



# 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](mailto:jhurt@mijackson.org)

DATE: September 21, 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 July 20, 2023, 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) #23-08 — Dover Township — Seneca Highway *[ACTION]* ..... **5**
    - (2) #23-09 — Dover Township — Wheeler Highway *[ACTION]* ..... **19**
    - (3) #23-10 — Dover Township — Haley Road *[ACTION]* ..... **31**
    - (4) #23-11 — Dover Township — Haley Road *[ACTION]* ..... **43**
    - (5) #23-12 — Riga Township *[ACTION]* ..... **53**
    - (6) #23-13 — Raisin Charter Township *[ACTION]* ..... **67**
  - 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 October 19, 2023.*

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

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## MEETING MINUTES

Thursday, July 20, 2023

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

Members Present: Mr. Bruce Nickel; Mr. Dale Witt; Ms. Carrie Dillon, Education Representative; and Ms. Rebecca Liedel, LCPC Chair;

Members Absent: Mr. Keith Dersham; and Ms. Karol (KZ) Bolton, Lenawee County Commission; and Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Dave Pixley, Supervisor, Palmyra Township; and Mr. Jacob Hurt, LCPC Staff/Recording Secretary.

Item 1 **Call to order.** Chair. Liedel called the meeting to order at 6:05 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 7/20/2023 meeting agenda for approval. Comm. Witt made a motion, seconded by Comm. Nickel, to approve the July 20, 2023, meeting agenda. *The motion passed 4-0.*

Item 4 **Approval of Minutes.** Staff submitted the 6/15/2023 meeting minutes for approval. Comm. Nickel made a motion, seconded by Comm. Witt, to approve the June 15, 2023, meeting minutes as presented. *The motion passed 4-0.*

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

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

- (1) **#23-14 | Palmyra Township.** Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Sections 2.24; 4.6.2 (D); and 8.12 all in relation to "Essential Services." Staff summarized his report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

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

- (1) **#23-05 | Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-119-2900-00) totaling 95.4 acres and located in Section 19 (T8S-R5E) 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. Dillon, to recommend approval with comment of the PA 116 agreement to the Riga Township Board with the following comment: *"add the total number of buildings to question #16 on page 2 of the PA 116 application."* (see the staff report). *The motion passed 4-0.*

- (2) **#23-06 | Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-120-4800-00) totaling 40 acres and located in Section 20 (T8S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Witt made a motion, seconded by Comm. Nickel, to recommend approval with comment of the PA 116 agreement to the Riga Township Board with the following comment: *"add the total number of buildings to question #16 on page 2 of the PA 116 application."* (see the staff report). *The motion passed 4-0.*

- (3) **#23-07 | Deerfield Village.** Commissioners reviewed an application for a parcel (ID #DE7-680-0010-00) totaling 17 acres and located in Section 12 (T7S-R5E) 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. Dillon, to recommend approval of the PA 116 agreement to the Deerfield Village Board. (see the staff report). *The motion passed 4-0.*

- 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 6:28 pm.

Respectfully submitted,



Jacob Hurt, LCPC Recording Secretary



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## PA 116 FARMLAND AGREEMENT | FA #23-08

**Applicant(s):** Johannes and Gertruda Vander Hoff Living Trust

9701 Haley Road

Clayton, MI 49235

**Date:** September 14, 2023

**Local Government:** Dover Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #DV0-122-3450-00) is located on the east side of Seneca Highway and north of Tomer Road, in Section 22 of the Township (T7S, R2E).

**Description:** The subject property has an area of approximately 168 acres, of which 130 acres are cultivated for cash crops. No buildings are located on the property.

**Term:** 25 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 Lenawee County Clerk.

**Attachment(s):**

- Background information provided by the applicant/Lenawee County Clerk.



## LENAWEE COUNTY CLERK'S OFFICE

Roxann Holloway  
County Clerk  
517-264-4594

Lenawee County Judicial Building  
39<sup>th</sup> Circuit Court  
425 North Main Street  
Adrian, Michigan 49221

Phyllis Escott  
Deputy County Clerk  
517-264-4596



August 28, 2023

Lenawee County Planning Commission  
120 W. Michigan Ave.  
Jackson, MI 49201  
Attn: Jacob Hunt, Executive Director

Dear Mr. Hunt,

Please find four Vanderhoff PA 116 Applications attached. I would like to request that the applications be added to the next available Lenawee County Planning Commission meeting agenda for their review.

Once the commission either approves or rejects the applications, please email me their response.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Roxann Holloway  
Lenawee County Clerk

Enclosure



**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 8-24-23

Application No: 379

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

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

Application No: 72822

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: Johannes Petrus Antonius Vanderhoff Living Trust

Last

First

Initial

(If more than two see #15) Gertruda Fransca Johanna Vanderhoff Joosten Living Trust

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: 9701 Haley Road

Clayton

MI

49235

Street

City

State

Zip Code

3. Telephone Number: (Area Code) ( 417 ) 445-2880

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

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

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

6. County: Lenawee

7. Township, City or Village: Township of Dover

8. Section No. 22

Town No. 7 South

Range No. 2 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(s)): \_\_\_\_\_

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(s)) 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: Johannes Petrus Antonius VanderHoff Title: Trustee of the \*

Name: Gertruda Francisca Johanna VanderHoff Title: Trustee of the \*\*

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

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

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

\* Johannes Petrus Antonius VanderHoff Living Trust dated December 27, 2005 / \*\* Gertruda Francisca Johanna VanderHoff Joosten Living Trust dated December 27, 2005

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 160  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 130  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) 30  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings: 0 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

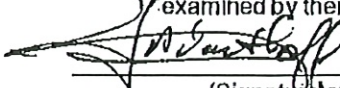
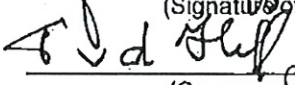
18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application 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); 25

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)  
 Johannes Petrus Antonius Vanderhoff, Trustee  
  
 (Co-owner, if Applicable)  
 Gertruda Francisca Johanna Vanderhoff, Trustee  
6-3-23  
 (Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(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: 8-24-23 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

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

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

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

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

☒ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

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

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

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



**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).  
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

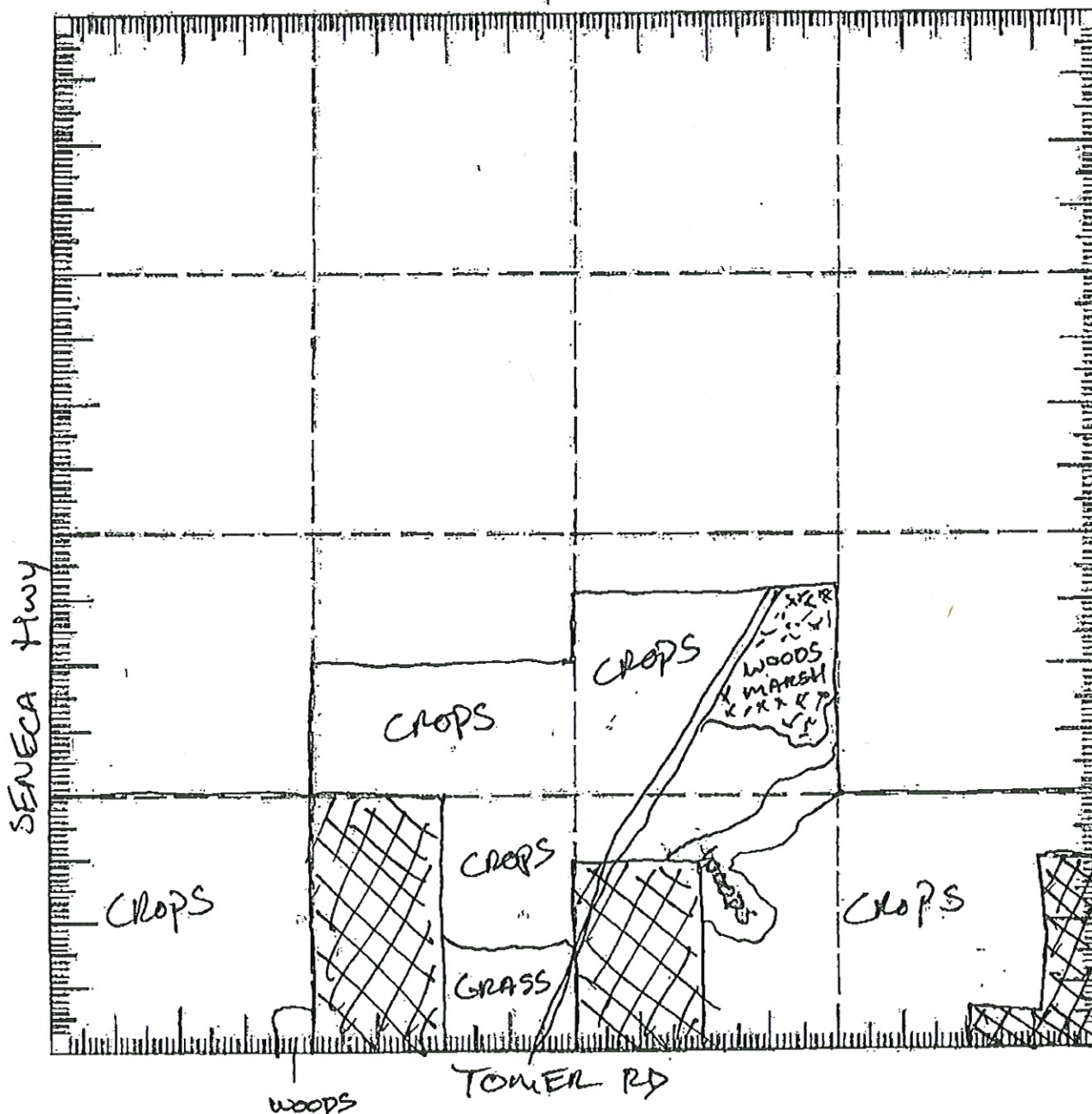
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lanai

Township Dover

T 7 South R 2 East Section 22

↑ North





05-18-2023

*Erin Vandyke*

ERIN VANDYKE

JM



### WARRANTY DEED

The Grantors,

Johannes P Vander Hoff and Gertruda J Vander Hoff, husband and wife,

whose address is

9510 Haley Road, Clayton, Michigan 49235,

warrant and convey  
to Grantees,

JOHANNES PETRUS ANTONIUS VANDERHOFF, Trustee of the JOHANNES PETRUS ANTONIUS VANDERHOFF LIVING TRUST, dated December 27, 2005, as to an undivided one-half interest, and GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN, Trustee of the GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN LIVING TRUST, dated December 27, 2005, as to an undivided one-half interest,

whose address is

9510 Haley Road, Clayton, Michigan 49235.

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

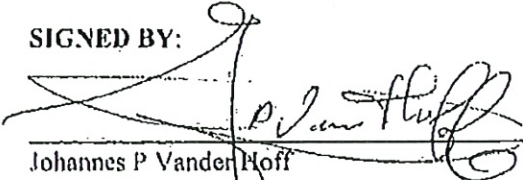
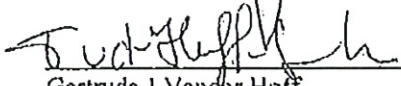
See attached Exhibit A (Legal Descriptions);

subject to easements, reservations, restrictions, and mortgages, if any, of record. This deed is exempt from state real estate transfer tax pursuant to MCL 207.526(a) and county real estate transfer tax pursuant to MCL 207.505(a). The Grantors grant to the Grantees the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. 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.

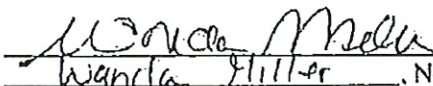
for the sum of \$1.00.

Dated: 5-5-23, 2023

SIGNED BY:

  
Johannes P Vander Hoff  
Gertruda J Vander Hoff

STATE OF MICHIGAN )

COUNTY OF Lenawee ) ss.Acknowledged before me on May 5, 2023, by Johannes P Vander Hoff and Gertruda J Vander Hoff.  
Wanda Miller, Notary Public  
Lenawee County, Michigan  
My Commission Expires: Feb 1 2027  
Acting in Lenawee CountyWANDA MILLER  
Notary Public, State of Michigan  
County of Lenawee  
My Commission Expires 02-01-2027  
Acting in the county of LenaweeDrafted (without opinion) By and  
When Recorded Return To:Steven J. Tjapkes (P60425)  
Foster, Swift, Collins & Smith, PC  
1700 E. Beltline Avenue, N.E., Suite 200  
Grand Rapids, Michigan 49525  
(616) 726-2215

Send Subsequent Tax Bills to:

Johannes P. Vander Hoff  
Gertruda J. Vander Hoff  
9510 Haley Road  
Clayton, Michigan 49235

**EXHIBIT A**  
**(Legal Descriptions)**

Land situated in the Township of Dover, County of Lenawee, and State of Michigan, and legally described as follows:

**Parcel 6:**

The Southwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 22, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, ALSO, that part of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, described as: beginning at the Northwest corner of above described subdivision and running thence East along the North line of said subdivision 16 feet; thence Southwesterly 22.6 feet more or less to a point in the West line of said subdivision 16 feet South from the Northwest corner of the West 1/2 of the Southeast 1/4 of said Section 22; thence North 16 feet to the place of beginning.

**Parcel 7:**

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan.

**Parcel 8:**

The South 28 acres of the Northwest 1/4 of the Southeast 1/4 of Section 22 and the North 15 acres of the Southwest 1/4 of the Southeast 1/4 of said Section 22, all being in Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan.

**Parcel 9:**

The Southeast 1/4 of the Southeast 1/4 of Section 22, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, EXCEPTING THEREFROM land described as: beginning at the Southeast corner of said Section 22; thence North along the East line of said Section 22, 842 feet; thence West perpendicular to the first course 242 feet; thence South parallel with the first course 525 feet; thence West perpendicular with the last course 313 feet; thence South parallel with the first course 317 feet to the South line of said Section 22; thence East along said Section line 556 feet to the place of beginning; ALSO EXCEPTING therefrom all that part of the Southeast 1/4 of said Section 22 described as: beginning on the South line of said Section 22 556.00 feet West from the Southeast corner of said Section 22 and running thence West along said Section line 97 feet; thence North 317 feet; thence East 97 feet; thence South 317 feet to the point of beginning;

ALSO, the South 25 acres of the West 1/2 of the Southeast 1/4 of said Section 22, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, EXCEPTING THEREFROM land described as: beginning at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 22; thence North 50 rods; thence East 40 rods; thence South 50 rods; thence West 40 rods to the place of beginning.

Commonly known as: 7000 Tomer Road, Clayton, Michigan 49235

Property Tax Parcel Nos.: DV0-122-3450-00 (Parcel 6)  
(previously) DV0-122-3850-00 (Parcel 7)  
(previously) DV0-122-4080-00 (Parcel 8)  
DV0-122-4800-00 (Parcel 9)

87848:00001:7069879-1




# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

16578

This form is issued under the authority of P.A. 208 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> CAROL GARCIA, ASSESSOR DOVER TOWNSHIP 7712 W CARLETON RD CLAYTON, MI 49235		<b>PARCEL IDENTIFICATION</b>  PARCEL NUMBER: DV0-122-3450-00  PROPERTY ADDRESS: 7000 TOMER RD BLK CLAYTON, MI 49235	
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b>  *****AUTO**5-DIGIT 49267 HOFFLAND DAIRY INC JOHANNES P & GERTRUDA VANDERHOFF 9701 HALEY RD CLAYTON, MI 49235-9713 		<b>PRINCIPAL RESIDENCE EXEMPTION</b>  % Exempt As "Homesteaders Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>LEGAL DESCRIPTION:</b> S 1/2 OF NE 1/4 OF SW 1/4 AND SW 1/4 OF SW 1/4 ALSO LD. BEG AT NW COR OF W-1/2 OF SE-1/4 OF SW 1/4 RUNN TH E 16 FT TH SW'LY 22.6 FT TH N 16 FT TO POB - SEC 22 T7S R2E ALSO E1/2 OF SE1/4 OF SW1/4 SEC 22 T7S R2E ALSO N 15 ACRES OF SW1/4 OF SE1/4 AND S 28 ACRES OF NW1/4 OF SE1/4 SEC 22 T7S R2E			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 101 (AGRICULTURAL-IMPROVED).			
<b>PRIOR YEAR'S CLASSIFICATION:</b> 101 (AGRICULTURAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$97</b>		<b>PRIOR AMOUNT YEAR:</b> 2022	<b>CURRENT TENTATIVE AMOUNT YEAR:</b> 2023
<b>1. TAXABLE VALUE:</b>		69,938	73,434
<b>2. ASSESSED VALUE:</b>		204,900	242,200
<b>3. TENTATIVE EQUALIZATION FACTOR:</b> 1.000			
<b>4. STATE EQUALIZED VALUE (SEV):</b>		204,900	242,200
<b>5. There WAS or WAS NOT a transfer of ownership on this property in 2022</b> WAS NOT			
<b>6. Assessor Change Reason(s):</b>			

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

<b>Name:</b> CAROL GARCIA	<b>Phone:</b> (517) 759-6228	<b>Email Address:</b> CGRMM3@AOL.COM
------------------------------	---------------------------------	---

### March Board of Review Appeal Information:

BOARD OF REVIEW FOR DOVER TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL:  
MARCH 13TH : 9:00 AM -12:00 PM AND FROM 1:00 PM - 4:00 PM  
MARCH 15TH: 2:00 PM-5:00 PM AND FROM 6:00 PM – 9:00 PM  
PHONE NUMBER FOR THE ASSESSOR, (517) 759-6228 OR E-MAIL AT CGRMM3@AOL.COM  
APPEALS ALSO ACCEPTED BY MAIL IF RECIEVED BY MONDAY MARCH 13, 2023 AT THE FOLLOWING ADDRESS:  
DOVER TOWNSHIP  
ATTN: ASSESSOR  
7712 W CARLETON RD  
CLAYTON, MI 49235  
PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST

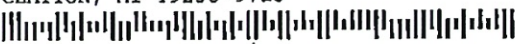
# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

16563

This form is issued under the authority of P.A. 208 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> CAROL GARCIA, ASSESSOR DOVER TOWNSHIP 7712 W CARLETON RD CLAYTON, MI 49235		<b>PARCEL IDENTIFICATION</b>  PARCEL NUMBER: DVO-122-4800-00  PROPERTY ADDRESS: 7000 TOMER RD BLK CLAYTON, MI 49235	
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b>  *****AUTO**5-DIGIT 49267 HOFFLAND DAIRY INC JOHANNES P & GERTRUDA VANDERHOFF 9701 HALEY RD CLAYTON, MI 49235-9713 		<b>PRINCIPAL RESIDENCE EXEMPTION</b>  % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>LEGAL DESCRIPTION:</b> E 40 RDS OF S 50 RDS OF W 1/2 OF SE 1/4 AND SE 1/4 OF SE 1/4 SEC 22 T8S R2E EX PARCEL OF LD COMM AT SE COR RUNN TH N 842 FT W 242 FT TH S 525 FT W 410 FT S 317 FT E 653 FT TO POB			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)</b>			
<b>PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)</b>			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$38		<b>PRIOR AMOUNT</b> YEAR: 2022	<b>CURRENT TENTATIVE</b> AMOUNT YEAR: 2023
1. TAXABLE VALUE:		29,176	30,634
2. ASSESSED VALUE:		80,900	96,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		80,900	96,200
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>			
6. Assessor Change Reason(s):			

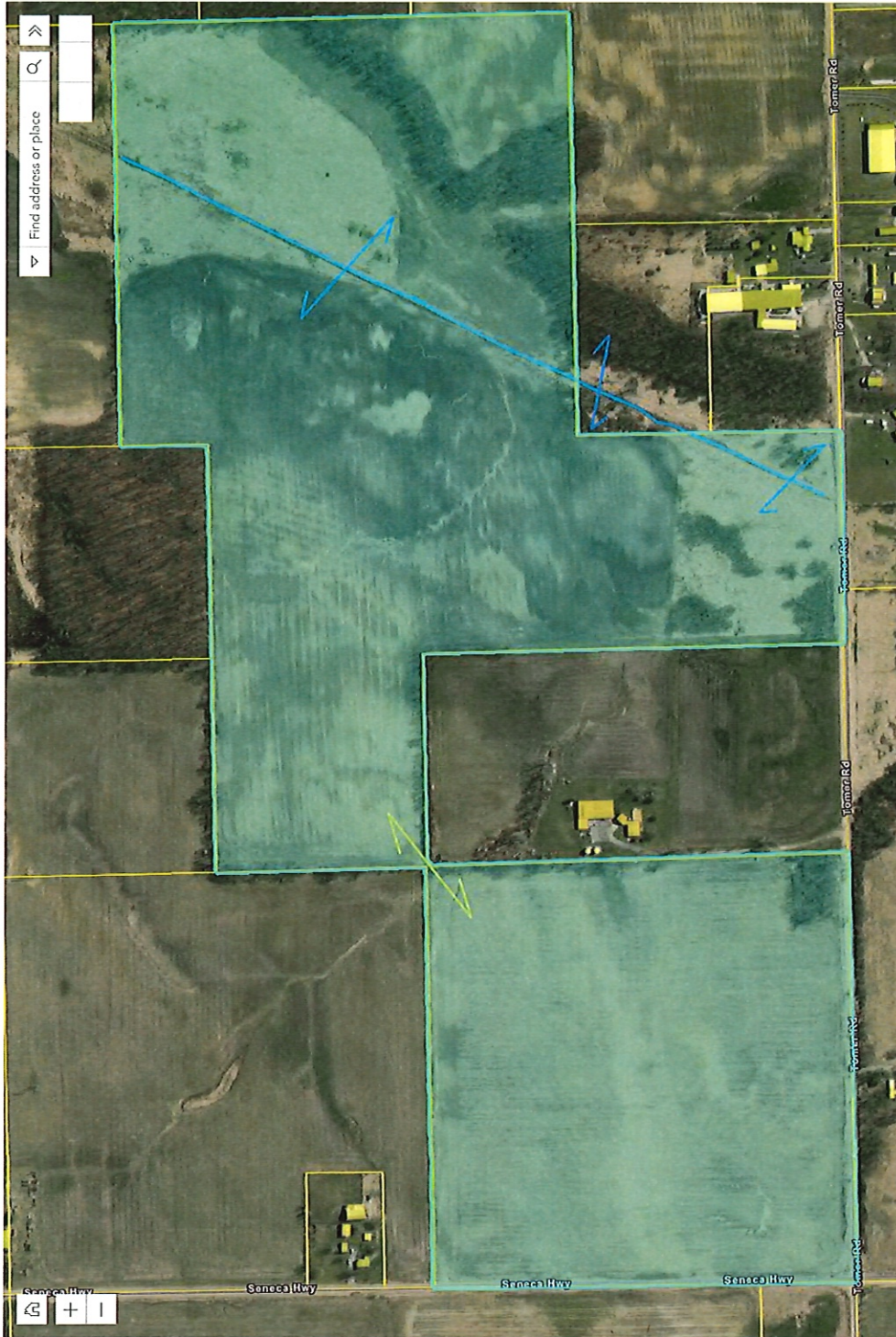
The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

<b>Name:</b> CAROL GARCIA	<b>Phone:</b> (517) 759-6228	<b>Email Address:</b> CGRMM3@AOL.COM
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<b>March Board of Review Appeal Information:</b>  BOARD OF REVIEW FOR DOVER TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL: MARCH 13TH : 9:00 AM -12:00 PM AND FROM 1:00 PM - 4:00 PM MARCH 15TH: 2:00 PM-5:00 PM AND FROM 6:00 PM – 9:00 PM PHONE NUMBER FOR THE ASSESSOR, (517) 759-6228 OR E-MAIL AT CGRMM3@AOL.COM APPEALS ALSO ACCEPTED BY MAIL IF RECIEVED BY MONDAY MARCH 13, 2023 AT THE FOLLOWING ADDRESS: DOVER TOWNSHIP ATTN: ASSESSOR 7712 W CARLETON RD CLAYTON, MI 49235 PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST
--





Info	DV0-122-3450-00
Zoom	
Tax Parcels	
Tax Parcel Fields	
Tax ID	DV0-122-3450-00
Libert/Page	2655-49
Owner 1	HOFFLAND DAIRY INC
Owner 2	JOHANNES & GERTRUDA VANDERHOFF TST
Prop Address	7000 TOMER RD BLK
Prop Address Note	BLK
Prop Address City	CLAYTON
BSA Link	<a href="#">View</a>
Acre Calc	123.517
Acre Rec	123.000
Gov Unit	DV0
Tax Unit	DV0

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# 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 #23-09

**Applicant(s):** Johannes and Gertruda Vander Hoff Living Trust  
9701 Haley Road  
Clayton, MI 49235

**Date:** September 14, 2023

**Local Government:** Dover Township

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

**Location:** The subject property (ID #DV0-130-2250-00) is located on the west side of Wheeler Highway and south of Tomer Road, in Section 30 of the Township (T7S, R2E).

**Description:** The subject property has an area of approximately 77.8 acres, of which 63 acres are cultivated for cash crops. One building, a barn, is located on the property.

**Term:** 25 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 Lenawee County Clerk.

**Attachment(s):**

- Background information provided by the applicant/Lenawee County Clerk.

## LENAWEE COUNTY CLERK'S OFFICE

Roxann Holloway  
County Clerk  
517-264-4594

Lenawee County Judicial Building  
39<sup>th</sup> Circuit Court  
425 North Main Street  
Adrian, Michigan 49221

Phyllis Escott  
Deputy County Clerk  
517-264-4596



August 28, 2023

Lenawee County Planning Commission  
120 W. Michigan Ave.  
Jackson, MI 49201  
Attn: Jacob Hunt, Executive Director

Dear Mr. Hunt,

Please find four Vanderhoff PA 116 Applications attached. I would like to request that the applications be added to the next available Lenawee County Planning Commission meeting agenda for their review.

Once the commission either approves or rejects the applications, please email me their response.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Roxann Holloway  
Lenawee County Clerk

Enclosure



# 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: \_\_\_\_\_

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: Johannes Petrus Antonius VanderHoff Living Trust

Last

First

Initial

(If more than two see #15)

Gertruda Fransca Johanna VanderHoff Joesen

Living Trust

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: 9701 Haley Road

Clayton

MI

49235

Street

City

State

Zip Code

3. Telephone Number: (Area Code) ( 417 ) 6629105

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

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

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

6. County: Lenawee

7. Township, City or Village: Township of Dover

8. Section No. 30

Town No. 7 South

Range No. 2 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: Johannes Petrus Antonius VanderHoff Title: Trustee of the \*

Name: Gertruda Francisca Johanna VanderHoff Title: Trustee of the \*\*

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

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

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

\* Johannes Petrus Antonius VanderHoff Living Trust dated December 27, 2005 / \*\* Gertruda Francisca Johanna VanderHoff Joosten Living Trust dated December 27, 2005

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 77.8

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

d. Acreage in cultivation: 63

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

f. All other acres (swamp, woods, etc.) 14

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

No. of Buildings 1 Residence: \_\_\_\_\_ Barn: 1 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); \$ 25

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.

Johannes Petrus Antonius Vanderhoff, Trustee  
(Signature of Applicant)  
Gertuud Franciska Johanna Vanderhoff, Trustee  
(Co-owner, If Applicable)  
6-3 '23  
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(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: 8-24-23 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

- \_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.  
\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

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

**COPY SENT TO:**

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

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

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

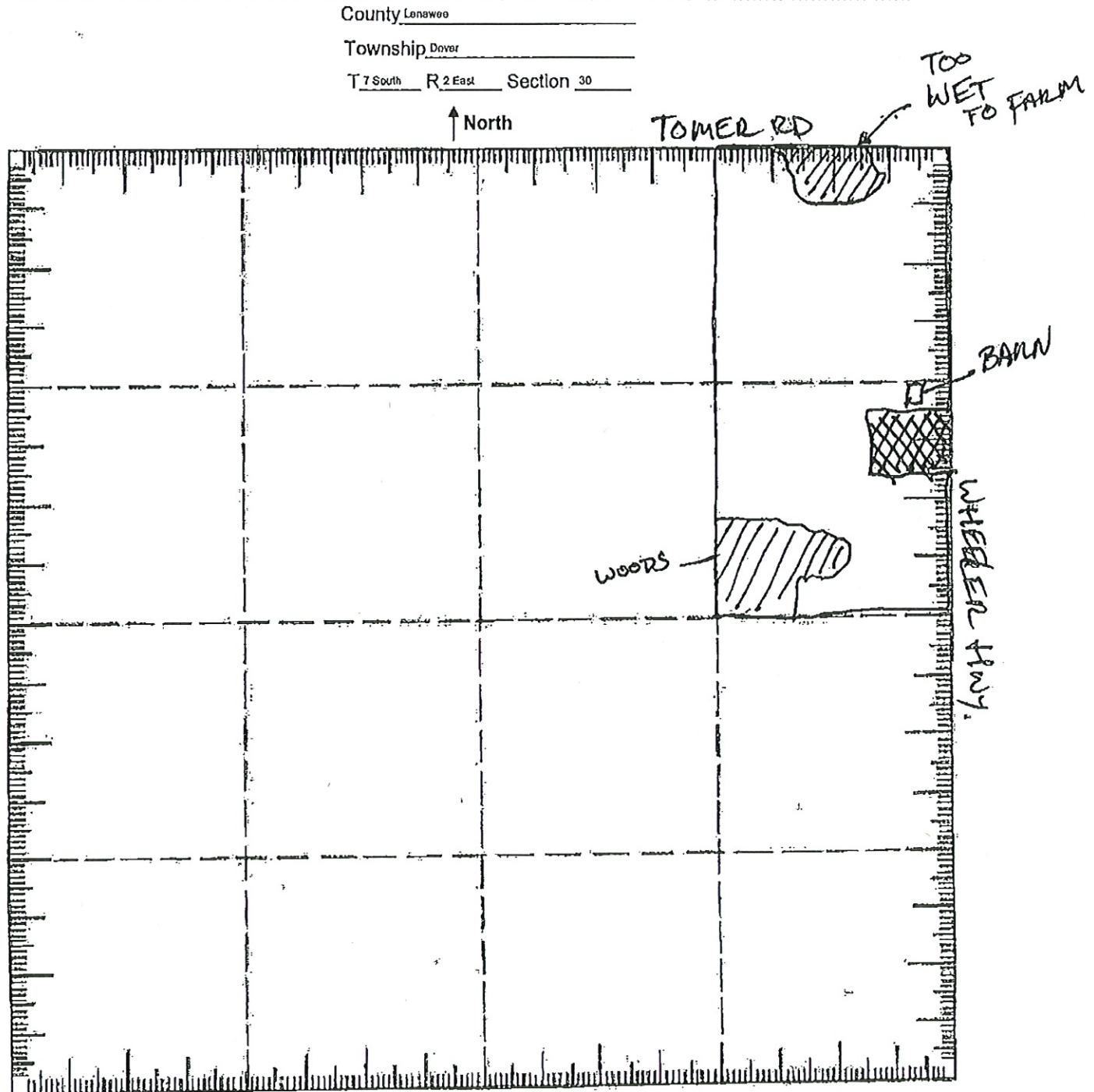
Questions? Please call Farmland Preservation at 517-284-5663



**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).  
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 1561

LIBER 2512 PAGE 0449 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 08/13/2015 04:00:41 PM D.V.A.  
Carolyn S. Baler, REGISTER OF DEEDS \$17.00

AUG 13 2015

LENAWEE COUNTY  
AUGUST 13, 2015  
RECEIPT # 740259STATE OF  
MICHIGAN  
REAL ESTATE  
TRANSFER TAX\$282.70- CO  
\$1,927.50- ST  
Stamp # 24847

MARILYN J WOODS

## WARRANTY DEED

The GRANTOR(S), JASON HELM, an unmarried man, whose address is 2796 Sharon Drive, Adrian, MI 49221, convey(s) and warrant(s) to JOHANNES PETRUS ANTONIUS VANDERHOFF, a.k.a. JOHANNAS PETRUS ANTONIUS VANDERHOFF, Trustee of the Johannes Petrus Antonius Vanderhoff Living Trust, dated December 27, 2005, as to an undivided one-half interest, and GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN, Trustee of the Gertruda Francisca Johanna Vanderhoff Joosten Living Trust, dated December 27, 2005, as to an undivided one-half interest, whose address is 9701 Haley Road, Clayton, MI 49235, the following described premises situated in the Township of Dover, County of Lenawee, State of Michigan:

## Parcel 1:

Land situated in Dover Township, Lenawee County, Michigan, being a part of the East 1/2 of the Northeast 1/4 of Section 30, Town 7 South, Range 2 East, further described by Walter E. Frazier and Associates, Inc. Certified Boundary Survey (Job No. 0304127) as beginning at the Northeast corner of Section 30, and running thence South 00° 00' 00" West along the East line of the Northeast 1/4 of Section 30, 1321.99 feet; thence North 89° 24' 57" West 1319.14 feet; thence North 00° 03' 00" West along the West line of the East 1/2 of the Northeast 1/4 of Section 30, 1322.31 feet; thence South 89° 24' 09" East along the North line of Section 30, 1320.30 feet to the point of beginning.

## Parcel 2:

Land situated in Dover Township, Lenawee County, Michigan, being a part of the East 1/2 of the Northeast 1/4 of Section 30, Town 7 South, Range 2 East, further described by Walter E. Frazier and Associates, Inc. Certified Boundary Survey (Job No. 0304127) as beginning at the East 1/4 corner of Section 30, and running thence North 89° 25' 44" West along the East-West 1/4 line of Section 30, 1317.99 feet; thence North 00° 03' 00" West along the West line of the East 1/2 of the Northeast 1/4 of Section 30, 1322.30 feet; thence South 89° 24' 57" East 1319.14 feet to the East line of the Northeast 1/4 of Section 30; thence South 00° 00' 00" West along said line 236.99 feet; thence North 90° 00' 00" West 396.00 feet; thence South 00° 00' 00" West 220.00 feet; thence South 90° 00' 00" East 396.00 feet to the East line of the Northeast 1/4 of said Section 30; thence South 00° 00' 00" West along said line 865.00 feet to the point of beginning.

(Source of legal description: American Title Company of Lenawee, File No. 58106, dated August 7, 2015)

for the sum of TWO HUNDRED FIFTY-SIX THOUSAND NINE HUNDRED FORTY (\$256,940) DOLLARS, subject to easements, building and use restrictions, all oil, gas, and mineral rights and other encumbrances of record.

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

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

Dated this 12<sup>th</sup> day of August, 2015.

Signed by:

Jason Helm

\$17.42

\$2,210.20





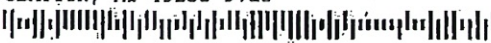
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18750

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<b>FROM</b> CAROL GARCIA, ASSESSOR DOVER TOWNSHIP 7712 W CARLETON RD CLAYTON, MI 49235		<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: DV0-130-2250-00 PROPERTY ADDRESS: 5000 WHEELER HWY BLK CLAYTON, MI 49235	
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b> *****AUTO**S-DIGIT 49267 VANDERHOFF, JOHANNES P A, TRUST GERTRUDA FJ VANDERHOFF JOOSTEN, T 9701 HALEY RD CLAYTON, MI 49235-9713 		<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowner's Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>LEGAL DESCRIPTION:</b> LD DES AS BEG AT NE COR OF SEC 30 T7S R2E & RUNN TH S ALG THE E LI OF NE 1/4 1321.99 FT TH N89°24'57"W 1319.14 FT TH N ALG THE W LI OF E 1/2 NE 1/4 1322.31 FT TH S89°24'09"E ALG THE N LI OF SD SEC 1320.30 FT TO POB (SURVEY 40.0544 AC)			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 101 (AGRICULTURAL-IMPROVED)			
<b>PRIOR YEAR'S CLASSIFICATION:</b> 101 (AGRICULTURAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$32</b>		<b>PRIOR AMOUNT</b> YEAR: 2022	<b>CURRENT TENTATIVE</b> AMOUNT YEAR: 2023
1. TAXABLE VALUE:		19,947	20,944
2. ASSESSED VALUE:		69,000	81,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		69,000	81,600
5. There WAS or WAS NOT a transfer of ownership on this property in 2022		WAS NOT	
6. Assessor Change Reason(s):			

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: CAROL GARCIA	Phone: (517)-759-6228	Email Address: CGRMM3@AOL.COM
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 CLAYTON, MI 49235  
 PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST



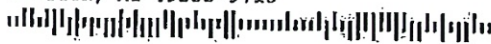
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<b>LEGAL DESCRIPTION:</b> LD DES AS BEG AT THE E 1/4 COR OF SEC 30 T7S R2E 1317.99 FT TH N ALG THE W LI OF E 1/2 NE 1/4 1322.30 FT TH S89°24'57"E 1319.14 FT TO E LI OF NE 1/4 TH S 236.99 FT TH W 396 FT TH S 220 FT TH E 396 FT TO E LI OF NE 1/4 TH S 865 FT TO POB (SURVEY 38.0195 AC)																						
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 101 (AGRICULTURAL-IMPROVED)																						
<b>PRIOR YEAR'S CLASSIFICATION:</b> 101 (AGRICULTURAL-IMPROVED)																						
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$30</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width: 33%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width: 33%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td>18,720</td> <td>19,656</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td>58,000</td> <td>67,400</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR:</td> <td>1.000</td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td>58,000</td> <td>67,400</td> </tr> <tr> <td>5. There WAS or WAS NOT a transfer of ownership on this property in 2022</td> <td colspan="2">WAS NOT</td> </tr> <tr> <td colspan="3">6. Assessor Change Reason(s):</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	18,720	19,656	2. ASSESSED VALUE:	58,000	67,400	3. TENTATIVE EQUALIZATION FACTOR:	1.000		4. STATE EQUALIZED VALUE (SEV):	58,000	67,400	5. There WAS or WAS NOT a transfer of ownership on this property in 2022	WAS NOT		6. Assessor Change Reason(s):		
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The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the following:

Name: CAROL GARCIA	Phone: (517) 759-6228	Email Address: CGRMM3@AOL.COM
<b>March Board of Review Appeal Information:</b> BOARD OF REVIEW FOR DOVER TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL: MARCH 13TH: 9:00 AM - 12:00 PM AND FROM 1:00 PM - 4:00 PM MARCH 15TH: 2:00 PM - 5:00 PM AND FROM 6:00 PM - 9:00 PM PHONE NUMBER FOR THE ASSESSOR, (517) 759-6228 OR E-MAIL AT CGRMM3@AOL.COM APPEALS ALSO ACCEPTED BY MAIL IF RECEIVED BY MONDAY MARCH 13, 2023 AT THE FOLLOWING ADDRESS: DOVER TOWNSHIP ATTN: ASSESSOR 7712 W CARLETON RD CLAYTON, MI 49235 PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST		



Info	DVO-130-2250-00
Tax Parcels	
Tax Parcel Fields	
Tax ID	DVO-130-2250-00
Libor/Page	2512.454
Owner 1	VANDERHOFF, JOHANNES P.A. TRUST
Owner 2	GERTRUDA EJ VANDERHOFF JOOSTEN, TST
Prop Address	5000 WHEELER HWY BLK
Prop Address Note	BLK
Prop Address City	CLAYTON
BSA Link	<a href="#">View</a>
Acre Calc	39.984
Acre Rec	40.050
Gov Unit	DVO
Tax Unit	DVO



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# 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 #23-10

**Applicant(s):** Luutze Vanderhoff  
9510 Haley Road  
Clayton, MI 49235

**Date:** September 14, 2023

**Local Government:** Dover Township

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

**Location:** The subject property (ID #DV0-129-4550-00) is located on the north side of Haley Road in Section 29 of the Township (T7S, R2E).

**Description:** The subject property has an area of approximately 115 acres, of which 98 acres are cultivated for cash crops. One building, a barn, is located on the property.

**Term:** 25 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 Lenawee County Clerk.

**Attachment(s):**

- Background information provided by the applicant/Lenawee County Clerk.

# LENAWEE COUNTY CLERK'S OFFICE

Roxann Holloway  
County Clerk  
517-264-4594

Lenawee County Judicial Building  
39<sup>th</sup> Circuit Court  
425 North Main Street  
Adrian, Michigan 49221

Phyllis Escott  
Deputy County Clerk  
517-264-4596



August 28, 2023

Lenawee County Planning Commission  
120 W. Michigan Ave.  
Jackson, MI 49201  
Attn: Jacob Hunt, Executive Director

Dear Mr. Hunt,

Please find four Vanderhoff PA 116 Applications attached. I would like to request that the applications be added to the next available Lenawee County Planning Commission meeting agenda for their review.

Once the commission either approves or rejects the applications, please email me their response.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Roxann Holloway  
Lenawee County Clerk

Enclosure





# 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: 8-24-23

Application No: 378

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

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

Application No: 72820

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: Vanderhoff Lutze J  
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: 9510 Haley Road Clayton MI 49235  
Street City State Zip Code

3. Telephone Number: (Area Code) ( 517 ) 662-9105

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

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

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

6. County: Lenawee 7. Township, City or Village: Township of Dover

8. Section No. 29 Town No. 7 South Range No. 2 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):

b. Total number of acres on this farm 115  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 98  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) 17  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 1 Residence: \_\_\_\_\_ Barn: 1 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.



Application for Farmland Agreement

Page 3

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25

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] Luutze J. Vanderhoff  
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

6/3/23

(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: 8-24-23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Lenawee  
☒ 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 filling 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**

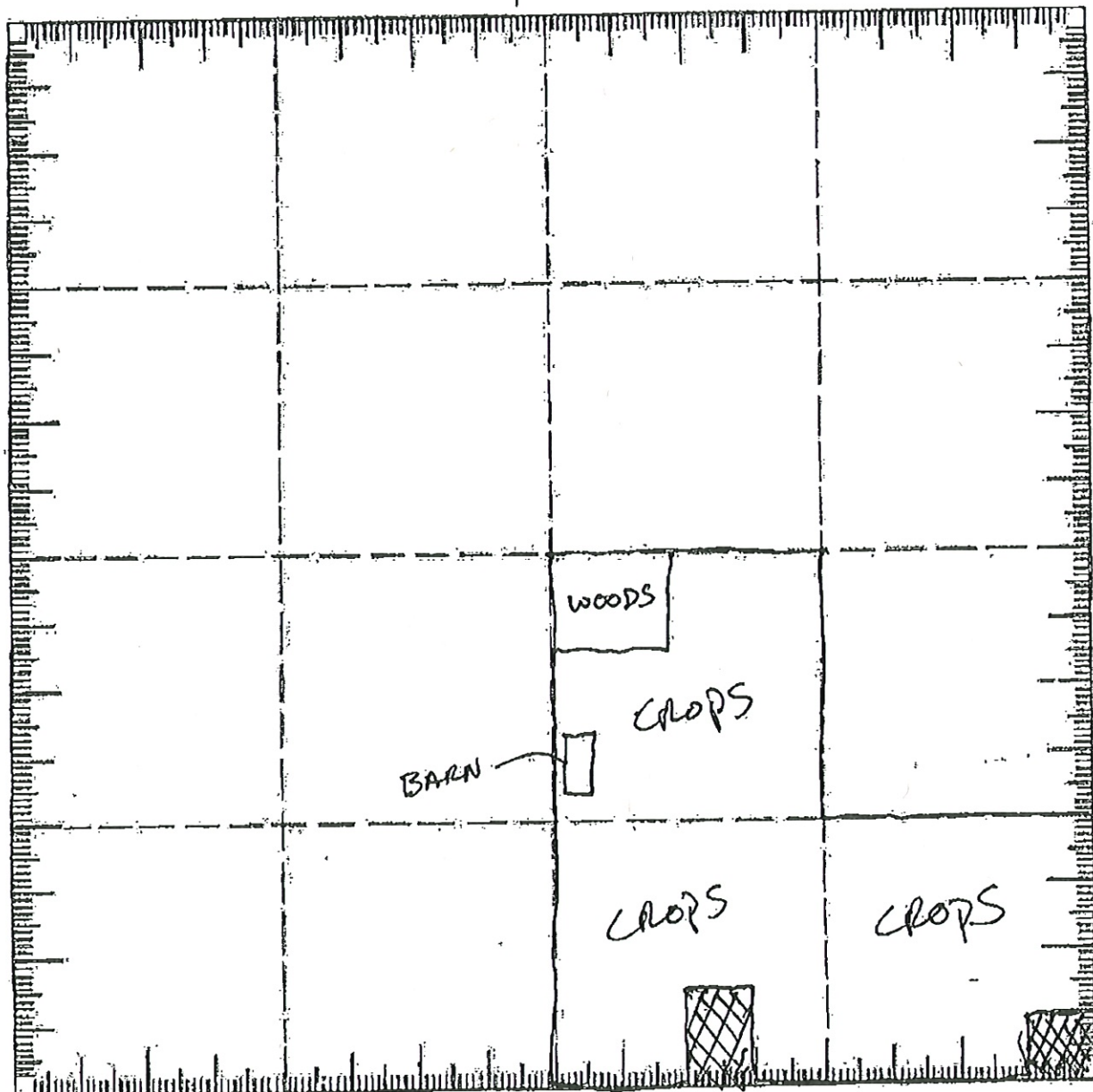
A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
C. Outline and designate the current uses 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.

Township Dover

T 7 South R 2 East Section 29

↑ North





05-01-2019

*Marilyn J Woods* JG  
MARILYN J WOODS

LIBER 2579 PAGE 0365 1 of 2  
STATE OF MICHIGAN - LENAWEЕ COUNTY  
RECORDED: 05/01/2019 10:16:57 AM D.W.A.  
Received: 04/30/2019 03:42:23 PM  
Carolyn S. Bäter, REGISTER OF DEEDS \$30.00



LENAWEЕ COUNTY  
MAY 01, 2019  
RECEIPT # 878299



STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX  
\$1,111.00- CO  
\$7,575.00- ST  
Stamp # 32832

### WARRANTY DEED

This Deed made this 25th of April, 2019

WITNESSETH That, **GARY B. STOUT**, as a single man, 9417 PLANK RD., CLAYTON, MI 49235

IN CONSIDERATION OF ONE MILLION TEN THOUSAND DOLLARS (\$1,010,000.00)

CONVEY AND QUIT CLAIMS TO **LUUTZE VANDERHOFF**, as a single man, 9510 HALEY RD., CLAYTON, MI 49235

Land and premises in Dover Township, Lenawee County, Michigan as described on attached Schedule C.

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

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 create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

*Gary B. Stout*  
Gary B. Stout

STATE OF MICHIGAN)  
COUNTY OF LENAWEЕ)

Dated and signed this 25th day of April, 2019 before me, a Notary Public in and for said County, by *Gary B. Stout*, who I identified and verified and who acknowledged this instrument to be a free act and deed.

*\* Gary B. Stout*

*Mark A. Bruggeman*  
Mark A. Bruggeman, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 05/12/2020

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Mark A. Bruggeman (P80065)  
126 East Church Street  
Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:  
Mark A. Bruggeman  
126 East Church Street  
Adrian, MI 49221-2780

CO = \$ 1111.00  
State = \$ 7575.00

Description taken from: Blue Pointe Title Agency Schedule C, Job No. BPT211623  
Property Identification Numbers: DVO-129-4550-00, Parcel 1; DVO-132-2050-00, Parcel 2;  
DVO-132-1800-00, Parcel 3; DVO-129-4850-00, Parcel 4 and DVO-129-4800-00, Parcel 5

BPT211623



**SCHEDULE C**  
Legal Description

The Land is described as follows:

Land situated in the Township of Dover, County of Lenawee, State of Michigan, more particularly described as:

~~Parcel 1:~~ The West 1/2 of the Southeast 1/4 of Section 29, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, EXCEPTING THEREFROM all that part of the West 1/2 of the Southeast 1/4 of Section 29, Town 7 South, Range 2 East described as: commencing on the South line of Section 29, aforesaid, at a point located 656.09 feet due East from the South 1/4 section corner; thence due North at right angles to said line 440.0 feet; thence due East parallel with the South line of Section 29 270.00 feet; thence due South 440.0 feet to the South line of Section 29; thence due West along said line 270.0 feet to the place of beginning.

Parcel 2: The West 1/2 of the Northeast 1/4 of Section 32, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, EXCEPT that part described as: beginning on the North line of Section 32, aforesaid, North 89 degrees 19 minutes 00 seconds East 709.09 feet from the North 1/4 section corner; thence North 89 degrees 19 minutes 00 seconds East 185.00 feet; thence South 0 degrees 41 minutes 00 seconds East 170.00 feet; thence South 89 degrees 19 minutes 00 seconds West 185.0 feet; thence North 0 degrees 41 minutes 00 seconds West 170.0 feet to place of beginning; ALSO EXCEPT that part described as: beginning on the North line of Section 32, aforesaid, North 89 degrees 19 minutes 00 seconds East 309.09 feet from the North 1/4 section corner; thence North 89 degrees 19 minutes 00 seconds East 187.00 feet; thence South 0 degrees 41 minutes 00 seconds East 310.00 feet; thence South 89 degrees 19 minutes 00 seconds West 187.0 feet; thence North 0 degrees 41 minutes 00 seconds West 310.00 feet to the place of beginning.

Parcel 3: The Southeast 1/4 of the Northwest 1/4 of Section 32, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan.

~~Parcel 4:~~ The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan, EXCEPTING AND RESERVING therefrom a strip of land 20 feet wide off the West side thereof; ALSO EXCEPTING AND RESERVING therefrom that part described as: beginning at the Southeast corner of said Section 29; thence South 89 degrees 19 minutes 00 seconds West 417.44 feet; thence North 0 degrees 45 minutes 30 seconds West 208.72 feet; thence North 89 degrees 19 minutes 00 seconds East 417.44 feet; thence South 0 degrees 45 minutes 30 seconds East 208.72 feet to the place of beginning.

Parcel 5: The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan; ALSO A STRIP OF LAND 20 feet wide running North and South across the West end of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Town 7 South, Range 2 East, Township of Dover, County of Lenawee, State of Michigan

This page is only a part of a 2018 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



ALTA Commitment for Title Insurance (8-1-16)  
SCHEDULE C—Legal Description—Page 1 of 1  
this commitment contains 10 pages in total

(517) 258-1511  
customerservice@bluepointtitle.com  
File Number: BPT211623



# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> CAROL GARCIA, ASSESSOR DOVER TOWNSHIP 7712 W CARLETON RD CLAYTON, MI 49235		<b>PARCEL IDENTIFICATION</b>  PARCEL NUMBER: <b>DV0-129-4550-00</b>  PROPERTY ADDRESS: <b>9000 HALEY RD BLK CLAYTON, MI 49235</b>	
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b>  VANDERHOFF, LUUTZE 9510 HALEY RD CLAYTON MI 49235  <i>CORRECTED</i>		<b>PRINCIPAL RESIDENCE EXEMPTION</b>  % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>LEGAL DESCRIPTION:</b> W1/2 OF SE1/4 SEC 29 T7S R2E EX LD BEG 656.09 FT E FROM S 1/4 POST SEC 29 RUNN TH N 440 FT TH E 270 FT TH S 440 FT TH W 270 FT TO POB			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 102 (AGRICULTURAL-VACANT)			
<b>PRIOR YEAR'S CLASSIFICATION:</b> 101 (AGRICULTURAL-IMPROVED)			
	<b>PRIOR AMOUNT YEAR: 2022</b>	<b>CURRENT TENTATIVE AMOUNT YEAR: 2023</b>	<b>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</b>
1. TAXABLE VALUE:	80,432	113,953	33,521
2. ASSESSED VALUE:	130,100	182,600	52,500
3. TENTATIVE EQUALIZATION FACTOR:	1.000		
4. STATE EQUALIZED VALUE (SEV):	130,100	182,600	52,500
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>			
6. Assessor Change Reason(s):			

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

<b>Name:</b> CAROL GARCIA	<b>Phone:</b> (517) 759-6228	<b>Email Address:</b> CGRMM3@AOL.COM
<b>March Board of Review Appeal Information:</b>  BOARD OF REVIEW FOR DOVER TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL: MARCH 13TH : 9:00 AM -12:00 PM AND FROM 1:00 PM - 4:00 PM MARCH 15TH: 2:00 PM-5:00 PM AND FROM 6:00 PM -- 9:00 PM PHONE NUMBER FOR THE ASSESSOR, (517) 759-8228 OR E-MAIL AT CGRMM3@AOL.COM APPEALS ALSO ACCEPTED BY MAIL IF RECIEVED BY MONDAY MARCH 13, 2023 AT THE FOLLOWING ADDRESS: DOVER TOWNSHIP ATTN: ASSESSOR 7712 W CARLETON RD CLAYTON, MI 49235 PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST		

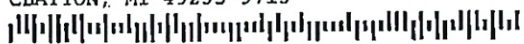
# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

16745

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> CAROL GARCIA, ASSESSOR DOVER TOWNSHIP 7712 W CARLETON RD CLAYTON, MI 49235	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>DV0-129-4850-00</b> PROPERTY ADDRESS: <b>9034 HALEY RD</b> <b>CLAYTON, MI 49235</b>															
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b>  *****AUTO**S-DIGIT 49267 VANDERHOFF, LUUTZE 9510 HALEY RD CLAYTON, MI 49235-9713 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
<b>LEGAL DESCRIPTION:</b> S 1/2 OF SE 1/4 OF SE 1/4 EX W 20 FT ALSO EX LD BEG AT SE COR SEC 29 RUNN TH W 417.44 FT TH N 208.72 FT TH E 417.44 FT TH S 208.72 FT TO POB CONT 2 ACRES SEC 29 ALSO N 1/2 OF SE 1/4 OF SE 1/4 AND W 20 FT OF S 1/2 OF SE 1/4 OF SE 1/4 SEC 29 T7S R2E																
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)</b>																
<b>PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)</b>																
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$32</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width: 33%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width: 33%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td>23,296</td> <td>24,460</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td>68,100</td> <td>81,000</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR:</td> <td>1.000</td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td>68,100</td> <td>81,000</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	23,296	24,460	2. ASSESSED VALUE:	68,100	81,000	3. TENTATIVE EQUALIZATION FACTOR:	1.000		4. STATE EQUALIZED VALUE (SEV):	68,100	81,000
PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR														
1. TAXABLE VALUE:	23,296	24,460														
2. ASSESSED VALUE:	68,100	81,000														
3. TENTATIVE EQUALIZATION FACTOR:	1.000															
4. STATE EQUALIZED VALUE (SEV):	68,100	81,000														
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>																
6. Assessor Change Reason(s):																

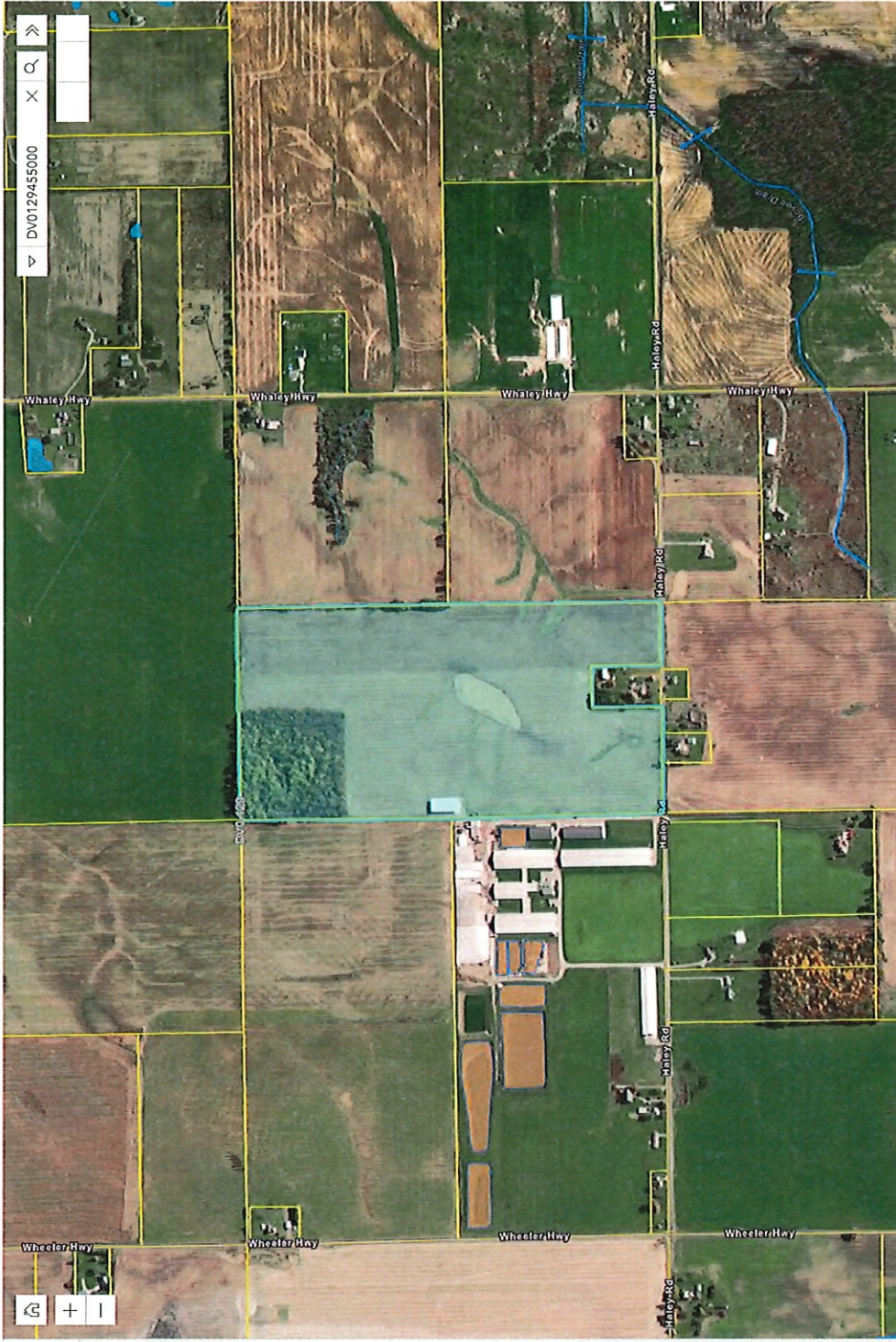
The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: CAROL GARCIA	Phone: (517) 759-6228	Email Address: CGRMM3@AOL.COM
<b>March Board of Review Appeal Information:</b> BOARD OF REVIEW FOR DOVER TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL: MARCH 13TH : 9:00 AM -12:00 PM AND FROM 1:00 PM - 4:00 PM MARCH 15TH: 2:00 PM-5:00 PM AND FROM 6:00 PM - 9:00 PM PHONE NUMBER FOR THE ASSESSOR, (517) 759-6228 OR E-MAIL AT CGRMM3@AOL.COM APPEALS ALSO ACCEPTED BY MAIL IF RECIEVED BY MONDAY MARCH 13, 2023 AT THE FOLLOWING ADDRESS: DOVER TOWNSHIP ATTN: ASSESSOR 7712 W CARLETON RD CLAYTON, MI 49235 PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST		



☰	🔍	🔍	📄
Info			
DVO-129-4550-00			
🔍 Zoom			
Tax Parcels			
Tax Parcel Fields			
Tax ID	DVO-129-4550-00		
Libor/Page	2579-832		
Owner 1	VANDERHOFF, LUTJZE		
Owner 2			
Prop Address	9000 HALEY RD BLK		
Prop Address Note	BLK		
Prop Address City	CLAYTON		
BSA Link	<a href="#">View</a>		
Acre Calc	77.337		
Acre Rec	77.340		
Gov Unit	DVO		
Tax Unit	DVO		



600 ft

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# 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 #23-11

**Applicant(s):** Luutze Vanderhoff  
9510 Haley Road  
Clayton, MI 49235

**Date:** September 14, 2023

**Local Government:** Dover Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #DV0-132-2300-00) is located on the south side of Haley Road and west of Whaley Highway in Section 32 of the Township (T7S, R2E).

**Description:** The subject property has an area of approximately 9.43 acres, of which 6.2 acres are cultivated for cash crops. Two buildings, a barn and a tool shed, are located on the property.

**Term:** 25 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' 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 \$925 per acre (\$5,735 total income / 6.2 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 Lenawee County Clerk.

**Attachment(s):**

- Background information provided by the applicant/Lenawee County Clerk.



# LENAWEE COUNTY CLERK'S OFFICE

Roxann Holloway  
County Clerk  
517-264-4594

Lenawee County Judicial Building  
39<sup>th</sup> Circuit Court  
425 North Main Street  
Adrian, Michigan 49221

Phyllis Escott  
Deputy County Clerk  
517-264-4596



August 28, 2023

Lenawee County Planning Commission  
120 W. Michigan Ave.  
Jackson, MI 49201  
Attn: Jacob Hunt, Executive Director

Dear Mr. Hunt,

Please find four Vanderhoff PA 116 Applications attached. I would like to request that the applications be added to the next available Lenawee County Planning Commission meeting agenda for their review.

Once the commission either approves or rejects the applications, please email me their response.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Roxann Holloway  
Lenawee County Clerk

Enclosure



# 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: \_\_\_\_\_

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

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

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

Application No: 72819

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: Vanderhoff Lutze J  
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: 9510 Haley Road Clayton MI 49235  
Street City State Zip Code

3. Telephone Number: (Area Code) ( 517 ) 862-9105

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

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

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

6. County: Lenawee 7. Township, City or Village: Township of Dover

8. Section No. 32 Town No. 7 South Range No. 2 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) \_\_\_\_\_

## Application for Farmland Agreement

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 9.43

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

d. Acreage in cultivation: 6.2

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 2 Residence: 1 Barn: \_\_\_\_\_ Tool Shed: 1

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):

\$ ~~1400~~ \$5735 : 6.2 = \$ 925 (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); 25

## 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.

 Lutz J. Vanderhoff  
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

6/3/2023

(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: 8-24-23 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected

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

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

Clerk's Signature: \_\_\_\_\_

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

## II. Please verify the following:

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

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

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

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

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

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

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

## COPY SENT TO:

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

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

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

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

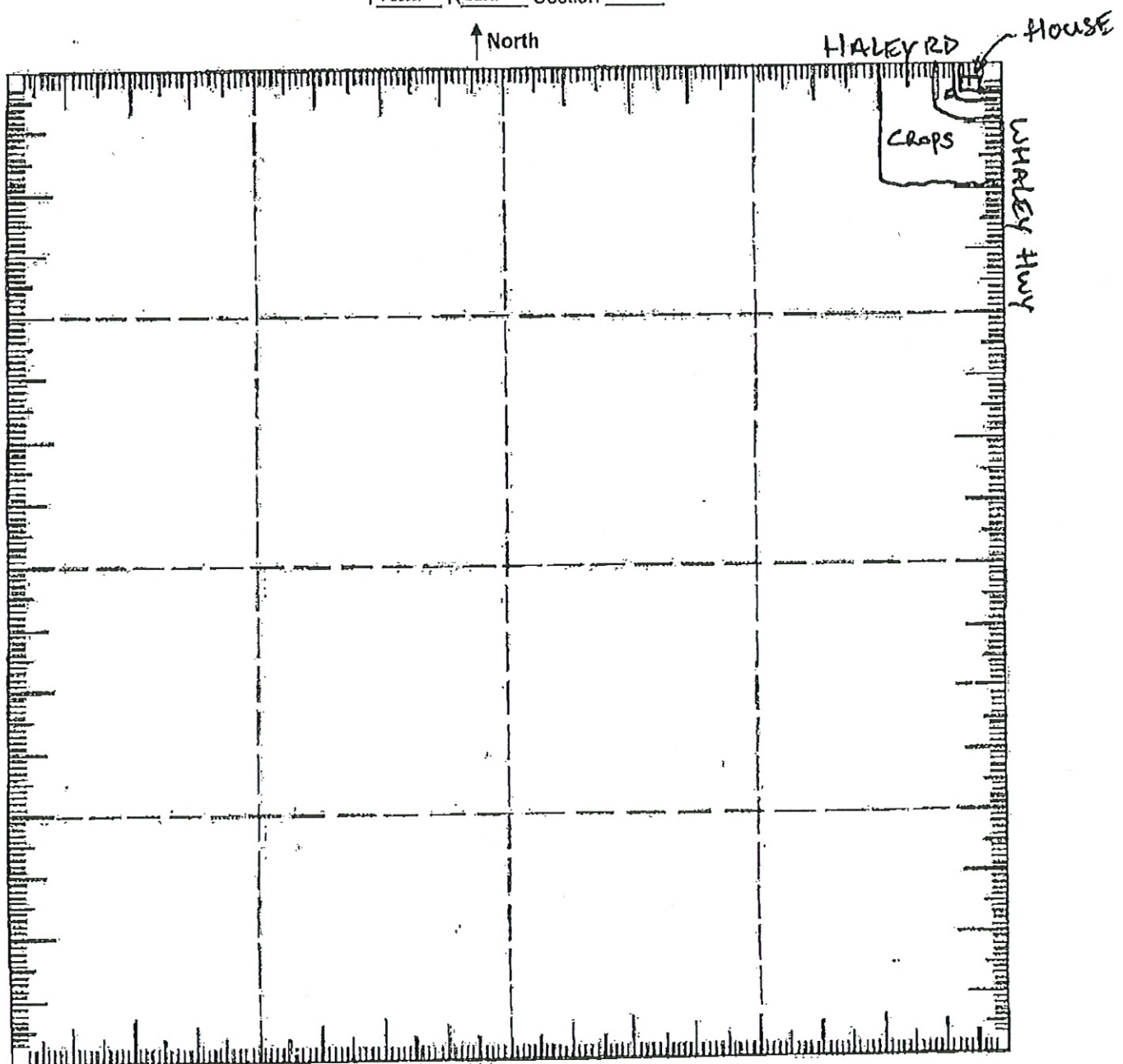
**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).  
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

County LenapeTownship DoverT 7 South R 2 East Section 32

↑ North





LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 1889

04-01-2021

*Chris Vandylke* JG  
CHRIS VANDYLKE

LIBER 2616 PAGE 0344 1 of 1

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 04/01/2021 01:20:35 PM D.W.A.  
Received 04/01/2021 08:50:26 AM  
Carolyn B. Baler, REGISTER OF DEEDS. \$30.00



LENAWE COUNTY  
APRIL 01, 2021  
RECEIPT # 904451

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX \$143.00- CO  
\$975.00- BY  
Stamp # -37650

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Michael T. Falor and Penelope L. Falor, husband and wife whose address is 9023 Haley Road, Clayton, MI 49235 convey(s) and warrant(s) to Lutz Johannes Vanderhoff, whose address is 9177 Haley Road, Clayton, MI 49235, the following described premises:

Land situated in the Township of Dover, County of Lenawee, State of Michigan, described as follows:

All that part of the East 1/2 of the Northeast 1/4 of Section 32, Town 7 South, Range 2 East, described as commencing at the Northeast corner of Section 32, aforesaid, and running thence South 1 degree 17' 00" East along the East line of said Section 32 647.99 feet; thence South 88 degrees 49' 06" West 641.45 feet; thence North 1 degree 27' 53" West 648.64 feet to the North line of said Section 32; thence North 88 degrees 52' 25" East along said line 643.49 feet to the place of beginning.

Commonly known as: 9023 Haley Road, Clayton, MI 49235  
Parcel ID No(s): DVO-132-2300-00

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 of Farm Act.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of One Hundred Thirty Thousand And No/100 Dollar(s) (\$130,000.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 31st day of March, 2021.

*Michael T. Falor*  
Michael T. Falor  
*Penelope L. Falor*  
Penelope L. Falor

STATE OF MICHIGAN }  
} ss  
COUNTY OF Lenawee }

On this 31st day of March, 2021, before me personally appeared Michael T. Falor and Penelope L. Falor, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

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

JENNIFER CHITTENDEN  
Notary Public, Lenawee Co., MI  
My Comm. Expires Aug. 22, 2025

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

File No.:  
AT-4720



# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 208 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

16776

FROM CAROL GARCIA, ASSESSOR  
DOVER TOWNSHIP  
7712 W CARLETON RD  
CLAYTON, MI 49235

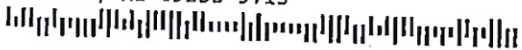
### PARCEL IDENTIFICATION

PARCEL NUMBER: DV0-132-2300-00

PROPERTY ADDRESS:  
9023 HALEY RD  
CLAYTON, MI 49235

### OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:

\*\*\*\*\*AUTO\*\*S-DIGIT 49267  
VANDERHOFF, LUUTZE JOHANNES  
9177 HALEY RD  
CLAYTON, MI 49235-9713



### PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence": 100.00%

% Exempt As "Qualified Agricultural Property": .00%

% Exempt As "MBT Industrial Personal": .00%

% Exempt As "MBT Commercial Personal": .00%

Exempt As "Qualified Forest Property": ☐ Yes ☒ No

Exempt As "Development Property": ☐ Yes ☒ No

### LEGAL DESCRIPTION:

LD BEG NE COR SEC.32 RUNN TH.S.1 DEG 17'E.647.99 FT TH S 88 DEG 49'06"W.641.45 FT TH N 1 DEG.27'53"W.648.64 FT TH N  
88 DEG 52'25" E 643.49 FT TO POB

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for the 2023  
year by approximately: \$120

	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	74,600	78,330	3,730
2. ASSESSED VALUE:	74,600	84,500	9,900
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	74,600	84,500	9,900

5. There WAS or WAS NOT a transfer of ownership on this property in 2022 WAS NOT

6. Assessor Change Reason(s):

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: CAROL GARCIA	Phone: (517) 759-6228	Email Address: CGRMM3@AOL.COM
-----------------------	--------------------------	----------------------------------

### March Board of Review Appeal Information:

BOARD OF REVIEW FOR DOVER TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL:

MARCH 13TH : 9:00 AM -12:00 PM AND FROM 1:00 PM - 4:00 PM

MARCH 15TH: 2:00 PM-5:00 PM AND FROM 6:00 PM - 9:00 PM

PHONE NUMBER FOR THE ASSESSOR, (517) 759-6228 OR E-MAIL AT CGRMM3@AOL.COM

APPEALS ALSO ACCEPTED BY MAIL IF RECIEVED BY MONDAY MARCH 13, 2023 AT THE FOLLOWING ADDRESS:

DOVER TOWNSHIP  
ATTN: ASSESSOR  
7712 W CARLETON RD  
CLAYTON, MI 49235

PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST





Info

DVD-132-2300-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	DVD-132-2300-00
Liber/Page	2616-344
Owner 1	VANDERHOFF, LUTZE
Owner 2	JOHANNES
Prop Address	9023 HALEY RD
Prop Address Note	
Prop Address City	CLAYTON
BSA Link	Vicor
Acres Calc	9.562
Acres Rec	9.562
Gov Unit	DVO
Tax Unit	DVO

60 ft

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# 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 #23-12

**Applicant(s):** Maurice and Jean Denecker  
12792 E. US 223  
Riga, MI 49276

**Date:** September 14, 2023

**Local Government:** Riga Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #RG0-122-3575-00) is located on the north side of Ridgeville Road, in the 12000 block, in Section 22 of the Township (T8S, R5E).

**Description:** The subject property has an area of approximately 14.29 acres, all of which are cultivated for cash crops. No buildings are located on the property.

**Term:** 27 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' 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 \$800 per acre (\$11,432 total income / 14.29 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 Riga Township Clerk.

**Attachment(s):**

- Background information provided by the applicant/township.

Gary Kastel, Supervisor  
Natalie Thompson, Clerk  
Katy Gust, Treasurer

RIGA TOWNSHIP  
Box 25  
Riga, Michigan 49276

Brenda Delgado, Trustee  
David LaMontaine, Trustee

8/31/2023

Maurie and Jean Denecker  
12792 E. US 223  
Riga, MI 49276

RE: PA 116 Application for parcel RGO-122-3575-00

Mr. and Mrs. Denecker,

Riga Township received your PA 116 application and the required supplemental documentation on August 24, 2023. A copy of the complete application will be sent to the Lenawee County Planning Commission and the Lenawee Conservation District for review. The Riga Township Board will review all comments and the applications and make a determination at the October 9, 2023 regular board meeting.

You will be notified if the application is approved or rejected. If approved, the complete application will be sent to MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909 by the clerk. The State will then review the application, make a determination, and notify you with further instructions.

Sincerely,



Natalie Thompson

Riga Township Clerk

[rigaclerk@gmail.com](mailto:rigaclerk@gmail.com)

CC: Lenawee Conservation District

Lenawee County Planning Commission

"An Equal Opportunity Provider"



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 8/24/2023

Application No: 2023-4

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: Denecker Maurice J  
Last First Initial

(If more than two see #15) Denecker Jean A  
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: 12792 E. US 223 Riga, MI 49276  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 486-2571

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 673-4949

5. E-mail address: jeandenecker6@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Riga Township  
8. Section No. 22 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)



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: Maurice J. Denecker Title: Husband

Name: Jean A. Denecker Title: Wife

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 14.29

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

d. Acreage in cultivation: 14.29

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 0 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):

\$ 11,432 : 14.29 = \$ 800 (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); 27 years

V. Signature(s):

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

Marnie J. Dineen  
(Signature of Applicant)

(Corporate Name, If Applicable)

Jean Dineen  
(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: 8/24/2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Riga

☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

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

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

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

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

\_\_\_\_ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

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

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

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

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

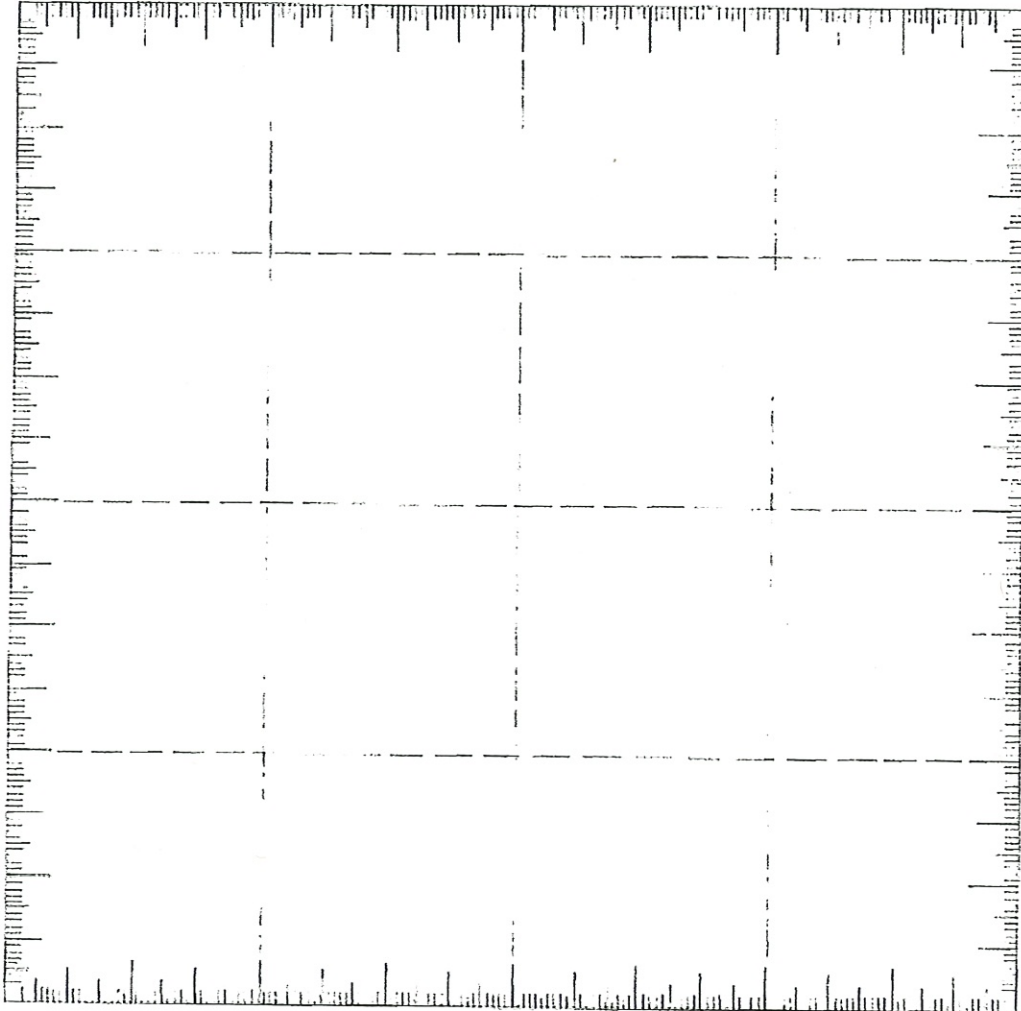
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

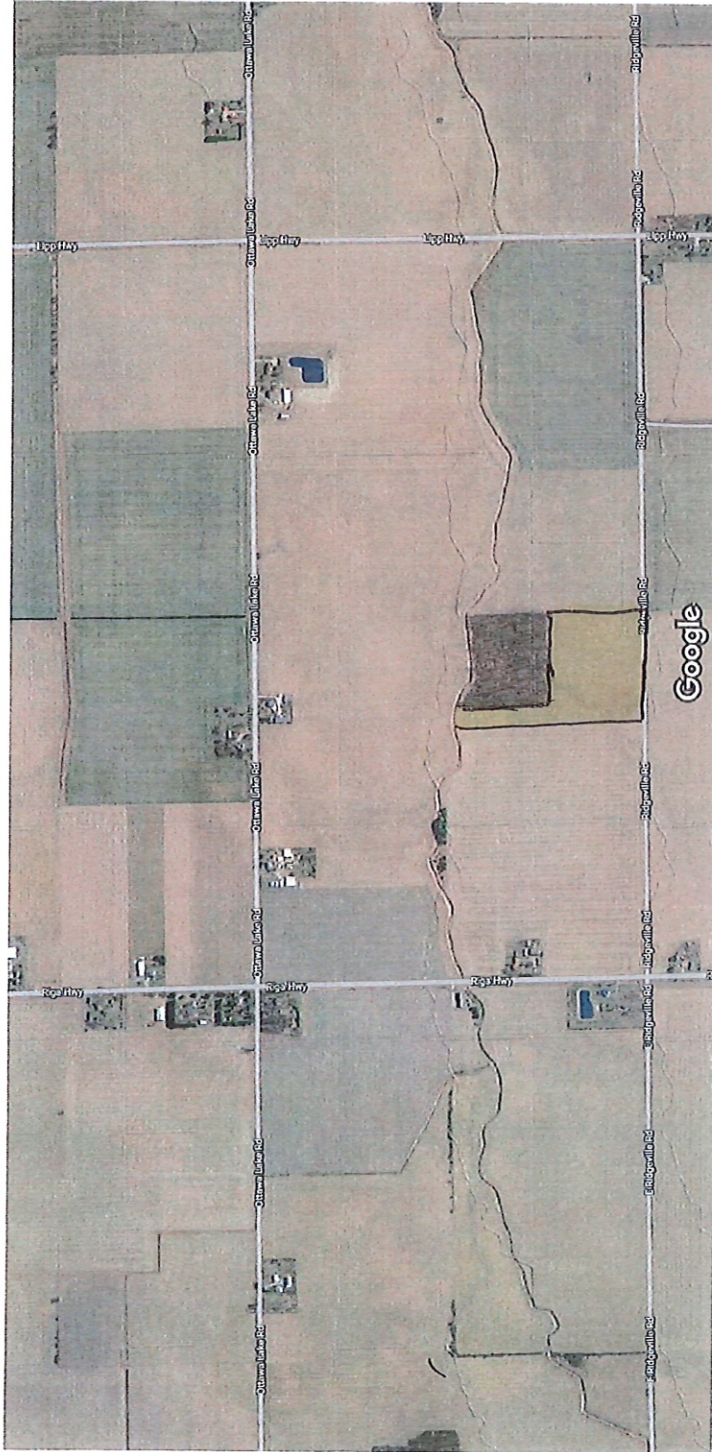
T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North





North.



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo, Map data ©2023 500 ft

# CERTIFICATE OF SURVEY

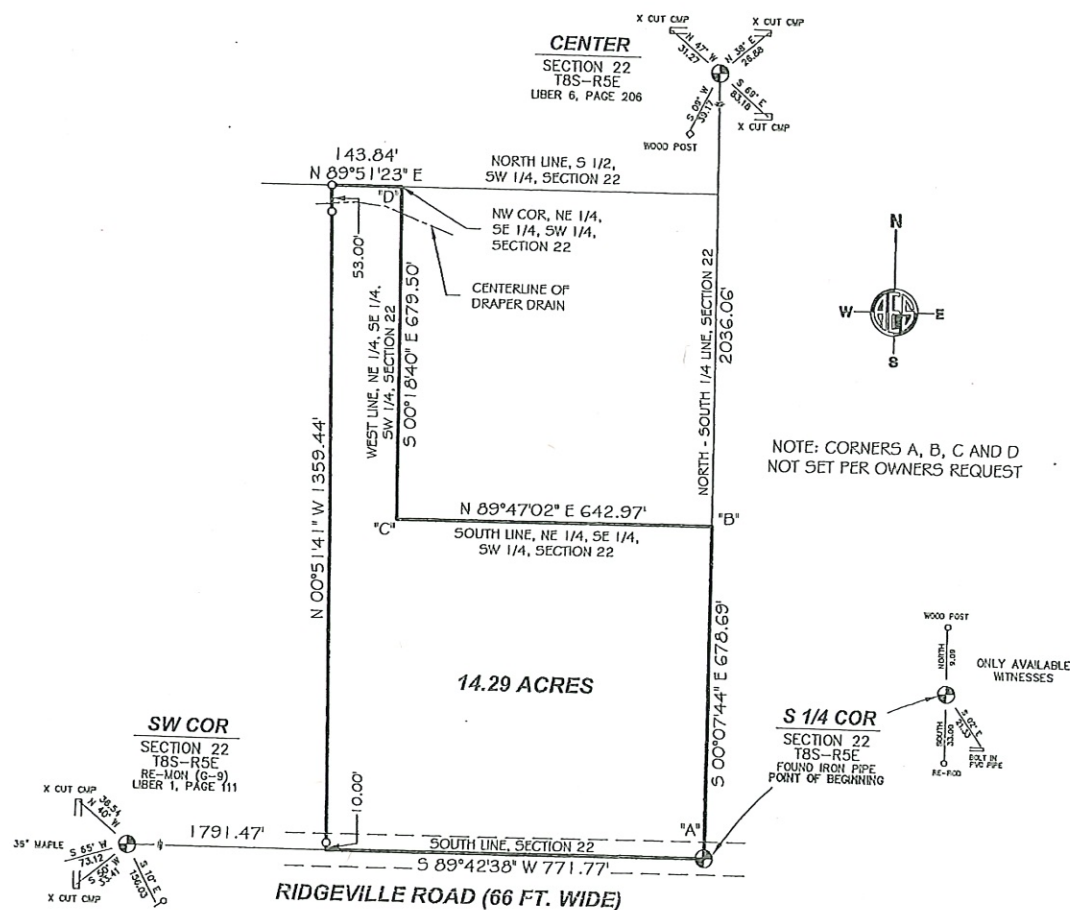
Description  
Riga Township, Lenawee County, Michigan

All that part of the South 1/2 of the Southwest 1/4 of Section 22, Town 8 South, Range 5 East, described as beginning at the South 1/4 Corner of said Section 22; thence S 89° 42' 38" W 771.77 feet along the South line of said Section 22; thence N 00° 51' 41" W 1359.44 feet; thence N 89° 51' 23" E 143.84 feet along the North line of the South 1/2 of the Southwest 1/4 of said Section 22 to the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 22; thence S 00° 18' 40" E 679.50 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 22; thence N 89° 47' 02" E 642.97 feet along the South line of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 22; thence S 00° 07' 44" E 678.69 feet along the North - South 1/4 line of said Section 22 to the point of beginning. Containing 14.29 acres,

Subject to the rights of the Lenawee County Drain Commission as to Draper County Drain.

Subject to highway easements and all other easements and restrictions of records, if any.

Bearings are based upon the assumed bearing of N 90° 00' 00" W between the East and West 1/4 Corner of Section 22.



## LEGEND

- Iron Found
- Set Re-rod
- Monument Found
- Fence



FOR: Maurice Denecker  
SCALE: 1 inch = 300 feet

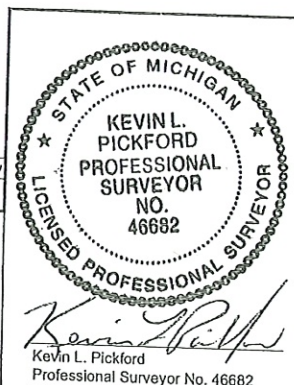
JOB No.: 100918  
DATE: October 10, 2010



**Associated Engineers & Surveyors, Inc.**

237 N. Main Street, Adrian, Michigan 49221  
Civil Engineers - Land Surveyors  
Phone: (517) 263-4515 Fax: (517) 263-4535

I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the ratio of closure on the unadjusted field observations of said survey was 1 in 10,000; and that all the requirements of P.A. 132, 1970, as amended, have been complied with.







# QUIT-CLAIM DEED

This INDENTURE, Made the 7<sup>th</sup> day of December, A.D., 2010.

Witnesseth, that MAURICE J. DENECKER and JEAN A. DENECKER, husband and wife, whose address is 12792 E. US-22, Riga, MI 49276, parties of the first part, for the sum of ONE (\$1.00) DOLLAR to them, duly paid by MAURICE J. DENECKER, Trustee or any Successor Trustee of the Maurice J. Denecker Living Trust dated August 13<sup>th</sup>, 2007, and JEAN A. DENECKER, Trustee or any Successor Trustee of the Jean A. Denecker Living Trust dated August 13<sup>th</sup>, 2007, whose address is 12792 E. US-223, Riga, MI 49276, parties of the second part, do convey and quit-claim to said parties of the second part, as tenants in common,\* the following premises situated in the Township of Riga, in the County of Lenawee, in the State of Michigan, to-wit:

## SEE ATTACHED EXHIBIT A

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

The above described land 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.

Tax ID No. \_\_\_\_\_

Description taken from a Certificate of Survey by Professional Surveyor, Kevin L. Pickford, of Associated Engineers & Surveyors, Inc., Adrian, Michigan, dated October 10<sup>th</sup>, 2010, Job No. 100918.

\*It is the intention of the parties hereto that the Maurice J. Denecker, Trustee or any Successor Trustee of the Maurice J. Denecker Living Trust dated August 13<sup>th</sup>, 2007 hold title to an undivided ½ interest in the above described property, and that Jean A. Denecker, Trustee or any

2000 ✓



Successor Trustee of the Jean A. Denecker Living Trust dated August 13<sup>th</sup>, 2007 hold title to an undivided ½ interest in the above described property, and that each undivided ½ interest is held as to the other undivided ½ interest as tenants in common.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals

Signed and Sealed in the presence of:

Frank C. Riley  
Frank C. Riley

Janice L. Moorehead  
Janice L. Moorehead

Maurice J. Denecker  
Maurice J. Denecker  
Jean A. Denecker  
Jean A. Denecker

STATE OF MICHIGAN     )  
                                      )SS  
COUNTY OF LENAWEE    )

On this 7<sup>th</sup> day of December, A.D. 2010, before me, a Notary Public in and for said County, personally appeared Maurice J. Denecker and Jean A. Denecker, husband and wife, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same to be their free act and deed.

Frank C. Riley  
Frank C. Riley, Notary Public  
Lenawee County, Michigan  
Acting in Lenawee County, Michigan  
My Commission Expires: 3/18/2011

✓ PREPARED BY:  
Frank C. Riley  
RILEY & RILEY  
Attorneys at Law  
107 W. Jefferson St., PO Box 50  
Blissfield, MI 49228  
(517) 486-4353

LIBER 2492 PAGE 0128 2 of 3

## Exhibit A

### Description Riga Township, Lenawee County, Michigan

All that part of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 22, Town 8 South, Range 5 East, described as beginning at the South  $\frac{1}{4}$  Corner of said Section 22; thence S  $89^{\circ} 42' 38''$  W 771.77 feet along the South line of said Section 22; thence N  $00^{\circ} 51' 41''$  W 1359.44 feet; thence N  $89^{\circ} 51' 23''$  E 143.84 feet along the North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 22 to the Northwest Corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22; thence S  $00^{\circ} 18' 40''$  E 679.50 feet along the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22; thence N  $89^{\circ} 47' 02''$  E 642.97 feet along the South line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22; thence S  $00^{\circ} 07' 44''$  E 678.69 feet along the North - South  $\frac{1}{4}$  line of said Section 22 to the point of beginning. Containing 14.29 acres,

Subject to the rights of the Lenawee County Drain Commission as to Draper County Drain.

Subject to highway easements and all other easements and restrictions of records, if any.

Bearings are based upon the assumed bearing of N  $90^{\circ} 00' 00''$  W between the East and West  $\frac{1}{4}$  Corner of Section 22.

LIBER 2492 PAGE 0128 3 of 3

<p><b>MESSAGE TO TAXPAYER</b></p> <p>IN PERSON TAX COLLECTION WILL TAKE PLACE IN THE BOARD ROOM ON:          JULY 13 &amp; AUG 24: 9:00AM - 1:00PM;          SEPT 11: 2:30PM - 6:30PM;          SEPT 14: 9:00AM - 5:00PM. CALL TO REQUEST AN APPOINTMENT IF TIMES ARE NOT CONVENIENT.          PAYMENTS CAN BE MAILED TO 13708 YANKEE RD, OTTAWA LAKE, MI 49267, OR DROP IN DROP BOX LOCATED ON WEST OFFICE DOOR AT THE RIGA TWP MUNICIPAL BLDG.</p> <p>*PLEASE INCLUDE FULL BILL FOR A RETURNED PAID STAMP BILL.*          KATY GUST PHONE 734-347-4109          MAKE CHECKS PAYABLE TO RIGA TOWNSHIP</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/01/2023 thru 9/14/2023</p> <p>Pay by mail to: RIGA TOWNSHIP          KATY GUST, TREASURER          13708 YANKEE RD          OTTAWA LAKE, MI 49267</p>																					
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:          DENECKER, MAURICE J, LIVING TRUST          JEAN A DENECKER LIVING TRUST          12792 E US-223          RIGA, MI 49276</p> <p>School: BLISSFIELD COMMUNITY SCHOOLS          Prop #: RG0-122-3575-00          Prop Addr: 12000 E RIDGEVILLE RD BLK</p> <p><b>Legal Description:</b>          20 DES AS BEG AT THE S1/4 COR OF SEC 22 T8S R5E S89°42'38"W 771.77 FT ALG THE S LI OF SD SEC TH N00°51'41"W TO DRAPER DRAIN TH E FOLLOWING SD DRAPER DRAIN TO THE N-S LI TH S TO THE FOB          SPLIT ON 11/10/2010 FROM RG0-122-3300-00;</p>	<p><b>TAX DETAIL</b></p> <table> <tr> <td>Taxable Value:</td> <td>25,061</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td>62,500</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>62,500</td> <td>Class: 102</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value.          1 mill equals \$1.00 per \$1000 of Taxable Value.          Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>150.36</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>135.32</td> </tr> </tbody> </table> <p style="text-align: center; margin-top: 20px;"><b>PAID</b></p> <p style="text-align: center;"><b>JUL 13 2023</b></p> <p style="text-align: center;">Riga Twp Treasurer</p>	Taxable Value:	25,061		State Equalized Value:	62,500		Assessed Value:	62,500	Class: 102	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	150.36	COUNTY OPER	5.40000	135.32
Taxable Value:	25,061																					
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STATE ED	6.00000	150.36																				
COUNTY OPER	5.40000	135.32																				
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: 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>	<table> <tr> <td>Total Tax</td> <td>285.68</td> </tr> <tr> <td>Administration Fee</td> <td>2.85</td> </tr> <tr> <td><b>TOTAL AMOUNT DUE</b></td> <td><b>288.53</b></td> </tr> </table>	Total Tax	285.68	Administration Fee	2.85	<b>TOTAL AMOUNT DUE</b>	<b>288.53</b>															
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**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> RIGA TOWNSHIP CHRIS RENIUS, ASSESSOR PO BOX 25 RIGA, MI 49276		<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: RG0-122-3575-00 PROPERTY ADDRESS: 12000 E RIDGEVILLE RD BLK BLISSFIELD, MI 49228	
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b>  DENECKER, MAURICE J, LIVING TRUST JEAN A DENECKER LIVING TRUST 12792 E US-223 RIGA MI 49276		<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>LEGAL DESCRIPTION:</b> LD DES AS BEG AT THE S1/4 COR OF SEC 22 T8S R5E S89°42'38"W 771.77 FT ALG THE S LI OF SD SEC TH N00°51'41"W TO DRAPER DRAIN TH E FOLLOWING SD DRAPER DRAIN TO THE N-S LI TH S TO THE POB SPLIT ON 11/10/2010 FROM RG0-122-3300-00;			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 102 (AGRICULTURAL-VACANT)			
<b>PRIOR YEAR'S CLASSIFICATION:</b> 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$32		<b>PRIOR AMOUNT</b> YEAR: 2022	<b>CURRENT TENTATIVE</b> AMOUNT YEAR: 2023
1. TAXABLE VALUE:		23,868	25,061
2. ASSESSED VALUE:		56,200	62,500
3. TENTATIVE EQUALIZATION FACTOR: 1.000			6,300
4. STATE EQUALIZED VALUE (SEV):		56,200	62,500
5. There WAS or WAS NOT a transfer of ownership on this property in 2022		WAS NOT	
<b>6. Assessor Change Reason(s):</b> MARKET ADJUSTMENT			

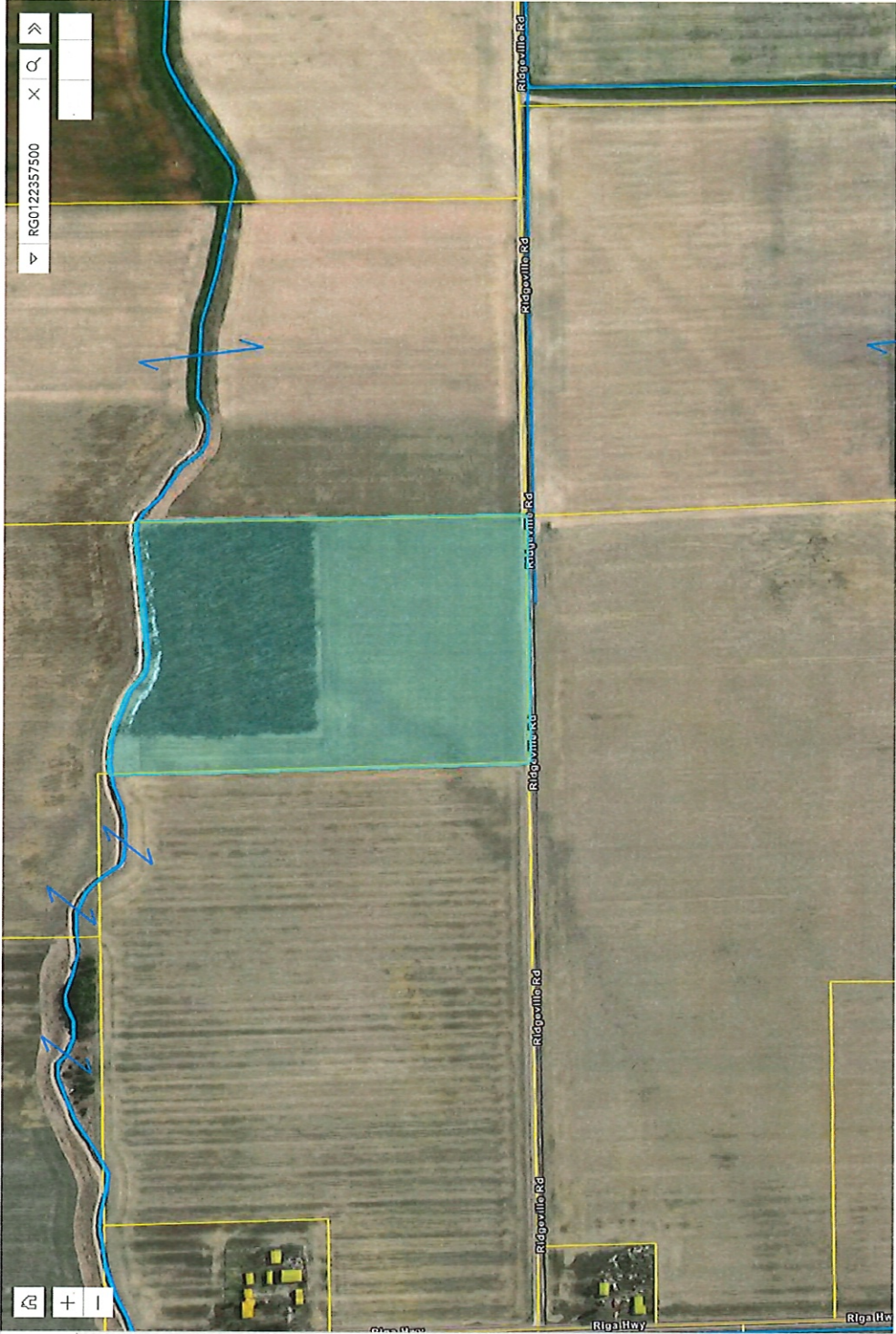
The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

<b>Name:</b> CHRISTOPHER R RENIUS	<b>Phone:</b> (734) 347-8109	<b>Email Address:</b> RRASSESSING@GMAIL.COM
--------------------------------------	---------------------------------	--

**March Board of Review Appeal Information:**

IN THE BOARD ROOM OF THE RIGA MUNICIPAL BUILDING LOCATED AT 7817 RIGA HIGHWAY ON MONDAY MARCH 13TH FROM 9:00 AM TO 3:00 PM AND TUESDAY MARCH 14TH FROM 3:00 PM TO 9:00 PM IF PROTESTING BY MAIL, IT MUST BE IN THE OFFICE BY MARCH 10, 2023 CALL OR EMAIL THE ASSESSOR WITH QUESTIONS 734-347-8109 OR RRASSESSING@GMAIL.COM  
 REASON FOR CHANGE: MARKET ADJUSTMENT



Info		RG0-122-3575-00	
Tax Parcels		Zoom	
Tax Parcel Fields			
Tax ID	RG0-122-3575-00		
Libert/Page	2415-982		
Owner 1	DENECKER, MAURICE J. LIVING TRUST		
Owner 2	JEAN A DENECKER LIVING TRUST		
Prop Address	12000 E RIDGEVILLE RD BLK		
Prop Address Note	BLK		
Prop Address City	BLISSFIELD		
BSA Link	<a href="#">View</a>		
Acre Calc	22.203		
Acre Rec	21.880		
Gov Unit	RG0		
Tax Unit	RG0		





# 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 #23-13

**Applicant(s):** Joseph and Abby Stanger  
18968 McCarty Rd  
Dundee, MI 48131

**Date:** September 14, 2023

**Local Government:** Raisin Charter Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #RA0-135-1800-00) is located in the 1000 block of Rogers Highway in Section 35 of the Township (T6S, R4E).

**Description:** The subject property has an area of approximately 120 acres, of which 106 acres are cultivated for cash crops. No buildings are located on the property.

**Term:** 90 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 Raisin Charter Township Clerk.

**Attachment(s):**

- Background information provided by the applicant/township.





# 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 9-12-2023

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: STANGER JOSEPH A  
Last First Initial

(If more than two see #15) STANGER Abby H  
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: 18968 MCCARTY RD DUNDRE MI 48131  
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 777-6430

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (734) 777-2321

5. E-mail address: STANGERFARM1@gmail.com

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

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

8. Section No. 35 Town No. 6 S Range No. 4 E

### 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 + LIVESTOCK

b. Total number of acres on this farm 120

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

d. Acreage in cultivation: 106

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

f. All other acres (swamp, woods, etc.) 10 + 4 Roads + Ditch (ROW)

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

No. of Buildings 0 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); 90

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.

Joseph A. Stang  
(Signature of Applicant)

(Corporate Name, If Applicable)

Abby Stang  
(Co-owner, If Applicable)

(Signature of Corporate Officer)

9-6-2023

(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: 9-12-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: RAISIN CHARTER TOWNSHIP  
☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

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

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

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

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

\_\_\_\_ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

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

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

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



**Map of Farm with Structures and Natural Features:**

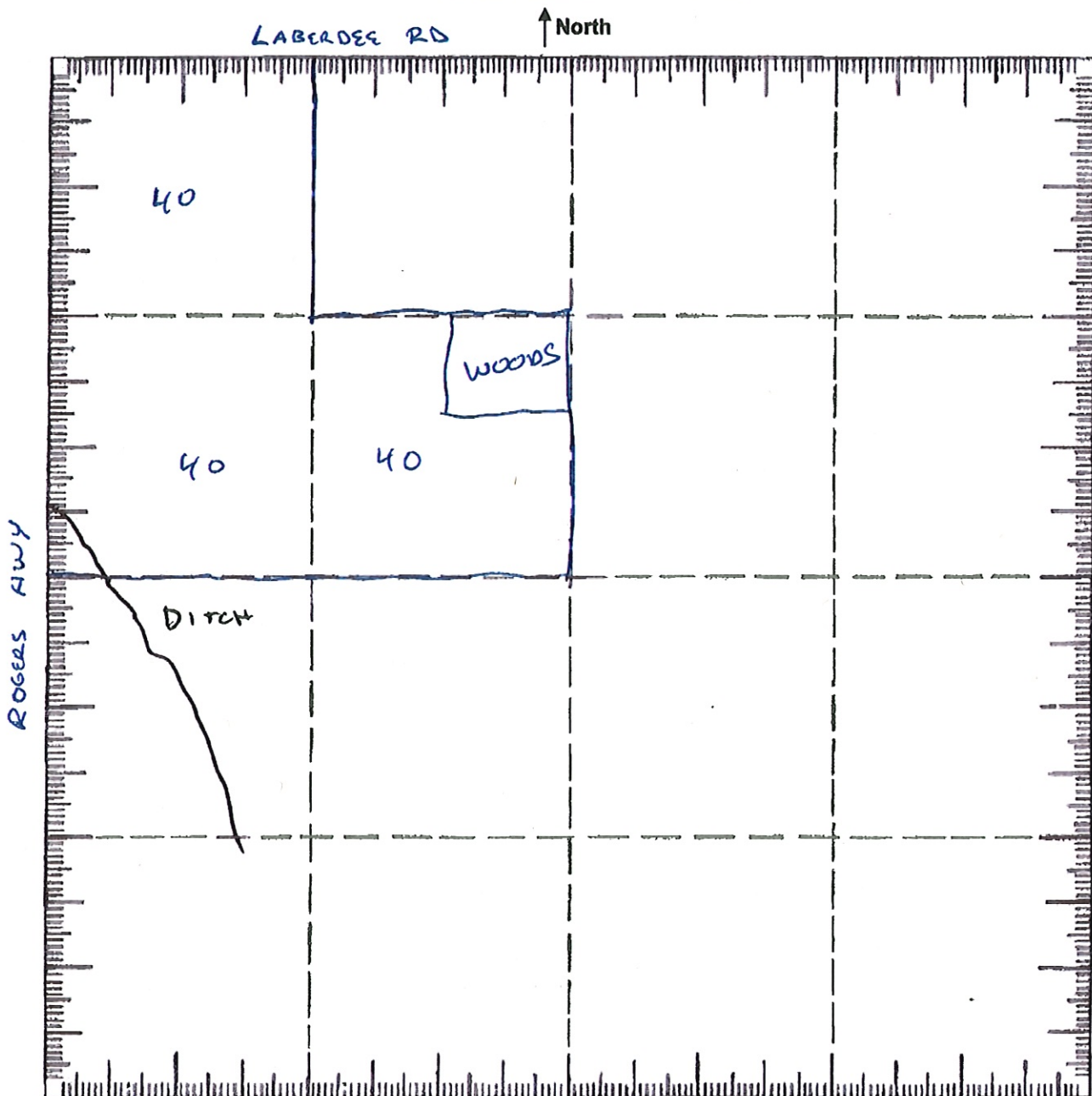
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).  
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

County LENAWEE

Township RAISIN

T 6S R 4E Section 35







United States  
Department of  
Agriculture

## Lenawee County, Michigan



### Common Land Unit

- Common Land Unit
- Non-Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

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

- |   |  |
|---|--|
| <input type="checkbox"/> Shares - 100% OP | <input type="checkbox"/> All Crops - NI          |
| <input type="checkbox"/> CORN - YEL/GR    | <input type="checkbox"/> WHEAT - GR (SRW or SWW) |
| <input type="checkbox"/> SOYS - COM/GR    | <input type="checkbox"/> ALFALFA - FG or GZ      |
| <input type="checkbox"/> DRY BEANS - DE   | <input type="checkbox"/> MIXFG - FG or GZ        |

2018 Program Year

CLU Date: March 14, 2018

2016 NAIP Imagery

**Farm 8013**  
**Tract 3147**

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





12-13-2021

Chia Van Dyke AS  
ERIN VANDYKE



LENAWEE COUNTY  
DECEMBER 13, 2021  
RECEIPT # 998497

STATE OF  
MICHIGAN  
REAL ESTATE  
TRANSFER TAX

\$1,133.00- CO  
\$7,725.00- ST  
Stamp # 39605

## WARRANTY DEED

202158089

KNOW ALL MEN BY THESE PRESENTS: That John C. Jackson Trust Dated July 14, 2005, by Randy L. Kalmbach its successor trustee

whose address is 37428 N. Laurel Park Drive, Livonia, MI 48152

convey(s) and warrant(s) to Joseph A. Stanger and Abby H. Stanger, husband and wife

whose address is 18968 McCarty Road, Dundee, MI 48131

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

More commonly known as 10000 Forche Road, Blissfield, MI 49228

The grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. (If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)

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.

Tax Parcel No. BLO-205-4650-00 Parcel 1, RA0-125-1050-00 Parcel 2, RA0-135-1800-00 Parcel 3

For the sum of One Million Thirty Thousand and 00/100 (\$1,030,000.00), subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

Dated December 09, 2021

JOHN C. JACKSON TRUST DATED JULY 14, 2005

Randy L. Kalmbach  
Successor Trustee



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Land situated in the Township of Blissfield, Lenawee County, Michigan, described as:

Parcel 1: The South 1/2 of the South 1/2 of the Northeast 1/4 of Section 5, Town 7 South, Range 5 East; EXCEPTING THEREFROM the West 10 acres thereof, ALSO the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 5, Town 7 South, Range 5 East, ALSO the South 3/4 of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 5, Town 7 South, Range 5 East, EXCEPTING THEREFROM all that part thereof described as beginning 1130.86 feet West from the Southeast corner of said Section 5, and running thence West along said line 210.00 feet; thence North at right angles to said line 300.00 feet; thence East parallel with the South line of Section 5, 210.00 feet; thence South at right angles to said South line of Section 5, 300.00 feet to the place of beginning.

Tax ID No. BLO-205-4650-00, as to Parcel 1.

Land situated in the Township of Raisin, Lenawee County, Michigan, described as:

Parcel 2: The West 1/2 of the Northwest of Section 35, Town 6 South, Range 4 East.

Parcel 3: The Southeast of the Northwest of Section 35, Town 6 South, Range 4 East.

Tax ID No. RA0-135-1050-00, as to Parcel 2

Tax ID No. RA0-135-1800-00, as to Parcel 3.

WISH TO  
→ ENROLL IN PA116

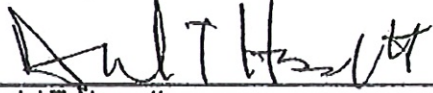
State of Michigan

ss:

County of Monroe

On this 9th day of December, 2021 before me personally appeared Randy L. Kalmbach the Successor Trustee of the John C. Jackson Trust Dated July 14, 2005, to me known to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they/he/she executed the same as his/her/their free act and deed.

**DANIEL T. HASSETT**  
**NOTARY PUBLIC-STATE OF MICHIGAN**  
**COUNTY OF WAYNE**  
**My Commission Expires July 11, 2025**  
**Acting in the county of Monroe**

  
\_\_\_\_\_  
Daniel T. Hassett  
Notary Public of Wayne County, Michigan  
My Commission Expires: July 11, 2025

Drafted by: William J. Hassett P-14729 33 E. Front Street, Monroe, MI 48161

When recorded return to: Grantee

Recording Fee	<u>\$30.00</u>	State Transfer Tax	<u>\$7,725.00</u>	County Transfer Tax	<u>\$1,133.00</u>
County Treasurer's Certificate		City Treasurer's Certificate			

OFFICIAL TAX STATEMENT

Summer Tax Bill

CHARTER TOWNSHIP OF RAISIN  
RAISIN TOWNSHIP TREASURER  
5525 OCCIDENTAL HWY  
TECUMSEH, MI 49286



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2023 THRU SEPT 14, 2023  
After 9/14/2023, additional interest and fees apply

2023 Summer Tax for Prop #: RA0-135-1800-00

Tax for Prop#: RA0-135-1800-00

Make Check Payable To: CHARTER TOWNSHIP OF RAISIN

TOTAL AMOUNT DUE: 354.24

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

Property Addr: 1000 ROGERS HWY BLK

To: STANGER, JOSEPH A & ABBY H  
18968 MC CARTY RD  
DUNDEE MI 48131

Please detach along perforation. Keep the bottom portion.

CHARTER TOWNSHIP OF RAISIN 2023 Summer Tax Bill

<p><b>MESSAGE TO TAXPAYER</b></p> <p>OFFICE HOURS: MON-THURS 8 AM-4 PM; CLOSED FRIDAY PHONE: 517-423-3162</p> <p>WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3% CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED. PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A PAYMENT RECEIPT.</p> <p>PAYABLE JULY 1, 2023 THRU SEPT 14, 2023. 1% INTEREST PER MONTH AFTER SEPT 14. 3% PENALTY AFTER FEB 14, 2024, PLUS 1% PER MONTH. DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT INCLUDE IN TAX PAYMENT.</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/01/2023 thru 9/14/2023</p> <p>Pay by mail to: CHARTER TOWNSHIP OF RAISIN RAISIN TOWNSHIP TREASURER 5525 OCCIDENTAL HWY TECUMSEH, MI 49286</p>																														
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: STANGER, JOSEPH A &amp; ABBY H</p> <p>18968 MC CARTY RD DUNDEE, MI 48131</p> <p>School: BLISSFIELD COMMUNITY SCHOOLS</p> <p>Prop #: RA0-135-1800-00</p> <p>Prop Addr: 1000 ROGERS HWY BLK</p> <p><b>Legal Description:</b> SE 1/4 OF NW 1/4 SEC 35</p>	<p><b>TAX DETAIL</b></p> <table> <tr> <td>Taxable Value:</td> <td>30,767</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td>113,500</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>113,500</td> <td>Class: 102</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>184.60</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>166.14</td> </tr> <tr> <td colspan="2"><b>Total Tax</b></td> <td>350.74</td> </tr> <tr> <td colspan="2"><b>Administration Fee</b></td> <td>3.50</td> </tr> <tr> <td colspan="2"><b>TOTAL AMOUNT DUE</b></td> <td><b>354.24</b></td> </tr> </tbody> </table>	Taxable Value:	30,767		State Equalized Value:	113,500		Assessed Value:	113,500	Class: 102	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	184.60	COUNTY OPER	5.40000	166.14	<b>Total Tax</b>		350.74	<b>Administration Fee</b>		3.50	<b>TOTAL AMOUNT DUE</b>		<b>354.24</b>
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OFFICIAL TAX STATEMENT  
**Summer Tax Bill**

CHARTER TOWNSHIP OF RAISIN  
RAISIN TOWNSHIP TREASURER  
5525 OCCIDENTAL HWY  
TECUMSEH, MI 49286

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

Property Addr: 1735 ROGERS HWY



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

**THIS TAX IS PAYABLE JULY 1, 2023 THRU SEPT 14, 2023**  
After 9/14/2023, additional interest and fees apply

2023 Summer Tax for Prop #: RAO-135-1050-00

**Tax for Prop#: RAO-135-1050-00**

**Make Check Payable To: CHARTER TOWNSHIP OF RAISIN**

To: STANGER, JOSEPH A & ABBY H  
18968 MC CARTY RD  
DUNDEE MI 48131

**TOTAL AMOUNT DUE: 1,724.17**

Please detach along perforation. Keep the bottom portion.

**CHARTER TOWNSHIP OF RAISIN 2023 Summer Tax Bill**

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Info	
RA0-135-1800-00	
Q Zoom	
Tax Parcels	
Tax Parcel Fields	
Tax ID	RA0-135-1800-00
Libert/Page	2631-114
Owner 1	STANGER, JOSEPH A & ABBY H
Owner 2	
Prop Address	1000 ROGERS HWY BLK
Prop Address Note	BLK
Prop Address City	ADRIAN
BSA Link	Vicw
Acre Calc	39.958
Acre Rec	40.000
Gov Unit	RA0
Tax Unit	RA0