



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:

Jacob Hurt

R2PC Executive Director

(517) 768-6705

jhurt@mijackson.org

DATE: July 20, 2023

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 June 15, 2023, Meeting [*ACTION*] **3**
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) —
 - (1) #23-14 — Palmyra Township [*ACTION*] **7**
 - b. Consideration of PA 116 Farmland Agreement(s) —
 - (1) #23-05 — Riga Township – Berkey Highway [*ACTION*] **21**
 - (2) #23-06 — Riga Township – Silberhorn Highway [*ACTION*] **39**
 - (3) #23-07 — Deerfield Village [*ACTION*] **57**
 - 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 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 August 17, 2023.

This page is intentionally blank.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, June 15, 2023

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

Members Present: Mr. Bruce Nickel; Mr. Keith Dersham; and Mr. Dale Witt; Ms. Carrie Dillon, Education Representative; and Mr. Ralph Tillotson, Lenawee County Commission;
Members Absent: Ms. Rebecca Liedel, LCPC Chair; and Ms. Karol (KZ) Bolton, Lenawee County Commission;
Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary.

- Item 1 **Call to order.** Comm. Dersham called the meeting to order at 6:00 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 6/15/2023 meeting agenda for approval.
Comm. Tillotson made a motion, seconded by Comm. Witt, to approve the June 15, 2023, meeting agenda. *The motion passed 5-0.*
- Item 4 **Approval of Minutes.** Staff submitted the 5/18/2023 meeting minutes for approval.
Comm. Nickel made a motion, seconded by Comm. Witt, to approve the May 18, 2023, meeting minutes as presented. *The motion passed 5-0.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#23-08 | Franklin Township.** Commissioners received the proposed rezoning of a property from Commercial (C-1) to Multiple Family Residential (RM) to convert short term rental property into five (5) individually owned condo units. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).
- Comm. Tillotson made a motion, seconded by Comm. Witt, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0 with Comm. Nickel abstaining.*
- (2) **#23-09 | Franklin Township.** Commissioners received the proposed rezoning of properties from Commercial (C-1) to Single Family Residential (R-1) to conform the zoning of the subject properties to the present residential use. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).
- Comm. Tillotson made a motion, seconded by Comm. Witt, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0 with Comm. Nickel abstaining.*

- (3) **#23-10 | Woodstock Township.** Commissioners received the proposed rezoning of a property from Commercial (C-2) to Commercial (C-3) for the purpose of a self-service storage facility. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Tillotson, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 5-0.*

- (4) **#23-11 | Woodstock Township.** Commissioners received the proposed rezoning of a property from Agricultural (AG) to Commercial (C-3) for the purpose of an auto dealership, car wash and service station. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Tillotson, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 5-0.*

- (5) **#23-12 | Raisin Charter Township.** Commissioners received the proposed rezoning of a property from Commercial (C-2) to Multiple-Family Residential (RM-1) for the creation of residential multi-family housing. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Dillon, to concur with staff advisement to recommend approval of the proposed rezoning. *The motion passed 4-0 with Comm. Witt abstaining.*

- (6) **#23-12 | Cambridge Township.** Commissioners received a request from the Cambridge Township Planning Commission to amend the Cambridge Township Zoning Ordinance for Quarries, changing the section to Mineral Mining as a Conditional Use subject to the enactment of a regulatory ordinance. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning (see the staff report).

Comm. Witt made a motion, seconded by Comm. Dillon, to concur with staff advisement to recommend approval with comments of the proposed rezoning. *The motion passed 5-0.*

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

- (1) **#23-04| Palmyra Township.** Commissioners reviewed an application for a parcel (ID #PA0-129-1050-00) totaling 27 acres and located in Section 29 (T7S-R4E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Palmyra Township Board (see the staff report). *The motion passed 5-0.*

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.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:32 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Hurt", with a long horizontal flourish extending to the right.

Jacob Hurt, LCPC Recording Secretary

This page is intentionally blank.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

Coordinated Zoning Report | #23-14

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: July 17, 2023
Proposal: **Text Amendments to the Palmyra Township Zoning Ordinance**

Analysis and Advisement

Background – The Palmyra Township Planning Commission wishes to amend the Palmyra Township Zoning Ordinance. Specifically, the Planning Commission proposes to amend the following sections in relation to Essential Services (attached):

- Amend the definition of Essential Services in Section 2.24 by removing “building and towers” and adding “transformers and control buildings.”
- Amend Section 4.6.2 (D) – Permitted Uses by removing the word “structures” from Essential Services.
- Amend Section 8.12 by removing “buildings and towers” from Essential Services.

LCPC Staff Advisement – The Palmyra Township Planning Commission voted to approve the text amendments (5-0) at their 6/20/2023 special meeting. Given the straightforward nature of the proposed text amendments, staff advises the County Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Palmyra Township Board.

Recommended Actions:

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

Attachment(s):

- Background information provided by Palmyra Township.

This page is intentionally blank.

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____
ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLES 2, 4, & 8 SECTION 2.24; 4.6.2(D); 8.12
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) see attachment

C. PUBLIC HEARING on the above amendment was held on: month June day 20 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month June day 7th year 2023
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Blissfield Advance

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

Carmen Loar () Chair or ☒ Secretary 06 / 26 / 23 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

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

_____, Recording Secretary ____ / ____ / ____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

Township Clerk

This page is intentionally blank.

AMENDMENT TO ZONING ORDINANCE #11-2020

SECTION 2.24 - ESSENTIAL SERVICES is hereby amended and replaced in its entirety as follows:

The erection, construction, alteration, or maintenance by public utilities or municipal departments, commissions, or boards, of underground, surface, or overhead gas, electric, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, transformers, control buildings, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals or signs and fire hydrants, and other similar equipment and accessories in connection therewith, for the general public health, safety, convenience, or welfare, but not including maintenance depots.

SECTION 4.6.2(D) - PERMITTED USES is hereby amended and replaced in its entirety as follows:

D. Essential Services

SECTION 8.12 – ESSENTIAL SERVICE is hereby amended and replaced in its entirety as follows:

Nothing in this Ordinance shall prohibit the provision of essential services, provided the installation of such service does not violate any other applicable provision of this Ordinance.

Nothing in this section shall be construed to permit the erection, construction, or enlargement of any maintenance depot for provision of an essential service except as otherwise permitted in this Ordinance.

This page is intentionally blank.

Palmyra Township Planning Commission

Special Meeting

June 20, 2023

The meeting was called to order at 7:02 and the Pledge of Allegiance was led by Chairperson, Ryan Mapstone

Present: Ryan Mapstone, Mark Crane, Carmen Loar, Vivian Pell, Leonard Weinlander

Absent: Josh Leupold, Laurie Isley

Audience in attendance: 6

Motion by Vivian Pell to approve agenda as presented, carried by Carmen Loar. Motion carried.

Public Comments:

Dave Pixley spoke regarding resignation of PC Chairperson Deborah Comstock and Ryan Mapstone named as her replacement.

New Business:

Motion to open Public Hearing at 7:04 pm by Mark Crane, carried by Vivian Pell. Motion carried.

Three representatives from ITC present and requesting changes to ordinance to allow the development of a power substation on a private land. ITC representatives explained the importance of substation to the stability of the power grid. ITC requested changes to the ordinance that would allow for the development of the substation. Board Member David Pixley spoke on the purpose of the development. ITC provided Essential Services definition from Blissfield Zoning Ordinance and information regarding Palmyra Township Essential Services definition.

Motion by Mark Crane to close Public Hearing at 7:13, support By Vivian Pell. Motion carried.

Motion by Ryan Mapstone to make the following changes to zoning ordinance: Remove the phase from "building and towers" and add "transformers and control buildings" to Section 2.24, remove the word "structures" from 4.6.2 D, and remove "buildings and towers" from 8.12.

Motion support by Vivian Pell. Motion carried

Roll call vote:

Mark-yes

Leonard-yes

Ryan-yes

Carmen-yes

Vivian-yes

Motion carried

Public Comments: David Pixley thanked members of the Planning Commission for their work on updating the current zoning ordinance. Pixley also thanks ITC for their donation to the Palmyra Fire Department.

Next Meeting: September 19, 2023

Motion to adjourn 7:39 pm by Mark Crane, support by Vivian Pell. Motion carried

A building designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each and conforming in all respects to the standards of Section 2.19.

SECTION 2.22 – DWELLING – MULTIPLE-FAMILY

A building designed for or occupied by three (3) or more families living independently of each other with separate housekeeping and cooking facilities for each and conforming in all respects to the standards of Section 2.19.

SECTION 2.23 – EASEMENT

Any private or dedicated public way other than a street or alley, providing a secondary means of access to a property having a width of not less than twenty (20) feet.

SECTION 2.24 – ESSENTIAL SERVICES

The erection, construction, alteration, or maintenance by public utilities or municipal departments, commissions, or boards, of underground, surface, or overhead gas, electric, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals or signs and fire hydrants, and other similar equipment and accessories in connection therewith, for the general public health, safety, convenience, or welfare, but not including ~~buildings, towers, or~~ maintenance depots.

SECTION 2.25 – FAMILY

One (1) or more persons occupying a single housekeeping unit and using common cooking facilities, provided that unless all members are related by blood or marriage no such family shall contain over five (5) persons.

SECTION 2.26 – FARM

As defined in the Michigan Right to Farm Act, Public Act 93 of 1981, as amended, being MCL 286.471 *et seq.*

SECTION 2.26.5 – FARM ANIMALS

As defined in the Michigan Right to Farm Act, Public Act 93 of 1981, as amended, being MCL 286.471 *et seq.*

SECTION 2.27 – FARM BUILDING

Any building or accessory structure on a farm other than a dwelling unit. (SEE SECTION 2.19)

SECTION 2.27.5 – FARM OPERATION

As defined in the Michigan Right to Farm Act, Public Act 93 of 1981, as amended, being MCL 286.471 *et seq.*

This page is intentionally blank.

4.5.4 Area, Yard, Height, and Bulk Requirements

See Section 4.8.1

4.5.5 Off-Street Parking

SECTION 4.6 - LIGHT INDUSTRIAL(LI)

4.6.1 Purpose

This district is designated to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non- industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. Lands zoned Light Industrial (LI) may include structures of more than ten thousand (10,000) square feet in size.

4.6.2 Permitted Uses

- A. Wholesale or retail merchandising or storage warehouses.
- B. Industrial office buildings. General service and repair establishments including dyeing, cleaning, or laundry works and upholstery or appliance repair. Assembly and manufacture, from prefabricated parts, of household appliances, electronic products, machinery and hardware products, and similar products; or the processing or assembling of parts for production of finished equipment. Skilled trade services including plumbing, electric, heating, printing, and painting establishments.
- C. Research and testing laboratories.
- D. Essential services ~~and structures~~.
- E. On-site and off-site signs in accordance with the regulations as specified in Article VIII.
- F. Any use permitted in the Commercial (C) District.

4.6.3 Special Approval Uses

- A. Vehicle repair garages, or body shops.
- B. Farm machinery and equipment sales and repair.
- C. Contractor's yard.
- D. The recycling of industrial plastic residual/waste materials.
- E. Telecommunications facilities.

This page is intentionally blank.

flooding.

The location and boundaries of land subject to periodic flooding shall be determined by reference to the U.S. Soil Conservation Service, the U.S. Army Corps of Engineers, or other official authority.

SECTION 8.11 – TEMPORARY USE

Circuses, carnivals, or other transient enterprises may be permitted in any district, upon approval by the Township Board based upon finding that the location of such an activity will not adversely affect adjoining properties, nor adversely affect public health, safety, morals, and the general welfare.

SECTION 8.12 – ESSENTIAL SERVICE

Nothing in this Ordinance shall prohibit the provision of essential services, provided the installation of such service does not violate any other applicable provision of this Ordinance.

Nothing in this section shall be construed to permit the erection, construction, or enlargement of any ~~building, tower, or~~ maintenance depot for provision of an essential service except as otherwise permitted in this Ordinance.

SECTION 8.13 - SOLAR ENERGY SYSTEMS (SES)

A. Purpose:

To promote the use of Solar Energy within Palmyra Township as a clean alternative energy source and provide for the land development, installation and construction regulations for Level 3 Solar Energy Systems (SES) facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish requirements and standards for the placement, construction and modification of Level 3 SES facilities, while promoting a renewable energy source for our community in a safe, effective and efficient manner.

B. Criteria for the use of All Solar Energy Equipment:

1. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional, as determined on the site plan.
2. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI) and all county, state, and federal regulations and safety requirements, including applicable building codes.
3. Level 3 SES are permitted as conditional uses in the following zoning districts:
 - a. Agricultural (AG)
 - b. Agricultural Residential (AR)
 - c. General Industrial (GI)

C. Application for Site Plan Review for Level 3 SES

An applicant who seeks to install a Level 3 SES shall submit an application for Site Plan Review and Conditional Use Permit to the Township Clerk, before being sent to the Planning Commission for their recommendation to the Township Board. The application shall include the following:

Approved by the Palmyra Township Board 11/10/2020

This page is intentionally blank.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #23-05

Applicant(s): Colby C. Lievens
7247 E Horton Road
Blissfield, MI 49228

Date: July 17, 2023

Local Government: Riga Township

Purpose: **Enrollment application**

Location: The subject property (ID #RG0-119-2900-00) is located on the west side of Berkey Highway and north of Ridgeville Road, in Section 19 of the Township (T8S, R5E).

Description: The subject property has an area of approximately 95.4 acres, all of which are cultivated for cash crops. No buildings are located on the property.

Term: 10 years.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' uses.

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



**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: 6/15/2023

Application No: 2023-2

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: LIEVENS COLBY C
Last First Initial

(If more than two see #15) _____
Last First Initial

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

☒ Married ☐ Single

2. Mailing Address: 7247 E HORTON RD BLISSFIELD MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 673-7112

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

5. E-mail address: _____

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

6. County: LENAWEE 7. Township, City or Village: RIGA

8. Section No. 19 Town No. 8 SOUTH Range No. 5 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)

rev. 12/2019

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

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

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

Name: _____ 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 95.4
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 95.4
 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.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

OWNER

(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: 6/15/2023 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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

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

☒ Map of Farm

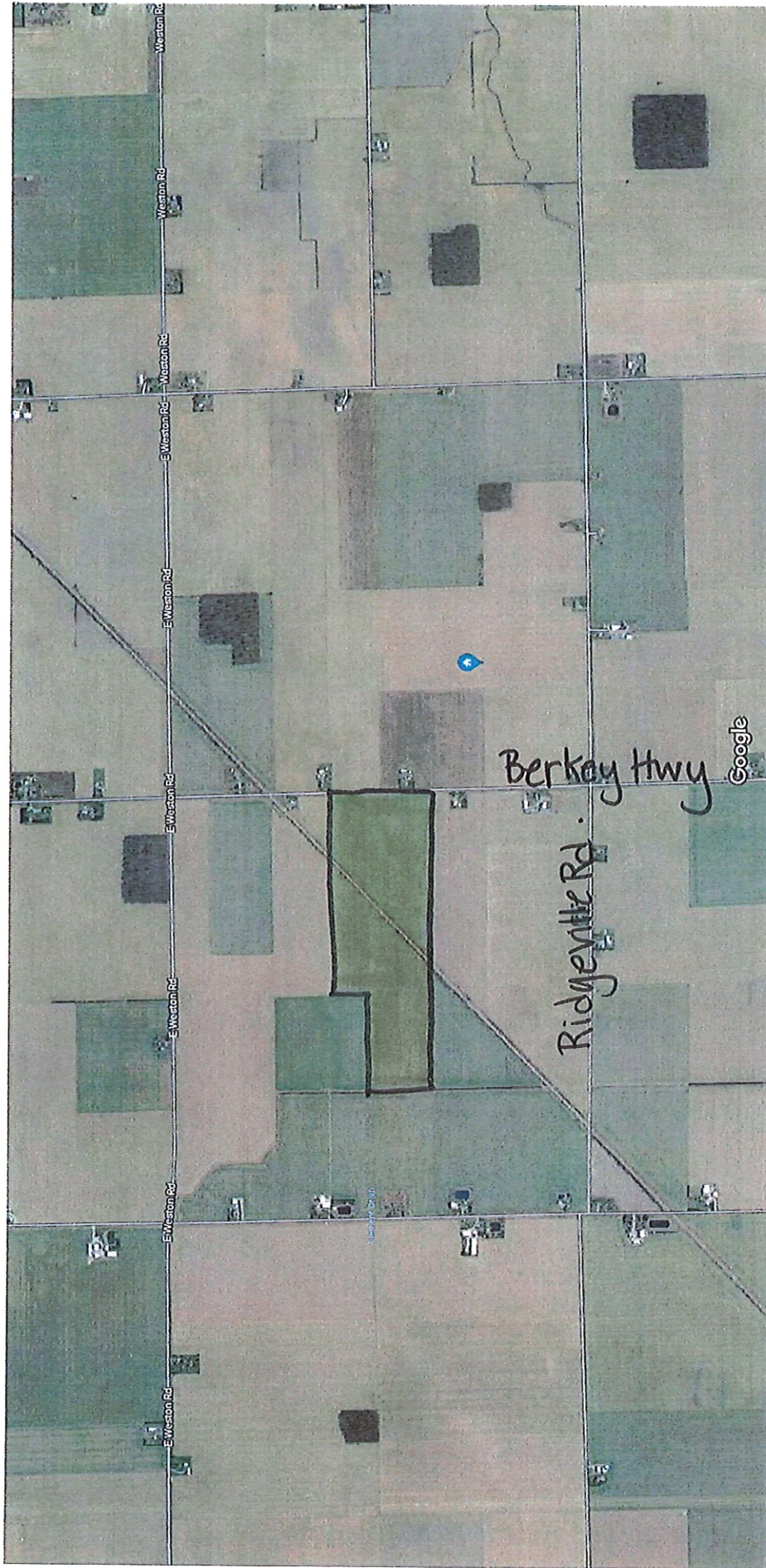
____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

This page is intentionally blank.



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPA/C/GEO, Map data ©2023 1000 ft

This page is intentionally blank.

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

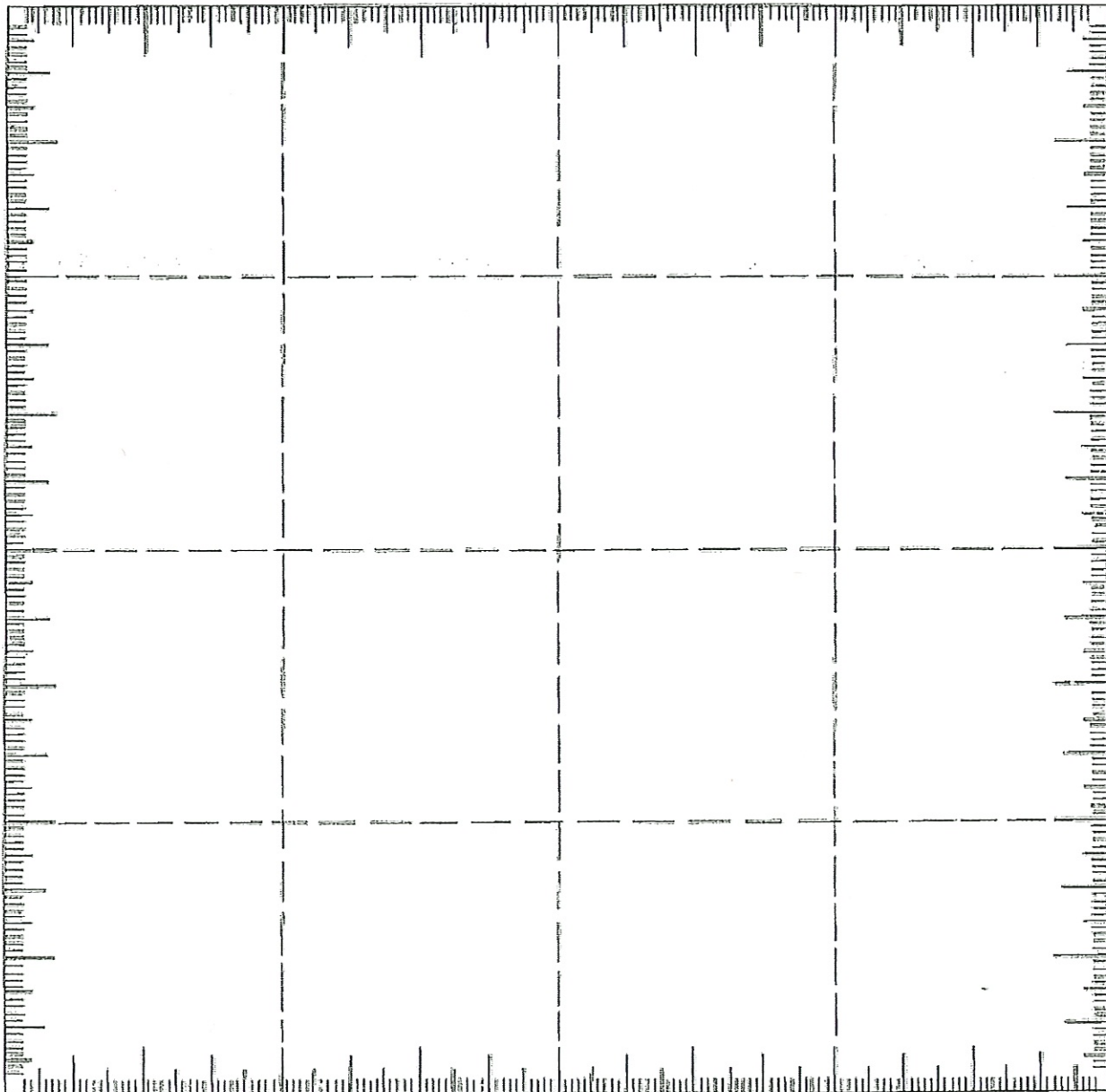
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LENAWEE

Township RIGA

T 8 SOUTH R 5 EAST Section 19

↑ North



This page is intentionally blank.

**DEED OF TRUSTEE****Send Subsequent Tax Bills to Grantee***After Recording Mail To:*

Colby Lievens

7247 E Horton Road

Blissfield, Michigan 49228

2138152.

Know All Persons by These Presents:

Mark A. Wiles and Brenda J. Brooks, as Co-Trustees of The Kathryn A. Creque Credit Shelter Trust, and not otherwise, by the power conferred by the Trust and every other power, for no consideration, grants, with fiduciary covenants, to Colby Lievens, whose tax mailing address is 7247 E Horton Road Blissfield, Michigan 49228, the real property legally described on the attached Exhibit A.

Subject to zoning ordinances, restrictions of record, public Utility and other easements of record, and taxes and assessments due and payable after the date thereof.

The transfer is a distribution to a beneficiary exempt from county transfer tax pursuant to MCL 207.505(a) and exempt from state transfer tax pursuant to MCL 207.526(a).

This property may be located within the vicinity of farmland or a farm operation.

Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all divisions under section 108 of the Land Division Act, 1967 PA 288, MCL 560.108.

Prior instrument reference: Liber 2527, page 496

Executed this 7th day of May, 2022.

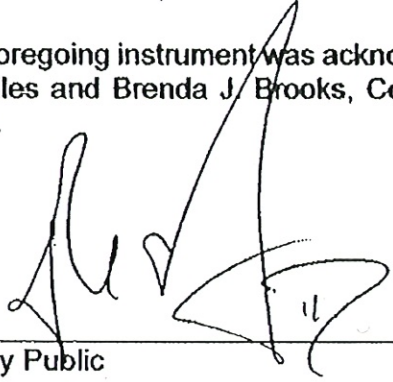
By:

Mark A. Wiles
Mark A. Wiles Co-Trustee of
The Kathryn A. Creque Credit Shelter Trust

Brenda J. Brooks
Brenda J. Brooks Co-Trustee of
The Kathryn A. Creque Credit Shelter Trust

STATE OF OHIO, LUCAS COUNTY, ss: .

The foregoing instrument was acknowledged before me this 7th day of May, 2022 by Mark A. Wiles and Brenda J. Brooks, Co-Trustees of The Kathryn A. Creque Credit Shelter Trust.



Notary Public

This instrument prepared by:
John J. Schlageter, III, Esq.
9043 Oak Valley Road Holland, Ohio 43528
Jjs3@schlageter-law.com



JOHN J. SCHLAGETER, III
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 O.R.C.

EXHIBIT A**Parcel 1:**

Situated in the Township of Riga, County of Lenawee in the State of Michigan, being 95.4 acres and more particularly described as follows:

The North 1/2 of the North 1/2 of the South 1/2 of Section 19, Town 8 South, Range 5 East EXCEPTING 25 acres off the West end thereof; ALSO EXCEPTING AND RESERVING THEREFROM the railroad right of way. ALSO the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 19, Town 8 South, Range 5 East EXCEPTING AND RESERVING THEREFROM the railroad right of way.

Parcel 2:

Situated in the Township of Riga, County of Lenawee, State of Michigan, and is described as follows:

The Southeast 1/4 of the Southeast 1/4 of Section 20, Town 8 South, Range 5 East, containing 40 acres, more or less.

Tax Parcel Identification: RG0-119-2900-00 (Parcel 1)

Tax Parcel Identification: RG0-120-4800-00 (Parcel 2)

This page is intentionally blank.

STATE OF MICHIGAN - LENAWEE COUNTY
 RECORDED 06/01/2022 09:08:52 AM AF.AG
 Received 06/01/2022 09:05:15 AM
 Carolyn S. Bator, REGISTER OF DEEDS \$30.00



Michigan Department of Treasury
 3676 (Rev. 12-18)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2006. Filing is mandatory.

Affidavit Attesting Qualified Agricultural Property Shall Remain Qualified Agricultural Property

1. Street Address of Property <u>10000 Berkey Hwy; 10000 Silberhorn Hwy Blissfield, Mi</u>		2. Name of County <u>Lenawee</u>	
3. City/Township/Village Where Real Estate Is Located <u>RISA</u>		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village	
4. Name of Property Owner(s) (Print or Type Legibly) <u>Colby Lievens</u>		5. Property ID Number (from Tax Bill or Assessment Notice) <u>R60-119-2900-00 ; R60-120-4800-00</u>	
6. Legal Description (Legal description is required; attach additional sheets if necessary) <u>See attached</u>		7. Percentage of this property that is, and will remain Qualified Agricultural Property (Do Not Include Qualified Forest Program Property) <u>100 %</u>	
8. Daytime Telephone Number <u>517-673-7112</u>	9. E-mail Address <u>clievens10@icloud.com</u>	Partial transfer under MCL 211.27a(6)(K)? See Page 2 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is, and will remain, qualified agricultural property. Must be signed by owner, partner, corporate officer, or a duly authorized agent.

Dated: May 26, 20 22

Signed Colby Lievens

Name (Printed or Type) Colby Lievens

Title _____

Dated: _____, 20 _____

Signed _____

Name (Printed or Type) _____

Title _____

Ohio
 STATE OF MICHIGAN)
) ss.

COUNTY OF Lucas

On this 26 day of May, 20 22, the above-named person(s) Colby Lievens

each personally appeared before me. Each acknowledged that the persons' execution of this affidavit was that person's free act and deed and affirmed that the contents of this affidavit are true to the best of that person's information, knowledge and belief.



LILJANA J POUNDS
 Notary Public
 State of Ohio
 My Comm. Expires
 November 9, 2026

PRINT/TYPE NAME: Liljana Pounds

NOTARY PUBLIC, _____

Acting in Lucas

County, Michigan

County Ohio

My commission expires: 11/9/2026

Drafter's Name Colby Lievens

Drafter's Address 7247 E. Horton Rd. Blissfield, Mi 49228

FOR LOCAL GOVERNMENT USE ONLY AFTER THE INSTRUMENT IS RECORDED WITH THE REGISTER OF DEEDS

Is the percentage stated above in number 7 the current percentage of the property that is Qualified Agricultural Property?

☐ Yes ☐ No

If NO, what is the correct percentage of the property that is currently Qualified Agricultural Property?

Assessor's Signature _____

Date _____

Escrow File No.: 2138152

EXHIBIT "A"

Parcel 1:

Situated in the Township of Riga, County of Lenawee in the State of Michigan, being 95.4 acres and more particularly described as follows:

The North 1/2 of the North 1/2 of the South 1/2 of Section 19, Town 8 South, Range 5 East EXCEPTING 25 acres off the West end thereof; ALSO EXCEPTING AND RESERVING THEREFROM the railroad right of way. ALSO the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 19, Town 8 South, Range 5 East EXCEPTING AND RESERVING THEREFROM the railroad right of way.

Parcel 2:

Situated in the Township of Riga, County of Lenawee, State of Michigan, and is described as follows:

The Southeast 1/4 of the Southeast 1/4 of Section 20, Town 8 South, Range 5 East, containing 40 acres, more or less.

RIGA TOWNSHIP

2022

WILLIAM

MESSAGE TO TAXPAYER

WE WILL BE RECEIVING TAX PAYMENTS AT THE RIGA MUN
BLDG ON THE FOLLOWING DATES AND TIMES:

DEC 15; JAN 19: 10:00 AM - 2:00 PM
DEC. 29; FEB 28: 9:00 AM - 5:00 PM
FEB 13: 2:00 PM - 6:00 PM

AND BY MAIL: KATY GUST 13708 YANKEE RD, OTTAWA
LAKE, MI 49267; PLEASE INCLUDE FULL BILL IF YOU
WANT A RETURNED STAMPED PAID BILL; DROP BOX
LOCATED ON OFFICE DOOR LOCATED ON WEST SIDE OF
BUILDING *****MAIL MUST BE RECEIVED BY FEB 14*****
PHONE 734-347-4109
PENALTY & INTEREST AFTER FEB 14

DOG LICENSE AVAILABLE DEC. 1ST - FEB. 28TH, WITH
VALID RABBIES CERTIFICATE

PROPERTY INFORMATION

Property Assessed To:
LIEVENS, COLBY

7247 E HORTON RD

BLISSFIELD, MI 49228

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: RGO-119-2900-00

Prop Addr: 10000 BERKEY HWY BLK

Legal Description:

E 20 ACRES OF N 1/2 OF N 1/2 OF SW 1/4 ALSO S 1/2 OF S 1/2 OF NE 1/4
ALSO N 1/2 OF N 1/2 OF SE 1/4 EX DT & I RR R/W SEC 19

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is payable: Dec 1, 2022 thru Feb 14, 2023

Pay by mail to: RIGA TOWNSHIP
KATY GUST, TREASURER
13708 YANKEE RD
OTTAWA LAKE, MI 49267

TAX DETAIL

Taxable Value:	104,837	AGRICULTURAL-VACAN
State Equalized Value:	317,800	Class: 102
Assessed Value:	317,800	
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	78.39
MED CARE	0.18890	19.80
VETERANS' RELIEF	0.09960	10.44
LENAWEE INT SCH	7.29220	764.49
SCH SINKING FUND	1.75000	183.46
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.99890	104.72
FIRE OPER	1.50000	157.25
ROADS/BRIDGES	2.00000	209.67
FIRE EQUIP	1.00000	104.83

PAID

FEB 14 2023

Riga Twp Treasurer

Total Tax	1,633.05
Administration Fee	16.33

TOTAL AMOUNT DUE	1,649.38
------------------	----------

This page is intentionally blank.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #23-06

Applicant(s): Colby C. Lievens
7247 E Horton Road
Blissfield, MI 49228

Date: July 17, 2023

Local Government: Riga Township

Purpose: **Enrollment application**

Location: The subject property (ID #RG0-120-4800-00) is located on the west side of Silberhorn Highway and north of Ridgeville Road, in Section 20 of the Township (T8S, R5E).

Description: The subject property has an area of approximately 40 acres, all of which are cultivated for cash crops. No buildings are located on the property.

Term: 10 years.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' uses.

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



**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:	6/14/2023
Date Received	2023-3
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: LIEVENS COLBY C
Last First Initial

(If more than two see #15) _____
Last First Initial

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

☒ Married ☐ Single

2. Mailing Address: 7247 E HORTON RD BLISSFIELD MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 673-7112

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

5. E-mail address: _____

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

6. County: LENAWEE 7. Township, City or Village: RIGA

8. Section No. 20 Town No. 8 SOUTH Range No. 5 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)

rev. 12/2019

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

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

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

Name: _____ 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 40
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 40
 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.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

6/12/23
(Date)

OWNER

(Title)

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

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

I. Date Application Received: _____ (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

____ Map of Farm

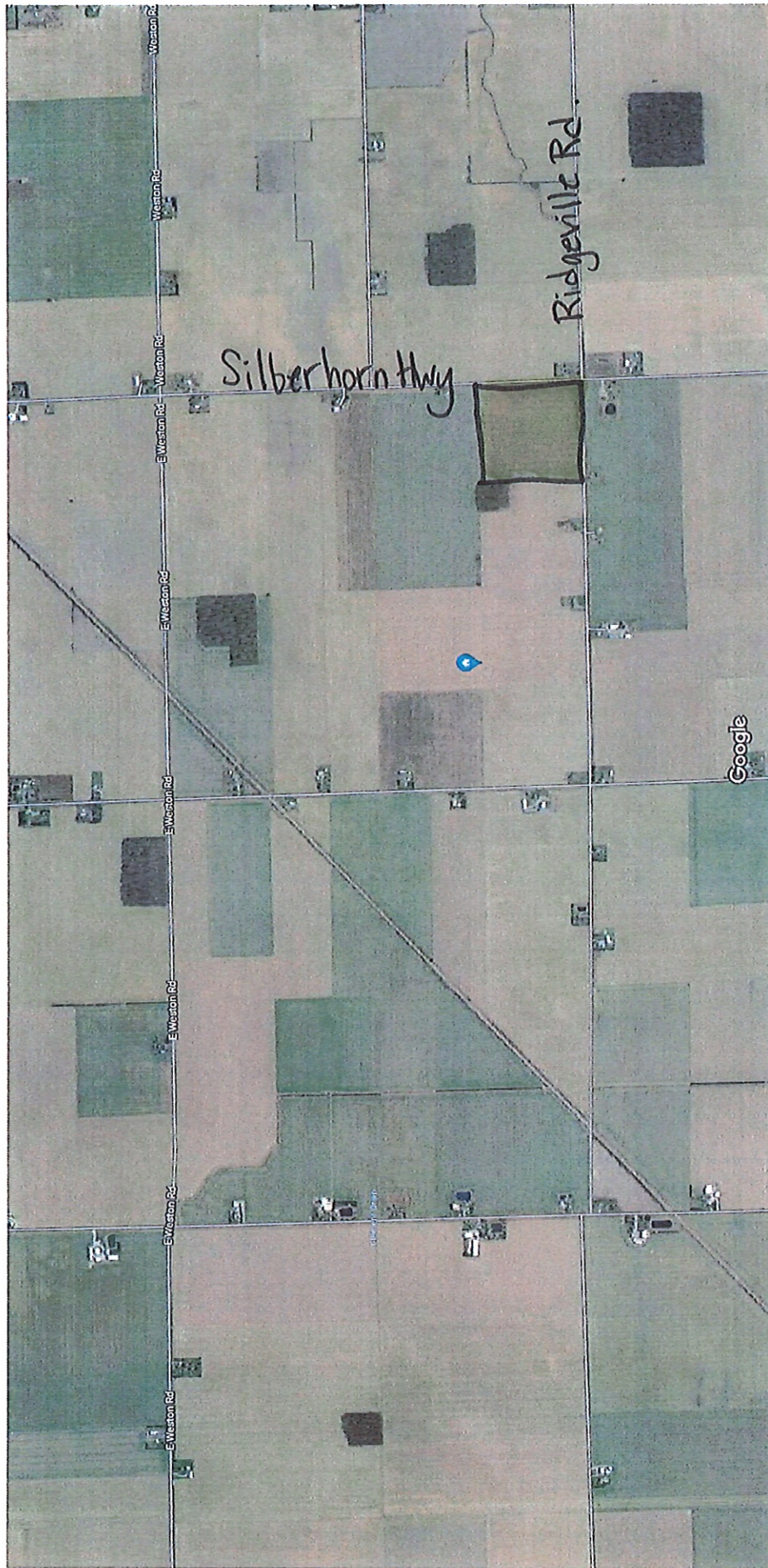
____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

This page is intentionally blank.



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 1000 ft

This page is intentionally blank.

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

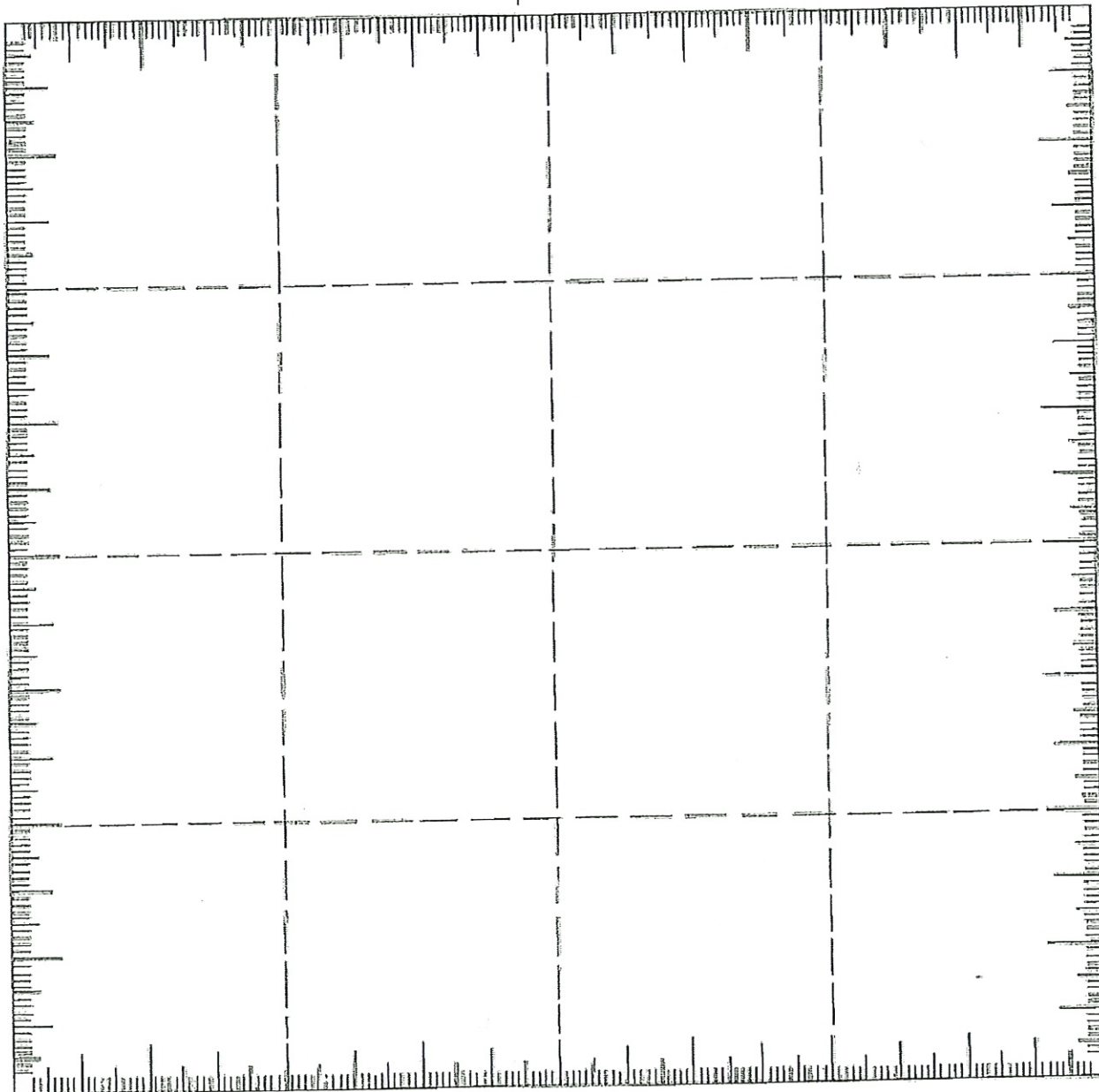
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LENAWEE

Township RIGA

T 8 SOUTH R 5 EAST Section 20

↑ North



This page is intentionally blank.



DEED OF TRUSTEE

Send Subsequent Tax Bills to Grantee
After Recording Mail To:

Colby Lievens
7247 E Horton Road
Blissfield, Michigan 49228

2138152.

Know All Persons by These Presents:

Mark A. Wiles and Brenda J. Brooks, as Co-Trustees of The Kathryn A. Creque Credit Shelter Trust, and not otherwise, by the power conferred by the Trust and every other power, for no consideration, grants, with fiduciary covenants, to Colby Lievens, whose tax mailing address is 7247 E Horton Road Blissfield, Michigan 49228, the real property legally described on the attached Exhibit A.

Subject to zoning ordinances, restrictions of record, public Utility and other easements of record, and taxes and assessments due and payable after the date thereof.

The transfer is a distribution to a beneficiary exempt from county transfer tax pursuant to MCL 207.505(a) and exempt from state transfer tax pursuant to MCL 207.526(a).

This property may be located within the vicinity of farmland or a farm operation.

Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all divisions under section 108 of the Land Division Act, 1967 PA 288, MCL 560.108.

Prior instrument reference: Liber 2527, page 496

Executed this 7th day of May, 2022.

By:

Mark A. Wiles

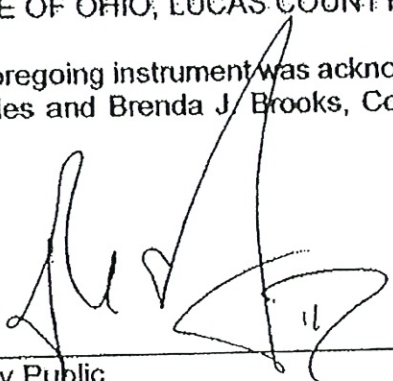
Mark A. Wiles Co-Trustee of
The Kathryn A. Creque Credit Shelter Trust

Brenda J. Brooks

Brenda J. Brooks Co-Trustee of
The Kathryn A. Creque Credit Shelter Trust

STATE OF OHIO, LUCAS COUNTY, ss: .

The foregoing instrument was acknowledged before me this 7th day of May, 2022 by Mark A. Wiles and Brenda J. Brooks, Co-Trustees of The Kathryn A. Creque Credit Shelter Trust.


Notary Public

This instrument prepared by:
John J. Schlageter, III, Esq.
9043 Oak Valley Road Holland, Ohio 43528
Jjs3@schlageter-law.com



JOHN J. SCHLAGETER, III
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 O.R.C.

EXHIBIT A**Parcel 1:**

Situated in the Township of Riga, County of Lenawee in the State of Michigan, being 95.4 acres and more particularly described as follows:

The North 1/2 of the North 1/2 of the South 1/2 of Section 19, Town 8 South, Range 5 East EXCEPTING 25 acres off the West end thereof; ALSO EXCEPTING AND RESERVING THEREFROM the railroad right of way. ALSO the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 19, Town 8 South, Range 5 East EXCEPTING AND RESERVING THEREFROM the railroad right of way.

Parcel 2:

Situated in the Township of Riga, County of Lenawee, State of Michigan, and is described as follows:

The Southeast 1/4 of the Southeast 1/4 of Section 20, Town 8 South, Range 5 East, containing 40 acres, more or less.

Tax Parcel Identification: RG0-119-2900-00 (Parcel 1)

Tax Parcel Identification: RG0-120-4800-00 (Parcel 2)

This page is intentionally blank.

STATE OF MICHIGAN - LENAWEE COUNTY
 RECORDED 06/01/2022 09:08:52 AM AF:AG
 Received 06/01/2022 09:05:15 AM
 Carolyn S. Bater, REGISTER OF DEEDS \$30.00



Michigan Department of Treasury
 3676 (Rev. 12-18)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2006. Filing is mandatory.

Affidavit Attesting Qualified Agricultural Property Shall Remain Qualified Agricultural Property

1. Street Address of Property <u>10000 Berkey Hwy; 10000 Silberhorn Hwy Blissfield, MI</u>		2. Name of County <u>Lenawee</u>	
3. City/Township/Village Where Real Estate Is Located <u>RIGA</u>		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village	
4. Name of Property Owner(s) (Print or Type Legibly) <u>Colby Lievens</u>		5. Property ID Number (from Tax Bill or Assessment Notice) <u>R60-119-2900-00 ; R60-120-4800-00</u>	
6. Legal Description (Legal description is required; attach additional sheets if necessary) <u>See attached</u>		7. Percentage of this property that is, and will remain Qualified Agricultural Property (Do Not Include Qualified Forest Program Property) <u>100 %</u>	
8. Daytime Telephone Number <u>517-673-7112</u>	9. E-mail Address <u>clievens10@icloud.com</u>	Partial transfer under MCL 211.27a(6)(K)? See Page 2 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is, and will remain, qualified agricultural property. Must be signed by owner, partner, corporate officer, or a duly authorized agent.

Dated: May 26, 2022 Signed Colby Lievens
 Name (Printed or Type) Colby Lievens
 Title _____
 Dated: _____, 20____ Signed _____
 Name (Printed or Type) _____
 Title _____

Ohio
 STATE OF MICHIGAN)

COUNTY OF Lucas) ss.

On this 26 day of May, 2022, the above-named person(s) Colby Lievens
 each personally appeared before me. Each acknowledged that the persons' execution of this affidavit was that person's free act and deed and affirmed that the contents of this affidavit are true to the best of that person's information, knowledge and belief.



LILJANA J. POUNDS
 Notary Public
 State of Ohio
 My Comm. Expires
 November 9, 2026

PRINT/TYPE NAME: Liljana Pounds
 NOTARY PUBLIC, _____ County, Michigan
 Acting in Lucas County Ohio
 My commission expires: 11/9/2026

Drafter's Name Colby Lievens
 Drafter's Address 7247 E. Horton Rd. Blissfield, MI 49228

FOR LOCAL GOVERNMENT USE ONLY AFTER THE INSTRUMENT IS RECORDED WITH THE REGISTER OF DEEDS

Is the percentage stated above in number 7 the current percentage of the property that is Qualified Agricultural Property? ☐ Yes ☐ No

If NO, what is the correct percentage of the property that is currently Qualified Agricultural Property? _____

Assessor's Signature _____

Date _____

Escrow File No.: 2138152

EXHIBIT "A"

Parcel 1:

Situated in the Township of Riga, County of Lenawee in the State of Michigan, being 95.4 acres and more particularly described as follows:

The North 1/2 of the North 1/2 of the South 1/2 of Section 19, Town 8 South, Range 5 East EXCEPTING 25 acres off the West end thereof; ALSO EXCEPTING AND RESERVING THEREFROM the railroad right of way. ALSO the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 19, Town 8 South, Range 5 East EXCEPTING AND RESERVING THEREFROM the railroad right of way.

Parcel 2:

Situated in the Township of Riga, County of Lenawee, State of Michigan, and is described as follows:

The Southeast 1/4 of the Southeast 1/4 of Section 20, Town 8 South, Range 5 East, containing 40 acres, more or less.

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>WE WILL BE RECEIVING TAX PAYMENTS AT THE RIGA MUN BLDG ON THE FOLLOWING DATES AND TIMES: DEC 15; JAN 19: 10:00 AM - 2:00 PM DEC. 29; FEB 28: 9:00 AM - 5:00 PM FEB 13: 2:00 PM - 6:00 PM</p> <p>AND BY MAIL: KATY GUST 13708 YANKEE RD, OTTAWA LAKE, MI 49267; PLEASE INCLUDE FULL BILL IF YOU WANT A RETURNED STAMPED PAID BILL; DROP BOX LOCATED ON OFFICE DOOR LOCATED ON WEST SIDE OF BUILDING *****MAIL MUST BE RECEIVED BY FEB 14***** PHONE 734-347-4109 PENALTY & INTEREST AFTER FEB 14</p> <p>DOG LICENSE AVAILABLE DEC. 1ST - FEB. 28TH, WITH VALID RABBIES CERTIFICATE</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: center;">This tax is payable: Dec 1, 2022 thru Feb 14, 2023</p> <p>Pay by mail to: RIGA TOWNSHIP KATY GUST, TREASURER 13708 YANKEE RD OTTAWA LAKE, MI 49267</p>																																																						
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: LIEVENS, COLBY</p> <p>7247 E HORTON RD BLISSFIELD, MI 49228 School: BLISSFIELD COMMUNITY SCHOOLS Prop #: RG0-120-4800-00 Prop Addr: 10000 SILBERHORN HWY BLK</p> <p>Legal Description: SE 1/4 OF SE 1/4 SEC 20</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Taxable Value:</td> <td style="width: 20%; text-align: right;">52,228</td> <td style="width: 20%;">AGRICULTURAL-VACAN</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">129,800</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td style="text-align: right;">129,800</td> <td>Class: 102</td> </tr> <tr> <td>P.R.E. %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center; font-size: small;">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-weight: normal;">DESCRIPTION</th> <th style="text-align: right; font-weight: normal;">MILLAGE</th> <th style="text-align: right; font-weight: normal;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>DEPT AGING</td><td style="text-align: right;">0.74780</td><td style="text-align: right;">39.05</td></tr> <tr><td>MED CARE</td><td style="text-align: right;">0.18890</td><td style="text-align: right;">9.86</td></tr> <tr><td>VETERANS' RELIEF</td><td style="text-align: right;">0.09960</td><td style="text-align: right;">5.20</td></tr> <tr><td>LENAAWEE INT SCH</td><td style="text-align: right;">7.29220</td><td style="text-align: right;">380.85</td></tr> <tr><td>SCH SINKING FUND</td><td style="text-align: right;">1.75000</td><td style="text-align: right;">91.39</td></tr> <tr><td>SCHOOL OPER</td><td style="text-align: right;">18.00000</td><td style="text-align: right;">EXEMPT</td></tr> <tr><td>TWP TAX</td><td style="text-align: right;">0.99890</td><td style="text-align: right;">52.17</td></tr> <tr><td>FIRE OPER</td><td style="text-align: right;">1.50000</td><td style="text-align: right;">78.34</td></tr> <tr><td>ROADS/BRIDGES</td><td style="text-align: right;">2.00000</td><td style="text-align: right;">104.45</td></tr> <tr><td>FIRE EQUIP</td><td style="text-align: right;">1.00000</td><td style="text-align: right;">52.22</td></tr> <tr><td>DRAPER & EXT</td><td></td><td style="text-align: right;">25.00</td></tr> </tbody> </table> <div style="text-align: center; margin: 10px 0;"> <p style="font-size: large; font-weight: bold;">PAID</p> <p style="font-size: large;">FEB 14 2023</p> </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total Tax</td> <td style="width: 40%; text-align: right;">838.53</td> </tr> <tr> <td>Administration Fee</td> <td style="text-align: right;">8.13</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td style="text-align: right; font-weight: bold;">846.66</td> </tr> </table>	Taxable Value:	52,228	AGRICULTURAL-VACAN	State Equalized Value:	129,800		Assessed Value:	129,800	Class: 102	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.74780	39.05	MED CARE	0.18890	9.86	VETERANS' RELIEF	0.09960	5.20	LENAAWEE INT SCH	7.29220	380.85	SCH SINKING FUND	1.75000	91.39	SCHOOL OPER	18.00000	EXEMPT	TWP TAX	0.99890	52.17	FIRE OPER	1.50000	78.34	ROADS/BRIDGES	2.00000	104.45	FIRE EQUIP	1.00000	52.22	DRAPER & EXT		25.00	Total Tax	838.53	Administration Fee	8.13	TOTAL AMOUNT DUE	846.66
Taxable Value:	52,228	AGRICULTURAL-VACAN																																																					
State Equalized Value:	129,800																																																						
Assessed Value:	129,800	Class: 102																																																					
P.R.E. %:	100.0000																																																						
DESCRIPTION	MILLAGE	AMOUNT																																																					
DEPT AGING	0.74780	39.05																																																					
MED CARE	0.18890	9.86																																																					
VETERANS' RELIEF	0.09960	5.20																																																					
LENAAWEE INT SCH	7.29220	380.85																																																					
SCH SINKING FUND	1.75000	91.39																																																					
SCHOOL OPER	18.00000	EXEMPT																																																					
TWP TAX	0.99890	52.17																																																					
FIRE OPER	1.50000	78.34																																																					
ROADS/BRIDGES	2.00000	104.45																																																					
FIRE EQUIP	1.00000	52.22																																																					
DRAPER & EXT		25.00																																																					
Total Tax	838.53																																																						
Administration Fee	8.13																																																						
TOTAL AMOUNT DUE	846.66																																																						
<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JAN 1 - DEC 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>																																																							

This page is intentionally blank.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

PA 116 FARMLAND AGREEMENT | FA #23-07

Applicant(s): Jeffrey C. and Erin S. Horak
19367 Taft Road
Deerfield, MI 49238

Date: July 17, 2023

Local Government: Deerfield Village

Purpose: Enrollment application

Location: The subject property (ID #DE7-680-0010-00) is located on the east side of Concord Drive and north of Deerfield Road, in Section 12 of the Township (T7S, R5E).

Description: The subject property has an area of approximately 17 acres, all of which are cultivated for cash crops. No buildings are located on the property.

Term: 10 years.

Future Land Use: The Village of Deerfield zoning map appears to indicate the subject property in an area recommended for 'Residential (R-1)' uses.

Staff Comments: According to the program parameters 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. According to the applicant their 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 was \$257 per acre (\$4,369 total income / 17 total acres).

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

Attachment(s):

- Background information provided by the applicant/village.

This page is intentionally blank.



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 6/12/2023

Application No: 1

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: Horak Jeffery C
Last First Initial

(If more than two see #15) Horak Erin S
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: 19367 Talt Rd Deerfield Mi 49238
Street City State Zip Code

3. Telephone Number: (Area Code) () 734 777 6233

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

5. E-mail address: jellhorak@niba.com

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

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

8. Section No. 12 Town No. 75 Range No. 5E

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.

5-15-23

Date

Signature of Land Contract Vendor(s) (Seller)

rev. 12/2015

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 17

c. Total number of acres being applied for (if different than above): 17

d. Acreage in cultivation: 17

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

f. All other acres (swamp, woods, etc.): 1

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):

\$ 4369 : 17 = \$ 257 (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.

Jeff C. [Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

Erin S. Hornak
(Co-owner, If Applicable)

(Signature of Corporate Officer)

6-8-23
(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: _____ (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission
____ Conservation District
____ Township (if county has zoning authority)
____ City (if land is within 3 miles of city boundary)
____ Village (if land is within 1 mile of village boundary)

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

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

Questions? Please call Farmland Preservation at (517) 284-5663

This page is intentionally blank.

WARRANTY DEED

The Grantor(s), The Vineyard, L.L.C., a Michigan limited liability company whose address is 17817 David Rd., Dundee, MI 48131, convey(s) and warrant(s) to Jeffery C. Horak and Erin S. Horak, husband and wife, Grantee(s), whose address is 19367 Taft Rd., Deerfield, MI 49238, the following described premises:

Land situated in the Village of Deerfield, County of Lenawee, State of Michigan, described as follows:

Lot 1 and 2, Vineyard Estates, as recorded in Liber 22 of Plats, Page 3, Lenawee County Records.

Commonly known as: Concord Dr. Blk., Deerfield, MI 49238
Parcel ID No(s): DE7-680-0010-00 and DE7-680-0020-00

For the Full Consideration of Ninety-Three Thousand Six Hundred Sixty-Five And No/100 Dollar(s) (\$93,665.00) subject to building and use restrictions and easements of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 4th day of May, 2023.

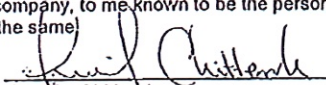
The Vineyard, L.L.C., a Michigan limited liability company

BY: 

John Kieley
Member

STATE OF MICHIGAN }
 } ss
COUNTY OF Lenawee)

On this 4th day of May, 2023, before me personally appeared John Kieley, Member of The Vineyard, L.L.C., a Michigan limited liability company, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

Notary Public: 
Printed Name: Jennifer Chittenden
Lenawee County, Michigan
My Commission Expires: August 22, 2025
Acting in the County of Lenawee

Prepared by and return to:
E. Casselman, Esq.
Halabu, PC
26000 W. 12 Mile Road
Southfield, MI 48034

File No.:
AT-6136

This page is intentionally blank.

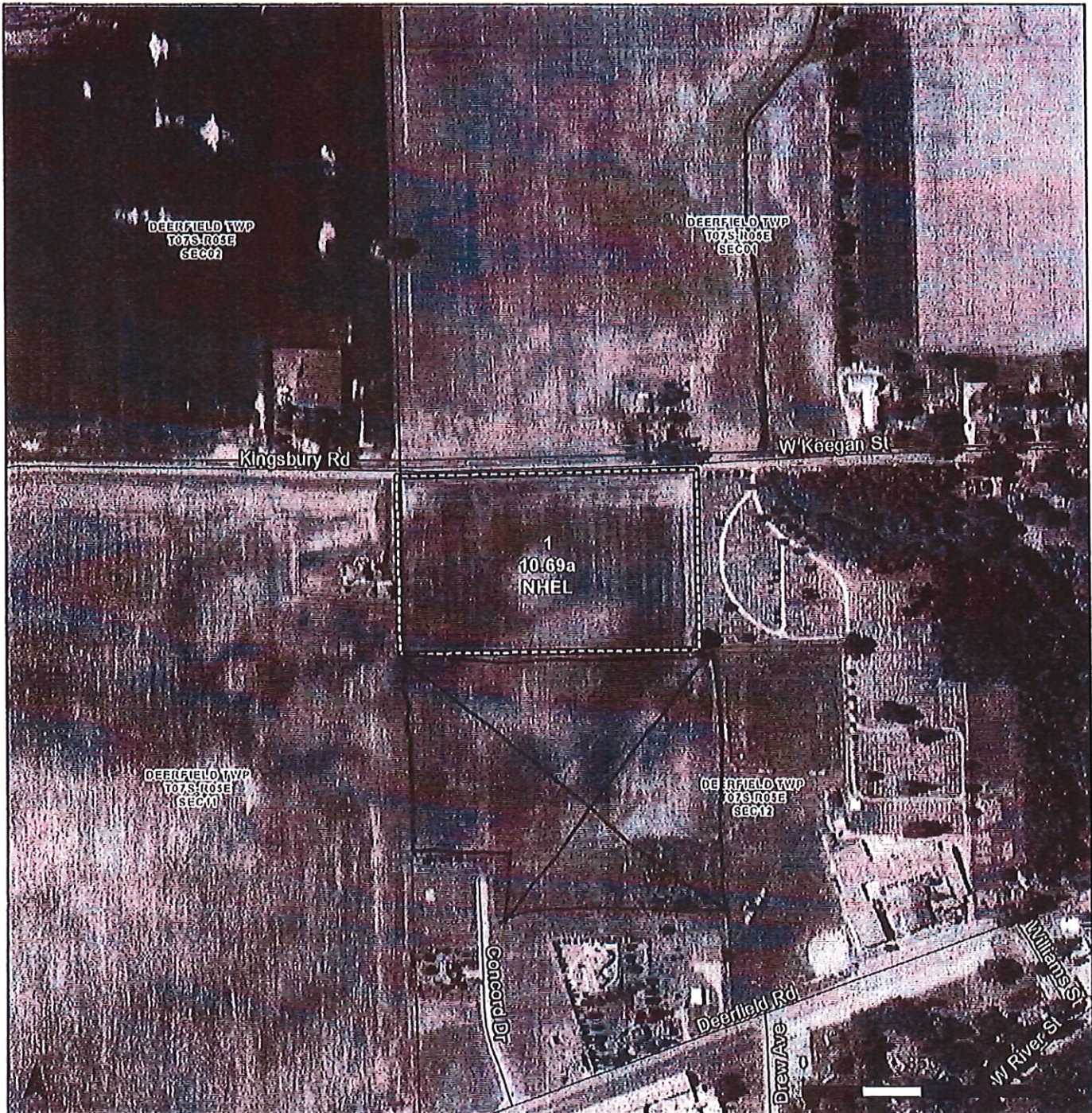


United States
Department of
Agriculture

Lenawee County, Michigan

Deerfield township
Corn 5-11-22

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



Common Land Unit

Common Land Unit*

- Non-Cropland
- Tract Boundary
- Section Lines
- Wetland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern
as of 4/1/20

This box is applicable ONLY for certification maps.

Options only valid if checked.

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

2020 Program Year

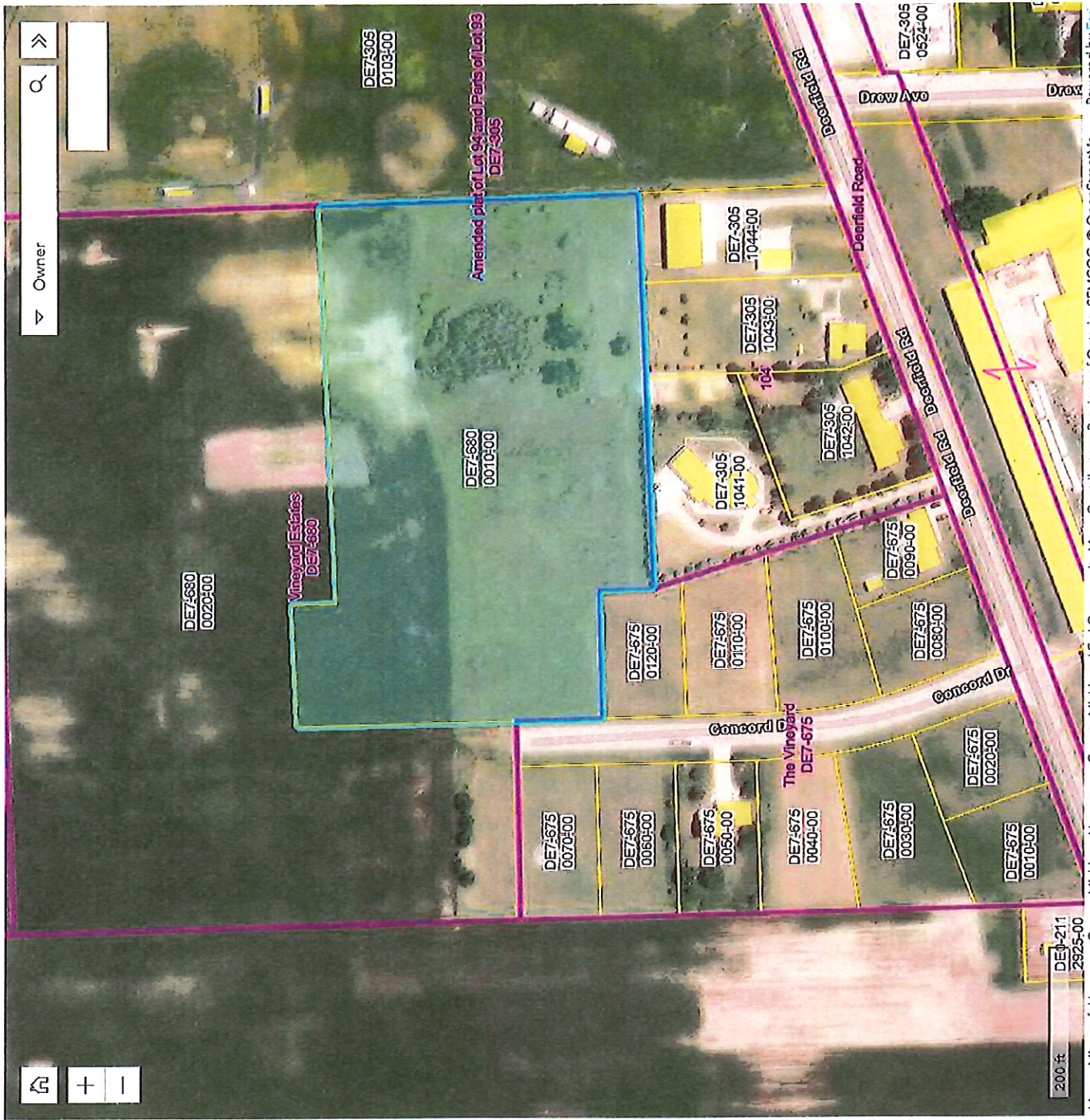
CLU Date: April 2, 2020
2018 NAIP Imagery

Farm 1975
Tract 3849

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

This page is intentionally blank.

Info	
DE7-680-0010-00	
Tax Parcels	
Tax Parcel Fields	
Tax ID	DE7-680-0010-00
Liber/Page	2654-693
Owner 1	HORAK, JEFFERY C & ERIN S
Owner 2	
Prop Address	CONCORD DR
Prop Address	BLK
Prop Address	BLK
Prop Address	DEERFIELD
City	
BSA Link	View
Acre Calc	6.449
Acre Rec	6.480
Gov Unit	DE0
Tax Unit	DE7



This page is intentionally blank.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print. Trans.			
LENAWEE COUNTY TREASURER	VISTULA MANAGEMENT CO	0	01/15/2009	OTH	27-REDEMPTION	2378-610	DEED	0.0			
VINEYARD LLC	LENAWEE COUNTY TREASURER	0	03/01/2008	OTH	13-GOVERNMENT	2363-852	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACANZoning: R-1			Building Permit(s)		Date	Status			
CONCORD DR BLK		School: BRITTON DEERFIELD SCHOOLS (DEER)									
Owner's Name/Address		P.R.E. 100% 01/26/2019 Qual. Ag.									
VINEYARD LLC		:									
17817 DAVIS RD		2023 Est TCV 47,304									
DUNDEE MI 48131											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table AG LD AGRICULTURAL LAND						
LOT 1 VINEYARD ESTATES		Public Improvements									
Comments/Influences		Dirt Road									
09/26/08 - MAILING ADDRESS CHANGED PER		Gravel Road									
PHONE CALL FROM JOHN KIELY		X Paved Road									
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utilis.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		X 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
					2023	23,700	0	23,700			21,458C
					2022	20,600	0	20,600			20,437C
					2021	20,100	0	20,100			19,785C
					2020	20,400	0	20,400			19,512C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print. Trans.
LENAWEE COUNTY TREASURER	VISTULA MANAGEMENT CO	0	01/15/2009	OTH	27-REDEMPTION	2378-610	DEED	0.0
VINEYARD LLC	LENAWEE COUNTY TREASURER	0	03/01/2008	OTH	13-GOVERNMENT	2363-852	DEED	0.0
Property Address CONCORD DR BLK Owner's Name/Address VINEYARD LLC 17817 DAVIS RD DUNDEE MI 48131								
Class: AGRICULTURAL-VACANZoning: R-1 Building Permit(s) School: BRITTON DEERFIELD SCHOOLS (DEER) P.R.E. 100% 01/26/2019 Qual. Ag. :								
2023 Est TCV 47,304		Land Value Estimates for Land Table AG LD-AGRICULTURAL LAND						
Improved	X	Vacant						
Public Improvements								
Dirt Road Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.								
Topography of Site								
X Level Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Taxable Value
			2023	23,700	0	23,700		21,458C
			2022	20,600	0	20,600		20,437C
			2021	20,100	0	20,100		19,785C
			2020	20,400	0	20,400		19,512C

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

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