



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: January 16, 2025

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 December 19, 2024, Meeting *[ACTION]*3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) —
 - (1) #25-01 — Rollin Township *[ACTION]*.....7
 - b. Consideration of PA 116 Farmland Agreement(s) —
 - (1) #25-01 — Franklin Township *[ACTION]*..... 15
 - (2) #25-02 — Franklin Township *[ACTION]*..... 35
 - (3) #25-03 — Franklin Township *[ACTION]*..... 47
 - (4) #25-04 — Franklin Township *[ACTION]*..... 59
 - (5) #25-05 — Franklin Township *[ACTION]*..... 71
 - (6) #25-06 — Franklin Township *[ACTION]*..... 87
 - (7) #25-07 — Franklin Township *[ACTION]*..... 101
 - (8) #25-08 — Franklin Township *[ACTION]*..... 115
 - (9) #25-09 — Franklin Township *[ACTION]*..... 129
 - (10) #25-10 — Franklin Township *[ACTION]*..... 143
 - (11) #25-11 — Franklin Township *[ACTION]*..... 159
 - (12) #25-12 — Franklin Township *[ACTION]*..... 171
 - (13) #25-13 — Franklin Township *[ACTION]*..... 183
 - (14) #25-14 — Franklin Township *[ACTION]*..... 193
 - (15) #25-15 — Franklin Township *[ACTION]*..... 205

- c. Consideration of Master Plan(s) — None
- 6. Other Business
 - a. Old Business
 - 2025 Lenawee County Planning Commission Meeting Schedule (Update)..... 217
 - b. New Business — None
- 7. Public Comment **[2 MINUTE LIMIT]**
- 8. Commissioner Comment
- 9. Adjournment

*Please note that the meeting will take place at 6:00 p.m. in the
Lenawee Room of the Human Services Building, 1040 S. Winter St., Adrian*

The next meeting of the Lenawee County Planning Commission is scheduled for February 20, 2025

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



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120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING MINUTES

Thursday, December 19, 2024

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

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

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

Staff Present: Mr. Brett Gatz, LCPC Recording Secretary.

Others Present: None.

Item 1 Call to order. Chair, Liedel called the meeting to order at 6:03 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 Public comment. None.

Item 3 Approval of Agenda. Staff submitted the 12/19/2024 meeting agenda for approval. Comm. Nickel made a motion, seconded by Comm. Witt, to approve the December 19, 2024, meeting agenda. *The motion passed 5-0.*

Item 4 Approval of Minutes. Staff submitted the 11/21/2024 meeting minutes for approval. Comm. Dersham made a motion, seconded by Comm. Witt, to approve the November 21, 2024, meeting minutes as presented. *The motion passed 5-0.*

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

a. Consideration of Township Zoning Amendment(s).

(1) #24-24 | Cambridge Township. Commissioners received the proposed text amendments to the Cambridge Township Zoning Ordinance Section 1 Article 1 to add Section 36.10. Staff summarized the report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

- (2) #24-25 | Palmyra Township. Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Section 8.13 to add new a subsection E and change existing subsections E through K to F, G, H, I, J, K, and M. The proposed amendment will apply to Level 3 Solar Systems. Staff summarized the report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

- (3) #24-26 | Palmyra Township. Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Sections 2, 4, and 8 regarding wind energy solar systems. The proposed amendment repeals Sections 2.66.1, 2.66.2, and 2.66.3 in their entirety and adds new sections 2.66.1 and 8.14 and a new subsection U to Section 4.1.3. Staff summarized the report advising Commissioners to recommend approval of the proposed text amendments (see the staff report).

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

- (4) #24-27 | Palmyra Township. Commissioners received the proposed text amendments to the Palmyra Township Zoning Ordinance Section 8.13 to add new a subsection E and change existing subsections E through K to F, G, H, I, J, K, and M. The proposed amendment will apply to Level 3 Solar Systems. Staff summarized the report advising Commissioners to recommend approval with comments of the proposed text amendments (see the staff report).

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

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

- (1) #24-14 | Franklin Township. Commissioners reviewed an application for a parcel (ID #FR0-114-3100-00) totaling 40 acres and located in Section 14 (T5S-R3E) of the Township. Staff summarized the memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Witt, to recommend approval of the PA 116 agreement to the Franklin Township Board. After some discussion from the commission, there was confusion regarding on whether the applicant has 40 acres or 70 acres. There was also comment on how the township didn't fill out the application and must've missed this. *The motion passed 0-5.*

Comm. Nickel made a second motion, seconded by Comm. Dillon, to recommend approval with comment of the PA 116 agreement to the Franklin Township Board with the following comment: "send application back to township board with clarification

on how many acres are being applied for." (see the staff report). *The motion passed 4-1.* Comm. Dersham voted no, while the other commissioners voted yes.

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

Item 6 Other Business.

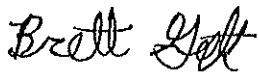
- a. Old Business. None.
- b. New Business.
 - (1) Lenawee County Parks and Recreation Plan. Commissioners received a memo notifying them that the 2025-2029 edition of the Lenawee County Parks and Recreation Plan has been adopted and is expected to be uploaded in MI Grants by the end of the year.
 - (2) 2025 Lenawee County Planning Commission Meeting Schedule. Commissioners received a copy of the 2025 LCPC Meeting Schedule. Mr. Gatz notified them that the June meeting falls on Juneteenth on which the Lenawee County Human Services Building will be closed, so either a new date or new location for the meeting will need to be selected. The commissioners stated they would like to keep the same date for the meeting, and they will decide on a new location on a future date.

Item 7 Public Comment. None.

Item 8 Commissioner Comment. None.

Item 9 Adjournment. The meeting adjourned at 6:47 pm.

Respectfully submitted,



Brett Gatz, 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 | #25-01

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: January 8, 2025

Proposal: The rezoning of property in Rollin Township

Request

The subject property is proposed for rezoning to 'Lake Residential (LR)', from 'Agricultural (AG)'.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to combine with lake residential property.

Location and Size of the Property

The subject property (RL0-114-1320-00) is located in Section 14 of Rollin Township in the 3000 block of Geneva Highway, Manitou Beach, south of Woerner Road and east of Geneva Highway. The subject parcel has an area of approximately 0.52 acres.

Land Use and Zoning

- **Current Land Use** – The parcel is currently zoned Agricultural (AG) and is vacant. Residential uses are located to the north, south, and west of the property, vacant land is the use located to the east.
- **Future Land Use** – Rollin Township has a future land use map in its 2022 Master Plan that recommends lake residential use for this property.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural (AG)'. Township properties on the north and east sides of the property are zoned "Lake Residential." Property to the south is zoned 'Agricultural (AG)'. Property to the west is currently zoned 'Rural Residential (RR).'

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is located east of Geneva Highway.
- **Public Water and Sewer** – Municipal sewer is available at the subject property while municipal water service is 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 Rollin Township Planning Commission approved the rezoning at a special public hearing on 12/18/2024.

LCPC Staff Analysis and Advisement – With residential uses bordering the subject property to the north, south, and west the proposed rezoning of the subject property to 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 'Lake Residential (LR)' to the Rollin Township Board.

Attachment(s):

- Background Information provided by Rollin Township and LCPC staff.

Recommended Actions:

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

LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)



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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

R.L.D. 114. 1320.00

1. The above described property has a proposed zoning change FROM AGRICULTURAL DISTRICT (AG) ZONE TO LAKE RESIDENTIAL (LR) ZONE.
2. PURPOSE OF PROPOSED CHANGE: COMBINE WITH LAKE RESIDENTIAL PROPERTY

B. ZONING ORDINANCE TEXT AMENDMENT: N/A

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 December day 18 year 2024
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month December day 5 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: EXPONENT

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

Angela Kopylov ☒ Chair or ☐ Secretary _____ / _____ / _____ (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

LCPC Case #: 2501
(For LCPC Use Only)



LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: _____
Township official we may contact: Doug Kapnick Phone #: (517) 260-6353
Applicant: WINDHORE HOLDINGS LLC Phone #: () - -
Rezoning Request: From: Agricultural District (AG) To: Lake Residential District (LR)
Property Location: Section(s): R10-114, 1320.00 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"): 0.52 ACRES

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? RAW CACAO LAND

What is the proposed use of the site? _____

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

North: Residential

South: ROUND LAKE

East: LAKE RESIDENTIAL

West: LAKE RESIDENTIAL

What are the surrounding Zoning Districts?

North: Residential District (AG)

South: LAKE RESIDENTIAL

East: LAKE RESIDENTIAL District (LR)

West: ROUND LAKE

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

Is municipal water currently available? ☐ Yes ☒ No

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

Is municipal sewer currently available? ☒ Yes ☐ No

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

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

☒ Yes ☐ No If yes, name _____

Are there any known environmental constraints on the site?

☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) NONE

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.

ROLLIN TOWNSHIP SPECIAL PUBLIC HEARING

DECEMBER 18, 2024

1 Call to Order 4:00

2. Pledge of Allegiance

3. Members Present: Dave Briggs, Pauline Brosamer, Irma David, Douglas Kapnick,
Michael Leonard, Sheryl Walker
ABSENT: Todd Crane

4. New Business

1. Special public meeting to discuss the request from Winchmore Holding LL (Jeffrey David, President) to change the zoning for 3000 Block of Geneva Hwy, Manitou Beach, MI 49253, land parcel RLO.114.1320.00 from Agricultural District (AG) to Lake Residential (LR). A motion was made by David and second by Brosamer and voted yea to recommend approval for the land located behind the 3000 Block of Geneva Hwy to be changed from agricultural to residential including the process of splitting & combining the land connected to the two properties.

5. Commission Member Comments - none

6. Adjournment

Respectively submitted,
Sheryl Walker, Secretary



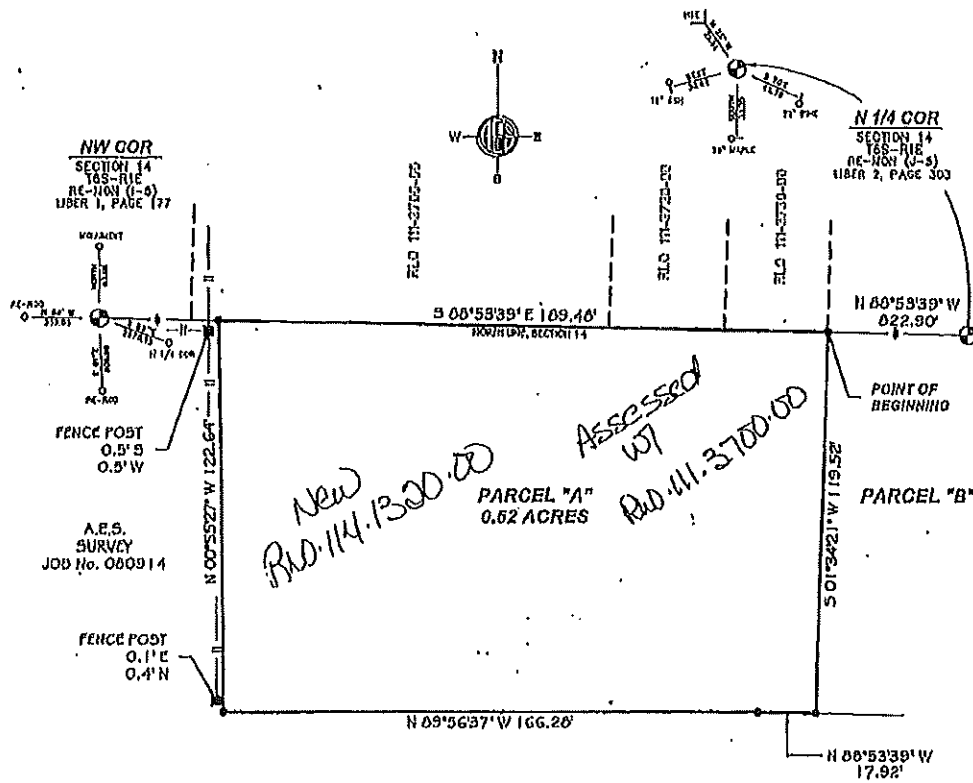
CERTIFICATE OF SURVEY

Description
Rollin Township, Lenawee County, Michigan
Parcel "A"

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 6 South, Range 1 East, described as beginning on the North line of said Section 14, aforesaid, 822.90 feet N 88° 53' 39" W from the North 1/4 corner of said Section 14; thence S 01° 34' 21" W 119.52 feet; thence N 88° 53' 39" W 17.92 feet; thence N 89° 56' 37" W 166.20 feet; thence N 00° 56' 27" W 122.04 feet; thence S 88° 53' 39" E 109.40 feet along the north line of said Section 14 to the point of beginning. Containing 0.62 acres.

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

Bearings are referenced to a survey recorded in Liber 3 of Surveys, Page 30, Lenawee County Records. The survey being in Section 23, Rollin Township.



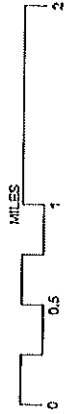
ROLLIN TOWNSHIP

ZONING FULL TOWNSHIP

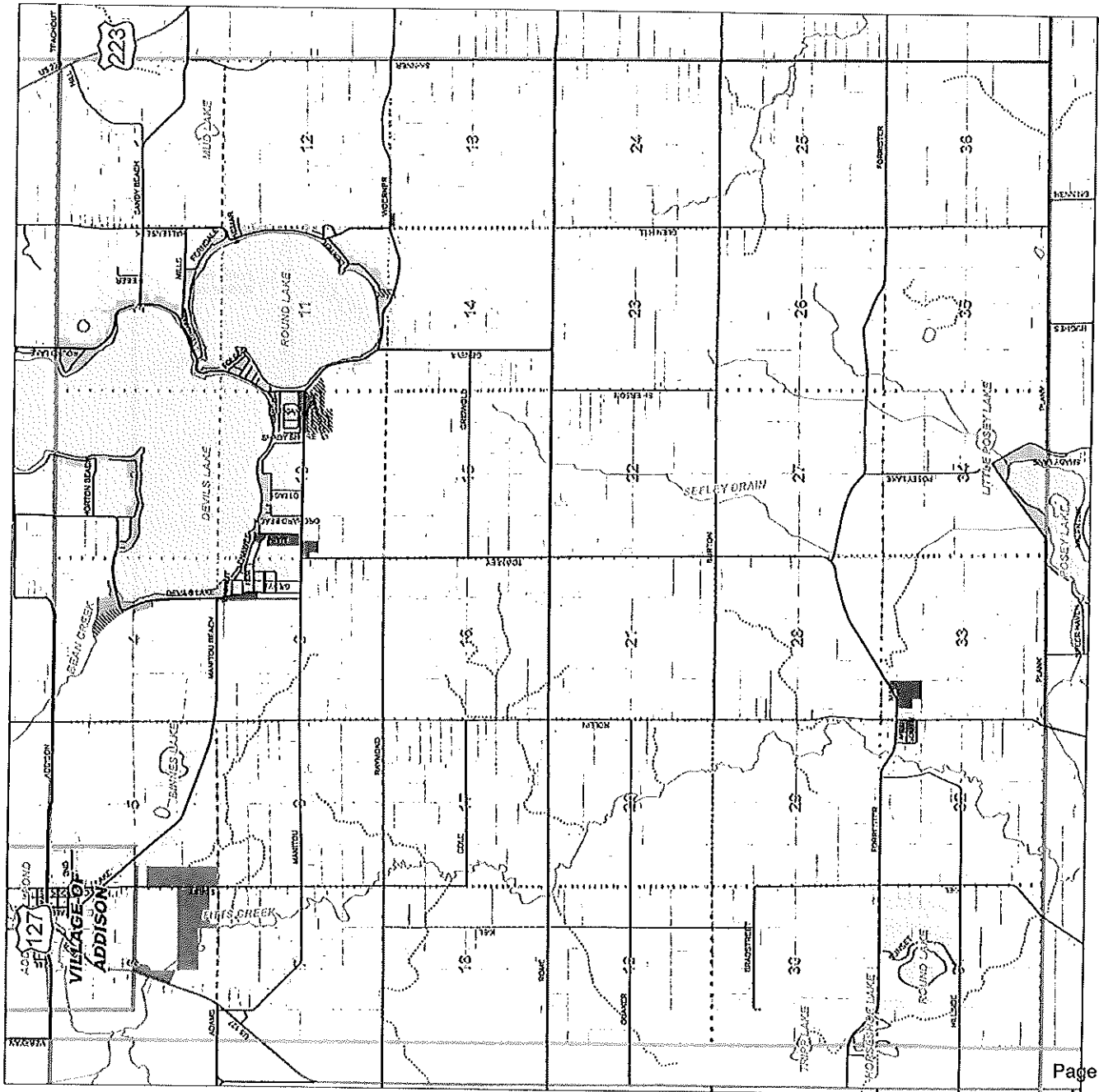
AG	AGRICULTURAL DISTRICT
RR	RURAL RESIDENTIAL DISTRICT
R-1	SINGLE FAMILY RESIDENTIAL DISTRICT
R-2	SINGLE FAMILY RESIDENTIAL DISTRICT
LR	LAKE RESIDENTIAL DISTRICT
RM	MULTIPLE FAMILY RESIDENTIAL DISTRICT
RHM	MANUFACTURED HOME PARK DISTRICT
C-1	LOCAL COMMERCIAL DISTRICT
C-2	GENERAL COMMERCIAL DISTRICT
C-3	HIGHWAY SERVICE COMMERCIAL DISTRICT
CR	COMMERCIAL RECREATION DISTRICT
M-1	INDUSTRIAL DISTRICT

DISTRICTS REVISED THROUGH MAY 8, 2019
MAP REVISED ON MAY 21, 2019

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN
THE ZONING ORDINANCE OF
ADOPTED ON _____
SIGNATURE _____ SUPERVISOR DATE _____
SIGNATURE _____ CLERK DATE _____



Rollin 2





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 #25-01

Applicant(s): Orange Point II LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-102-3300-00) is located on the east side of Wisner Highway and the north side of Service Road, in Section 2 of the Township (T5S, R3E).

Description: The subject property has an area of approximately 114 acres, all of which are being applied for the program. Eighty-three (83) acres are cultivated for cash crops and 31 acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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FRO-102-3300-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body:

Date Received 12-3-24

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: HARDY Greggory R.
Last First Initial
(If more than two see #16) HARDY Shellen D
Last First Initial

2. Mailing Address: 10015 Wisner Tipton Mi. 49287
Street City State Zip Code

3. Phone Number: (Area Code) (517) 403-5247

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

5. E-mail address: ghardy@gregghardy.com

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

6. County: Lapeere 7. Township, City or Village: Tipton, Mich 49287

8. Section No. 2 Town No. 755 Range No. R-36

Parcel # (Tax ID): FRO-102-3300-00 Griffith (2000 Lapeere Co.)
(124) 2597-875

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.

11-25-2024

Paul Geiger

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
☐ Estate
 ☒ Limited Liability Company
☐ Trust
 ☐ Partnership
☐ 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: Craig Harve Orange M. II LLC Title: Single Member Manager

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

b. Total number of acres on this farm: 113.7

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

d. Acreage in cultivation: 90.81

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

f. All other acres (swamp, woods, etc.): 20.89

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

No. of Buildings: NA Residence: NA Barn: NA Tool Shed: NA

Silo: NA Grain Storage Facility: NA Grain Drying Facility: NA

Poultry House: NA Milking Parlor: NA Milk House: NA

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):

\$ NA / _____ = \$ _____ (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: \$ NA

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, if Applicable)

(Co-owner, if Applicable)

(Signature of Corporate Officer)

8-31-84
(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: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

Property Appraisal: \$ 572,200 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FR0-102-3300-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

Service Rd South West

Legend

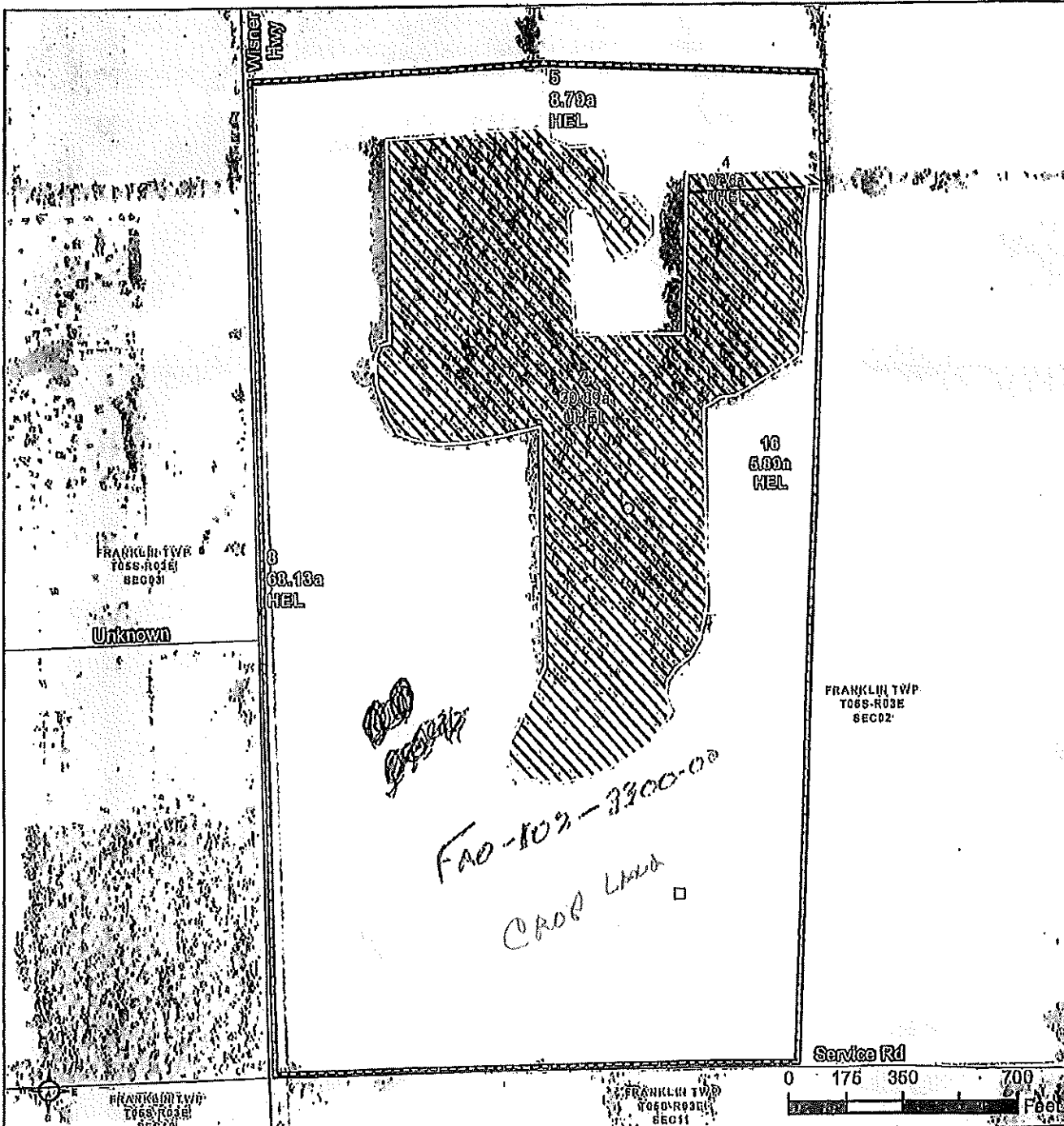




United States
Department of
Agriculture

Lenawee County, Michigan

2016



Common Land Unit

Common Land Unit

- Non-Cropland
- Tract Boundary
- Section Line

Wetland Determination Identifiers

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

2016 Program Year

Map Created April 05, 2016
2014 NAIP Imagery

Farm 13511
Tract 16126

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

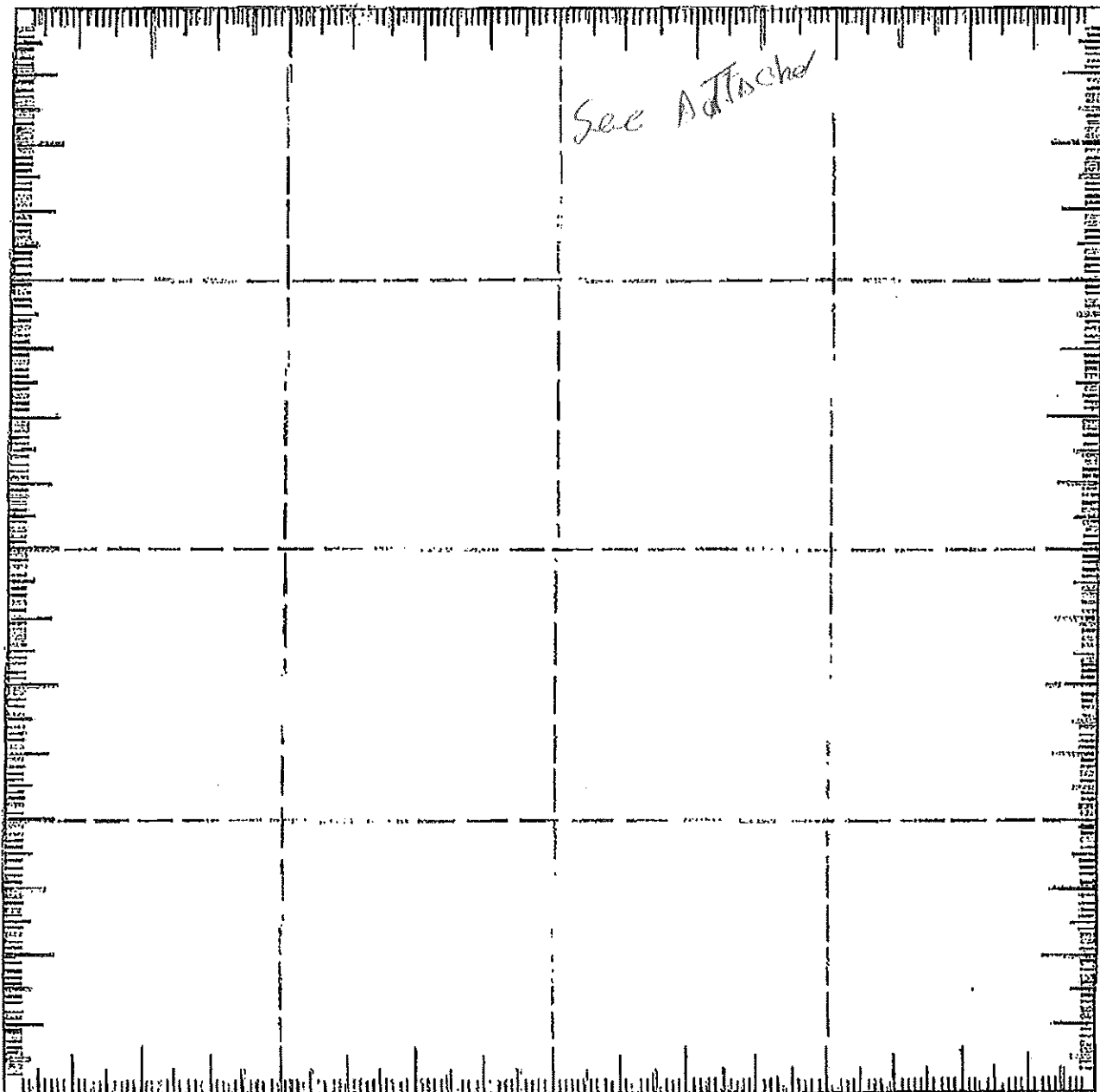
Map of Farm with Structures and Natural Features:

- 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 Lewiston
 Township Franklin
 T 55 R 3E Section 2

↑ North



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print-Trans.
ORANGE POINT II LLC	MI DEPT OF TREASURY	0	02/27/2020	OTH	21-NOT USED/OTHER	2593-686	DEED	0.0
GEIGER, KENNETH L, LIVING ORANGE POINT II LLC		400,000	12/31/2019	LC	03-ARM'S LENGTH	2593-635	DEED	0.0
GEIGER, KENNETH L, DEC'D		0	05/23/2012	OTH	07-DEATH CERTIFICATE	2445-479	DEED	0.0
GEIGER, LUCY L, DEC'D		0	02/12/1966	OTH	07-DEATH CERTIFICATE	2593-684	DEED	0.0

Property Address: 2000 SERVICE RD BLK
Class: AGRICULTURAL-VACANZoning: Building Permit(s)
School: CLINTON COMMUNITY SCHOOLS
P.R.E. 100% 02/27/2020 Qual. Ag.

Owner's Name/Address	2025 Est	TCV Tentative
ORANGE POINT II LLC PO BOX 156 TIPTON MI 49287	Improved X Vacant	Land Value Estimates for Land Table 40401 RESIDENTIAL/AGRICULTURAL

Taxpayer's Name/Address	Improvements	Description	Frontage	Depth	Rate	Adj.	Reason	Value
GEIGER, KENNETH L, LIVING TRUST 11130 SAINT JOSEPH RD FORT WAYNE IN 46835	Dirt Road	AG ACREAGE TILLABLE 80A+	87.17	Acres	5200	100		453,310
	Gravel Road	AG ACREAGE NON-TILLABLE	33.00	Acres	3600	100		118,900
	Paved Road	AG ACREAGE ROW	3.83	Acres	0	100		0
	Storm Sewer		124.00	Total Acres			Total Est. Land Value =	572,210
	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							

Tax Description	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
LD DES AS BEG AT THE SW COR OF SEC 2 T5S R3E TH N 2668.45 FT ALG THE W LI OF SD SEC (CENTRI OF WISNER HWY) TO THE W 1/4 COR OF SD SEC TH S88°44'59"E 1656.52 FT ALG THE E-W 1/4 LI OF SD SEC TH S 1331.93 FT TH E 730.26 FT TH S 1352.74 FT TO THE S LI OF SD SEC TH N88°44'36"W 2386.96 FT ALG THE S LI OF SD SEC (CENTRI OF SERVICE RD) TO THE POB (SURVEY 124 AC) SPLIT ON 05/11/2012 FROM FR0-102-3100-00; Comments/Influences Split/Comb. on 05/11/2012 completed 05/31/2012 SHELLY Parent Parcel(s): FR0-102-3100-00; Child Parcel(s): FR0-102-3300-00, FR0-102-3500-00;	2025	Tentative	2024	286,100	0	286,100				95,642C
				2023	299,500	0	299,500			91,083C
				2022	254,200	0	254,200			96,751C

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

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-102-3300-00

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

Property Addr: 2000 SERVICE RD BLK

534

Tax for Prop#: FR0-102-3300-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 1,090.31

*****AUTO**5-DIGIT 49267
 ORANGE POINT II LLC
 PO BOX 156
 TIPTON, MI 49287-0156



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																		
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: ORANGE POINT II LLC</p> <p>PO BOX 156 TIPTON, MI 49287</p> <p>School: CLINTON COMMUNITY SCHOOLS</p> <p>Prop #: FR0-102-3300-00</p> <p>Prop Addr: 2000 SERVICE RD BLK</p> <p>Legal Description: ED DKS AS BEG AT THE SW COR OF SEC 2 T5S R3E TH N 2660.45 FT ALG THE N LI OF SD SEC (CHTRLI OF WISNER HWY) TO THE N1/4 COR OF SD SEC TH S00°44'59"E 1656.52 FT ALG THE E-W 1/4 LI OF SD SEC TH S 1331.93 FT TH E 130.26 FT TH S 1352.74 FT TO THE S LI OF SD SEC TH N00°44'36"W 2386.96 FT ALG THE S LI OF SD SEC (CHTRLI OF SERVICE RD) TO THE POB (SURVEY 124 AC) SPLIT ON 05/11/2012 FROM FR0-102-3100-00;</p> <p>*BALANCE OF DESCRIPTION ON FILE*</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>95,642</td> <td>AGRICULTURAL-VACAN'</td> </tr> <tr> <td>State Equalized Value:</td> <td>286,100</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>286,100</td> <td>Class: 102</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <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>	Taxable Value:	95,642	AGRICULTURAL-VACAN'	State Equalized Value:	286,100		Assessed Value:	286,100	Class: 102	P.R.E. %:	100.0000							
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Assessed Value:	286,100	Class: 102																	
P.R.E. %:	100.0000																		
<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 Twp/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> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>573.85</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>516.46</td> </tr> <tr> <td>Total Tax</td> <td></td> <td>1,090.31</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>0.00</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>1,090.31</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	573.85	COUNTY OPER	5.40000	516.46	Total Tax		1,090.31	Administration Fee		0.00	TOTAL AMOUNT DUE		1,090.31
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RCVD 01/05 FEB 27 '20 LENAWEE
LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 351

LIBER 2593 PAGE 0685 1 of 10
STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 02/27/2020 03:18:28 PM LC
Carolyn S. Bator, REGISTER OF DEEDS \$30.00



FEB 27 2020

MARILYN J. WOODS *JG*

LAND CONTRACT

THIS CONTRACT, made December 31, 2019, between the Kenneth L. Gelger Living Trust Dated March 15, 1983, whose address is 11130 St. Joe Rd Fort Wayne, In 46835, hereinafter referred to as the "Seller" and Orange Point II, LLC, a Michigan limited liability company, whose address is P.O Box 156 Tipton, MI 49287, hereinafter referred to as the "Purchaser."

WITNESSETH, That in consideration of the mutual covenants to be performed between the respective parties hereto as hereinafter expressed and the sum hereinafter stated to be duly paid by the Purchaser to the Seller, as hereinafter specified, it is agreed between the parties hereto as follows:

1. Sale. The Seller hereby sells and agrees to convey unto the Purchaser all those certain pieces or parcels of vacant land situated in the Township of Franklin, County of Lenawee, and State of Michigan, described as follows, to-wit:

PARCEL A:

Land situated in Franklin Township, Lenawee County, Michigan, being a part of the Southwest 1/4 of Section 2, Town 5 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as beginning at the Southwest corner of Section 2; thence North 2668.45 feet along the West line of Section 2 (centerline of Wisner Highway) to the West 1/4 of corner of Section 2; thence South 88 degrees 44' 59" East, 1656.62 feet along the East-West 1/4 line of Section 2; thence South 1331.93 feet; thence East 730.26 feet; thence South 1352.74 feet to the South line of Section 2; thence North 88 degrees 44' 36" West, 2386.96 feet along the South line of Section 2 (centerline of Service Road) to the point of beginning. Contains 124.000 Acres, more or less. Subject to highways(s), easements, and restrictions of record. ALSO, together with and subject to a 40 foot wide easement for ingress and egress, being situated in Franklin Township, Lenawee County, Michigan, being a part of the Northwest 1/4 of Section 2, Town 5 South, Range 3 East, the centerline of said easement being further described as beginning at the West 1/4 corner of Section 2; thence North 00 degrees 45' 05" East 322.23 feet along the West line of Section 2 (centerline of Wisner Highway) for a point of beginning; thence South 88 degrees 44' 59" East, 889.99 feet; thence South 00 degrees 23' 19" West, 322.26 feet to the East-West 1/4 line of Section 2 and there ending.

Together with Seller's interest in all easements and rights benefiting the premises, whether or not such easements and rights are of record, and Seller's interest in all tenements, hereditaments, improvements and appurtenances, if any, subject to the right of the public or governmental authority in any part of the property taken, conveyed, dedicated use for a street, highway or road purposes; a lien of real estate taxes, assessments and other amounts not

*en/ American Title
280 w. Cortland St
Jackson MI 49201
10 pg*

delinquent; zoning ordinances and other applicable governmental statutes, ordinances, rules and regulations; existing easements, covenants, conditions, building and use restrictions; any matters which would be revealed by an accurate survey of the property; further subject to those encumbrances deemed acceptable in the opinion of counsel for Purchaser, as shown by the title insurance commitment, so as not to render title to the premises unmarketable; and such encumbrances as shall have accrued after the date hereof through the acts or omissions of anyone other than Seller.

2. *Price and Terms.* Said Purchaser hereby purchases said premises from the Seller and agrees to pay the Seller therefor the sum of ~~(\$50,000.00)~~ Thousand and 00/100 Dollars (~~\$50,000.00~~), the sum which is secured by this Contract, together with interest on the whole sum that shall be from time to time unpaid at the rate of ~~(6 1/2 %)~~ per cent, per annum, as follows:

Due Date	Principal and Interest Due
Date of Closing	\$50,000.00
December 31, 2020	\$25,451.17
December 31, 2021	\$25,451.17
December 31, 2022	\$25,451.17
December 31, 2023	\$25,451.17
December 31, 2024	\$25,451.17
June 1, 2025	\$25,451.17

The sum of \$50,000.00 down payment will payable on the date of closing and \$25451.17 on the 31st day of December, each and every year thereafter until the principal and interest shall be fully paid. Purchaser to have the right to pay larger installments than the principal payments above provided for and to pay the whole or any part of the balance remaining unpaid on this Contract at any time before the same, by the terms hereof, becomes due and payable. Interest shall commence to run on the unpaid balance of principal as of the date hereof, and payments shall be made at 11130 St. Joe Rd Fort Wayne, In 46835 until Purchaser is given written notice to the contrary. Notwithstanding the prepayment of any installments, the Purchaser is not relieved of the requirement that the Purchaser make the annual payments described above. Notwithstanding anything to the contrary contained herein, all outstanding principal and interest shall be due and payable in full on June 1, 2025 ("Maturity Date").

3. *Taxes and Insurance.* Said Purchaser shall promptly pay, when due, all taxes and assessments of every nature which shall become a lien on said premises after the date hereof, and any installments of special assessments becoming due after the date hereof, and shall, during the continuance of this contract, maintain liability insurance on the premises, naming the Seller as an additional insured, keep insured the buildings now on said premises, or which shall hereafter be placed thereon. in the name of said Seller against loss by fire and windstorm, in such company or companies and for such amount as the Seller shall approve, and forthwith deposit all policies of insurance with the Seller, with loss, if any, payable to the Seller, as his interest may appear under this Contract. Should the Purchaser fail to pay any tax or assessment, or installment

thereof, when due, or keep said buildings insured, the Seller may pay the same and have the buildings insured, and the amounts thus expended shall be a lien on said premises and may be added to the balance then unpaid hereon and be due at once and bear interest until paid at the rate of the per cent per annum above specified in Paragraph 2.

In case of damage as a result of which said insurance proceeds are available, the Purchaser may, within sixty (60) days of said loss or damage, give to the Seller written notice of Purchaser's election to repair or rebuild the damaged parts of the premises, in which event said insurance proceeds shall be used for such purpose, subject to any reasonable restrictions imposed by Seller, including, without limitation, assuring Purchaser first has contributed sufficient equity which, when combined with available insurance proceeds, shall be sufficient to fully complete such repair or rebuilding. The balance of said proceeds, if any, which remain after completion of said repairing or rebuilding, or all of said insurance proceeds if the Purchaser elects not to repair or rebuild, shall be applied first toward the satisfaction of any existing defaults under the terms of this Contract, and then as a prepayment upon the principal balance owing, and without penalty, notwithstanding other terms of paragraph 2 to the contrary. No such prepayment shall defer the time for payment of any remaining payments required by said Contract. Any surplus of said proceeds in excess of the balance owing hereon shall be paid to the Purchaser.

4. *Maintenance.* All buildings, trees or other improvements now on said premises, or hereafter made or placed thereon, shall be a part of the security for the performance of this contract and may not be removed therefrom. Purchaser shall at all times comply with all applicable restrictions and laws. Purchaser shall not commit, or suffer any other person to commit, any waste or damage to said premises or the appurtenances and shall keep the said premises and all improvements in as good condition as they are now. Purchaser will be allowed to clear non-tillable land at purchasers expense.

5. *Construction.* Under no circumstances shall Purchaser grant a lien, or permit a lien to be recorded against, Purchaser's interest in the premises or this Land Contract, including, without limitation, the recording of any construction liens. At Seller's request, Purchaser shall furnish Seller with sworn statements and copies of all lien waivers required pursuant to the Michigan Construction Lien Act, and any other evidence reasonably requested by Seller, to assure Seller no construction liens or other liens shall be recorded until this Land Contract is paid in full. In the event any such lien is recorded against the property, Purchaser shall, within 90 days of the date of recording such lien, either cause a discharge of the lien to be recorded, or bond over such lien as permitted by the Michigan Construction Lien Act, all being done to Seller's satisfaction. Purchaser shall not be permitted to place a lien upon Purchaser's interest in the premises or this Land Contract in connection with securing financing for such construction, provided that Purchaser may encumber Purchaser's other assets, in Purchaser's discretion.

6. *Forfeiture and Acceleration.* Should default be made by the Purchaser in any of the provisions hereof, the Seller may immediately thereafter declare this Contract void and forfeited and the said buildings, improvements and all payments made on this Contract shall be forfeited to the Seller as rental for the use of the premises and as stipulated damages for failure to perform this Contract. Seller shall be entitled to immediate peaceable possession of said premises without notice and remove the Purchaser and all persons claiming under him therefrom. Seller may, without notice to the Purchaser, declare all money remaining unpaid under this Contract forthwith due and payable, notwithstanding that the period hereinbefore limited for the payment of the said balance may not then have expired. Seller may thereafter enforce his rights under this Contract in law or in equity, or may take summary proceedings to forfeit the interests of Purchaser or may enforce said Contract in any other manner now or hereafter provided. In addition to any other

remedy, Seller, on default being made, may consider Purchaser as a tenant holding over without permission and remove Purchaser from said premises. A notice of forfeiture giving Purchaser 15 days to cure the default shall be served on Purchaser, as provided by statute, prior to the institution of any proceeding to recover possession of the land. If there is an uncured event of default, the parties acknowledge Seller's remedies shall include all rights and remedies available either under this Land Contract, or to a land contract vendor in equity or at law, including, without limitation, any one or more of the following: (i) specific performance; (ii) forfeiture of this Land Contract; (iii) acceleration of the debt and (iv) forfeiture on and sale of the property to satisfy the debt, and obtaining a deficiency judgment against the Purchaser for the amount of any portion of the debt not satisfied at the foreclosure sale. Rights, powers and remedies of Seller under this Land Contract shall be cumulative and not exclusive of any other right, power or remedy which Seller may have against Purchaser pursuant to this Land Contract or existing at law, in equity or otherwise. Seller's rights, powers and remedies may be pursued singly, concurrently or otherwise, at such time and in such order as Seller may determine in Seller's sole discretion.

7. *Deed and Evidence of Title.* If the Purchaser shall, in the time and manner above specified, make all the payments herein provided for, and shall observe and perform all the conditions and agreements herein made, the Seller shall thereupon, by good and sufficient warranty deed, convey the said premises to the Purchaser on the conditions herein agreed upon and subject to those matter set forth in Paragraph 1 above. Seller delivered with this Land Contract commitment for an Owner's Policy of title insurance issued by American Title Company of Jackson, File No. F-173324, showing a marketable title, subject to easements, conditions, encumbrances and limitations of record, in the Seller, which evidence of title is satisfactory to Purchaser; provided, however, that the warranty deed shall be limited so as to except acts or negligence of parties other than the Seller subsequent to the date of this Contract.

Purchaser agrees that except for costs resulting from acts, negligence, or death of the Seller, the cost of additional evidence of title shall be the obligation of the Purchaser.

8. *Possession.* Possession of said premises may be taken by said Purchaser at closing, and retained for so long as no default is made by said Purchaser in any of the terms or conditions hereof.

9. *Binding.* This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives and permitted successors and assigns.

10. *Assignment, Sale or Encumbrance.* Purchaser further agrees that, notwithstanding any other provision herein contained, this Land Contract shall become immediately due and payable in the event Purchaser shall voluntarily or involuntarily sell, assign, mortgage, encumber, transfer or convey his interest or any part of his interest in the subject property or this Land Contract, or permit or attempt to do any of the foregoing, whether by assignment, quit claim, sub-land contract, or any other manner, without first securing the written consent of the Seller

11. *Notices.* Until endorsed on this Contract to the contrary, each of the parties hereto agrees that notices required hereunder may be sent to:

Seller at 11130 St Joe Rd Fort Wayne ,In 46835 ,

Purchaser at P.O Box 156 Tipton,MI 49287

and shall be deemed given two business days after mailing when mailed by certified mail, postage prepaid, to said address, or one business day after sending if sent via Federal Express or a similar nationally recognized overnight delivery service. Notice of forfeiture of this Contract shall be served as provided by law.

12. *Pronouns.* If more than one joins in the execution hereof as Seller or Purchaser, or either be of the feminine sex, or a corporation, the pronouns and relative words herein used shall be read as if written in plural, feminine or neuter respectively.

13. *Time of Essence.* It is expressly understood and agreed by the parties hereto that time shall be deemed as of the very essence of this Contract and all stipulations and agreements herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

14. *Condition of Premises.* Purchaser agrees that the Seller has made no representations or warranties and makes no representations or warranties as to the condition of the premises, the condition of the buildings, appurtenances and fixtures located thereon, and/or the location of the boundaries.

15. *Rents and Profits.* Notwithstanding any other provision herein contained or any provision of law, the parties expressly agree that in the event of default not cured by the Purchaser within thirty (30) days after notice of intent to forfeit the Contract is served upon Purchaser, Seller shall have the right to possession of the subject property, and to receive all rents and profits relative to the subject property from and after the date set in said notice for curing such default and such right of Seller shall continue during any period that forfeiture or foreclosure proceedings may be pending and during any period of redemption. Purchaser further agrees that Seller shall have the right to the appointment of a receiver to receive such rents and profits and such receiver may be Seller or an agent of Seller.

16. *Attorney Fees.* In the event of default, in addition to any remedies or rights of Seller, Purchaser shall pay to Seller, Seller's reasonable and actual attorneys' fees and expenses incurred by Seller in enforcement of any rights of Seller hereunder, which sums shall be payable prior to Purchaser's being deemed to have corrected any such default and shall be due regardless of whether or not a lawsuit is filed to enforce this Land Contract.

17. *Late Payment Charge.* If Purchaser shall fail to pay, within ten (10) days after due date, any installment due hereunder, Purchaser shall be required to pay an additional charge of one and one-half (1 1/2%) percent of the late installment. Such charge shall be paid to Seller at the time of payment of the past due installment. The charge is deemed by the parties to cover Seller's administrative costs resulting from Purchaser's delinquency.

18. *Default Interest Rate.* If Purchaser shall fail to pay, within 10 days after due date, any installment or other amount due hereunder, such delinquent payment shall accrue interest at a rate equal to the rate of 8% per annum until such delinquent amount has been paid in full.

19. *Payment of Transfer Taxes.* At such time as Seller shall be required to give a Warranty Deed pursuant to this Land Contract, Seller expressly agrees to assume and pay the tax imposed by the State Real Estate Transfer Tax Act (MCLA 207.521 et seq.) pursuant to MCLA 207.526(6)(a), and the tax imposed by the Conveyances of Real Property Act (MCLA 207.501 et seq.) pursuant to MCLA 207.505(5)(a), unless Purchaser deducts the cost thereof from the final Land Contract Payment.

20. *Entire Agreement.* This Agreement constitutes the entire agreement between the parties and all prior or contemporaneous agreements are hereby merged into and part of this Agreement; provided, however, the rights, remedies, duties and obligations of the parties pursuant to the Purchase Agreement proceeding this Land Contract shall remain in full force and effect.

21. *Amendments to Agreement.* This Agreement may be amended or modified only by a written document signed by each of the parties hereto.

22. *Counterparts.* This Land Contract may be executed in one or more counterparts, each of which when taken together, shall constitute one and the same instrument.

23. *Acceptance of Payment.* Acceptance by Seller of any payment in an amount less than the amount then due shall be deemed an acceptance on account only, and the failure to pay the entire amount then due shall be, and continues to be, a default by Purchaser.

24. *Conflict.* It is understood and agreed by and between the parties hereto that in the event any provision or clause of this contract conflicts with applicable law, or is declared void and unenforceable, such conflict shall not affect other provisions of this contract which can be given effect without the conflicting provision, and to this end the provisions of the contract are declared to be severable.

25. *Waivers.* One or more waivers by Seller of any breach by Purchaser of the covenants, terms and conditions of this contract shall not be construed as a waiver of further breaches of the same covenants, terms or conditions or as a waiver of any other breaches of different covenants or conditions.

26. *Hold Harmless.* The Purchaser agrees to defend, indemnify and hold harmless the Seller from any liability and responsibility on account of injuries occurring on the above described premises after the date of this Land Contract.

27. *Tax and Insurance Payments.* Notwithstanding the provisions of Paragraph 3 above, Purchaser shall pay when due all taxes and insurance. Failure to comply with the provisions of Paragraph 3 and this paragraph shall be considered a default in the terms of this Land Contract and Seller shall be allowed to pursue Seller's legal remedies.

28. *Indemnify and Insurance.* Purchaser agrees to defend, save and hold Seller harmless from any and all liability for injury to any person or damage to any property upon or about said premises from any cause whatsoever so long as any balance shall remain unpaid upon this contract. In conjunction herewith and the insurance required under Paragraph 3, Purchaser shall procure at his own expense public liability and property damage insurance for the benefit of Seller and Purchaser, designating Seller and Purchaser as insured parties, as their interests may appear, in an amount not less than \$1,000,000 for injury or death resulting to any one person, \$1,000,000 for injury or death resulting from any one casualty, and \$500,000.00 for damage to

property resulting from any one casualty. Such insurance shall be kept in full force and effect during the term of this Contract, and evidence thereof shall be delivered to Seller.

29. *Title Insurance.* Purchaser acknowledges and agrees that he is satisfied with the marketability of title as disclosed by American Title Company of Jackson, title insurance commitment number F- 173334, and will rely upon the title insurance policy issued pursuant thereto as the basis for the marketability of title. Seller shall have no further obligation or responsibility to supply evidence of title at any time hereafter except as set forth in the second paragraph of main paragraph 7.

30. *Restrictions.* This Land Contract is subject to all restrictions and easements of record or affecting the premises, subject to all zoning laws, ordinances and regulations.

31. *"As Is".* In consideration of this agreement and Purchaser's familiarity with the property, Purchaser agrees as follows:

(a) Seller has made no representations or warranties regarding the condition of the premises and the structures and improvements thereon, if any;

(b) Purchaser has been afforded ample opportunity to cause the premises to be inspected by "experts" of their choice.

(c) Purchaser has personally examined the premises and is familiar and satisfied with the property, including the items specified in subparagraph (b) and have found their condition to be satisfactory;

(d) Purchaser is purchasing the premises in its "as is" and "where is" condition and Purchaser further understands and agrees that Seller is not liable or bound by any warranties or guaranties, statements or representations made by any broker, agent, employee or person purporting to represent the Seller, unless herein expressly set forth;

32. *Environmental.* As further consideration, Purchaser warrants and represents to and agrees with, Seller as follows:

The premises and Purchaser's obligations and activities thereon, are and shall continue to be in compliance with all environmental laws; and the premises are not and shall not become (i) contaminated by, or the site of the disposal or release of, any hazardous substance, (ii) the source of any contamination, by any hazardous substance, of any adjacent property or of any groundwater or surface water, or (iii) the source of any air emissions in excess of any legal limit now or hereafter in effect.

33. *Indemnity.* Purchaser shall defend, indemnify and hold harmless Seller with respect to any and all claims, demands, causes of action, liabilities, damages, losses, judgments and expenses (including attorney fees) that shall be asserted against or incurred by Seller by reason of, arising in connection with or related to (a) any representation or warranty by Purchaser in this Land Contract being inaccurate in any respect, (b) any failure of Purchaser to perform any of Purchaser's obligations under this Land Contract, or (c) any past, present or future condition or use of the premises (whether known or unknown), other than an excluded condition or use. An "excluded condition or use" is one that does not exist or occur, to any extent, at any time before Purchaser has permanently given up possession and control of the premises by reason of a foreclosure of this Land Contract or a conveyance of the premises to Seller in lieu of foreclosure.

Indemnification by Purchaser under this paragraph shall not limit any other right or remedy (including Seller's right to forfeit this Land Contract or accelerate payment of the indebtedness) that is available to Seller by reason of the circumstances in respect of which indemnity is made. Purchaser's obligations under this paragraph shall survive forfeiture and/or foreclosure of the Land Contract and any conveyance of the premises to Purchaser.

The parties hereto have signed and sealed this Land Contract on the day and year first above written.

Seller:
Kenneth L. Gelger Living Trust Dated March 15, 1983

By: Paul C. Gelger
Paul C. Gelger, Successor Trustee

Purchaser:
Orange Point II, LLC, a Michigan limited liability company,

By: _____, Member

STATE OF Indiana
COUNTY OF Allen) ss.

MICHAEL PAUL QUIGLEY
NOTARY PUBLIC
SEAL
ALLEN COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES JANUARY 01, 2021

On February 21, 2010, Paul C. Gelger, Successor Trustee of the Kenneth L. Gelger Living Trust Dated March 15, 1983, personally appeared before me and acknowledged the foregoing instrument as the free act and deed of the trustee.

Michael Paul Quigley, Notary Public
State of Indiana, County of Allen
My Commission Expires: 01-31-21
Acting in the County of: Allen

LIBER 2593 PAGE 0685 8 of 10

Indemnification by Purchaser under this paragraph shall not limit any other right or remedy (including Seller's right to forfeit this Land Contract or accelerate payment of the indebtedness) that is available to Seller by reason of the circumstances in respect of which indemnity is made. Purchaser's obligations under this paragraph shall survive forfeiture and/or foreclosure of the Land Contract and any conveyance of the premises to Purchaser.

The parties hereto have signed and sealed this Land Contract on the day and year first above written.

Seller:
Kenneth L. Geiger Living Trust Dated March
15, 1983

By: _____
Paul C. Geiger, Successor Trustee

Purchaser:
Orange Point II, LLC, a Michigan limited
liability company.

By: _____
Gregory Hardy, Member

See Attached

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

On _____, 2019, Paul C. Geiger, Successor Trustee of the Kenneth L. Geiger Living Trust Dated March 15, 1983, personally appeared before me and acknowledged the foregoing instrument as the free act and deed of the trustee.

_____, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of: _____

LIBER 2593 PAGE 0685 9 of 10

STATE OF MICHIGAN)
) ss.
COUNTY OF Lenawee)

On Feb. 21, ²⁰²⁰~~2019~~, before me, a Notary Public, in and for said County, personally appeared Greg Hardy, the sole Member of *Franklin Township Properties, LLC, a Michigan limited liability company to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

*Orange Point II, *

AMY WRIGHT
Notary Public, Lenawee Co., MI
My Comm. Expires Nov. 21, 2024

Amy Wright, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of: _____

Prepared by:
JULIUS J. HOFFMAN, P.C.
Attorney at Law
404 S. Jackson Street
P. O. Box 274
Jackson, MI 49204
(517) 788-9280

Return to:
#Paul Geiger
1130 St. Louis
Fort Wayne, IN 46835

Property Tax ID#: FKD-102-3300-00✓



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 #25-02

Applicant(s): Franklin Twshp Properties LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-102-3500-00) is located on the east side of Wisner Highway, the south side of US12, and the north side of Service Road, in Section 2 of the Township (T5S, R3E).

Description: The subject property has an area of approximately 139 acres, all of which are being applied for the program. One hundred ten (110) acres are cultivated for cash crops, five (5) acres are "cleared, fenced, improved pasture, or harvested grassland," and 24 acres are classified as "all other areas." According to the applicant there are two buildings or structures on the property, including one residence and one barn.

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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.

#FR0-102-3500-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 12-3-24

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.
Last First Initial

(If more than two see #15) Hardy Shelley D.
Last First Initial

2. Mailing Address: 10015 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (517-403-5217) _____

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 2 Town No. 7.5.4 Range No. R-3E

Parcel # (Tax ID): FR0-102-3500-00

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____
Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

rev. 4/1/2024

Page 37

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
☐ Estate
- ☒ Limited Liability Company
☐ Trust
- ☐ Partnership
☐ 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: N/A Francisco Turso Properties LLC Title: Single Member

Name: Garry Hunt Title: Manager

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: 139
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 109.85
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 500
 f. All other acres (swamp, woods, etc.) 24.1
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 3 Residence: 1 Barn: 1 Tool Shed: N/A
 Silo: N/A Grain Storage Facility: N/A Grain Drying Facility: N/A
 Poultry House: N/A Milking Parlor: N/A Milk House: N/A
 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):

\$ N/A / 1 = \$ _____ (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: \$ N/A

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-31-24
(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: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____
(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ 889,000 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FRO-102-3500-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

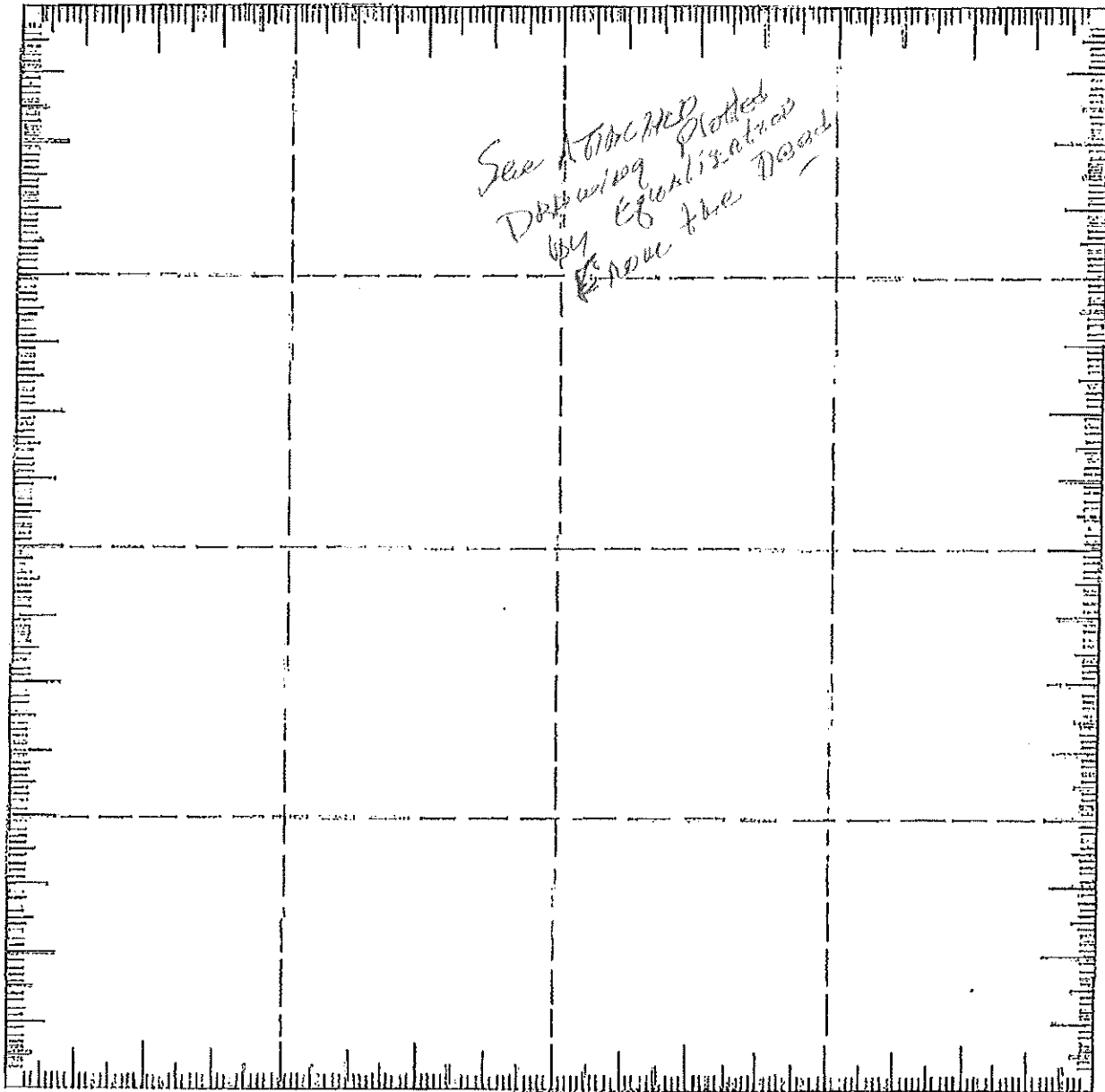
Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- 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 LENAIRE
 Township Franklin
 T S.3 R 36 Section 2

↑ North



Legend

Service Rd



Google Earth

Image © 2024 Airbus

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print. Trans.
GEIGER, KENNETH L, LIVING FRANKLIN TOWNSHIP PROPERTIES	FRANKLIN TOWNSHIP PROPERTIES MI DEPT OF TREASURY	623,150	05/30/2012	WD	31-SPLIT IMPROVED	2446-456	DEED	0.0
FRANKLIN TOWNSHIP PROPERTIES MI DEPT OF TREASURY		0	05/30/2012	OTH	21-NOT USED/OTHER	2446-458	DEED	0.0
GEIGER, KENNETH L, DEC'D		0	05/23/2012	OTH	07-DEATH CERTIFICATE	2445-479	DEED	0.0

Property Address: 2550 SERVICE RD
 School: CLINTON COMMUNITY SCHOOLS
 Class: AGRICULTURAL-IMPROVING: Building Permit(s)
 P.R.E. 100% / / Qual. Ag.

Owner's Name/Address: FRANKLIN TOWNSHIP PROPERTIES LLC
 PO BOX 156
 TIPTON MI 49287

Improvements	Vacant	Land Value	Estimates for Land Table 4041-RESIDENTIAL/AGRICULTURAL
Public			
Improvements			
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			

Description	Frontage	Depth	Rate	Depth	Rate	Adj. Reason	Value
RURAL RESIDENTIAL							
AG ACREAGE TILLABLE 80A-	1.000	Acres	15,800	100			15,800
AG ACREAGE NON-TILLABLE	133.73	Acres	5200	100			695,406
AG ACREAGE ROW	2.54	Acres	3600	100			9,244
	1.95	Acres	0	100			0
	39.22	Total Acres				Total Est. Land Value =	720,350

Land Improvement Cost Estimates
 Description: Wood Frame
 Rate: 42.15
 Size: 48
 Good: 20
 Total Estimated Land Improvements True Cash Value = 405

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	360,200	84,300	444,500			100,394C
2023	373,100	82,400	455,500			95,614C
2022	265,400	94,700	360,100	356,200M		91,061C

Who	When	What
MG	03/17/2018	DATA ENTER
MG	04/21/2017	INSPECTED

RCVD M1926 JUN 4 '12 LENAWEE

LIBER 2446 PAGE 0466 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 08/04/2012 02:35:03 PM D.W.A.
Carolyn S. Boler, REGISTER OF DEEDS \$17.00



" - 4 2012

LENAWEE COUNTY
JUNE 04, 2012
RECEIPT # 598312

MICHIGAN
REAL ESTATE
TRANSFER TAX Stamp # 10300

PRO-
102-3500-0

Geiger
Nicholas

North of
Service Rd

WARRANTY DEED

The Grantor, Paul C. Geiger, Trustee of the Kenneth L. Geiger Living Trust, under agreement dated March 15, 1983, whose address is 11130 St. Joe Rd., Fort Wayne, IN 46835, conveys and warrants to Franklin Twp Properties, LLC, a Michigan limited liability company, whose address is P.O. Box 156, Tipton, MI 49287, the following described premises situated in the Township of Franklin, County of Lenawee, and State of Michigan, to-wit:

Beginning at the South 1/4 corner of Section 2, Town 5 South, Range 3 East, Franklin Township, Lenawee County, Michigan; thence North 88° 44' 36" West 300.00 feet along the South line of Section 2 (centerline of Service Road); thence North, 1352.74 feet; thence West, 730.26 feet; thence North, 1331.93 feet to the East-West 1/4 line of Section 2; thence North 88° 44' 59" West, 1656.52 feet to the West 1/4 corner of Section 2; thence North 00° 46' 49" East, 342.23 feet along the West line of Section 2 (centerline of Wisner Highway); thence South 88° 44' 59" East 889.99 feet along the North line of the South 7 acres of the West 1/3 of the Northwest fractional 1/4 of Section 2; thence North 00° 26' 21" East, 2599.94 feet along the West line of the middle 1/3 of the Northwest fractional 1/4 of Section 2 to the North line of Section 2; thence South 89° 42' 20" East, 874.50 feet along the North line of Section 2 (centerline of Highway US-12); thence South 00° 06' 04" West 2957.08 feet along the West line of the East 1/3 of the Northwest fractional 1/4 of Section 2 to the East-West 1/4 line of Section 2; thence South 88° 44' 59" East, 892.03 feet along the East-West 1/4 line of Section 2 to the center of Section 2; thence South 00° 19' 52" East, 1674.59 feet (recorded as South 00° 01' 16" East, 1675.49 feet); thence South 89° 11' 49" East 1411.96 feet; thence South 00° 36' 35" West, 993.96 feet to the South line of Section 2; thence North 89° 12' 44" West 1400.20 feet along the South line of Section 2 (centerline of Service Road) to the point of beginning.

Commonly known as: 2550 Service Road and vacant land.
Tax Identification Number: PRO-102-3100.

102-3500-0

For the sum of Six Hundred Twenty Three Thousand One Hundred Fifty and 00/100 (\$623,150.00) Dollars, subject to easements, reservations, encumbrances and all restrictions of record and further subject to liens for taxes and special assessments which are not delinquent.

This property may be located within the vicinity of farm land 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 Grantors grant to the Grantees the right to make six (6) divisions under Section 108 of the Land Division Act, Act No. 288, of the Public Acts of 1967. Grantors make no warranties or representations as to the availability of such divisions.

DATED this 30th day of May, 2012

Paul C. Geiger, Trustee of the Kenneth L. Geiger Living Trust, under agreement dated March 15, 1983

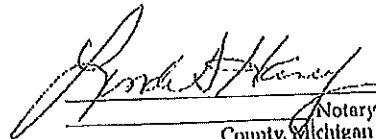
American Title Co. of Jackson.
280 W. Portland
Jackson, MI 49201

\$5362.10

STATE OF MICHIGAN }
 } ss.
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me, a notary public, on this 30th day of May, 2012, by Paul C. Geiger, Trustee of the Kenneth L. Geiger Living Trust, under agreement dated March 15, 1983.

LINDA S. HANEY
NOTARY PUBLIC, Jackson County, MI
My Commission Expires Mar. 13, 2013
Acting in Jackson County



Notary Public

County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

PREPARED WITHOUT OPINION BY:
Kristina M. Fisk, P64634
Inosencio & Fisk, PLLC
740 West Michigan Avenue
Post Office Box 4033
Jackson, Michigan 49204-4033

☒ UPON RECORDING RETURN TO
AND SEND SUBSEQUENT TAX
BILLS TO:
Franklin Twp Properties, LLC
P.O. Box 156
Tipton, MI 49287

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

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

Property Addr: 2550 SERVICE RD



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-102-3500-00

Tax for Prop#: FR0-102-3500-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 1,144.48

*****AUTO**5-DIGIT 49267
FRANKLIN TWSHP PROPERTIES LLC
PO BOX 156
TIPTON, MI 49287-0156



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
FRANKLIN TWSHP PROPERTIES LLC

PO BOX 156

TIPTON, MI 49287

School: CLINTON COMMUNITY SCHOOLS

Prop #: FR0-102-3500-00

Prop Addr: 2550 SERVICE RD

Legal Description:

LN DES AS BEG AT THE S 1/4 COR OF SEC 2 T5S R3E TH N88°44'36"W 300 FT ALG THE S LI OF SD SEC (CENTRLY OF SERVICE RD) TH N 1352.74 FT TH N 730.26 FT TH N 1331.93 FT TO THE E-W 1/4 LI OF SD SEC TH N88°44'59"W 1656.52 FT TO THE N 1/4 COR OF SD SEC TH N88°46'49"E 342.23 FT ALG THE N LI OF SD SEC (CENTRLY OF WISHER HWY) TH S88°44'59"E 609.99 FT ALG THE N LI OF THE S 7 AC OF THE N 1/3 OF THE NW ERL 1/4 OF SD SEC TH N00°26'21"E 2599.94 FT ALG THE N LI OF THE MIDDLE 1/3 OF THE NW ERL 1/4 OF SD SEC TO THE N LI OF SD SEC TH S09°42'20"E 674.50 FT ALG THE N LI OF SD SEC (CENTRLY OF HWY US-12) TH S00°06'04"W 2957.08 FT ALG THE N LI OF THE E 1/3 OF THE NW ERL 1/4 OF SD SEC TO THE E-W 1/4 LI OF SD SEC TH S88°44'59"E 692.03 FT ALG THE E-W 1/4 LI OF SD SEC TO THE CNTR OF SD SEC TH S00°19'52"E 1674.59 FT (REC S00°01'16"E 1675.49 FT) TH S89°11'49"E 1411.96 FT TH S00°36'35"W 993.96 FT TO THE S LI OF SD SEC TH N89°12'44"W 1400.20 FT ALG THE S LI OF SD SEC (CENTRLY OF SERVICE RD) TO THE POB (SURVRY 139.221 AC) SPLIT ON 05/11/2012 FROM FR0-102-3100-00;

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

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	100,394	AGRICULTURAL-IMPROV
State Equalized Value:	444,500	
Assessed Value:	444,500	Class: 101
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	602.36
COUNTY OPER	5.40000	542.12

Total Tax	1,144.48
Administration Fee	0.00

TOTAL AMOUNT DUE 1,144.48



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 #25-03

Applicant(s): Franklin Twshp Properties LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-111-2505-00) is located on the south side of Service Road, in Section 11 of the Township (T5S, R3E).

Description: The subject property has an area of approximately 106 acres, all of which are being applied for the program. One hundred three (103) acres are cultivated for cash crops and three (3) acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background Information provided by the applicant/township.

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**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

#FR0-111-2505-00

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	12-3-24
Application No:	
State:	
Date Received	
Application No:	
Approved:	Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.
Last First Initial
(If more than two see #15) Hardy Shelley D.
Last First Initial
2. Mailing Address: 10915 Wisner Hwy Tipton MI 49287
Street City State Zip Code
3. Phone Number: (Area Code) (617-403-6247) _____
4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____
5. E-mail address: ghardy@gregghardy.com

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

6. County: Lenawee 7. Township, City or Village: Tipton
8. Section No. 11 Town No. 5-9 Range No. 3E
- Parcel # (Tax ID): FR0-111-2505-00 (Count: 111-2505-00)

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. 2358-472
11. Is there a tax lien against the land described above? ☐ Yes ☐ No
If "Yes", please explain circumstances: _____
12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____
14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor(sellers):
Name: _____
Address: _____
Street City State Zip Code
- 14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).
- Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

rev. 4/1/2024

Page 49

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):

<input type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: N/A Franklin Township Board LLC Title: _____

Name: Craig Harris Title: Single member LLC Manager

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: 106.27

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

d. Acreage in cultivation: 103.0

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

f. All other acres (swamp, woods, etc.) 3.27

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

No. of Buildings: 0 Residence: NA Barn: NA Tool Shed: NA
Silo: NA Grain Storage Facility: NA Grain Drying Facility: NA

Poultry House: NA Milking Parlor: NA Milk House: NA

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):

\$ NA / _____ = \$ _____ (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: \$ NA

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: Franklin☐ County ☒ Township ☐ City ☐ VillageThis 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: \$ 544,600 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FR0-111-2505-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

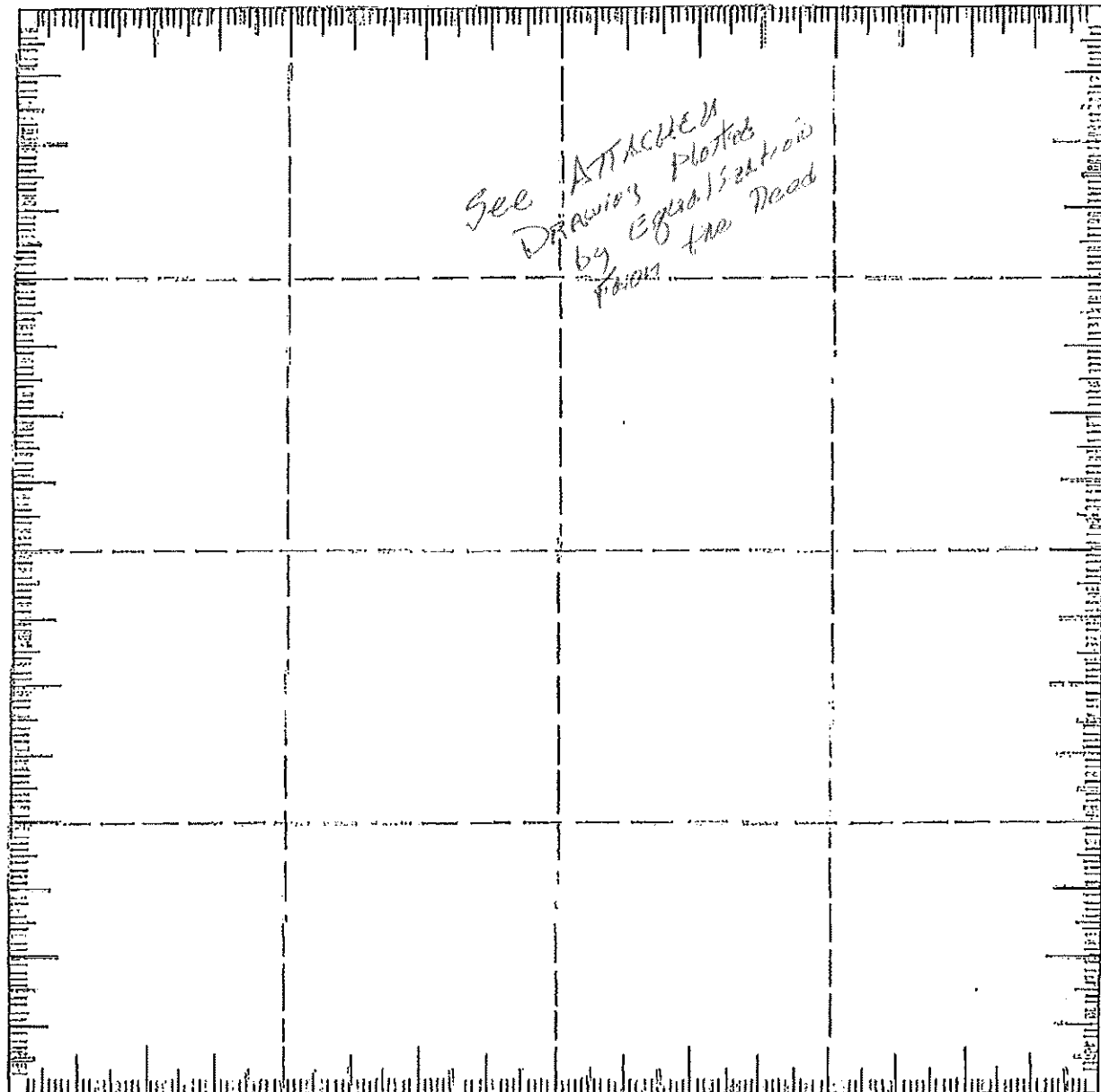
Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- 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 Leahurst
 Township Franklin
 T. S.5 R. 3E Section 11

↑ North

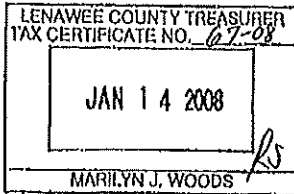


RCVD PM 1123 JAN 14 '08 LENAWEE

Lenawee Co., MI ROD
Victoria J. Daniels
OFFICIAL SEAL



L-2358 P-472



5104347
Page: 1 of 2
01/14/2008 04:11P
Register of Deeds, Lenawee Co. D NA 17.00 L-2358 P-472

Franklin
Sup
FRD-11-2500
2550
Service
Pal
106-27

WARRANTY DEED

This Indenture, is made this 11TH day of January, 2008 between, PAUL C. GEIGER, CURRENT TRUSTEE OF THE KENNETH L. GEIGER LIVING TRUST DATED MARCH 15, 1983, residing at 2537 Service Road, Clinton, Michigan 49236, as Grantor, and FRANKLIN TWSHP PROPERTIES, L.L.C, whose address is P.O. Box 158, Tipton, Michigan 49287 as Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of Three hundred seventeen thousand three hundred forty-six and 00/100ths Dollars (\$317,346.00), receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the Grantee, the following described land situate in the Township of Franklin, County of Lenawee, State of Michigan, to wit:

LEGAL DESCRIPTION ON BACK

REFERENCE: 2660 Service Road

Subject to easements and restrictions of record.

PROPERTY NO.: FRD-111-2500-00

The Grantor also grants to the Grantee the right to make 6 divisions under Section 108 of the Land Division Act, No. 208 of Public Acts of 1967; The Grantor acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waives any claim against drafter related to the number of allowable divisions.

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

Grantor hereunto sets his hand the day and year above written.

Signed and delivered:



Paul C. Geiger
Paul C. Geiger, Current Trustee of the
Kenneth L. Geiger Living Trust dated March 15,
1983

STATE OF MICHIGAN)
County of Lenawee) ss

On this 11TH day of January, 2008, before the subscriber, a Notary Public in and for said County, personally appeared PAUL C. GEIGER, CURRENT TRUSTEE OF THE KENNETH L. GEIGER LIVING TRUST DATED March 15, 1983, to me known to be the same person described in and who executed the foregoing instrument, who acknowledged the same to be his free act and deed.

Roger D. Russell
Roger D. Russell, Notary Public
Lenawee County, Michigan
Appointed and acting in Lenawee County, Michigan
My commission expires: 4-5-2011

RETURN TO GRANTEE
PREPARED BY WILLIAM H. WALKER
Walker, Watts, Jackson & McFarland 100 N. Winter Street, Adrian, Michigan 49221 517-265-0130

17.00 2,730.50 → Greenstone, FCS

LEGAL DESCRIPTION

All that part of the Northeast ¼ of the Northwest ¼ of Section 11 and a part of the West ½ of the Northeast ¼ of Section 11, Town 5 South, Range 3 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0711332) as beginning at the North ¼ corner of Section 11; thence South 89° 06' 33" East 328.16 feet (recorded as East 328.34 feet) along the North line of Section 11 (centerline of Service Road); thence South 01° 52' 48" West 305.07 feet (recorded as South 00° 58' West 305.66 feet, and also recorded as South 00° 59' 06" West 305.10 feet); thence South 88° 30' 39" East (recorded as South 89° 26' East and also as South 89° 20' 20" East) 112.02 feet; thence South 00° 53' 47" West 174.91 feet; thence South 88° 26' 52" East 400.35 feet; thence North 00° 25' 03" West 174.96 feet; thence South 89° 06' 34" East 434.80 feet (recorded as South 89° 06' 52" East 435.00 feet); thence North 00° 02' 44" East (recorded as North 00° 02' 57" East) 310.86 feet to the North line of Section 11; thence South 89° 06' 33" East (recorded as South 89° 05' 52" East) 60.01 feet along the North line of Section 11 (centerline of Service Road); thence South 00° 02' 44" West (recorded as South 00° 02' 57" West) 2845.44 feet along the East line of the West ½ of the Northeast ¼ of Section 11; thence North 89° 08' 54" West 1333.94 feet along the East-West ¼ line of Section 11 to the center of Section 11; thence North 00° 17' 41" East 1323.19 feet (recorded as North 00° 17' 23" East 1323.28 feet) along the North-South ¼ line of Section 11; thence North 88° 53' 28" West 1341.04 feet (recorded as North 88° 53' 00" West 1340.74 feet) along the South line of the Northeast ¼ of the Northwest ¼ of Section 11; thence North 00° 10' 40" East 1329.39 feet along the West line of the Northeast ¼ of the Northwest ¼ of Section 11; thence South 88° 37' 30" East 858.27 feet along the North line of Section 11 (centerline of Service Road); thence South 01° 22' 31" West 663.00 feet; thence South 88° 37' 29" East 498.10 feet; thence North 00° 17' 41" East 663.12 feet along the North-South ¼ line of Section 11 to the point of beginning.



Register of Deeds, Lenoir Co. D.R. 17.00

5104347
Page: 2 of 2
01/14/2008 04:11P
L-2358 P-472

OFFICIAL TAX STATEMENT

Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

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

Property Addr: 2000 SERVICE RD BLK

700

*****AUTO**5-DIGIT 49267
FRANKLIN TWP PROPERTIES, LLC
PO BOX 156
TIPTON, MI 49287-0156



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024

After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-111-2505-00

Tax for Prop#: FR0-111-2505-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 2,273.73

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
FRANKLIN TWP PROPERTIES, LLC

PO BOX 156

TIPTON, MI 49287

School: CLINTON COMMUNITY SCHOOLS

Prop #: FR0-111-2505-00

Prop Addr: 2000 SERVICE RD BLK

Legal Description:

1 1/2 OF NE 1/4 ANHSE 1/4 OF NW 1/4 EX LD COMN AY INTERSECE OF CTR LI OF
 HWY AS IT RUNS ALG N LI SEC 11 AND E LI OF N 1/2 OF NE 1/4 RURN TH S 165
 FT TH W 455 FT TH S 145.86 FT TH W 505.31 FT TH N 305.66 FT TH E 992.42
 FT TO POB CONT 6.778 ACRES SEC 11 - 114.222 ACRES ALSO EK ND DES 289.35
 FT W FROM N-1/4 POST SEC 11 RURN TH S 193 FT TH W 225.70 FT TH N 193 FT
 TH E 225.70 FT TO POB CONT 1.0010 ACRES SEC 11 ALSO EK LD DES AS COMN
 AT N1/4 COR OF SEC 11 T6S R3E TH S 193 FT TH N08°37'20"W 226 FT TH N 193
 FT TH S00°37'29"W 226 FT TO POB CONT 1 AC ALSO EK LD DES AS COMN AT NE
 COR OF SD SEC TH N89°05'42"W 1382.01 FT ALG N LI OF SD SEC (CTRLI OF
 SERVICE RD) TH S 165 FT FOR A POB TH CONT S 145.86 FT TH N89°05'52"W 435
 FT TH N 145.86 FT TH S 889°05'52"W 435 FT TO POB (CONT 1.4564 AC) ALSO LD
 DES AS COMN AY NE COR OF SD SEC TH N89°05'52"W 1322.01 FT ALG N LI OF SD
 SEC (CTRLI OF SERVICE RD) TO E LI OF N1/2 N81/4 OF SD SEC FOR A POB TH
 CONT N89°05'52"W 60 FT ALG N LI TH S 165 FT TH S89°05'52"W 60 FT TO E LI
 OF N1/2 N81/4 TH N 165 FT ALG S E LI TO POB (CONT 0.2272 AC) EK LD DES
 AS COMN AT NW COR 27 AC SD S 165 FT TH N89°05'52"W 226 FT TH W 226

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
Fwn/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:

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	199,451	AGRICULTURAL-IMPROVEMENTS Class: 101
State Equalized Value:	272,300	
Assessed Value:	272,300	
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	1,196.70
COUNTY OPER	5.40000	1,077.03

Total Tax	2,273.73
Administration Fee	0.00

TOTAL AMOUNT DUE	2,273.73
------------------	----------

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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 #25-04

Applicant(s): Franklin Twp Properties LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-113-3800-00) is located on the north side of Munger Road, in Section 13 of the Township (T5S, R3E).

Description: The subject property has an area of approximately 74 acres, all of which are being applied for the program. Seventy (70) acres are cultivated for cash crops and four (4) acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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#FRD-113-3800-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.
Last First Initial

(If more than two see #15) Hardy Shelley D.
Last First Initial

2. Mailing Address: 10015 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (617-403-5247) _____

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 13 Town No. 7-5-S Range No. R 3E

Parcel # (Tax ID): FRD-113-3800-00

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(s): _____

Name: _____

Address: _____

Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

rev. 4/1/2024

Page 61

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
☐ Estate
- ☒ Limited Liability Company
☐ Trust
- ☐ Partnership
☐ 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: NIA Franklin Township Properties LLC Title: _____

Name: Gregg HARRY Title: Shareholder LLC

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: 73.72

c. Total number of acres being applied for (if different than above): 73.72

d. Acreage in cultivation: 70

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

f. All other acres (swamp, woods, etc.) 3.72

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

No. of Buildings N/A Residence: _____ Barn: _____ Tool Shed: _____

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

Poultry House: N/A 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):

\$ 0 / N/A = \$ 0 (per acre)
 total income total acres of tillable land

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

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franklin

☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

Property Appraisal: \$ 370,000 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FR0-113-3800-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

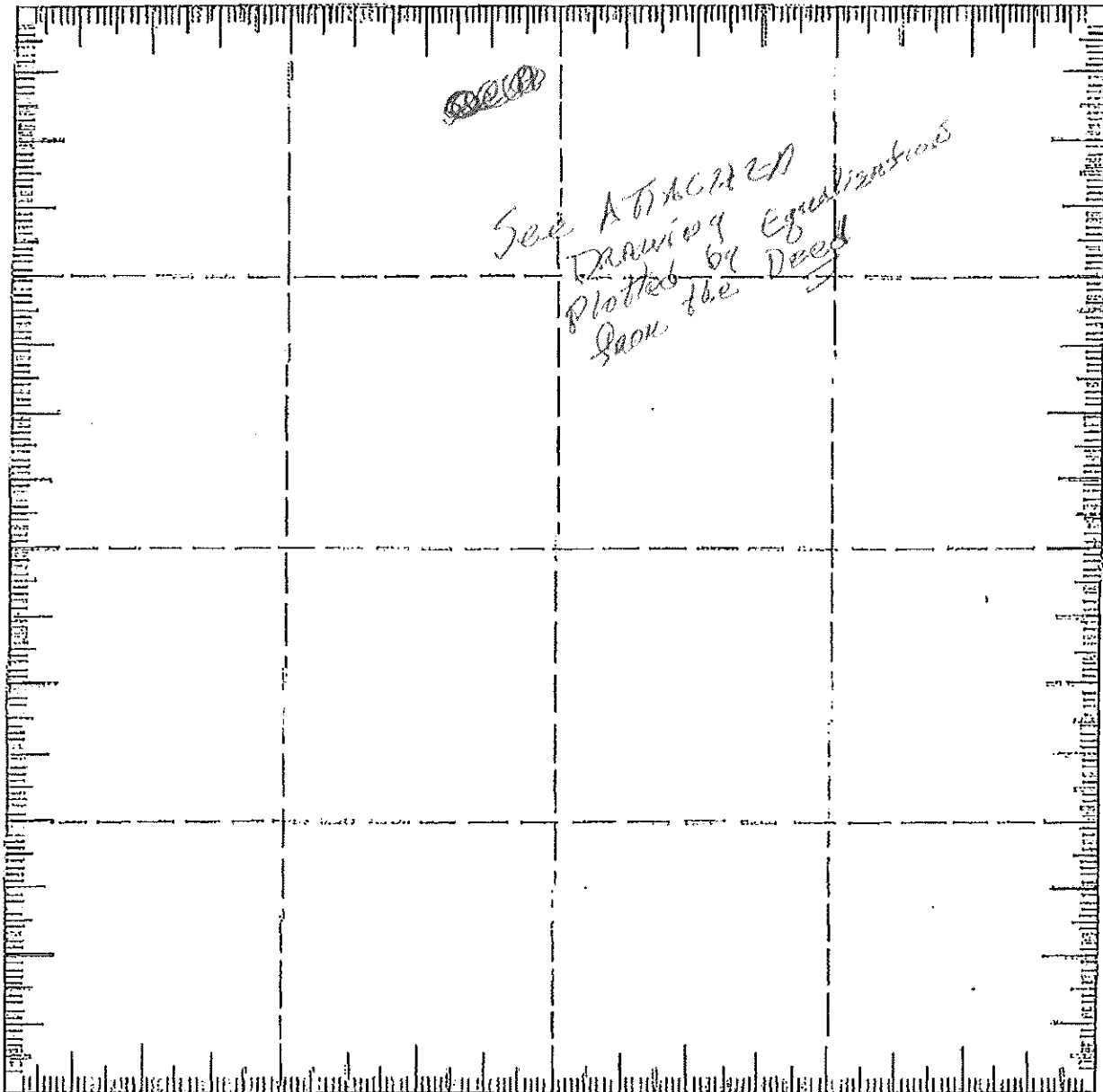
Map of Farm with Structures and Natural Features:

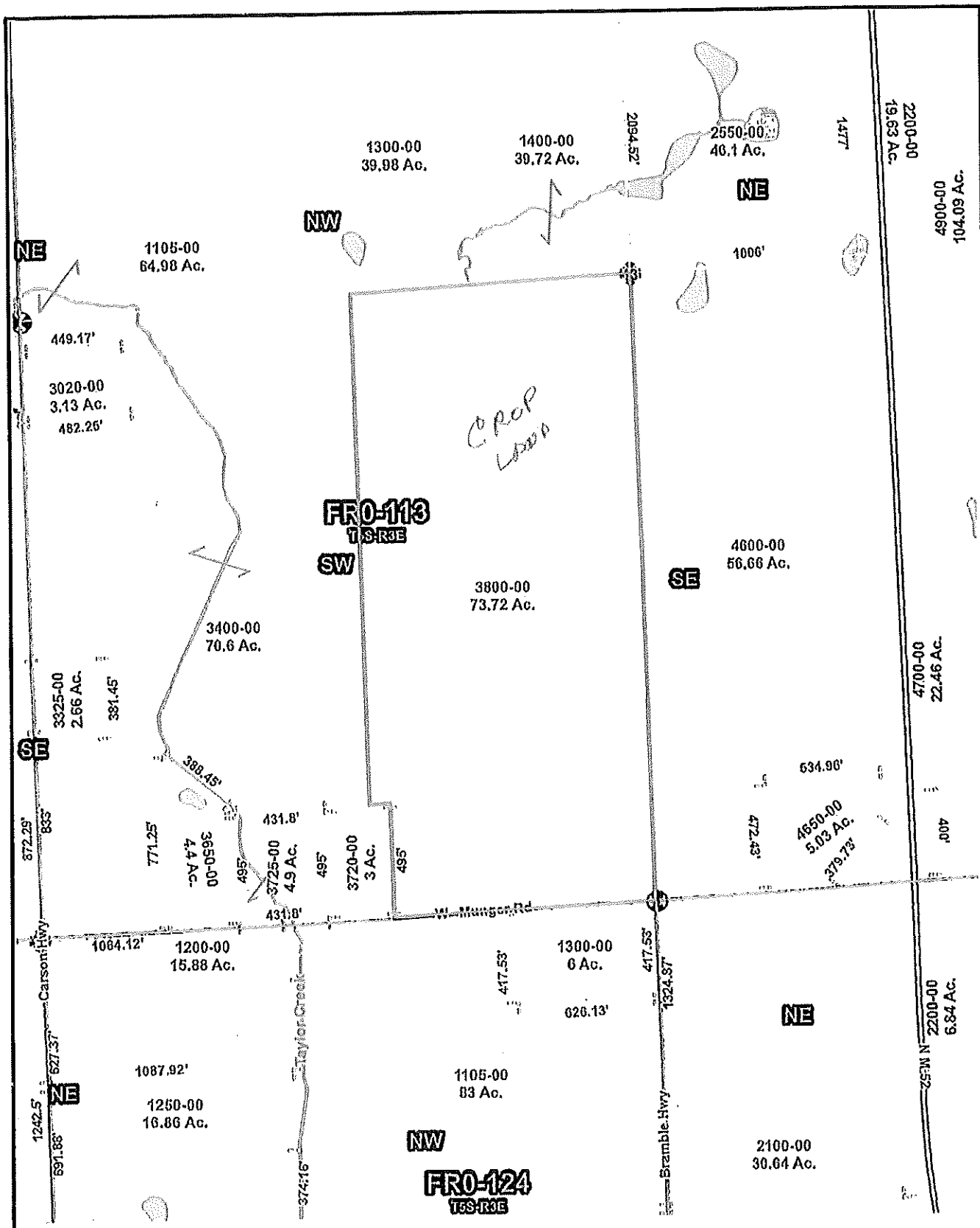
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, 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 Lexington
 Township Franklin
 T 5 R 36 Section 13

↑ North





Lenawee County G.I.S
 301 N. MAIN ST
 OLD COURTHOUSE 1ST FLOOR
 ADRIAN, MI. 49221
 PHONE: (517)264-4622
 FAX: (517)264-4629

Liber 2543 Page 632
FR0-113-3800-00

N
 1 inch = 525 feet
 NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION
 REFERENCE ONLY. LENAWEE COUNTY
 DOES NOT WARRANT THE ACCURACY OF
 THIS MAP AND IT IS NOT INTENDED AS A
 REPLACEMENT FOR A SURVEY.

Parcel Number: FR0-113-3800-00

Jurisdiction: FRANKLIN TOWNSHIP

County: LENAWEE

Printed on:

12/12/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
	MUNGER, H GERALD & MARY LOMUNGER, H ERALD & MARY LOU	100	03/03/2011	WD	18-LIFE ESTATE	24-9-778	DEED	0.0
	FRANKLIN TWP PROPERTIES, LMI DEPT OF TREASURY	0	01/29/2010	OTH	21-NOT USED/OTHER	2397-255	DEED	0.0
	MUNGER, JERRY & MARY LOU, FRANKLIN TWP PROPERTIES, I	0	01/29/2010	OTH	33-TO BE DETERMINED	2397-254	DEED	0.0
	MUNGER, JERRY & MARY LOU, FRANKLIN TWSHP PROPERTIES	216,000	01/29/2010	WD	16-LC PAYOFF	2543-632	DEED	0.0
Property Address	Class: AGRICULTURAL-IMPROVING:			Building Permit(s)		Date	Number	Status
2000 W MUNGER RD BLK	School: TECUMSEH PUBLIC SCHOOLS							
	P.R.E. 100% / /			Qual. Ag.				

Tax Description	Improvements	Description	Frontage	Depth	Rate	Adj. Reason	Value
E 1/2 OF SW 1/4 EXCEPT 8 ACRES COMM AT THE SW COR AND RUN TH E ALG S LI OF SD SEC 200.86 FT TH N PAR WITH WEST LINE OF E 1/2 OF SW 1/4 495 FT TH W 88 FT TH N 2175.36 FT TO N LINE OF E 1/2 OF SW 1/4 TH W 112.86 FT TO NW COR OF E 1/2 OF SW 1/4 TH S 2670.36 FT TO POB SEC 13	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb	AG ACREAGE TILLABLE 40-80A AG ACREAGE ROW	71.14 Acres 0.86 Acres	5200 0	100 100	TILLABLE (FR) RIGHT OF WAY RW	369,928 369,928
Comments/Influences	72.00 Total Acres Total Est. Land Value =						

Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	185,000	0	185,000			73,241C
2023	192,100	0	192,100			69,754C
2022	146,900	0	146,900			66,433C

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

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

RCUD PM 150 APR 11 '17 LENAWEE

LIBER 2643 PAGE 0632 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 04/11/2017 03:25:12 PM DWA
Carolyn S. Baker, REGISTER OF DEEDS \$30.00

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 591

APR 11 2017

MARILYN J WOODS

LENAWEE COUNTY
APRIL 11, 2017
RECEIPT # 002429

MICHIGAN
\$237.60- GO
\$1,620.00- ST
Stamp # 20359



*Franklin
Twp Prop
LLC*

*FRD-113-
3800-00*

*2000
W Munger
Rd.*

*92
Acres*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Jerry Munger and Mary Lou Munger husband and wife, as to an undivided 1/2 interest and Gary Loudon and Meredith Loudon, husband and wife, as to an undivided 1/2 interest, whose address is 4755 Basin St., Adrian, MI 49221 convey(s) and warrant(s) to Franklin Twp Properties, LLC, a Michigan Limited Liability Company, whose address is P. O. Box 156, Tipton, MI 49287 the following described premises:

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

The East 1/2 of the Southwest 1/4 of Section 13, Town 5 South, Range 3 East;
EXCEPTING THEREFROM a parcel of approximately 8 acres commencing at the Southwest corner and running thence East along the South line of said Section 200.88 feet; thence North parallel with the West line of the East 1/2 of the Southwest 1/4 495 feet; thence West 88 feet; thence North 2175.36 feet to the North line of the East 1/2 of the Southwest 1/4; thence West 112.88 feet to the Northwest corner of the East 1/2 of the Southwest 1/4; thence South 2070.36 feet to the point of beginning.

Commonly known as: 2000 W. Munger Rd.
Tecumseh, MI 49286

Parcel ID: FRD 113 3800 00

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

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of Two Hundred Sixteen Thousand and 00/100 Dollar(s) (\$216,000.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 29th day of January, 2010.

SIGNED AND SEALED:

Jerry Munger
Jerry Munger

Mary Lou Munger
Mary Lou Munger

Jerry Munger, Attorney-in-Fact
Jerry Munger, Attorney-in-Fact for
Gary Loudon

Jerry Munger, Attorney-in-Fact
Jerry Munger, Attorney-in-Fact for
Meredith Loudon

STATE OF Michigan

COUNTY OF Lenawee

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Jerry Munger, individually and as Attorney-in-Fact for Gary Loudon and Meredith Loudon, and Mary Lou Munger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of January, 2010.

Patricia A. Mallory
Notary Public Patricia A. Mallory
Lenawee County Michigan

My Commission Expires: 12-29-2015

(SEAL)

Prepared by:

Jerry Munger
4755 Basin St.
Adrian, MI 49221
30. Prestige 2991

Assisted by:

Prestige Title Insurance Agency LLC
3136 N. Adrian Hwy., Ste C
Adrian, MI 49221

1857.60

WARRANTY DEED
(Continued)

File #: PR-091239

When Recorded Mail To:

Franklin Twshp Properties, LLC, a Michigan Limited
Liability Company
P. O. Box 156
Tipton, MI 49287


LIBER 2643 PAGE 0632 2 of 2

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287

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

Property Addr: 2000 W MUNGER RD BLK

*****AUTO**5-DIGIT 49267
 FRANKLIN TWP PROPERTIES, LLC
 PO BOX 156
 TIPTON, MI 49287-0156



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-113-3800-00

Tax for Prop#: FR0-113-3800-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 1,281.12

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP 2024 Summer Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
 FRANKLIN TWP PROPERTIES, LLC

PO BOX 156
 TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-113-3800-00

Prop Addr: 2000 W MUNGER RD BLK

Legal Description:

E 1/2 OF SW 1/4 EXCEPT 9 ACRES CONT AT THE SW COR AND RUNN TH E ALG S LI OF SD SEC 200.86 FT TH N PAR WITH WEST LINE OF E 1/2 OF SW 1/4 495 FT TH N 80 FT TH N 2175.36 FT TO N LINE OF E 1/2 OF SW 1/4 TH W 112.86 FT TO SW COR OF E 1/2 OF SW 1/4 TH S 2670.36 FT TO POR SEC 13

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

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	73,241	AGRICULTURAL-IMPROV Class: 101
State Equalized Value:	185,000	
Assessed Value:	185,000	
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	439.44
COUNTY OPER	5.40000	395.50
LENAAWEE INT SCH	3.64620	267.05
SCHOOL DEBT	2.20000	161.13
SCH PUB REC OPER	0.24590	18.00
SCHOOL OPER	18.00000	EXEMPT

Total Tax	1,281.12
Administration Fee	0.00

TOTAL AMOUNT DUE 1,281.12

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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 #25-05

Applicant(s): Gregory R. and Shelley D. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject properties (ID #FR0-114-4800-00 and #FR0-114-2200-00) are located on the north side of Munger Road and the south side of Taylor Road, in Section 14 of the Township (T5S, R3E).

Description: The subject properties have an area of approximately 168 acres, all of which are being applied for the program. One hundred fifty (150) acres are cultivated for cash crops and 18 acres are classified as "all other areas." According to the applicant there are no buildings or structures 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: Applicant shall clarify total acreage in cultivation between the two parcels in the application, currently only the acreage for parcel #FR0-114-4800-00 is listed requiring staff to guestimate based on Lenawee GIS online maps.

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

Attachment(s):

- Background Information provided by the applicant/township.

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A FRO-114-4800-00 & FRO-114-2200



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body: _____
 Date Received: 12-3-24
 Application No: _____
 State: _____
 Date Received: _____
 Application No: _____
 Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: HARDY GREGGORY R.
 Last First Initial

(If more than two see #15) HARDY SHELLEY D.
 Last First Initial

2. Mailing Address: 10015 WISNER TIPTON Mi 49287
 Street City State Zip Code

3. Phone Number: (Area Code) (517) 403-5247

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 14 Town No. 5-S Range No. 3E

Parcel # (Tax ID): FRO-114-4800-00 & FRO-114-2200

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

1/A

<input type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Estate	<input type="checkbox"/> Trust
	<input type="checkbox"/> Association

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

- CASH CROPS
 b. Total number of acres on this farm: 116.8
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 110
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) 6.8 FENCE LINE
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings: 0 Residence: N/A Barn: N/A Tool Shed: N/A
 Silo: N/A Grain Storage Facility: N/A Grain Drying Facility: N/A
 Poultry House: N/A Milking Parlor: NA Milk House: NA
 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):

\$ 0000 NA / 000 NA = \$ 000 NA (per acre)
 total income total acres of tillable land

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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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

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

Parcel Number (Tax ID): _____

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.

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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

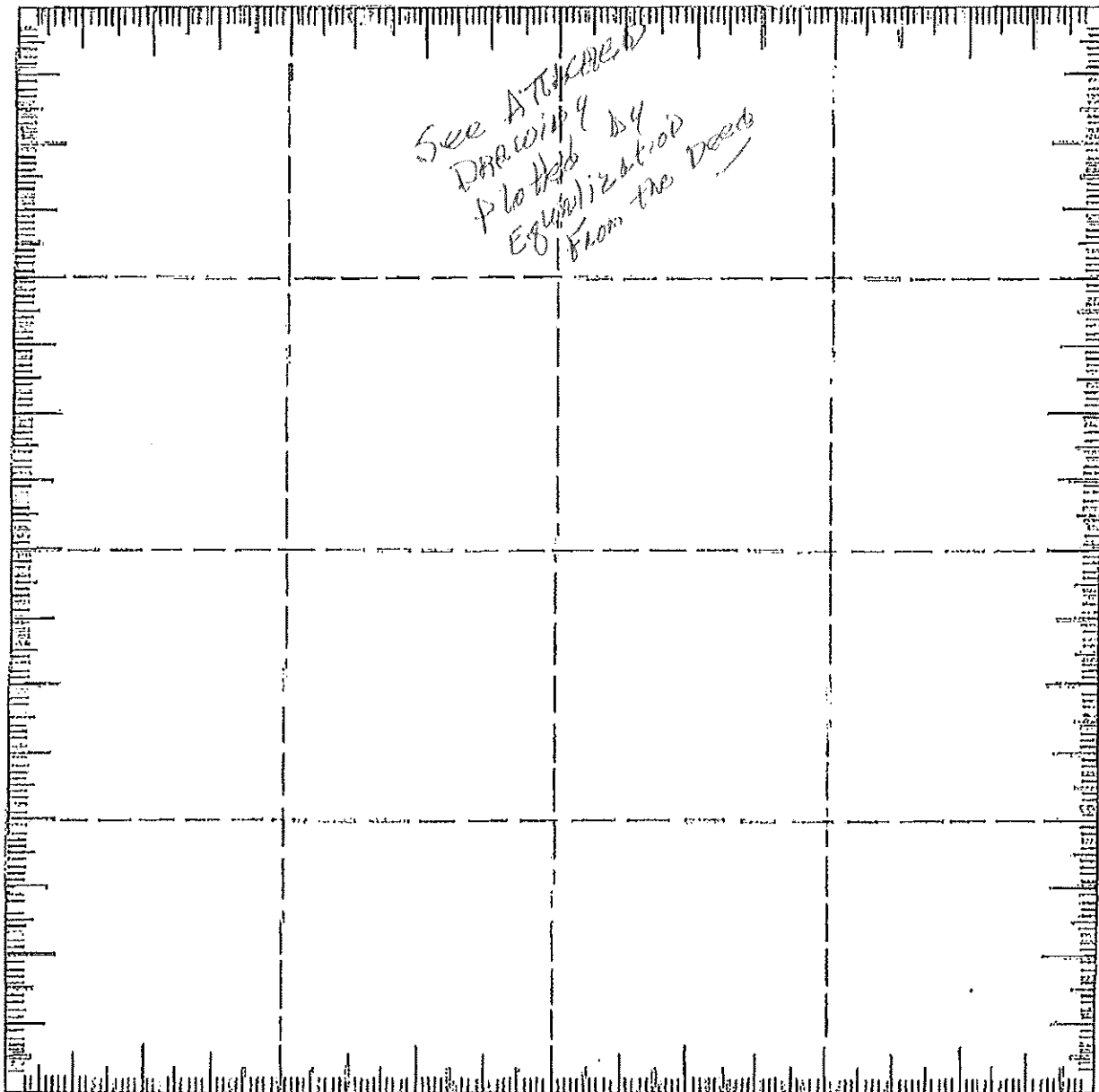
Map of Farm with Structures and Natural Features:

- 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.).
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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 FRANKLIN
 T. S. 3 R. 3E Section 14

↑ North





Lenawee County G.I.S

301 N. MAIN ST
OLD COURTHOUSE 1ST FLOOR PHONE: (617)264-4622
ADRIAN, MI. 49221 FAX: (617)264-4629

Liber 1993 Page 819

Approx 168 Acres



1 inch = 750 feet

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

(117) FRO-114-4800-00
(42.9) FRO-114-2200-00

Fair Market Value \$243,600

Parcel Number: FR0-1-4-2200-00 Jurisdiction: FRANKLIN TOWNSHIP County: LENAWEE Printed on 01/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libert & Page	Verified By	Promt. Trans.
MUNGER/H GERALD & MARY LOU HARDY/GREGGORY R & SHELLEY		35,200	06/14/2002	WD	21-NOT USED/OTHER	1968996	DEED	0.0
MUNGER/H GERALD & MARY LOU HARDY/GREGGORY R & SHELLEY		35,200	06/14/2002	WD	21-NOT USED/OTHER	1993817	DEED	0.0
MUNGER/H GERALD & MARY LOU HARDY/GREGGORY R & SHELLEY		35,200	05/30/1997	LC	03-REV'S LENGTH	8201	DEED	0.0
00000		0	07/02/1993	QC	04-BUYERS INTEREST IN A 1.2620532		DEED	0.0
Property Address	Class: AGRICULTURAL-IMPROVING: Building Permit(s) Date Number Status							
2000 W MUNGER RD 51K	School: CLINTON COMMUNITY SCHOOLS							
Owner's Name/Address	P.R.E. 1001 / / Qual. Ag.							

HARDY, GREGGORY R & SHELLEY D
PO BOX 156
TIPTON MI 49287

Tax Description	Improvements	Public	Land Value Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL
E 50 ACRES OF W 1/2 OF NE 1/4 S OF MUNGER DRAIN ALSO A STRIP OF LD COMM 165 FT E OF NW COR OF E 1/2 OF NE 1/4 RUNN TH S 528 FT X 195 FT N 35 FT E 165 FT N 495 FT TO CTR LI TAYLOR RD TH E ALG SD RD TO POB - SEC 14	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		2024 Est TCV 232,580

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	116,300	0	116,300			39,360C
2023	121,800	0	121,800			37,436C
2022	99,000	0	99,000			35,701C
2021	99,000	0	99,000			34,581C

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

PARK MARKET VALUE \$567,000

Parcel Number: 780-114-4800-00
 Subdivision: FRANKLIN TOWNSHIP
 County: LAMAR
 Printed on: 01/07/2025

Owner: MINER/H GERALD & MARY LOU HARDY/GREGORY R & SHELLEY
 Sale Price: 109,800
 Sale Date: 06/14/2022
 Sale Type: 21-NOT USED/OTHER
 Verified By: DEED
 Date: 06/14/2022
 Status: 0.0

Owner: MINER/H GERALD & MARY LOU HARDY/GREGORY R & SHELLEY
 Sale Price: 109,800
 Sale Date: 06/14/2022
 Sale Type: 21-NOT USED/OTHER
 Verified By: DEED
 Date: 06/14/2022
 Status: 0.0

Owner: MINER/H GERALD & MARY LOU HARDY/GREGORY R & SHELLEY
 Sale Price: 109,800
 Sale Date: 06/14/2022
 Sale Type: 21-NOT USED/OTHER
 Verified By: DEED
 Date: 06/14/2022
 Status: 0.0

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 Sale Date: 06/14/2022
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 Sale Date: 06/14/2022
 Sale Type: 21-NOT USED/OTHER
 Verified By: DEED
 Date: 06/14/2022
 Status: 0.0

Tax Description
 38 1/4 OF SEC 14 EXCEPT TO BEG AT NW COR
 OF SE 1/4 CORN TH E ON E AND N 1/4 1/4 80
 305 FOR PCB TH S 2 1/2 305 E 50 RDS TH N
 3 1/2 305 W 30 RDS TO BEG 152.91 ACRES
 ALSO EXCEPT TO BEG AT E 1/4 305T SEC 14
 362.25 FT TH E 824.97 FT TH N 51.75 FT TH
 E TO PCB CORN 10.7908 ACRES ALSO E-1/2 OF
 E-1/2 OF E-1/2 OF SE 1/4 SEC 14 ALSO EX
 10 CORN SE COR DEC 14 CORN TH N 89 DEG
 35'20"N 1000 FT TH N 2231.51 FT TH S 89
 DEG 28'09"E 1000 FT TH S 2239.43 FT TO
 BEG

Improvements
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Street Lights
 Standard Utilities
 Underground Utility
 Topography of
 Site
 Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Macarfront
 Ravine
 Wetland
 Flood Plain

Year
 2024
 2023
 2022
 2021

Who
 When
 11/11/2018 DATA ENTERED
 07/19/2017 INSPECTED
 01/01/2000 INSPECTED

Land Value
 283,500
 295,800
 229,700
 235,700

Building Value
 0
 0
 0
 0

Assessed Value
 283,500
 295,800
 229,700
 235,700

Board of Review
 Tribunal
 Other

Value
 510,848
 56,263
 567,000

Rate Adj.
 5200 100
 3600 100
 5 100

Depth
 39.24 Acres
 15.60 Acres
 3.07 Acres

Front
 39.24 Acres
 15.60 Acres
 3.07 Acres

Depth
 39.24 Acres
 15.60 Acres
 3.07 Acres

Rate Adj.
 5200 100
 3600 100
 5 100

Depth
 39.24 Acres
 15.60 Acres
 3.07 Acres

Front
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 15.60 Acres
 3.07 Acres

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 3.07 Acres

Rate Adj.
 5200 100
 3600 100
 5 100

Depth
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 5200 100
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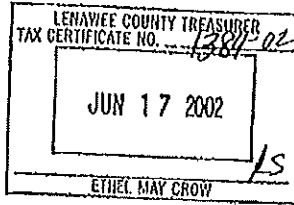
Depth
 39.24 Acres
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 3.07 Acres

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 15.60 Acres
 3.07 Acres

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 2010



LIBER 1968 PAGE 996



AUG 02 2002

STATE OF MICHIGAN
LENAWEE COUNTY
RECORDED

17 JUN 2002 0:23:49 AM

VICTORIA J. DANIELS
REGISTER OF DEEDS

1993-817

WARRANTY DEED -furnished by Fidelity National Title Insurance Company

The Grantor(s) H. Gerald Munger and Mary Lou Munger, husband and wife,
whose address is 9561 Carson Hwy., Tecumseh, MI 49286,
Convey (s) and Warrant (s) to Gregory R. Hardy and Shelley D. Hardy, husband and wife,
whose address is 10170 Tipton Hwy., Tipton, MI 49287
the following property located in the Township of Franklin,
County of Lenawee, and State of Michigan:

STATE OF MICHIGAN
LENAWEE COUNTY
RECORDED

20 AUG 2002 4:19:51 PM

VICTORIA J. DANIELS
REGISTER OF DEEDS

SEE RIDER A ATTACHED HERETO.

This deed is given in fulfillment of a land contract dated May 30, 1997.

The grantor grants to the grantee the right to make _____ divisions under
Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation.
Generally accepted agricultural and management practices which may generate noise,
dust, odors, and other associated conditions may be used and are protected by the
Michigan right to farm act.

for the sum of One Hundred Forty-Five Thousand-----(\$145,000.00)-----Dollars
subject to easements and building and use restrictions of record and further subject to acts of Grantee
subsequent to the date of the land contract.

Dated:

Witnessed by

Champa Wonnell
Sandra Zeigler

H. Gerald Munger
Mary Lou Munger

STATE OF MICHIGAN

COUNTY OF LENAWE

* Recording to correct legal
* Description.

The foregoing instrument was acknowledged before me this 14th day of June 2002
by H. Gerald Munger and Mary Lou Munger.

STATE OF
MICHIGAN



REAL ESTATE
TRANSFER TAX
\$ 159.58-00
\$ 1007.58-97
STAMP # 6134

TANYA D. WONNELL
Notary Public, Lenawee Co., MI
My Comm. Expires Nov. 8, 2002

Champa Wonnell
Notary Public
County, Michigan
My Commission expires 11-8-02

Drafted by: Mary Lou Munger
9561 Carson Hwy.
Tecumseh, MI 49286

When recorded return to:

Recording fee: \$ _____
State transfer tax: \$ _____
County transfer tax: \$ _____
Total transfer tax: \$ _____
Tax Parcel: _____

Send tax bills to:

Munger

20/23WD1 (0/07)

Warranty Deed (Individual)

✓ Gregory Hardy
Box 156
Tipton, MI 49287

FRD-114-2200-00 (48.8)

FRD-114-4800-00 (117)



LIBER 1968

PAGE 997

RIDER A

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

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 14 consisting of 20 acres, more or less. Also, the Southeast $\frac{1}{4}$ of Section 14 excepting and reserving therefrom land beginning at the Northwest corner of the Southeast $\frac{1}{4}$, running thence East on the East and West $\frac{1}{4}$ line of Section 14, 80 rods for a place of beginning thence South $3\frac{1}{2}$ rods, thence East 50 rods, thence North $3\frac{1}{2}$ rods, thence West 50 rods to the place of beginning, being 158.91 acres, more or less.

EXCEPTING AND RESERVING THEREFROM All that part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14, Town 5 South, Range 3 East, described as commencing at the Southeast corner of Section 14, aforesaid, and running thence North $89^{\circ}35'20''$ West along the South line of the Southeast $\frac{1}{4}$ of Section 14 1000.00 feet; thence North parallel with the East line of the Southeast $\frac{1}{4}$ of Section 14 2231.51 feet; thence South $89^{\circ}28'09''$ East 1000.00 feet to the East line of the Southeast $\frac{1}{4}$ of said Section 14; thence South along said line 2229.43 feet to the place of beginning. Containing 51.204 acres and subject to highway easements and restrictions, of record.

Bearings are referenced to the East line of the Southeast $\frac{1}{4}$ of Section 14 as being due South.

AND ALSO all that part of the East 60 acres of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Town 5 South, Range 3 East, lying South of Munger Drain. AND ALSO a strip of land commencing 165 feet East of the northwest corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14 aforesaid; running thence South 528 feet; thence West 198 feet; thence North 33 feet; thence East 165 feet; thence North 495 feet to the center line of Taylor Road; thence East along said road to the point of beginning. Except 10 beg at E $1\frac{1}{4}$ post sec 14 run th S 420 ft th N 1330.03 ft th N 362.25 ft th E 824.97 ft th N 67.75 ft th E to P08 cont 10.7900 acres.



LIBER 1968

PAGE 997



LIBER 1993

PAGE 819

817

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

All that part of the East 60 acres of the West 1/2 of the Northeast 1/4 of Section 14, Town 5 South, Range 3 East, lying South of Munger Drain. AND ALSO a strip of land commencing 165 feet East of the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 14 aforesaid; running thence South 528 feet; thence West 198 feet; thence North 33 feet; thence East 165 feet; thence North 495 feet to the center line of Taylor Road; thence East along said road to the point of beginning.

The East 1/2 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 14 consisting of 20 acres, more or less. Also, the Southeast 1/4 of Section 14 excepting and reserving therefrom land beginning at the Northwest corner of the Southeast 1/4, running thence East and West 1/4 line of Section 14, 80 rods for a place of beginning thence South 3 1/2 rods, thence East 50 rods, thence North 3 1/2 rods, thence West 50 rods to the place of beginning, being 158.91 acres, more or less.

EXCEPTING AND RESERVING THEREFROM All that part of the East 1/2 of the Southeast 1/4 of Section 14, Town 5 South, Range 3 East, described as commencing at the Southeast corner of Section 14, aforesaid, and running thence N 89° 35' 20" W along the south line of the Southeast 1/4 of Section 14, 1000.00 feet; thence North parallel with the east line of the Southeast 1/4 of Section 14, 2231.51 feet; thence S 89° 28' 09" E 1000.00 feet to the east line of the Southeast 1/4 of said Section 14; thence South along said line 2229.43 feet to the place of beginning. Containing 51.204 acres and subject to highway easements and restrictions of record. ALSO EXCEPTING land beginning at the East 1/4 post of Section 14, running thence South 420 feet; thence West 1338.03 feet; thence North 362.25 feet; thence East 824.97 feet; thence North 57.75 feet; thence East to the point of beginning. Containing 10.7908 acres.

CFW
(C) 10/11
26th 4528

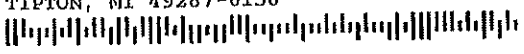
THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

0584

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

FROM: FRANKLIN TOWNSHIP ASSESSING DEPARTMENT PO BOX 370 SPRING ARBOR, MI 49283	PARCEL IDENTIFICATION PARCEL NUMBER: 46FR0-114-4800-00 PROPERTY ADDRESS: 2000 W MUNGER RD BLK TECUMSEH, MI 49286
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARDY, GREGGORY R & SHELLEY D PO BOX 156 TIPTON, MI 49287-0156 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The 2024 Inflation rate Multiplier is: 1.05

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately:	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$163	116,889	122,733	5,844
1. TAXABLE VALUE:	295,600	283,500	-12,100
2. ASSESSED VALUE:			
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	295,600	283,500	-12,100
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT			
6. Assessor Change Comment:			

LEGAL DESCRIPTION:

SE 1/4 OF SEC 14 EXCEPT LD BEG AT NW COR OF SE 1/4 RUNN TH E ON E AND W 1/4 LI 80 RDS FOR POB TH S 3 1/2 RDS E 50

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
----------------------------	---------------------------------	--

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

FRANKLIN TOWNSHIP'S 2024 MARCH BOARD OF REVIEW WILL MEET ON:
TUESDAY MARCH 12TH, 2024 - 9AM-NOON & 1:00PM-4:00PM AND MONDAY MARCH 18TH, 2024 - 1:00PM-4:00PM & 6PM-9PM
FOR HEARING APPEALS. IF AN APPEAL IS DESIRED, IN PERSON HEARING APPEALS WILL BE HELD BY APPOINTMENT
ONLY AT THE TOWNSHIP HALL. RESIDENTS & NON-RESIDENTS ARE ALSO ABLE TO APPEAL IN WRITING (WITH
SUPPORTING DOCUMENTATION). WRITTEN APPEALS MUST BE RECEIVED BY THE TWP. ASSESSING DEPARTMENT ON OR
BEFORE MARCH 11TH, 2024 (POSTMARK NOT ACCEPTED). WALK-IN'S WILL BE HEARD AROUND SCHEDULED
APPOINTMENTS AS TIME PERMITS. PLEASE CALL 517-888-3057 OR EMAIL INFO@SUNRISEASSESSINGSERVICES.COM TO
SCHEDULE AN APPOINTMENT WITH THE BOARD OF REVIEW.

VISIT WWW.FRANKLINTOWNSHIP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS AND LINKS.

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-114-2200-00

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

Property Addr: 2000 W MUNGER RD BLK

709

Tax for Prop#: FR0-114-2200-00

Make Check Payable To: FRANKLIN TOWNSHIP

*****AUTO**5-DIGIT 49267
 HARDY, GREGGORY R & SHELLEY D
 PO BOX 156
 TIPTON, MI 49287-0156



TOTAL AMOUNT DUE: 448.70

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																		
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: HARDY, GREGGORY R & SHELLEY D</p> <p>PO BOX 156 TIPTON, MI 49287</p> <p>School: CLINTON COMMUNITY SCHOOLS</p> <p>Prop #: FR0-114-2200-00</p> <p>Prop Addr: 2000 W MUNGER RD BLK</p> <p>Legal Description: R 60 ACRES OF N 1/2 OF NE 1/4 S OF MUNGER DRATH ALSO A STRIP OF LD COMM 165 FT E OF NW COR OF E 1/2 OF NE 1/4 NW 1/4 TH S 520 FT W 198 FT N 33 FT E 165 FT N 495 FT TO CTR LI TAYLOR RD TH E ALG SD RD TO POB - SEC 14</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>39,360</td> <td>AGRICULTURAL-IMPROV</td> </tr> <tr> <td>State Equalized Value:</td> <td>116,300</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>116,300</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <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>	Taxable Value:	39,360	AGRICULTURAL-IMPROV	State Equalized Value:	116,300		Assessed Value:	116,300	Class: 101	P.R.E. %:	100.0000							
Taxable Value:	39,360	AGRICULTURAL-IMPROV																	
State Equalized Value:	116,300																		
Assessed Value:	116,300	Class: 101																	
P.R.E. %:	100.0000																		
<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> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>236.16</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>212.54</td> </tr> <tr> <td>Total Tax</td> <td></td> <td>448.70</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>0.00</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>448.70</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	236.16	COUNTY OPER	5.40000	212.54	Total Tax		448.70	Administration Fee		0.00	TOTAL AMOUNT DUE		448.70
DESCRIPTION	MILLAGE	AMOUNT																	
STATE ED	6.00000	236.16																	
COUNTY OPER	5.40000	212.54																	
Total Tax		448.70																	
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OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287

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

Property Addr: 2000 W MUNGER RD BLK

*****AUTO**5-DIGIT 49267
 HARDY, GREGGORY R & SHELLEY D
 PO BOX 156
 TIPTON, MI 49287-0156



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-114-4800-00

Tax for Prop#: FR0-114-4800-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 2,146.83

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.
 POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
 HARDY, GREGGORY R & SHELLEY D

PO BOX 156

TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-114-4800-00

Prop Addr: 2000 W MUNGER RD BLK

Legal Description:

SE 1/4 OF SEC 14 EXCEPT LD DEG AT NN COR OF SE 1/4 RUNN TH N ON E AND W 1/4 LI 80 RDS FOR POB TH S 3 1/2 RDS E 50 RDS TH N 3 1/2 RDS W 50 RDS TO DEG 150.91 ACRES ALSO EXCEPT LD DEG AT E 1/4 POST SEC 14 RUNN TH S 420 FT TH W 1338.03 FT TH N 362.25 FT TH E 824.97 FT TH N 57.75 FT TH E TO POB CONT 10.7900 ACRES ALSO E-1/2 OF E-1/2 OF E-1/2 OF SW-1/4 SEC 14 ALSO EX LD COMN SE COR DEC 14 RUNN TH N 89 DEG 35'20"W 1000 FT TH N 2231.51 FT TH S 89 DEG 28'09"W 1000 FT TH S 2229.43 FT TO POB

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

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	122,733	AGRICULTURAL-IMPROV Class: 101
State Equalized Value:	283,500	
Assessed Value:	283,500	
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	736.39
COUNTY OPER	5.40000	662.75
LENAAWEE INT SCH	3.64620	447.50
SCHOOL DEBT	2.20000	270.01
SCH PUB REC OPER	0.24590	30.18
SCHOOL OPER	18.00000	EXEMPT

Total Tax	2,146.83
Administration Fee	0.00

TOTAL AMOUNT DUE 2,146.83

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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 #25-06

Applicant(s): Gregory R. and Shelley D. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject properties (ID #FR0-103-3550-00 and #FR0-104-4700-00) are located on the east and west sides of Munger Road and north of Service Road, in Sections 1 and 3 of the Township (T5S, R3E).

Description: The subject properties have an area of approximately 85 acres, all of which are being applied for the program. Seventy-eight (78) acres are cultivated for cash crops and seven (7) acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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#FRD-103-3550-00 + #FRD-104 4700-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: HARDY GREGGORY Last First Initial R.

(If more than two see #15) HARDY SHELLEY Last First Initial D.

2. Mailing Address: 10015 WISNER Street City MI State 49287 Zip Code

3. Phone Number: (Area Code) 517 403-5247

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

5. E-mail address: gregg@gregghardy.com

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

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

8. Section No. 143 Town No. 55 Range No. 3E

Parcel # (Tax ID): FRD-103-3550-00

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: N/A

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 (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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership Association
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	
<input type="checkbox"/> Estate		

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- crops
b. Total number of acres on this farm: 84.66
c. Total number of acres being applied for (if different than above): _____
d. Acreage in cultivation: 78.0
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
f. All other acres (swamp, woods, etc.) 6.66
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

\$ 0.00 NA / 0.00 NA = \$ 0.00 NA (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: \$ NA

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-31-24

(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 & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: Franklin☐ County ☒ Township ☐ City ☐ VillageThis 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: \$ 377,600 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FR0-103-4700-00FR0-103-3550-00 \$116,000.

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

Map of Farm with Structures and Natural Features:

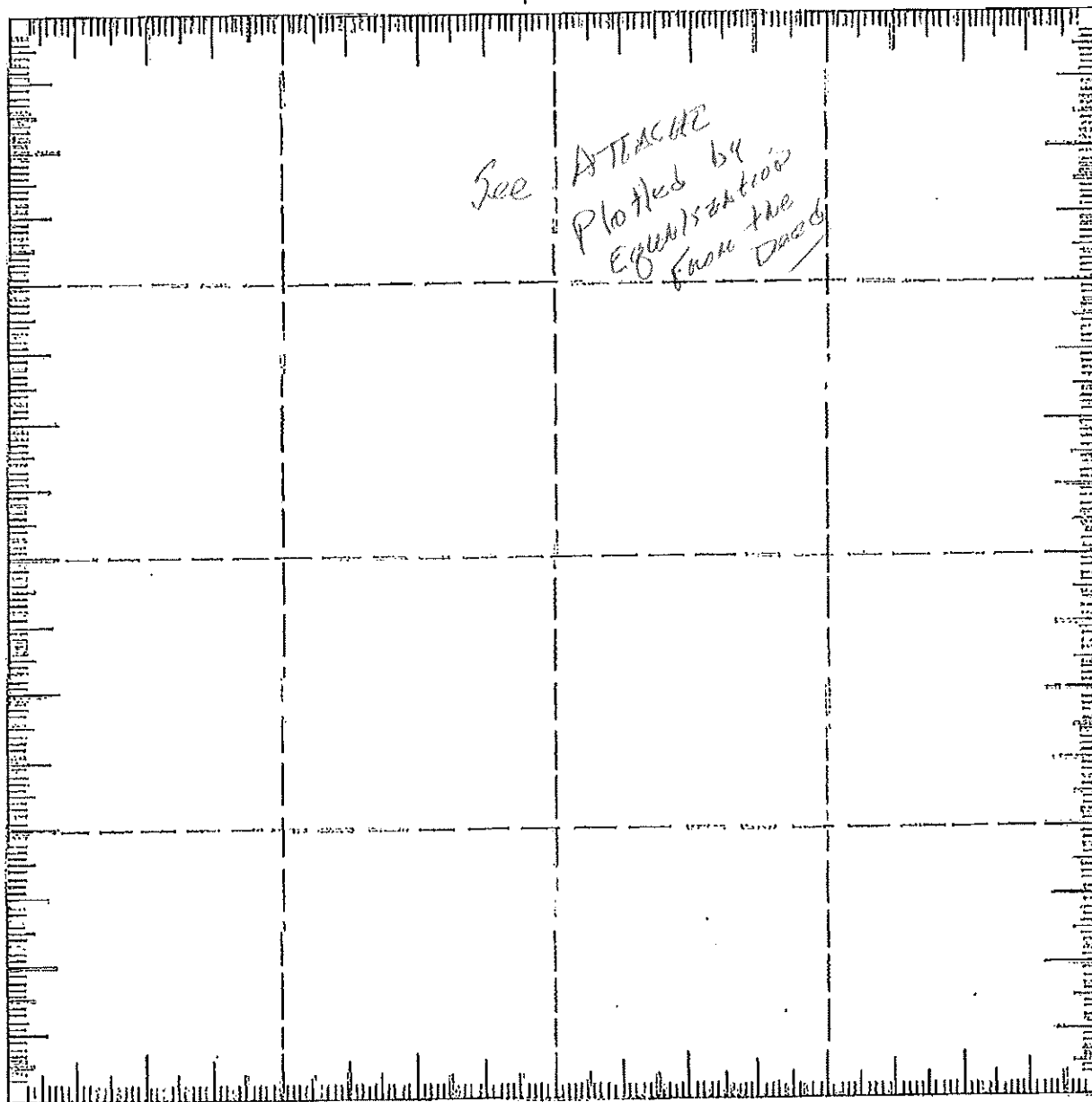
No structures

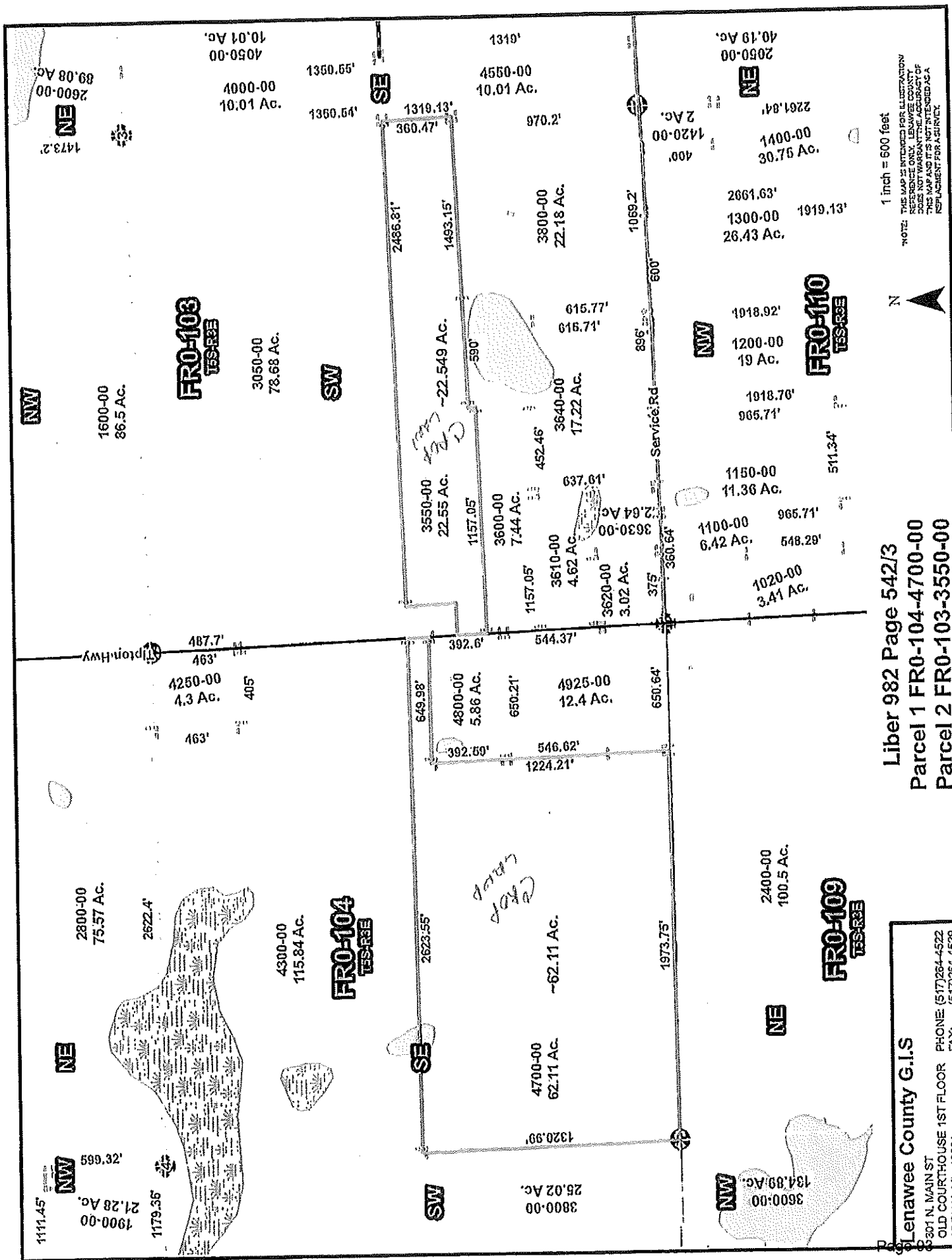
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, 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 Lewand
 Township Franklin
 T 55 R 3E Section 1-43

↑ North





Liber 982 Page 542/3
 Parcel 1 FR0-104-4700-00
 Parcel 2 FR0-103-3550-00

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



Lenawee County G.I.S.

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print. Trans.
00000		0	01/19/1985	WD	31-SPLIT IMPROVED	03920542	DEED	0.0

Property Address	Class: AGRICULTURAL-VACANZoning:	Building Permit(s)	Date	Number	Status
12000 TIPTON HWY BLK	School: TECUMSEH PUBLIC SCHOOLS				
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.				

Improved	X Vacant	2025 Est	TCV Tentative
Public			

Improvements	Description	Frontage	Depth	Rate	Adj. Reason	Value
Dirt Road	AG ACRESAGE TILLABLE 20-40A	22.29	Acres	3200	100	115,908
Gravel Road	AG ACRESAGE ROW	0.11	Acres	0	100	0
Paved Road		22.40	Total Acres		Total Est. Land Value =	115,908

Tax Description	Comments/Influences
LD BEG 915.32 FT N FROM SW COR SEC 3 RUNN TH E 1157.05 FT TH N 36.50 FT TH E 1493.15 FT TO N & S-1/4 LI TH N 360.47 FT TO NE COR OF S-1/2 OF SW-1/4 SEC 3 TH W 2436.81 FT TO PT 165 FT E OF W SEC LI TH S 264 FT TH W 165 FT TO W SEC LI TH S 151.60 FT TO POB SEC 3	

Topography of Site	Level
Level	Rolling
Low	High
High	Swamp
Swamp	Wooded
Wooded	Pond
Pond	Waterfront
Waterfront	Ravine
Ravine	Wetland
Wetland	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
000	01/01/2000	INSPECTED	2024	58,000	0	58,000	Tentative		10,347C
			2023	60,200	0	60,200			10,345C
			2022	45,400	0	45,400			9,567C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative

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



Info

FR0-104-4700-00

Q Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	FR0-104-4700-00
Libert/Page	1533878
Owner 1	HARDY, GREGORY R & SHELLEY
Owner 2	
Prop Address	12000 TIPTON HWY BLK
Prop Address Note	BLK
Prop Address City	CLINTON
BSA Link	View
GIS Calculated Acres	62.112
BSA Recorded Acres	60.000
Gov Unit	FR0
Tax Unit	FR0



The Grantor(s) ISABELLE VANDERLINDEN, f/k/a ISABELLE TRIPP, a single person, whose address is 12056 Tipton Highway, Tipton, Michigan 49287, convey(s) and warrant(s) to GREGGORY R. HARDY, a/k/a GREGG R. HARDY and SHELLEY D. HARDY, husband and wife,

whose address is 8971 Tipton Highway, Tipton, Michigan 49287,

the following described premises situated in the Township of Franklin, County of Lenawee and State of Michigan:
PARCEL 1:

All that part of the South 1/2 of the Southeast 1/4 of Section 4, Town 5 South, Range 3 East, Franklin Township, Lenawee County, Michigan, described as commencing on the South line of Section 4, aforesaid, at a point located 650.64 feet North 88° 29' 57" West from the Southeast corner of said Section 4, and running thence North 88° 29' 57" West along the South line of said Section 4, 1973.75 feet to the South 1/4 corner of Section 4; thence North 0° 02' 02" East along the North and South 1/4 line of Section 4, 1320.99 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 4; thence (LEGAL DESCRIPTION CONTINUED ON BACK)

for the sum of Sixty-six thousand five hundred Dollars (\$66,500.00)

Dated this 19th day of January, 1985

Signed in presence of:

Signed by:

* Witness - Merlyn H. Downing
* Witness - Emily G. Poling

* Isabelle Vanderlinden, f/k/a Isabelle Tripp

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS.

The foregoing instrument was acknowledged before me this 19th day of January, 1985, by Isabelle Vanderlinden, f/k/a Isabelle Tripp

LENAWEE COUNTY Adm'n. Mch.
TREASURER'S OFFICE JAN 23 1985

Thereby certify that recording in our records, all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Tax Certificate No. 2744

* Merlyn H. Downing
Notary Public, Lenawee County, Michigan
My commission expires: July 13, 1987

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

Mr. & Mrs. Gregg Hardy
(Name)
8971 Tipton Highway
(Street Address)
Tipton, Michigan 49287
(City and State)

Send Subsequent Tax Bills To:

Mr. & Mrs. Gregg Hardy
8971 Tipton Highway
Tipton, Michigan 49287

Drafted By: LAW OFFICES OF HENRY H. NEWLIN

Business Address:
United Savings Bank Bldg.
205 E. Chicago Boulevard
P.O. Box 276
Tecumseh, Michigan 49286

Tax Parcel # Recording Fee Transfer Tax

South $88^{\circ} 42' 56''$ East along the North line of the South $1/2$ of the Southeast $1/4$, 1973.57 feet; thence South $0^{\circ} 02' 02''$ West 1328.44 feet to the place of beginning; together with an easement for ingress and egress, but not the exclusive use thereof, described as:

A strip of land of the uniform width of 25 feet described as commencing on the East line of Section 4, aforesaid, at a point located 1305.92 feet due North from the Southeast corner of said Section 4, and running thence North $88^{\circ} 42' 56''$ West 649.80 feet; thence North $0^{\circ} 02' 02''$ East 25.0 feet to the North line of the South $1/2$ of the Southeast $1/4$ of Section 4; thence South $88^{\circ} 42' 56''$ East along said line 649.80 feet to the East line of Section 4; thence due South along said line 25.0 feet to the place of beginning.

Note: Bearings established from survey dated October 22, 1975, establishing the East line of the Southeast $1/4$ as North.

PARCEL II:

All that part of the South $1/2$ of the Southwest $1/4$ of Section 3, Town 5 South, Range 3 East, described as commencing on the West line of Section 3, aforesaid, at a point located 915.32 feet North from the Southwest corner of Section 3, and running thence East 1157.05 feet, thence North 36.50 feet; thence East 1493.15 feet to the North and South $1/4$ line of Section 3; thence North $0^{\circ} 12' 00''$ East along said line 360.47 feet to the Northeast corner of the South $1/2$ of the Southwest $1/4$ of Section 3; thence North $89^{\circ} 36' 00''$ West along the North line of said South $1/2$ of the Southwest $1/4$ of Section 3 2486.81 feet to a point located 165.0 feet South $89^{\circ} 36' 00''$ East of the West line of Section 3; thence South 264.0 feet; thence North $89^{\circ} 36' 00''$ West 165.00 feet to the West line of Section 3; thence South along the West line of Section 3 151.60 feet, to the place of beginning.

Subject to all easements, restrictions or encroachments, visible or of record, and further subject to all zoning, building and use ordinances, codes or laws.

OFFICIAL TAX STATEMENT

Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-103-3550-00

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

Property Addr: 12000 TIPTON HWY BLK

544

Tax for Prop#: FR0-103-3550-00

Make Check Payable To: FRANKLIN TOWNSHIP

*****AUTO**5-DIGIT 49287
HARDY, GREGG
PO BOX 156 0
TIPTON, MI 49287-0156



TOTAL AMOUNT DUE: 184.47

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL
TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN
TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE
TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE.
OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON,
& WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT
THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED
AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024
IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-
ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX
PAYMENT.

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

PROPERTY INFORMATION

Property Assessed To:
HARDY, GREGG

0 PO BOX 156

TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-103-3550-00

Prop Addr: 12000 TIPTON HWY BLK

Legal Description:

LD BEG 915.32 FT N FROM SH COR SEC 3 RUNN TH E 1157.05 FT TH N 36.50 FT
TH E 1493.15 FT TO N & S-1/4 LI TH N 360.47 FT TO NE COR OF S-1/2 OF SW-
1/4 SEC 3 TH W 2486.81 FT TO FT 165 FT E OF N SEC LI TH S 264 FT TH W
165 FT TO W SEC LX TH S 151.60 FT TO ROB SEC 3

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	10,547	AGRICULTURAL-VACAN'
State Equalized Value:	58,000	
Assessed Value:	58,000	Class: 102
P.R.E. %:	100.0000	

Taxes are based upon Taxable Value.

1 mill equals \$1.00 per \$1000 of Taxable Value.

Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	63.28
COUNTY OPER	5.40000	56.95
LENAWEE INT SCH	3.64620	38.45
SCHOOL DEBT	2.20000	23.20
SCH PUB REC OPER	0.24590	2.59
SCHOOL OPER	18.00000	EXEMPT

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	184.47
Administration Fee	0.00

TOTAL AMOUNT DUE 184.47

THIS IS NOT A TAX BILL

L-4400

0320

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 200 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FRANKLIN TOWNSHIP ASSESSING DEPARTMENT PO BOX 370 SPRING ARBOR, MI 49283	PARCEL IDENTIFICATION PARCEL NUMBER: 46FR0-104-4700-00 PROPERTY ADDRESS: 12000 TIPTON HWY BLK CLINTON, MI 49236
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARDY, GREGGORY R & SHELLEY PO BOX 156 0 TIPTON, MI 49287-0156 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homesteaders Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The 2024 Inflation rate Multiplier is: 1.05

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)

The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately:	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$54			
1. TAXABLE VALUE:	39,082	41,036	1,954
2. ASSESSED VALUE:	155,000	148,600	-6,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	155,000	148,600	-6,400
5. There WAS or WAS NOT a transfer of ownership on this property in 2023	WAS NOT		
6. Assessor Change Comment:			

LEGAL DESCRIPTION:

LD BEG 1221.97 FT N FROM SE COR SEC 4 RUNN TH N 88 DEG 18'W 649.98 FT TH S 1224.21 FT TO S LI SD SEC TH W 1973.75 F

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
----------------------------	---------------------------------	--

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

FRANKLIN TOWNSHIP'S 2024 MARCH BOARD OF REVIEW WILL MEET ON:
TUESDAY MARCH 12TH, 2024 - 9AM-NOON & 1:00PM-4:00PM AND MONDAY MARCH 18TH, 2024 - 1:00PM-4:00PM & 6PM-9PM
FOR HEARING APPEALS. IF AN APPEAL IS DESIRED, IN PERSON HEARING APPEALS WILL BE HELD BY APPOINTMENT
ONLY AT THE TOWNSHIP HALL. RESIDENTS & NON-RESIDENTS ARE ALSO ABLE TO APPEAL IN WRITING (WITH
SUPPORTING DOCUMENTATION). WRITTEN APPEALS MUST BE RECEIVED BY THE TWP. ASSESSING DEPARTMENT ON OR
BEFORE MARCH 11TH, 2024 (POSTMARK NOT ACCEPTED). WALK-IN'S WILL BE HEARD AROUND SCHEDULED
APPOINTMENTS AS TIME PERMITS. PLEASE CALL 517-888-3057 OR EMAIL INFO@SUNRISEASSESSINGSERVICES.COM TO
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VISIT WWW.FRANKLINTOWNSHIP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS AND LINKS.

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-104-4700-00

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

Property Addr: 12000 TIPTON HWY BLK

550

Tax for Prop#: FR0-104-4700-00

Make Check Payable To: FRANKLIN TOWNSHIP

*****AUTO**5-DIGIT 49267
HARDY, GREGGORY R & SHELLEY
PO BOX 156 0
TIPTON, MI 49287-0156



TOTAL AMOUNT DUE: 717.78

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024 Summer Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																														
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: HARDY, GREGGORY R & SHELLEY</p> <p>0 PO BOX 156 TIPTON, MI 49287</p> <p>School: TECUMSEH PUBLIC SCHOOLS</p> <p>Prop #: FR0-104-4700-00</p> <p>Prop Addr: 12000 TIPTON HWY BLK</p> <p>Legal Description: LD DEG 1221.97 FT N FROM SE COR SEC 4 RUNN TH N 88 DEG 18'N 649.98 FT TH S 1224.21 FT TO S LI SD SEC TH N 1973.75 FT TH N 1320.99 FT TH E ALG N LI OF S 1/2 OF SE 1/4 2623.55 FT TO E LI SD SEC TH S ALG SD LI TO POB SEC 4</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>41,036</td> <td rowspan="4">AGRICULTURAL-VACATN Class: 102</td> </tr> <tr> <td>State Equalized Value:</td> <td>148,600</td> </tr> <tr> <td>Assessed Value:</td> <td>148,600</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>246.21</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>221.59</td> </tr> <tr> <td>LENAAWEE INT SCH</td> <td>3.64620</td> <td>149.62</td> </tr> <tr> <td>SCHOOL DEBT</td> <td>2.20000</td> <td>90.27</td> </tr> <tr> <td>SCH PUB REC OPER</td> <td>0.24590</td> <td>10.09</td> </tr> <tr> <td>SCHOOL OPER</td> <td>18.00000</td> <td>EXEMPT</td> </tr> </tbody> </table>	Taxable Value:	41,036	AGRICULTURAL-VACATN Class: 102	State Equalized Value:	148,600	Assessed Value:	148,600	P.R.E. %:	100.0000	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	246.21	COUNTY OPER	5.40000	221.59	LENAAWEE INT SCH	3.64620	149.62	SCHOOL DEBT	2.20000	90.27	SCH PUB REC OPER	0.24590	10.09	SCHOOL OPER	18.00000	EXEMPT
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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>	<p>Total Tax 717.78 Administration Fee 0.00</p> <p>TOTAL AMOUNT DUE 717.78</p>																														



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 #25-07

Applicant(s): Gregory R. and Shelley D. Hardy

10015 Wisner Hwy

Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject properties (ID #FR0-114-1600-00 and #FR0-114-1650-00) are located on the east side of Wisner Highway, in Section 14 of the Township (T5S, R3E).

Description: The subject properties have an area of approximately 132 acres, all of which are being applied for the program. One hundred twenty-seven (127) acres are cultivated for cash crops and five (5) acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.

FFRO-114-1600-00 & FFRO-114-1650-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	12-3-24
Application No:	
State:	
Date Received:	
Application No:	
Approved:	Rejected

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

I. Personal Information:

1. Name(s) of Applicant: HARDY Greggory R.
 Last First Initial
 (If more than two see #15) HARDY Shelley D
 Last First Initial

2. Mailing Address: 10015 Wisner Tipton Mi. 49287
 Street City State Zip Code

3. Phone Number: (Area Code) (517) 403-5247

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

5. E-mail address: ghardy@gregghardy.com

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

6. County: Lapeere 7. Township, City or Village: Tipton, Mich 49287
 8. Section No. 14 Town No. 55 Range No. 3E

Parcel # (Tax ID): FFRO-114-1600-00 FFRO-114-1650-00 ~~FFRO-114-1650-00~~

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(s):
 Name:
 Address:

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

b. Total number of acres on this farm: CASH CROPS 132

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

d. Acreage in cultivation: 127

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

f. All other acres (swamp, woods, etc.) 5 AC FENCE LAND

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):

\$ 38,100 / 127 = \$ 300 (per acre)
total income total acres of tillable land

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

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

Georg Blasey (Signature of Applicant)
Shelley Handley (Co-owner, If Applicable)
9/1/20 (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: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

Property Appraisal: \$ 195,800 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FRD-114-1600-00

FRD-114-1650-00 Fair Market Value \$236,400

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 6280 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.

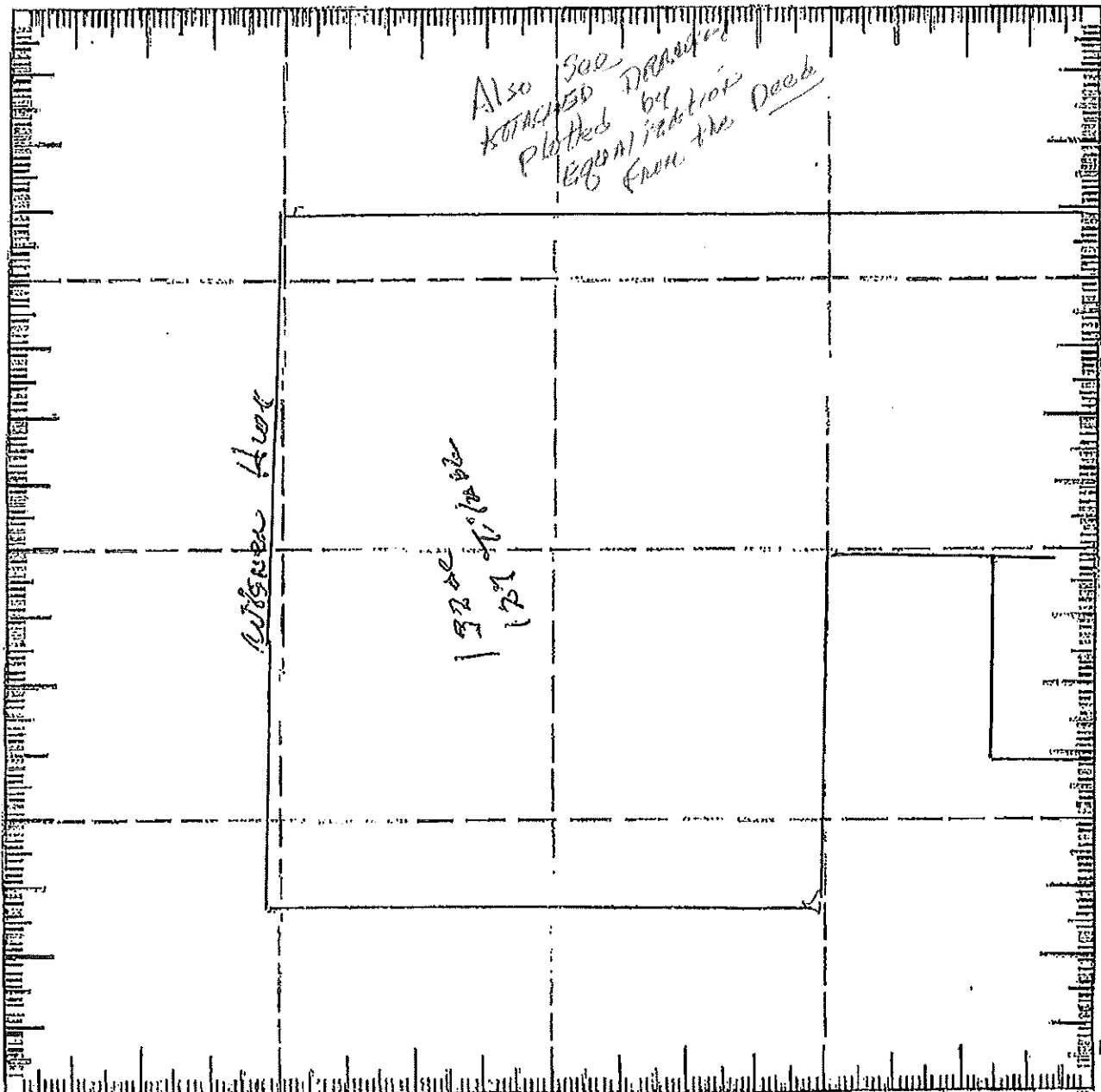
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

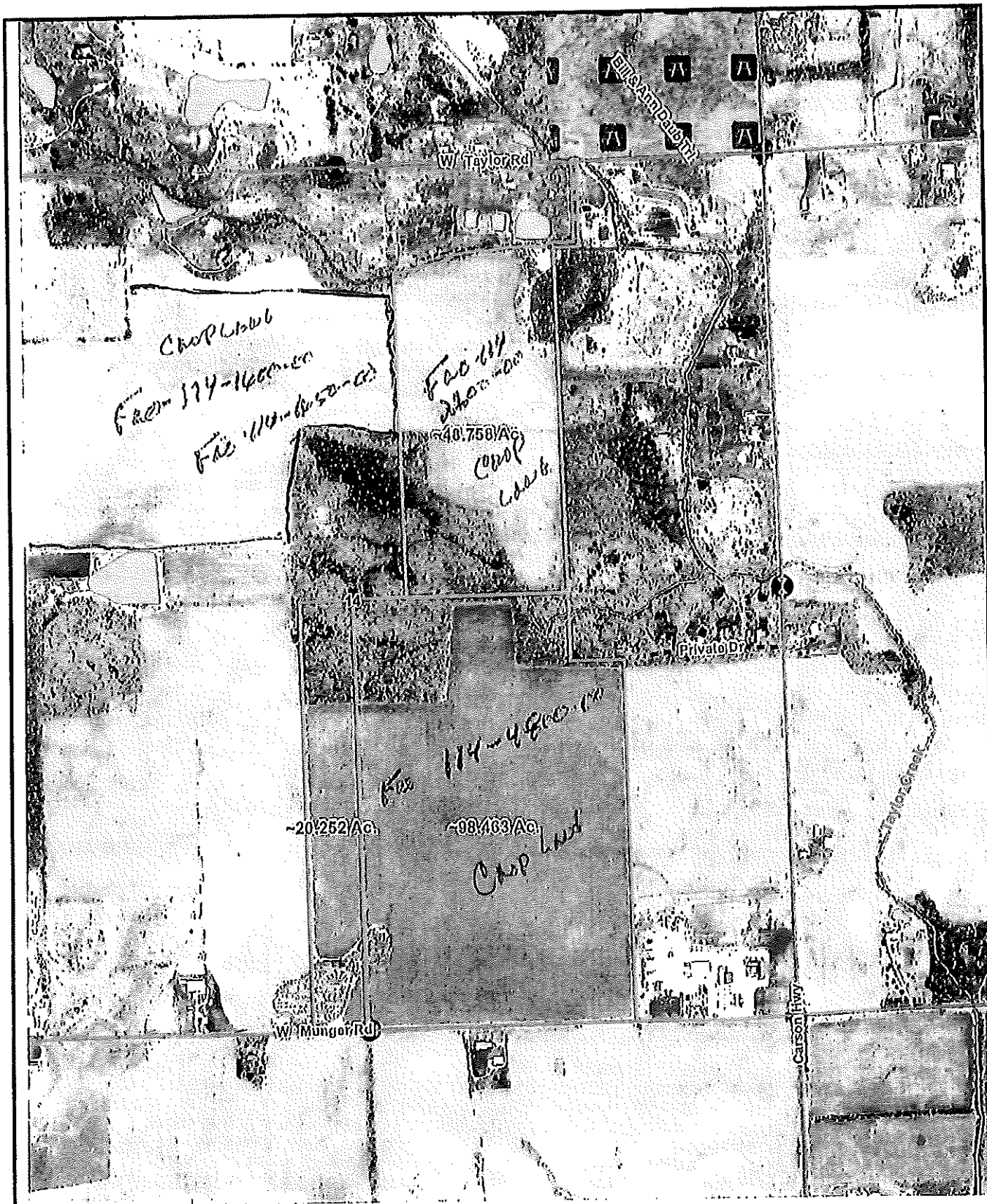
County LEWIS & CLARK

Township Franklin

T. 5-S R. 16-E Section 14

↑ North





Lenawee County G.I.S

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

PHONE: (517)264-4622
 FAX: (517)264-4620

Liber 1993 Page 819

Approx 168 Acres



1 inch = 750 feet

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

(117) PRO-114-4800-00

THIS IS NOT A TAX BILL

L-4400

8570

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 208 of 1893, Sec. 211.24 (c) and Sec. 211.31a, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FRANKLIN TOWNSHIP ASSESSING DEPARTMENT PO BOX 370 SPRING ARBOR, MI 49283	PARCEL IDENTIFICATION PARCEL NUMBER: 46FR0-114-1600-00 PROPERTY ADDRESS: 10000 WISNER HWY BLK TIPTON, MI 49287
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARDY, GREGGORY & SHELLEY 10170 TIPTON HWY PO BOX 156 TIPTON, MI 49287-0156 [Barcode]	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The 2024 Inflation rate Multiplier is: 1.05

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately:	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$45			
1. TAXABLE VALUE:	32,313	33,928	1,615
2. ASSESSED VALUE:	101,700	97,900	-3,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	101,700	97,900	-3,800
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT			
6. Assessor Change Comment:			

LEGAL DESCRIPTION:

LD BEG 394.11 FT N FROM W-1/4 POST SEC 14 RUNN TH N 1255.97 FT TH E 1339.62 FT TH S TO A PT 394.11 FT N FROM E & W-

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
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THIS IS NOT A TAX BILL

L-4400

6570

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OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARDY, GREGGORY & SHELLEY 10170 TIPTON HWY PO BOX 156 TIPTON, MI 49287-0156 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately:	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$61	41,295	43,359	2,064
1. TAXABLE VALUE:	122,700	118,200	-4,500
2. ASSESSED VALUE:			
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	122,700	118,200	-4,500
5. There WAS or WAS NOT a transfer of ownership on this property in 2023	WAS NOT		
6. Assessor Change Comment:			

LEGAL DESCRIPTION:

LD BEG 1650.08 FT N & 1339.52 FT E FROM W-1/4 POST SEC 14 RUNN TH N 190.89 FT TH E 1674.25 FT TH S 811.01 FT TH W 647

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
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VISIT WWW.FRANKLINTOWNSHIP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS AND LINKS.

Parcel Number: FR0-114-1600-00

Jurisdiction: FRANKLIN TOWNSHIP

County: LENAWEE

Printed on:

12/12/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
MUNGER/HERBERT & MARY LOU/HARDY/GREGORY & SHELLEY//		37,067	05/09/1996	WD	C3-ARM'S LENGTH	1421474	DEED	0.0
00000		0	09/01/1981	WD	21-NOT USED/OTHER	09200499	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPROVING	Building Permit(s)	Date	Number	Status
10000 KISNER HWY ELK	School: TECUMSEH PUBLIC SCHOOLS				
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.				

HARDY, GREGORY & SHELLEY P O BOX 156 10170 TIPTON HWY TIPTON MI 49287	2025 Est TOV Tentative				
---	------------------------	--	--	--	--

Improved	X Vacant	Land Value	Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL
Public			
Improvements			
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			

Tax Description	Depth	Front	Depth	Rate	Adj.	Reason	Value
LD BEG 394.11 FT N FROM W-1/4 POST SEC 14							
RUNN TH N 1255.97 FT TH E 1339.52 FT TH S							
TO A PT 394.11 FT N FROM E & W-1/4 LI TH							
W TO POB SEC 14							
Comments/Influences							

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	97,900	0	97,900			33,928C
2023	101,700	0	101,700			32,313C
2022	78,200	0	78,200			30,775C

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Licensed To: County of Lenawee, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.
MUNGER/HERBERT & MARY LOU/HARDY/GREGGORY & SHELLEY//		46,933	05/09/1996	WD	03-ARM'S LENGTH	1421474	DEED	0.0
00000		0	09/01/1981	WD	2-NOT USED/OTHER	09200489	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPROVING	Building Permit(s)	Date	Number	Status
10000 WISNER HWY ELK	School: CLINTON COMMUNITY SCHOOLS				
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.				

HARDY, GREGGORY & SHELLEY	2025 Est TCV Tentative				
P O BOX 156 10170 TIPTON HWY	Improved X Vacant	Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL			
TIPTON MI 49287	Public				

Tax Description	Improvements	Description	Frontage	Depth	Area	Reason	Value
LD BEG 1650.08 FT N & 1339.52 FT E FROM	Dirt Road	AG ACREAGE TILLABLE 40-80A	45.46	Acres	5200	100 TILLABLE (FR)	236,392
W-1/4 POST SEC 14 RUNN TH N 190.89 FT TH	Gravel Road						
E 1674.25 FT TH S 811.01 FT TH W 647.29	Storm Sewer						
FT TH S 639.55 FT TH W TO W LI OF E-1/2	Sidewalk						
OF NW-1/4 TH N TO POS SEC 14	Water						
Comments/Influences	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	118,200	0	118,200			43,359C
2023	122,700	0	122,700			41,295C
2022	92,100	0	92,100			39,329C

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Information herein deemed reliable but not guaranteed***

WARRANTY DEED

LIBER 1421 PAGE 474

STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That H. GERALD MUNGER aka Herbert Gerald Munger and MARY LOU MUNGER aka Mary L. Munger, husband and wife

whose Street and Postoffice address is 2170 Munger Road, Tecumseh, Michigan 49286

Conveys and warrants to GREGGORY R. HARDY and SHELLEY D. HARDY, husband and wife

whose Street and Postoffice address is 8971 Tipton Highway, Tipton, Michigan 49287
property in the Township of Franklin

County of Lenawee and State of Michigan. The property has the following legal description:

All that part of the North half of Section 14, Town 5 South, Range 3 East, described as beginning on the West line of Section 14, aforesaid, 394.11 feet North 01°22'55" West from the West quarter corner of said section 14; thence North 01°22'55" West 1255.97 feet along the said West line of Section 14; thence North 89°29'45" East 1339.52 feet along the North line of the South 10 acres of the Northwest quarter of the Northwest quarter of said Section 14; thence North 01°18'25" West 190.89 feet along the West line of the East Half of the Northwest quarter of said Section 14; thence North 89°27'00" East 1674.25 feet; thence South 01°14'05" East 811.01 feet along the East line of the West half of the West half of the Northeast quarter of said Section 14; thence South 89°32'30" West 647.29 feet; thence South 00°21'28" West 639.55 feet; thence South 89°32'30" West 2345.28 feet to the place of beginning.

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
\$ 93.40-CO
\$ 630.00-ST
\$ 100006569

RECORDED
JANUARY 28 1996
REGISTER OF DEEDS
LENAWEE COUNTY
ADRIAN, MICH.

for the sum of -----Eighty-Four Thousand and no/100 (\$84,000.00)----- Dollars
subject to all easements and restrictions of record.

Dated this 9th day of May

A.D. 19 96

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Gregg Hardy
Shelley Hardy
Witnesses
Marjorie Behm
Willard Behm
• Marjorie Behm
• Willard Behm

H. Gerald Munger (L.S.)
• H. Gerald Munger aka Herbert Gerald Munger
Mary Lou Munger (L.S.)
• Mary Lou Munger aka Mary L. Munger
(L.S.)
JUN 28 1996
LENAWEE COUNTY TREASURER (L.S.)
TAX CERTIFICATE NO. 1636

STATE OF MICHIGAN
COUNTY OF LENAWE

On this 9th day of May A.D. 19 96 before me personally appeared H. Gerald Munger aka Herbert Gerald Munger and Mary Lou Munger aka Mary L. Munger
to me known to be the person S described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission expires 3-20-99 A.D. 19 99

Paula C. Robinette
Notary Public, Lenawee County, Michigan
Paula C. Robinette

PRINT, TYPEWRITE OR STAMP names of persons executing this instrument; also names of the Witnesses and Notary Public immediately underneath, such signature. See Act 103, P. A. 1997.

When recorded return for:
✓ Gregory and Shelley Hardy
8971 Tipton Highway
Tipton, Michigan 49287

Prepared by: DANE C. NELSON
Attorney at Law

Legal as per Commitment of First American Title Co. dated April 23, 1996 #46-54836
Property #FRO-114-1600-00 and #FRO 114-1650-00

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287

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

Property Addr: 10000 WISNER HWY BLK

*****AUTO**5-DIGIT 49287
 HARDY, GREGGORY & SHELLEY
 10170 TIPTON HWY
 PO BOX 156
 TIPTON, MI 49287-0156



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-114-1600-00

Tax for Prop#: FR0-114-1600-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 593.45

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																														
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: HARDY, GREGGORY & SHELLEY</p> <p>P O BOX 156 10170 TIPTON HWY TIPTON, MI 49287</p> <p>School: TECUMSEH PUBLIC SCHOOLS</p> <p>Prop #: FR0-114-1600-00</p> <p>Prop Addr: 10000 WISNER HWY BLK</p> <p>Legal Description: CO BEG 394.11 FT N FROM N-1/4 POST SEC 14 ROWN TH N 1255.97 FT TH E 1339.62 FT TH S TO A PT 394.11 FT N FROM E & N-1/4 LI TH N TO POB SEC 14</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>33,928</td> <td rowspan="4">AGRICULTURAL-IMPROV Class: 101</td> </tr> <tr> <td>State Equalized Value:</td> <td>97,900</td> </tr> <tr> <td>Assessed Value:</td> <td>97,900</td> </tr> <tr> <td>P.R.E. \$:</td> <td>100.0000</td> </tr> </table> <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>	Taxable Value:	33,928	AGRICULTURAL-IMPROV Class: 101	State Equalized Value:	97,900	Assessed Value:	97,900	P.R.E. \$:	100.0000																					
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OFFICIAL TAX STATEMENT

Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FRO-114-1650-00

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

Property Addr: 10000 WISNER HWY BLK

706

*****AUTO**5-DIGIT 49267
HARDY, GREGGORY & SHELLEY
10170 TIPTON HWY
PO BOX 156
TIPTON, MI 49287-0156



Tax for Prop#: FRO-114-1650-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 494.28

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL
TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN
TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE
TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE.
OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON,
& WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT
THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED
AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024
IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-
ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX
PAYMENT.

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

PROPERTY INFORMATION

Property Assessed To:
HARDY, GREGGORY & SHELLEY

P O BOX 156 10170 TIPTON HWY
TIPTON, MI 49287

School: CLINTON COMMUNITY SCHOOLS

Prop #: FRO-114-1650-00

Prop Addr: 10000 WISNER HWY BLK

Legal Description:

LD DEG 1650.00 FT N & 1339.52 FT E FROM N-1/4 POST SEC 14 RUNN TH N
190.89 FT TH E 1674.25 FT TH S 811.01 FT TH W 647.29 FT TH S 639.55 FT
TH N TO N LT OF E-1/2 OF NW-1/4 TH N TO COR SEC 14

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	43,359	AGRICULTURAL-IMPROV
State Equalized Value:	118,200	
Assessed Value:	118,200	Class: 101
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	260.15
COUNTY OPER	5.40000	234.13

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	494.28
Administration Fee	0.00

TOTAL AMOUNT DUE 494.28



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 #25-08

Applicant(s): Hardys LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject properties (ID #FR0-123-1200-00 and #FR0-123-1150-00) are located on the east side of Wisner Highway, south of Munger Road in Section 23 of the Township (T5S, R3E).

Description: The subject properties have an area of approximately 159 acres, all of which are being applied for the program. One hundred twenty-seven (127) acres are cultivated for cash crops, 25 acres are "cleared, fenced, improved pasture, or harvested grassland," and seven (7) acres are classified as "all other areas." According to the applicant there are three buildings or structures on the property, including on residence and two 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 Franklin Township Board.

Attachment(s):

- Background Information provided by the applicant/township.

This page is intentionally blank.

12



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body:

Date Received 12-3-24

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.

(If more than two see #15) Hardy Shelley D.

Last	First	Initial
------	-------	---------

2. Mailing Address: 10016 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (617-403-6247) _____

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 23 Town No. 58 Range No. 3E

Parcel # (Tax ID): FRD-123-1200-00

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street	City	State	Zip Code
--------	------	-------	----------

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) 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
☐ Estate
- ☒ Limited Liability Company
☒ Trust
- ☐ Partnership
☐ 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: Handy's LLC Title: _____

Name: Gregg Handy Title: Single Member LLC Manager

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: 159.1

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

d. Acreage in cultivation: 127

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 25.1

f. All other acres (swamp, woods, etc.): 7AE

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

No. of Buildings 2 Residence: 1 Barn: 1 Tool Shed: _____
 Silo: NA Grain Storage Facility: NA Grain Drying Facility: NA

Poultry House: NA Milking Parlor: NA Milk House: NA

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):

\$ 123,500 (NA) / 127 = \$ 500.00 (per acre)
 total income total acres of tillable land

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

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

FR0-123-1200-00
FR0-123-1150-00

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-21-24
(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: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

Property Appraisal: \$ 769,600 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FR0-123-1200-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

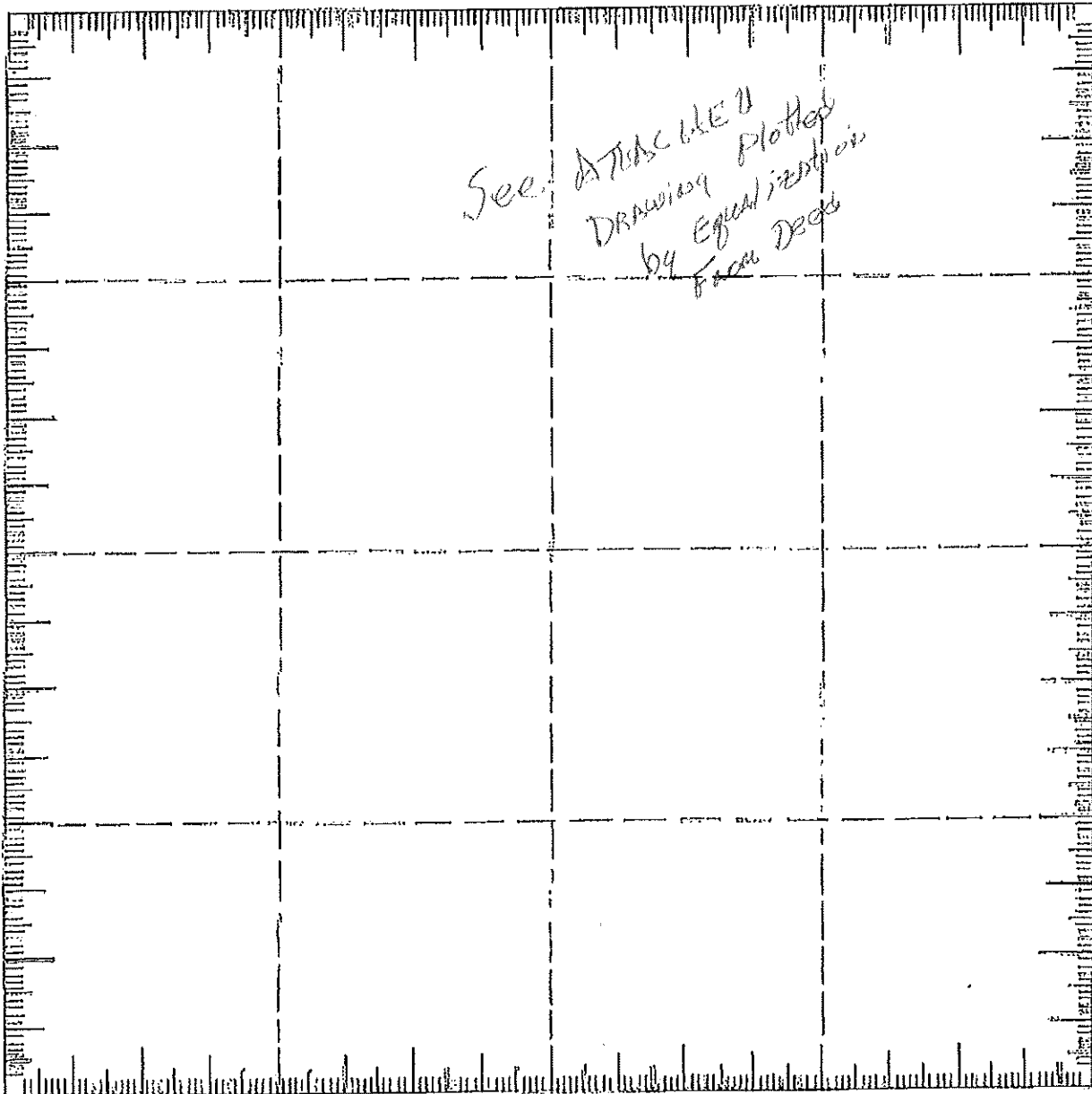
Map of Farm with Structures and Natural Features:

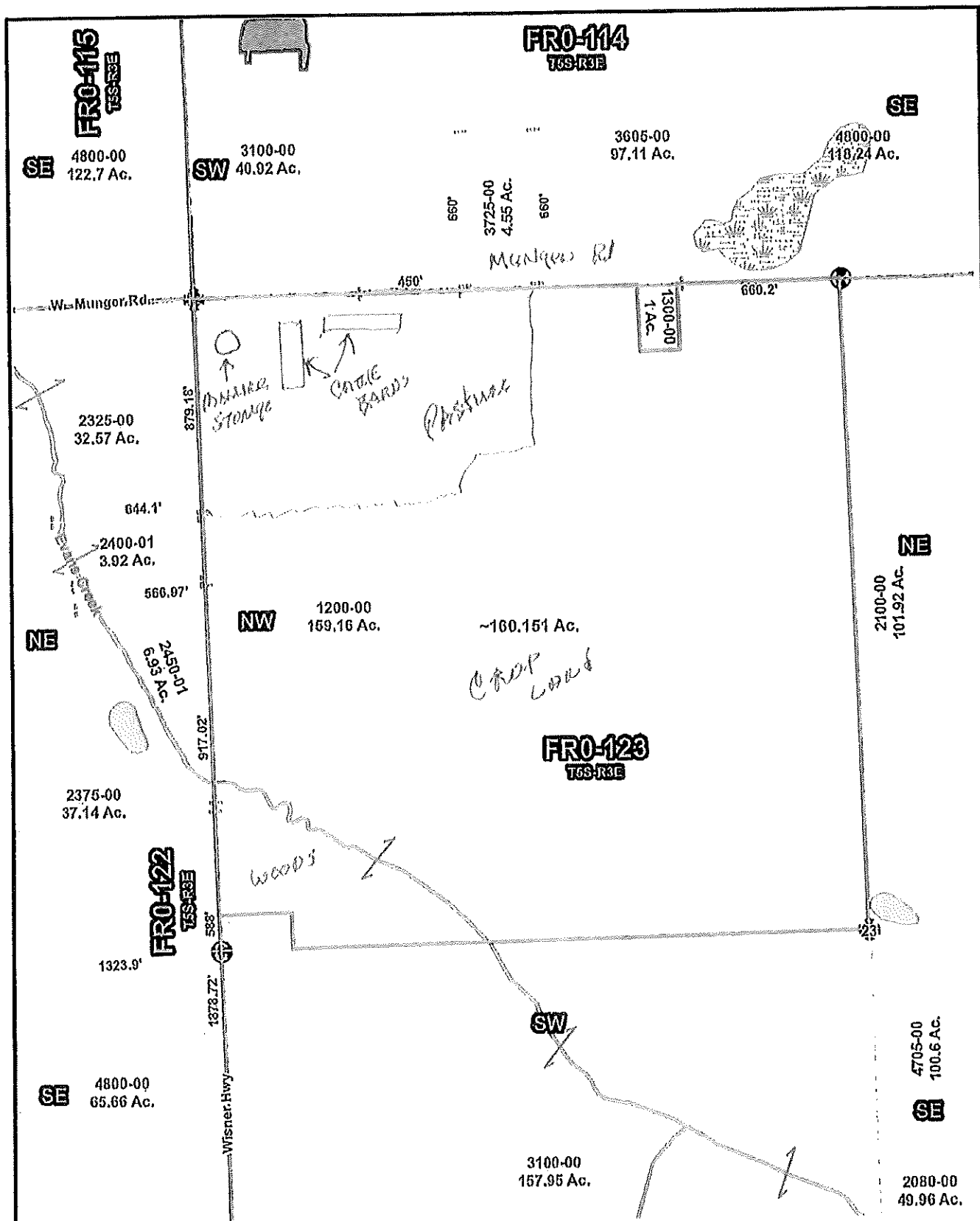
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, 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 Lebanon
 Township Franklin
 T. 5.5 R. 3E Section 23

↑ North





Lenawee County G.I.S

301 N. MAIN ST
OLD COURTHOUSE 1ST FLOOR PHONE: (617)284-4622
ADRIAN, MI. 48221 FAX: (617)284-4629

Liber 2275 Page 220
FR0-123-1150-00
FR0-123-1200-00



1 inch = 600 feet

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARDYS LLC///	MI DEPT OF TREASURY///	0	03/16/2005	OTH	04-BUYERS INTEREST IN A L2295223		DEED	0.0
HARDY/RAYNOR C//TRUST	HARDYS LLC///	0	12/31/2002	WD	09-FAMILY	2275220	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPROVIZING:	Building Permit(s)	Date	Number	Status
9000 WISNER HWY BLK	SCHOOL: TECUMSEH PUBLIC SCHOOLS				
Owner's Name/Address	P.R.E. 1003 / / Qual. Ag.				

2025 Est TCY Tentative
Improved X Vacant Land Value Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL

Public	Description	Frontage	Depth	Front Depth	Rate	Adj. Reason	Value
Improvements	AG ACRESAGE TILLABLE 80A+	136.43	Acres	5200	100		709,436
Dirt Road	AG ACRESAGE NON-TILLABLE	16.70	Acres	3600	100	WOODS	60,120
Gravel Road	AG ACRESAGE ROW	1.87	Acres	0	100	ROW	0
Paved Road	AG ACRESAGE DRAIN	2.00	Acres	0	100	DRAIN	0
Storm Sewer		157.00	Total Acres			Total Est. Land Value =	769,556
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utilis.							

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Tribunal/ Review	Taxable Value
2025	Tentative	Tentative	Tentative		Tentative
2024	384,800	0	384,800		384,413C
2023	400,800	0	400,800		128,013C
2022	321,900	0	321,900		121,918C

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

(Not AG)

Grantee	GRANTOR	GRANTEE	GRANTEE	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print. Trans.
HARDY/RAYNOR C/ TRUST	HARDYS LLC///			0	12/31/2002	WD	09-FAMILY	2275220	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPROVIZING	Building Permit(s)	Date	Number	Status
9589 KISNER HWY	School: TECUMSEH PUBLIC SCHOOLS				
Owner's Name/Address	P.R.E. 01				

HARDYS LLC	2025 Est TOV Tentative				
10170 TIPTON HWY					
TIPTON MI 49287					

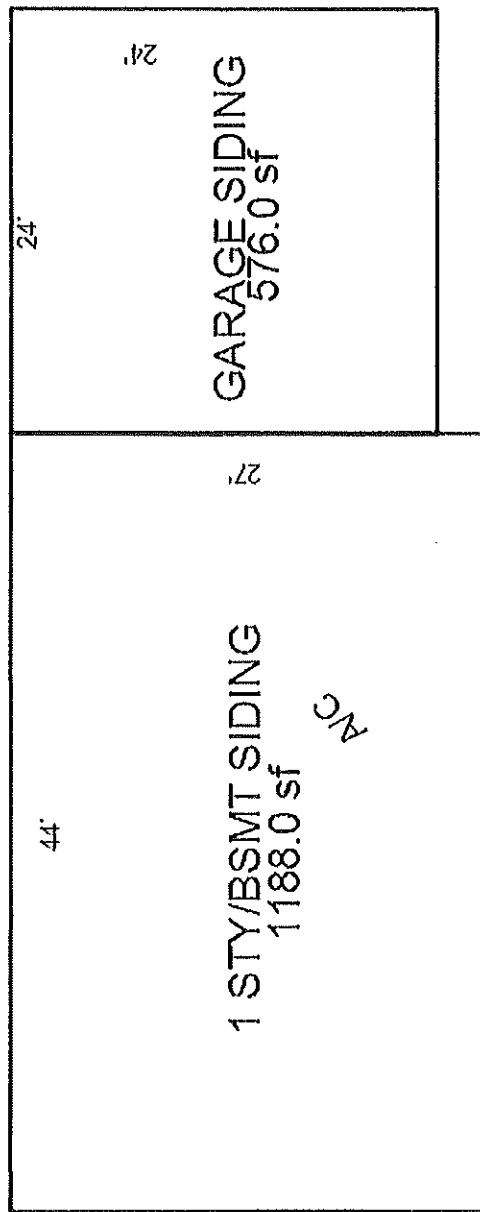
Tax Description	Description	Frontage	Depth	Rate	Depth	Reason	Value
LO DES AS BSG ON THE N 1/4 OF SEC 23 T5S	RURAL RESIDENTIAL	1.00	1.00	15,800	100		15,800
R3E 1/4 6.67 FT N'LY FROM N1/4 COR OF SD							
SEC 24 N'LY 210 FT CONT ALG SD W 1/4 TH							
E'LY 208 FT PAR WITH E-W 1/4 LI TH S'LY							
210 FT PAR WITH W 1/4 TH N'LY 208 FT PAR							
WITH SD E-W 1/4 LI TO POS (SURVEY 1 AC)							

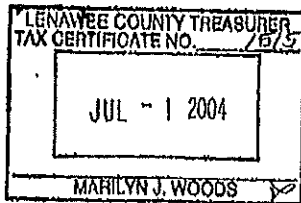
Comments/Influences	Public Improvements	Factors	Value
	Dirt Road	Front Depth	15,800
	Gravel Road	Rate	100
	Paved Road	Reason	
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	7,300	97,500	105,500			81,953C
Rolling	2024						
Low	2023	7,100	89,400	96,500			59,032C
High	2022	5,400	79,300	84,700			56,221C
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
IM	11/18/2018	DATA ENTER	2024	7,300	97,500	105,500			81,953C
MG	08/23/2017	INSPECTED	2023	7,100	89,400	96,500			59,032C
TV	11/08/2002	INSPECTED	2022	5,400	79,300	84,700			56,221C

9589 WISNER
FIELD INSPECTED 8/23/17 BG
SKETCHED 10/25/18 AS





Lenawee Co., MI 4800
Victoria J. Daniels
OFFICIAL SEAL



L-2275 P-220



Handwritten notes:
Hardy LLC
9589 Wisner Hwy
1.0 Acres
FRD-123-1150-00

WARRANTY DEED

Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated December 31, 2002 ("Grantor"), conveys and warrants to Hardy's, LLC, a Michigan limited liability company, whose address is 10170 Tipton Highway, Tipton, Michigan 79287-9712 ("Grantee"), the premises located in the Township of Franklin, Lenawee County, Michigan, described as:

See Attached Legal Description

Commonly known as 9000 Wisner Hwy Blk

subject to easements and restrictions of record, Grantor expressly reserves the liability for any mortgage encumbering the property and agrees to hold the trust harmless from any claims arising thereunder,

for the sum of NO CONSIDERATION. Transfer is a gift exempt from county transfer tax pursuant to MCL 207.505(a), and exempt from state transfer tax pursuant to MCL 207.526(a).

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

The Grantor grants to the Grantee the right to make all divisions(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

DATED this 31 day of December, 2002.

Raynor C. Hardy
Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

STATE OF MICHIGAN)
LENAWEE) ss.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

BETH A. VANARS DALL
Notary Public, Monroe County, Michigan
Acting in Lenawee County, MI
My Commission Expires April 26, 2007

Beth A. Vanarsdall
Notary Public
Monroe
Washtenaw County, Michigan
My Commission Expires: _____

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DRAFTED BY AND WHEN
RECORDED, RETURN TO:

Larry J. Ferguson, Esq.
Ferguson & Widmayer, P.C.
538 North Division
Ann Arbor, MI 48104

Tax Parcel FRD-123-1200 - Recording Fee _____ Transfer Tax _____
00

* TYPE OR PRINT NAME UNDER SIGNATURE. SIGN IN BLACK INK. DO NOT LET SIGNATURE INVADE MARGINS.

Handwritten: 17.00 ✓ net 40



5020576
Page: 2 of 2
07/01/2024 04:07P
L-2276 P-220

Attachment to Warranty Deed

Grantor: Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust *dated 12/31/02*

Grantee: Hardy's, LLC, a Michigan limited liability company

The premises located in the Township of Franklin, Lenawee County, Michigan, described as:

The Northwest 1/4 of Section 23, aforesaid (excepting and reserving therefrom 1 acre in the Southwest corner thereof described as commencing at the Southwest corner of the Northwest 1/4 of said Section 23, thence East 18 rods. Thence North 8 and 8/9 rods. Thence West 18 rods. Thence South 8 and 8/9 rods to the Place of Beginning, containing 159 acres, more or less. And other land, EXCEPTING AND RESERVING THEREFROM All that part of the East 1/2 of the Northwest 1/4 of Section 23, Town 5 South, Range 3 East, described as commencing on the North line of Section 23, aforesaid, at a point located 660.20 feet South 89° 47' West from the North 1/4 corner of said Section 23, and running thence South 1° 03' East 265.61 feet. Thence South 89° 47' West 164.0 feet. Thence North 1° 03' West 265.61 feet to the North line of said Section 23. Thence North 89° 47' East along said line 164.0 feet to the Place of Beginning, containing 1.0 acres, more or less.

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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 #25-09

Applicant(s): Hardys LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject properties (ID #FRO-127-1100-00 and #FRO-122-3610-00) are located on the east side of Tipton Highway, south of West Monroe Road in Sections 22 and 27 of the Township (T5S, R3E).

Description: The subject properties have an area of approximately 49 acres, all of which are being applied for the program. Forty-six (46) acres are cultivated for cash crops, and three (3) acres are classified as "all other areas." According to the applicant there is one building or structure on the property, which is a residence.

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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

#FRD-127-1100-00 + FRD-122-3610-00

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 12-3-24

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.
Last First Initial

(If more than two see #15) Hardy Shelley D.
Last First Initial

2. Mailing Address: 10015 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (617-403-5247) _____

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 22 & 27 Town No. 5 Range No. 3E

Parcel # (Tax ID): FRD-127-1100-00

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

NA
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

☐

Estate

☒

Limited Liability Company

☐

Trust

☐

Partnership

☐

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: Harley L.L.C. Title: _____

Name: Gregg Harley Title: Single Member L.L.C. Manager

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: 48.02

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

d. Acreage in cultivation: 46.0

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

f. All other acres (swamp, woods, etc.) 2.02

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

No. of Buildings 1 Residence: ONE Barn: NA Tool Shed: NA

Silo: NA Grain Storage Facility: NA Grain Drying Facility: NA

Poultry House: NA Milking Parlor: NA Milk House: NA

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):

\$ NA NA NA = \$ NA (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: \$ NA

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

FR0-127-1100-00

FR0-122-3610-00

Page 3

Application for Farmland Development Rights Agreement

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-31-20

(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 & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____

☐ County ☒ Township ☐ City ☐ VillageThis 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: \$ 114,600 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FR0-127-1100-00FR0-122-3610-00 Appraisal \$260,200

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 Preservation Program, P.O. Box 30449, Lansing, MI 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.

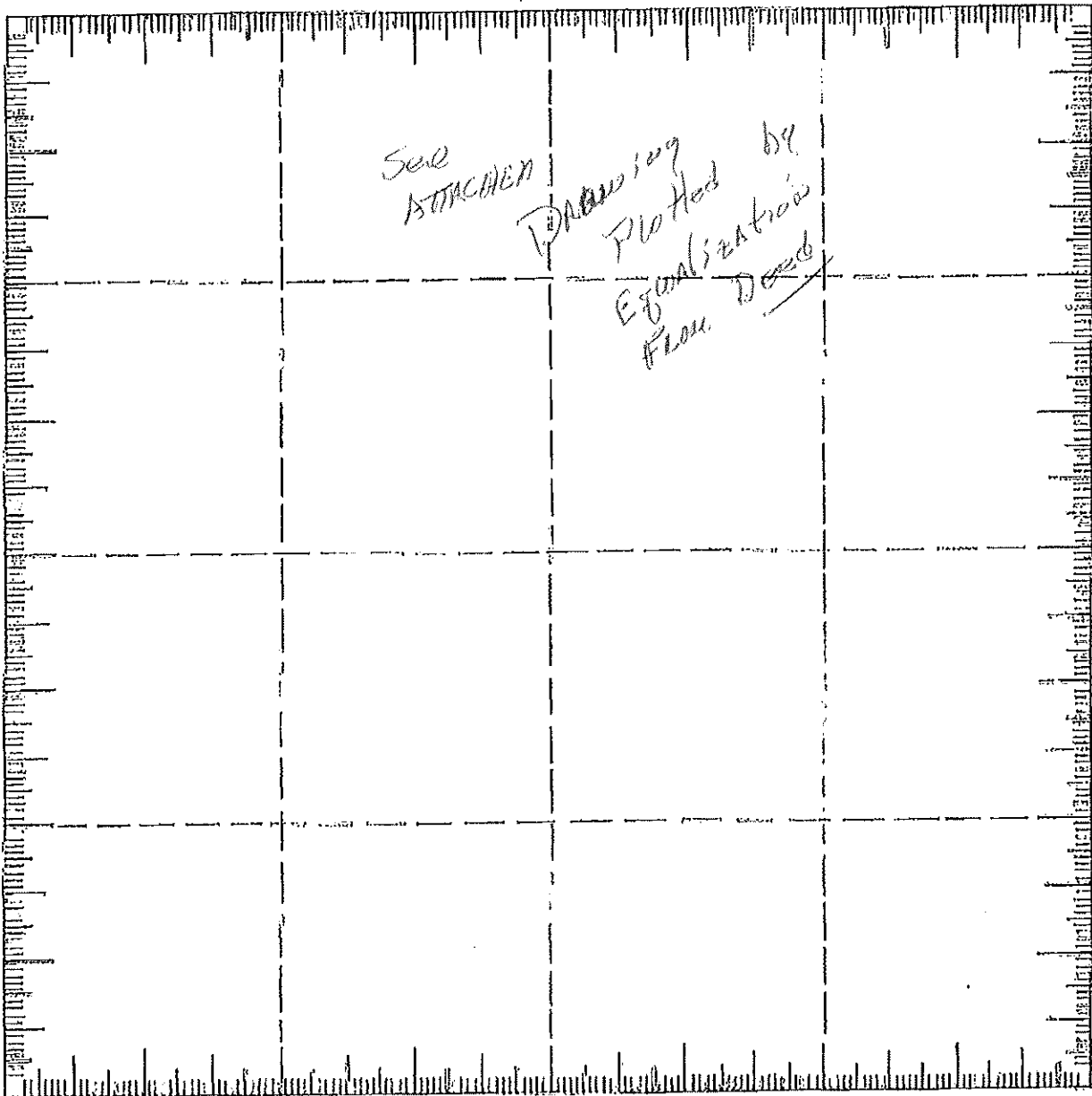
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lewis

Township Franklin

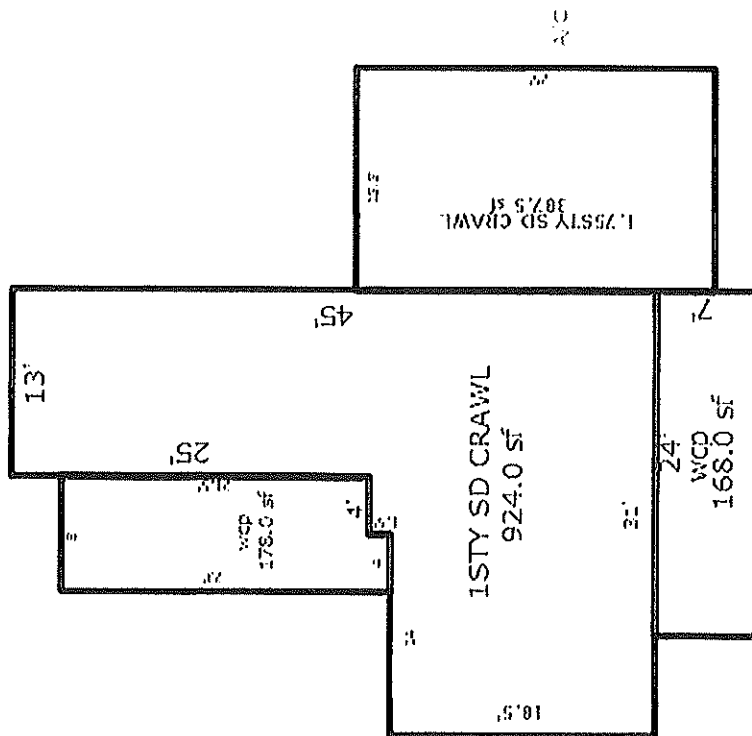
T. 55 R. 30 Section 22

↑ North



FRC-122-3610-00
3907 M-50

FIELD INSPECTED 8/7/2017 BG/AH/JH
SKETCH UPDATED 8/28/2017 MG



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libor & Page	Verified By	Pct. Trans.
HARDYS LLC///	MI DEPT OF TREASURY///	0	03/15/2005	OTH	04-BUYERS INTEREST IN A L 2295224	DEED		0.0
HARDY/RAYNOR C//TRUST	HARDY'S LLC///	0	12/31/2002	WD	09-FAMILY	2275213	DEED	0.0
STATE OF MICHIGAN///	HARDY/RAYNOR C//TRUST	0	03/31/1998	OTH	04-BUYERS INTEREST IN A L 1544766	DEED		0.0
LENAWEE CNTY CIRCUIT COURT LTL CORPORATION INC///		0	08/28/1997	AFF	04-BUYERS INTEREST IN A L 1494445	DEED		0.0

Class: AGRICULTURAL-IMPROVING: Building Permit(s)

School: TECUMSEH PUBLIC SCHOOLS

3000 TIPTON HWY BLK

P.R.E. 1003 / / Qual. Ag.

Owner's Name/Address

HARDYS LLC
10170 TIPTON HWY
TIPTON MI 49287

2025 Est TCV Tentative
Improved X Vacant Land Value Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL

		* Factors *					Value
Tax Description	Public Improvements	Description	Frontage	Depth	Rate	Adj. Reason	
N PART OF W 1/2 OF N 1/4 BEING 25 ACRES EXCEPT LOTS BEG AT THE NW COR OF W 1/2 OF NW 1/4 SEC 27 RUNN TH E 186 FT TH S 202 FT TH W 186 FT TH N 202 FT TO PL OF BEG SEC 27 EXC LD DES AS PT OF W 1/2 NW 1/4 SEC 27 DES AS BEG AT A PT OF INTERSEC OF N LI OF SEC 27 WITH W LI OF LOT 43, S.P. OF TIPTON EXTEND S-WARD IN ITS OWN COURSE TH S ALG SD EXT OF W LI OF LOT 43, 202 FT TO FUR POB TH N89°51'43"E 133.21 FT PAR WITH S LI OF LOT 43 TH S 20.21 FT TH S89°51'43"W 133.21 FT TH N 20.21 FT ALG W LI OF LOT 43 EXT S-WARD TO POB.	Dirt Road	AG ACREAGE TILLABLE 20-40A	21.15 Acres	5200	100	TILLABLE (FR)	109,980
	Gravel Road	AG ACREAGE NON-TILLABLE	1.30 Acres	3600	100	WOODS	4,680
	Paved Road	AG ACREAGE ROW	0.64 Acres	0	100	RIGHT OF WAY RW	0
	Storm Sewer	AG ACREAGE DRAIN	1.05 Acres	0	100	DRAIN	0
	Sidewalk		24.14 Total Acres		Total Est.	Land Value =	114,660

Comments/Influences

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Tribunal/ Review	Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	57,300	0	57,300			15,725C
2023	59,600	0	59,600			14,977C
2022	48,900	0	48,900			14,264C

The Equalizer. Copyright (c) 1999 - 2009. 000 01/01/2000 INSPECTED
Licensed To: County of Lenawee, Michigan

Parcel Number: FRO-122-3610-00

Jurisdiction: FRANKLIN TOWNSHIP

County: LENAWEE

Printed on

12/12/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
HARDYS LLC///	MI DEPT OF TREASURY///	0	03/16/2005	OTH	C4-BUYERS INTEREST IN A L2395221	2275218	DEED	0.0
HARDY/RAYNOR C//	HARDY'S LLC///	0	12/31/2002	WD	09-FAMILY	2275218	DEED	0.0
LENAWEE CNTY CIRCUIT COURT/ELL CORPORATION INC///		0	08/28/1997	REF	04-BUYERS INTEREST IN A L1494445		DEED	0.0
LENAWEE CNTY CIRCUIT COURT/ELL COPR INC///		0	08/28/1997	REF	04-BUYERS INTEREST IN A L1494449		DEED	0.0

Class: AGRICULTURAL-IMPROVIZING: Building Permit(s)

School: TECUMSEH PUBLIC SCHOOLS

P.R.E. 75% 10/16/2018 Qual. Ag.

Owner's Name/Address

HARDYS LLC
10170 TIPTON HWY
TIPTON MI 49287

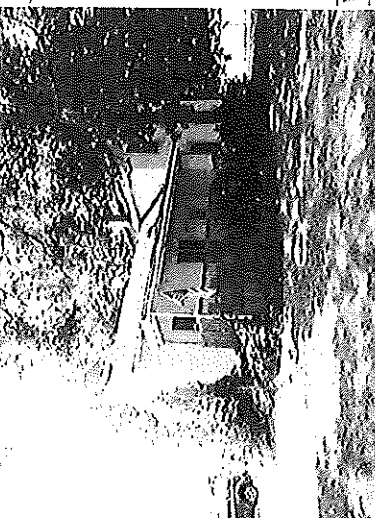
2025 Est TCV Tentative

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

Tax Description	Improvements	Description	Frontage	Depth	Rate	Adj. Reason	Value
S PART OF W 1/2 OF SW 1/4 EXCEPT 4 1/2 ACRES CONT 24 ACRES EXCEPT A PARCEL OF LD COMM AT NE COR OF LOT 32 SUP PLAT OF TIPTON AND RUNN TH E'LY ALG N LINE OF SAID LOT 32 EXTENDED E'LY IN ITS OWN COURSE 16.5 FT TH S'LY IN A STRAIGHT LINE TO SE COR OF LOT 32TH N ALG E LINE OF LOT 32 TO PL OF BEG ALSO EXCEPT A PARCEL OF LAND COMM IN N LINE OF LOT 32 SUP PLAT OF TIPTON. EXTENDED E'LY IN ITS OWN COURSE AT A PT 16.5 FT E OF NE COR OF SAID LOT 32TH S'LY IN A STRAIGHT LINE TO SE COR OF SA LOT TH R PAR WITH N LINE OF LOT 32	Public	RURAL RESIDENTIAL	1.000 Acres	15,800	100		15,800
		AG ACREAGE TILLABLE 20-40A	21.73 Acres	5200	100		112,998
		AG ACREAGE ROW	0.58 Acres	0	100		0
		AG ACREAGE DRAIN	0.84 Acres	0	100		0
		24.15 Total Acres			Total Est. Land Value =		128,798

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Taxable Value
2025	Tentative	Tentative	Tentative		Tentative
2024	64,400	65,700	130,100		57,390
2023	65,300	64,200	130,000		54,647
2022	48,900	52,900	101,800		52,045

Information herein deemed reliable but not guaranteed

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

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

Property Addr: 8000 TIPTON HWY BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-127-1100-00

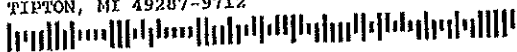
Tax for Prop#: FR0-127-1100-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 275.04

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

HARDYS LLC
10170 TIPTON HWY
TIPTON, MI 49287-9712



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024 Summer Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.
POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
HARDYS LLC

10170 TIPTON HWY
TIPTON, MI 49287
School: TECUMSEH PUBLIC SCHOOLS
Prop #: FR0-127-1100-00
Prop Addr: 8000 TIPTON HWY BLK

Legal Description:

A PART OF N 1/2 OF N 1/4 BEING 25 ACRES EXCEPT LOTS BEG AT THE NW COR OF N 1/2 OF NW 1/4 SEC 27 RUNN TH E 106 FT TH S 202 FT TH W 186 FT TH N 202 FT TO PL OF DEG SEC 27 EXC LD DES AS ET OF N1/2 NW1/4 SEC 27 DES AS DEG AT A PT OF INTERSEC OF N LI OF SEC 27 WITH W LI OF LOT 43, S.P. OF TIPTON EXTEND S-WARD IN ITS OWN COURSE TH S ALG SO EXT OF W 1/4 OF LOT 43, 202 FT TO FUR POB TH N89°51'40"E 133.21 FT PAR WITH S LI OF LOT 43 TH S 20.21 FT TH S89°51'40"W 133.21 FT TH N 20.21 FT ALG W LI OF LOT 43 EXT S-WARD TO POB.

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

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	15,725	AGRICULTURAL-IMPRO
State Equalized Value:	57,300	
Assessed Value:	57,300	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.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	94.35
COUNTY OPER	5.40000	84.91
LENAAWEE INT SCH	3.64620	57.33
SCHOOL DEBT	2.20000	34.59
SCH PUB REC OPER	0.24590	3.86
SCHOOL OPER	18.00000	EXEMPT

Total Tax 275.04
Administration Fee 0.00

TOTAL AMOUNT DUE

275.04
Page 139

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FRO-122-3610-00

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

Property Addr: 3907 W M-50

018

Tax for Prop#: FRO-122-3610-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 1,261.86

*****AUTO**5-DIGIT 49267
 HARDYS LLC
 10170 TIPTON HWY
 TIPTON, MI 49287-9712



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

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POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
 HARDYS LLC

10170 TIPTON HWY
 TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FRO-122-3610-00

Prop Addr: 3907 W M-50

Legal Description:

3 PART OF N 1/2 OF SW 1/4 EXCEPT 4 1/2 ACRES CONT 24 ACRES EXCEPT A PARCEL OF LD COMM AT NE COR OF LOT 32 SUP PLAT OF TIPTON AND HURN TH S'LY ALG N LINE OF SAID LOT 32 EXTENDED E'LY IN ITS OWN COURSE 16.5 FT ON S'LY IN A STRAIGHT LINE TO SE COR OF LOT 32TH N ALG E LINE OF LOT 32 TO PL OF BEG ALSO EXCEPT A PARCEL OF LAND COMM IN N LINE OF LOT 32 SUP PLAT OF TIPTON, EXTENDED E'LY IN ITS OWN COURSE AT A PT 16.5 FT E OF NE COR OF SAID LOT 32TH S'LY IN A STRAIGHT LINE TO SE COR OF SD LOT TH N PAR WITH N LINE OF LOT 32 EXTENDED E'LY IN ITS OWN COURSE 52 FT TH N PAR WITH FIRST COURSE TO THE N LINE OF LOT 32 EXTENDED E'LY IN ITS OWN COURSE TH N ALG LAST NAMED LINE 52 FT TO PLAC OF BEG SEC 22 ALSO EXCEPT THAT PART OF N 1/2 OF SW 1/4 COMM AT SE COR OF LOT 31 ON SUPERVISOR'S PLAT OF TIPTON HURN TH S 10 FT N 189.4 FT N 10 FT TO SW COR LOT 31 TH E ALG S LI OF LOT 31 TO BEG SEC 22

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

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

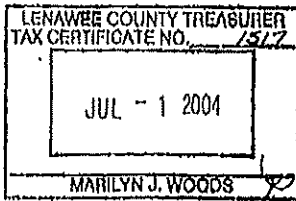
Taxable Value:	57,379	AGRICULTURAL--IMPRO
State Equalized Value:	130,100	
Assessed Value:	130,100	Class: 101
P.R.E. %:	75.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	344.27
COUNTY OPER	5.40000	309.84
LENAAVEE INT SCH	3.64620	209.21
SCHOOL DEBT	2.20000	126.23
SCH PUB REC OPER	0.24590	14.10
SCHOOL OPER	18.00000	258.21

Total Tax	1,261.86
Administration Fee	0.00

TOTAL AMOUNT DUE 1,261.86



Lenawee Co., MI ROD
Victoria J. Daniels
OFFICIAL SEAL



L-2275 P-218



5020574
Page: 1 of 2
07/01/2004 04:07P
L-2275 P-218

WARRANTY DEED

Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated December 31, 2002 ("Grantor"), conveys and warrants to Hardy's, LLC, a Michigan limited liability company, whose address is 10170 Tipton Highway, Tipton, Michigan 49287-9712 ("Grantee"), the premises located in the Township of Franklin, Lenawee County, Michigan, described as:

See attached legal description

Commonly known as 8000 Tipton Hwy Blk and 3000 W M-50 Blk

subject to easements and restrictions of record, Grantor expressly reserves the liability for any mortgage encumbering the property and agrees to hold the trust harmless from any claims arising thereunder,

for the sum of NO CONSIDERATION. Transfer is a gift exempt from county transfer tax pursuant to MCL 207.505(a), and exempt from state transfer tax pursuant to MCL 207.526(a).

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

The Grantor grants to the Grantee the right to make all divisions(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

DATED this 31 day of December, 2002

Raynor C. Hardy

Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

STATE OF MICHIGAN)
LENAWEE) ss.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

BETH A. VANARSDALL
Notary Public, Monroe County, Michigan
Acting in Lenawee County, MI
My Commission Expires April 20, 2007

Beth A. Vanarsdall
Notary Public
Monroe County, Michigan
My Commission Expires: _____

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DRAFTED BY AND WHEN
RECORDED, RETURN TO:

Larry J. Ferguson, Esq.
Ferguson & Widmayer, P.C.
538 North Division
Ann Arbor, MI 48104

FR0-127-1100-00 and
Tax Parcel FR0-122-3800 - Recording Fee _____ Transfer Tax _____
00



Register of Deeds, Lapeere Co. D.M. 17.03

5020574
Page: 2 of 2
07/01/2009 04:07P
L-2275 P-218

Attachment to Warranty Deed

Grantor: Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated 12/31/02.

Grantee: Hardy's, LLC, a Michigan limited liability company

The premises located in the Township of Franklin, Lapeere County, Michigan, described as:

All that part of the West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-seven (27) lying North of Burns Drain.

Also that part of the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-Two (22) lying South of LaPlaisance Bay Turnpike (now M-50) EXCEPTING therefrom lots now or formerly owned by Conklin, Remington, M.B. Church, Cheese Factory, Billington, A. Cambum, Mohr, Lewis and Anderson.

All being in Town Five (5) South, Range Three (3) East; Containing Fifty (50) acres of land, more or less. FURTHER EXCEPTING from the above land Three (3) lots sold to Robert Roe and one (1) lot sold to Rose Elwood.



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 #25-10

Applicant(s): Gregory R. and Shelley D. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-115-4800-00) is located on the west side of Wisner Highway and north of Munger Road, in Section 15 of the Township (T5S, R3E).

Description: The subject property have an area of approximately 120 acres, all of which are being applied for the program. Sixty (60) acres are cultivated for cash crops. According to the applicant there are five buildings or structures on the property, including one residence, two barns, and two tool sheds.

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 Franklin Township Board.

Attachment(s):

- Background Information provided by the applicant/township.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

FRO-115-4800-00 + FRO-114-3100-00

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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.
Last First Initial

(If more than two see #15) Hardy Shelley D.
Last First Initial

2. Mailing Address: 10015 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (617-403-5247) _____

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 15 Town No. 5.8 Range No. 3E

Parcel # (Tax ID): FRO-115-4800-00 10015 Wisner Hwy 1392 sq ft
3075-219

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: N/A Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crop

b. Total number of acres on this farm: 120

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

d. Acreage in cultivation: 60

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: 5 Residence: 1 Barn: 2 Tool Shed: 2

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

Poultry House: NA Milking Parlor: NA Milk House: NA

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):

\$ 30000.00 / 60 = \$ 500/acre (per acre)

total income total acres of tillable land

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

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
 (Signature of Applicant)

 (Corporate Name, If Applicable)

 (Co-owner, If Applicable)

 (Signature of Corporate Officer)

8-31-24
 (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: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____
 (If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ 862,200 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FRD-115-4800-00
~~FRD-114-3100-00~~ Appraisal of 4,979,400

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 Preservation Program, P.O. Box 30449, Lansing, MI 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:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- 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.

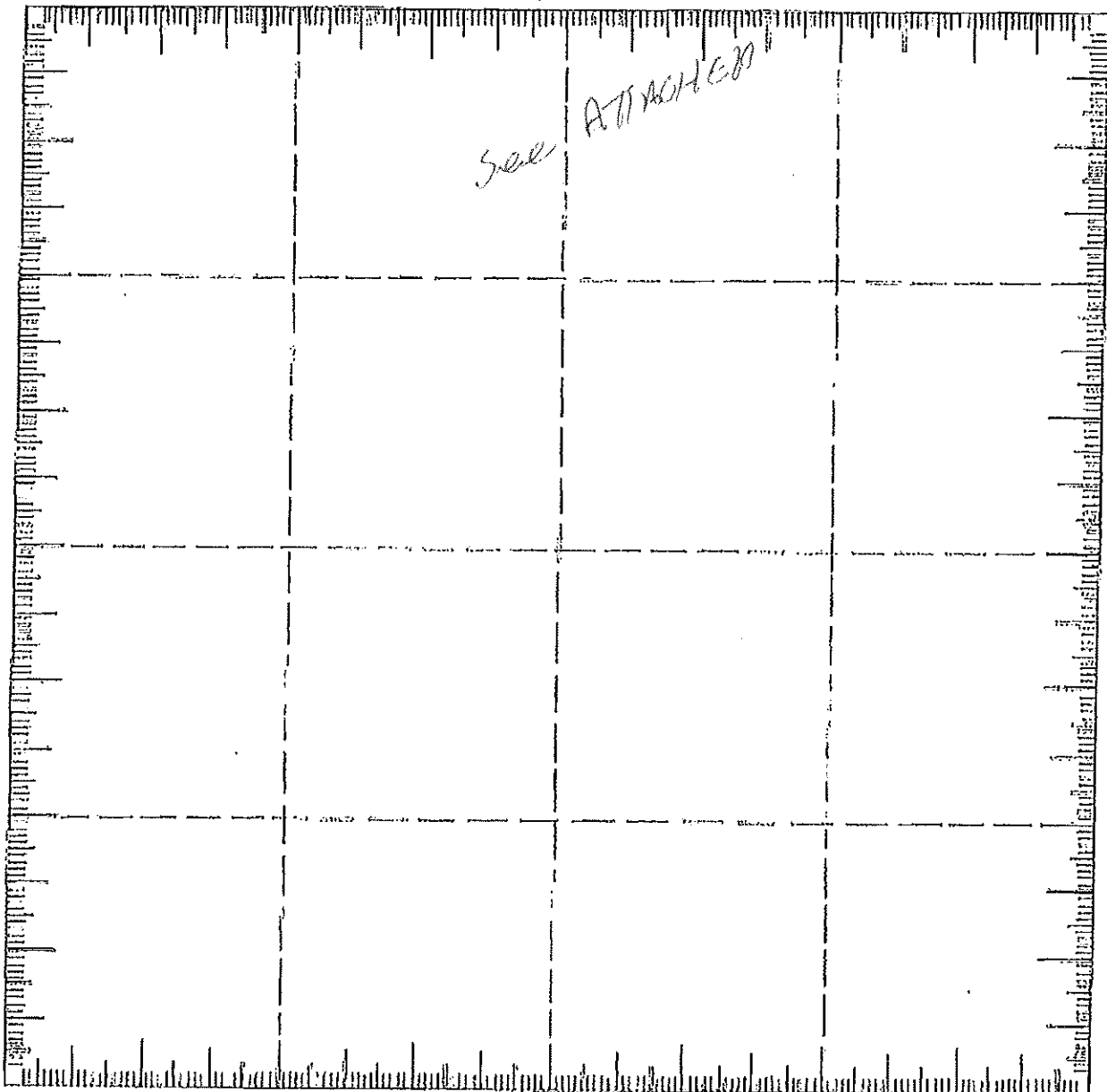
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LEDAWEE

Township FRANKLIN

T 55 R 35 Section 15

↑ North



Hardy Farms

10015 Wisner Hwy
Tipton, MI 49287

Legend

Hardy Farms

Google Earth

Munger Rd

Munger Rd

Munger Rd

Imagery © 2024 Airbus

Evans Creek

Machine Shop

CH 716

CH 716

100-114-100-00

CH 716



Parcel Number: PRO-115-4900-00

Jurisdiction: FRANKLIN TOWNSHIP

County: LENAWEE

Printed on

12/12/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Front. Trans.
HARDYS LLC///	MI DEPT OF TREASURY///	0	05/16/2005	OTH	04-BUYERS INTEREST IN A L12295222	2275219	DEED	0.0
HARDY/RAYNOR//TRUST	HARDY'S LLC///	0	12/31/2002	WD	09-FAMILY	2275219	DEED	0.0
STATE OF MICHIGAN///	HARDY/RAYNOR//TRUST	0	03/31/1992	OTH	04-BUYERS INTEREST IN A L1544764		DEED	0.0
LENAAEE CNTY CIRCUIT COURT LILL CORP INC///		0	08/28/1997	AFF	04-BUYERS INTEREST IN A L1494445		DEED	0.0
Property Address	Class: AGRICULTURAL-IMPROVIZING: Building Permit(s) Date Number Status							
10015 WISNER HWY	School: TECUMSEH PUBLIC SCHOOLS							
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.							

HARDYS LLC	2025 Est TCV Tentative
10170 TIPTON HWY	
TIPTON MI 49287	
X Improved	Vacant
Public	

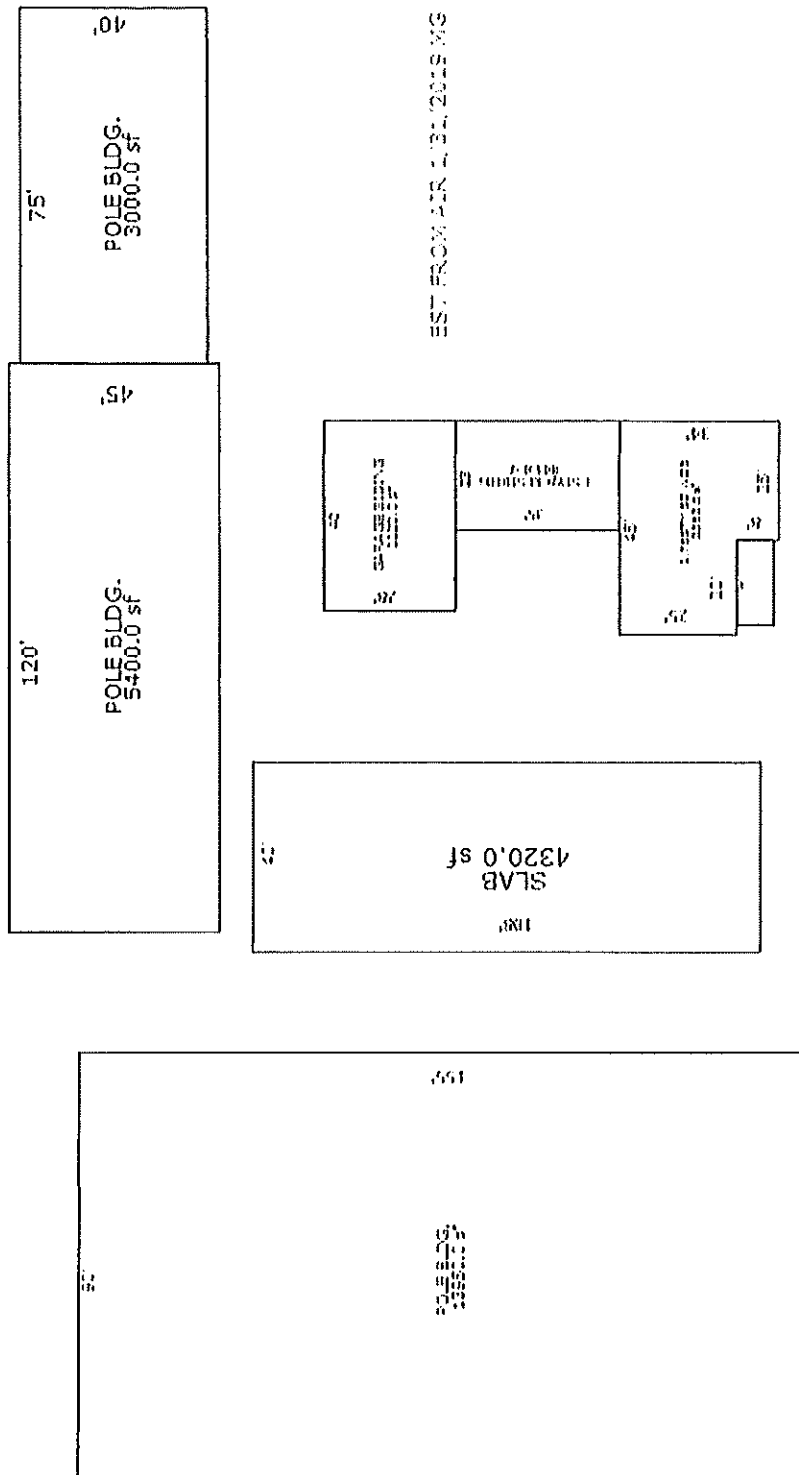
Tax Description	Improvements	Description	Frontage	Depth	Rate	Adj. Reason	Value
E 1/2 OF SE 1/4 SEC 15 ALSO COM AT SE COR OF W 1/2 OF SE 1/4 TH W ALG SEC 11	Dirt Road	RURAL RESIDENTIAL		1.000 Acres	15,800	100	25,800
100 RDS TH N 64 RDS TH E PAR WITH SEC 11	Gravel Road	AG ACREAGE TILLABLE 0-20 A	68.42 Acres	5200	100	TILLABLE (FR)	335,784
100 RDS TH S 64 RDS TO BEG SEC 15	Paved Road	AG ACREAGE NON-TILLABLE	47.52 Acres	3600	100	WOODS	17,072
Comments/Influences	Storm Sewer	AG ACREAGE TILLABLE 0-20 A	3.06 Acres	5200	100	ROW	25,912
	Sidewalk	120.00 Total Acres				Total Est. Land Value =	552,568
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

Land Improvement Cost Estimates	Rate	Size	Good	Cash Value
Description				
D/W/P: 3.5 Concrete	6.86	4320	45	13,336
Total Estimated Land Improvements				13,336

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	279,300	151,800	431,100			184,345C
2023	292,500	148,800	441,300			175,567C
2022	246,000	139,000	385,000			167,207C

The Equalizer. Copyright (c) 1999 - 2009. 000 01/31/2019 DATA ENTER 2024 01/01/2000 INSPECTED 2023 01/01/2000 INSPECTED 2022 01/01/2000 INSPECTED

Information herein deemed reliable but not guaranteed***



LIBER 1246 PAGE 928

To Have and to Hold the premises, with all the appurtenances, as such Trustee forever; and I declare and agree that neither I as an individual nor my heirs or assigns shall have or make any claim or demand upon such property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 RD day of MARCH, 19 93.

Raynor C. Hardy L.S.
Releasor (Owner)
RAYNOR C. HARDY

I, the undersigned legal spouse of the above Releasor, hereby waive all community property, dower or curtesy rights which I may have in or to the hereinabove-described property.
(Spouse sign here) _____ L.S.

Witness: (1) JoAnn Celesnik
JOANN CELESNIK

Witness: (2) Darci J. Karapas
DARCI J. KARAPAS

STATE OF MICHIGAN City or Town TUCUMSEH MI 49286
COUNTY OF LENAWEE
On the 3 RD day of MARCH, 19 93, personally appeared
RAYNOR C. HARDY

known to me to be the individual(s) who executed the foregoing instrument, and acknowledged the same to be OF free act and deed, before me.

(Notary Seal)

Marilyn J. DeShano
Notary Public
MARILYN J. DE SHANO
Notary Public, Lenawee Co., Mich.
My Comm. Expires February 19, 1995

Gift of Item 13

From: RAYNOR C. HARDY To: RAYNOR C. HARDY, Trustee
Received for record MARCH 2ND, 19 93
at _____ and recorded in
Vol. _____ on Page _____
of the _____ Land Records
by _____ Authorized Official
The property affected by this instrument is situated in the City/Town of TIPTON
County of LENAWEE
State of MICHIGAN
After recording, please return this instrument to:
RAYNOR C. HARDY
10014 W. SWEEP HWY.
TIPTON, MI 49287

1246

QCD

QUIT CLAIM DEED

LIBER 1246 PAGE 927

To All People To Whom These Presents Shall Come, Greetings;

KNOW YE, THAT I, RAYNOR C. HARDY, A SINGLE MAN, in conformity with the terms of a certain Declaration of Trust executed by me under date of MARCH 2ND, 1993, do by these presents release and forever Quit-Claim to myself as Trustee under the terms of such Declaration of Trust, and to my successors as Trustee under the terms of such Declaration of Trust, all right, title, interest, claim and demand whatsoever which I as Releasor have or ought to have in or to the property located at:

THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 14, TOWN 5 SOUTH, RANGE 3 EAST;

ALSO, THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWN 5 SOUTH, RANGE 3 EAST;

ALSO, COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 5 SOUTH, RANGE 3 EAST, THENCE WEST ALONG THE SECTION LINE 100 RODS; THENCE NORTH 64 RODS; THENCE EAST PARALLEL WITH THE SECTION LINE 100 RODS; THENCE SOUTH 64 RODS TO THE PLACE OF BEGINNING, CONTAINING 40 ACRES, MORE OR LESS;

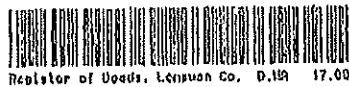
The consideration for this transfer is less than One Dollar.

DOCUMENT BY NORMAN F. DACEY
DRAFTED BY GREGG HARDY

RECORDED
JAN 25, 1994
REGISTER OF DEEDS
LENAWEE COUNTY
ADRIAN, MICH.

Being the same premises earlier conveyed to the Releasor by an instrument dated MARCH 25, 1989 and recorded in Vol. 680, Page 167 of the LENAWEE COUNTY, REGISTER OF DEEDS Land Records.

1700



4020373
Page: 2 of 2
07/01/2004 04:07P
L-2275 P-219

Attachment to Warranty Deed

Grantor: Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust *dated 12/31/02*

Grantee: Hardy's, LLC, a Michigan limited liability company

The premises located in the Township of Franklin, Lapeer County, Michigan, described as:

The West Half (1/2) of the West Half (1/2) of the Southwest Quarter (1/4) of Section 14, Town 5 South, Range 3 East.

Also, the East Half (1/2) of the Southeast Quarter (1/4) of Section 15, Town 5 South, Range 3 East.

Also, commencing at the Southeast corner of the West Half (1/2) of the Southeast Quarter of Section 15, Town 5 South, Range 3 East, Thence West along the Section line 100 rods. Thence North 64 rods. Thence East parallel with the Section line 100 rods. Thence South 64 rods to the Place of Beginning, containing 40 acres, more or less.

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-115-4800-00

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

Property Addr: 10015 WISNER HWY

720

Tax for Prop#: FR0-115-4800-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 3,224.56

*****AUTO**5-DIGIT 49267
 HARDYS LLC
 10170 TIPTON HWY
 TIPTON, MI 49287-9712



Please detach along perforation. Keep the bottom portion.

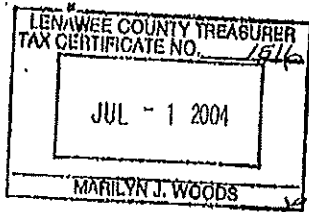
FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																														
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: HARDYS LLC</p> <p>10170 TIPTON HWY TIPTON, MI 49287</p> <p>School: TECUMSEH PUBLIC SCHOOLS</p> <p>Prop #: FR0-115-4800-00</p> <p>Prop Addr: 10015 WISNER HWY</p> <p>Legal Description: S 1/2 OF SE 1/4 SEC 15 ALSO CONT AT SE COR OF N 1/2 OF SE 1/4 TH W 1/4 SEC 15 100 RDS TH N 64 RDS TH E PAR WITH SEC 15 100 RDS TH S 64 RDS TO SEC 15</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>184,345</td> <td>AGRICULTURAL-IMPRO</td> </tr> <tr> <td>State Equalized Value:</td> <td>431,100</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>431,100</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <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>	Taxable Value:	184,345	AGRICULTURAL-IMPRO	State Equalized Value:	431,100		Assessed Value:	431,100	Class: 101	P.R.E. %:	100.0000																			
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Lenawee Co., MI 480
Victoria J. Daniels
OFFICIAL SEAL



L-2275 P-219



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Page: 1 of 2
07/01/2004 04:07P
L-2275 P-219

Register of Deeds, Lenawee Co. D.H. 17.00

Hardy
LLC

(40 Acres)

10015
Wisner

FR0-114-3100
00

WARRANTY DEED

Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated December 1, 2002 ("Grantor"), conveys and warrants to Hardy's, LLC, a Michigan limited liability company, whose address is 10170 Tipton Highway, Tipton, Michigan 49287-9712 ("Grantee"), the premises located in the Township of Franklin, Lenawee County, Michigan, described as:

See attached legal description

Commonly known as 10015 Wisner Hwy

subject to easements and restrictions of record, Grantor expressly reserves the liability for any mortgage encumbering the property and agrees to hold the trust harmless from any claims arising thereunder,

for the sum of NO CONSIDERATION. Transfer is a gift exempt from county transfer tax pursuant to MCL 207.505(a), and exempt from state transfer tax pursuant to MCL 207.526(a),

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

The Grantor grants to the Grantee the right to make all divisions(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

DATED this 31 day of December, 2002.

Raynor C. Hardy
Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

STATE OF MICHIGAN)
LENAAWEE) ss.
COUNTY OF WASHITENAW)

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

BETH A. VANARDALL
Notary Public, Monroe County, Michigan
Acting in Lenawee County, MI
My Commission Expires April 25, 2007

Beth A. Vanardall
Monroe, Notary Public
Washtenaw County, Michigan
My Commission Expires: _____

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DRAFTED BY AND WHEN
RECORDED, RETURN TO:

Larry J. Ferguson, Esq.
Ferguson & Widmayer, P.C.
538 North Division
Ann Arbor, MI 48104

FR0-114-3100-00 and
Tax Parcel FR0-115-4800- Recording Fee _____ Transfer Tax _____
00

* TYPE OR PRINT NAME UNDER SIGNATURE. SIGN IN BLACK INK. DO NOT LET SIGNATURE INVADE MARGINS.

17.00 net to



5020575
Page: 2 of 2
07/01/2004 04:07P
L-2275 P-219

Attachment to Warranty Deed

Grantor: Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust *dated 12/31/02*

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Also, the East Half (1/2) of the Southeast Quarter (1/4) of Section 15, Town 5 South, Range 3 East.

Also, commencing at the Southeast corner of the West Half (1/2) of the Southeast Quarter of Section 15, Town 5 South, Range 3 East, Thence West along the Section line 100 rods. Thence North 64 rods. Thence East parallel with the Section line 100 rods. Thence South 64 rods to the Place of Beginning, containing 40 acres, more or less.

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
 HEIDI ROSS, TREASURER
 3922 MONROE RD BOX 101
 TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
 After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-114-3100-00

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

Property Addr: 10015 WISNER HWY

710

Tax for Prop#: FR0-114-3100-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 11,309.32

*****AUTO**B-DIGIT 49267

HARDYS LLC
 10170 TIPTON HWY
 TIPTON, MI 49287-9712



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

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POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
 HARDYS LLC

10170 TIPTON HWY
 TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-114-3100-00

Prop Addr: 10015 WISNER HWY

Legal Description:

1/2 OF W 1/2 OF SW 1/4 SEC 14

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	646,540	AGRICULTURAL-IMPROV
State Equalized Value:	2,489,700	
Assessed Value:	2,489,700	Class: 101
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	3,879.24
COUNTY OPER	5.30000	3,491.31
LENAAWEE INT SCH	3.64620	2,357.41
SCHOOL DEBT	2.20000	1,422.38
SCH PUB REC OPER	0.24590	158.98
SCHOOL OPER	18.00000	EXEMPT

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	11,309.32
Administration Fee	0.00

TOTAL AMOUNT DUE 11,309.32



Lenawee County Planning Commission

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

PA 116 FARMLAND AGREEMENT | FA #25-11

Applicant(s): Gregory R. and Shelley D. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-122-1200-00) is located on the south side of Munger Road, in Section 22 of the Township (T5S, R3E).

Description: The subject property have an area of approximately 62 acres, all of which are being applied for the program. Sixty (60) acres are cultivated for cash crop and two (2) acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.

#FRD-122-1200-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: HARDY GREGGORY R.

Last

First

Initial

(If more than two see #15)

HARDY

Last

SHELLEY

First

D.

Initial

2. Mailing Address: 10015 WISNER TIPTON MI 49287

Street

City

State

Zip Code

3. Phone Number: (Area Code) 517 403-5247

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

5. E-mail address: ghardy@gregghardy.com

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

6. County: LENAWEE7. Township, City or Village: TIPTON8. Section No. 22 Town No. 5-5 Range No. 3EParcel # (Tax ID): FRD-122-1200-00

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 ☒ NoIf 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: N/A N/A13. 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 9/Signature of Land Contract Vendor(s) (Seller) [Signature]

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- CROPS
- b. Total number of acres on this farm: 62
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 60
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) 2.0
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings: _____ Residence: N.A. Barn: 1 Tool Shed: NA

Silo: NA Grain Storage Facility: NA Grain Drying Facility: _____

Poultry House: NA Milking Parlor: NA Milk House: NA

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):

\$ 0.00 NA / NA NA = \$ 0.00 NA (per acre)

total income total acres of tillable land

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

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: Franklin☐ County ☒ Township ☐ City ☐ VillageThis 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: \$ 318,400 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FRO-122-1200-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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.

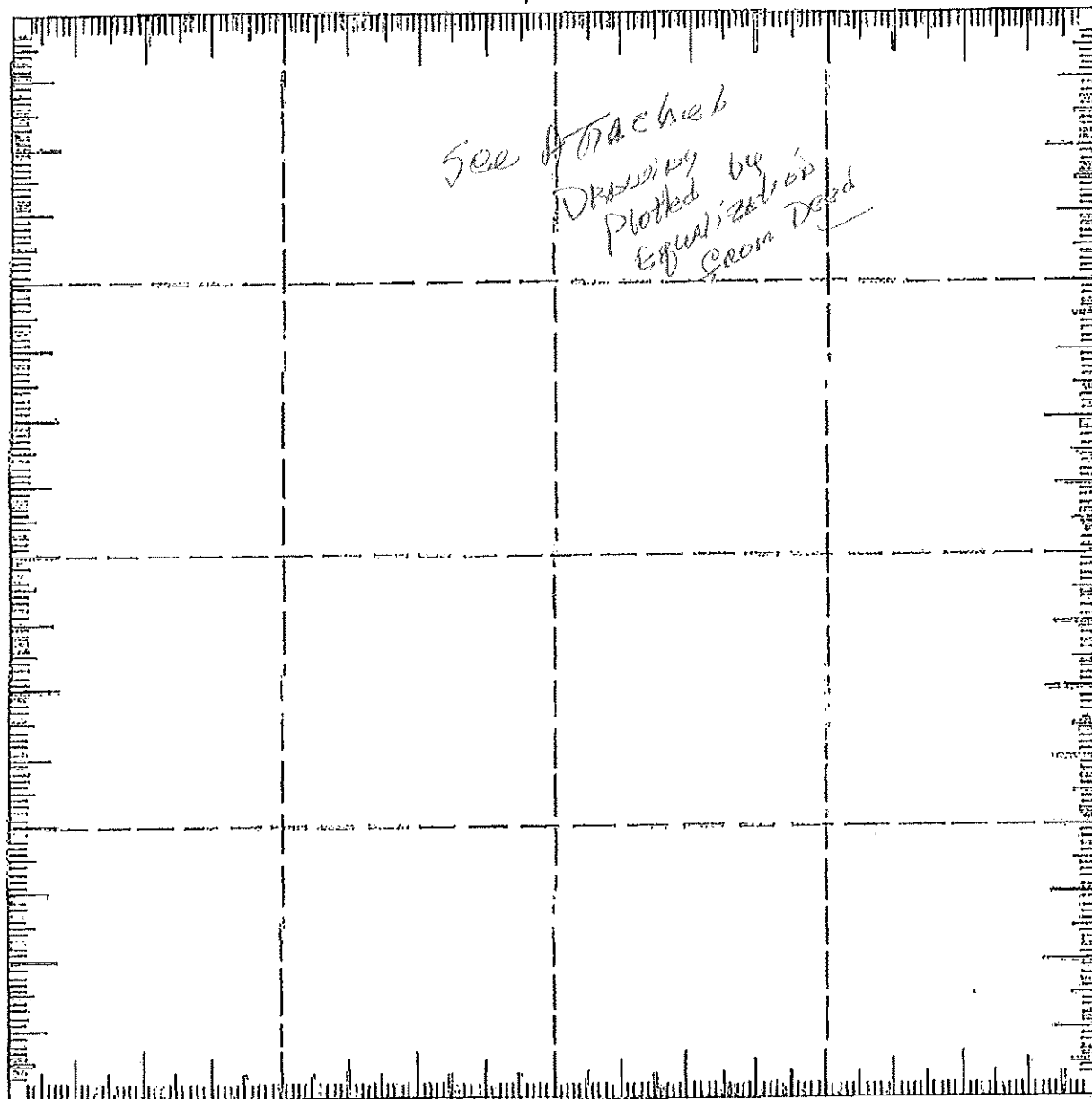
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Linn

Township Fairfax

T. S.5 R. 36 Section 22

↑ North



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIELS, DONAL A & EVA J	HARDY, GREGG R	58,200	10/25/1995	WD	16-LC PAYOFF	2540-308	DEED	0.0
		0	02/26/1993	QC	04-BUYERS INTEREST IN A L12460598		DEED	0.0
		0	12/14/1992	QC	04-BUYERS INTEREST IN A L12350947		DEED	0.0
00000		0	05/20/1991	OTH	31-SPLIT IMPROVED	11560484	DEED	0.0

Property Address: 3000 W MUNGER RD BLK
Class: AGRICULTURAL-IMPROVING: Building Permit(s)
School: TECUMSEH PUBLIC SCHOOLS
P.R.E. 100% / / Qual. Ag.

Owner's Name/Address: HARDY, GREGG R
PO BOX 156
TIPON MI 49287
2025 Est TOV Tentative
Improved X Vacant Land Value Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL

Improvements	Description	Frontage	Depth	Rate	Adj. Reason	Value
Dirt Road	AG ACREAGE TILLABLE 40-80A	61.22 Acres	520C	100	TILLABLE (FR)	318,344
Gravel Road	AG ACREAGE ROW	0.78 Acres	0	100	RIGHT OF WAY RW	0
Paved Road		62.00 Total Acres			Total Est. Land Value =	318,344
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Comments/Influences: W 62 ACRES OF E 1815 FT OF NW 14 SEC 22
Topography of Site:
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	INSPECTED	159,200	0	159,200			49,207C
2024		165,300	0	165,300			46,864C
2023		126,200	0	126,200			44,635C
2022							

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Licensed To: County of Lenawee, Michigan

Information herein deemed reliable but not guaranteed***



RECORDED IN DEEDS

FEB 22 2017

WARRANTY DEED - SHORT - 801 (Rev. 1987)
(PHOTO COPY FORM) DONALD A. DANIELS & EVA J. DANIELS, M.D.

SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made *Feb 22*, 19 *95*
BETWEEN Donal A. Daniels and Eva J. Daniels, husband and
wife, of 3855 Munger Road, Tipton, Michigan 49287

and Gregg R. Hardy, a married man, party of the first part,

whose address is 8971 Tipton Highway, Tipton, Michigan 49287 party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of Fifty-eight Thousand Two Hundred and 00/100 Dollars - - - \$58,200.00 - - -

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

The West 62 acres of the East 1815 feet of the Northwest 1/4 of Section 22, Town 5 South, Range 3 East.

Subject to easements and restrictions of record and subject further to the rights of the public and of any governmental unit over any part of the land taken, dedeed or used for road, street or highway purposes.

Exemption is claimed under MCL 207.526(r); the conveyance being made in fulfillment of a Land Contract dated 20 May 1991.



LENAWEE COUNTY
FEBRUARY 22, 2017
RECEIPT # 797582

MICHIGAN
REAL ESTATE
TRANSFER TAX
Stamp # 20122

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

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

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

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

Signed, and Delivered in Presence of

Wendy C. Ray
Wendy C. Ray

Donal A. Daniels
Donal A. Daniels

Eva J. Daniels
Eva J. Daniels

STATE OF MICHIGAN,)

ss. on 19 95,

COUNTY OF LENAWEE

Donal A. Daniels and Eva J. Daniels

to me known to be the same persons described in and who executed the within instrument, who individually acknowledged the same to be their free act and deed.

* Gregory J. Forsthoefel P-13580
Law Office of Beardsley & Forsthoefel
102 N. Maunee St., P.O. Box 366
Tecumseh, MI 49286 (517) 423-2194

Carol A. Forsthoefel
Notary Public,
Lenawee
My commission expires 11/24

County, Michigan,
1996

2/28/17 11:14 AM - 13977 5114
and 4/6 5/16/17

* 62 Acres
3000 W Munger Rd
FRO-122-1300-80

Daniel

891

WARRANTY DEED

(PHOTO/STAD—SHORT FORM)

TO

REGISTER'S OFFICE.

COUNTY OF.....

This instrument was presented and received for record this..... day of.....

at..... o'clock..... A. D. 19.....

recorded in Liber..... of Deeds.

on page..... as a proper certificate was furnished in compliance with Section 3531.

Complied Laws of 1929, as amended by Act 261, P. A. of 1931.

Register of Deeds.

DOUBLEDAY BROS. & CO., SALAMANDER, MICHIGAN

LIBER 2640 PAGE 0308 2 of 2

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-122-1200-00

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

Property Addr: 3000 W MUNGER RD BLK

000

Tax for Prop#: FR0-122-1200-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 860.71

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

HARDY, GREGG R

PO BOX 156

TIPTON, MI 49287-0156



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
HARDY, GREGG R

PO BOX 156

TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-122-1200-00

Prop Addr: 3000 W MUNGER RD BLK

Legal Description:

62 ACRES OF E 1015 FT OF NW 1/4 SEC 22

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	49,207	AGRICULTURAL-IMPROV
State Equalized Value:	159,200	
Assessed Value:	159,200	Class: 101
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	295.24
COUNTY OPER	5.40000	265.71
LENAWEE INT SCH	3.64620	179.41
SCHOOL DEBT	2.20000	108.25
SCH PUB REC OPER	0.24590	12.10
SCHOOL OPER	18.00000	EXEMPT

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 860.71
Administration Fee 0.00

TOTAL AMOUNT DUE 860.71

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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 #25-12

Applicant(s): Gregory R. and Shelley D. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-121-4150-00) is located on the south side of M50, in Section 21 of the Township (T5S, R3E).

Description: The subject property have an area of approximately 45 acres, all of which are being applied for the program. Forty-two (42) acres are cultivated for cash crop and three (3) acres are classified as "all other areas." According to the applicant there are two buildings or structures on the property, including a residence and a tool shed.

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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body:

Date Received 12-3-24

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant:

HARDY
LastGreggory
FirstR.
Initial

(If more than two see #16)

HARDY
LastShelley
FirstD
Initial

2. Mailing Address:

10015 Wisner
StreetTipton
CityMI
State49287
Zip Code3. Phone Number: (Area Code) (517) (403-5247)

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

5. E-mail address: ghardy@gregghardy.com

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

6. County: Lapeere7. Township, City or Village: Tipton, Mich 492878. Section No. 21 Town No. 8-5 Range No. 3EParcel # (Tax ID): 46FRD-121-4150-00 ~~46FRD-121-4150-00~~

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 ☐ NoIf 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 offered 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(s):

Name: _____

Address: _____

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land offered 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 offered 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):

Not ☒ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- Cash Crop*
 b. Total number of acres on this farm: 45
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 42
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.): 3 acres Building site and fence line
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 2 Residence: 1 Barn: 0 Tool Shed: 1
 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):

\$ 144 / 1 acre = \$ 144 (per acre)
 total income total acres of tillable land

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

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: ☐ County ☐ Township ☐ City ☐ VillageThis 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: \$ 203,000 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FR0-121-4150-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 6280 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.

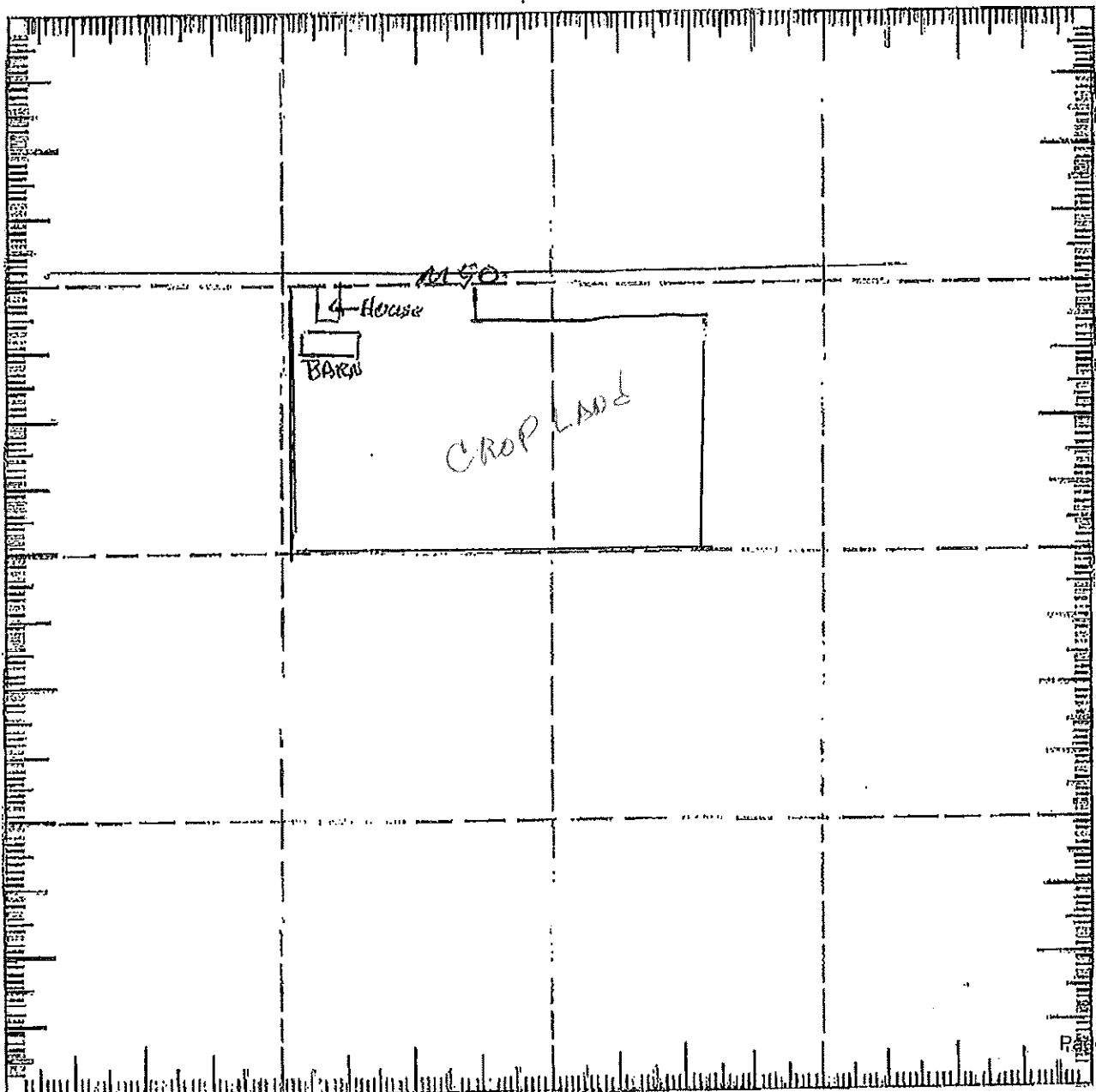
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lewistown

Township Franklin

T. 5 S. R. 36 Section 21

↑ North



Printed on 12/12/2024

County: LENAWEE

Franklin Township

Jurisdiction: FRANKLIN TOWNSHIP

Parcel Number: FR0-121-4150-00

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prct. Trans.
00000		0	08/30/1989	WD	31-SPLIT IMPROVED	11040422	DEED	0.0
00000		0	07/11/1986	QC	10-FORECLOSURE	10180979	DEED	0.0
00000		0	04/05/1944	WD	03-ARM'S LENGTH	09630954	DEED	0.0
00000		0	04/04/1944	APP	03-ARM'S LENGTH	09590153	DEED	0.0

Property Address: 4000 W M-50 BLK
Class: AGRICULTURAL-IMPROVING
School: TECUMSEH PUBLIC SCHOOLS
P.R.E. 100% / / Qual. Ag.

Owner's Name/Address: HARDY, GREGG & SHELLEY
PO BOX 156
TIPTON MI 49287

Tax Description	Description	Frontage	Depth	Front Depth	Rate	Adj. Reason	Value
1D BEG AT S-1/4 POST SEC 21 RUNN TH N	AG ACREAGE TILLABLE 20-40A	39.05	Acres	5200	100	TILLABLE (FR)	203,060
1394.68 FT TH S 77 DEG 35'E 270.61 FT TH	AG ACREAGE ROW	0.02	Acres	0	100	RIGHT OF WAY RW	0
N 12 DEG 35'E 313.08 FT TH S 77 DEG 25'E	39.07 Total Acres					Total Est. land Value =	203,060
ALG CTR LI OF HWY 30 FT TH S 12 DEG 35'W							
203.72 FT TH S 77 DEG 25'E 203.72 FT TH S							
12 DEG 35'E 104.28 FT TH S 77 DEG 25'E							
323.23 FT TO THE SE COR LOT 63 SURV PLAT							
OF TIPTON TH S 1152.54 FT TO S LI SD SEC							
TH N 87 DEG 49'W ALG SD LI 1312.80 FT TO							
POB SEC 21							

Comments/Influences	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Topography of Site												
Street Lights												
Standard Utilities												
Underground Utils.												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	101,500	0	101,500			27,263C
2023	105,400	0	105,400			25,984C
2022	79,100	0	79,100			24,747C

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Licensed To: County of Lenawee, Michigan

OFFICIAL TAX STATEMENT

Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-121-4150-00

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

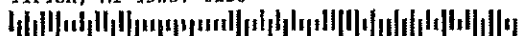
Property Addr: 4000 W M-50 BLK

709

Tax for Prop#: FR0-121-4150-00

Make Check Payable To: FRANKLIN TOWNSHIP

*****AUTO**5-DIGIT 49267
HARDY, GREGG & SHELLEY
PO BOX 156
TIPTON, MI 49287-0156



TOTAL AMOUNT DUE: 477.20

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																														
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: HARDY, GREGG & SHELLEY</p> <p>PO BOX 156 TIPTON, MI 49287</p> <p>School: TECUMSEH PUBLIC SCHOOLS</p> <p>Prop #: FR0-121-4150-00</p> <p>Prop Addr: 4000 W M-50 BLK</p> <p>Legal Description: LD BEG AT S-1/4 POST SEC 21 RUNN TH N 1394.60 FT TH S 77 DEG 25'E 270.01 FT TH N 12 DEG 35'E 313.08 FT TH S 77 DEG 25'E ALG CTR LI OF HWY 30 FT TH S 12 DEG 35'E 208.72 FT TH S 77 DEG 25'E 208.72 FT TH S 12 DEG 35'E 104.20 FT TH S 77 DEG 25'E 020.23 FT TO THE SE COR LOT 63 SUPV PLAT OF TIPTON TH S 1152.54 FT TO S LI SD SEC TH N 07 DEG 09'W ALG SD LI 1312.00 FT TO FOR SEC 21</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>27,203</td> <td>AGRICULTURAL-IMPROV</td> </tr> <tr> <td>State Equalized Value:</td> <td>101,500</td> <td>Class: 101</td> </tr> <tr> <td>Assessed Value:</td> <td>101,500</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <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>	Taxable Value:	27,203	AGRICULTURAL-IMPROV	State Equalized Value:	101,500	Class: 101	Assessed Value:	101,500		P.R.E. %:	100.0000																			
Taxable Value:	27,203	AGRICULTURAL-IMPROV																													
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Assessed Value:	101,500																														
P.R.E. %:	100.0000																														
<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> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>163.69</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>147.32</td> </tr> <tr> <td>LENAMER INT SCH</td> <td>3.64620</td> <td>99.47</td> </tr> <tr> <td>SCHOOL DEBT</td> <td>2.20000</td> <td>60.02</td> </tr> <tr> <td>SCH PUB REC OPER</td> <td>0.24590</td> <td>6.70</td> </tr> <tr> <td>SCHOOL OPER</td> <td>10.00000</td> <td>EXEMPT</td> </tr> <tr> <td>Total Tax</td> <td></td> <td>477.20</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>0.00</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>477.20</td> </tr> </tbody> </table> <p>Page 178</p>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	163.69	COUNTY OPER	5.40000	147.32	LENAMER INT SCH	3.64620	99.47	SCHOOL DEBT	2.20000	60.02	SCH PUB REC OPER	0.24590	6.70	SCHOOL OPER	10.00000	EXEMPT	Total Tax		477.20	Administration Fee		0.00	TOTAL AMOUNT DUE		477.20
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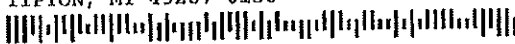
THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

0721

This form is issued under the authority of P.A. 208 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FRANKLIN TOWNSHIP ASSESSING DEPARTMENT PO BOX 370 SPRING ARBOR, MI 49283	PARCEL IDENTIFICATION PARCEL NUMBER: 46FR0-121-4150-00 PROPERTY ADDRESS: 4000 W M-50 BLK TIPTON, MI 49287
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARDY, GREGG & SHELLEY PO BOX 156 TIPTON, MI 49287-0156 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

The 2024 Inflation rate Multiplier is: 1.05

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately:	\$36	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:		25,984	27,283	1,299
2. ASSESSED VALUE:		105,400	101,500	-3,900
3. TENTATIVE EQUALIZATION FACTOR:	1.000			
4. STATE EQUALIZED VALUE (SEV):		105,400	101,500	-3,900
5. There WAS or WAS NOT a transfer of ownership on this property in 2023	WAS NOT			
6. Assessor Change Comment:				

LEGAL DESCRIPTION:

LD BEG AT S-1/4 POST SEC 21 RUNN TH N 1394.68 FT TH S 77 DEG 25'E 270.81 FT TH N 12 DEG 35'E 313.08 FT TH S 77 DEG 25'

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
---------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

FRANKLIN TOWNSHIP'S 2024 MARCH BOARD OF REVIEW WILL MEET ON:
TUESDAY MARCH 12TH, 2024 - 9AM-NOON & 1:00PM-4:00PM AND MONDAY MARCH 18TH, 2024 - 1:00PM-4:00PM & 6PM-9PM
FOR HEARING APPEALS. IF AN APPEAL IS DESIRED, IN PERSON HEARING APPEALS WILL BE HELD BY APPOINTMENT
ONLY AT THE TOWNSHIP HALL. RESIDENTS & NON-RESIDENTS ARE ALSO ABLE TO APPEAL IN WRITING (WITH
SUPPORTING DOCUMENTATION). WRITTEN APPEALS MUST BE RECEIVED BY THE TWP. ASSESSING DEPARTMENT ON OR
BEFORE MARCH 11TH, 2024 (POSTMARK NOT ACCEPTED). WALK-IN'S WILL BE HEARD AROUND SCHEDULED
APPOINTMENTS AS TIME PERMITS. PLEASE CALL 517-888-3057 OR EMAIL INFO@SUNRISEASSESSINGSERVICES.COM TO
SCHEDULE AN APPOINTMENT WITH THE BOARD OF REVIEW.

VISIT WWW.FRANKLINTOWNSHIP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS AND LINKS.

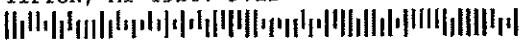
THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

0710

This form is issued under the authority of P.A. 208 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FRANKLIN TOWNSHIP ASSESSING DEPARTMENT PO BOX 370 SPRING ARBOR, MI 49283		PARCEL IDENTIFICATION PARCEL NUMBER: 46FR0-121-4100-00 PROPERTY ADDRESS: 4407 W M-50 TIPTON, MI 49287	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARDY, GREGGORY R & SHELLEY D 10170 TIPTON HWY TIPTON, MI 49287-9712 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
The 2024 Inflation rate Multiplier is: 1.05			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$97		PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024
1. TAXABLE VALUE:		42,404	44,524
2. ASSESSED VALUE:		67,500	73,300
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		67,500	73,300
5. There WAS or WAS NOT a transfer of ownership on this property in 2023		WAS NOT	
6. Assessor Change Comment:			

LEGAL DESCRIPTION:

LD BEG 1394.68 FT N OF S-1/4 POST SEC 21 RUNN TH S 77°25'E 270.81 FT TH N 12°35'E 313.08 FT TO CTR LI OF HWY M-50 TH I

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
---------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

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FOR HEARING APPEALS. IF AN APPEAL IS DESIRED, IN PERSON HEARING APPEALS WILL BE HELD BY APPOINTMENT
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SCHEDULE AN APPOINTMENT WITH THE BOARD OF REVIEW.

VISIT WWW.FRANKLINTOWNSHIP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS AND LINKS.

East 139.78 feet; thence South 77° 27' East along the Southerly line of Lot 63 Supervisor's Plat of Tipton 135.5 feet to the Southeast corner of said Lot 63; thence South 1° 28' West 137.56 feet; thence North 77° 25' West 546.38 feet; thence North 12° 35' East 313.0 feet to the Place of Beginning.

(Legal description taken from First American Title Insurance Company, Commitment No. 4638469).

Consideration: Eighteen Thousand and no/100 (\$18,000.00) Dollars.

Subject to any existing building use restrictions, zoning ordinances and easements, if any.

Witness:

John D. Baker

John D. Baker

Joy L. Echelbarger

Joy L. Echelbarger

Kenneth R. Jacobs

Kenneth R. Jacobs

Kathleen S. Jacobs

Kathleen S. Jacobs

STATE OF MICHIGAN)

ss

County of Lenawee)

The foregoing instrument was acknowledged before me this 30th day of August, 1989, by Kenneth and Kathleen Jacobs.

Joy L. Echelbarger

Joy L. Echelbarger

Notary Public

Lenawee County, Michigan

My Commission Expires: 05/05/90

Instrument Drafted Without Opinion By:

JOHN D. BAKER, Attorney at Law

402 N. Main Street

Adrian, Michigan 49221

Send subsequent tax bills and the recorded deed to GRANTEE

LENAAEE COUNTY
TREASURER'S OFFICE

Adrian, Mich

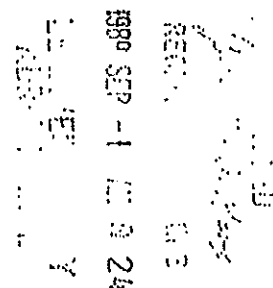
SEP 1 - 1989

I hereby certify that the taxes returned to this office are paid for two years over and over the date of this instrument. This does not include taxes in the process of collection.

Barbara S. Park

COUNTY TREASURER

Tax Certificate No. 1558





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 #25-13

Applicant(s): Gregory R. and Shelley D. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-121-3200-00) is located on the south side of M50, in Section 21 of the Township (T5S, R3E).

Description: The subject property have an area of approximately 113 acres, all of which are being applied for the program. One hundred twelve (112) acres are cultivated for cash crop and one (1) acre is classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background Information provided by the applicant/township.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: _____

Last

First

Initial

(If more than two see #15)

Last

First

Initial

2. Mailing Address: _____

Street

City

State

Zip Code

3. Phone Number: (Area Code) (517) 403-5247

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

5. E-mail address: ghardy@gregghardy.com

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

6. County: Washtenaw

7. Township, City or Village: Tipton, Mich 49287

8. Section No. 31 Town No. 5-5 Range No. 3E

Parcel # (Tax ID): FR0121-3200-00

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 ☐ NoIf 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 offered 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 offered 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 offered 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):

Not ☐ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- CASH CROP*
 b. Total number of acres on this farm: *112.8*
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: *112.8*
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.): *8 FENCE LINE*
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings *N/A* Residence: *N/A* Barn: *N/A* Tool Shed: *N/A*
 Silo: *N/A* Grain Storage Facility: *N/A* Grain Drying Facility: *N/A*

Poultry House: *N/A* Milking Parlor: *N/A* Milk House: *N/A*
 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):

\$ *00000 NA* / *112.8* = \$ *00000 NA* (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: \$ *N/A*

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: Franklin☐ County ☒ Township ☐ City ☐ VillageThis 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: \$ 529,600 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FR0-121-3200-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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

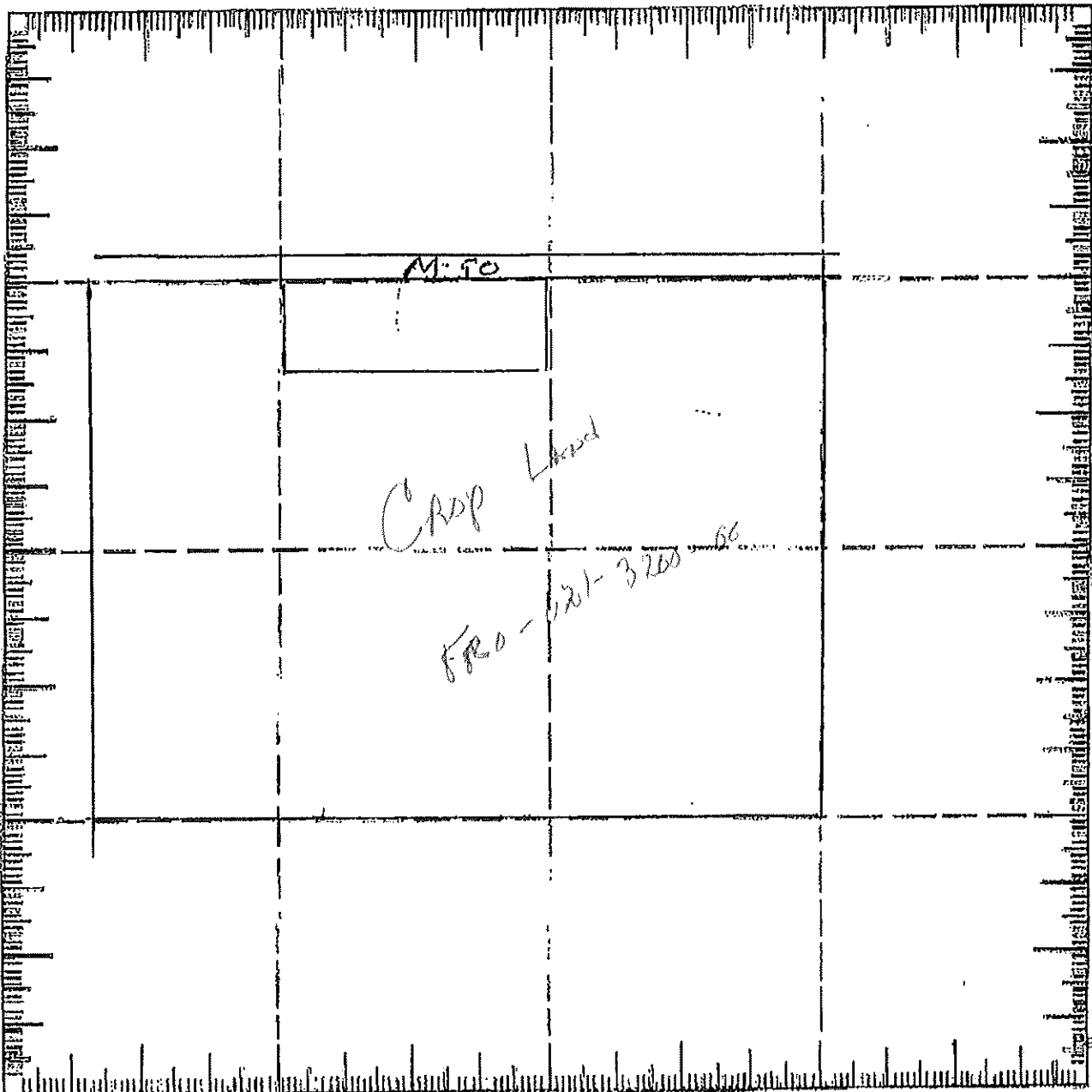
Map of Farm with Structures and Natural Features:

- 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 LEWIS & CLARK
 Township FAADOK
 T. 5 S. R. 3 E. Section 21

↑ North



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Pct. Trans.
00000		\$5,000	05/15/1986	WD	03-ARMY'S LENGTH	10140343	DEED	0.0

Property Address	Class: AGR-CULTURAL IMPROVIZING:	Building Permit(s)	Date	Number	Status
4000 W M-50 BLK	SCHOOL: TECUMSEH PUBLIC SCHOOLS				
	P.R.E. 100% /				Qual. Ag.

Order's Name/Address

HARDY, GREGG R & SHELLEY
0 PO BOX 156
TIPTON MI 49287
Improved X Vacant Land Value Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL
2023 Est TCV Tentative

Public		* Factors *		Value
Improvements	Description	Frontage	Depth	Rate Adj - Reason
	AG ACREAGE TILLABLE 80A-	101.85	Acres	5200 100 TILLABLE (FR)
	Dirt Road	3.29	Acres	C 100 RIGHT OF WAY RW
	Gravel Road			
	Paved Road			
		105.14	Total Acres	Total Est. Land Value =
				529,620

<p> EX 40 DEG 430.86 ± 1 S & 139.73 ± 1 S 77 DEG 48'E FROM W-1/4 POST SEC 21 RUNN TH S 777 DEG 48'E ALG CTR HWY M-50 612.63 FT TH S 428.54 FT TH N 88 DEG 58'W 615.32 FT TH N N 1 DEG 48'E 548.54 FT TO POS CONT 6.860 ACRES SEC 21 Comments/Influences </p>	<p> Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis. </p>
--	---

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level		2025	Tentative	Tentative	Tentative			Tentative
Rolling		2024	264,800	0	264,800			73,326C
Low		2023	275,000	0	275,000			69,835C
High		2022	215,500	0	215,500			66,510C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Who When What 000 01/01/2000 INSPECTED

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

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

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

Property Addr: 4000 W M-50 BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-121-3200-00

Tax for Prop#: FR0-121-3200-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 1,282.61

*****AUTO**5-DIGIT 49287
HARDY, GREGG R & SHELLEY
PO BOX 156 0
TIPTON, MI 49287-0156



Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

MESSAGE TO TAXPAYER

TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.

SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.

POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS

PROPERTY INFORMATION

Property Assessed To:
HARDY, GREGG R & SHELLEY

0 PO BOX 156

TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Prop #: FR0-121-3200-00

Prop Addr: 4000 W M-50 BLK

Legal Description:

THAT PART OF SW-1/4 LYING S OF HWY M-50 EX LD BEG 430.66 FT S & 739.75 FT S 77 DEG 48'E FROM M-1/4 POST SEC 21 T11N 77 DEG 48'E ALG CTR HWY M-50 618.63 FT TH S 428.54 FT TH N 00 DEG 50'N 615.92 FT TH N 1 DEG 18'E 548.54 FT TO POB CONT 6.860 ACRES SEC 21

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	73,326	AGRICULTURAL-IMPROV
State Equalized Value:	264,800	
Assessed Value:	264,800	Class: 101
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	439.95
COUNTY OPER	5.40000	395.96
LENAWEE INT SCH	3.64620	267.36
SCHOOL DEBT	2.20000	161.31
SCH PUB REC OPER	0.24590	18.03
SCHOOL OPER	10.00000	EXEMPT

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	1,282.61
Administration Fee	0.00

TOTAL AMOUNT DUE 1,282.61

Page 190


THIS IS NOT A TAX BILL

L-4400

8709

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FRANKLIN TOWNSHIP ASSESSING DEPARTMENT PO BOX 370 SPRING ARBOR, MI 49283		PARCEL IDENTIFICATION PARCEL NUMBER: 46FR0-121-3200-00 PROPERTY ADDRESS: 4000 W M-50 BLK TIPTON, MI 49287	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 HARRY, GREGG R & SHELLEY PO BOX 156 0 TIPTON, MI 49287-0156 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
The 2024 Inflation rate Multiplier is: 1.05			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$97		PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024
1. TAXABLE VALUE:		69,836	73,326
2. ASSESSED VALUE:		275,000	264,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		275,000	264,800
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT			
6. Assessor Change Comment:			

LEGAL DESCRIPTION:

THAT PART OF SW-1/4 LYING S OF HWY M-50 EX LD BEG 430.66 FT S & 739.75 FT S 77 DEG 48'E FROM W-1/4 POST SEC 21 RUI

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

Name: RUTH SCOTT	Phone: (517) 888-3057	Email Address: INFO@SUNRISEASSESSINGSERVICES.COM
---------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

FRANKLIN TOWNSHIP'S 2024 MARCH BOARD OF REVIEW WILL MEET ON:
TUESDAY MARCH 12TH, 2024 - 9AM-NOON & 1:00PM-4:00PM AND MONDAY MARCH 18TH, 2024 - 1:00PM-4:00PM & 6PM-9PM
FOR HEARING APPEALS. IF AN APPEAL IS DESIRED, IN PERSON HEARING APPEALS WILL BE HELD BY APPOINTMENT
ONLY AT THE TOWNSHIP HALL. RESIDENTS & NON-RESIDENTS ARE ALSO ABLE TO APPEAL IN WRITING (WITH
SUPPORTING DOCUMENTATION). WRITTEN APPEALS MUST BE RECEIVED BY THE TWP. ASSESSING DEPARTMENT ON OR
BEFORE MARCH 11TH, 2024 (POSTMARK NOT ACCEPTED). WALK-IN'S WILL BE HEARD AROUND SCHEDULED
APPOINTMENTS AS TIME PERMITS. PLEASE CALL 517-888-3057 OR EMAIL INFO@SUNRISEASSESSINGSERVICES.COM TO
SCHEDULE AN APPOINTMENT WITH THE BOARD OF REVIEW.

VISIT WWW.FRANKLINTOWNSHIP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS AND LINKS.

004930

WARRANTY

DEED

LIBER 1014 PAGE 343

STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That MARVIN GENE SELL, Independent Personal Representative of the Estate of William D. Hotrum, Deceased, Lenawee County Probate Court File No. 36022 whose Street and Postoffice address is 11730 Lakoview Court, Onsted, Michigan 49265 ----- Conveys and Warrants to GREGG R. HARDY and SHELLEY D. HARDY, husband and wife,

whose Street and Postoffice address is 8971 Tipton Highway, Tipton, Michigan 49287 ----- the following described premises situated in the Township of Franklin County of Lenawee and State of Michigan, to-wit:

The Southwest 1/4 of Section 21, Town 5 South, Range 3 East, excepting and reserving therefrom all that part lying on the North side of the south line of M-50.

ALSO, excepting and reserving therefrom all that part of the Southwest 1/4 of Section 21, Town 5 South, Range 3 East, described as commencing on the centerline of Highway M-50 at a point located 430.66 feet S 0° 51' 45" W and 739.75 feet S 77° 48' 00" E from the West 1/4 corner of said Section 21, and running thence S 77° 48' 00" E along the centerline of Highway M-50 618.63 feet; thence S 0° 48' 49" W 428.54 feet; thence N 88° 58' 51" W 615.92 feet; thence N 1° 48' 08" E 548.54 feet to the place of beginning. Containing 6.860 acres and subject to easements and restrictions of record. Bearings established from Michigan Department of Transportation survey bearing of S 77° 48' E for the centerline of Highway M-50.

MAY 20 1986

LENAAEE COUNTY TREASURER
TAX CERTIFICATE NO. *1014*

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of -----Eighty-five Thousand (\$85,000.00) Dollars ----- subject to all easements and restrictions of record.

Dated this 15th day of May A.D. 19 86

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Richard J. Abraham
Richard J. Abraham

Marvin Gene Sell (L.B.)
* Marvin Gene Sell, Independent Personal Representative of the Estate of William D. Hotrum, Deceased (L.B.)

Charles M. Brown
Charles M. Brown

STATE OF MICHIGAN
DEPT. OF TAXATION
REAL ESTATE
TRANSFER TAX
\$ 3.50

RECORDED
REGISTERED
LENAAEE COUNTY
ADRIAN, MICH.
1986 MAY 19 PM 4:38

STATE OF MICHIGAN }
COUNTY OF LENAAEE } ss.

On this 15th day of May A.D. 19 86 before me personally appeared Marvin Gene Sell, Independent Personal Representative

to me known to be the person described in and who executed the foregoing Instrument and acknowledged that he executed the same as his free act and deed.

My Commission expires

8/23 A.D. 19 88

Richard J. Abraham
Notary Public, Lenawee County, Michigan

*PRINT, TYPEWRITE OR STAMP

Names of persons executing this instrument and names of the Witnesses and Notary Public immediately underneath such signatures. See Act 103, P. A. 1937.

When recorded return to:

Gregg and Shelley Hardy

8971 Tipton Hwy.

Tipton, MI 49287

Prepared by: Clyde W. Durst, Jr.

Baker, Durst, Marr, Nelson,
Bonz & Baldwin
Attorneys at Law
246 North Winter
P.O. Box 885
Adrian, Michigan 49221

FRD-121-3100-00
2793

500 9350

v. Frank

Hotrum
FRD
121-
3200-
00
4000
W-M-S
Bek



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 #25-14

Applicant(s): Florence Marketplace LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-128-1200-00) is located on the east side of Beebe Highway, in Section 28 of the Township (T5S, R3E).

Description: The subject property have an area of approximately 93 acres, all of which are being applied for the program. Ninety-one (91) acres are cultivated for cash crop and two (2) acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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#FR0-128-1200-00



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Hardy Greggory R.
Last First Initial

(If more than two see #15) Hardy Shelley D.
Last First Initial

2. Mailing Address: 10016 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (517-403-6247) _____

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

5. E-mail address: ghardy@gregghardy.com

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

6. County: LenaWee 7. Township, City or Village: Tipton

8. Section No. 40 Town No. 5-5 Range No. 3 E

Parcel # (Tax ID): FR0-128-1200-00

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(s): _____

Name: _____

Address: _____

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (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
☐ Estate

☒ Limited Liability Company
☐ Trust

☐ Partnership
☐ 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: N/A Florence Market Place LLC Title: _____

Name: Gregg Hardy Title: Single Member LLC

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: 93.57

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

d. Acreage in cultivation: 91

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

f. All other acres (swamp, woods, etc.) 2.57

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

No. of Buildings NA 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):

\$ NA / 91 = \$ NA (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: \$ NA

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, if Applicable)

(Co-owner, if Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & III. Date Application Received: 12-3-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: Franklin
☐ County ☒ Township ☐ City ☐ VillageThis 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: \$ 478,000 is the current fair market value of the real property in this application.Parcel Number (Tax ID): FR0-128-1200-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 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.

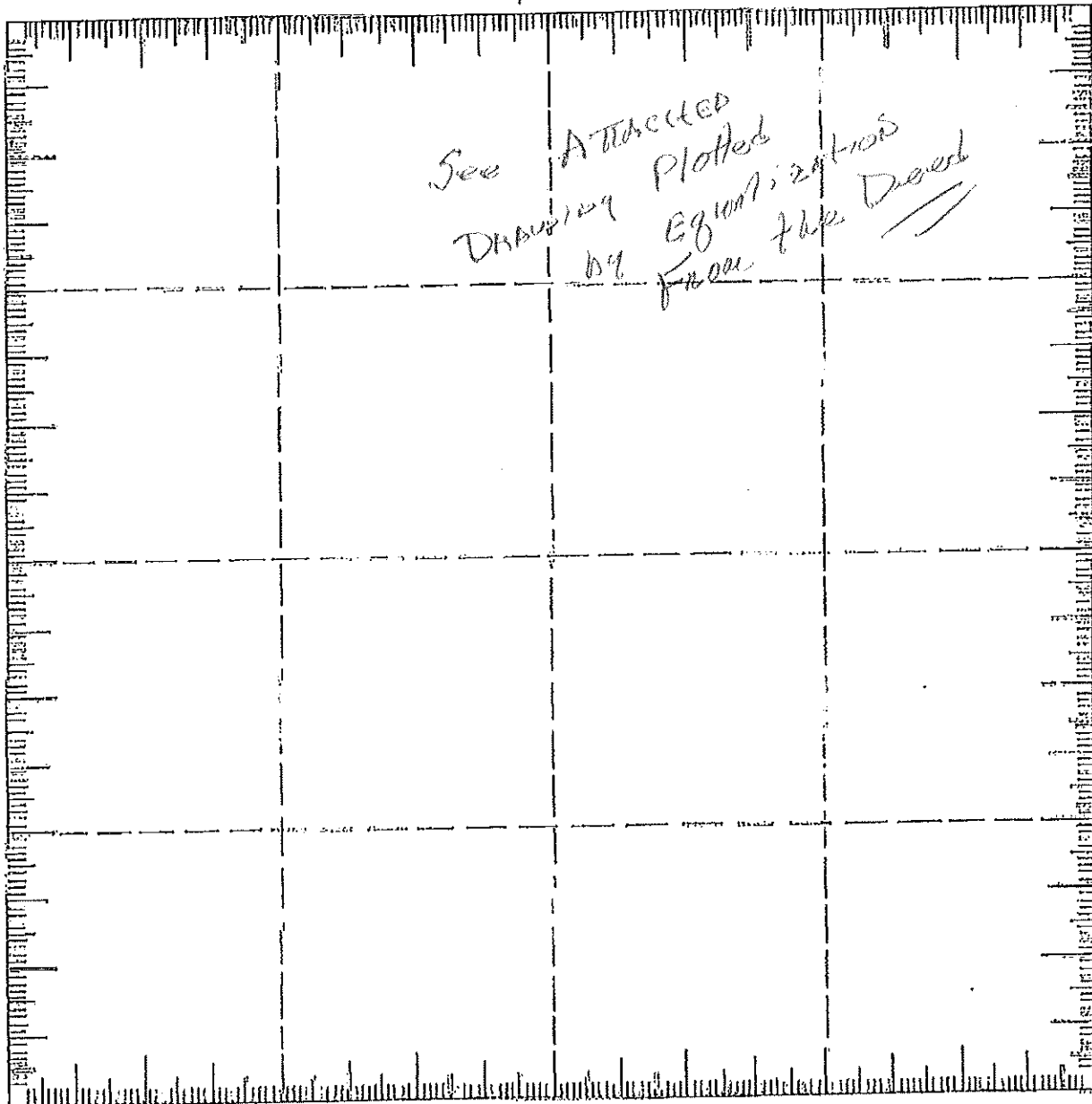
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LEASWEE

Township F

T 5-3 R 3E Section 28

↑ North



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLORENCE MARKETPLACE LLC	MI DEPT OF TREASURY	0	06/14/2017	OTR	21-NOT USED/OTHER	2547-67	DEED	0.0
WARNER, DALE J & DEE ANN	FLORENCE MARKETPLACE LLC	380,000	06/13/2017	WD	03-ARM'S LENGTH	2547-66	DEED	0.0
WARNER, DALE J & DEE ANN	WARNER, DALE J & DEE ANN	0	11/09/2011	QC	21-NOT USED/OTHER	2433-836	DEED	0.0
WARNER/JULIE K//	WARNER/DALE J//	1	04/08/2004	QC	04-BUYERS INTEREST IN A	12267730	DEED	0.0
Property Address	Class: AGRICULTURAL-IMPROVING: Building Permit(s) Date Number Status							
8000 BEEBE HWY BLK	School: TECUMSEH PUBLIC SCHOOLS							
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.							
FLORENCE MARKETPLACE LLC	2025 Est TCY Tentative							
PO BOX 156								
TIPTON MI 49267								

Improved	X Vacant	Land Value	Estimates for Land Table 40401.RESIDENTIAL/AGRICULTURAL
Public			
Improvements			
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			
Topography of Site			
Level			
Rolling			
Low			
High			
Landscaped			
Swamp			
Wooded			
Pond			
Waterfront			
Ravine			
Wetland			
Flood Plain			

Tax Description	Frontage	Depth	Front Depth	Rate	Adj. Reason	Value
NE 1/4 OF NW 1/4 AND W 1/2 OF NW 1/4						
EXCEPT S 25 ACRES SEC 28 ALSO EXC LD DES						
AS BEG AT THE NW COR OF SEC 28, TH						
S89°00'32"E 221.64 FT ALG N IN TH S						
393.13 FT TH N89°00'32"W 221.64 FT TO W						
LI OF SAID SEC TH N 393.13 FT TO POB.						
Comments/Influences						
10/24/14 ADDRESS CHANGED PER TOWNSHIP						

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Tribunal/ Review Other	Taxable Value
01/01/2000	INSPECTED	2024	239,000	0	239,000	Tentative		64,792C
2023		2023	248,200	0	248,200			61,707C
2022		2022	190,500	0	190,500			58,769C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan								
*** Information herein deemed reliable but not guaranteed***								

RCVD 06/14/2017 10:56 JUN 14 '17 LENAWEE

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 15104

JUN 14 2017

MARILYN J WOODS

LIBER 2647 PAGE 0066 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 06/14/2017 02:40:59 PM D.W.A.
Carolyn S. Baler, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY
JUNE 14, 2017
RECEIPT # 609507



\$410.00 - CO
\$2,850.00 - ST
Stamp # 20767

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

DALE J. WARNER and DEE ANN WARNER, husband and wife, whose address is 2170 West Munger Road, Tecumseh, MI 49286,

Warrants and Conveys to

FLORENCE MARKETPLACE, LLC, whose address is 10015 Wisner Highway, Tipton, MI 49287,

the following described premises situated in the Township of Franklin, County of Lenawee, and State of Michigan, to-wit:

The West 1/4 of the Northwest 1/4 of Section 28, Town 5 South, Range 3 East; EXCEPTING THEREFROM the South 25 acres thereof;

ALSO, the Northeast 1/4 of the Northwest 1/4 of Section 28, Town 5 South, Range 3 East; EXCEPTING THEREFROM the right of way of the New York Central Railroad Company running across said land;

EXCEPTING THEREFROM, all that part of the Northwest 1/4 of Section 28, Town 5 South, Range 3 East, described as beginning at the Northwest corner of Section 28, aforesaid; thence South 89 degrees 00' 32" East 221.64 feet along the North line of said Section 28; thence South 00 degrees 00' 00" West 393.13 feet; thence North 89 degrees 00' 32" West 221.64 feet to the West line of said Section 28; thence North 00 degrees 00' 00" East 393.13 feet to the point of beginning.

for the consideration of THREE HUNDRED EIGHTY THOUSAND (\$380,000.00) Dollars,

The Grantor grants to the Grantee the right to make all possible division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

subject to easements and restrictions of record

Dated this 13th day of June, 2017,

Signed and Sealed:

Dale J. Warner
Dale J. Warner

Dee Ann Warner
Dee Ann Warner

*Florence Marketplace LLC
Marketplace LLC
FEB-12-8-1200
8000 Beebe Hwy.
93 acres*

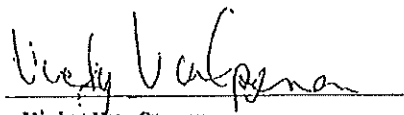
So Justice 2p9v

3.2.8.8.

State of Michigan)
 } ss
County of Lenawee}

The foregoing instrument was acknowledged before me this 13th day of June, 2017, by Dalo J. Warner and Dee Ann Warner.

My Commission expires
April 27, 2023


Vicky Van Opynen
Notary Public, Lenawee County, MI
Acting in Lenawee County, MI

Tax Property No.: FR0-128-1200-00.
Instrument drafted by Douglas Hartung, Attorney at Law, 102 West Maunee, Adrian, MI 49221
After recording please return to Prestige Title Insurance Agency, 3136 North Adrian Highway, Suite C, Adrian, MI 49221.

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49207

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

Property Addr: 8000 BEEBE HWY BLK

*****AUTO**5-DIGIT 49267
FLORENCE MARKETPLACE LLC
PO BOX 156
TIPTON, MI 49287-0156



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-128-1200-00

Tax for Prop#: FR0-128-1200-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 1,133.33

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP

2024

Summer

Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49207</p>																														
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: FLORENCE MARKETPLACE LLC</p> <p>PO BOX 156 TIPTON, MI 49287</p> <p>School: TECUMSEH PUBLIC SCHOOLS</p> <p>Prop #: FR0-128-1200-00</p> <p>Prop Addr: 8000 BEEBE HWY BLK</p> <p>Legal Description: NE 1/4 OF NW 1/4 AND W 1/2 OF NW 1/4 EXCEPT S 25 ACRES SEC 28 ALSO EXC CD DES AS BEG AT THE NW COR OF SEC 28, TH S89°00'32"E 221.64 FT ALG N LN TH S 393.13 FT TH N89°00'32"W 221.64 FT TO W LI OF SAID SEC TH N 393.13 FT TO EOB.</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>64,792</td> <td>AGRICULTURAL-IMPROV</td> </tr> <tr> <td>State Equalized Value:</td> <td>239,000</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>239,000</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <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>	Taxable Value:	64,792	AGRICULTURAL-IMPROV	State Equalized Value:	239,000		Assessed Value:	239,000	Class: 101	P.R.E. %:	100.0000																			
Taxable Value:	64,792	AGRICULTURAL-IMPROV																													
State Equalized Value:	239,000																														
Assessed Value:	239,000	Class: 101																													
P.R.E. %:	100.0000																														
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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 #25-15

Applicant(s): Hardys LLC
C/o Gregory R. Hardy
10015 Wisner Hwy
Tipton, MI 49287

Date: January 8, 2025

Local Government: Franklin Township

Purpose: Enrollment application

Location: The subject property (ID #FR0-122-3800-00) is located on the south side of West Monroe Road, in Sections 22 and 27 of the Township (T5S, R3E).

Description: The subject property have an area of approximately 53 acres, all of which are being applied for the program. Forty (40) acres are cultivated for cash crop and 13 acres are classified as "all other areas." According to the applicant there are no buildings or structures 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 Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

#FRD-122-3800-00

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 12-3-24

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Hardy Groggory R.
Last First Initial

(If more than two see #15) Hardy Shelley D.
Last First Initial

2. Mailing Address: 10015 Wisner Hwy Tipton MI 49287
Street City State Zip Code

3. Phone Number: (Area Code) (617-403-5247) _____

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

5. E-mail address: ghardy@gregghardy.com

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

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

8. Section No. 22 & 27 Town No. 5-N Range No. 3E

Parcel # (Tax ID): FRD-122-3800-00

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):

<input type="checkbox"/> 2 or more persons having a joint common interest in the land	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership Association
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	
<input type="checkbox"/> Estate		

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: Harvey LLC Title: _____

Name: Gregg Hardy Title: Single member LLC

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: 12.62

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

d. Acreage in cultivation: 40 AC.

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

f. All other acres (swamp, woods, etc.) 12.62

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

No. of Buildings NR 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):

\$ 10,000 / 40 = \$ 500.00 (per acre)

total income total acres of tillable land

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

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

Application for Farmland Development Rights Agreement

Page 3

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 certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-31-24
(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: 12-3-24 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

Property Appraisal: \$ 259,200 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): FR0-122-3800-00

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><input type="checkbox"/> Township (If county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input type="checkbox"/> Map of Farm</p> <p><input type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents</p>
--	--

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.

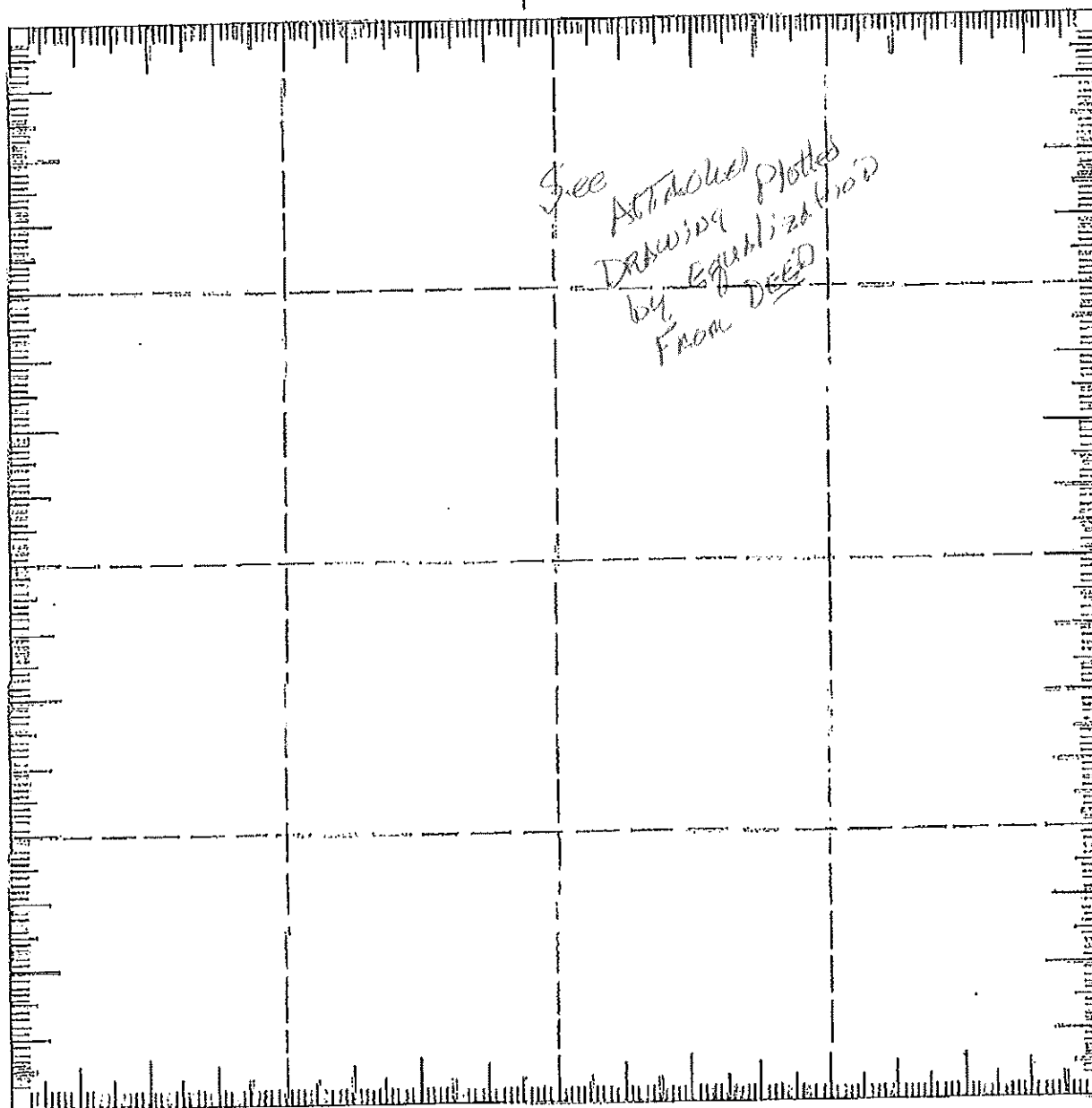
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

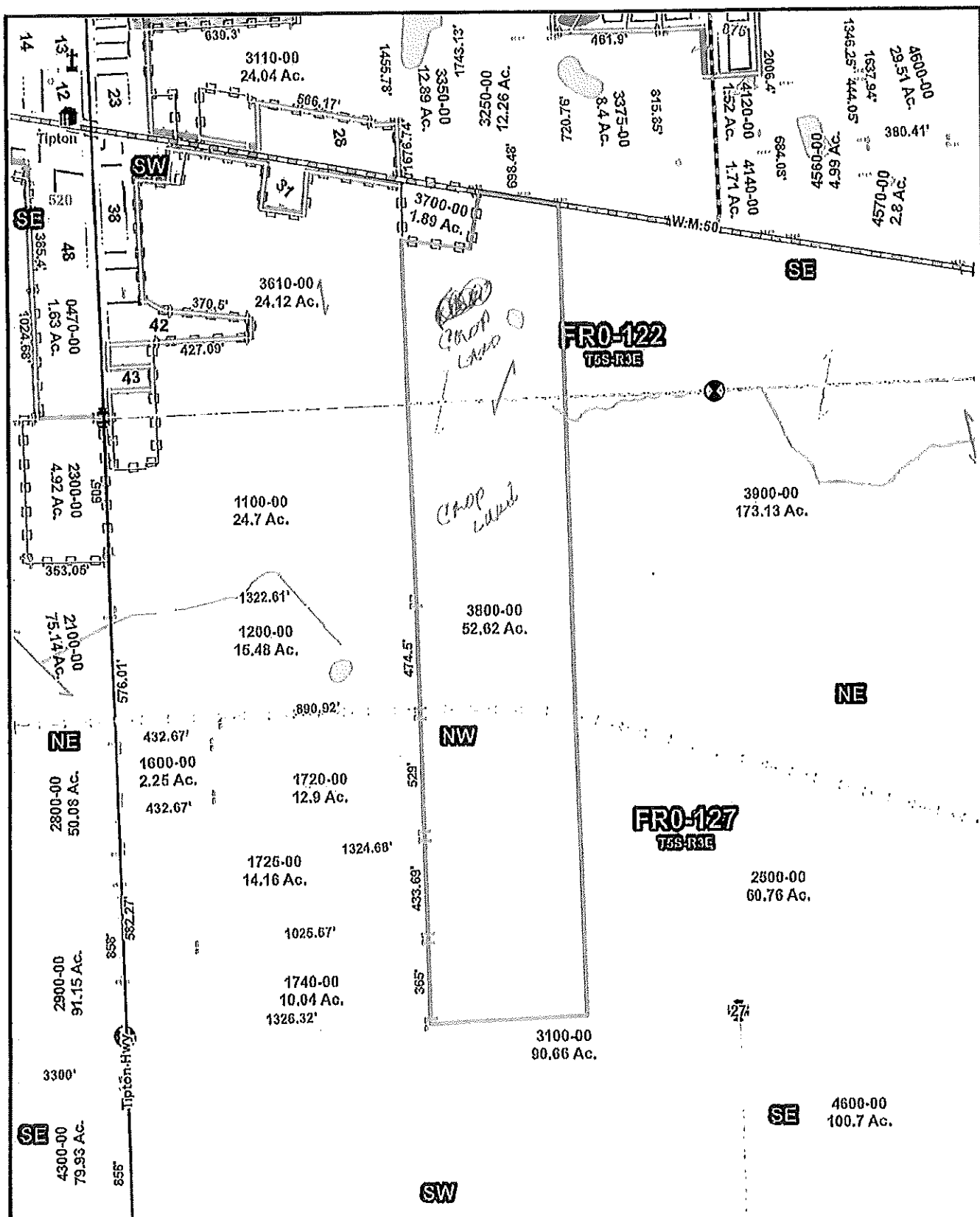
County Lauderdale

Township Franklin

T 55 R 30 Section 22 & 27

↑ North





Lenawee County G.I.S

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

PHONE: (617)264-4522
 FAX: (617)264-4520

Liber 2275 Page 217
FR0-122-3800-00
Railroad? No



1 inch = 625 feet

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
HARDYS LLC///	MI DEPT OF TREASURY///	0	03/16/2005	OTH	04-BUYERS INTEREST IN A L 2295225	2275217	DEED	0.0
HARDY/RAYNOR C//TRUST	HARDY'S LLC///	0	12/31/2002	WD	09-FAMILY	2275217	DEED	0.0
00000		0	03/02/1993	QC	04-BUYERS INTEREST IN A L 12460923		DEED	0.0
		0	09/25/1989	WD	08-ESTATE	11060490	DEED	0.0

Property Address: 3000 W M-50 BLK
 Class: AGRICULTURAL-IMPROVIZING: Building Permit(s)
 School: TECUMSEH PUBLIC SCHOOLS
 P.R.E. 100% / / Qual. Ag.

Owner's Name/Address: HARDYS LLC
 10170 TIPTON HWY
 TIPTON MI 49287

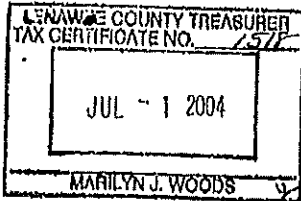
Tax Description	Improved	X Vacant	2025 Est TCV Tentative	Land Value	Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL	Value
ALL THAT PART OF W 1/2 OF E 1/2 OF SW 1/4 LYING S OF HWY M-50 SEC 22 AND W-1/2 OF E-1/2 OF NW-1/4 SEC 27 SEC 22 & 27 EX LD BEG IN CTR OF HWY M-50 AT A PT LOC 1227.20 FT N 1 DEG 7'E & 1349.67 FT S 77 DEG 20'E FROM SW COR SEC 22 RUNN TH S 77 DEG 20'E ALG CTR OF SD HWY 352 FT TH S 12 DEG 40'W 245 FT TH N 80 DEG 10'30"W 299.91 FT TH N 1 DEG 14'E 265 FT TO POB SEC 22						
Comments/Influences						

Improvements	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value
Public	AG ACREAGE TILLABLE 40-80A	42.92	Acres	5200	100	TILLABLE (FR)			223,194
Dirt Road	AG ACREAGE NON-TILLABLE	10.00	Acres	3600	100	WOODS			36,000
Gravel Road	AG ACREAGE ROW	53.19	Total Acres			Total Est. Land Value =			259,194

Topography of Site: Level, Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Tribunal/ Review	Other	Taxable Value
2025	Tentative	Tentative	Tentative			Tentative
2024	129,600	0	129,600			30,077C
2023	135,300	0	135,300			29,645C
2022	105,800	0	105,800			27,281C

Information herein deemed reliable but not guaranteed**



Lenawee Co., MI ROD
Victoria J. Daniels
OFFICIAL SEAL



L-2275 P-217



5020573
Page: 1 of 2
07/01/2004 04:07P
L-2275 P-217

WARRANTY DEED

Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated December 21, 2002 ("Grantor"), conveys and warrants to Hardy's, LLC, a Michigan limited liability company, whose address is 10170 Tipton Highway, Tipton, Michigan 79287-9712 ("Grantee"), the premises located in the Township of Franklin, Lenawee County, Michigan, described as:

See attached legal description

Commonly known as 3907 W M-50

subject to easements and restrictions of record, Grantor expressly reserves the liability for any mortgage encumbering the property and agrees to hold the trust harmless from any claims arising thereunder,

for the sum of NO CONSIDERATION. Transfer is a gift exempt from county transfer tax pursuant to MCL 207.505(a), and exempt from state transfer tax pursuant to MCL 207.526(a).

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

The Grantor grants to the Grantee the right to make all divisions(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

DATED this 31 day of December, 2002

Raynor C. Hardy

Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

STATE OF MICHIGAN)
 LENAWEE) ss.
COUNTY OF ~~WASHTENAW~~)

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust dated

BETH A. VANARSDALL
Notary Public, Monroe County, Michigan
Acting in Lenawee County, MI
My Commission Expires April 26, 2007

Beth A. Vanarsdall
* Monroe, Notary Public
Washtenaw County, Michigan
My Commission Expires: _____

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DRAFTED BY AND WHEN
RECORDED, RETURN TO:

Larry J. Ferguson, Esq.
✓ Ferguson & Widmayer, P.C.
538 North Division
Ann Arbor, MI 48104

FR0-122-3610-
Tax Parcel 00 Recording Fee _____ Transfer Tax _____

* TYPE OR PRINT NAME UNDER SIGNATURE. SIGN IN BLACK INK. DO NOT LET SIGNATURE INVADE MARGINS.

17.00 ✓ set 40

Handy's LLC
FR0-122-
3800-01
(53.19 Acres)
3000 W-M-50

Attachment to Warranty Deed



8020573
Page: 2 of 2
07/01/2004 04:07P
L-2275 P-217

Grantor: Raynor C. Hardy, a single man, individually and as trustee of the Raynor C. Hardy Trust *12/31/02*

Grantee: Hardy's, LLC, a Michigan limited liability company

The premises located in the Township of Franklin, Lenawee County, Michigan, described as:

The West One-Half of the Said 25 acres on the Said East One-Half, South of the Highway. ALSO, the West One-Half of the East One-Half of the Northwest Quarter of Section 27, said Township, excepting the Right of Way of the Railroad.

EXCEPTING AND RESERVING THEREFROM all that part of the E 1/2, SW 1/4, Section 22, T5S-R3E, described as commencing on the center line of Highway M-50, at a point located 1227.20 feet N 1° 07' E and 1349.67 feet S 77° 20' E from the Southwest corner of Section 22, aforesaid, and running thence S 77° 20' E along the center line of Hwy M-50 352.0 feet. Thence S 12° 40' W 245.0 feet. Thence N 80° 10' 30" W 299.91 feet. Thence N 1° 14' E 265.0 feet to the Place of Beginning. Containing 1.892 acres, more or less.

OFFICIAL TAX STATEMENT
Summer Tax Bill

FRANKLIN TOWNSHIP
HEIDI ROSS, TREASURER
3922 MONROE RD BOX 101
TIPTON, MI 49287

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

Property Addr: 3000 W M-50 BLK

020

*****AUTO**5-DIGIT 49287
HARDYS LLC
10170 TIPTON HWY
TIPTON, MI 49287-9712



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: FR0-122-3800-00

Tax for Prop#: FR0-122-3800-00

Make Check Payable To: FRANKLIN TOWNSHIP

TOTAL AMOUNT DUE: 526.08

Please detach along perforation. Keep the bottom portion.

FRANKLIN TOWNSHIP 2024 Summer Tax Bill

FRANKLIN TOWNSHIP		2024	Summer	Tax Bill																					
<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE SEPTEMBER 14, 2024. PLEASE MAIL TAXES TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL. A DROP BOX IS LOCATED NEAR THE TOWNSHIP HALL ENTRANCE DOOR FOR YOUR CONVENIENCE. OFFICE HOURS: MON. 9 AM - 5 PM, TUES. 9 AM - NOON, & WED. 9 AM - 5 PM.</p> <p>SUMMER TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP HALL. DEFERMENT FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT 14, 2024 IF YOU WANT A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR TAX PAYMENT.</p> <p>***POSTMARK IS NO LONGER HONORED DUE TO MAIL DELIVERY DELAYS***</p>		<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: FRANKLIN TOWNSHIP HEIDI ROSS, TREASURER 3922 MONROE RD BOX 101 TIPTON, MI 49287</p>																							
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: HARDYS LLC</p> <p>10170 TIPTON HWY TIPTON, MI 49287</p> <p>School: TECUMSEH PUBLIC SCHOOLS</p> <p>Prop #: FR0-122-3800-00</p> <p>Prop Addr: 3000 W M-50 BLK</p> <p>Legal Description: ALL THAT PART OF N 1/2 OF E 1/2 OF SW 1/4 LYING S OF HWY M-50 SEC 22 AND N-1/2 OF E-1/2 OF NW-1/4 SEC 27 SEC 22 & 27 EX 140 BEG IN CTR OF HWY M-50 AT A PT LOC 1227.20 FT N 1 DEG 7' E L 1349.67 FT S 77 DEG 20' E FROM SW COR SEC 22 RUN N 77 DEG 20' E ALG CTR OF SD HWY 352 FT N 12 DEG 10' W 245 FT TH N 80 DEG 10' 30" W 299.91 FT TH N 1 DEG 14' E 265 FT TO POB SEC 22</p>		<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>30,077</td> <td>AGRICULTURAL-IMPROV</td> </tr> <tr> <td>State Equalized Value:</td> <td>129,600</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>129,600</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <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>			Taxable Value:	30,077	AGRICULTURAL-IMPROV	State Equalized Value:	129,600		Assessed Value:	129,600	Class: 101	P.R.E. %:	100.0000										
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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

2025 MEETING & SUBMITTAL DEADLINE SCHEDULE

The Lenawee County Planning Commission meets on the third (3rd) Thursday of each month at 6:00 p.m. in the Lenawee Room of the Human Services Building, located at 1040 S. Winter Street, Adrian, Michigan 49221, unless otherwise indicated.

<u>LCPC Meeting Date</u>	<u>Submittal Deadline</u>
January 16, 2025	January 8, 2025
February 20, 2025	February 12, 2025
March 20, 2025	March 12, 2025
April 17, 2025	April 9, 2025
May 15, 2025	May 7, 2025
June 19, 2025** Location TBA	June 11, 2025
July 17, 2025	July 9, 2025
August 21, 2025	August 13, 2025
September 18, 2025	September 10, 2025
October 16, 2025	October 8, 2025
November 20, 2025	November 12, 2025
December 18, 2025	December 10, 2025

If the regular meeting coincides with a legal holiday, the Commission will choose an appropriate alternative date within the same month. Special meetings, if any, will be announced in accordance with the Zoning Enabling Act, ensuring a minimum of 72 hours' notice. To have your submission included on the meeting agenda, please send it before noon (12:00 pm) on the Wednesday preceding the meeting, as specified in the Submission Deadline dates.

** Juneteenth is a holiday and the meeting cannot be held in the Human Services Bldg. The location for this meeting is TBA.

Rev. 01/08/2025

