



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Jacob Hurt

R2PC Executive Director

(517) 768-6705

jhurt@mijackson.org

DATE: October 19, 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 September 21, 2023, Meeting **[ACTION]** 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) —
 - (1) #23-16 — Raisin Charter Township — Green Highway **[ACTION]** 7
 - b. Consideration of PA 116 Farmland Agreement(s) —
 - (1) #23-14 — Blissfield Township **[ACTION]** 25
 - (2) #23-15 — Cambridge Township **[ACTION]** 39
 - (3) #23-16 — Village of Onsted **[ACTION]** 57
 - (4) #23-17 — Rome Township **[ACTION]** 73
 - (5) #23-18 — Seneca Township — Sunryz Dairy 1 **[ACTION]** 85
 - (6) #23-19 — Seneca Township — Sunryz Dairy 2 **[ACTION]** 95
 - (7) #23-20 — Seneca Township — Sunryz Dairy 3 **[ACTION]** 113
 - (8) #23-21 — Seneca Township — Sunryz Dairy 4 **[ACTION]** 143
 - (9) #23-22 — Village of Onsted **[ACTION]** 171
 - c. Consideration of Master Plan(s) —
 - (1) Cambridge Township Master Plan **[AVAILABLE FOR REVIEW]** 185
 - (1) Village of Blissfield Comprehensive Land Use Plan **[AVAILABLE FOR REVIEW]** 186
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 November 16, 2023

www.region2planning.com/lenawee-county-planning-commission

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MEETING MINUTES

Thursday, September 21, 2023

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

Members Present: Mr. Bruce Nickel; Mr. Dale Witt; Mr. Keith Dersham; Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Ralph Tillotson, Lenawee County Commission and Ms. Rebecca Liedel, LCPC Chair

Members Absent: Ms. Carrie Dillon, Education Representative

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary.

Item 1 **Call to order.** Chair. Liedel called the meeting to order at 6:02 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 9/21/2023 meeting agenda for approval. Comm. Tillotson made a motion, seconded by Comm. Bolton, to approve the September 21, 2023, meeting agenda. *The motion passed 6-0.*

Item 4 **Approval of Minutes.** Staff submitted the 7/20/2023 meeting minutes for approval. Comm. Bolton made a motion, seconded by Comm. Witt, to approve the July 20, 2023, meeting minutes as presented. *The motion passed 6-0.*

Item 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.** Commissioners reviewed an application for a parcel (ID #DV0-122-3450-00) totaling 168 acres and located in Section 22 (T7S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Witt, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (2) **#23-09| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-130-2250-00) totaling 77.8 acres and located in Section 30 (T7S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to recommend approval of the PA 116

agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (3) **#23-10| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-129-4550-00) totaling 115 acres and located in Section 29 (T7S-R2E) 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. Tillotson, to recommend approval of the PA 116 agreement to the Lenawee County Clerk. (see the staff report). *The motion passed 6-0.*

- (4) **#23-11| Dover Township.** Commissioners reviewed an application for a parcel (ID #DV0-132-2300-00) totaling 9.43 acres and located in Section 32 (T7S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Dersham, to recommend approval of the PA 116 agreement to the Lenawee County Clerk. (see the staff report). *The motion passed 6-0.*

- (5) **#23-12| Riga Township.** Commissioners reviewed an application for a parcel (ID #RG0-122-3575-00) totaling 14.29 acres and located in Section 22 (T8S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Witt, to recommend approval of the PA 116 agreement to the Riga Township Clerk. (see the staff report). *The motion passed 6-0.*

- (6) **#23-13| Raisin Charter Township.** Commissioners reviewed an application for a parcel (ID #RA0-135-1800-00) totaling 17 acres and located in Section 35 (T6S-R4E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Bolton, to recommend approval with comment of the PA 116 agreement to the Raisin Charter Township Clerk with the following comment to ask the petitioner to understand the Commission's concern and to be aware of: *"the potential ramifications of requesting a 90-year term."* (see the staff report). *The motion passed 5-0, with Comm. Witt abstaining.*

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

Item 6 **Other Business.**

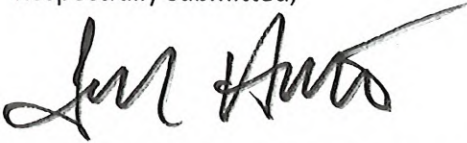
- a. **Old Business.** None.
b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** A discussion ensued regarding examining the need to update the Lenawee County Master Plan. Mr. Hurt will provide an update of Lenawee County's R2PC dues balance and a draft proposal for updating the County's Master Plan at the November 16 LCPC meeting.

Item 9 **Adjournment.** The meeting adjourned at 6:33 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Hurt", with a long, sweeping horizontal line extending from the end of the signature.

Jacob Hurt, LCPC Recording Secretary

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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

Coordinated Zoning Report | #23-16

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: October 11, 2023

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

Request

The subject property is proposed for rezoning to a 'Residential (R-1)' district, from an 'Agricultural (A-1)' district.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is for construction of 40 single-family condominiums, which is a Permitted Use (section 5.20) in the Residential (R-1) district, of the Raisin Charter Township Zoning Ordinance.

Location and Size of the Property

The subject property (RA0-116-4100-00) is located in Section 16 of Raisin Charter Township in the 4000 block of Green Highway, on the west side of Raisin Center Highway and on the east side of Green Highway. The subject parcel has an area of approximately 32 acres.

Land Use and Zoning

- **Current Land Use** – The parcel is currently zoned Agricultural (A-1) and is vacant. Residential uses are located to the north, south, and west of the property, vacant agricultural (nature conservancy) is the use located to the east.
- **Future Land Use** – Raisin Charter Township has a future land use map in its 2021 Master Plan that recommends residential use for this property.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural (A-1)'. Township properties on the north, south, and east sides of the property are zoned 'Agricultural (A-1)'. Property to the west is currently zoned 'Residential (R-1)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on the west side of Raisin Center Highway and the east side of Green Highway.
- **Public Water and Sewer** – Municipal sewer and water services are not currently available and will not be made available according to the Township.
- **Environmental Constraints** – There are no known environmental constraints for the site.

Analysis and Recommendation

Township Planning Commission Recommendation – The Raisin Charter Township Planning Commission unanimously approved the rezoning at their 9/12/2023 meeting.

LCPC Staff Analysis and Advisement – With residential uses bordering the subject property to the north, south, and west and given the lack of development activity of the proposed site over a number of years the proposed rezoning of the subject property's 32 acres to single family residential is the highest and best use of the subject parcel. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Residential (R-1)' to the Raisin Charter Township Board.

Recommended Actions:

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

Attachment(s):

- Background information provided by Raisin Charter Township and LCPC staff.

ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

(SEE ATTACHED) PAR-116-4100-00, APPROX. 32 ACRES, SECTION 16 OF THE TOWNSHIP, 4000 GREEN HWY BLK. (PARCEL BETWEEN GREEN HWY. AND RAISIN CENTER HWY.)

- 1. The above described property has a proposed zoning change FROM AGRICULTURAL (AG-1) ZONE TO RESIDENTIAL (R-1) ZONE.
- 2. PURPOSE OF PROPOSED CHANGE: TO BE USED FOR SINGLE FAMILY CONDOMINIUMS.

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

- C. PUBLIC HEARING on the above amendment was held on: month 9 day 12 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 8 day 24 year 2023
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: THE ADRIAN DAILY TELEGRAM

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

LAURA VANSICKLE ☐ Chair or ☒ Secretary 9 / 12 / 2023 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

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

Township of: RAISIN CHARTER Township Case #: _____
Township official we may contact: DALE WITT Phone #: (517) 260 - 8873
Applicant: CASAVILLA BUILDERS - DOMENIC SETRA Phone #: (584) 783 - 3200
Rezoning Request: From: AGRICULTURAL (A-1) To: RESIDENT (_____)
Property Location: Section(s): 16 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☒ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): APPROX 32 ACRES

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? VACANT (PROPERTY CARD CLASS - RESIDENTIAL VACANT)

What is the proposed use of the site? SINGLE FAMILY CONDOMINIUMS (40 SITES)

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

North: RESIDENTIAL South: RESIDENTIAL
East: AG-VACANT (NATURE CONSERVANCY) West: RESIDENTIAL

What are the surrounding Zoning Districts?

North: AGRICULTURAL (AG-1) South: AGRICULTURAL (AG-1)
East: AGRICULTURAL (AG-1) West: RESIDENTIAL (R-1)

What is the suggested use of the site on the Township's Land Use Plan map? RESIDENTIAL (2021 map)

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

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

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name GREEN HWY & RAISIN CENTER

Are there any known environmental constraints on the site? ☐ Yes ☒ No
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Application for Rezoning/Land Use Plan Amendment
CHARTER TOWNSHIP OF RAISIN
5525 OCCIDENTAL HWY
TECUMSEH, MI 49286

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

Date Received: 8-3-2023
By: D. WITT
Fee Paid: \$ 650.00

1 Petitioner: CASAVILLA BUILDERS - DOMENIC SERRA
Mailing Address: 37603 GROESBECK HIGHWAY
CLINTON TWP MI 48306 48036
Phone Number: 586-783-3200 Fax Number: _____

2 Are you the Owner of the property involved: Yes: X No: _____

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

4 State briefly the proposed Zoning Amendment or Change: AG TO R-1

5 State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the property:
WE PROPOSE TO BUILD SINGLE FAMILY HOMES.

6 Briefly describe the property being considered and give the general location:
THE LAND HAS BEEN USED FOR FARMING. IT IS LOCATED BETWEEN GREEN HIGHWAY AND RAISIN CENTER.

7 List the parcel numbers (RAO Number) involved in this request:
RAO-116-4100-00

8 Attach the legal property description: Attached ✓

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

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

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

Applicant's Signature: _____

Date Aug 3, 2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront Trans.
COSTELLO, L A, ASSOC INC	CASA VILLA BUILDERS INC	160,000	09/27/2022	WD	03-ARM'S LENGTH	2645-900	DEED	100.0
COSTELLO, L A, ASSOCIATES		0	09/27/2022	AFF	21-NOT USED/OTHER	2645-901	DEED	0.0
MARQUARDT/MICHELE C//AFFI	COSTELLO/L A/ASSOC INC/OW	0	08/07/2006	AFF	05-CORRECTING TITLE	2329-538	DEED	0.0
COSTELLO/LUCETTA A//TRUST	COSTELLO/L A//ASSOC INC	1	06/14/2004	QC	09-FAMILY	2274-876	DEED	0.0
Property Address		Class: RESIDENTIAL-VACAN Zoning: AG-1			Building Permit(s)	Date	Number	Status
4000 GREEN HWY BLK		School: TECUMSEH PUBLIC SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
CASA VILLA BUILDERS INC		2023 Est TCV 180,209						
37603 S GROESBECK HWY		Land Value Estimates for Land Table 40100.40100 #1 TILLABLE						
CLINTON TOWNSHIP MI 48036		Improved	X	Vacant				
Tax Description		Public Improvements			* Factors *			
W 1/2 OF SE 1/4 EX THE S 20 ACRES LEAVING 60 ACRES COMM AT NW COR OF NE 1/4 OF SE 1/4 TH S 1'E 20 CHS 9 LKS TO SW COR TH E ALG S LI OF SD LOT 7 CHS 13 LKS TH N 24^W 11 CHS 98 LKS TH N 18.75^W 5 CHS TH N 13^W 4 CHS TO POB ALSO 11.89 ACRES FROM OFF AND ACROSS N END OF THAT PART OF SE 1/4 OF SE 1/4 WHICH LIES W OF GEN LI OF HWY LEADING N AND S ACROSS SEC PAR WITH THE RY AND HAV- ING AS ITS S BOUNDRY A LI PAR WITH THE S LI OF SEC 16 ALSO EXC BEG ON N & S 1/4 LI AT A POINT 1237.72 FT N FROM THE S 1/4 COR OF SEC 16 RUNN TH N ALG SD LI 490.0 FT TH E 444.49 FT TH S 490.0 FT TH W 444.49 FT TO POB CONT 5 ACRES ALSO EX LD BEG 1331.62 FT E & 515.37 FT N FROM S-1/4 POST SEC 16 RUNN TH N 617.50 FT TH N 88 DEG 57'33"E 590.53 FT TH CURVE RIGHT CHD BRG S 18 DEG 34'46" E 661.22 FT TH S 89 DEG 53'48"W 805.83 FT TO POB CONT 10.12 ACRES SEC 16 ALSO EX LD		Description Frontage Depth			Rate \$Adj. Reason		Value	
Comments/Influences		Dirt Road			1.000 Acres 33,000 100 SITE SCHEDULE		33,000	
		Gravel Road			TILLABLE		147,209	
		Paved Road			27.49 Acres 6300 85 TILLABLE		180,209	
		Storm Sewer			28.49 Total Acres			
		Sidewalk			Total Est. Land Value =			
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
Who	When	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DM	11/09/2022	INSPECTED	90,100	0	90,100			90,100S
			81,000	0	81,000			41,014C
			78,200	0	78,200			39,704C
			77,300	0	77,300			39,156C

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

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NOTICE OF PUBLIC HEARING

RAISIN CHARTER TOWNSHIP PLANNING COMMISSION
The Raisin Charter Township Planning Commission will be holding two (2) Public Hearings on September 12, 2023 at 6:30 P.M. for the purpose of a rezone request and a site plan review for property owned by Casavilla Builders Inc (Domenic Serra), 37603 South Groesbeck Hwy., Clinton Township, MI 48036. The parcel # RA0-116-4100-00 located at 4000 Green Hwy Blk., approximately 32 acres, is being requested by Casavilla Builders Inc to be rezoned from currently Agricultural (A-1) to Residential (R-1). The second public hearing requested by Casavilla Builders Inc for parcel # RA0-116-4100-00 is for a site plan review for the Colline Passite Condominiums project, 40 sites. The zoning map / land use plan may be examined at the township office located at 5525 Occidental Hwy., Tecumseh, MI 49286 anytime M – Th from 8 am to 4 pm.

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

Dale Witt, Treasurer Raisin Charter Township IT

9193160

TAXID	OWNNM1	OWNNM2	PRADDCOMB
RA0-116-3305-00	DR PARK PROPERTIES LLC		3000 SUTTON RD BLK
RA0-116-4100-00	CASA VILLA BUILDERS INC		4000 GREEN HWY BLK
RA0-116-1995-00	HORN, THOMAS & AMY		4000 GREEN HWY BLK
RA0-116-4150-00	HELLA, WENDY C		4322 N RAISIN CENTER HWY
RA0-116-1825-00	HORN, THOMAS & AMY		4000 GREEN HWY BLK
RA0-116-4050-00	PRATER, JERALD R & SUSAN L		4545 GREEN HWY
RA0-103-1025-00	SOUTHERN MICH RR SOCIETY		RR PROP
RA0-116-2750-00	BENNETT, RICK A		4606 N RAISIN CENTER HWY
RA0-116-3390-00	CARR, VERNE T & KATHRYN M		4304 GREEN HWY
RA0-116-3360-00	HUSBAND, TIM K & KARA A		4380 GREEN HWY
RA0-116-1990-00	HORN, THOMAS & AMY		4000 GREEN HWY BLK
RA0-116-3380-00	DOROBANTU, TITUS L & IOANA		4324 GREEN HWY
RA0-116-2880-00	SAYLER, RICHARD & MARIAN		4615 GREEN HWY
RA0-116-3370-00	REISER, BRANDON T		4344 GREEN HWY
RA0-116-4300-00	NATURE CONSERVANCY, THE		4000 N RAISIN CTR HWY BLK



September 6, 2023

Raisin Charter Township Planning Commission
5525 Occidental Hwy
Tecumseh MI 49286

To whom it may concern

As a owner of property attached to 4000 Green Hwy I am very much against having condominiums put on this property.

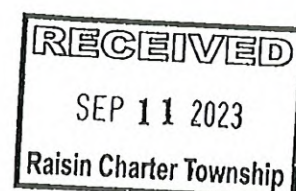
I moved to Tecumseh to live in the country and get away from city lights, noise, and neighbors. I bought my property as aquacultural property and love to watch the wildlife that comes on it. We have numerus deer's, turkeys' sand Crains (who spent all spring on this property) and coyotes. We will be putting horses on our property and have that right without harassment or things happing to our horses. We live here mostly to be away from neighbors and now we find out you want to allow condominiums here. This makes no sense with a wildlife preserve right across the street and now you will have people complaining and wanting to kill the wildlife that comes into their yard. Which is wrong when they were here first and have a right to live. This also makes no sense when the county has been buying back property to make the preserve bigger.

There are plenty of places these can go that would make a lot more sense like the property that has been for sale next to big boy which would be more suitable for this kind of environment and make more sense. I would like to also point out the property that now sits with cement on it because it was bought for the same purpose and now sits empty and the tress are gone and cement sits in their place.

So, we say NO and are very much against this and feel this property should stay as aquacultural property.

Thank you for your time
Residents of 4606 N Raisin Center Hwy

RA0-116-2750-00



McNamara called the Raisin Township Planning Commission meeting to order at 6:30pm.

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

Members Absent:

Others Present: See attached sign-in list

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

Approval of Agenda

Motion to approve the agenda as presented by Bartolo, Spohr support.

Motion unanimously carried.

Minutes – August 22, 2023 minutes

Motion to approve the August 22, 2023 minutes with corrections by McNamara, Bartolo support.

Motion unanimously carried.

Public Comment – None

1. Re-Zone Request – Colline Passite Condominiums, Parcel # RAO-116-4100-00, 4000 Green Hwy. Blk. Re-Zone Request from Agricultural (A-1) to Residential (R-1). Property owned by Casavilla Builders, Inc. (Domenic Serra).
2. Site Plan Review – Colline Passite Condominiums, Parcel # RAO-116-4100-00, 4000 Green Hwy. Blk. The requested Site Plan review is for a Site Condominium.

Public Hearing –

Motion to open Public Hearing for Re-zone request for Parcel #RAO-116-4100-00 at 6:38pm by Witt, Bartolo support.

McNamara gave the residents present the explanation of the re-zone request and uses permitted. Witt indicated that it is currently zoned agricultural. In order to do a project like this it has to be re-zoned to residential.

Who makes the decision on re-zoning? McNamara explained the process on rezoning. After the PC makes recommendations, it then goes to Region II and then to the Township Board for approval.

1. Re-Zone Request – Colline Passite Condominiums, Parcel # RAO-116-4100-00, 4000 Green Hwy. Blk. Re-Zone Request from Agricultural (A-1) to Residential (R-1). Property owned by Casavilla Builders, Inc. (Domenic Serra).

Wendy Hicks, 4432 Raising Center Highway. I am opposed to this project. I bought my property to live in the country. It is zoned agricultural and it should be divided into 10 acres.

Kathy Carr, 4301 Raisin Center Highway. Concerns about the traffic volume. There is a lot of traffic that goes down Green Highway. Is there enough water capacity to handle this project?

McNamara shared a letter that was received by residents of 4606 N. Raisin Center Hwy.

Witt, Public Notices were published in the Daily Telegram on August 24, 2023 and sent notices to residents within 300 feet.

Motion to close Public Hearing on the Re-Zone Request for Parcel #RAO-116-4100-00 at 6:46pm by Witt, McNamara support.

Motion passed unanimously.

2. Site Plan Review – Colline Passite Condominiums, Parcel # RAO-116-4100-00, 4000 Green Hwy. Blk. The requested Site Plan review is for Colline Passite Condominiums project, 40 sites.

Motion to Open Public Hearing for Site Plan Review for Parcel #RAO-116-4100-00 at 6:47pm by Bartolo, Spohr support.

Wendy Hicks, 4322 N. Raisin Center Highway. I am opposed to the development of 40 lots. They are too small. I believe there is a double-yellow line where they have the entrance drive, it would be dangerous to have a drive there.

Vern Carr, 4304 N. Raisin Center Highway. Concern, are they going to be individual wells or is city water going to be brought in? Traffic is a concern, and you are going to add 40 homes with possible 2 cars per home added. Are the homes going to be on a foundation or with a basement? What is the average income for the families? Bought my home in the country, to live in the country.

Steve Daniels, (Wendy's dad) 5657 Arrow Lane, Britton. I expected this piece to be developed but the number of units you are planning on putting in there is ridiculous.

Wendy Hicks, the number of lots are too small for where they are putting them.

Vern Carr, will there be a time to get answers to our questions? McNamara indicated this will be presented later during the agenda.

Motion to close the Public Hearing on the Site Plan Review for Parcel #RAO-116-4100-00 at 6:54pm by Witt, Spohr support.

Motion unanimously carried.

Communications –

1. Township Board – Witt reported met approved single trash hauler to be Stevens Disposal to take effect as of October 1, 2023. Approved a 50-cent change to cover postage. Approved signature for deputy clerk Sarah so she can sign checks. Foyer request was denied. McNamara, mentioned how is the single trash hauler going to work. Witt, two totes, any billings will be issued a credit back, continued to be direct bill. Trash and recycling go out the same day. Recycling products go to Ann Arbor for processing. They are going to look at their schedule.
2. Board of Appeals – met in August, and one coming up next week with someone desiring to build an accessory building in front of their house. It is a larger size of property and the present house design is at an angle. He has been in front of the PC and if he is denied, he will be going to taking the township to court. We need to work on the ordinance. Witt, ~~it is~~ is it a self-created hardship? He wasn't misled. Minutes reflect this.
3. Other – Witt, received draft site plan on 8/30 for Occidental Hwy. for the duplexes. The site plan drawing has been completed and it is being submitted by the engineering firm. Waynick to be getting this submitted to Witt.

Unfinished Business

Solar Ordinance Revision – awaiting more information. There is a big push by the State to take away local control. MTA position, we do want to be involved and we will see how this goes. They are having a meeting next month. The State is leaning towards for State control.

Sand and gravel, the State is trying to get control and we would have no local control. Our ordinances would go away.

Accessory Building Ordinance – Witt is working on the language for this ordinance. Building permit grades to be gathered. This is on-going and will be completed.

The process for updating ordinances, there is no timelines.

New Business

1. **Re-Zone Request** – Colline Passite Condominiums, Parcel # RAO-116-4100-00, 4000 Green Hwy. Blk. Re-Zone Request from Agricultural (A-1) to Residential (R-1). Property owned by Casavilla Builders, Inc. (Domenic Serra).

Domenic Serra gave an overview of the project. We bought the acreage on Green Highway and Raisin Center Highway and developed a Preliminary Plan. There will be septic and wells. Waiting for the preliminary approval. Have dug 80 holes and the Health Department has approved the soil for wells. Neighbors have expressed their concern with traffic. The Road Commission will deal with this. There are two entrances one on Green Highway and one on Raisin Center Highway.

McNamara reminded everyone this is a request for the re-zoning. It could meet the use by rights. The re-zoning runs with the land. First step is to consider the re-zoning. McNamara read the ordinance requirements to the audience. Primary concern use is the lot size. Witt, added that the A-1 is farm type dwellings. R-1 is single family dwellings. We do have in the Master Plan there are 4 questions that have to be answered and the 3 C's that have to be met. All these parcels in Section 16 are residential use. We use the Master Plan to make decisions. Witt gave an explanation about the water, well, and land use.

McNamara, traffic is always a concern with any development. It was mentioned that the Road Commission has guidelines for the entrances and they have standards and criteria which dictate where they can have the entrances. This is all handled by the Road Commission.

The building type, the ordinance requires, that they are built with basement, stick build homes which is consistent with the ordinance and surrounding properties.

Part of what drives the land use recharge area and soil use, the primary roads use and this project does have this with 2 accesses for the higher density zoning from A-1 to R-1.

Witt, currently under the accessor, has it classified as residential vacant and not used. Probably farming is not a good use any more.

Wendy Hicks, I don't think the ½ acre lots conform to the surrounding areas. If you keep it at 1 acre lots it would be a better fit. Witt, accessor makes evaluation on what the land best use is.

McNamara, it is a 31.96-acre parcel. You will use land with roads. The actual lot cannot be less than a ½ acre lot. Under the R-1.

Wendy Hicks, how long will it take to have it rezoned? Will there be another meeting? Witt, the paperwork has to be submitted to Region II. Region II reviews the submission, and then it comes back to the Township Board. Once the re-zone happens, we have to work with the county agencies, such as the Road Commission and Health Department. We encourage applicants to start meeting with the local agencies.

When would they start building? Domenic Serra, once approved by all agencies, we would start preparing the properties.

Witt, it looks like it meets ordinance, and the road is engineered by the county Road Commission. Domenic Serra, indicated inside The Association will be responsible for clearing inside roads and the main roads by the Road Commission.

The Planning Commission must consider the following criteria when deciding a rezone request:

1. *Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Plan?* The only change is the higher density use. YES
2. *Will all the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?* Surrounding uses are residential or preserved across the street YES
3. *Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?* McNamara, the public services and facilities would be roads and police. NA for water and sewer. Road borders on two public roads. The Road Commission sees this connecting to public roads. Police and Fire this type of use is all of the township. There would not be significance impacting this project. NO

4. *Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?* When it comes to evaluating the value of the property, for this area see Section 16. The uses would be equally or suitable for the area. YES

McNamara, this site checks all of the boxes for development and meets the criteria in the Master Plan and meets the standards of the 3 C's (Consistency, Compatibility, Capability – referenced in Michigan Township's Handbook, Section 5, Review Standards).

3 C's Standards Discussion:

1. ***Consistency standard*** – zoning consistent with Master Plan and Land Use Plan. This rezone is consistent with the plan. Presently it is Commercial and the higher density in the Master Plan would apply with the development. Proposed planning is capability. YES
2. ***Capability standard*** – density and traffic detail will be evaluated in the site plan. All the uses must be considered when re-zoning. Rezoning action itself has no other legal uses. Permitted uses by right. Higher density residential is a concern. YES
3. ***Compatibility standard*** – the market ability use has been limited for the last 20 years. Transability in that in the last 20 years with no bites and rezoning it to residential is consistent and capability use of the land. High ground recharge, soil perks, it is one of the reasons why it is. YES

Motion to recommend Re-Zone approval of Parcel # RAO-116-4100-00 4000 Green Hwy. from Agricultural 1 (A-1) to Residential 1 (R-1). McNamara, support by Witt.

Roll Call Vote:

Bartolo – yes
Spohr – yes
Witt – yes
McNamara – yes
VanSickle – yes

Re-Zone Recommendation passes unanimously.

2. **Site Plan Review – Colline Passite Condominiums, Parcel # RAO-116-4100-00, 4000 Green Hwy. Blk. The requested Site Plan review is for Colline Passite Condominiums project, 40 sites**

McNamara, develop as a site condo is one process for what the property can be used. It is a faster way to develop it. Witt, Section 9.900, we have the application and Site Plan. The Site Plan has to meet our current ordinance requirements. Other local agencies have to sign off of the plan, and will have to go through the Township Board for approval. The applicant will have to submit a final Site Plan in order to get building permits. Section 9.110.5 is the final Site Plan approval. We can approve with conditional use requirements.

McNamara, there are some missing items from this drawing. Drawing of exterior and building structures. Item C in 9.900 it is not required until it is in the final plan.

Bartolo, is the Master Deed included? Domenic Serra will be getting back with us. It is in the works.

Vern Carr, will each site be Deeded to the owner? Dominic Serra, each site condo will each have their own property and common property will be with The Association. McNamara, even though they are platted, it's like Saxony project. Location of all existing drives and parking. Per the ordinance, it is required. Wet lands or other natural features, none. Domenic Serra indicates we will be building to sell.

Landscaping detail requirements in Section 990. Storm water is managed in 3 distinct areas. Two detention basin areas along Raisin Center Highway. It is the gateway into the development. More detail on the frontage along Raisin Center Highway and the entrance signage. Just because there is an Association, that doesn't mean it is taken care of. If it is changed, the Township has ordinances and they are responsible and to enforcing.

Public or private streets. Lenawee County will accept requests if the roads meet standard requirements. Roads are going to be asphalt.

Building structure requirements for one or two stories. Domenic Serra, we are not 100% sure on the type of houses. Will they be all single or a combo of one or two stories? Building elevation in 9.90.3D sighting. Each lot has to meet building requirements in order to get building permits.

McNamara, with the final Site Plan approval, how specific do we get with the size of houses? Witt, all final Site Plans have to have all the local agencies signed off to be completed before it is finalized by the Planning Commission.

Witt, landscaping is in Section 990 and not necessary in order to make a decision. Soil boring goes with the Health Department. Front and side and rear lot requirements showing. For the pie shaped lots because of the 100 feet set back, Lots 14, 24, 25 to have that dimension showing 100 feet. Show lot lay-out on the Site Plan.

Preliminary Site plan approval with conditions discussion:

- Balance of Section 990 that are not on preliminary for the final site plan.
- Green Highway and Raisin Center Highway - 33' road easement for the Road Commission to quick claim to the Lot. There is a road way there and subject to easement rights.
- Bartolo, Master Deed and spells out use.
- Limited and common general elements. Road use could be classified as common element.
- Domenic Serra, do Preliminary Plan then to submit Site Plan. Mannik and Smith Group, Inc. will help us through this. Thought process to meet requirements. Witt, 9.110.5 item Final Site Plan to be submitted for the Master Deed and Plan. By-laws established.

Witt, we have to get the Re-zone approval done first.

Preliminary approval of the Site Plan would be contingent with the following:

1. Re-zoning of the property Parcel #RAO 116-4100-00 from Agricultural 1 (A-1) to Residential (R-1).
2. With subject approval with the county agencies (Health Department, Road Commission, etc.)
3. Clarification of the proposed road ownership. Public or private road. Spohr, if built to the standards of the county, wouldn't it be better to have the county maintain. This needs to be made early on and have the By-laws mention who is responsible for the roads. Road ownership to be public or private streets.
4. Providing information for Ordinance Section 9.900 and 9.110 site condo regulations.
5. Lots shapes verification of front yard and set back widths for odd shape lots.

Motion to approve the Preliminary Site Plan with the above for Parcel # RAO-116-4100-00 submitted by Casavilla Builders subject to the above mentioned by Bartolo, Spohr support.

Roll Call Vote:

Bartolo - yes

Witt – yes

Spohr - yes

McNamara - yes

VanSickle - yes

Motion Passes unanimously.

McNamara, please ask your engineer to drop off a thumb drive when you make your next submittal.

PC Commissioners Comments

- McNamara – next meeting is tentatively September 26 if documents are submitted by DJW Development.
- Spohr - Blue Elk is starting development.

Adjournment

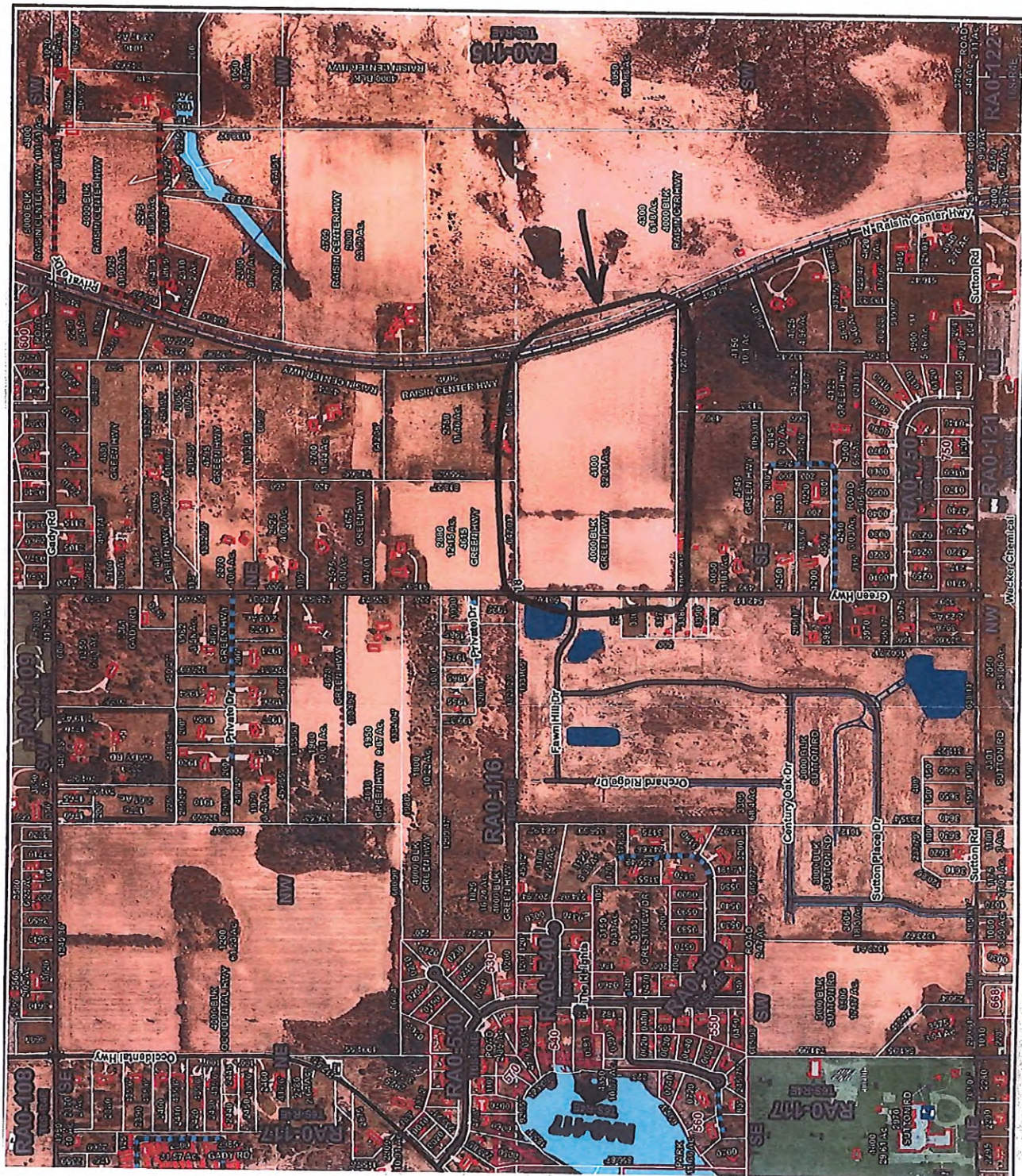
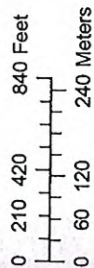
Motion to adjourn at 8:50pm by McNamara, Bartolo support.

Motion unanimously carried.

LENAWEE COUNTY GIS



1 inch = 550 feet



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



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 #23-14

Applicant(s): Gary L. and Laurie A. Goetz

14510 E. US 223

Riga, MI 49276

Date: October 11, 2023

Local Government: Blissfield Township

Purpose: Enrollment application

Location: The subject property (ID #BLO-228-2310-00) is located on the west side of Riga Highway and the south side of Carroll Road, in Section 28 of the Township (T7S, R5E).

Description: The subject property has an area of approximately 21.7 acres, all of which 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 Blissfield Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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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: Goetz Gary L.

Last

First

Initial

Goetz

Laurie

A.

(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: 14510 E. US 223 Riga MI 49276

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (517) 673-5338

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

5. E-mail address: farmergoetz56@gmail.com

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

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

8. Section No. 28 Town No. 7S Range No. 5E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

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: Gary L. Goetz Title: Husband

Name: Laurie A. Goetz 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 Crop

b. Total number of acres on this farm 21.7

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

d. Acreage in cultivation: 21.7

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 0 Residence: 0 Barn: 0 Tool Shed: 0

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

Other: (Indicate) _____

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):

\$ 4340.00 : 21.7 = \$ 200 (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]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

(Signature of Corporate Officer)

1/24/2024

(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: 4-27-2023 (Note: Local Governing Body has 45 days to take action)

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

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 7-11-23

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

Clerk's Signature: [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

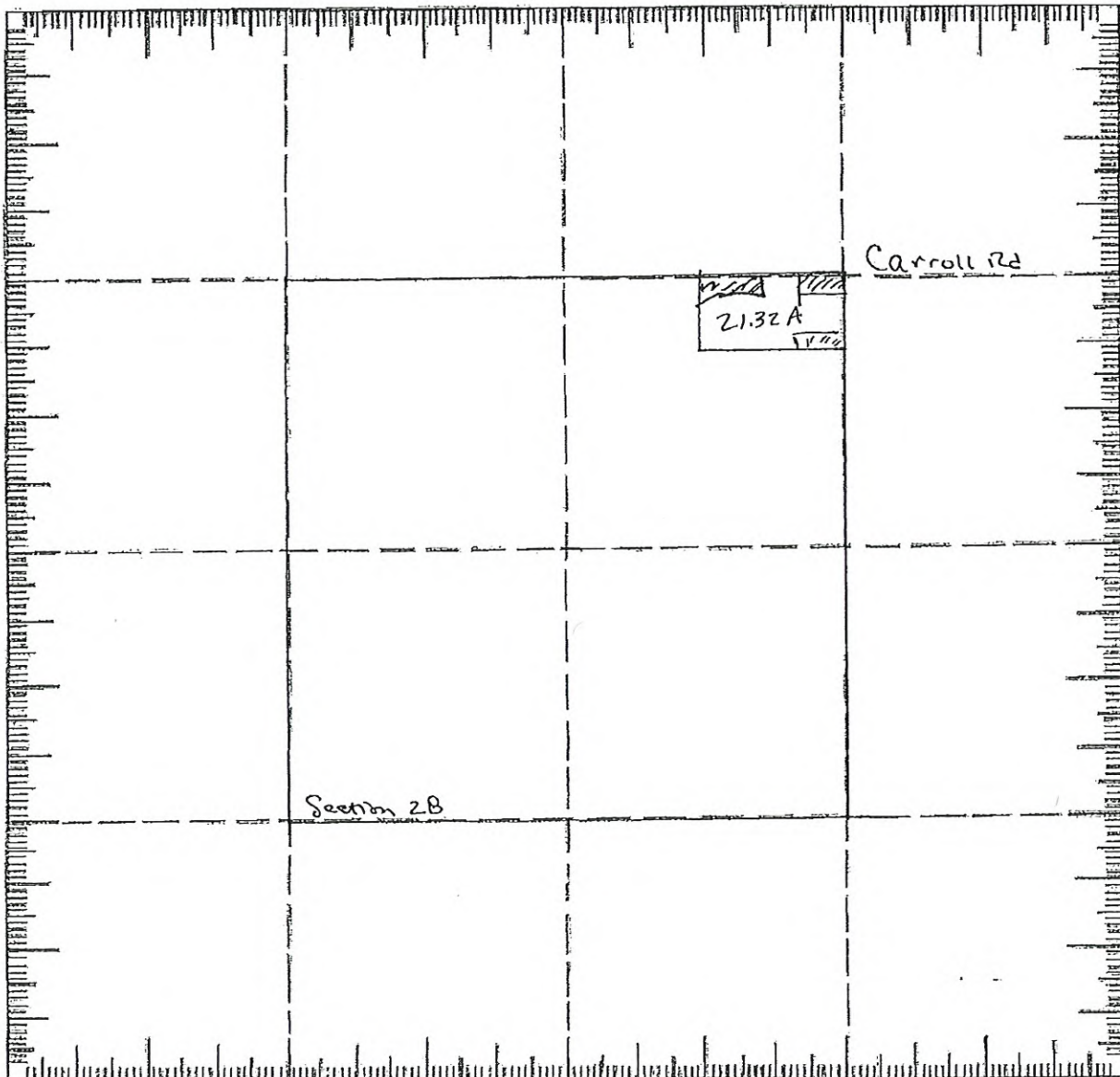
Map of Farm with Structures and Natural Features:

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

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

County Lenawee
 Township Blissfield
 T 28 R 7S Section 5E

↑ North



SKETCH OF DESCRIPTION

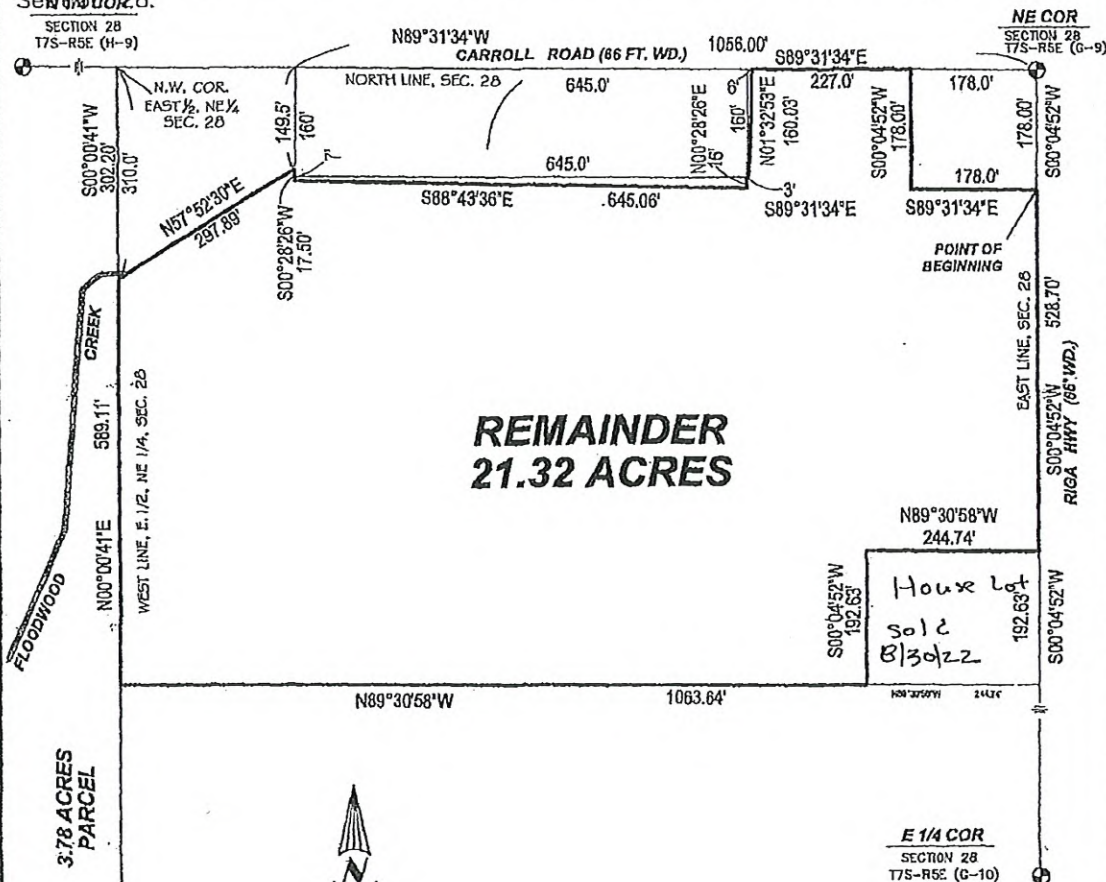
Part of the East 1/2 of the NE 1/4 of Section 28, Town 7 South, Range 5 East,
Blissfield Township, Lenawee County, Michigan

Remainder Parcel Description

All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, Blissfield Township, Lenawee County, Michigan described as beginning on the East line of Section 28 aforesaid, 178.00 feet South 00°04'52" West from the Northeast Corner of said Section 28; thence South 00°04'52" West 528.70 feet continuing along said East line of Section 28; thence North 89°30'58" West 244.74 feet; thence South 00°04'52" West 192.63 feet; thence North 89°30'58" West 1063.64 feet; thence North 00°00'41" East 589.11 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 28; thence North 57°52'30" East 297.89 feet along the bank of Floodwood Creek Drain more or less; thence South 00°28'26" West 17.50 feet; thence South 88°43'36" East 645.06 feet; thence North 00°28'26" East 16.00 feet; thence South 89°31'34" East 3.00 feet; thence North 01°32'53" East 160.03 feet to the North line of said Section 28; thence South 89°31'34" East 227.00 feet along said North line of Section 28; thence South 00°04'52" West 178.00 feet; thence South 89°31'34" East 178.00 feet to the point of beginning. Containing 21.32 acres.

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

Bearings are referenced to the record bearing of South 00°04'52" West along the East line of Section 28.



W:\projects\G4410002\CAD\SURVEY\G4410002.dwg

FOR: Gary Goetz

JOB No.: G4410002

SCALE: 1 inch = 200 feet

DATE: August 9, 2022

Drawn By: sy
Checked By: kp

I hereby certify that I have prepared this drawing and description from available survey records and legal descriptions.



237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 617.283.4515
FAX: 617.283.4535



Kevin L. Pickford
Professional Surveyor No. 400104882

Parcel Number: B10-228-2310-00

Jurisdiction: BLISSFIELD TOWNSHIP

County: LENAWEE COUNTY

Printed on

07/24/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
HENNING KURT A	GOETZ, GARY L & LAURIE A	180,000	03/08/2022	WD	03-ARM'S LENGTH	2635-0431	PROPERTY TRANSFER	0.0		
HENNING, MARY F DEMESTER,	HENNING KURT A	10	10/24/2018	QC	09-FAMILY	2572/0151	PROPERTY TRANSFER	0.0		
HENNING, MARY D	HENNING, MARY F DEMESTER,	0	02/15/2008	WD	14-INTC/OUT OF TRUST	2360-345	OTHER	0.0		
ANDREWS/URSULA//	HENNING/MARY D//	170,000	10/21/1999	WD	03-ARM'S LENGTH	1675992	OTHER	0.0		
Property Address	Class: AGRICULTURAL-IMPROV Zoning: AA				Building Permit(s)	Date	Number	Status		
5000 RIGA HWY BLK	School: BLISSFIELD COMMUNITY SCHOOLS									
Owner's Name/Address	P.R.E. 1009 08/23/2022 Qual. Ag.									
GOETZ, GARY L & LAURIE A										
7767 LIPP HWY										
RIGA MI 49276										
Tax Description	2023 Est TCV 145,236				Land Value Estimates for Land Table AG LD.AGRICULTURAL LAND					
ALL THAT PART OF THE E 1/2 OF THE NE 1/4 OF SEC 28 T7S R5E DES AS BEG ON THE E LINE OF SEC 28 AFORESAID, 178.00 FT S 00 DEG 04' 52" W FROM THE NE COR OF SEC 28; TH S 00 DEG 04' 52" W 528.70 FT; TH 89 DEG 30' 58" W 244.74 FT; TH S 00 DEG 04' 52" W 192.63 FT; TH N 89 DEG 30' 58" W 1063.64 FT; TH N 00 DEG 00' 41" E 589.11 FT; TH N 57 DEG 52' 30" E 297.89 FT AL THE BANK OF FLOODWOOD CREEK DRAIN MOLD; TH S 00 DEG 28' 26" W 17.50 FT; TH S 88 DEG 43' 36" E 645.06 FT; TH N 00 DEG 28' 26" E 16.00 FT; TH S 89 DEG 31' 34" E 3.00 FT; TH N 01 DEG 32' 53" E 160.03 FT; TH S 89 DEG 31' 34" E 227.00 FT; TH S 00 DEG 04' 52" W 178.00 FT; TH S 89 DEG 31' 34" E 178.00 FT TO POB.	Improved		X	Vacant						
	Public Improvements									
	Dirt Road						Description Frontage Depth Front Depth Rate %Adj. Reason Value			
	Gravel Road						AG LD AG 20.75 Acres 7000 100 145,236			
	Paved Road						AG LD ROW 0.57 Acres 0 100 0			
	Storm Sewer						21.32 Total Acres Total Est. Land Value = 145,236			
	Sidewalk									
	Water									
	Sewer									
	Electric									
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										
Topography of Site										
Level										
Rolling										
Low										
High										
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2023	72,600	0	72,600			60,834C	
			2022	0	0	0			0	
			2021	0	0	0			0	
			2020	0	0	0			0	

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

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

Mort Code

Bill # 00342

Pay this tax to:

BLISSFIELD TOWNSHIP TREASURER
120 S. LANE STREET
PO BOX 58
BLISSFIELD, MI 49228

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/14/2023

After 09/14/2023 additional interest and fees apply

2023 Summer Tax for Prop #: BL0-228-2310-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURER

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

TOTAL AMOUNT DUE: 700.43

Property Addr: 5000 RIGA HWY BLK

Amount Remitted: _____

To: GOETZ, GARY L & LAURIE A
7767 LIPP HWY
RIGA MI 49276



Please detach along perforation. Keep the bottom portion.

BLISSFIELD TOWNSHIP

2023 Summer

Bill #: 00342

<p>MESSAGE TO TAXPAYER</p> <p>OPEN MON, TUES, THURS, FRI 9AM - NOON CLOSED WEDNESDAYS OPEN SEPT 14TH 9 AM TO NOON AND 1 PM TO 5 PM MAIL SLOT IN FRONT DOOR ADD 1% PENALTY AFTER 5 PM SEPT 14TH 2023 POST MARKS NOT ACCEPTED ***CASH PAYMENTS MUST BE EXACT AMOUNT OF TAX BILL NO CHANGE WILL BE GIVEN***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is due by: 09/14/2023</p> <p>Pay by mail to: BLISSFIELD TOWNSHIP TREASURER 120 S. LANE STREET PO BOX 58 BLISSFIELD, MI 49228</p>																		
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: GOETZ, GARY L & LAURIE A 7767 LIPP HWY RIGA, MI 49276</p> <p>BLISSFIELD COMMUNIT</p> <p>Prop #: BL0-228-2310-00 School: 46040</p> <p>Prop Addr: 5000 RIGA HWY BLK</p> <p>Legal Description: ALL THAT PART OF THE E 1/2 OF THE NE 1/4 OF SEC 28 T7S P5E L2S AS BEG ON THE E LINE OF SEC 28 AFOPESAIL, 178.00 FT S 00 DEG 04' 52" W FROM THE NE COR OF SEC 28; TH S 00 DEG 04' 52" W 528.70 FT; TH 89 DEG 30' 58" W 244.74 FT; TH S 00 DEG 04' 52" W 192.63 FT; TH N 89 DEG 30' 58" W 1063.64 FT; TH N 00 DEG 00' 41" E 589.11 FT; TH N 57 DEG 52' 30" E 297.89 FT AL THE BANK OF FLOODWOOD CREEK DRAIN MOL; TH S 00 DEG 28' 26" W 17.50 FT; TH S 88 DEG 43' 36" E 645.06 FT; TH N 00 DEG 28' 26" E 16.00 FT; TH S 89 DEG 31' 34" E 3.00 FT; TH N 01 DEG 32' 53" E 160.03 FT; TH S 89 DEG 31' 34" E 227.03 FT; TH S 00 DEG 04' 52" W 178.00 FT; TH S 89 DEG 31' 34" E 178.00 FT TO POB. CONTAINING 21.32 ACRL SPLIT FROM BL0-228-2325+00 IN 2023 ROLL</p> <p>*BALANCE OF DESCRIPTION ON FILE*</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>60,834</td> <td>AGRICULTURAL-IMPRO</td> </tr> <tr> <td>State Equalized Value:</td> <td>72,600</td> <td>Class: 101</td> </tr> <tr> <td>Homestead %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Mort Code:</p> <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> <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>365.00</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>328.50</td> </tr> </tbody> </table>	Taxable Value:	60,834	AGRICULTURAL-IMPRO	State Equalized Value:	72,600	Class: 101	Homestead %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	365.00	COUNTY OPER	5.40000	328.50
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<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JULY 1 - JUNE 30 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>11.40000</td> <td>693.50</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>6.93</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>700.43</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td>700.43</td> </tr> </table>	Total Tax	11.40000	693.50	Administration Fee		6.93	TOTAL AMOUNT DUE		700.43	PREV. PAYMENTS			BALANCE DUE		700.43			
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RCVD 10:24 MAR 15 '22 LENAWE

RCVD 10:29 MAR 11 '22 LENAWE

**LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 503**

MAR 15 2022

LIBER 2635 PAGE 0431 1 of 2
STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 03/15/2022 01:00:57 PM D WA
Carolyn S Bater, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY MICHIGAN \$198.00- CO
MARCH 15, 2022 REAL ESTATE \$1,350.00- ST
RECEIPT # 1008712 TRANSFER TAX Stamp # 40123

ERIN VANDYKE

WARRANTY DEED

This Deed made this 8th day of March, 2022.

WITNESSETH That, **KURT A. HENNING**, a single man, 312 PALMER ST., CILO, MI 48420

IN CONSIDERATION OF ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000) -----

CONVEY AND WARRANTS TO **GARY L. GOETZ, and LAURIE A. GOETZ, as husband and wife, 7767 LIPP HWY., RIGA, MI 49276**

Land and premises in the Township of Blissfield, Lenawee County, State of Michigan as described on Exhibit A attached hereto and made a part hereof.

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.

By

Kurt A. Henning
Kurt A. Henning

STATE OF MICHIGAN)

) §

COUNTY OF LENAWE)

On this 8th day of March, 2022, before me, a notary public in and for said County, personally appeared Kurt A. Henning, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

Mark A. Bruggeman
Mark A. Bruggeman, Notary Public
Lenawee County, Michigan
My Commission Expires: 05/12/2026

THIS INSTRUMENT DRAFTED BY:
BRUGGEMAN LAW OFFICES, P.C.
Mark A. Bruggeman (P66065)
126 E. Church Street, Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:

Mark A. Bruggeman
126 E. Church Street
Adrian, MI 49221-2780

Description taken from American Title Agency of Lenawee Job No. AT-5603
Property Identification Number: BL0-228-2325-00

\$1,548

2pgs inter-office

WESTCOR LAND TITLE
ALTA COMMITMENT FOR TITLE INSURANCE
(Adopted 08-01-2016; Technical Corrections 04-02-2018)

EXHIBIT A

The Land is described as follows:

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

Parcel I:

All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as follows to wit: Commencing at the Northeast corner of said Section 28, aforesaid; thence West along the North line of said Section 64 rods; thence South 9 rods and 1 foot; thence Southwesterly along the bank of Floodwood Creek Drain to a point 18 rods and 13 feet South of the Northwest 1/4 corner of the East 1/2 of the Northeast 1/4 of said Section 28; thence South 34 rods and 11 3/4 feet; thence East 80 rods to the East line of said Section; thence North 53 1/2 rods to the place of beginning; EXCEPTING THEREFROM all that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as commencing at the Northeast corner of said Section 28; thence West along the North line of said Section, 64 rods; thence South 160 feet; thence East parallel with the first course 645 feet; thence North 160 feet; thence West 645 feet to the place of beginning; ALSO EXCEPTING THEREFROM all that part of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as beginning at the Northeast corner of said Section 28 and running thence North 89° 31' 33" West along the North line of said Section 28, 178.00 feet; thence South 00° 04' 52" West 178.00 feet; thence South 89° 31' 33" East 178.00 feet to the East line of said Section 28; thence North 00° 04' 52" East 178.00 feet to the place of beginning; ALSO EXCEPTING THEREFROM a parcel of land lying Southerly of, along and adjacent to the following described lands and being 16 feet North and South on the East and 7 feet North and South on the West: All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as commencing at the Northeast corner of said Section 28; thence West along the North line of said Section 64 rods; thence South 160 feet; thence East parallel with the first course 645 feet; thence North 160 feet; thence West 645 feet to the place of beginning; ALSO EXCEPTING THEREFROM a parcel of land lying Easterly of, along and adjacent to the following described lands and being 6 feet East and West along the North and 3 feet East and West along the South: All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as commencing at the Northeast corner of said Section 28; thence West along the North line of said Section 64 rods; thence South 160 feet; thence East parallel with the first course 645 feet; thence North 160 feet; thence West 645 feet to the place of beginning.

Parcel II:

All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as beginning on the East line of Section 28, aforesaid, 832.04 feet South 00° 04' 52" West: from the Northeast corner of said Section 28; thence South 00° 04' 52" West 67.29 feet along the said East line of Section 28; thence North 89° 30' 58" West 1308.28 feet along the occupied line between P. Fetzer and D. Andrews; thence North 00° 00' 44" East 67.06 feet along the West line of the said East 1/2 of the Northeast 1/4 of Section 28; thence South 89° 31' 33" East 1308.35 feet along the South line of the North 25 acres of the said East 1/2 of the Northeast 1/4 of Section 28 to the point of beginning.


LIBER 2635 PAGE 0431 2 of 2



200 ft

Info

BL0-228-2310-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	BL0-228-2310-00
Liber/Page	2635-431
Owner 1	GOETZ, GARY L & LAURIE A
Owner 2	
Prop Address	5000 RIGA HWY BLK
Prop Address Note	BLK
Prop Address City	BLISSFIELD
BSA Link	View
Acre Calc	21.331
Acre Rec	21.320
Gov Unit	BL0
Tax Unit	BL0

Jacob Hurt

From: Jill Liogghio
Sent: Thursday, September 21, 2023 9:44 AM
To: Jacob Hurt
Subject: FW: PA 116

Follow Up Flag: Follow up
Flag Status: Flagged

From: diann paul-warner <blisstwpclerk@gmail.com>
Sent: Thursday, September 21, 2023 9:11 AM
To: Jill Liogghio <jliogghio@mijackson.org>
Subject: Re: PA 116

Good Morning Jill,

I talked with Chris, our assessor. He said they had waited on information regarding the property in question. Goetz purchased additional land to add to that and he wanted to be sure it was all included. He said he waited quite a while for the additional information needed to include all land. He said he wanted it to be resubmitted as the last one I sent in.

If you have questions I am sure Chris can answer them.
mrassessing@gmail.com

Hope this helps Jill.
Diann Warner
Clerk

On Tue, Sep 19, 2023 at 1:45 PM Jill Liogghio <jliogghio@mijackson.org> wrote:

Ok thanks.

From: diann paul-warner <blisstwpclerk@gmail.com>
Sent: Tuesday, September 19, 2023 11:18 AM
To: Jill Liogghio <jliogghio@mijackson.org>
Subject: Re: PA 116

I will look into this and get back to you. I have three folders with this same address. I know it was a land split and there were some initial issues with getting all of the paperwork. I will check with the assessor on Thursday when he is in and get back to you..

Thanks so much,

Diann Warner

Clerk

On Thu, Sep 14, 2023 at 1:15 PM Jill Liogghio <jliogghio@mijackson.org> wrote:

Hi Diann,

Jacob wanted me to check with you regarding a PA 116 for Gary Goetz that you submitted to us in August 2023 (document is attached). Apparently it had been submitted back in May 2023. He wasn't sure if there was a change. Can you clarify if this indeed does need to go before the Lenawee County Planning Commission again?

Thanks for your help!!

Jill Liogghio

Region 2 Planning Commission

517.768.6701



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 #23-15

Applicant(s): Calby and Lindsay Garrison Trust

10710 Slee Road

Onsted, MI 49265

Date: October 12, 2023

Local Government: Cambridge Township

Purpose: Enrollment application

Location: The subject property (ID #CA0-128-3805-00) is located on the north side of Slee Road, in Section 28 of the Township (T5S, R2E).

Description: The subject property has an area of approximately 78 acres, of which 35 acres are cultivated for cash crops. An additional 11 acres are in Conservation Reserve Program. 29 acres are woods and 3 acres are for the farmstead. 3 buildings are located on the property, with 1 being a residence and 2 being barns.

Term: 10 years.

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

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



9990 W M 50, Box 417 Onsted, Michigan 49265
Phone: 517 467-2104 Fax: 517 467-4823

September 18, 2023

Lenawee Couty Planning Commission
c/o Region 2 Planning Commission
120 W. Michigan Ave.
Jackson, MI 49201

Dear Local Government Officials:

Enclosed is an application for a Farmland Agreement being submitted by Calby and Lindsay Garrison Trust, for property located at 10710 Slee Road, Onsted, MI 49265. The statute provides for review and comment by certain local agencies and provides for a thirty (30) day period from date of notification in which to submit comments to the authorizing unit of government (Cambridge Township).

If you have any questions or concerns in regards to the application, please contact the writer of this letter at 517-467-2104 or email at: rick@cambridgetownshipmi.gov. Thank you.

Cordially,

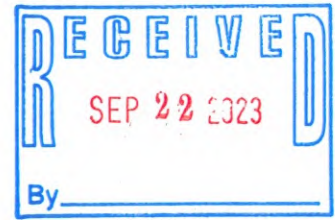
A handwritten signature in black ink that reads "Rick W. Richardson".

Rick W. Richardson
Cambridge Township Clerk

cc: Lenawee Soil Conservation District



9990 W M 50, Box 417 Onsted, Michigan 49265
Phone: 517 467-2104 Fax: 517 467-4823



September 18, 2023

Lenawee Couty Planning Commission
c/o Region 2 Planning Commission
120 W. Michigan Ave.
Jackson, MI 49201

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If you have any questions or concerns in regards to the application, please contact the writer of this letter at 517-467-2104 or email at: rick@cambridgetownshipmi.gov. Thank you.

Cordially,

A handwritten signature in black ink that reads "Rick W. Richardson".

Rick W. Richardson
Cambridge Township Clerk

cc: Lenawee Soil Conservation District



**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.**

RECEIVED
SEP 18 2023

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 9-13-23

Application No: 23-008

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: Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018
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: 10710 Slee Road Onsted MI 49265
Street City State Zip Code

3. Telephone Number: (Area Code) () 517.902.1314

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () 517.467.9036

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

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

6. County: Lenawee 7. Township, City or Village: Cambridge Twp.

8. Section No. 28 Town No. 5 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: Savoy Energy, L.P.

Name the types of mineral(s) involved: Oil and Gas

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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: Calby J. Garrison Title: Trustee

Name: Lindsay A. Garrison Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Livestock & Cash Crops

b. Total number of acres on this farm 78

c. Total number of acres being applied for (if different than above): 78

d. Acreage in cultivation: 35 acres currently farmed with an additional 11 acres in CRP (Conservation Reserve Program)

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

f. All other acres (swamp, woods, etc.) 29 acres of woods and 3 acres for farmstead

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

No. of Buildings 3 Residence: 1 Barn: 2 Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

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

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

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

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

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

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

V. Signature(s):

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

Calvin J. Davis, Trustee
(Signature of Applicant)

(Corporate Name, If Applicable)

Andray A. Harrison, Trustee
(Co-owner, If Applicable)

(Signature of Corporate Officer)

9-13-23

(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: 9-13-23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: CAMBRIDGE 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: \$ 672,000 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

____ Township (if county has zoning authority)

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

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

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

____ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

RCVD AM11:45 SEP17 '18 LENAWE

RCVD AM11:37 AUG10 '18 LENAWE

LIBER 2569 PAGE 0094 1 of 3



STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 08/17/2018 03:24:08 PM D.WA
Carolyn S. Bator, REGISTER OF DEEDS \$30.00

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1924

SEP 17 2018

JG
MARILYN J. WOODS

WARRANTY DEED

Know all Men by these Presents, That on July 26, 2018, for the sum of One Dollar (\$1.00), Calby J. Garrison and Lindsay A. Garrison, husband and wife, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, Conveys and Warrants to Calby J. Garrison and Lindsay A. Garrison, Trustees of the Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, the following property situated in the Township of Cambridge and Village of Onsted, County of Lenawee, and State of Michigan:

* Parcel I

The East 1/2 of the Southwest 1/4 of Section 28, Town 5 South, Range 2 East;

EXCEPTING THEREFROM All that part described as beginning on the South line of Section 28 aforesaid, 595.00 feet North 87° 53' 00" West from the South 1/4 corner of said Section 28; thence North 87° 53' 00" West 282.00 feet continuing along the said South line of Section 28; thence North 02° 07' 00" East 308.94 feet; thence South 87° 53' 00" East 282.00 feet; thence South 02° 07' 00" West 308.94 feet to the point of beginning.

Parcel II

All that part of the West 1/2 of the Southeast 1/4 of Section 28; Town 5 South, Range 2 East, described as commencing at the Southwest corner of the Southeast 1/4 of said Section and running thence East on the South line of said Section, 40 rods; thence North 100 rods; thence West 40 rods to the North and South quarter line of said Section; thence South on said quarter Section 100 rods to the place of beginning.

3pgs - RCO Law
enw

CAD-128-3805-00
CAS-128-4600-00
CAS-128-41025-00

Parcel III

The West 1/2 of the Southeast 1/4 of Section 28, Town 5 South, Range 2 East;

EXCEPTING THEREFROM the right-of-way of the Cincinnati Northern Railroad Company (formerly so-called) across the North end thereof;

ALSO EXCEPTING THEREFROM 25 acres in the Southwest corner of said premises being a strip of land 40 rods East and West and 100 rods in depth North and South;

FURTHER EXCEPTING THEREFROM All that part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Town 5 South, Range 2 East, described as commencing at the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section; thence North 0° 51' West along the East line of said West 1/2 of the Southeast 1/4 of said Section, 646.67 feet thence South 89° 40' West 336.80 feet; thence South 0° 51' East 646.67 feet to the South line of said Section; thence North 89° 40' East along said South line of said Section, 336.80 feet to the place of beginning.

Commonly known as Vacant Land on Slee Rd.

Tax Parcel No.: CA0-128-3800-00, CA8-128-4650-00 and CA8-128-4600-00

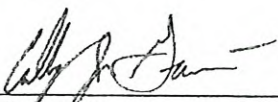
Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

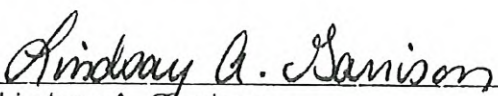
The Grantor also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

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

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

Signed by:


Calby J. Garrison

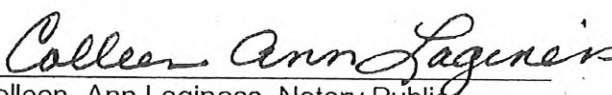

Lindsay A. Garrison

STATE OF MICHIGAN)
) ss:
COUNTY OF LENAWE)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26th day of July, 2018, by Calby J. Garrison and Lindsay A. Garrison, husband and wife.

COLLEEN ANN LAGINESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MONROE
MY COMMISSION EXPIRES MAR. 1, 2024
ACTING IN COUNTY OF

Lenawee


Colleen Ann Laginess, Notary Public
Monroe County, Michigan
Acting in Lenawee County, Michigan
My commission expires on 03-01-2024



Prepared By:
Kathryn M. Mohr
Robison, Curphey & O'Connell
105 Brown St., Suite 100
Tecumseh, MI 49286
(517) 423-5404

Send subsequent tax bills to the Grantee.

P:\DOCS\30792\35402\DEED\12X1472.DOC

Pay this tax to:
 CAMBRIDGE TOWNSHIP
 SHAWNA ROHRBACH, TREASURER
 9990 W M 50 P O BOX 417
 ONSTED, MI 49265

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
This tax is due by: 09/14/2023	1816
Payable 7/1/2023 to 9/14/2023	
After 09/14/2023 additional interest and fees apply	
2023 Summer	Tax for Prop #: 46-CA0-128-3805-00

Make Check Payable To: CAMBRIDGE TOWNSHIP

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

TOTAL AMOUNT DUE: 2,735.86

Property Addr: 10710 SLEE RD

Amount Remitted: _____

*****AUTO**5-DIGIT 49267
 GARRISON, CALBY J & LINDSAY A, TRUST
 10710 SLEE RD
 ONSTED, MI 49265-8503



Please detach along perforation. Keep the bottom portion.

CAMBRIDGE TOWNSHIP

2023 Summer

Bill #:

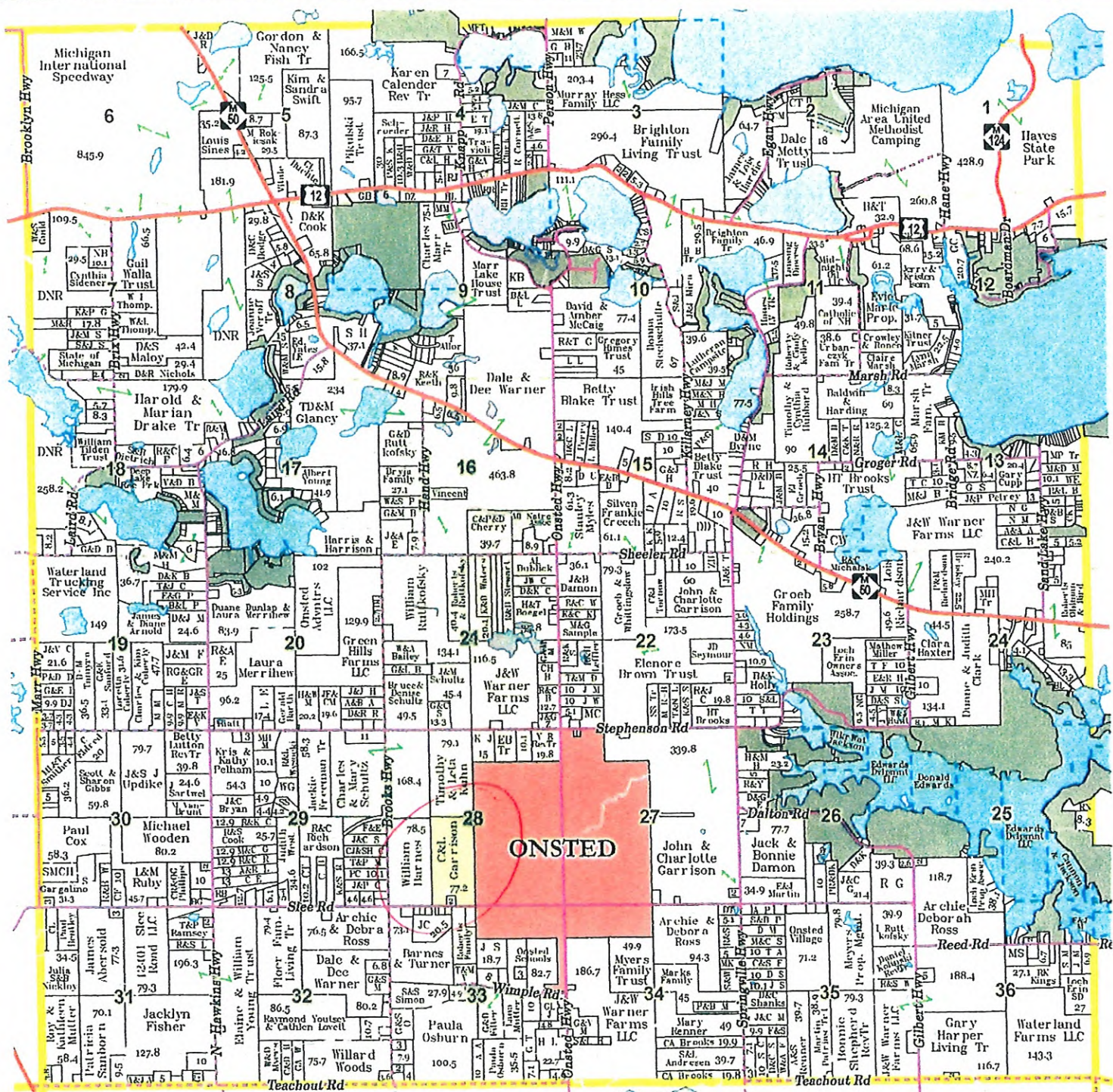
<p>MESSAGE TO TAXPAYER</p> <p>***PLEASE DO NOT COMBINE TAX PAYMENTS WITH OTHER PAYMENTS***</p> <p>IF PAYING BY CHECK, PLEASE INCLUDE YOUR PHONE NUMBER ON CHECK</p> <p>IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p>PAYMENT INFORMATION</p> <p>Payable 7/1/2023 to 9/14/2023</p> <p>This tax is due by: 09/14/2023</p> <p>Pay by mail to: CAMBRIDGE TOWNSHIP SHAWNA ROHRBACH, TREASURER 9990 W M 50 P O BOX 417 ONSTED, MI 49265</p>																		
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: GARRISON, CALBY J & LINDSAY A, TRUST 10710 SLEE RD ONSTED, MI 49265</p> <p>ONSTED COMMUNITY SCHOOL: 46110</p> <p>Prop #: 46-CA0-128-3805-00</p> <p>Prop Addr: 10710 SLEE RD</p> <p>Legal Description: E1/2 OF SW1/4 LESS RR SEC 28 T5S R2E EXC LD DES AS BEG ON THE S LI OF SD SEC 595 FT N87°53'00"W FROM THE S1/4 COR OF SD SEC TH N87°53'00"W 282 FT CONT ALG THE SD S LI OF SD SEC N02°07'00"E 308.94 FT TH S87°53'00"E 282 FT TH S02°07'00"W 308.94 FT TO THE POB (EXC - SURVEY 2 AC) SPLIT ON 05/11/2012 FROM CA0-128-3800-00;</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>237,613</td> <td>AGRICULTURAL-IMPRO</td> </tr> <tr> <td>State Equalized Value:</td> <td>336,000</td> <td>Class: 101</td> </tr> <tr> <td>Homestead %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Mort Code:</p> <div style="border: 1px solid black; padding: 5px;"> <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> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> <tr> <td>STATE ED</td> <td>6.00000</td> <td>1,425.67</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>1,283.11</td> </tr> </table>	Taxable Value:	237,613	AGRICULTURAL-IMPRO	State Equalized Value:	336,000	Class: 101	Homestead %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	1,425.67	COUNTY OPER	5.40000	1,283.11
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DESCRIPTION	MILLAGE	AMOUNT																	
STATE ED	6.00000	1,425.67																	
COUNTY OPER	5.40000	1,283.11																	
<p>*BALANCE OF DESCRIPTION ON FILE*</p>																			
<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JULY 1 - JUNE 30 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>11.40000</td> <td>2,708.78</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>27.08</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>2,735.86</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td>2,735.86</td> </tr> </table>	Total Tax	11.40000	2,708.78	Administration Fee		27.08	TOTAL AMOUNT DUE		2,735.86	PREV. PAYMENTS			BALANCE DUE		2,735.86			
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PREV. PAYMENTS																			
BALANCE DUE		2,735.86																	

18. Cambridge Township

T.5S. - R.2E.

© 2018 Lenawee County Equalization/Lenawee County 4-H, Adrian MI 49221

1 inch = 4,300 feet





robinson, curphy & o'connell

SERVING FAMILIES AND FARMS
IN SOUTHEAST MICHIGAN

Areas: Labor & Employment, Litigation,
Wills, Insurance, Trusts, Estate & Succession Planning

KATHRYN M. MCHUGH JEAN SCHMIDT GILDER
MICHAEL R. OLSZEWSKI MATTHEW D. BUDD

www.rcolaw.com

105 Brown Street, Suite 100, Tecumseh, MI 49286
517-423-5401

Nine South Monroe Street, Monroe, MI 48161
734-457-1092

Untitled Map

Write a description for your map.

Legend

- Durkee-Seager American Legion Post 550
- Freshcorn Building Company LLC
- Hubbard Auto Repair and Parts Center
- Johnnie's Bar & Grill - Onsted
- The Greenleaf Mansion Bed and Breakfast
- The Mill Sports & Event Center Inc









Slee Rd

Untitled Map

Write a description for your map.

Legend

-  Durkee-Seager American Legion Post 550
-  Freshcorn Building Company LLC
-  Hubbard Auto Repair and Parts Center
-  Johnnie's Bar & Grill - Onsted
-  The Greenleaf Mansion Bed and Breakfast
-  The Mill Sports & Event Center Inc



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
GARRISON, CALBY J & LINDS	MI DEPT OF TREASURY	0	09/17/2018	OTH	21-NOT USED/OTHER	2569-95	DEED	0.0
GARRISON, CALBY J & LINDS	GARRISON, CALBY J & LINDS	1	07/26/2018	WD	14-INTO/OUT OF TRUST	2569-94	DEED	0.0
JOHNSON, JOSEPH E SR & MA	GARRISON, CALBY J & LINDS	325,000	04/13/2012	WD	19-MULTI PARCEL ARM'S LE	2441-730	DEED	0.0
GARRISON, CALBY J & LINDS	MI DEPT OF TREASURY	0	04/13/2012	OTH	21-NOT USED/OTHER	2441-732	DEED	0.0
Property Address		Class: AGRICULTURAL-IMPR Zoning: AG (* Building Permit(s))						
10710 SLEE RD		School: ONSTED COMMUNITY SCHOOLS						
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.						
GARRISON, CALBY J & LINDSAY A, TRUST		MAP #:						
10710 SLEE RD		2024 Est TCV 671,965 TCV/TFA: 461.51						
ONSTED MI 49265		Land Value Estimates for Land Table AG-01.AGRICULTURAL						
		X Improved	Vacant					

Tax Description		Public Improvements		* Factors *				Value		
				Description	Frontage	Depth	Rate	%Adj. Reason	Value	
E1/2 OF SW1/4 LESS RR SEC 28 T5S R2E EXC				ACREAGE RA TILLABLE	52.30 Acres		4750	100 TILLABLE (CA)	248,425	
LD DES AS BEG ON THE S LI OF SD SEC 595				ACREAGE RA WOODS	24.14 Acres		3600	100 WOODS	86,904	
FT N87^53'00"W FROM THE S1/4 COR OF SD				ACREAGE RA R / W	0.80 Acres		0	100 RIGHT OF WAY RW	0	
SEC TH N87^53'00"W 282 FT CONT ALG THE SD					77.24 Total Acres		Total Est.	Land Value =	335,329	
S LI OF SD SEC N02^07'00"E 308.94 FT TH				Land Improvement Cost Estimates						
S87^53'00"E 282 FT TH S02^07'00"W 308.94				Description			Rate	Size % Good	Cash Value	
FT TO THE POB (EXC - SURVEY 2 AC)				D/W/P: 4in Concrete			7.61	600 98	4,475	
SPLIT ON 05/11/2012 FROM				Total Estimated Land Improvements				True Cash Value =	4,475	
CA0-128-3800-00;										

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	167,700	168,300	336,000			237,613C
2023	167,700	168,300	336,000			237,613C
2022	139,000	174,600	313,600			226,299C
2021	125,600	75,900	201,500			123,136C
Who When What						
TD	01/25/2022	DATA ENTER				
TD	01/18/2021	DATA ENTER				
EC	10/14/2020	INSPECTED				

Building Type	Farm Implement (Equipmen	Utility Lean-Tos	
Year Built	2021	2021	
Class/Construction	S	D, Pole	
Quality/Exterior	Average	Average	
# of Walls, Perimeter	No-Wall, 260	No-Wall, 148	
Height	20	16	
Heating System	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	120 x 70 = 8400	120 x 14 = 1680	
Cost New	\$ 111,804	\$ 6,754	
Phy./Func./Econ. %Good	94/100/100 94.0	96/100/100 96.0	
Depreciated Cost	\$ 105,096	\$ 6,484	
+ Unit-In-Place Items	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 0.762	X 0.762	
% Good	94	96	
Est. True Cash Value	\$ 80,083	\$ 4,941	
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 84704 / All Cards: 84704			

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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 #23-16

Applicant(s): Calby and Lindsay Garrison Trust

10710 Slee Road
Onsted, MI 49265

Date: October 16, 2023

Local Government: Cambridge Township, Village of Onsted

Purpose: Enrollment application

Location: The subject property (ID #CA8-128-4650-00) is located on the north side of Slee Road, in Section 28 of the Township (T5S, R2E).

Description: The subject property has an area of approximately 50 acres, of which 34 acres are cultivated for cash crops. The remaining 16 acres are woods. 1 barn is located on the property.

Term: 10 years.

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

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



108 S. Main St. Onsted, MI 49265
Phone: 517.467.4618 Fax: 517.467.6366

September 25, 2023

Lenawee County Planning Commission
c/o Region 2 Planning Commission
120 W. Michigan Ave.
Jackson, MI 49201

Dear Local Government Officials,

Enclosed is an application for a Farmland Agreement being submitted by **Calby and Lindsay Garrison Trust for property at 10710 Slee Road, Onsted, MI 49265.**

The statute provides a review and comment by certain local agencies and provides for a thirty (30) day period from the date of notification in which to submit comments to the authorizing unit of government (Village of Onsted).

If you have any questions or concerns regarding the application, please contact me at (517) 467-4618 or by email at: clerk@villageofonsted.org.

Sincerely,

Robert Wright
Onsted Village Clerk

Cc: Lenawee Soil Conservation District



**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.**

RECEIVED
SEP 29 2023

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 9-13-23

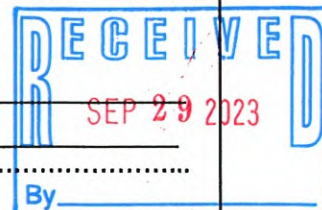
Application No: 23-001

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: Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018
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: 10710 Slee Road Onsted MI 49265
Street City State Zip Code

3. Telephone Number: (Area Code) () 517.902.1314

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () 517.467.9036

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

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

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

8. Section No. 28 Town No. 5 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: Savoy Energy, L.P.

Name the types of mineral(s) involved: Oil & Gas

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

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

Name: _____

Address: _____
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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: Calby J. Garrison Title: Trustee

Name: Lindsay A. Garrison Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crops

b. Total number of acres on this farm ⁵⁰ _____

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

d. Acreage in cultivation: ³⁴ _____

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

f. All other acres (swamp, woods, etc.) ¹⁶ _____

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

No. of Buildings 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); 10

V. Signature(s):

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

Colby J. Smith, Trustee
(Signature of Applicant)

(Corporate Name, If Applicable)

Rindsay A. Lawson, Trustee
(Co-owner, If Applicable)

(Signature of Corporate Officer)

9-13-23
(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: 9-13-23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: VILLAGE OF ONSTED
☐ 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: \$ 227,200 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

RCVD RM1145 SEP17 '18 LENAWE

RCVD RM1137 AUG10 '18 LENAWE

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1924

SEP 17 2018

JG
MARILYN J. WOODS

LIBER 2569 PAGE 0094 1 of 3

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 09/17/2018 03:24:09 PM D.W.A.
Carolyn S. Bator, REGISTER OF DEEDS \$30.00



3

WARRANTY DEED

Know all Men by these Presents, That on July 26, 2018, for the sum of One Dollar (\$1.00), Calby J. Garrison and Lindsay A. Garrison, husband and wife, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, Conveys and Warrants to Calby J. Garrison and Lindsay A. Garrison, Trustees of the Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, the following property situated in the Township of Cambridge and Village of Onsted, County of Lenawee, and State of Michigan:

Parcel I

The East 1/2 of the Southwest 1/4 of Section 28, Town 5 South, Range 2 East;

EXCEPTING THEREFROM All that part described as beginning on the South line of Section 28 aforesaid, 595.00 feet North 87° 53' 00" West from the South 1/4 corner of said Section 28; thence North 87° 53' 00" West 282.00 feet continuing along the said South line of Section 28; thence North 02° 07' 00" East 308.94 feet; thence South 87° 53' 00" East 282.00 feet; thence South 02° 07' 00" West 308.94 feet to the point of beginning.

Parcel II

All that part of the West 1/2 of the Southeast 1/4 of Section 28; Town 5 South, Range 2 East, described as commencing at the Southwest corner of the Southeast 1/4 of said Section and running thence East on the South line of said Section, 40 rods; thence North 100 rods; thence West 40 rods to the North and South quarter line of said Section; thence South on said quarter Section 100 rods to the place of beginning.

3pgs - RCO Law
ent

CAD-128-3805-00
CAS-128-4600-00
CAS-128-41025-00

Parcel III

The West 1/2 of the Southeast 1/4 of Section 28, Town 5 South, Range 2 East;

EXCEPTING THEREFROM the right-of-way of the Cincinnati Northern Railroad Company (formerly so-called) across the North end thereof;

ALSO EXCEPTING THEREFROM 25 acres in the Southwest corner of said premises being a strip of land 40 rods East and West and 100 rods in depth North and South;

FURTHER EXCEPTING THEREFROM All that part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Town 5 South, Range 2 East, described as commencing at the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section; thence North 0° 51' West along the East line of said West 1/2 of the Southeast 1/4 of said Section, 646.67 feet thence South 89° 40' West 336.80 feet; thence South 0° 51' East 646.67 feet to the South line of said Section; thence North 89° 40' East along said South line of said Section, 336.80 feet to the place of beginning.

Commonly known as Vacant Land on Slee Rd.

Tax Parcel No.: CA0-128-3800-00, CA8-128-4650-00 and CA8-128-4600-00

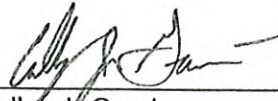
Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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

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

Signed by:

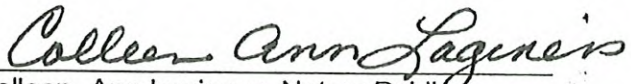

Calby J. Garrison

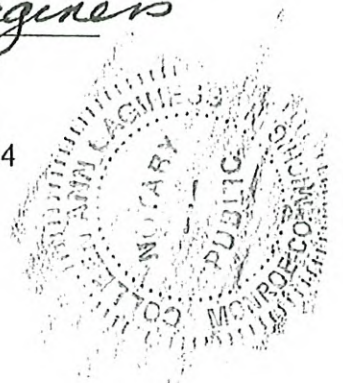

Lindsay A. Garrison

STATE OF MICHIGAN)
) ss:
COUNTY OF LENAWEЕ)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26th day of July, 2018, by Calby J. Garrison and Lindsay A. Garrison, husband and wife.

COLLEEN ANN LAGINESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MONROE
MY COMMISSION EXPIRES MAR. 1, 2024
ACTING IN COUNTY OF *Lenawee*


Colleen Ann Laginess, Notary Public
Monroe County, Michigan
Acting in Lenawee County, Michigan
My commission expires on 03-01-2024



Prepared By:
Kathryn M. Mohr
Robison, Curphey & O'Connell
105 Brown St., Suite 100
Tecumseh, MI 49286
(517) 423-5404

Send subsequent tax bills to the Grantee.

P:\DOCS\30792\35402\DEED\12X1472.DOC

OFFICIAL TAX STATEMENT

VILLAGE OF ONSTED
SHAWNA ROHRBACH, TREASURER
108 S MAIN ST BOX 420
ONSTED, MI 49265



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 Village Tax for Prop #: CA8-128-4650-00

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

Property Addr: 10718 SLEE RD

Tax for Prop#: CA8-128-4650-00

To: GARRISON, CALBY J & LINDSAY A, TRUST
10710 SLEE RD
ONSTED MI 49265

Make Check Payable To: VILLAGE OF ONSTED

TOTAL AMOUNT DUE: 367.53

Please detach along perforation. Keep the bottom portion.

VILLAGE OF ONSTED

2023

Village

Tax Bill

MESSAGE TO TAXPAYER

COLLECTION DATES AT THE VILLAGE OFFICE -
108 S MAIN ST PO BOX 420, ONSTED, MI 49265
MON - 12:00 NOON - 4:00 PM
TUES-WED-THURS 9:00 AM - 1:00 PM

**POSTMARK NOT HONORED DUE TO DELAY IN MAIL
DELIVERY**

IF YOU WOULD LIKE A RECEIPT, PLEASE ENCLOSE A SELF
ADDRESSED STAMPED ENVELOPE

PAYMENT INFORMATION

This tax is payable 07/01/2023 thru 09/14/2023

Pay by mail to: VILLAGE OF ONSTED
SHAWNA ROHRBACH, TREASURER
108 S MAIN ST BOX 420
ONSTED, MI 49265

TAX DETAIL

Taxable Value:	35,635	
State Equalized Value:	113,600	
Assessed Value:	113,600	Class: 101
P.R.E. %:	100.0000	

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

PROPERTY INFORMATION

Property Assessed To:
GARRISON, CALBY J & LINDSAY A, TRUST

10710 SLEE RD
ONSTED, MI 49265

School: ONSTED COMMUNITY SCHOOLS

Prop #: CA8-128-4650-00

Prop Addr: 10718 SLEE RD

Legal Description:

W 1/2 OF SE 1/4 SEC 28 EXCEPT 25 ACRES IN SW COR OF SD W 1/2 OF SE 1/4
SAME BEING A STRIP OF LD 40 RDS WIDE E AND W BY 100 RDS N AND S-55 ACRES
- ALSO EXC THE R/R ALG THE N LINE OF SD PARCEL ALSO EXCEPT THAT PART
COMM AT SE COR W 1/2 OF SE 1/4 RUNN TH N 0 DEG 51' W ALG E LI OF W 1/2
OF SE 1/4 646.67 FT TH S 89 DEG 40' W 336.80 FT TH S 0 DEG 51'E 646.47
FT TO S LI OF SEC TH N 89 DEG 40' E 336.80 FT TO BEG CONT 5 ACRES SEC 28
50 ACRES DESCRIPTIVE-VILLAGE OF ONSTED.

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31
Village: JULY 1 - JUNE 30
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

DESCRIPTION	MILLAGE	AMOUNT
VILL TAX	10.21210	363.90

Total Tax	363.90
Administration Fee	3.63

TOTAL AMOUNT DUE 367.53

Pay this tax to:
 CAMBRIDGE TOWNSHIP
 SHAWNA ROHRBACH, TREASURER
 9990 W M 50 P O BOX 417
 ONSTED, MI 49265

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
This tax is due by: 09/14/2023	2530
Payable 7/1/2023 to 9/14/2023	
After 09/14/2023 additional interest and fees apply	
2023 Summer	Tax for Prop #: 46-CA8-128-4650-00

Make Check Payable To: CAMBRIDGE TOWNSHIP

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

Property Addr: 10718 SLEE RD

*****AUTO**5-DIGIT 49267
 GARRISON, CALBY J & LINDSAY A, TRUST
 10710 SLEE RD
 ONSTED, MI 49265-8503



Please detach along perforation. Keep the bottom portion.

CAMBRIDGE TOWNSHIP

2023 Summer

Bill #:

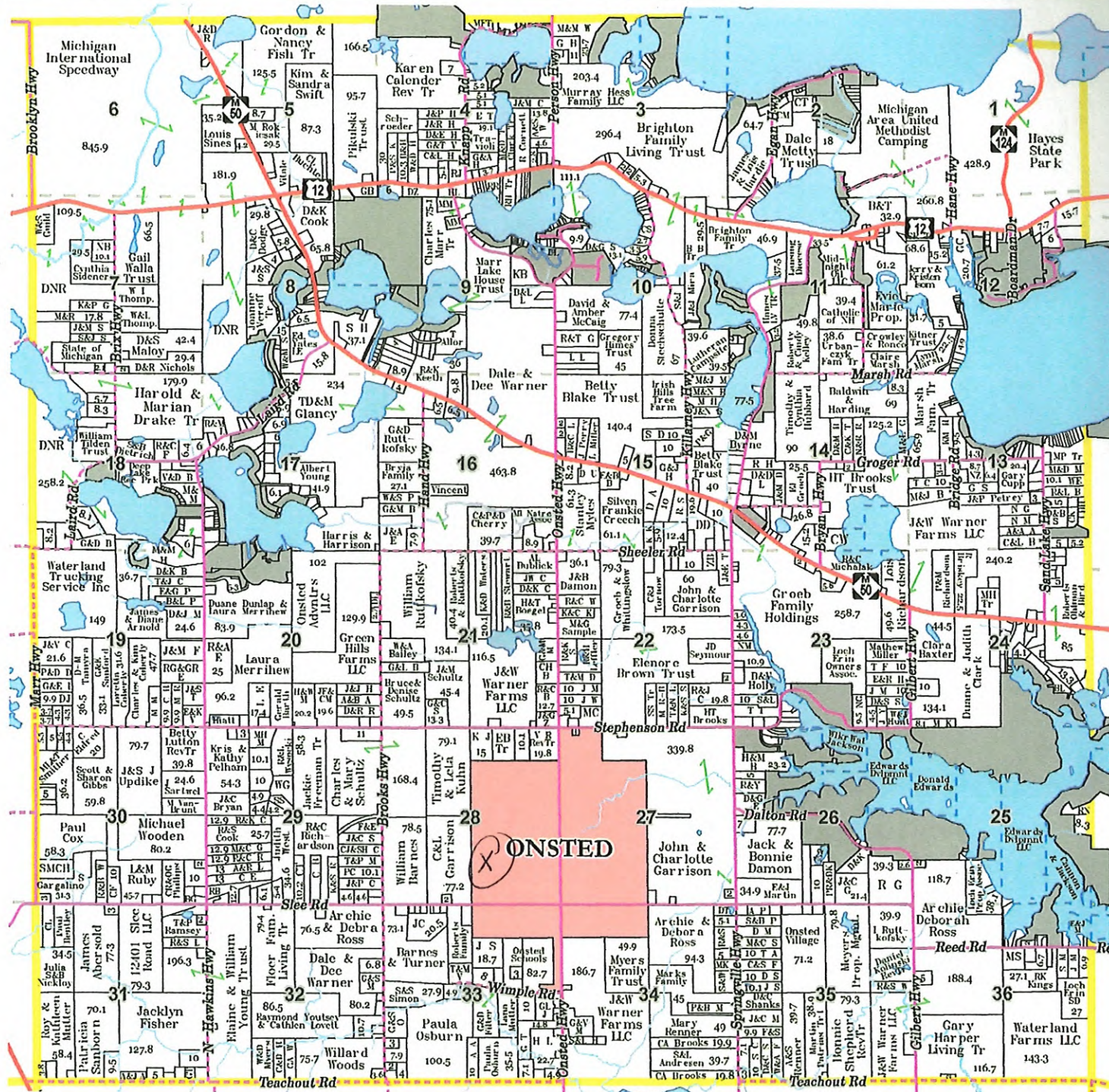
<p align="center">MESSAGE TO TAXPAYER</p> <p>***PLEASE DO NOT COMBINE TAX PAYMENTS WITH OTHER PAYMENTS***</p> <p>IF PAYING BY CHECK, PLEASE INCLUDE YOUR PHONE NUMBER ON CHECK</p> <p>IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p align="center">PAYMENT INFORMATION</p> <p>Payable 7/1/2023 to 9/14/2023</p> <p>This tax is due by: 09/14/2023</p> <p>Pay by mail to: CAMBRIDGE TOWNSHIP SHAWNA ROHRBACH, TREASURER 9990 W M 50 P O BOX 417 ONSTED, MI 49265</p>																		
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: GARRISON, CALBY J & LINDSAY A, TRUST 10710 SLEE RD ONSTED, MI 49265</p> <p align="right">ONSTED COMMUNITY SCI School: 46110</p> <p>Prop #: 46-CA8-128-4650-00 Prop Addr: 10718 SLEE RD</p> <p>Legal Description: W 1/2 OF SE 1/4 SEC 28 EXCEPT 25 ACRES IN SW COR OF SD W 1/2 OF SE 1/4 SAME BEING A STRIP OF LD 40 RDS WIDE E AND W BY 100 RDS N AND S-55 ACRES- ALSO EXC THE R/R ALG THE N LINE OF SD PARCEL ALSO EXCEPT THAT PART COMM AT SE COR W 1/2 OF SE 1/4 RUNN TH N 0 DEG 51' W ALG E LI OF W 1/2 OF SE 1/4 646.67 FT TH S 89 DEG 40' W 336.80 FT TH S 0 DEG 51'E 646.47 FT TO S LI OF SEC TH N 89 DEG 40' E 336.80 FT TO BEG CONT 5 ACRES SEC 28 50 ACRES DESCRIPTIVE-VILLAGE OF ONSTED.</p>	<p align="center">TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>35,635</td> <td>AGRICULTURAL-IMPRO</td> </tr> <tr> <td>State Equalized Value:</td> <td>113,600</td> <td>Class: 101</td> </tr> <tr> <td>Homestead %:</td> <td>100.0000</td> <td></td> </tr> </table> <p align="right">Mort Code:</p> <div style="border: 1px solid black; padding: 5px;"> <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> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> <tr> <td>STATE ED</td> <td>6.00000</td> <td>213.81</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>192.42</td> </tr> </table>	Taxable Value:	35,635	AGRICULTURAL-IMPRO	State Equalized Value:	113,600	Class: 101	Homestead %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	213.81	COUNTY OPER	5.40000	192.42
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<p align="center">*BALANCE OF DESCRIPTION ON FILE*</p>																			
<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JULY 1 - JUNE 30 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>11.40000</td> <td>406.23</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>4.06</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>410.29</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td>410.29</td> </tr> </table>	Total Tax	11.40000	406.23	Administration Fee		4.06	TOTAL AMOUNT DUE		410.29	PREV. PAYMENTS			BALANCE DUE		410.29			
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PREV. PAYMENTS																			
BALANCE DUE		410.29																	

18. Cambridge Township

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T.5S. - R.2E.

1 inch = 4,300 feet



RCO law

robinson, curphey & o'connell

SERVING FAMILIES AND FARMS
IN SOUTHEAST MICHIGAN

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KATHRYN M. MOHR JEAN SCHMIDT SIELER
MICHAEL R. OLSSAVER MATTHEW D. BUDOS

www.rcolaw.com

105 Brown Street, Suite 100, Tecumseh, MI 49286
517-423-5404

Nine South Monroe Street, Monroe, MI 48161
734-457-1092

Untitled Map

Write a description for your map.

Legend

- Durkee-Seager American Legion Post 550
- Freshcorn Building Company LLC
- Hubbard Auto Repair and Parts Center
- Johnnie's Bar & Grill - Onsted
- The Greenleaf Mansion Bed and Breakfast
- The Mill Sports & Event Center Inc



Slee Rd







Slee Rd

Google Earth

Untitled Map

Write a description for your map.

Legend

-  Durkee-Seager American Legion Post 550
-  Freshcorn Building Company LLC
-  Hubbard Auto Repair and Parts Center
-  Johnnie's Bar & Grill - Onsted
-  The Greenleaf Mansion Bed and Breakfast
-  The Mill Sports & Event Center Inc



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.
GARRISON, CALBY J & LINDS	MI DEPT OF TREASURY	0	09/17/2018	OTH	21-NOT USED/OTHER	2569-95	DEED	0.0
GARRISON, CALBY J & LINDS	GARRISON, CALBY J & LINDS	1	07/26/2018	WD	14-INTO/OUT OF TRUST	2569-94	DEED	0.0
JOHNSON, JOSEPH E, SR & M	GARRISON, CALBY J & LINDS	0	04/13/2012	WD	20-MULTI PARCEL SALE REF	2441-730	DEED	0.0
GARRISON, CALBY J & LINDS	MI DEPT OF TREASURY	0	04/13/2012	OTH	21-NOT USED/OTHER	2441-732	DEED	0.0
Property Address		Class: AGRICULTURAL-IMPR Zoning: AG (* Building Permit(s)			Date	Number	Status	
10718 SLEE RD		School: ONSTED COMMUNITY SCHOOLS						
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.						
GARRISON, CALBY J & LINDSAY A,TRUST		MAP #:						
10710 SLEE RD		2024 Est TCV 227,276						
ONSTED MI 49265		Land Value Estimates for Land Table AG-01.AGRICULTURAL						
Tax Description		Public Improvements	* Factors *			Value		
W 1/2 OF SE 1/4 SEC 28 EXCEPT 25 ACRES IN SW COR OF SD W 1/2 OF SE 1/4 SAME BEING A STRIP OF LD 40 RDS WIDE E AND W BY 100 RDS N AND S-55 ACRES- ALSO EXC THE R/R ALG THE N LINE OF SD PARCEL ALSO EXCEPT THAT PART COMM AT SE COR W 1/2 OF SE 1/4 RUNN TH N 0 DEG 51' W ALG E LI OF W 1/2 OF SE 1/4 646.67 FT TH S 89 DEG 40' W 336.80 FT TH S 0 DEG 51'E 646.47 FT TO S LI OF SEC TH N 89 DEG 40' E 336.80 FT TO BEG CONT 5 ACRES SEC 28 50 ACRES DESCRIPTIVE-VILLAGE OF ONSTED.		Dirt Road	Depth	Rate	Front	Depth	Reason	Value
		Gravel Road	29.00 Acres	4750	100	TILLABLE (CA)		137,750
		Paved Road	17.00 Acres	3600	100	WOODS		61,200
		Storm Sewer	4.00 Acres	2700	100	LOW / WET		10,800
		Sidewalk	50.00 Total Acres	Total Est. Land Value =				209,750
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
Street Lights								
Standard Utilities								
Underground Utils.								
Topography of Site								
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Who	When	What						
MEL	06/30/2000	INSPECTED						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
2024	104,900	8,700	113,600			35,635C		
2023	104,900	8,700	113,600			35,635C		
2022	85,600	10,100	95,700			33,939C		
2021	78,200	9,600	87,800			32,855C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Cambridge, County of Lenawee, Michigan								

Building Type	Utility Lean-Tos	Barn - General Purpose	Utility Lean-Tos	Cylindrical Silo	
Year Built	1880	1880	1880		
Class/Construction	D, Pole	D, Frame	D, Pole	Cast In Place	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Diameter: 26	
# of Walls, Perimeter	Lean-To, 108	4 Wall, 152	Lean-To, 92	Roof: Dome Roof	
Height	10	24	10	60	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	N/A	
Length/Width/Area	(L or Odd Shaped) 560	(L or Odd Shaped) 1408	(L or Odd Shaped) 448	1	
Cost New	\$ 3,990	\$ 48,534	\$ 3,319	\$ 98,945	
Phy./Func./Econ. %Good	20/50/100 10.0	20/42/100 8.4	20/50/100 10.0	20/100/100 20.0	
Depreciated Cost	\$ 399	\$ 4,077	\$ 332	\$ 19,789	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.762	X 0.762	X 0.762	X 0.762	
% Good	20	20	20	20	
Est. True Cash Value	\$ 304	\$ 3,107	\$ 253	\$ 15,079	
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 17546 / All Cards: 17546					



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 #23-17

Applicant(s): Calby and Lindsay Garrison Trust

10710 Slee Road
Onsted, MI 49265

Date: October 16, 2023

Local Government: Rome Township

Purpose: Enrollment application

Location: The subject property (ID #RM0-112-2700-00) is located on the west side of Town-line Highway, in Section 12 of the Township (T6S, R2E).

Description: The subject property has an area of approximately 113 acres, of which 103 acres are being applied for. 25 acres are cultivated for cash crops with an additional 75 acres enrolled in Conservation Reserve Program. The remaining 13 acres are swamp, woods, etc. The 3 buildings located on the property are a residence, a barn, and a silo.

Term: 10 years.

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

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

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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: Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018
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: 10710 Slee Road Onsted MI 49265
Street City State Zip Code

3. Telephone Number: (Area Code) () 517.902.1314

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () 517.467.9036

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

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

6. County: Lenawee 7. Township, City or Village: Rome Twp.

8. Section No. 12 Town No. 6 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: The farmhouse is currently rented but is part of the 10 acres excluded from the application

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: Calby J. Garrison Title: Trustee

Name: Lindsay A. Garrison Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crop & Conservation Reserve Program

b. Total number of acres on this farm ¹¹³

c. Total number of acres being applied for (if different than above): ¹⁰³

d. Acreage in cultivation: 25 acres currently under cultivation with an additional 75 acres enrolled in CRP (Conservation Reserve Program)

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

f. All other acres (swamp, woods, etc.) Approx. 13 acres of wetlands, ponds, woods etc.

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

No. of Buildings: 3 Residence: 1 Barn: 1 Tool Shed: _____

Silo: 1 Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

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

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

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

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

V. Signature(s):

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

Cathy J. Dan, Trustee
(Signature of Applicant)
Andray A. Danison, Trustee
(Co-owner, If Applicable)
9-13-23
(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: 09/13/2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: 18360 Home Township
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 09/14/2023

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

Clerk's Signature: Robert Habertson, Clerk

Property Appraisal: \$ 301,300 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. (Verbal)
☒ 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

RCVD AM11:45 SEP17 '18 LENAWEE

RCVD AM11:37 AUG10 '18 LENAWEE

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1923

SEP 17 2018

JG
MARILYN J. WOODS

LIBER 2569 PAGE 0092 1 of 3
STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 09/17/2018 03:24:07 PM D.W.A.
Carolyn S. Bater, REGISTER OF DEEDS \$30.00



WARRANTY DEED

Know all Men by these Presents, That on July 26, 2018, for the sum of One Dollar (\$1.00), Calby J. Garrison, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, Conveys and Warrants to Calby J. Garrison and Lindsay A. Garrison, Trustees of the Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, the following property situated in the Township of Rome, County of Lenawee, and State of Michigan:

PARCEL I

South ½ of Northeast ¼ and Southeast ¼ of Northwest ¼ of Section 12, Town 6 South, Range 2 East, EXCEPT from said South ½ of Northeast ¼ the following described tract: Commencing at a point on East and West ¼ line of said Section 12 where the center of public highway crosses said line; thence Northerly along center of said highway to the North line of said South ½ of said Northeast ¼; thence East to the East line of said Section 12; thence south along said East line of said East and West ¼ line; thence West along said ¼ line to the place of beginning, EXCEPTING THEREFROM the cemetery in the Southeast corner thereof.

ALSO EXCEPTING THEREFROM:

All that part of the Northeast ¼ of Section 12, Town 6 South, Range 2 East, described as beginning at a point on the center line of Townline Highway 114.10 feet North 87 degrees 31 minutes 23 seconds West along the South line of the Northeast ¼ of said Section 12 and 81.39 feet North 23 degrees 53 minutes 11 seconds West from the East ¼ corner of said Section 12; thence South 87 degrees 54 minutes 09 seconds West 193.95 feet along the Northerly fence line of an existing cemetery; thence South 08 degrees 07 minutes 09 seconds West 57.73 feet along the Westerly fence line of said existing cemetery; thence North 87 degrees 31 minutes 23 seconds West 335.61 feet along the South line of the Northeast ¼ of said Section 12; thence North 01 degrees 40 minutes 00 seconds East 1091.27 feet; thence South 88

3pgs - RCO Law
enw.

degrees 20 minutes 00 seconds East 397.14 feet to the center line of Townline Highway; thence along the center line of Townline Highway 142.82 feet along a 642.94 radius curve to the left having a chord bearing and distance of 09 degrees 33 Minutes 27 seconds West 142.53 feet; thence South 03 degrees 11 minutes 37 seconds West 398.34 feet; thence 248.87 feet along a 526.55 radius curve to the left having a chord bearing and distance of South 10 degrees 20 minutes 47 seconds East 246.56 feet; thence South 23 degrees 53 minutes 11 seconds East 271.99 feet to the point of beginning. (Bearings are referenced to the North line of Section 12 as per deed recorded at Uber 659, Page 452, Lenawee County Records.)

PARCEL II

All that part of the Northeast $\frac{1}{4}$ of Section 12, Town 6 South, Range 2 East, described as beginning at a point on the center line of Townline Highway 114.10 feet North 87 degrees 31 minutes 23 seconds West along the South line of the Northeast $\frac{1}{4}$ of said Section 12 and 81.39 feet North 23 degrees 53 minutes 11 seconds West from the East $\frac{1}{4}$ corner of said Section 12; thence South 87 degrees 54 minutes 09 seconds West 193.95 feet along the Northerly fence line of an existing cemetery; thence South 08 degrees 07 minutes 09 seconds West 57.73 feet along the Westerly fence line of said existing cemetery; thence North 87 degrees 31 minutes 23 seconds West 335.61 feet along the South line of the Northeast $\frac{1}{4}$ of said Section 12; thence North 01 degrees 40 minutes 00 seconds East 1091.27 feet; thence South 88 degrees 20 minutes 00 seconds East 397.14 feet to the center line of Townline Highway; thence along the center line of Townline Highway 142.82 feet along a 642.94 radius curve to the left having a chord bearing and distance of 09 degrees 33 Minutes 27 seconds West 142.53 feet; thence South 03 degrees 11 minutes 37 seconds West 398.34 feet; thence 248.87 feet along a 526.55 radius curve to the left having a chord bearing and distance of South 10 degrees 20 minutes 47 seconds East 246.56 feet; thence South 23 degrees 53 minutes 11 seconds East 271.99 feet to the point of beginning. (Bearings are referenced to the North line of Section 12 as per deed recorded at Uber 659, Page 452, Lenawee County Records.)

Commonly known as

Tax Parcel No.: RM0-112-2700-00

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

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

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

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

Signed by:

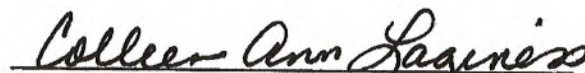

Calby J. Garrison

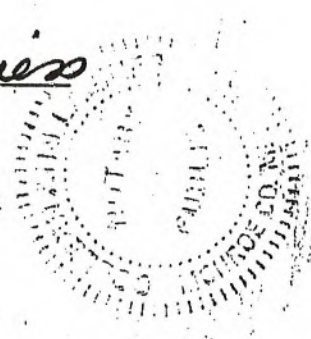
STATE OF MICHIGAN)
) ss:
COUNTY OF LENAWEЕ)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26th day of July, 2018, by Calby J. Garrison.

COLLEEN ANN LAGINESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MONROE
MY COMMISSION EXPIRES MAR. 1, 2024
ACTING IN COUNTY OF

Lenawee


Colleen Ann Laginess, Notary Public
Monroe County, Michigan
Acting in Lenawee County, Michigan
My commission expires on 03-01-2024



Prepared By:
Kathryn M. Mohr
Robison, Curphey & O'Connell
105 Brown St., Suite 100
Tecumseh, MI 49286
(517) 423-5404

Send subsequent tax bills to the Grantee.

P:\DOCS\30792\35402\DEED\12X1504.DOC

OFFICIAL TAX STATEMENT

Summer Tax Bill

LENAWEE COUNTY TREASURER

ERIN VAN DYKE

301 N MAIN ST OLD COURTHOUSE

ADRIAN, MI 49221

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

Property Addr: 5710 TOWNLINE HWY



9937

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 #: RM0-112-2700-00

Tax for Prop#: RM0-112-2700-00

Make Check Payable To: Lenawee County Treasurer

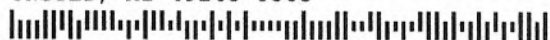
TOTAL AMOUNT DUE: 1,606.85

*****AUTO**5-DIGIT 49267

GARRISON, CALBY J & LINDSAY A, TRST

10710 SLEE RD

ONSTED, MI 49265-8503



Please detach along perforation. Keep the bottom portion.

ROME TOWNSHIP**2023****Summer****Tax Bill****MESSAGE TO TAXPAYER**

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554 PARTIAL PAYMENTS ARE ACCEPTED. FOR YOUR CONVENIENCE THERE IS A DROPBOX LOCATED IN THE PARKING LOT BEHIND THE OLD COURTHOUSE

PAYMENT INFORMATION

This tax is payable 7/1/2023 thru 9/14/2023

Pay by mail to: LENAWE COUNTY TREASURER
ERIN VAN DYKE
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221

TAX DETAIL

Taxable Value:	139,558	
State Equalized Value:	301,300	
Assessed Value:	301,300	Class: 101
P.R.E. %:	100.0000	

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

PROPERTY INFORMATION

Property Assessed To:
GARRISON, CALBY J & LINDSAY A, TRST

10710 SLEE RD

ONSTED, MI 49265

School: ONSTED COMMUNITY SCHOOLS

Prop #: RM0-112-2700-00

Prop Addr: 5710 TOWNLINE HWY

Legal Description:

S 1/2 OF NE 1/4 AND SE 1/4 OF NW1/4 EX LD FROM S 1/2 OF NE 1/4 SEC 12 T6S-R2E COMM AT A PT ON E AND W 1/4 LI WHERE CTR OF PUBLIC HWY CROSSES SD LI TH N'LY ALG CEN OF SD HWY TO N LI OF S 1/2 OF NE 1/4 TH E TO E LI SEC 12 TH S ALG E LI TO E AND W 1/2 LI TH W ALG SD 1/4 LI TO PL OF BEG SEC 12 ALSO EXC CEMETERY

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	837.34
COUNTY OPER	5.40000	753.61

Total Tax	1,590.95
Administration Fee	15.90

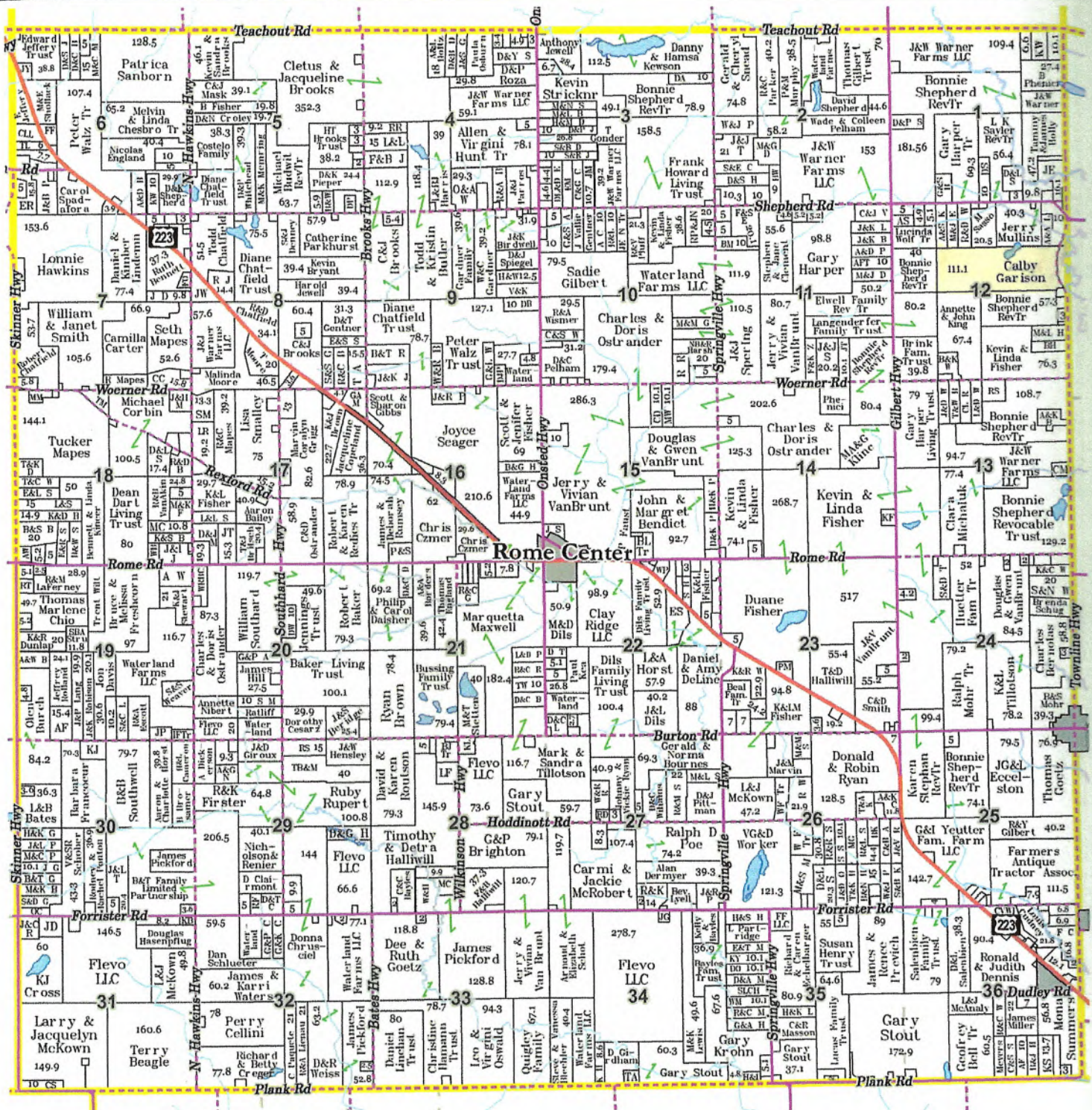
TOTAL AMOUNT DUE 1,606.85

13. Rome Township

© 2013 Lenawee County Equalization/Lenawee County 4-H, Adrian MI 49221

T.6S. - R.2E.

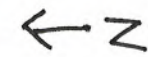
1 inch = 4,100 feet



What is the Lenawee County 4-H Council?

The Lenawee County 4-H Council is an advisory body of youth and adult members of the Lenawee County 4-H Programs. Lenawee County 4-H Council supports the 4-H Program by offering youth a leadership role in the decision making process. Monetary sponsorship of 4-H Programs and events is provided through scholarships and small grants available to 4-H members, clubs and volunteers. The Lenawee County Plat Book is a fundraising project of the Lenawee County 4-H Council to provide proceeds to enhance the 4-H program in Lenawee County.





10 acres excluded from application
 Legal description on Warranty Deed
 as "Parcel II"

degrees 20 minutes 00 seconds East 397.14 feet to the center line of Townline Highway; thence along the center line of Townline Highway 142.82 feet along a 642.94 radius curve to the left having a chord bearing and distance of 09 degrees 33 Minutes 27 seconds West 142.53 feet; thence South 03 degrees 11 minutes 37 seconds West 398.34 feet; thence 248.87 feet along a 526.55 radius curve to the left having a chord bearing and distance of South 10 degrees 20 minutes 47 seconds East 246.56 feet; thence South 23 degrees 53 minutes 11 seconds East 271.99 feet to the point of beginning. (Bearings are referenced to the North line of Section 12 as per deed recorded at Uber 659, Page 452, Lenawee County Records.)

PARCEL II

All that part of the Northeast $\frac{1}{4}$ of Section 12, Town 6 South, Range 2 East, described as beginning at a point on the center line of Townline Highway 114.10 feet North 87 degrees 31 minutes 23 seconds West along the South line of the Northeast $\frac{1}{4}$ of said Section 12 and 81.39 feet North 23 degrees 53 minutes 11 seconds West from the East $\frac{1}{4}$ corner of said Section 12; thence South 87 degrees 54 minutes 09 seconds West 193.95 feet along the Northerly fence line of an existing cemetery; thence South 08 degrees 07 minutes 09 seconds West 57.73 feet along the Westerly fence line of said existing cemetery; thence North 87 degrees 31 minutes 23 seconds West 335.61 feet along the South line of the Northeast $\frac{1}{4}$ of said Section 12; thence North 01 degrees 40 minutes 00 seconds East 1091.27 feet; thence South 88 degrees 20 minutes 00 seconds East 397.14 feet to the center line of Townline Highway; thence along the center line of Townline Highway 142.82 feet along a 642.94 radius curve to the left having a chord bearing and distance of 09 degrees 33 Minutes 27 seconds West 142.53 feet; thence South 03 degrees 11 minutes 37 seconds West 398.34 feet; thence 248.87 feet along a 526.55 radius curve to the left having a chord bearing and distance of South 10 degrees 20 minutes 47 seconds East 246.56 feet; thence South 23 degrees 53 minutes 11 seconds East 271.99 feet to the point of beginning. (Bearings are referenced to the North line of Section 12 as per deed recorded at Uber 659, Page 452, Lenawee County Records.)

Commonly known as
Tax Parcel No.: RM0-112-2700-00

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

*Description
of 10 acres
excluded from
Application.
This 10 acres
includes all
structures on
property,
including the
house which
is currently being
rented.



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 #23-18

Applicant(s): Sunryz Dairy, LLC
8460 West Mulberry Road
Morenci, MI 49256

Date: October 16, 2023

Local Government: Seneca Township

Purpose: Enrollment application

Location: The subject property (ID #SE0-116-1300-00) is located on the south side of Packard Road, in Section 16 of the Township (T8S, R2E).

Description: The subject property has an area of approximately 101.1 acres, of which 91.1 acres are cultivated for cash crops. The remaining 10 acres are swamp, woods, etc. No buildings are located on the property.

Term: 10 years.

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

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: _____

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: SunRyz Dairy, LLC
Last First Initial

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

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

☐ Married ☐ Single

2. Mailing Address: 8440 West mulberry Rd. , Morenci MI 49254
Street City State Zip Code

3. Telephone Number: (Area Code) (231) 215-1845

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (231) 225-5251

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

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

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

8. Section No. 10 Town No. 85 Range No. 2 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 (sellers):

Name: _____

Address: _____
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Cornelis Ryzebol Title: owner

Name: Brittany Ryzebol Title: owner

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- Cash crops
 b. Total number of acres on this farm 101.1
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 91.1
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) 10.00
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

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

V. Signature(s):

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

α [Signature] _____
 (Signature of Applicant) (Corporate Name, If Applicable)
α [Signature] _____
 (Co-owner, If Applicable) (Signature of Corporate Officer)
α 10/8/2023 _____
 (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: _____ (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

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

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

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

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

Map of Farm with Structures and Natural Features:

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

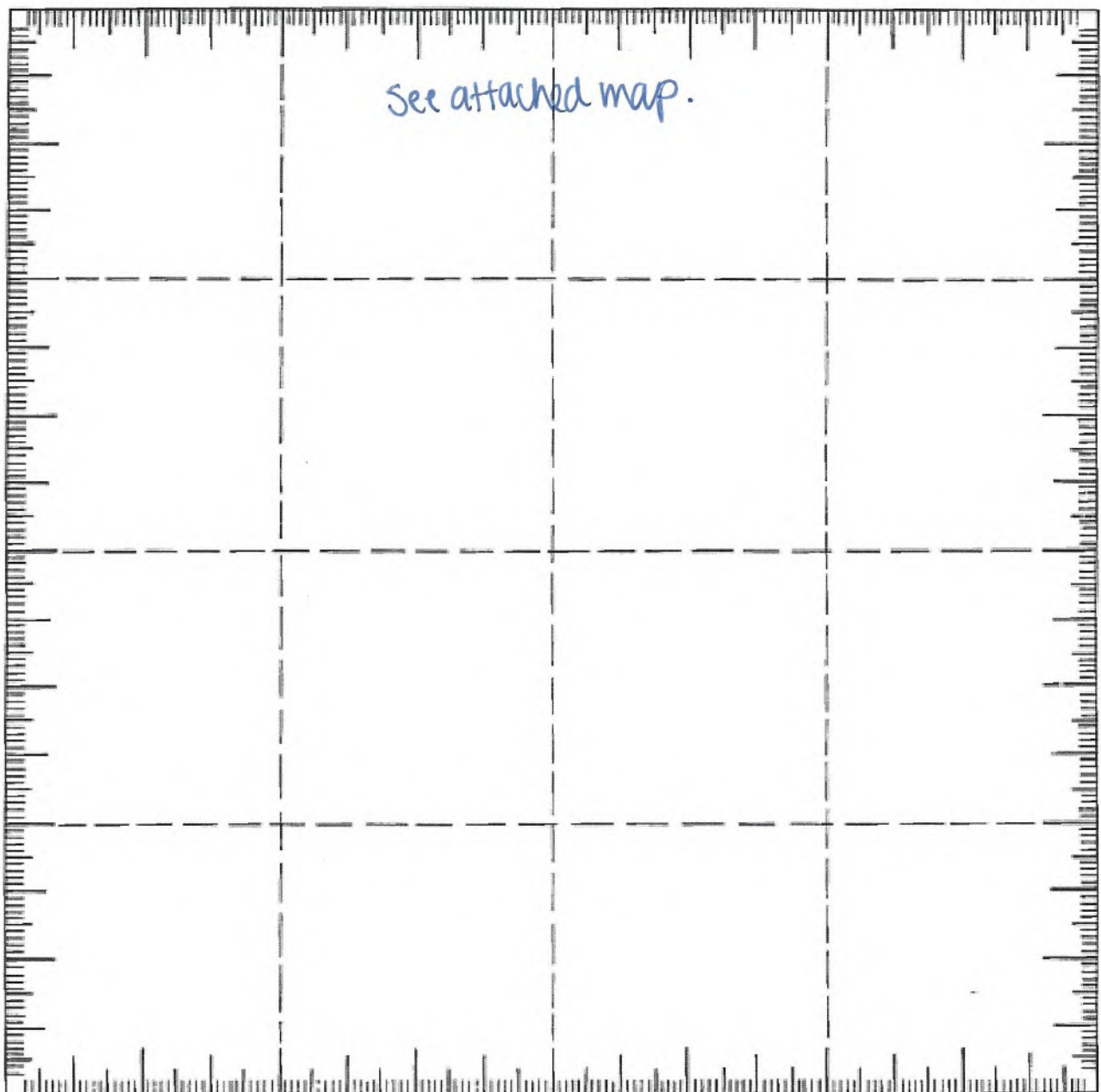
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

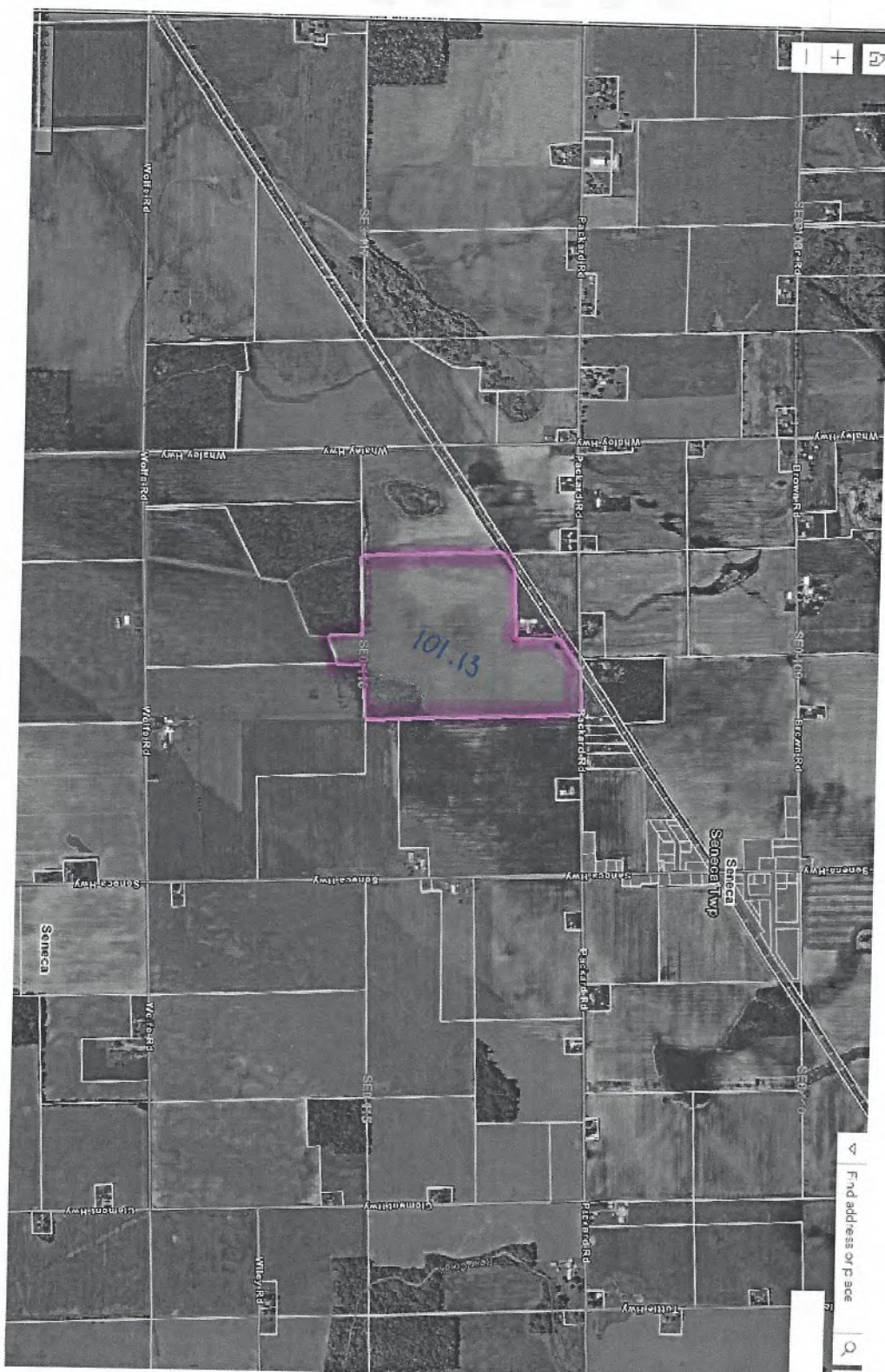
County Lenawee

Township Seneca

T 8S R 2 Section 16

↑ North





OFFICIAL TAX STATEMENT

SENECA TOWNSHIP
ANNA SIMPKINS, TREASURER
PO BOX 139
SAND CREEK, MI 49279



4238

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2022 THRU FEB 14, 2023

After 2/14/2023, additional interest and fees apply

2022 Winter Tax for Prop #: SE0-116-1300-00

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

Property Addr: 8000 PACKARD RD BLK

Tax for Prop#: SE0-116-1300-00

Make Check Payable To: SENECA TOWNSHIP

TOTAL AMOUNT DUE: 2,541.73

*****AUTO**S-DIGIT 49267
SUNRYZ DAIRY LLC
8460 W MULBERRY RD
MORENCI, MI 49256-9572



Please detach along perforation. Keep the bottom portion.

SENECA TOWNSHIP		2022	Winter	Tax Bill																																	
MESSAGE TO TAXPAYER TAXES DUE AND PAYABLE ON OR BEFORE FEB 14. TO RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED SELF-ADDRESSED ENVELOPE. TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL: THURSDAY DEC 29; - 9AM TO 5PM TUESDAY FEB 14; - 9AM TO 5PM TUESDAY FEB 28; - 9AM TO 5PM OTHER TIMES BY APPOINTMENT, CALL 517-436-3524 MAKE CHECKS PAYABLE TO SENECA TOWNSHIP.		PAYMENT INFORMATION This tax is payable: Dec 1, 2022 thru Feb 14, 2023 Pay by mail to: SENECA TOWNSHIP ANNA SIMPKINS, TREASURER PO BOX 139 SAND CREEK, MI 49279																																			
PROPERTY INFORMATION Property Assessed To: SUNRYZ DAIRY LLC 8460 W MULBERRY RD MORENCI, MI 49256 School: MORENCI AREA SCHOOLS Prop #: SE0-116-1300-00 Prop Addr: 8000 PACKARD RD BLK Legal Description: N 1/2 OF W 1/2 OF NE 1/4 AND E 1/2 OF NW 1/4 SEC 16 ALSO LD SEC 2337.08 FT N 3 DEG 2'29"W FROM S 1/4 COR SEC 16 RUNN TH N 3 DEG 2'29"W 312.49 FT TH S 87 DEG 27'32"W 348.18 FT TH S 3 DEG 2'29"E 414.25 FT TO SAMPSON DRAIN TH N 69 DEG 45'50"E 129.13 FT AND N 59 DEG 0'26"E 78.96 FT AND N 70 DEG 33'59"E 59.17 FT AND N 82 DEG 58' 33"E 98.53 FT TO POB EX WABASH R/R R/W ALSO EX LD LYING N OF R/R R/W ALSO EXC LD DES AS COMM AT THE N1/4 COR OF SEC 16 TH S03°02'29"E ALS THE N-S 1/4 LI 87.78 FT TH S55°07'16"W ALG THE S'LY R/O/W LI OF MOREFOLK & SOUTHERN R/R 307.55 FT FOR A FUR POB & RUNN TH S03°02'29"E 537.06 FT TH S67°28'53"W 852.44 FT TH N55°07'16"E ALG THE S'LY LI OF SD R/R 1002.36 FT TO FUR POB		TAX DETAIL Taxable Value: 119,266 State Equalized Value: 227,400 Assessed Value: 227,400 P.R.E. %: 100.0000 AGRICULTURAL-VACAN Class: 102 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.																																			
BALANCE OF DESCRIPTION ON FILE		<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>DEPT AGING</td> <td>0.74780</td> <td>89.18</td> </tr> <tr> <td>MED-CARE</td> <td>0.18890</td> <td>22.52</td> </tr> <tr> <td>VETERANS' RELIEF</td> <td>0.09960</td> <td>11.87</td> </tr> <tr> <td>LENAAWEE INT SCH</td> <td>7.29220</td> <td>869.71</td> </tr> <tr> <td>SCHOOL DEBT</td> <td>7.96000</td> <td>949.35</td> </tr> <tr> <td>SCHOOL OPER</td> <td>18.00000</td> <td>EXEMPT</td> </tr> <tr> <td>TWP TAX</td> <td>0.99830</td> <td>119.06</td> </tr> <tr> <td>ROADS/BRIDGES</td> <td>1.99660</td> <td>238.12</td> </tr> <tr> <td>STAIR DIST LIB</td> <td>1.24730</td> <td>148.76</td> </tr> <tr> <td>SILVERCREEK</td> <td></td> <td>68.00</td> </tr> </tbody> </table>			DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.74780	89.18	MED-CARE	0.18890	22.52	VETERANS' RELIEF	0.09960	11.87	LENAAWEE INT SCH	7.29220	869.71	SCHOOL DEBT	7.96000	949.35	SCHOOL OPER	18.00000	EXEMPT	TWP TAX	0.99830	119.06	ROADS/BRIDGES	1.99660	238.12	STAIR DIST LIB	1.24730	148.76	SILVERCREEK		68.00
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OPERATING FISCAL YEARS The taxes on bill will be used for governmental operations for the following fiscal year(s): County: JAN 1 - DEC 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30 Does NOT affect when the tax is due or its amount		Total Tax 2,516.57 Administration Fee 25.16 TOTAL AMOUNT DUE 2,541.73																																			



LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 2318

OCT - 7 2021



LENAWEE COUNTY
OCTOBER 07, 2021
RECEIPT # 989514

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$981.75- CO
\$6,693.75- ST
Stamp # 39122

ERIN VANDYKE AS

WARRANTY DEED

This Deed made this 30 day of August, 2021

WITNESSETH That, J. DAVID STUTZMAN, ALSO KNOWN AS JOHN DAVID STUTZMAN, NANCY STUTZMAN, ALSO KNOWN AS NANCY A. STUTZMAN, TIM STUTZMAN, ALSO KNOWN AS TIMOTHY L. STUTZMAN, AND ANGELA STUTZMAN, ALSO KNOWN AS ANGELA M. STUTZMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, 7273 Seneca Hwy., MORENCI, MI 49256-9542 (AS TO PARCELS 1 AND 2)

and

TIM STUTZMAN AND ANGELA STUTZMAN, HUSBAND AND WIFE, 7273 Seneca Hwy., MORENCI, MI 49256-9542 (PARCELS 3 AND 4)

IN CONSIDERATION OF EIGHT HUNDRED NINETY TWO THOUSAND FIVE HUNDRED (\$892,500.00) DOLLARS

CONVEY AND WARRANTS TO SUNRYZ DAIRY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, 8460 W MULBERRY RD, MORENCI, MI, 49256

Land and premises in the Township of Seneca, Lenawee County, State of Michigan, as described on Schedule C, attached hereto and made a part hereof.

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.

J. David Stutzman
J. David Stutzman, a/k/a John David Stutzman
Tim Stutzman
Tim Stutzman, a/k/a Timothy L. Stutzman

Nancy A. Stutzman
Nancy Stutzman, a/k/a Nancy A. Stutzman
Angela M. Stutzman
Angela Stutzman, a/k/a Angela M. Stutzman

STATE OF MICHIGAN)
COUNTY OF LENAWEE)

On this 30 day of August, 2021, before me, a notary public in and for said County, personally appeared J. David Stutzman, a/k/a John David Stutzman, Nancy Stutzman, a/k/a Nancy A. Stutzman, Tim Stutzman, a/k/a Timothy L. Stutzman and Angela Stutzman, a/k/a Angela M. Stutzman known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

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

Jennifer Chittenden
Jennifer Chittenden, Notary Public
Lenawee County, Michigan
My Commission Expires: 08-22-2025

THIS INSTRUMENT DRAFTED BY:
BRUGGEMAN LAW OFFICES, P.C.
Marl A. Bruggeman (P66065)
126 E. Church Street, Adrian, MI 49221-2780

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

Description taken from American Title Agency of Lenawee, Job No. AT-5139
Property Identification Numbers SE0-116-1250-00, SE0-116-1300-00 and SE0-116-1240-00

24PP ATCL - PICKUP

7675.50

EXHIBIT A

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

Parcel 1:

All that part of the North 1/2 of Section 16, Town 8 South, Range 2 East, lying North of the railroad right of way; EXCEPTING AND RESERVING a driveway easement from Packard Road South along the East side of the East 1/2 of the Northwest 1/4 of Section 16 which lies North of the railroad in favor of the parcel South of said railroad right of way.

Parcel 2:

All that part of the Southwest 1/4 of Section 16, Town 8 South, Range 2 East, further described by Walter E. Frazier & Associates, Inc. Survey as: Commencing at the South 1/4 corner of Section 16; thence North 03° 02' 29" West 2337.08 feet along the North-South 1/4 line of Section 16 to the intersection of the Sampson Drain for a point of beginning; thence continuing North 03° 02' 29" West 312.49 feet along the North-South 1/4 line of Section 16 to the center of Section 16; thence South 87° 27' 32" West 348.18 feet along the East-West 1/4 line of Section 16; thence South 03° 02' 29" East 414.25 feet to the centerline of Sampson Drain; thence more or less along the center line of Sampson Drain the following four courses:

- 1.) North 69° 45' 50" East 129.13 feet and
- 2.) North 59° 00' 26" East 78.96 feet and
- 3.) North 70° 33' 59" East 59.17 feet and
- 4.) North 82° 58' 33" East 98.53 feet to the point of beginning;

ALSO the West 1/2 of the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 16, all in Town 8 South, Range 2 East; EXCEPTING THEREFROM the right of way of the Wabash Railway Company running across same;

ALSO EXCEPTING THEREFROM all that part lying North of the Railroad right of way;

ALSO EXCEPTING THEREFROM a parcel described as commencing at the North 1/4 corner of Section 16; thence South 03° 02' 29" East along the North-South 1/4 line of Section 16, 87.78 feet; thence South 55° 07' 16" West along the Southerly right of way line of the Norfolk and Southern Railroad 307.55 feet for a further point of beginning, and running thence South 03° 02' 29" East 537.06 feet; thence South 87° 28' 53" West 852.44 feet; thence North 55° 07' 16" East along the southerly line of the Norfolk and Southern Railroad 1003.36 feet to the further point of beginning;

SUBJECT TO AND TOGETHER WITH the use of a 66 foot wide common driveway easement with the centerline described as follows: Commencing on the North line of Section 16 (centerline of Packard Road) at a point located 329.54 feet South 87° 28' 53" West from the North 1/4 corner of said Section 16 and the centerline of said 66 foot common driveway easement shall run thence South 03° 02' 29" East 295.40 feet to the Southerly right of way line of the Norfolk and Southern Railroad and there ending.

Parcel 3:

Land described as commencing at the North 1/4 corner of Section 16, Town 8 South, Range 2 East, thence South 03° 03' 29" East along the North-South 1/4 line of said Section 87.78 feet; thence South 55° 07' 16" West along the Southerly right-of-way line of Norfolk & Southern Railroad 307.55 feet for a further point of beginning and running thence South 03° 02' 29" East 537.06 feet; thence South 87° 28' 53" West 852.44 feet; thence North 55° 07' 16" East along the Southerly line of Norfolk & Southern Railroad 1003.36 feet to the further point of beginning.

Parcel 4:

The right to maintain and use a driveway 30 feet in width across land in the North 1/2 of Section 16, Town 8 South, Range 2 East, along the Southeast line of the railroad right-of-way from Packard Road Southwesterly 640 feet to the land described as commencing at the North 1/4 corner of Section 16, Town 8 South, Range 2 East, thence South 03° 03' 29" East along the North-South 1/4 line of said Section 87.78 feet; thence South 55° 07' 16" West along the Southerly right-of-way line of Norfolk & Southern Railroad 307.55 feet for a further point of beginning and running thence South 03° 02' 29" East 537.06 feet; thence South 87° 28' 53" West 852.44 feet; thence North 55° 07' 16" East along the Southerly line of Norfolk & Southern Railroad 1003.36 feet to the further point of beginning



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