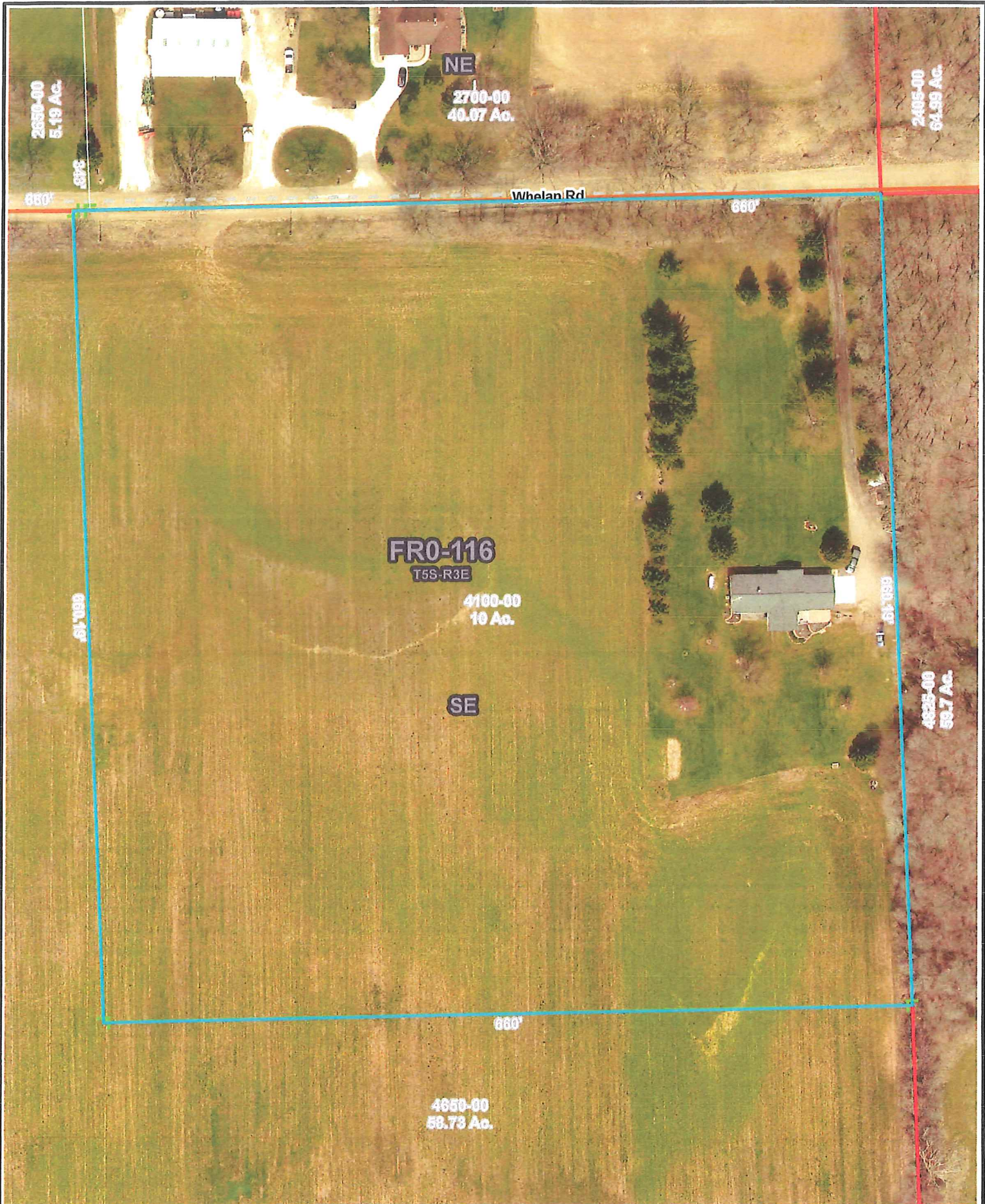
- ☒ County or Regional Planning Commission  
☒ Conservation District  
\_\_\_\_ Township (if county has zoning authority)

**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) *Deferred*  
☒ 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**





**Lenawee County G.I.S**

301 N. MAIN ST  
OLD COURTHOUSE 1ST FLOOR  
ADRIAN, MI. 49221

PHONE: (517)264-4522  
FAX: (517)264-4529

**FR0-116-4100-00**



N

1 inch = 100 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.



**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.

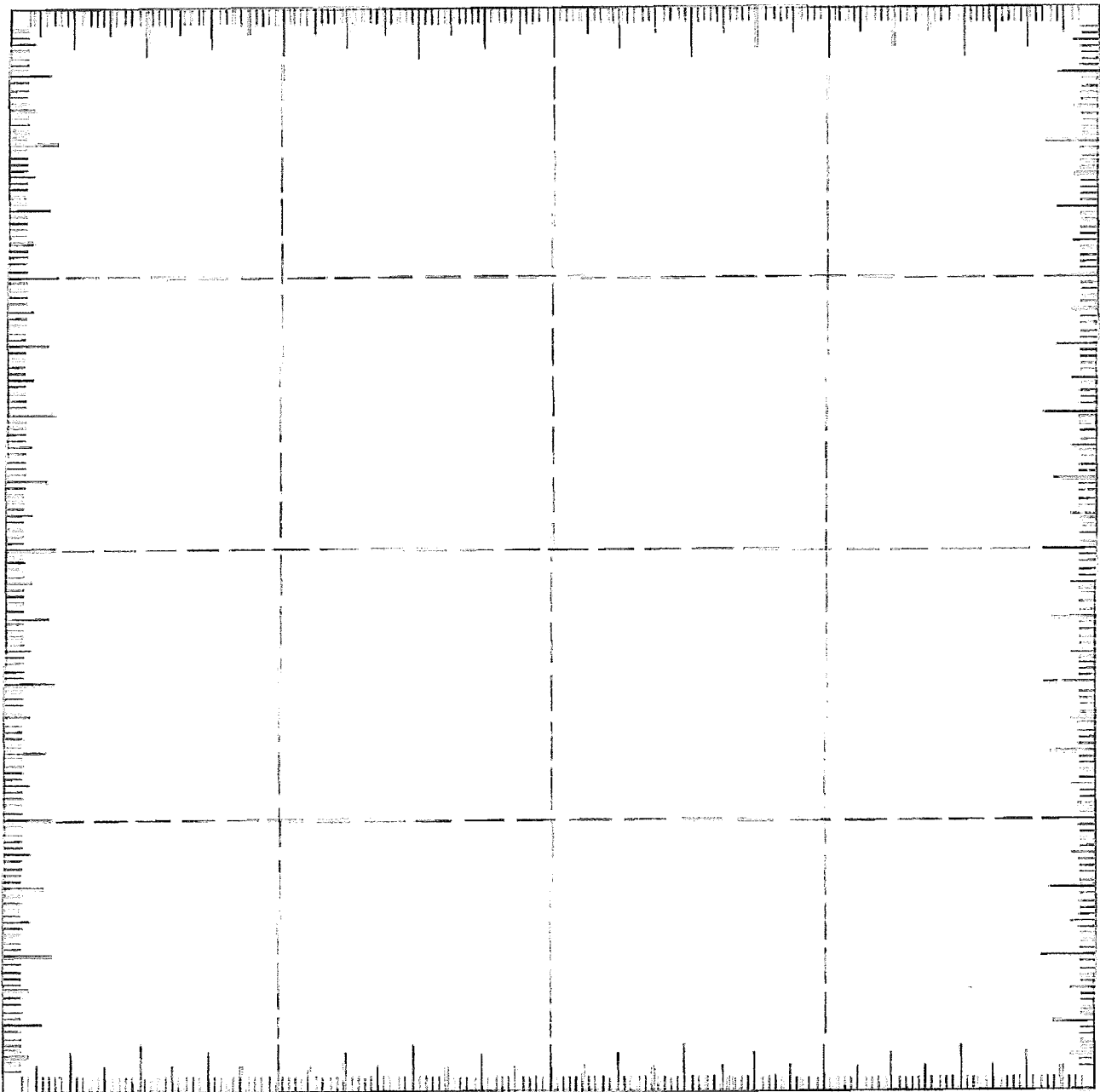
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



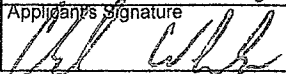
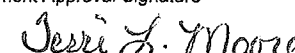
✓  
8/15/2022

## Application for Deferment of Summer Taxes

Issued under authority of Public Act 206 of 1893; MCL 211.51

**INSTRUCTIONS:** File this application with the Treasurer of your city, village or township. You may file your intent to defer before September 15, or before the date your summer taxes are due, whichever is later. **Do NOT file this application with the Michigan Department of Treasury.**

**NOTE:** Though filing of this form is voluntary, your tax due date will not be extended unless this form is filed. The local Treasurer may require additional documentation to verify your claim.

PART 1: APPLICANT INFORMATION		
Last Name <b>WHELAN, GORDON &amp; LAURIE</b>	First Name	M.I.
Telephone Number	Property Identification Number <b>46-FR0-116-4100-00</b>	
Address of Principal Residence (Street Number and Name, City, State, ZIP Code) <b>4221 WHELAN RD</b> <b>TIPTON MI 49287</b>		Name of City, Township, or Village (Taxing Authority) <b>FRANKLIN TOWNSHIP</b>
		<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village
PART 2: DEFERMENT INFORMATION		
I hereby request that the treasurer of the above-noted municipality defer the due date of the summer taxes on the property identified above, without penalty or interest charges, until February 15 (Payment must be received on or before February 14 to avoid penalty and interest) based on the following qualification:		
(Check 1 or 2 below to identify your basis for this application. Select one choice only.)		
<input type="checkbox"/> (1) <b>Principal Residence:</b> I certify that my gross household income for the preceding calendar year did not exceed \$40,000 and that I qualify for the deferment provided for in the General Property Tax Act under the classification marked below:		
<input type="checkbox"/> 62 years of age or older, including the unmarried surviving spouse of a person who was 62 years of age or older at the time of death.		
<input type="checkbox"/> Paraplegic, Hemiplegic, or Quadriplegic		
<input type="checkbox"/> Eligible Serviceperson, Eligible Veteran, Eligible Widow or Widower		
<input type="checkbox"/> Blind Person		
<input type="checkbox"/> Totally and Permanently Disabled		
<input checked="" type="checkbox"/> (2) <b>Agricultural Real Property:</b> I certify that I own the above property, which is classified or used as agricultural real property, and that the gross receipt of agricultural or horticultural operations in the previous year (or the average gross receipts for such operations in the previous three years) are not less than my household income for the preceding calendar year or the combined household incomes in the previous year of the individual members of a limited liability company or partners of a partnership that owns the agricultural real property.		
PART 3: CERTIFICATION		
I understand that if this deferment is approved, the deferred taxes must be paid on or before February 14 in order to avoid penalty and interest. I also understand that misleading or false statements on this application may subject me to penalties and interest for late payment of taxes.		
Applicant's Signature 		Date <b>7-13-22</b>
<b>FOR CITY, VILLAGE OR TOWNSHIP USE ONLY</b>		
Deferment Approval Signature 		Date <b>7-13-2022</b>

# MESSAGE TO TAXPAYER

WINTER 2021 TAXES ARE DUE FEB. 14, 2022;

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 2021 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, FEBRUARY 28, 2022 - 9AM - 5PM

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

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

FRANKLIN TOWNSHIP PHONE # (517) 431 2320

## PROPERTY INFORMATION

Property Assessed To:

WHELAN, GORDON & LAURIE  
3450 WHELAN RD  
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Property #: FRO-116-4100-00

Property Addr: 4221 WHELAN RD

Legal Description:

LD BEG 1309.52 FT N 88 DEG 47'W FROM E 1  
/4 POST SEC 16 RUNN TH S 660.19 FT TH N  
88 DEG 47'W 660 FT TH N 660.19 FT TH S 8  
8 DEG 47'E ALG E & W 1/4 LI 660 FT TO  
POB SEC 16

## 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, 2021 Thru Feb. 14, 2022

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

## TAX DETAIL

Taxable Value:	80,662	Class:	401
State Equalized Value:	122,100		
Assessed Value:	122,100		
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	0.74900	60.41
MED CARE	0.18930	15.26
LENAWEE INT SCH	3.65420	294.75
TWP TAX	0.73690	59.43
TECUMSEH LIBRARY	1.32720	107.05
FIRE OPERATING	2.50000	201.65
WHELAN TILE	0.00000	381.77

Franklin Twp.  
**PAID**

Date: 1-4-22 AW

CK. #8187

Total Tax:	\$1,120.32
Administration Fee:	\$0.00
<b>Total Amount Due:</b>	<b>\$1,120.32</b>

RECORDED IN DEEDS

LIBER 890 PAGE 502

895 (Rev. 1967)  
WARRANTY DEED—To Tenants by the Entirety—Short—  
(Photo Copy Form) EXERCISE BY G. O. TALLENT, NOT. SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made December 28, 19 79  
BETWEEN  
HOWARD WESLEY WHELAN AND SHIRLEY WHELAN, husband  
and wife, 3470 Whelan Road, Tipton, Michigan 49287  
of the first part,  
and GORDON WHELAN AND LAURIE WHELAN, husband and wife,  
Route 1, Tipton, MI 49287 husband and wife, as tenants by the entirety of the second part,  
~~xxxxxxx~~

RECORDED  
JAN 8 8 25 AM '80  
LENAWEE COUNTY  
REGISTER OF DEEDS  
ADRIAN, MICH.

Witnesseth, That the said party of the first part, for and in consideration of: One Dollar (\$1.00) and no other Consideration.

to him in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, their assigns, the survivor of them, his or her heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the Township of Franklin County of Lenawee and State of Michigan, and described as follows, to-wit:

All that part of the West 1/2 of the Southeast 1/4 of Section 16, T5S, R3E, described as commencing on the East and West 1/4 line of Section 16, aforesaid, at a point located 1309.52 feet N 88° 47' 25" W from the East 1/4 corner of said Section 16, and running thence S 0° 08' 54" E 660.19 feet along the East line of the West 1/2 of the Southeast 1/4 of Section 16; thence N 88° 47' 25" W 660.0 feet; thence N 0° 08' 54" W 660.19 feet; thence S 88° 47' 25" E along the East and West 1/4 line of Section 16, 660.0 feet to the place of beginning. Containing 10.0001 Acres, and subject to easements and restrictions of record.

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used for highway purposes.

JAN 8 1980 LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 3612

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining; To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said parties of the second part, their assigns, the survivor of them, his or her heirs and assigns, FOREVER. And the said party of the first part, for his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, their assigns, the survivor of them, his or her heirs and assigns, that at the time of the encasing and delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever

and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,

When applicable, pronouns and relative words shall be read as plural, feminine or neuter.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed and Delivered in Presence of

Roger D. Russell  
Roger D. Russell  
Vicki A. Gillin  
Vicki A. Gillin

Howard Wesley Whelan  
Howard Wesley Whelan  
Shirley Whelan  
Shirley Whelan

STATE OF MICHIGAN, ss.

COUNTY OF LENAWEE

On December 28, 1979, before me, a Notary Public, in and for said County, personally appeared Howard Wesley Whelan and Shirley Whelan, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

3. DRAFTED BY  
LAW OFFICES OF  
DAN R. BRUGGEMAN, P.C.  
112 E. FRONT STREET  
ADRIAN, MICHIGAN 49221

Roger D. Russell  
Roger D. Russell Notary Public,  
Lenawee County, Michigan,  
My commission expires April 6, 1980

SEE FOOT NOTES ON OTHER SIDE

300 Ad. Land Bond

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
LENAWEE COUNTY TREAS///	WHELAN/GORDON & LAURIE//	0	12/22/2003	OTH	04-BUYERS INTEREST IN A	2261377	DEED	0.0			
WHELAN/GORDON & LAURIE//	WHELAN/GORDON & LAURIE//	0	03/26/2003	OTH	21-NOT USED/OTHER	21190480	DEED	0.0			
WHELAN/GORDON & LAURIE//	LENAWEE COUNTY TREAS///	0	03/01/2002	OTH	04-BUYERS INTEREST IN A	1947866	DEED	0.0			
00000		0	12/01/1979	WD	21-NOT USED/OTHER	08900502	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO Zoning:			Building Permit(s)	Date	Number	Status			
4221 WHELAN RD		School: TECUMSEH PUBLIC SCHOOLS									
Owner's Name/Address		P.R.E. 100% / /									
WHELAN, GORDON & LAURIE		2022 Est TCV 254,597 TCV/TFA: 141.52									
4221 WHELAN RD		Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL									
TIPTON MI 49287		X Improved	Vacant								
		Public Improvements									
Tax Description		Description			Frontage	Depth	Rate	%Adj. Reason			
LD BEG 1309.52 FT N 88 DEG 47'W FROM E		Dirt Road			10.00	Acres	4,050	100 SITE SCHEDULE			
1/4 POST SEC 16 RUNN TH S 660.19 FT TH N		Gravel Road			10.00	Total Acres	Total Est.	Land Value = 40,500			
88 DEG 47'W 660 FT TH N 660.19 FT TH S 88		Paved Road									
DEG 47'E ALG E & W 1/4 LI 660 FT TO POB		Storm Sewer									
SEC 16		Sidewalk									
Comments/Influences		Water									
12/9/2021 MAILING ADDRESS UPDATED PER		Sewer									
TOWNSHIP - AR		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
		LW	11/08/2018	DATA ENTER	2022	20,300	107,000	127,300			83,323C
		BG	07/20/2017	INSPECTED	2021	20,300	101,800	122,100			80,662C
		TV	11/06/2001	INSPECTED	2020	24,800	89,100	113,900			79,549C
					2019	22,500	89,900	112,400			78,066C

This # represent 1/2 of market value. U

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

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

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Unvented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C Effec. Age: 32 Floor Area: 1,799 Total Base New : 317,568 Total Depr Cost: 215,947 Estimated T.C.V: 212,060	Area Type 80 WCP (1 Story) 100 CCP (1 Story) 100 4in Concrete 196 Composite 40 Composite	Yr Built: 0000 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ? Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmt Garage: E.C.F. X 0.982 Carport Area: Roof:
Wood Frame	Drywall Paneled Trim & Decoration	Ex Ord Min				
Building Style: RANCH	Size of Closets	Lg Ord Small H.C.				
Yr Built Remodeled 1980 0	Doors	(5) Floors				
Condition: Average	Kitchen: Other: Other:					
Room List	(6) Ceilings	No./Qual. of Fixtures Ex. Ord. Min				
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms	X Drywall	No. of Elec. Outlets Many Ave. Few				
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tub Alcove Vent Fan (14) Water/Sewer				
Insulation	Basement: 1479 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					
(2) Windows	(8) Basement					
Many Large Avg. Avg. Few Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF 1 Walkout Doors No Floor SF					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						
(3) Roof	(10) Floor Support Joists: Unsupported Ien: Cntr.Sup:					
Gable Hip Flat X Asphalt Shingle						
Chimney:						

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

&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;

Totals: 317,568 215,947

Composite

Lump Sum Items:

2000 Gal Septic

1000 Gal Septic

Water Well

Public Sewer

Public Water

(14) Water/Sewer

Vent Fan

Ceramic Tub Alcove

Ceramic Tile Floors

Separate Shower

Extra Sink

Extra Toilet

No Plumbing

Solar Water Heat

Softener, Manual

Softener, Auto

1 2 Fixture Bath

2 3 Fixture Bath

Average Fixture(s)

(13) Plumbing

Many Ave. Few

No. of Elec. Outlets

Ex. Ord. Min

No./Qual. of Fixtures

(6) Ceilings

X Drywall

(7) Excavation

Basement: 1479 S.F.

Crawl: 0 S.F.

Slab: 0 S.F.

Height to Joists: 0.0

(8) Basement

Conc. Block

Poured Conc.

Stone

Treated Wood

Concrete Floor

(9) Basement Finish

Recreation SF

Living SF

1 Walkout Doors

No Floor SF

(10) Floor Support

Joists:

Unsupported Ien:

Cntr.Sup:

Gable

Hip

Flat

X Asphalt Shingle

Chimney:

Lump Sum Items:

2000 Gal Septic

1000 Gal Septic

Water Well

Public Sewer

Public Water

(14) Water/Sewer

Vent Fan

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Ceramic Tile Floors

Separate Shower

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Hip

Flat

X Asphalt Shingle

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Average Fixture(s)

(13) Plumbing

Many Ave. Few

No. of Elec. Outlets

Ex. Ord. Min

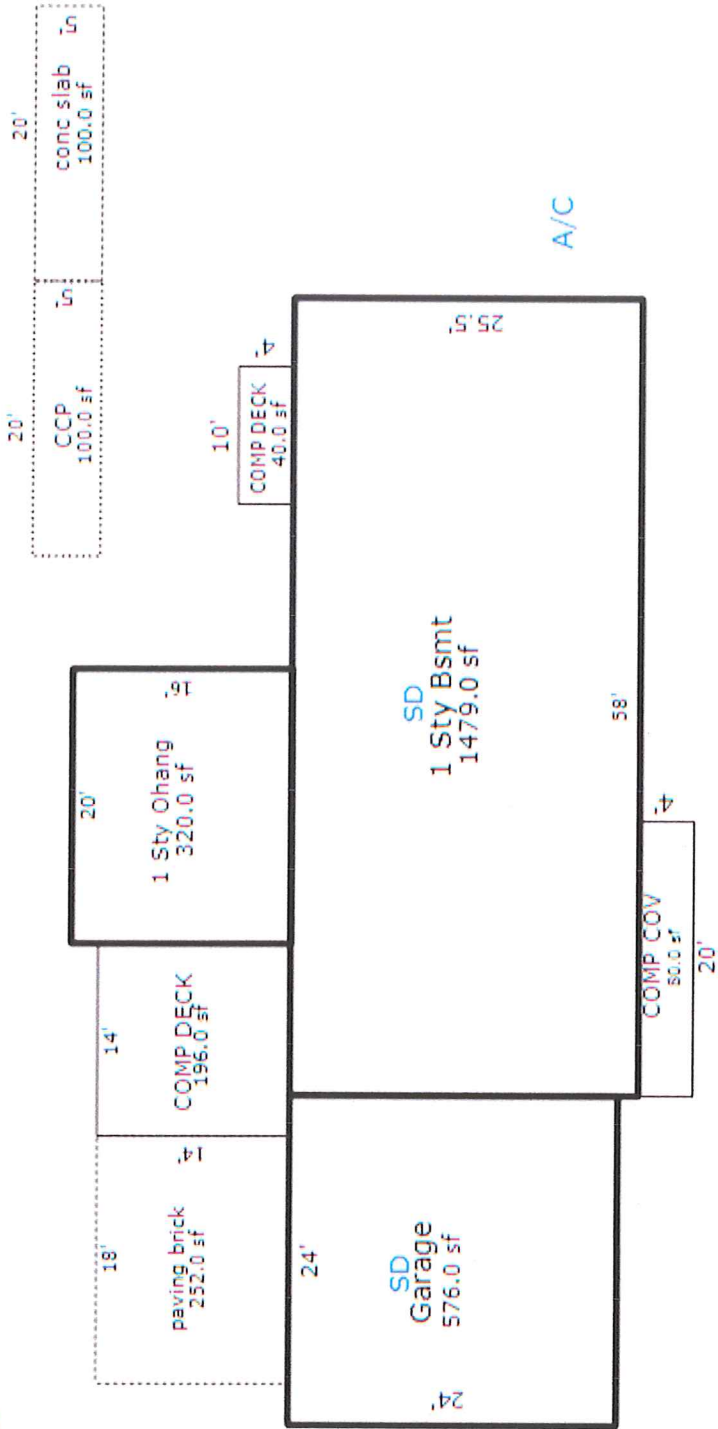
No./Qual. of Fixtures

(6) Ceilings

X Drywall

(7) Excavation

4221 WHELAN  
3-19-18  
BG





08/31/2022  
03:15 PM

Valuation Report

DB: Lenawee County 2022

FR0-116-4100-00                      2022 Est. T.C.V.                      WHELAN, GORDON & LAURIE  
Property Class: 401                      4221 WHELAN RD  
Map #:                      FRANKLIN TOWNSHIP                      TIPTON, MI 49287

LD BEG 1309.52 FT N 88 DEG 47'W FROM E 1/4 POST SEC 16 RUNN TH S 660.19 FT TH N  
88 DEG 47'W 660 FT TH N 660.19 FT TH S 88 DEG 47'E ALG E & W 1/4 LI 660 FT TO  
POB SEC 16

Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			10.000 Acres		4,050	100	SITE SCHEDULE	40,500
		10.00	Total Acres		Total Est.		Land Value =	40,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.85	252	51	2,037
Total Estimated Land Improvements			True Cash Value =	2,037

Cost Est. for Res. Bldg: 1 Single Family RANCH                      Cls C                      Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = 1479 SF      Floor Area = 1799 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,479		
1 Story	Siding	Overhang	320		
		Total:		216,744	147,386

Other Additions/Adjustments

Basement Living Area	1479	46,633	31,710
----------------------	------	--------	--------

Basement, Outside Entrance, Below Grade	1	2,251	1,531
---	---	-------	-------

Plumbing

3 Fixture Bath	1	4,085	2,778
2 Fixture Bath	1	2,734	1,859

Water/Sewer

1000 Gal Septic	1	4,278	2,909
Water Well, 200 Feet	1	9,448	6,425

Porches

WCP (1 Story)	80	3,734	2,539
CCP (1 Story)	100	2,467	1,678
4in Concrete	100	719	489

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,819	14,837
Common Wall: 1 Wall	1	-2,362	-1,606

Deck

Composite	196	3,608	2,453
Composite	40	1,410	959

Totals:                      317,568                      215,947

Notes:

ECF (RESIDENTIAL/AGRICULTURE ) 0.982 => TCV:                      212,060 - House value

2022 Est. T.C.V. FR0-116-4100-00                      =                      254,597 - ~~House value~~ House & Land  
Est. TCV/Total Floor Area = 141.52, Most recent sale 12/22/2003 for 0                      ~~value~~ value together  
2021 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.

08/31/2022  
03:15 PM

Valuation Report

DB: Lenawee County 2022

Parcel Number: FRO-116-4100-00

Page: 2

122,100	122,100	122,100	80,662	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	2,661	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,300	127,300	127,300	83,323	83,323	83,323



# 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 #22-08

**Applicant(s):** Gordon K. Whelan

Laurie J. Whelan

4221 Whelan Rd

Tipton, MI 49287

**Date:** August 31, 2022

**Local Government:** Franklin Township

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

**Location:** The subject property (ID #FR0-116-2405-00) is located in the northwest corner of the intersection of Whelan Road and Tipton Highway, in Section 16 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 64.99 acres, of which 35 are cultivated for cash crops. Evans Creek is the northern boundary for the parcel. 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 the midst of an area recommended for 'low intensity development' uses (see Figure 2).

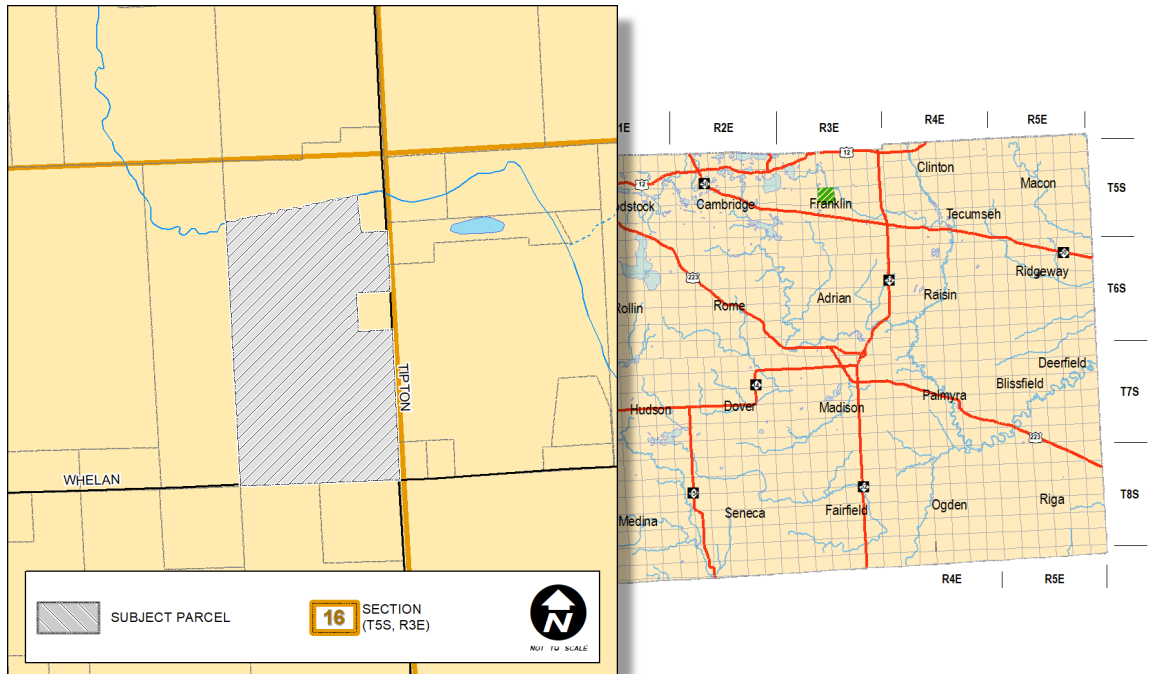
**Staff Comments:** Staff found no application errors/omissions.

**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, provided the applicant considers the comment(s)/ suggestion(s) listed in the staff report.

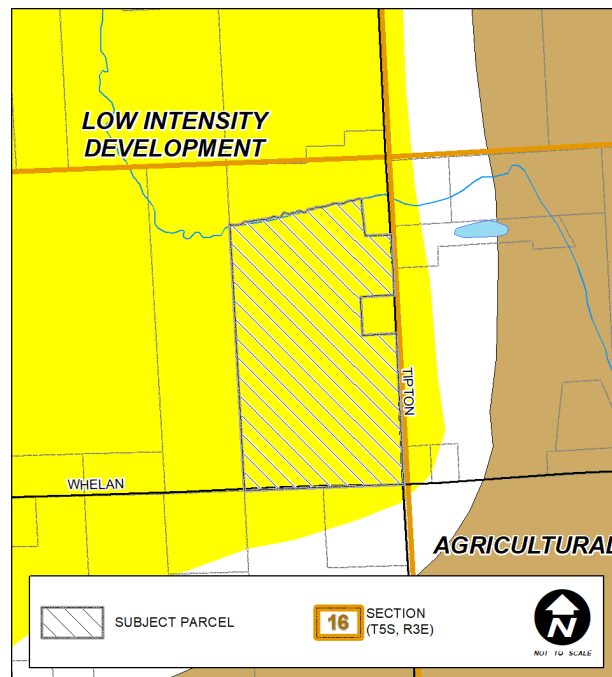
**Attachment(s):**

- 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**

#FR0-116-2405-00

**OFFICIAL USE ONLY**

Local Governing Body: \_\_\_\_\_

Date Received 8-31-22

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

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

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

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

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

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.**

**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: Whelan Gordon K  
Last First Initial

(If more than two see #15) Whelan Laure J  
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: 4221 Whelan Rd Tipton MI 49287  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 403 7473

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

5. E-mail address: Gordonwhelan56@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Franklin

8. Section No. 16 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 (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: \_\_\_\_\_ Title: \_\_\_\_\_

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

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 64.99

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

d. Acreage in cultivation: 35

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

f. All other acres (swamp, woods, etc.) 29.99

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

No. of Buildings 0 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.

Paula Whelan  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Barrie J Whelan  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

\_\_\_\_\_  
(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: 8-31-22 (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: \$ 264,709 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) *Deferred*
- ☒ 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**





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

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221

PHONE: (517)264-4522  
 FAX: (517)264-4529

**FR0-116-2405-00**



1 inch = 300 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.



✓  
8/15/2022

## Application for Deferment of Summer Taxes

Issued under authority of Public Act 206 of 1893; MCL 211.51

**INSTRUCTIONS:** File this application with the Treasurer of your city, village or township. You may file your intent to defer before September 15, or before the date your summer taxes are due, whichever is later. **Do NOT file this application with the Michigan Department of Treasury.**

**NOTE:** Though filing of this form is voluntary, your tax due date will not be extended unless this form is filed. The local Treasurer may require additional documentation to verify your claim.

### PART 1: APPLICANT INFORMATION

Last Name <b>WHELAN, GORDON K &amp; LAURIE J</b>		First Name	M.I.
Telephone Number		Property Identification Number <b>46-FR0-116-2405-00</b>	
Address of Principal Residence (Street Number and Name, City, State, ZIP Code) <b>10000 TIPTON HWY BLK TIPTON MI 49287</b>		Name of City, Township, or Village (Taxing Authority) <b>FRANKLIN TOWNSHIP</b>	
		<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	

### PART 2: DEFERMENT INFORMATION


I hereby request that the treasurer of the above-noted municipality defer the due date of the summer taxes on the property identified above, without penalty or interest charges, until February 15 (Payment must be received on or before February 14 to avoid penalty and interest) based on the following qualification:

(Check 1 or 2 below to identify your basis for this application. Select one choice only.)

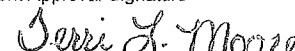
- ☐ (1) **Principal Residence:**  
I certify that my gross household income for the preceding calendar year did not exceed \$40,000 and that I qualify for the deferment provided for in the General Property Tax Act under the classification marked below:
- ☐ 62 years of age or older, including the unmarried surviving spouse of a person who was 62 years of age or older at the time of death.
  - ☐ Paraplegic, Hemiplegic, or Quadriplegic
  - ☐ Eligible Serviceperson, Eligible Veteran, Eligible Widow or Widower
  - ☐ Blind Person
  - ☐ Totally and Permanently Disabled
- ☒ (2) **Agricultural Real Property:**  
I certify that I own the above property, which is classified or used as agricultural real property, and that the gross receipts of agricultural or horticultural operations in the previous year (or the average gross receipts for such operations in the previous three years) are not less than my household income for the preceding calendar year or the combined household incomes in the previous year of the individual members of a limited liability company or partners of a partnership that owns the agricultural real property.

### PART 3: CERTIFICATION

I understand that if this deferment is approved, the deferred taxes must be paid on or before February 14 in order to avoid penalty and interest. I also understand that misleading or false statements on this application may subject me to penalties and interest for late payment of taxes.

Applicant's Signature 	Date <b>7-13-22</b>
---	------------------------

### FOR CITY, VILLAGE OR TOWNSHIP USE ONLY

Deferment Approval Signature 	Date <b>7-13-2022</b>
---	--------------------------

## MESSAGE TO TAXPAYER

WINTER 2021 TAXES ARE DUE FEB. 14, 2022;

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 2021 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, FEBRUARY 28, 2022 - 9AM - 5PM

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

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

FRANKLIN TOWNSHIP PHONE # (517) 431 2320

## PAYMENT INFORMATION

This tax is payable: Dec. 1, 2021 Thru Feb. 14, 2022

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

## TAX DETAIL

Taxable Value:	96,633	Class:	101
State Equalized Value:	131,600		
Assessed Value:	131,600		
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.

## PROPERTY INFORMATION

Property Assessed To:

WHELAN, GORDON K & LAURIE J  
4421 WHELAN RD  
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Property #: FR0-116-2405-00

Property Addr: 10000 TIPTON HWY BLK  
Legal Description:

THAT PART OF E 1/2 OF NE 1/4 SEC 16 T5S  
R3E LYING S OF EVANS CREEK 70 ACRES  
EXCEPT LD COMM AT A PT 275.37 FT S FROM  
NE COR OF E 1/2 OF NE 1/4 SEC 16 RUNN TH  
S 332 FT TH W 216 FT N 3 DEG 32' W 299 F  
T TO CTR OF EVANS CREEK TH NE'LY ALG  
CREEK TO POB EXC LD DES AS COMM AT THE N  
E COR OF SEC 16 T5S R3E TH S 1101 FT ALG  
THE E LI OF SD SEC (CNTRLI OF TIPTON HWY  
) FOR A POB TH CONT ALG SD LI ALG SD RD

## 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.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74900	72.37
MED CARE	0.18930	18.29
LENAAWEE INT SCH	3.65420	353.11
TWP TAX	0.73690	71.20
TECUMSEH LIBRARY	1.32720	128.25
FIRE OPERATING	2.50000	241.58
WHELAN TILE	0.00000	1130.87

Franklin Twp.  
**PAID**

Date: 1-4-22 *aw*  
CK- #8187

Total Tax:	\$2,015.67
Administration Fee:	\$0.00
<b>Total Amount Due:</b>	<b>\$2,015.67</b>

Geoblast

**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.

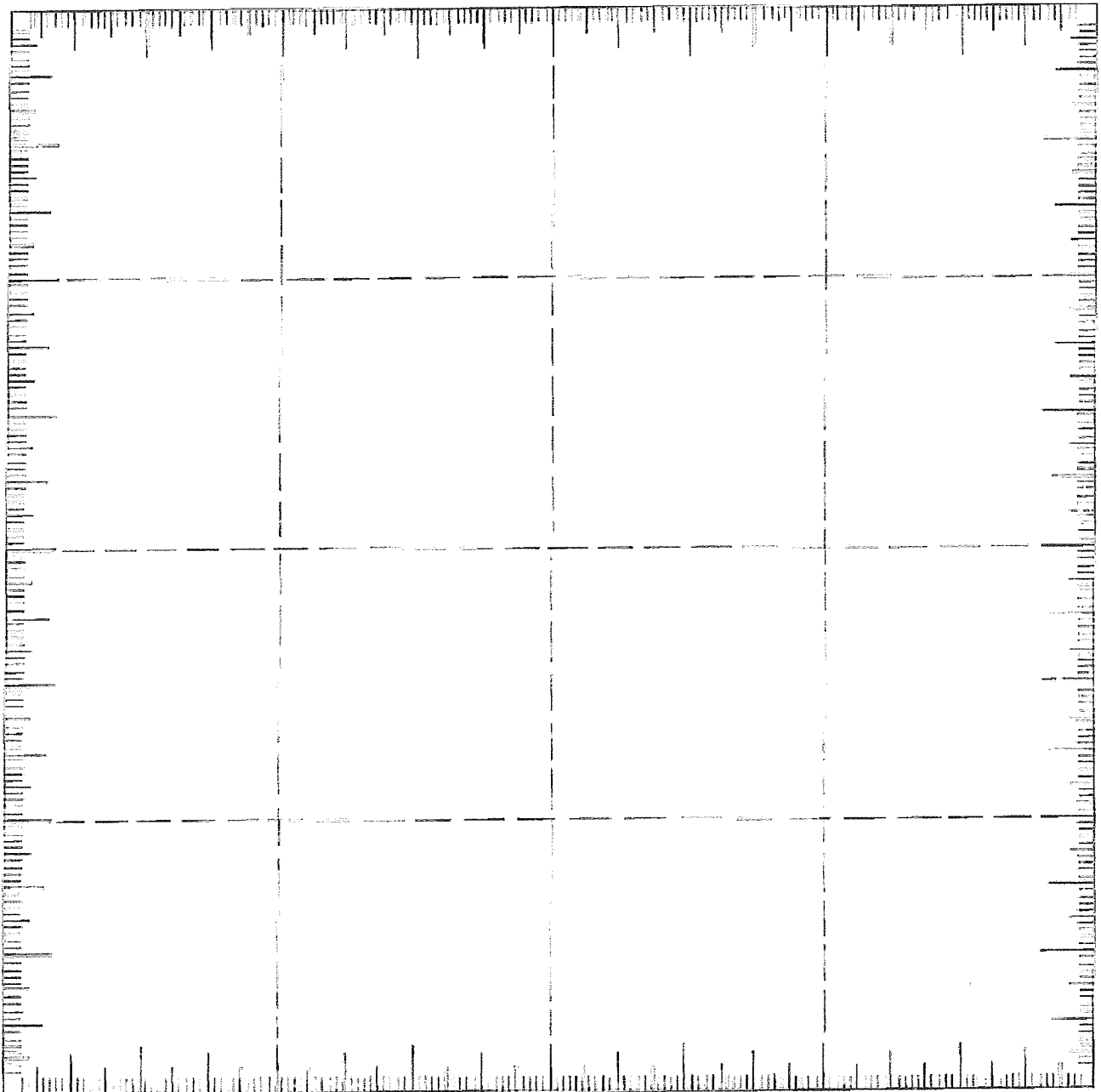
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North





2027

ERIN VANDYKE

### WARRANTY DEED

Know all Men by these Presents, That on 8/16/21, 2021, for the sum of One Dollar (\$1.00), Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, and David Whelan a/k/a David W. Whelan and Shanon J. Whelan a/k/a Shannon J. Whelan, husband and wife, whose address is 11470 Tipton Highway, Tipton, Michigan 49287, Convey and Warrant to Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, the following properties situated in the Township of Franklin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: FR0-116-2405-00; FR0-115-1200-00; FR0-116-4650-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which

5pgs env / Greenstone  
5285 W. US 223  
Adrian, MI 49221

*K. 11/11/11*

Parcel 3:

The West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East; EXCEPTING AND RESERVING THEREFROM that part and parcel described as commencing at the South  $\frac{1}{4}$  post of said Section 16 for a place of beginning and running thence East along the South Section line 450 feet; thence North 582 feet; thence West 450 feet; thence South along the Section center line 582 feet to the place of beginning; ALSO EXCEPTING AND RESERVING THEREFROM all that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East, described as commencing on the East and West  $\frac{1}{4}$  line of Section 16, aforesaid, at a point located 1309.52 feet North  $88^{\circ} 47' 25''$  West from the East  $\frac{1}{4}$  corner of said Section 16, and running thence South  $0^{\circ} 08' 54''$  East 660.19 feet along the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16; thence North  $88^{\circ} 47' 25''$  West 660.0 feet; thence North  $0^{\circ} 08' 54''$  West 660.19 feet; thence South  $88^{\circ} 47' 25''$  East along the East and West  $\frac{1}{4}$  line of Section 16, 660.0 feet to the place of beginning; ALSO EXCEPTING THEREFROM all that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East, described as beginning on the South line of Section 16, aforesaid, 1311.16 feet North  $88^{\circ} 46' 10''$  West from the Southeast corner of said Section 16; thence North  $88^{\circ} 46' 10''$  West 350.00 feet continuing along the South line of Section 16; thence North  $00^{\circ} 23' 33''$  West 626.00 feet; thence South  $88^{\circ} 46' 10''$  East 350.00 feet; thence South  $00^{\circ} 23' 33''$  East 625.00 feet along the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 16 to the point of beginning.

Tax I.D. No.: FR0-116-4650-00 *K. 11/11/11*

*K. 11/11/11*

## EXHIBIT A

The following parcels of land situated in the Township of Franklin, County of Lenawee, and State of Michigan:

### Parcel 1:

All that part of the east half of the northeast quarter of section sixteen in town five south range three east, lying south of Evans Creek; EXCEPTING THEREFROM all that part of the east half of the northeast quarter of section sixteen, town five south, range three east, described as beginning on the east line of section sixteen, aforesaid, 275.37 feet south from the northeast corner of said section sixteen; thence south along the east line of said section sixteen, a distance of 332.00 feet; thence west 216.00 feet; thence north three degrees 32 seconds west 299.00 feet to the center of Evans Creek thence northeasterly along the center of Evans Creek to the place of beginning, containing 1.5 acres, more or less.

ALSO EXCEPTING THEREFROM land situated in Franklin Township, Lenawee County, Michigan, being a part of the East ½ of the Northeast ¼ of Section 16, Town 5 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Northeast corner of Section 16; thence South 1101.00 feet along the East line of Section 16 (centerline of Tipton Highway) for a Point of Beginning; thence continuing along said line along said road South, 315.65 feet; thence West 276.00 feet; thence North, 315.65 feet, thence East 276.00 feet to the Point of Beginning.

Tax I.D. No.: FR0-116-2405-00 *Gebrinski*

### Parcel 2:

All that part of the Northwest ¼ of Section 15, Town 5 South, Range 3 East, described as commencing on the West line of Section 15, aforesaid, at a point located 310.0 feet North from the West ¼ corner of Section 15, aforesaid, and running thence North along said line 1472.13 feet; thence North 89 degrees 18 minutes 55 seconds East 371.78 feet; thence North 156.93 feet; thence North 89 degrees 18 minutes 55 seconds East (record North 89 degrees 18 minutes East) 781.49 feet (record 781.91 feet); thence South 70.0 feet; thence North 89 degrees 20 minutes 25 seconds East (record North 89 degrees 18 minutes East) 349.76 feet; thence North 26 degrees 14 minutes West (record North 26 degrees 09 minutes West) 287.39 feet; thence North 89 degrees 18 minutes East 376.04 feet to the West line of the East 54 acres of the Northwest ¼ of Section 15; thence South 0 degrees 12 minutes 05 seconds East along said line 2127.04 feet to the East and West ¼ line of Section 15; thence South 89 degrees 21 minutes 34 seconds West along said line 4.45 feet; thence North 0 degrees 38 minutes 26 seconds West 489.44 feet; thence North 19 degrees 51 minutes 46 seconds West 283.22 feet; thence South 89 degrees 21 minutes 34 seconds West 312.72 feet; thence South 8 degrees 59 minutes 24 seconds West 564.95 feet; thence South 89 degrees 21 minutes 34 seconds West 75.0 feet; thence South 0 degrees 38 minutes 26 seconds East 200.00 feet to the East and West ¼ line of Section 15; thence South 89 degrees 21 minutes 34 seconds West along said line 721.81 feet; thence North 1 degrees 08 minutes 26 seconds West 310.00 feet; thence South 89 degrees 21 minutes 34 seconds West 226.0 feet; thence South 89 degrees 22 minutes 44 seconds West 225.86 feet to the place of beginning. Bearings referenced to the West line of the Northwest ¼ of Section 15 as being due North.

Tax I.D. No.: FR0-115-1200-00 *Danahy*



LIBER 2624 PAGE 0910 4 of 5

STATE OF MICHIGAN )  
 ) ss:  
COUNTY OF LENAWEE )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26TH day of AUGUST, 2021, by David Whelan a/k/a David W. Whelan and Shanon J. Whelan a/k/a Shannon J. Whelan, husband and wife.

Stacy L. Carpenter  
Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

STACY L CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

Prepared By and Return To:  
Kathryn M. Mohr  
Mohr Budds Law, PLLC  
7251 Ford Highway  
Tecumseh, MI 49286  
(517) 815-1948

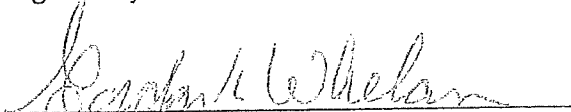
Send subsequent tax bills to the Grantee.



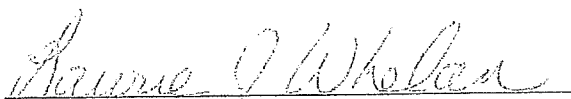
may generate, noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

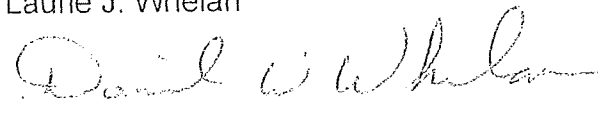
Signed by:



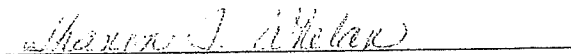
Gordon K. Whelan



Laurie J. Whelan



David Whelan a/k/a David W. Whelan



Shanon J. Whelan a/k/a Shannon J. Whelan

LIBER 2624 PAGE 0910 2 of 5

STATE OF MICHIGAN     )  
                                      ) ss:  
COUNTY OF LENAWEЕ    )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26TH day of AUGUST, 2021, by Gordon K. Whelan and Laurie J. Whelan, husband and wife.



Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

STACY L. CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEЕ  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

Parcel Number: FR0-116-2405-00

Jurisdiction: FRANKLIN TOWNSHIP

County: LENAWEE

Printed on

08/31/2022

Grantor

WHELAN, GORDON K & LAURIE MI DEPT OF TREASURY

WHELAN, GORDON K & LAURIE WHELAN, GORDON K & LAURIE

Terms of Sale

13-GOVERNMENT

09-FAMILY

Liber & Page

2624-911

2624-910

Verified By

DEED

DEED

Prct. Trans.

0.0

0.0

Property Address

10000 TIPTON HWY BLK

Owner's Name/Address

WHELAN, GORDON K & LAURIE J

4421 WHELAN RD

TIPTON MI 49287

Class: AGRICULTURAL-IMPR Zoning:

School: TECUMSEH PUBLIC SCHOOLS

P.R.E. 100% 09/22/2021 Qual. Ag.

Building Permit(s)

2023 Est TCY Tentative

Improved X Vacant Land Value Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL

Public

\* Factors \*

Improvements

Description

Frontage

Depth

Rate %Adj. Reason

Value

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

What

2023

Tentative

132,400

131,600

134,600

Building Value

Tentative

0

0

0

Assessed Value

Tentative

132,400

131,600

134,600

Board of Review

Tribunal/Other

Taxable Value

Tentative

99,821C

96,633C

95,299C

Total Est. Land Value =

264,709

264,709

64.99 Total Acres

64.99 Acres

4,073 100

Rate %Adj. Reason

Value

264,709

264,709

64.99 Total Acres

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4,073 100

Rate %Adj. Reason

Value

264,709

264,709

64.99 Total Acres

64.99 Acres

4,073 100

Rate %Adj. Reason

Value

264,709

264,709

64.99 Total Acres

64.99 Acres

4,073 100

Rate %Adj. Reason

Value

264,709

264,709

64.99 Total Acres

64.99 Acres

4,073 100

Rate %Adj. Reason

Value

264,709

264,709

64.99 Total Acres

64.99 Acres

4,073 100

Rate %Adj. Reason

Value

264,709

264,709

64.99 Total Acres

64.99 Acres

4,073 100



# 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 #22-09

**Applicant(s):** Gordon K. Whelan

Laurie J. Whelan

4221 Whelan Rd

Tipton, MI 49287

**Date:** August 31, 2022

**Local Government:** Franklin Township

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

**Location:** The subject property (ID #FR0-116-4650-00) borders Whelan Road to the north and Munger Road to the south, between Beebe Highway and Tipton Highway, in Section 16 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 58.73 acres, of which 57.5 are 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 the midst of areas recommended for 'low density development' and 'agricultural' uses (see Figure 2).

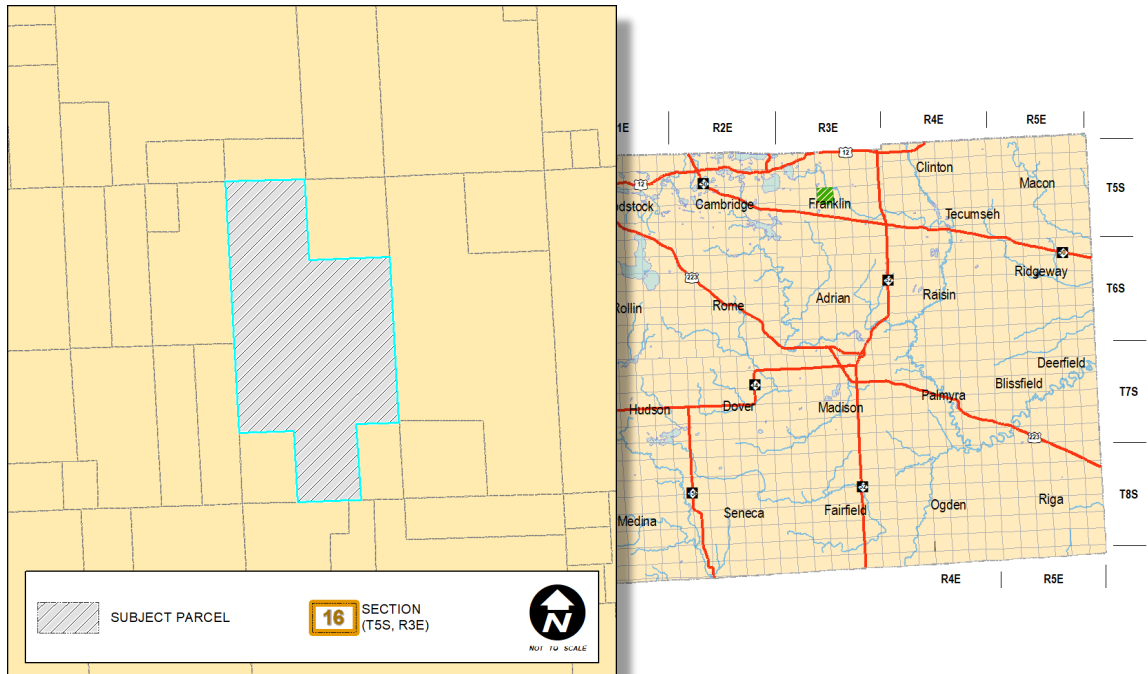
**Staff Comments:** Staff found no application errors/omissions.

**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, provided the applicant considers the comment(s)/ suggestion(s) listed in the staff report.

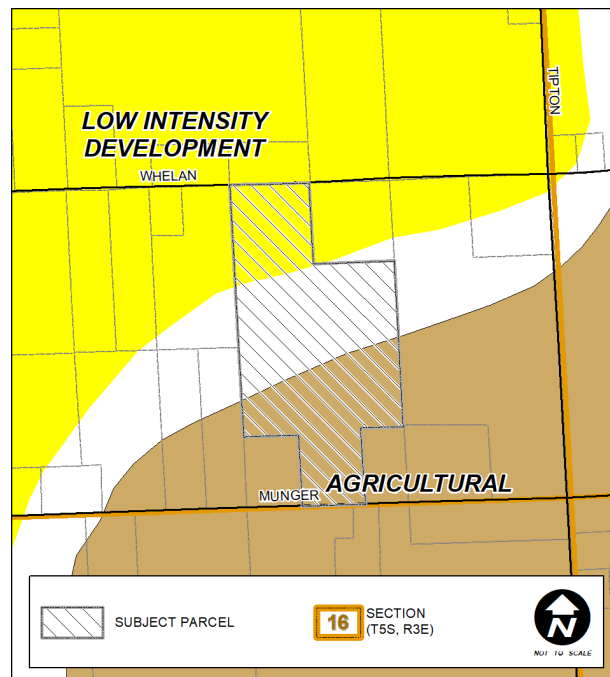
**Attachment(s):**

- 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.**

# FRD-116-4650-00

**OFFICIAL USE ONLY**

Local Governing Body: \_\_\_\_\_

Date Received 8-31-22

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: Whelan Gordon K  
Last First Initial

(If more than two see #15) Whelan Laurie J  
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: 4221 Whelan Rd Tipton MI 49287  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 403 7473

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

5. E-mail address: Gordon.whelan56@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Franklin

8. Section No. 16 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 (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: \_\_\_\_\_ Title: \_\_\_\_\_

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

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 crop

b. Total number of acres on this farm 58.73

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

d. Acreage in cultivation: 57.5

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

f. All other acres (swamp, woods, etc.) 1.2

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

No. of Buildings 0 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.

*Paula Whelan*  
(Signature of Applicant)

(Corporate Name, If Applicable)

*Rauree Whelan*  
(Co-owner, If Applicable)

(Signature of Corporate Officer)

(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: 8-31-22 (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: \$ 239,767 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) *Deferred*

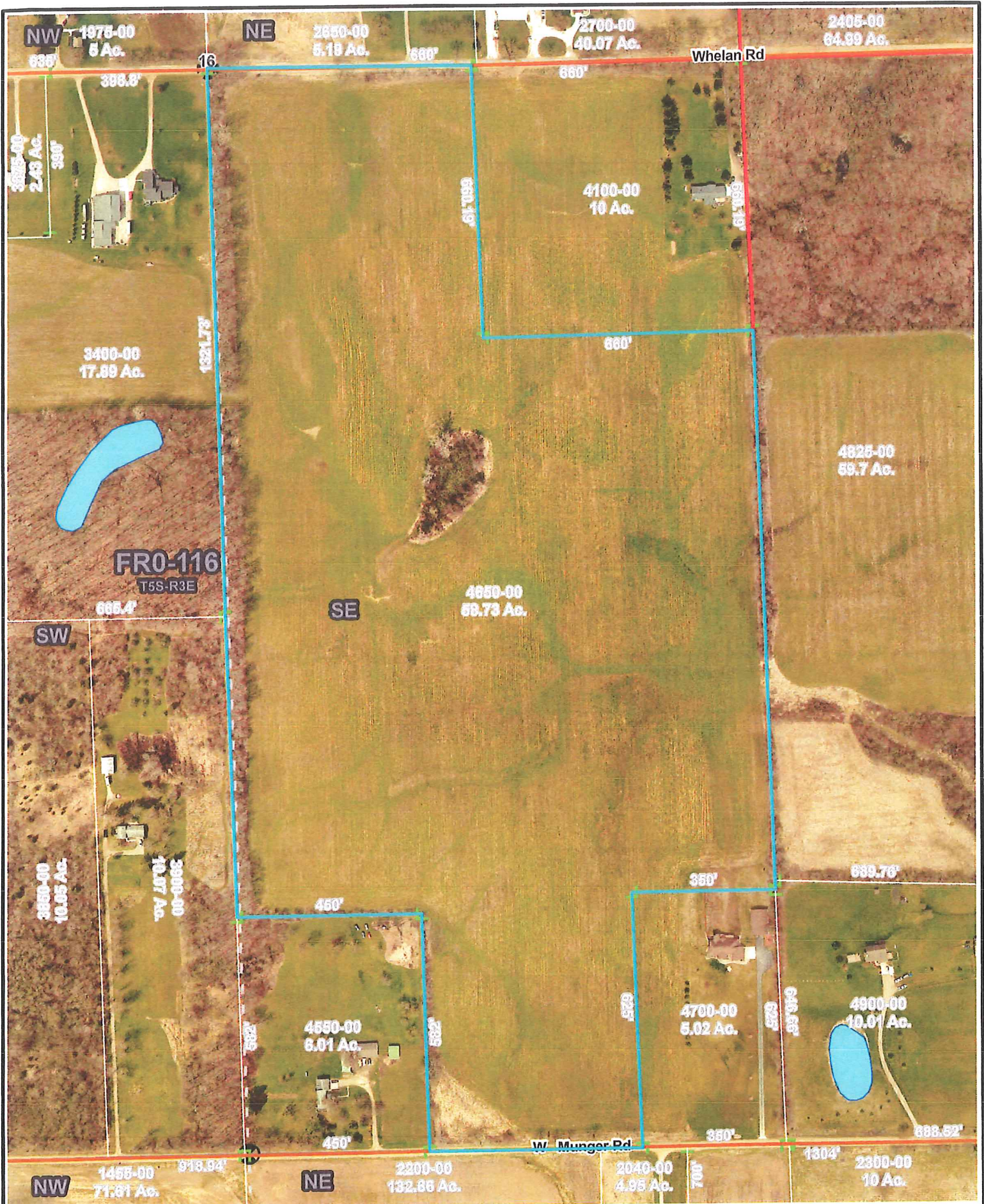
☒ Map of Farm

☒ Copy of most recent appraisal record

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

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





## Lenawee County G.I.S

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221

PHONE: (517)264-4522  
 FAX: (517)264-4529

**FR0-116-4650-00**



1 inch = 297.938936 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.



**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.

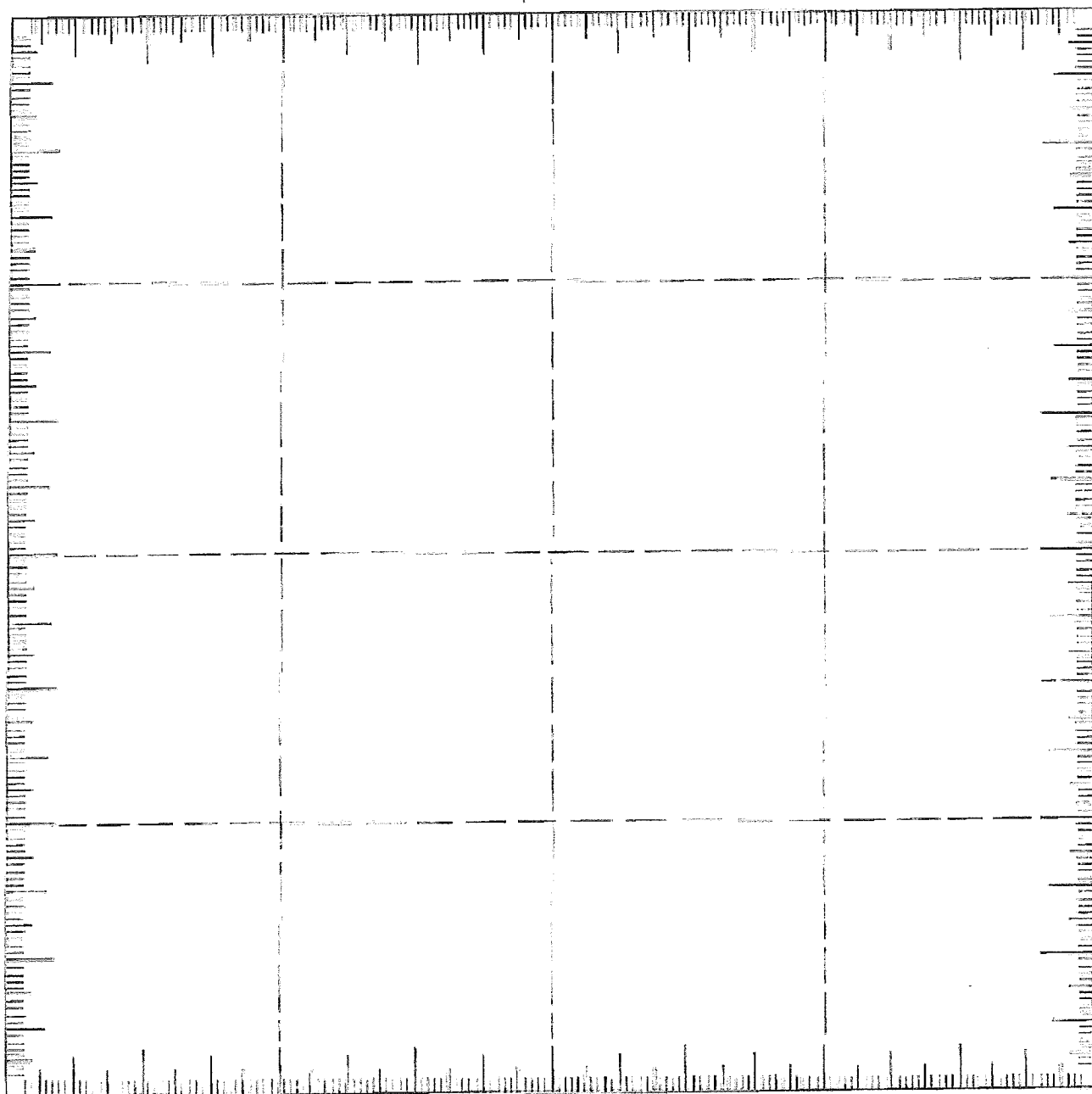
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North





✓ 8/15/2022

## Application for Deferment of Summer Taxes

Issued under authority of Public Act 206 of 1893; MCL 211.51

**INSTRUCTIONS:** File this application with the Treasurer of your city, village or township. You may file your intent to defer before September 15, or before the date your summer taxes are due, whichever is later. **Do NOT file this application with the Michigan Department of Treasury.**

**NOTE:** Though filing of this form is voluntary, your tax due date will not be extended unless this form is filed. The local Treasurer may require additional documentation to verify your claim.

### PART 1: APPLICANT INFORMATION

Last Name <b>WHELAN, GORDON K &amp; LAURIE J</b>		First Name	M.I.
Telephone Number		Property Identification Number <b>46-FR0-116-4650-00</b>	
Address of Principal Residence (Street Number and Name, City, State, ZIP Code) <b>4000 WHELAN RD BLK TIPTON MI 49287</b>		Name of City, Township, or Village (Taxing Authority) <b>FRANKLIN TOWNSHIP</b> <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	

### PART 2: DEFERMENT INFORMATION

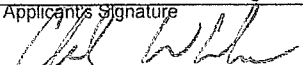
I hereby request that the treasurer of the above-noted municipality defer the due date of the summer taxes on the property identified above, without penalty or interest charges, until February 15 (Payment must be received on or before February 14 to avoid penalty and interest) based on the following qualification:

(Check 1 or 2 below to identify your basis for this application. Select one choice only.)

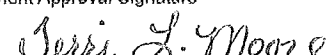
- ☐ (1) **Principal Residence:**  
I certify that my gross household income for the preceding calendar year did not exceed \$40,000 and that I qualify for th  
deferment provided for in the General Property Tax Act under the classification marked below:
- ☐ 62 years of age or older, including the unmarried surviving spouse of a person who was 62 years of age or  
older at the time of death.
- ☐ Paraplegic, Hemiplegic, or Quadriplegic
- ☐ Eligible Serviceperson, Eligible Veteran, Eligible Widow or Widower
- ☐ Blind Person
- ☐ Totally and Permanently Disabled
- ☒ (2) **Agricultural Real Property:**  
I certify that I own the above property, which is classified or used as agricultural real property, and that the gross receipt  
of agricultural or horticultural operations in the previous year (or the average gross receipts for such operations in the  
previous three years) are not less than my household income for the preceding calendar year or the combined  
household incomes in the previous year of the individual members of a limited liability company or partners of a  
partnership that owns the agricultural real property.

### PART 3: CERTIFICATION

I understand that if this deferment is approved, the deferred taxes must be paid on or before February 14 in order to avoid penalty and interest. I also  
understand that misleading or false statements on this application may subject me to penalties and interest for late payment of taxes.

Applicant's Signature 	Date <b>7-13-22</b>
--	------------------------

### FOR CITY, VILLAGE OR TOWNSHIP USE ONLY

Deferment Approval Signature 	Date <b>7-13-2022</b>
---	--------------------------

**MESSAGE TO TAXPAYER**

WINTER 2021 TAXES ARE DUE FEB. 14, 2022;

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 2021 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, FEBRUARY 28, 2022 - 9AM - 5PM

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

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

FRANKLIN TOWNSHIP PHONE # (517) 431 2320

**PROPERTY INFORMATION**

Property Assessed To:

WHELAN, GORDON K & LAURIE J  
4221 WHELLAN RD  
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Property #: FRO-116-4650-00

Property Addr: 4000 WHELAN RD BLK

Legal Description:

W 1/2 OF SE 1/4 80 ACRES EXCEPT THAT PAR  
T COMM AT S 1/4 POST RUNN TH E ALG S SEC  
LI 450 FT TH N 582 FT TH W 450 FT TH S 5  
82 FT TO POB CONT 6 ACRES ALSO EX N  
660.19 FT OF OF E 660 FT OF W 1/2 OF SE  
1/4 CONT 10.0001 ACRES SEC 16 ALSO EXC  
LD DES AS BEG ON THE S LI OF SD SEC 1311  
.16 FT N88 46'10"W FROM THE SE COR OF SD  
SEC TH N88 46'10"W 350 FT CONT ALG THE S  
D S LI OF SD SEC TH N 625 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, 2021 Thru Feb. 14, 2022

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

**TAX DETAIL**

Taxable Value:	30,818	Class:	101
State Equalized Value:	119,400		
Assessed Value:	119,400		
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
DEPT AGING	0.74900	23.08
MED CARE	0.18930	5.83
LENAAWEE INT SCH	3.65420	112.61
TWP TAX	0.73690	22.70
TECUMSEH LIBRARY	1.32720	40.90
FIRE OPERATING	2.50000	77.04
HUNTER TILE	0.00000	48.00
NORCROSS	0.00000	12.00
WHELAN TILE	0.00000	1470.09

Franklin Twp.  
**PAID**

Date: 1-4-22 sw  
CK. 4 8187

Total Tax: \$1,812.25  
Administration Fee: \$0.00  
**Total Amount Due: \$1,812.25**

LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 1911

LIBER 2624 PAGE 0910 1 of 5

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 08/27/2021 08:54:18 AM DVA  
Carolyn S. Bater REGISTER OF DEEDS \$30.00



2027

ERIN VANDYKE

### WARRANTY DEED

Know all Men by these Presents, That on AUGUST 21st, 2021, for the sum of One Dollar (\$1.00), Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, and David Whelan a/k/a David W. Whelan and Shanon J. Whelan a/k/a Shannon J. Whelan, husband and wife, whose address is 11470 Tipton Highway, Tipton, Michigan 49287, Convey and Warrant to Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, the following properties situated in the Township of Franklin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: FR0-116-2405-00; FR0-115-1200-00; FR0-116-4650-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act. No. 288 of Public Acts of 1967.

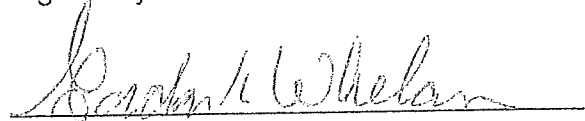
The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which

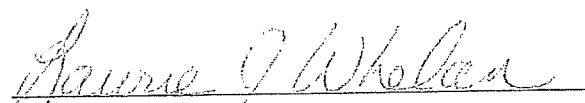
5pgs env / Greenstone  
5285 W. US 223  
Adrian, MI 49221

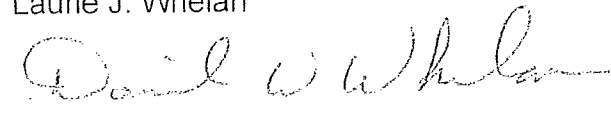
may generate, noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

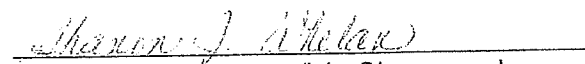
This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Signed by:

  
Gordon K. Whelan

  
Laurie J. Whelan


  
David Whelan a/k/a David W. Whelan

  
Shanon J. Whelan a/k/a Shannon J. Whelan

LIBER 2624 PAGE 0910 2 of 5

STATE OF MICHIGAN     )  
  ) ss:  
COUNTY OF LENAWEE    )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26th day of AUGUST, 2021, by Gordon K. Whelan and Laurie J. Whelan, husband and wife.

  
Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

STACY L CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

STATE OF MICHIGAN )  
 ) ss:  
COUNTY OF LENAWEE )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 20TH day of AUGUST, 2021, by David Whelan a/k/a David W. Whelan and Shanon J. Whelan a/k/a Shannon J. Whelan, husband and wife.

Stacy L. Carpenter  
Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

Prepared By and Return To:  
Kathryn M. Mohr  
Mohr Budds Law, PLLC  
7251 Ford Highway  
Tecumseh, MI 49286  
(517) 815-1948

STACY L CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

Send subsequent tax bills to the Grantee.



## EXHIBIT A

The following parcels of land situated in the Township of Franklin, County of Lenawee, and State of Michigan:

### Parcel 1:

All that part of the east half of the northeast quarter of section sixteen in town five south range three east, lying south of Evans Creek; EXCEPTING THEREFROM all that part of the east half of the northeast quarter of section sixteen, town five south, range three east, described as beginning on the east line of section sixteen, aforesaid, 275.37 feet south from the northeast corner of said section sixteen; thence south along the east line of said section sixteen, a distance of 332.00 feet; thence west 216.00 feet; thence north three degrees 32 seconds west 299.00 feet to the center of Evans Creek thence northeasterly along the center of Evans Creek to the place of beginning, containing 1.5 acres, more or less.

ALSO EXCEPTING THEREFROM land situated in Franklin Township, Lenawee County, Michigan, being a part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Northeast corner of Section 16; thence South 1101.00 feet along the East line of Section 16 (centerline of Tipton Highway) for a Point of Beginning; thence continuing along said line along said road South, 315.65 feet; thence West 276.00 feet; thence North, 315.65 feet, thence East 276.00 feet to the Point of Beginning.

Tax I.D. No.: FR0-116-2405-00    *Cebrowski*

### Parcel 2:

All that part of the Northwest  $\frac{1}{4}$  of Section 15, Town 5 South, Range 3 East, described as commencing on the West line of Section 15, aforesaid, at a point located 310.0 feet North from the West  $\frac{1}{4}$  corner of Section 15, aforesaid, and running thence North along said line 1472.13 feet; thence North 89 degrees 18 minutes 55 seconds East 371.78 feet; thence North 156.93 feet; thence North 89 degrees 18 minutes 55 seconds East (record North 89 degrees 18 minutes East) 781.49 feet (record 781.91 feet); thence South 70.0 feet; thence North 89 degrees 20 minutes 25 seconds East (record North 89 degrees 18 minutes East) 349.76 feet; thence North 26 degrees 14 minutes West (record North 26 degrees 09 minutes West) 287.39 feet; thence North 89 degrees 18 minutes East 376.04 feet to the West line of the East 54 acres of the Northwest  $\frac{1}{4}$  of Section 15; thence South 0 degrees 12 minutes 05 seconds East along said line 2127.04 feet to the East and West  $\frac{1}{4}$  line of Section 15; thence South 89 degrees 21 minutes 34 seconds West along said line 4.45 feet; thence North 0 degrees 38 minutes 26 seconds West 489.44 feet; thence North 19 degrees 51 minutes 46 seconds West 283.22 feet; thence South 89 degrees 21 minutes 34 seconds West 312.72 feet; thence South 8 degrees 59 minutes 24 seconds West 564.95 feet; thence South 89 degrees 21 minutes 34 seconds West 75.0 feet; thence South 0 degrees 38 minutes 26 seconds East 200.00 feet to the East and West  $\frac{1}{4}$  line of Section 15; thence South 89 degrees 21 minutes 34 seconds West along said line 721.81 feet; thence North 1 degrees 08 minutes 26 seconds West 310.00 feet; thence South 89 degrees 21 minutes 34 seconds West 226.0 feet; thence South 89 degrees 22 minutes 44 seconds West 225.86 feet to the place of beginning. Bearings referenced to the West line of the Northwest  $\frac{1}{4}$  of Section 15 as being due North.

Tax I.D. No.: FR0-115-1200-00    *Daniel*



LIBER 2624 PAGE 0910 4 of 5

*Krause*

Parcel 3:

The West ½ of the Southeast ¼ of Section 16, Town 5 South, Range 3 East; EXCEPTING AND RESERVING THEREFROM that part and parcel described as commencing at the South ¼ post of said Section 16 for a place of beginning and running thence East along the South Section line 450 feet; thence North 582 feet; thence West 450 feet; thence South along the Section center line 582 feet to the place of beginning; ALSO EXCEPTING AND RESERVING THEREFROM all that part of the West ½ of the Southeast ¼ of Section 16, Town 5 South, Range 3 East, described as commencing on the East and West ¼ line of Section 16, aforesaid, at a point located 1309.52 feet North 88° 47' 25" West from the East ¼ corner of said Section 16, and running thence South 0° 08' 54" East 660.19 feet along the East line of the West ½ of the Southeast ¼ of Section 16; thence North 88° 47' 25" West 660.0 feet; thence North 0° 08' 54" West 660.19 feet; thence South 88° 47' 25" East along the East and West ¼ line of Section 16, 660.0 feet to the place of beginning; ALSO EXCEPTING THEREFROM all that part of the West ½ of the Southeast ¼ of Section 16, Town 5 South, Range 3 East, described as beginning on the South line of Section 16, aforesaid, 1311.16 feet North 88° 46' 10" West from the Southeast corner of said Section 16; thence North 88° 46' 10" West 350.00 feet continuing along the South line of Section 16; thence North 00° 23' 33" West 626.00 feet; thence South 88° 46' 10" East 350.00 feet; thence South 00° 23' 33" East 625.00 feet along the East line of the West ½ of the Southeast ¼ of said Section 16 to the point of beginning.

Tax I.D. No.: FR0-116-4650-00 *Krause*

*Krause*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.
WHELAN, GORDON K & LAURIE	MI DEPT OF TREASURY	0	08/27/2021	AFF	13-GOVERNMENT	2624-911	DEED	0.0
WHELAN, GORDON K & LAURIE	WHELAN, GORDON K & LAURIE	1	08/26/2021	WD	09-FAMILY	2624-910	DEED	0.0
ROOKS, MICHAEL J, ATTORNE		0	08/17/2021	AFF	05-CORRECTING TITLE	2624-902	DEED	0.0
WHELAN, GORDON K & LAURIE	MI DEPT OF TREASURY	0	03/28/2013	OTH	21-NOT USED/OTHER	2465-3	DEED	0.0
Property Address	Class: AGRICULTURAL-IMPR Zoning:				Building Permit(s)	Date	Number	Status
4000 WHELAN RD BLK	School: TECUMSEH PUBLIC SCHOOLS							
P.R.E. 100% 09/22/2021 Qual. Ag.								

Owner's Name/Address  
WHELAN, GORDON K & LAURIE J  
4221 WHELAN RD  
TIPTON MI 49287

2022 Est TCV 239,767

Improved X Vacant Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL

Tax Description	Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Public								
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								

W 1/2 OF SE 1/4 80 ACRES EXCEPT THAT PART  
COMM AT S 1/4 POST RUNN TH E ALG S SEC LI  
450 FT TH N 582 FT TH W 450 FT TH S 582  
FT TO POB CONT 6 ACRES ALSO EX N 660.19  
FT OF OF E 660 FT OF W 1/2 OF SE 1/4 CONT  
10.0001 ACRES SEC 16 ALSO EXC LD DES AS  
BEG ON THE S LI OF SD SEC 1311.16 FT  
N88^46'10"W FROM THE SE COR OF SD SEC TH  
N88^46'10"W 350 FT CONT ALG THE SD S LI  
OF SD SEC TH N 625 FT TH S88^46'10"E 350  
FT TH S 625 FT ALG THE E LI OF W1/2 OF  
SE1/4 OF SD SEC TO POB (SURVEY 5.02 AC)

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
MG	07/19/2017	INSPECTED					
The Equalizer. Copyright (c) 1999 - 2009.							
Licensed To: County of Lenawee, Michigan							
	2022	119,900	0	119,900			31,834C
	2021	119,400	0	119,400			30,818C
	2020	124,700	0	124,700			30,393C
	2019	116,200	0	116,200			29,827C

This is half of market value



# 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 #22-10

**Applicant(s):** Gordon K. Whelan

Laurie J. Whelan

4221 Whelan Rd

Tipton, MI 49287

**Date:** August 31, 2022

**Local Government:** Franklin Township

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

**Location:** The subject property (ID #FR0-115-1200-00) is located in the northeast corner of the intersection of Whelan Road and Tipton Highway, in Section 15 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 65.98 acres, of which 42.5 are cultivated for cash crops. Evans Creek flows through the property. 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 the midst of an area recommended for 'low density development' uses (see Figure 2).

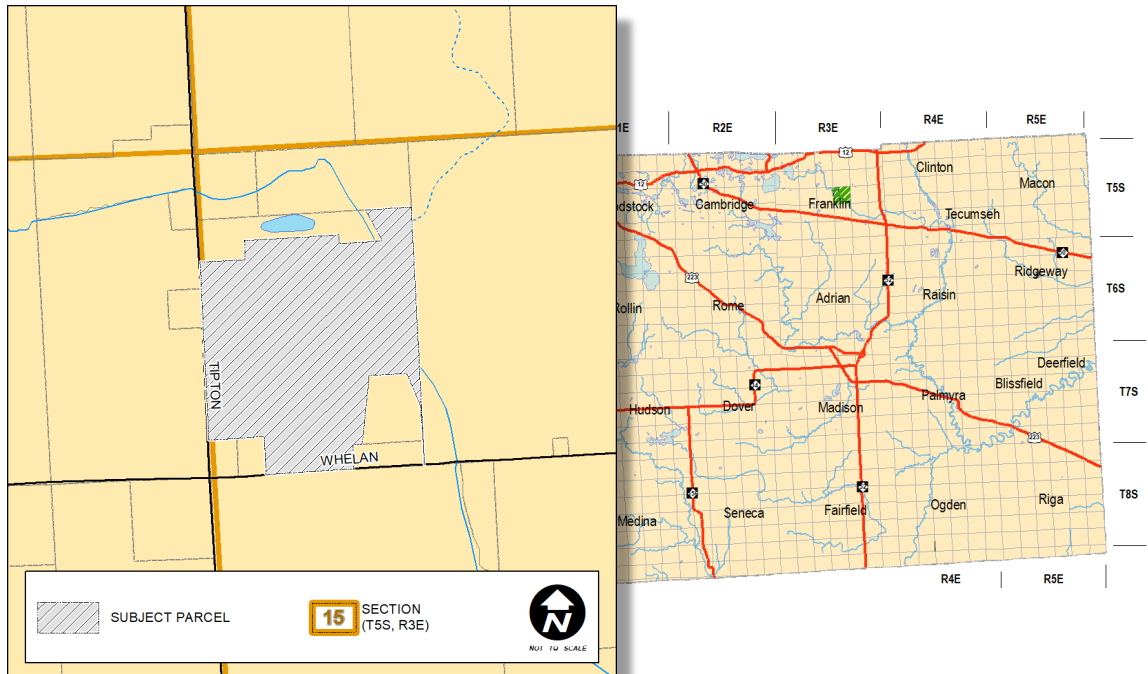
**Staff Comments:** Staff found no application errors/omissions.

**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, provided the applicant considers the comment(s)/ suggestion(s) listed in the staff report.

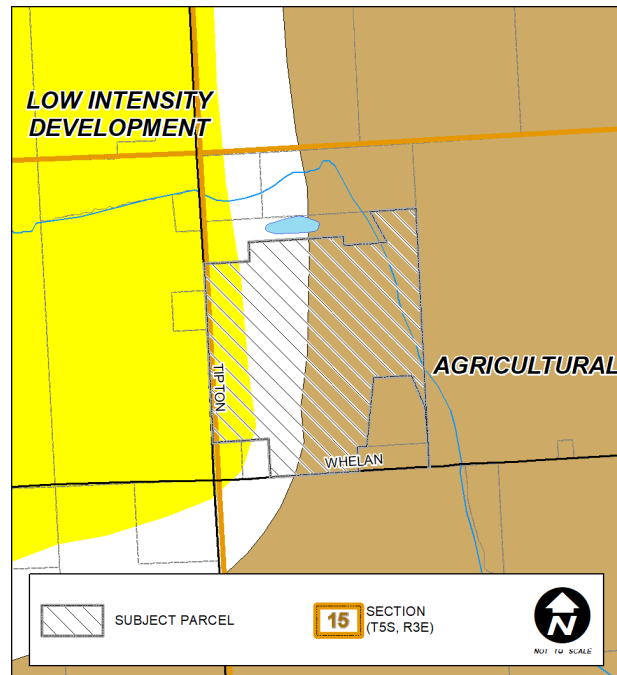
**Attachment(s):**

- 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.**

# FRO-115-1200-00

**OFFICIAL USE ONLY**

Local Governing Body: \_\_\_\_\_

Date Received 8-31-22

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: Whelan Gordon K  
Last First Initial

(If more than two see #15) Whelan Laurie J  
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: 4221 Whelan Rd Tipton MI 49287  
Street City State Zip Code

3. Telephone Number: (Area Code) 517 403 7473

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

5. E-mail address: Gordonwhelan516@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Franklin

8. Section No. 15 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 (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: \_\_\_\_\_ Title: \_\_\_\_\_

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

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 65.98

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

d. Acreage in cultivation: 42.5

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

f. All other acres (swamp, woods, etc.) 23.48

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

No. of Buildings 0 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.

Eudon Whelan

(Signature of Applicant)

(Corporate Name, If Applicable)

Racine J Whelan

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(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: 8-31-22 (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: \$ 270,021 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) **Deferred**  
☒ Map of Farm  
☒ Copy of most recent appraisal record  
 \_\_\_\_\_ Copy of letters from review agencies (if available)  
 \_\_\_\_\_ Any other applicable documents





# Lenawee County G.I.S

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221

PHONE: (517)264-4522  
 FAX: (517)264-4529

FR0-115-1200-00



1 inch = 300 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.



Donald

**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.

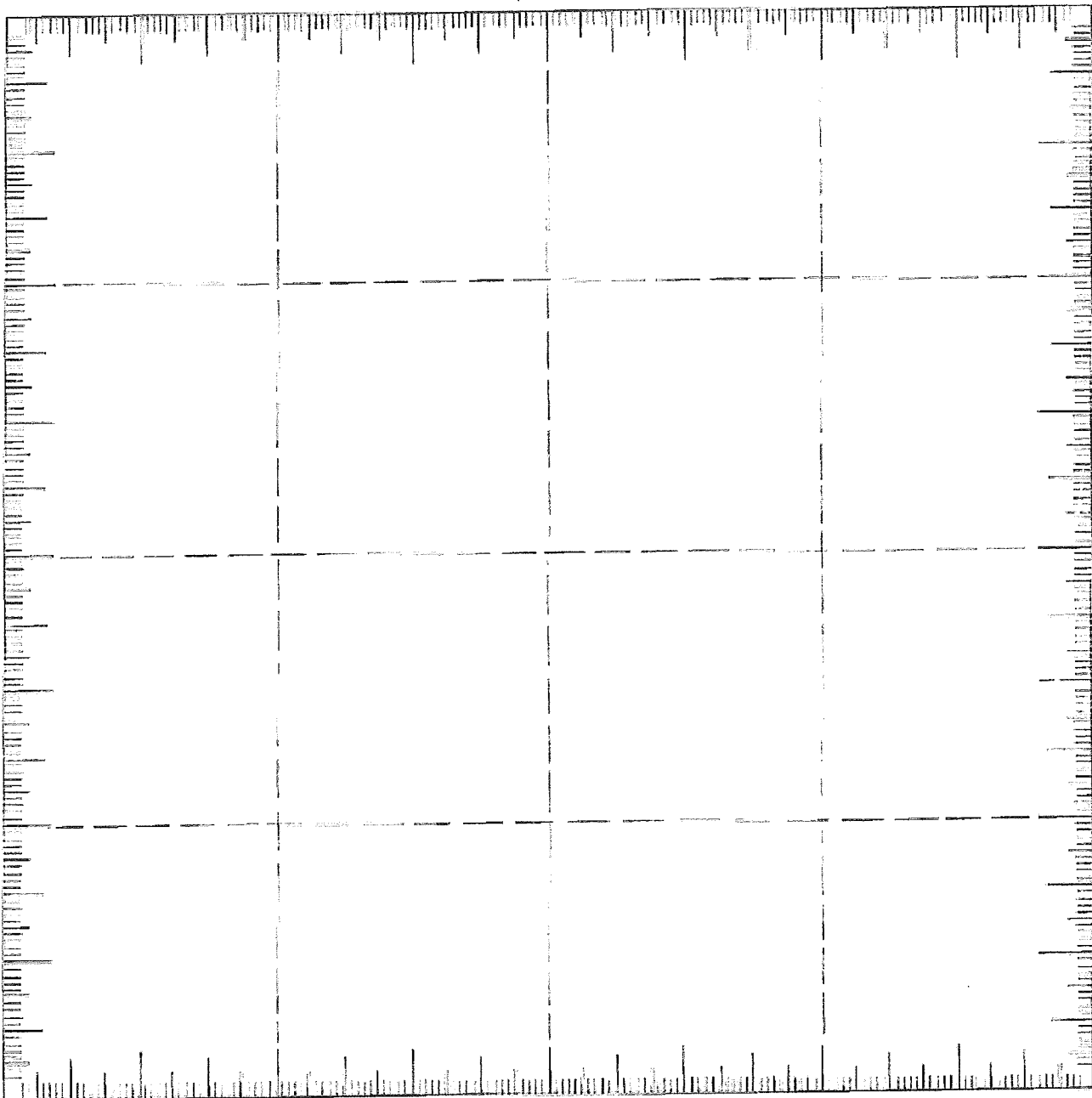
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



✓ 8/15/2022

## Application for Deferment of Summer Taxes

Issued under authority of Public Act 206 of 1893; MCL 211.51

**INSTRUCTIONS:** File this application with the Treasurer of your city, village or township. You may file your intent to defer before September 15, or before the date your summer taxes are due, whichever is later. **Do NOT file this application with the Michigan Department of Treasury.**

**NOTE:** Though filing of this form is voluntary, your tax due date will not be extended unless this form is filed. The local Treasurer may require additional documentation to verify your claim.

### PART 1: APPLICANT INFORMATION

Last Name <b>WHELAN, GORDON K &amp; LAURIE J</b>		First Name	M.I.
Telephone Number		Property Identification Number <b>46-FR0-115-1200-00</b>	
Address of Principal Residence (Street Number and Name, City, State, ZIP Code) <b>10000 TIPTON HWY</b> <b>TIPTON MI 49287</b>		Name of City, Township, or Village (Taxing Authority) <b>FRANKLIN TOWNSHIP</b> <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	

### PART 2: DEFERMENT INFORMATION

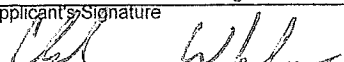
I hereby request that the treasurer of the above-noted municipality defer the due date of the summer taxes on the property identified above, without penalty or interest charges, until February 15 (Payment must be received on or before February 14 to avoid penalty and interest) based on the following qualification:

(Check 1 or 2 below to identify your basis for this application. Select one choice only.)

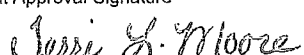
- ☐ (1) **Principal Residence:**  
I certify that my gross household income for the preceding calendar year did not exceed \$40,000 and that I qualify for the deferment provided for in the General Property Tax Act under the classification marked below:
- ☐ 62 years of age or older, including the unmarried surviving spouse of a person who was 62 years of age or older at the time of death.
- ☐ Paraplegic, Hemiplegic, or Quadriplegic
- ☐ Eligible Serviceperson, Eligible Veteran, Eligible Widow or Widower
- ☐ Blind Person
- ☐ Totally and Permanently Disabled
- ☒ (2) **Agricultural Real Property:**  
I certify that I own the above property, which is classified or used as agricultural real property, and that the gross receipts of agricultural or horticultural operations in the previous year (or the average gross receipts for such operations in the previous three years) are not less than my household income for the preceding calendar year or the combined household incomes in the previous year of the individual members of a limited liability company or partners of a partnership that owns the agricultural real property.

### PART 3: CERTIFICATION

I understand that if this deferment is approved, the deferred taxes must be paid on or before February 14 in order to avoid penalty and interest. I also understand that misleading or false statements on this application may subject me to penalties and interest for late payment of taxes.

Applicant's Signature 	Date <b>7-13-22</b>
--	------------------------

### FOR CITY, VILLAGE OR TOWNSHIP USE ONLY

Deferment Approval Signature 	Date <b>7-13-2022</b>
---	--------------------------

**MESSAGE TO TAXPAYER**

WINTER 2021 TAXES ARE DUE FEB. 14, 2022;

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 2021 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, FEBRUARY 28, 2022 - 9AM - 5PM

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

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

FRANKLIN TOWNSHIP PHONE # (517) 431 2320

**PROPERTY INFORMATION**

Property Assessed To:

WHELAN, GORDON K & LAURIE J  
4221 WHELAN RD  
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Property #: FR0-115-1200-00

Property Addr: 10000 TIPTON HWY  
Legal Description:

LD BEG 310 FT N FROM W 1/4 POST SEC 15 R  
UNN TH N 1472.13 FT TH E 371.78 FT TH N  
156.93 FT TH E 781.49 FT TH S 70 FT TH E  
349.76 FT TH N 26 DEG 14'W 287.39 FT TH  
E 376.04 FT TO W LI OF E 54 ACRES OF NW  
1/4 TH S 2127.04 FT TO E & W 1/4 LI TH W  
4.45 FT TH N 489.44 FT TH N 19 DEG 51'W  
283.22 FT TH W 312.72 FT TH S 08 DEG  
59'W 564.95 FT TH W 75 FT TH S 200 FT TO  
E & W 1/4 LI TH W 721.81 FT TH N 01 DEG

**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, 2021 Thru Feb. 14, 2022

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

**TAX DETAIL**

Taxable Value:	34,289	Class:	101
State Equalized Value:	134,200		
Assessed Value:	134,200		
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
DEPT AGING	0.74900	25.68
MED CARE	0.18930	6.49
LENAAWEE INT SCH	3.65420	125.29
TWP TAX	0.73690	25.26
TECUMSEH LIBRARY	1.32720	45.50
FIRE OPERATING	2.50000	85.72
WHELAN TILE	0.00000	226.27

Franklin Twp.  
**PAID**

Date: 1-4-22 SW  
CK- # 8187

Total Tax: \$540.21

Administration Fee: \$0.00

**Total Amount Due: \$540.21**



113 27  
367  
ERIN VANDYKE

### WARRANTY DEED

Know all Men by these Presents, That on AUGUST 21st, 2021, for the sum of One Dollar (\$1.00), Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, and David Whelan a/k/a David W. Whelan and Shanon J. Whelan a/k/a Shannon J. Whelan, husband and wife, whose address is 11470 Tipton Highway, Tipton, Michigan 49287, Convey and Warrant to Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, the following properties situated in the Township of Franklin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: FR0-116-2405-00; FR0-115-1200-00; FR0-116-4650-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which

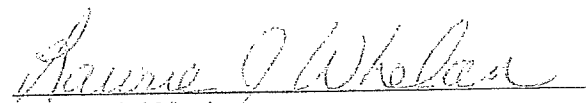
5pgs env / Greenstone  
5285 W. US 223  
Adrian, MI 49221

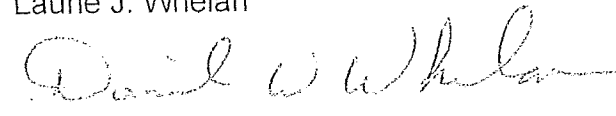
may generate, noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

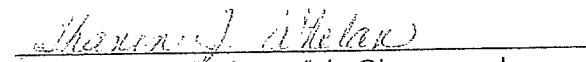
This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Signed by:

  
Gordon K. Whelan

  
Laurie J. Whelan


  
David Whelan a/k/a David W. Whelan

  
Shannon J. Whelan a/k/a Shannon J. Whelan

LIBER 2624 PAGE 0910 2 of 5

STATE OF MICHIGAN     )  
  ) ss:  
COUNTY OF LENAWEЕ    )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26TH day of AUGUST, 2021, by Gordon K. Whelan and Laurie J. Whelan, husband and wife.

  
Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

STACY L. CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEЕ  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF



STATE OF MICHIGAN )  
 ) ss:  
COUNTY OF LENAWEE )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 20th day of AUGUST, 2021, by David Whelan a/k/a David W. Whelan and Shanon J. Whelan a/k/a Shannon J. Whelan, husband and wife.

Stacy L. Carpenter  
Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

STACY L. CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

Prepared By and Return To:  
Kathryn M. Mohr  
Mohr Budds Law, PLLC  
7251 Ford Highway  
Tecumseh, MI 49286  
(517) 815-1948

Send subsequent tax bills to the Grantee.

## EXHIBIT A

The following parcels of land situated in the Township of Franklin, County of Lenawee, and State of Michigan:

### Parcel 1:

All that part of the east half of the northeast quarter of section sixteen in town five south range three east, lying south of Evans Creek; EXCEPTING THEREFROM all that part of the east half of the northeast quarter of section sixteen, town five south, range three east, described as beginning on the east line of section sixteen, aforesaid, 275.37 feet south from the northeast corner of said section sixteen; thence south along the east line of said section sixteen, a distance of 332.00 feet; thence west 216.00 feet; thence north three degrees 32 seconds west 299.00 feet to the center of Evans Creek thence northeasterly along the center of Evans Creek to the place of beginning, containing 1.5 acres, more or less.

ALSO EXCEPTING THEREFROM land situated in Franklin Township, Lenawee County, Michigan, being a part of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Northeast corner of Section 16; thence South 1101.00 feet along the East line of Section 16 (centerline of Tipton Highway) for a Point of Beginning; thence continuing along said line along said road South, 315.65 feet; thence West 276.00 feet; thence North, 315.65 feet, thence East 276.00 feet to the Point of Beginning.

Tax I.D. No.: FR0-116-2405-00 *Gebr. S. L.*

### Parcel 2:

All that part of the Northwest  $\frac{1}{4}$  of Section 15, Town 5 South, Range 3 East, described as commencing on the West line of Section 15, aforesaid, at a point located 310.0 feet North from the West  $\frac{1}{4}$  corner of Section 15, aforesaid, and running thence North along said line 1472.13 feet; thence North 89 degrees 18 minutes 55 seconds East 371.78 feet; thence North 156.93 feet; thence North 89 degrees 18 minutes 55 seconds East (record North 89 degrees 18 minutes East) 781.49 feet (record 781.91 feet); thence South 70.0 feet; thence North 89 degrees 20 minutes 25 seconds East (record North 89 degrees 18 minutes East) 349.76 feet; thence North 26 degrees 14 minutes West (record North 26 degrees 09 minutes West) 287.39 feet; thence North 89 degrees 18 minutes East 376.04 feet to the West line of the East 54 acres of the Northwest  $\frac{1}{4}$  of Section 15; thence South 0 degrees 12 minutes 05 seconds East along said line 2127.04 feet to the East and West  $\frac{1}{4}$  line of Section 15; thence South 89 degrees 21 minutes 34 seconds West along said line 4.45 feet; thence North 0 degrees 38 minutes 26 seconds West 489.44 feet; thence North 19 degrees 51 minutes 46 seconds West 283.22 feet; thence South 89 degrees 21 minutes 34 seconds West 312.72 feet; thence South 8 degrees 59 minutes 24 seconds West 564.95 feet; thence South 89 degrees 21 minutes 34 seconds West 75.0 feet; thence South 0 degrees 38 minutes 26 seconds East 200.00 feet to the East and West  $\frac{1}{4}$  line of Section 15; thence South 89 degrees 21 minutes 34 seconds West along said line 721.81 feet; thence North 1 degrees 08 minutes 26 seconds West 310.00 feet; thence South 89 degrees 21 minutes 34 seconds West 226.0 feet; thence South 89 degrees 22 minutes 44 seconds West 225.86 feet to the place of beginning. Bearings referenced to the West line of the Northwest  $\frac{1}{4}$  of Section 15 as being due North.

Tax I.D. No.: FR0-115-1200-00 *Danahy*



LIBER 2624 PAGE 0910 4 of 5

Kramer

Parcel 3:

The West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East; EXCEPTING AND RESERVING THEREFROM that part and parcel described as commencing at the South  $\frac{1}{4}$  post of said Section 16 for a place of beginning and running thence East along the South Section line 450 feet; thence North 582 feet; thence West 450 feet; thence South along the Section center line 582 feet to the place of beginning; ALSO EXCEPTING AND RESERVING THEREFROM all that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East, described as commencing on the East and West  $\frac{1}{4}$  line of Section 16, aforesaid, at a point located 1309.52 feet North  $88^{\circ} 47' 25''$  West from the East  $\frac{1}{4}$  corner of said Section 16, and running thence South  $0^{\circ} 08' 54''$  East 660.19 feet along the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16; thence North  $88^{\circ} 47' 25''$  West 660.0 feet; thence North  $0^{\circ} 08' 54''$  West 660.19 feet; thence South  $88^{\circ} 47' 25''$  East along the East and West  $\frac{1}{4}$  line of Section 16, 660.0 feet to the place of beginning; ALSO EXCEPTING THEREFROM all that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 16, Town 5 South, Range 3 East, described as beginning on the South line of Section 16, aforesaid, 1311.16 feet North  $88^{\circ} 46' 10''$  West from the Southeast corner of said Section 16; thence North  $88^{\circ} 46' 10''$  West 350.00 feet continuing along the South line of Section 16; thence North  $00^{\circ} 23' 33''$  West 626.00 feet; thence South  $88^{\circ} 46' 10''$  East 350.00 feet; thence South  $00^{\circ} 23' 33''$  East 625.00 feet along the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 16 to the point of beginning.

Tax I.D. No.: FR0-116-4650-00 Kramer

Kramer

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
WHELAN, GORDON K & LAURIE MI DEPT OF TREASURY		0	08/27/2021	AFF	13-GOVERNMENT	2624-911	DEED	0.0
WHELAN, GORDON K & LAURIE WHELAN, GORDON K & LAURIE		1	08/26/2021	WD	09-FAMILY	2624-910	DEED	0.0
WHELAN, H WESLEY, DEC'D	WHELAN, GORDON K & DAVID	0	11/26/2013	QC	21-NOT USED/OTHER	2479-781	DEED	0.0
WHELAN, LILLIAN E	WHELAN, LILLIAN E & JANI	0	02/21/2013	AFF	05-CORRECTING TITLE	2462-207	DEED	0.0
Property Address	Class: AGRICULTURAL-IMPR Zoning:	Building Permit(s)						
10000 TIPTON HWY	School: TECUMSEH PUBLIC SCHOOLS	Date						
	P.R.E. 100% 09/22/2021 Qual. Ag.	Number						
	:	Status						

Owner's Name/Address  
WHELAN, GORDON K & LAURIE J  
4221 WHELAN RD  
TIPTON MI 49287

2022 Est TCV 270,021

Improved X Vacant Land Value Estimates for Land Table 40401 RESIDENTIAL/AGRICULTURAL

Public	Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Dirt Road				66.270	Acres	4,075	100	270,021
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								

Tax Description

LD BEG 310 FT N FROM W 1/4 POST SEC 15  
RUNN TH N 1472.13 FT TH E 371.78 FT TH N  
156.93 FT TH E 781.49 FT TH S 70 FT TH E  
349.76 FT TH N 26 DEG 14'W 287.39 FT TH E  
376.04 FT TO W LI OF E 54 ACRES OF NW 1/4  
TH S 2127.04 FT TO E & W 1/4 LI TH W 4.45  
FT TH N 489.44 FT TH N 19 DEG 51'W 283.22  
FT TH W 312.72 FT TH S 08 DEG 59'W 564.95  
FT TH W 75 FT TH S 200 FT TO E & W 1/4 LI  
TH W 721.81 FT TH N 01 DEG 08'W 310 FT TH  
S 89 DEG 21'W 226 FT TH S 89 DEG 22'W  
225.86 FT TO POB SEC 15

Comments/Influences

Level	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling				2022	135,000	0	135,000			35,420C
Low				2021	134,200	0	134,200			34,289C
High				2020	136,700	0	136,700			33,816C
Landscaped				2019	129,300	0	129,300			33,186C
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. BG 07/19/2017 INSPECTED 2020										
Licensed To: County of Lenawee, Michigan 000 01/01/2000 INSPECTED 2019										

# is  
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value



# 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 #22-11

**Applicant(s):** Gordon K. Whelan

Laurie J. Whelan

4221 Whelan Rd

Tipton, MI 49287

**Date:** August 31, 2022

**Local Government:** Franklin Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #FR0-110-3800-00) is located in the northwest corner of the intersection of Whelan Road and Tipton Highway, in Section 10 of the Township (T5S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 80.47 acres, of which 0 are actively cultivated for timber. 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 the midst of an area recommended for 'low intensity development' uses (see Figure 2).

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

**"Is the harvesting of timber for pulp or lumber an agricultural use for purposes of the qualified agricultural property exemption? No.** The definition of "agricultural use" contained in the law that pertains to the qualified agricultural property exemption explicitly states, "...Agricultural use does not include the management and harvesting of a woodlot." Therefore, property devoted to the harvesting of timber for pulp or lumber (or some other similar purpose) is not devoted to an agricultural use for purposes of the qualified agricultural property exemption."

**Source:** QUALIFIED AGRICULTURAL PROPERTY EXEMPTION GUIDELINES. MICHIGAN DEPARTMENT OF TREASURY STATE TAX COMMISSION/ASSESSMENT AND CERTIFICATION DIVISION

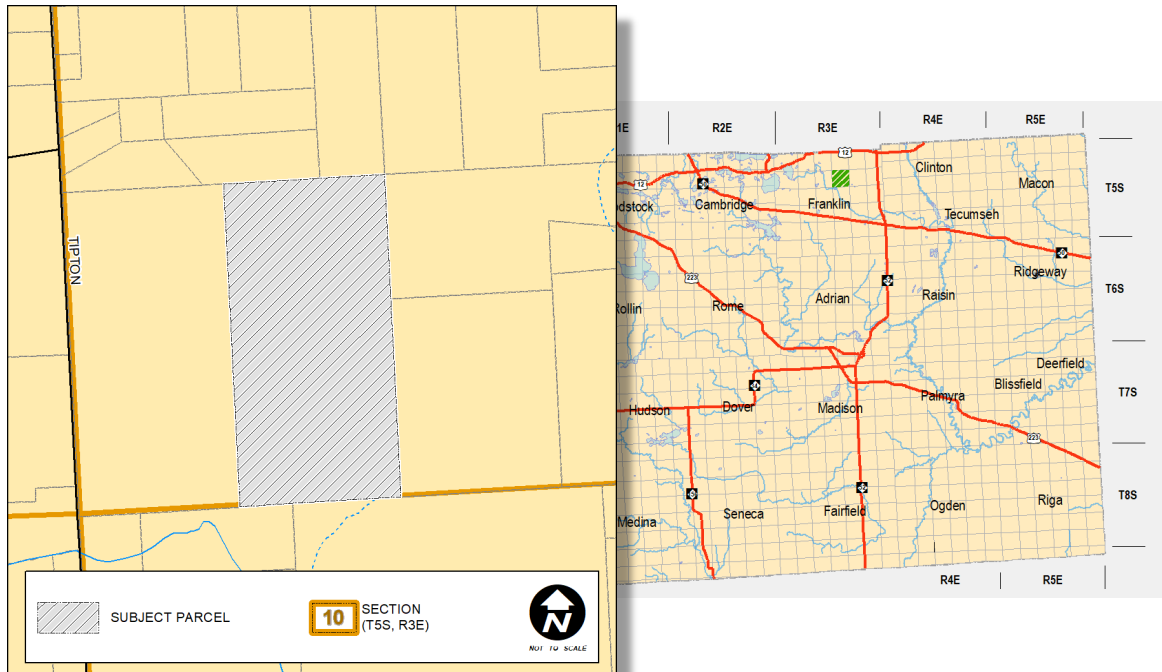
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the PA 116 application to the Franklin Township Board, provided the applicant considers the comment(s)/ suggestion(s) listed in the staff report.

**Attachment(s):**

- Background information provided by the applicant/township.



**Figure 1  
Location**



**Figure 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 8-31-22

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: Whelan Gordon K  
Last First Initial

(If more than two see #15) Whelan Laurie J  
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: 4221 Whelan Rd Tipton MI 49287  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 403 7473

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

5. E-mail address: Gordonwhelan56@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Franklin

8. Section No. 10 Town No. 5 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)



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

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

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~~ Timber

b. Total number of acres on this farm 80.47

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

d. Acreage in cultivation: ☐

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

f. All other acres (swamp, woods, etc.): ☐

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.

Rachael Whelan

(Signature of Applicant)

(Corporate Name, If Applicable)

Raewie J Whelan

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(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: 8-31-22 (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: \$ 327,000 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) Deferred  
☒ Map of Farm  
☒ Copy of most recent appraisal record  
 \_\_\_\_\_ Copy of letters from review agencies (if available)  
 \_\_\_\_\_ Any other applicable documents





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

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221

PHONE: (517)264-4522  
 FAX: (517)264-4529

**FR0-110-3800-00**



1 inch = 350 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.



**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.

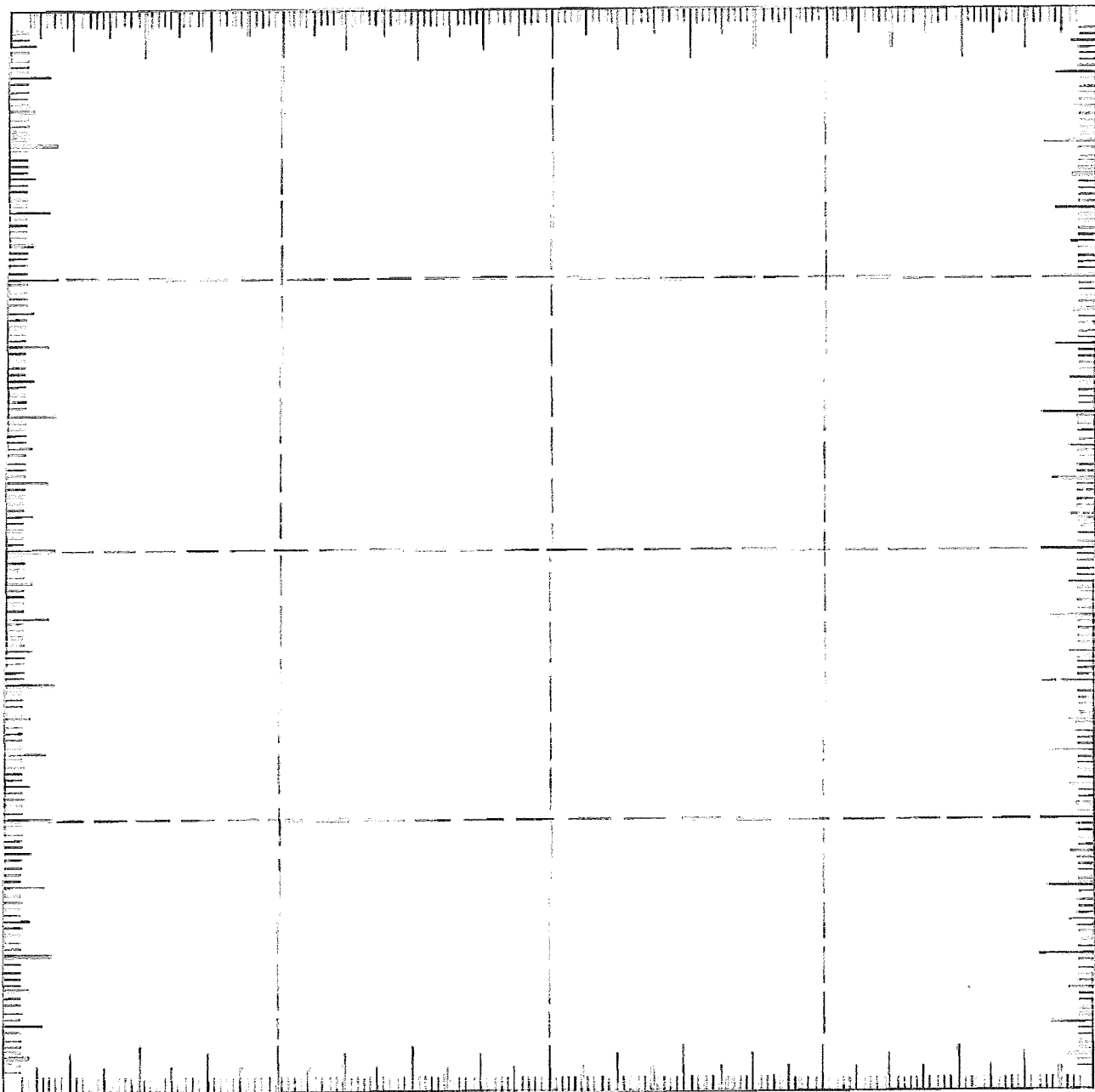
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



✓ 8/15/2022

## Application for Deferment of Summer Taxes

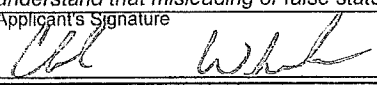

Issued under authority of Public Act 206 of 1893; MCL 211.51

**INSTRUCTIONS:** File this application with the Treasurer of your city, village or township. You may file your intent to defer before September 15, or before the date your summer taxes are due, whichever is later. **Do NOT file this application with the Michigan Department of Treasury.**

**NOTE:** Though filing of this form is voluntary, your tax due date will not be extended unless this form is filed. The local Treasurer may require additional documentation to verify your claim.

<b>PART 1: APPLICANT INFORMATION</b>		
Last Name <b>WHELAN, GORDON K &amp; LAURIE J</b>	First Name	M.I.
Telephone Number	Property Identification Number <b>46-FR0-110-3800-00</b>	
Address of Principal Residence (Street Number and Name, City, State, ZIP Code) <b>11000 TIPTON HWY BLK TIPTON MI 49287</b>		Name of City, Township, or Village (Taxing Authority) <b>FRANKLIN TOWNSHIP</b> <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village

<b>PART 2: DEFERMENT INFORMATION</b>	
I hereby request that the treasurer of the above-noted municipality defer the due date of the summer taxes on the property identified above, without penalty or interest charges, until February 15 (Payment must be received on or before February 14 to avoid penalty and interest) based on the following qualification:	
(Check 1 or 2 below to identify your basis for this application. Select one choice only.)	
<input type="checkbox"/> (1) <b>Principal Residence:</b>	I certify that my gross household income for the preceding calendar year did not exceed \$40,000 and that I qualify for the deferment provided for in the General Property Tax Act under the classification marked below:
<input type="checkbox"/> 62 years of age or older, including the unmarried surviving spouse of a person who was 62 years of age or older at the time of death.	
<input type="checkbox"/> Paraplegic, Hemiplegic, or Quadriplegic	
<input type="checkbox"/> Eligible Serviceperson, Eligible Veteran, Eligible Widow or Widower	
<input type="checkbox"/> Blind Person	
<input type="checkbox"/> Totally and Permanently Disabled	
<input checked="" type="checkbox"/> (2) <b>Agricultural Real Property:</b>	I certify that I own the above property, which is classified or used as agricultural real property, and that the gross receipt of agricultural or horticultural operations in the previous year (or the average gross receipts for such operations in the previous three years) are not less than my household income for the preceding calendar year or the combined household incomes in the previous year of the individual members of a limited liability company or partners of a partnership that owns the agricultural real property.

<b>PART 3: CERTIFICATION</b>	
I understand that if this deferment is approved, the deferred taxes must be paid on or before February 14 in order to avoid penalty and interest. I also understand that misleading or false statements on this application may subject me to penalties and interest for late payment of taxes.	
Applicant's Signature 	Date <b>7-13-22</b>
<b>FOR CITY, VILLAGE OR TOWNSHIP USE ONLY</b>	
Deferment Approval Signature 	Date <b>7-13-2022</b>

**MESSAGE TO TAXPAYER**

WINTER 2021 TAXES ARE DUE FEB. 14, 2022;

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 2021 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, FEBRUARY 28, 2022 - 9AM - 5PM

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

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

FRANKLIN TOWNSHIP PHONE # (517) 431 2320

**PROPERTY INFORMATION**

Property Assessed To:

WHELAN, GORDON K & LAURIE J  
4221 WHELAN RD  
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Property #: FR0-110-3800-00

Property Addr: 11000 TIPTON HWY BLK  
Legal Description:

E 1/2 OF SW 1/4 FOREST RESERVE SEC 10.

**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, 2021 Thru Feb. 14, 2022

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

**TAX DETAIL**

Taxable Value:	56,588	Class:	101
State Equalized Value:	162,000		
Assessed Value:	162,000		
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
DEPT AGING	0.74900	42.38
MED CARE	0.18930	10.71
LENAWEE INT SCH	3.65420	206.78
TWP TAX	0.73690	41.69
TECUMSEH LIBRARY	1.32720	75.10
FIRE OPERATING	2.50000	141.47

Franklin Twp.  
**PAID**

Date: 1-4-22 AW

CK. # 8187

Total Tax: \$518.13

Administration Fee: \$0.00

**Total Amount Due: \$518.13**

LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 1918

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STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 08/27/2021 08 54 16 AM D WA  
Carolyn S Bator REGISTER OF DEEDS \$30.00



AUG 27 2021

ERIN VANDYKE

### WARRANTY DEED

Know all Men by these Presents, That on AUGUST 26, 2021, for the sum of One Dollar (\$1.00), Gordon K. Whelan, whose address is 4221 Whelan Road, Tipton, Michigan 49287, and David W. Whelan, whose address is 11470 Tipton Highway, Tipton, Michigan 49287, Convey and Warrant to Gordon K. Whelan and Laurie J. Whelan, husband and wife, whose address is 4221 Whelan Road, Tipton, Michigan 49287, the following property situated in the Township of Franklin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: FR0-110-3800-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which

4 pgs env / Greenstone  
5285 WUS 723 Adrian, MI 48102.1



may generate, noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Signed by:

Gordon K. Whelan  
Gordon K. Whelan

David W. Whelan  
David W. Whelan

STATE OF MICHIGAN     )  
                                      ) ss:  
COUNTY OF LENAWEE    )

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26TH day of AUGUST, 2021, by Gordon K. Whelan.

Stacy L. Carpenter  
STACY L. CARPENTER  
Notary Public, LENAWEE County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: 8-5-2024

STACY L CARPENTER  
NOTARY PUBLIC, STATE OF M.  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

LIBER 2624 PAGE 0908 2 of 4

STATE OF MICHIGAN     )  
                                      ) ss:  
COUNTY OF LENAWEЕ    )

LIBER 2624 PAGE 0908 3 of 4

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26TH day of AUGUST, 2021, by David W. Whelan.

Stacy L. Carpenter  
Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

Prepared By and Return To:  
Kathryn M. Mohr  
Mohr Budds Law, PLLC  
7251 Ford Highway  
Tecumseh, MI 49286  
(517) 815-1948

STACY L CARPENTER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LENAWEЕ  
MY COMMISSION EXPIRES Aug 5, 2024  
ACTING IN COUNTY OF

Send subsequent tax bills to the Grantee.

## EXHIBIT A

Part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 10, Town 5 South, Range 3 East, further described by Walter E. Frazier & Associates, Inc., Certified Boundary Survey (Job No. 0401008), as beginning at the South  $\frac{1}{4}$  corner of Section 10, and running thence North 00 degrees 05 minutes 10 seconds West along the North-South  $\frac{1}{4}$  line of Section 10, 2647.35 feet; thence South 89 degrees 33 minutes 08 seconds West along the East-West  $\frac{1}{4}$  line of said Section 10, 1,333.65 feet; thence South 00 degrees 25 minutes 05 seconds East along the West line of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 10, 2,646.17 feet; thence North 89 degrees 36 minutes 04 seconds East along the South line of Section 10, 1,318.31 feet to the point of beginning.

Together with a right-of-way for driveway purposes over the South 10 feet of the following described land: All that part of the Northwest  $\frac{1}{4}$  of Section 10, Town 5 South, Range 3 East, described as Commencing at the West quarter corner of said Section 10, and running thence North along the West line of Section 10, 742.50 feet; thence South 89 degrees 59 minutes 13 seconds East 2112.00 feet; thence South parallel with the West line of Section 10, 742.50 feet; thence North 89 degrees 59 minutes 13 seconds West 2112.00 feet to the place of beginning.

Tax I.D. No.: FR0-110-3800-00

  
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
WHELAN, GORDON K & LAURIE	MI DEPT OF TREASURY	0	08/27/2021	AFF	13-GOVERNMENT	2624-909	DEED	0.0
WHELAN, GORDON K & DAVID	WHELAN, GORDON K & LAURIE	1	08/26/2021	WD	09-FAMILY	2624-908	DEED	0.0
WHELAN, LILLIAN E	WHELAN, LILLIAN E & JANI	0	02/21/2013	AFF	05-CORRECTING TITLE	2462-207	DEED	0.0
WHELAN, GORDON K	MI DEPT OF TREASURY	0	02/05/2010	OTH	21-NOT USED/OTHER	2398-29	DEED	0.0

Property Address: 11000 TIPTON HWY BLK  
 Class: AGRICULTURAL-IMPR Zoning: Building Permit(s)  
 School: TECUMSEH PUBLIC SCHOOLS  
 P.R.E. 100% 09/22/2021 Qual. Ag.

Owner's Name/Address: WHELAN, GORDON K & LAURIE J  
 4221 WHELAN RD  
 TIPTON MI 49287  
 2022 Est TCV 327,000  
 Improved X Vacant Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL

Tax Description	Improvements	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value
E 1/2 OF SW 1/4 FOREST RESERVE SEC 10.	Public				80.00	Acres	4,088	100		327,000
Comments/Influences					80.00	Total Acres			Total Est. Land Value =	327,000

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2022	163,500	0	163,500			58,455C
Rolling				2021	162,000	0	162,000			56,588C
Low				2020	159,100	0	159,100			55,807C
High				2019	154,000	0	154,000			54,767C
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										

This # is value of market

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 Licensed To: County of Lenawee, Michigan

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