



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:
Thomas Boss
R2PC Planner
(517) 416-8516
Tboss@mijackson.org

DATE: May 21st, 2026
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 April 16, 2026, Meeting *[ACTION]*3
5. Request(s) for Review, Comment, and Recommendation
 - a. **Consideration of Township Zoning Amendment(s)** – None
 - b. **Consideration of PA 116 Farmland Agreement(s)** –
 - (1) #FA26-7 – Ogden Township *[ACTION]*7
 - c. **Consideration of Master Plan(s)** — None
6. Other Business
 - a. Old Business — Lenawee County Master Plan Update.
 - b. New Business — None.
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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

MEETING MINUTES

Thursday, April 16, 2026

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

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Ralph Tillotson, Lenawee County Commission; Mr. Bruce Nickel; Mrs. Beth Blanco, Lenawee County Commission.

Members Absent: Mr. Keith Dersham; Dale Witt.

Others Present: Mr. Thomas Boss, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:09 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda.** Staff submitted the agenda for approval.

A motion was made by Ralph Tillotson, and seconded by Bruce Nickel, to approve the amended April 16, 2026, meeting agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the March 19, 2026 meeting minutes for approval.

A motion was made by Bruce Nickel and seconded by Beth Blanco, to approve the March 19, 2026, meeting minutes. *The motion passed unanimously.*

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

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

(1) **#CZ26-7 | Clinton Township.** Commissioners reviewed a Rezoning Application for Clinton Township. The application proposed to rezone a parcel to Suburban Residential (SR) from Agricultural (AG). Staff summarized this report advising commissioners to recommend approval of the rezoning (see the staff report).

A motion was made by Bruce Nickel, and seconded by Carrie Dillon, to concur with the staff advisement to recommend approval of the rezoning to the Clinton Township Clerk (see the staff report).

(2) **#CZ26-8 | Medina Township.** Commissioners reviewed a Zoning Text Amendment Application for Medina Township. The zoning text amendment was a server farm ordinance outlining rules and regulations for that use in the Township. Staff summarized this report advising commissioners to recommend approval of the zoning text amendment (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Beth Blanco, to concur with

the staff advisement to recommend approval of the text amendment to the Medina Township Clerk (see the staff report). *The motion passed unanimously.*

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

- (1) **#FA26-3 | Ogden Township.** Commissioners reviewed a PA 116 Farmland Agreement from Ogden Township. The subject property was approximately 80 acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

Comments focused on how the applicant should add the name of their trust to the application.

A motion was made by Ralph Tillotson, and seconded by Carrie Dillon, to concur with the staff advisement to recommend approval of the text amendment to the Ogden Township Clerk (see the staff report). *The motion passed unanimously.*

- (2) **#FA26-4 | Ridgeway Township.** Commissioners reviewed a PA 116 Farmland Agreement from Ridgeway Township. The subject property was approximately 38.82 acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Bruce Nickel, to concur with the staff advisement to recommend approval of the text amendment to the Ridgeway Township Clerk (see the staff report). *The motion passed unanimously.*

- (3) **#FA26-5 | Ridgeway Township.** Commissioners reviewed a PA 116 Farmland Agreement from Ridgeway Township. The subject property was approximately 40.33 acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Bruce Nickel, and seconded by Ralph Tillotson, to concur with the staff advisement to recommend approval of the text amendment to the Ridgeway Township Clerk (see the staff report). *The motion passed unanimously.*

- (4) **#FA26-5 | Riga Township.** Commissioners reviewed a PA 116 Farmland Agreement from Riga Township. The subject property was approximately 69 acres and the other property is 17 acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

Commissioners made comments that the applicant should sign Pg. 6 of both application to help ensure MDARD accepts the application.

A motion was made by Bruce Nickel, and seconded by Ralph Tillotson, to concur with the staff advisement to recommend approval of the text amendment to the Riga Township Clerk (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business** — Planner Thomas Boss gave some information about conversations happening with Lenawee County about a Master Plan Update

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:51 pm.

Respectfully submitted,

Thomas Boss, Recording Secretary

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Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
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PA 116 FARMLAND AGREEMENT | FA #26-07

Applicant(s): Andrew Frautschi

12853 Mulberry Rd.
Ottawa Lake, MI 49267

Date: May 21st, 2026

Local Government: Ogden Township

Purpose: **Enrollment application**

Location: The subject property is ID #OG0-115-4285-00. The parcel is located west of Crockett Hwy. in section 15 of the township.

Description: The subject property has a combined area of approximately 30.8 acres, all of which is being applied for the program. All 30.8 acres are cultivated for cash crop. According to the applicant there are no buildings on the property.

Term: 30 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: Due to no residential buildings existing on the parcel and the term duration being a reasonable length, Region 2 staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Ogden Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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INTRODUCTION

The Farmland and Open Space Preservation Program, or P.A. 116, is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation. A temporary restriction on the land between the state and a landowner, voluntarily entered into by a landowner, preserves the land for agriculture in exchange for certain tax benefits and exemptions for various special assessments.

The requirement for the land to be enrolled is either 40 acres or more and at least 51% in an agricultural use; or more than 5 acres but less than 40 acres and at least 51% in an agricultural use with a minimum income of \$200 per acre per year.

All items listed below must be included with the new application packet prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner for additional information and may be rejected to comply with the statutory 60-day deadline from the date of receipt by Michigan Department of Agriculture and Rural Development (MDARD).

LANDOWNER CHECKLIST

● Complete all sections of the application.

Applications which do not contain all required information will be returned to the landowner for completion. Incomplete applications may be rejected if required information is not provided within 60 days of receipt by MDARD.

● Copy of recorded deed(s) or land contract(s), including signature page(s).

Copies must contain all pages of the recorded documents and sufficiently document the chain of title from the previous owner.

- › If providing more than one deed or land contract, the land described in each recorded document must be under the same exact ownership (grantee names must match). If the names on the recorded documents do not match, separate applications will need to be completed.
- › All pages from recorded document, including any recorded exhibits, must be included.
- › If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
- › All vendors/sellers listed on a land contract must sign and date the application where indicated.

● Verify landowner has no additional encumbrances that would impact the agreement, such as:

- › Other conservation easements that would prevent agriculture use on the property.
- › Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

● Copy of most recent property tax assessment notice or tax bill with complete tax description of property and State Equalized Value (SEV).

Include a statement by the applicant certifying the name of the owner of record, the legal description of the property, and all liens, covenants, and other encumbrances affecting the title to the land.

REQUIREMENTS CHECKLIST CONTINUES ON PAGE 2

● **Map of the farm with structures and natural features.**

A property survey or GIS image showing the property boundaries is sufficient. The map must include:

- The boundary of land cited in the application.
- A survey or accurate legal description for the property to be enrolled if less than property described in recorded deed.
- All buildings (house, barn(s), etc.); label roads and other encumbrances (such as utilities and other non-agricultural uses); label all buildings and indicate current use and who resides in residences.
- Current uses of the property (crops, pasture, forest, swamp, etc.).

NOTE: Any residential structures housing persons who are not essential to the farm operation will be excluded from the application. Residential buildings that fall within this category must have a property description for its exclusion or your application cannot be processed.

● **Submit complete application and checklist to the clerk of the local governing body (see below).**

Maintain a copy of your application for your records.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant will be notified by the local governing body within 10 days. The local governing body will forward the entire application packet to the MDARD Farmland and Open Space Preservation Office within 30 days.
- Application documentation provided to MDARD must include local governing body resolution or meeting minutes.
- If the application is rejected by the local governing body, the applicant will be notified within 10 days, stating the reason for rejection. The original application and all supporting documentation will be returned to the applicant. The applicant has 30 days to appeal the local rejection to MDARD.

LOCAL GOVERNING BODY CHECKLIST

- **“Local Governing Body Requirements” on page 9 must be completed by the local governing body (Township Clerk if township has zoning authority; County Clerk if county has zoning authority). Local Clerk must present to the local governing body for approval or rejection.**
- **Statement from the assessing officer where the property is located specifying the current fair market value of the land and structures.**

The local assessor must provide the property appraisal value on Page 10, in “Section I. Application Processing.”

- Copy of documents demonstrating minimum income from agricultural products (\$200 per acre for 2 of the last 3 years required for applications of 5 acres or more but less than 40 acres; or \$2,000 gross annual income for specialty farms).

Landowner signature on the application is required to certify the income information provided. A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

MDARD HAS 60 DAYS FROM DATE OF RECEIPT FROM LOCAL GOVERNING BODY TO APPROVE OR REJECT THE APPLICATION.

The applicant will be notified within 10 days of the date of approval or rejection by MDARD.

New applications, eligibility requirements, and instructions for completing a new application can be found online: Michigan.gov/Farmland.



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

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

| |
|-----------------------------------|
| OFFICIAL USE ONLY |
| Local Governing Body |
| Date received: <u>May 6, 2026</u> |
| Application #: <u>2026-2</u> |

I. Personal Information

1. Name(s) of applicant

| | | |
|---------------------------------------|--------|---------|
| FRAUTSCHI | ANDREW | D |
| Last | First | Initial |
| (If more than two, see #18) FRAUTSCHI | SAMUEL | R |
| Last | First | Initial |

2. Entity name:

ANDREW D FRAUTSCHI TRUST & SAMUEL R FRAUTSCHI TRUST

3. Mailing address:

| | | | |
|-------------------|-------------|-------|----------|
| 12853 MULBERRY RD | OTTAWA LAKE | MI | 49267 |
| Street | City | State | Zip Code |

4. Phone number: (517) 902 - 2469

5. Alternative telephone number (cell, work, etc.): (____) ____ - ____

6. Email address: afrautschi@frautschi-mi.com

II. Property Location (can be taken from the deed/land contract)

7. County: LENAWEE

8. Township, city, or village: OGDEN TOWNSHIP

| | |
|-------------------------|---|
| 9. Section #: <u>15</u> | Town #: <u>8 SOUTH</u> |
| Range #: <u>4 EAST</u> | Parcel # (Tax ID): <u>OG0-115-4285-00</u> |

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 11/21/2025

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

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

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

If "Yes," please explain circumstances:

N/A

14. Does the applicant own the mineral rights? Yes No Unknown

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

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

WEST BAY EXPLORATION COMPANY

Name the type(s) of mineral(s) involved: OIL & GAS

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? Yes No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

N/A

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? Yes No Unknown

If "Yes," indicate the type of encumbrance and grantee:

N/A

17. Is land being purchased under land contract? Yes No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

N/A

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 6

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- 2 or more persons have 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, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: ANDREW D FRAUTSCHI Title: TRUSTEE OF ANDREW D FRAUTSCHI TRUST

Name: SAMUEL R FRAUTSCHI Title: TRUSTEE OF SAMUEL R FRAUTSCHI TRUST

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY

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

This application is for

- 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

CASH GRAIN PRODUCTION

- b. Total number of acres on this farm: 30.8
- c. Total number of acres to be enrolled (if different than above): 30.8
- d. Acreage in cultivation: 30.8
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: NONE
- f. All other acres (swamp, woods, etc.): N/A
- g. Indicate any structures on the property (If more than one structure, indicate the number of structures):
Total: NONE

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): THERE ARE NO STRUCTURES OR BUILDINGS ON THIS PROPERTY

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- › Supporting documentation is necessary to validate the income requirements.
- › Landowner signature on the application is required to certify the income information provided.
- › A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 30

LANDOWNER SIGNATURE REQUIRED ON PAGE 8

V. Signature(s)

- 23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
- 24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
 - a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

ANDREW D FRAUTSCHI

TRUSTEE

Printed Name of Applicant

Title

Andrew Frautschi, Trustee

04/16/2026

Signature of Applicant (Corporate Name, If Applicable)

Date

SAMUEL R FRAUTSCHI

TRUSTEE

Printed Name of Co-owner, If Applicable

Title

Samuel Frautschi, Trustee

04/16/2026

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Date

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



Farmland and Open Space Preservation Program
Application for Farmland Development Rights Agreement

Local Governing Body Requirements

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: May 6, 2026 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: _____

County Township City Village

Included documentation: Resolution Meeting Minutes

This application is Approved Rejected

*Clerk must complete verification on the next page.

Date of approval or rejection by local governing body: _____

(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): _____

Clerk's name: Leandra Byran

Clerk's phone: (517) 443 - 5904 Clerk's email: ogdenclerk@yahoo.com

| | | |
|-----------------------|--------------------|-------|
| <u>Leandra Bryan</u> | _____ | _____ |
| Printed Name of Clerk | Signature of Clerk | Date |

Assessor's name: _____

Assessor's phone: (____) ____ - ____ Assessor's email: _____

| | | |
|--------------------------|-----------------------|-------|
| _____ | _____ | _____ |
| Printed Name of Assessor | Signature of Assessor | Date |

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 10

II. Verification

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 MDARD.
- If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

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

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

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

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- Copy of local governing body meeting minutes and/or resolution of approval
- Copy of deed or land contract (most recent showing current ownership)
- Copy of most recent tax bill (tax description and property assessment must be included)
- Map of farm
- Assessing office statement (fair market value)
- Copy of letters from review agencies (if available)
- Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:
MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov
Phone: [517-284-5663](tel:517-284-5663)
Fax: 517-335-3131

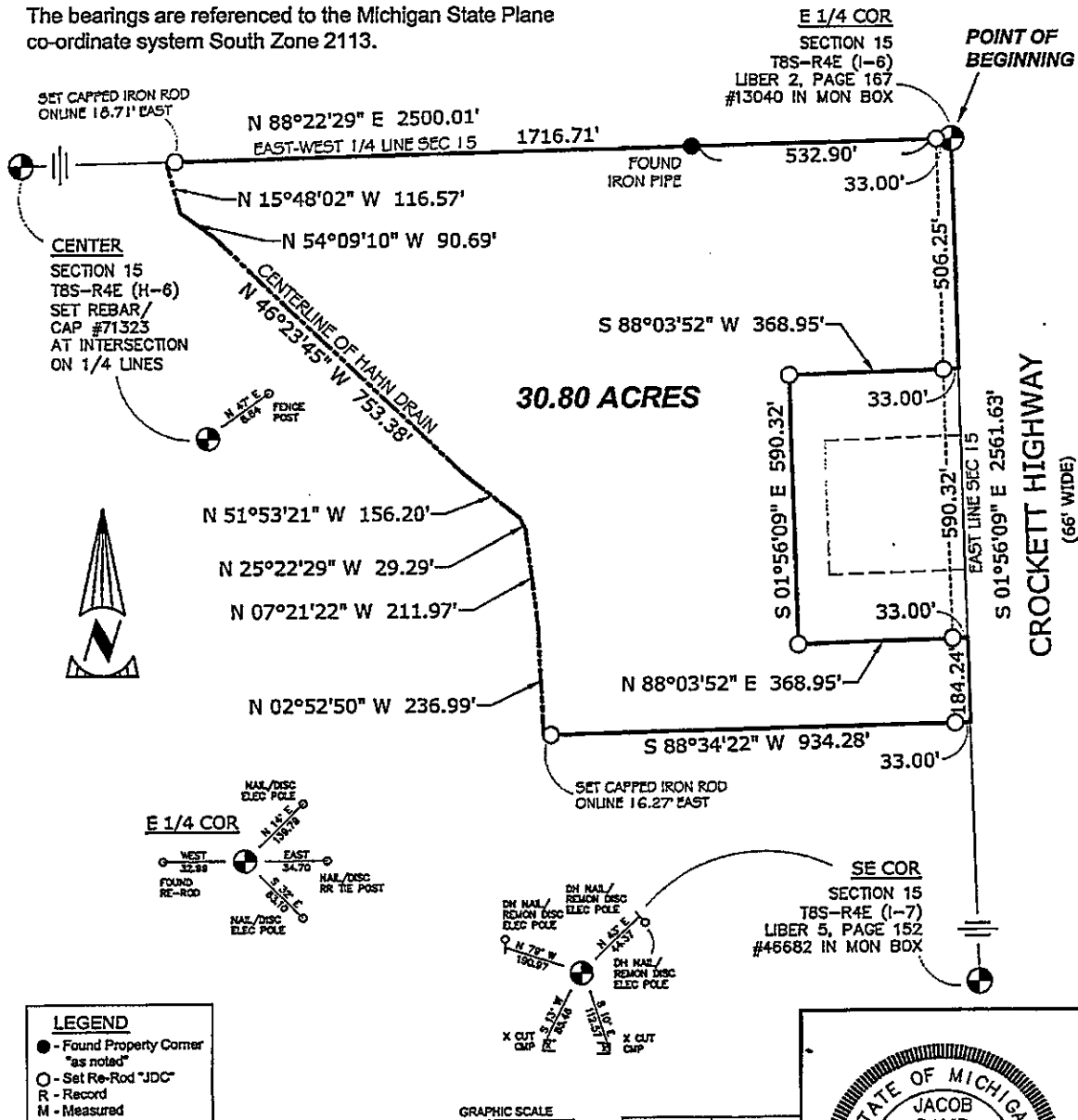
CERTIFICATE OF SURVEY

Description

Ogden Township, Lenawee County, Michigan

All that part of the Southeast 1/4 of Section 15, Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan, described as beginning at the East 1/4 Corner of Section 15; thence South 01°56'09" East 506.25 feet along the East line of Section 15 (Centerline of Crockett Highway 66 feet wide); thence South 88°03'52" West 368.95 feet; thence South 01°56'09" East 590.32 feet; thence North 88°03'52" East 368.95 feet; thence South 01°56'09" East 184.24 feet along said east line and said centerline; thence South 88°34'22" West 934.28 feet; thence along the centerline of Hahn Drain North 02°52'50" West 236.99 feet and North 07°21'22" West 211.97 feet and North 25°22'29" West 29.29 feet and North 51°53'21" West 156.20 feet and North 46°23'45" West 753.38 feet and North 54°09'10" West 90.69 feet and North 15°48'02" West 116.57 feet; thence along the East-West 1/4 line of said Section 15 North 88°22'29" East 1716.71 feet to the point of beginning. Containing 30.80 acres. Subject to highway easements and all other easements and restrictions of record, if any.

The bearings are referenced to the Michigan State Plane co-ordinate system South Zone 2113.



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| | |
|---|--------------------|
| FOR: REV. ADEN PORTER | JOB NO: 2500616 |
| SCALE: 1 INCH = 300 FEET | DATE: MAY 13, 2025 |
| SHEET 3 OF 4 | |
| 237 NORTH MAIN STREET ADRIAN, MI 49221 TEL: 517.263.4515 FAX: 517.263.4535 | |

I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the relative positional precision of each corner is within the accepted standards of professional surveying; and that all the requirements of P.A. 132, 1970, as amended, have been complied with. This certificate of survey is for the exclusive use of the person(s) or entity named on this certificate and this certification does not extend to any unnamed third party.

STATE OF MICHIGAN

JACOB DAVID CARPENTER
PROFESSIONAL SURVEYOR
No. 4001071323

Jacob D. Carpenter
Jacob D. Carpenter
Professional Surveyor No. 4001071323





11-24-2025

Erin Vandyske JO
ERIN VANDYSKE



LENAWEE COUNTY
NOVEMBER 24, 2025
RECEIPT # 1147808

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$288.20- CO
\$1,865.00- ST
Stamp # 47567

WARRANTY DEED

THIS INDENTURE, Made this 21 day of NOVEMBER, 2025, between ADEN W. PORTER, JR., a married man, and BARBARA RUSSELL, a married woman, as tenants in common, as Grantors, residing at 9668 Crockett Hwy., Blissfield, MI 49228 and SAMUEL R. FRAUTSCHI TRUST and ANDREW D. FRAUTSCHI TRUST, as tenants in common, as Grantees, residing at 9875 Neuroth Hwy., Blissfield, MI 49228 and 12853 Mulberry, Ottawa Lake, MI 49267.

WITNESSETH, that the Grantors, in consideration of the sum of Two Hundred Sixty-One Thousand Eight Hundred (\$261,800.00) Dollars, receipt of which is hereby acknowledged, do hereby CONVEY and WARRANT to Grantees the following described land situate in the Township of Ogden, County of Lenawee, State of Michigan, described as:

All that part of the Southeast 1/4 of Section 15, Town 8 South, Range 4 East, described as beginning at the East 1/4 corner of Section 15; thence South 01 degrees 56' 09" East 506.25 feet along the East line of Section 15 (Centerline of Crockett Highway 66 feet wide); thence South 88 degrees 03' 52" West 368.95 feet; thence South 01 degrees 56' 09" East 590.32 feet; thence North 88 degrees 03' 52" East 368.95 feet; thence South 01 degrees 56' 09" East 184.24 feet along said East line and said centerline; thence South 88 degrees 34' 22" West 934.28 feet; thence along the centerline of Hahn Drain North 02 degrees 52' 50" West 236.99 feet and North 07 degrees 21' 22" West 211.97 feet and North 25 degrees 22' 29" West 29.29 feet and North 51 degrees 53' 21" West 156.20 feet and North 46 degrees 23' 45" West 753.38 feet and North 54 degrees 09' 10" West 90.69 feet and North 15 degrees 48' 02" West 116.57 feet; thence along the East-West 1/4 line of said Section 15 North 88 degrees 22' 29" East 1716.71 feet to the point of beginning.

Property Tax No: OG0-115-4285-00

Property Address: 9000 Crockett Hwy. Blk., Blissfield, MI 49228

Subject to easements and restrictions of record, if any.

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

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

IN WITNESS WHEREOF, said Grantors hereunto set their hands and seals the day and year first above written.

Aden W. Porter Jr.
ADEN W. PORTER, JR.

Barbara Russell
BARBARA RUSSELL

STATE OF MICHIGAN)
)ss.
County of Lenawee)

On this 21 day of NOVEMBER, 2025 before a Notary Public in and for said County, personally appeared, ADEN W. PORTER, JR., a married man, and BARBARA RUSSELL, a married woman, as tenants in common, the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

AMBER SWANDER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires 04-12-2029
Acting in the County of LENAWEE

Amber Swander
AMBER SWANDER - Notary Public
Appointed and Acting in Lenawee Co., MI
My Commission Expires: 4/12/2029

Prepared By: Mark A. Jackson, 160 N. Winter St. Adrian, MI 49221 (517) 265-8138



CERTIFICATION OF TRUST
For
THE ANDREW D. FRAUTSCHI TRUST
Dated January 15, 2020

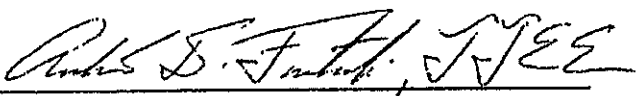
Certification of Trust for the Andrew D. Frautschi Trust dated January 15, 2020

Pursuant to Mich. Comp. Laws § 700.7913, this Certification of Trust is signed by all the currently acting Trustees of the Andrew D. Frautschi Trust dated January 15, 2020, who declare:

1. The Settlor of the trust is Andrew D. Frautschi. The trust is revocable by the Settlor.
2. The Trustee of the trust is Andrew D. Frautschi, whose address is 12853 Mulberry Road, Ottawa Lake, MI 49267.
3. The tax identification number of the trust is the Social Security number of Andrew D. Frautschi.
4. Title to assets held in the trust will be titled as:

Andrew D. Frautschi, Trustee of the Andrew D. Frautschi Trust dated January 15, 2020 and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Dated: November 21, 2025


Andrew D. Frautschi, Trustee

STATE OF MICHIGAN)
)
COUNTY OF Lenawee) ss.
)

Acknowledged by Andrew D. Frautschi, as Trustee before me on November 21, 2025.

AMBER SWANDER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires 04-12-2029
Acting in the County of Lenawee

Amber Swander
Print Notary Name AMBER SWANDER
Notary public, State of Michigan, County of LENAWEE
My commission expires: 4/12/2029

Prepared By: Kate Y. Murray, Attorney
RCO Law
433 N. Summit St., Four Seagate
Ninth Floor
Toledo, Ohio 43604

EXHIBIT - A

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

All that part of the Southeast 1/4 of Section 15, Town 8 South, Range 4 East, described as beginning at the East 1/4 corner of Section 15; thence South 01° 56' 09" East 506.25 feet along the East line of Section 15 (Centerline of Crockett Highway 66 feet wide); thence South 88° 03' 52" West 368.95 feet; thence South 01° 56' 09" East 590.32 feet; thence North 88° 03' 52" East 368.95 feet; thence South 01° 56' 09" East 184.24 feet along said East line and said centerline; thence South 88° 34' 22" West 934.28 feet; thence along the centerline of Hahn Drain North 02° 52' 50" West 236.99 feet and North 07° 21' 22" West 211.97 feet and North 25° 22' 29" West 29.29 feet and North 51° 53' 21" West 156.20 feet and North 46° 23' 45" West 753.38 feet and North 54° 09' 10" West 90.69 feet and North 15° 48' 02" West 116.57 feet; thence along the East-West 1/4 line of said Section 15 North 88° 22' 29" East 1716.71 feet to the point of beginning.



CERTIFICATION OF TRUST
For
THE SAMUEL R. FRAUTSCHI TRUST
Dated January 17, 2020

Certification of Trust for the Samuel R. Frautschi Trust dated January 17, 2020

Pursuant to Mich. Comp. Laws § 700.7913, this Certification of Trust is signed by all the currently acting Trustees of the Samuel R. Frautschi Trust dated January 17, 2020, who declare:

1. The Settlor of the trust is Samuel R. Frautschi. The trust is revocable by the Settlor.
2. The Trustee of the trust is Samuel R. Frautschi, whose address is 9875 Neuroth Highway, Blissfield, MI 49228.
3. The tax identification number of the trust is the Social Security number of Samuel R. Frautschi.
4. Title to assets held in the trust will be titled as:

Samuel R. Frautschi, Trustee of the Samuel R. Frautschi Trust dated January 17, 2020 and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

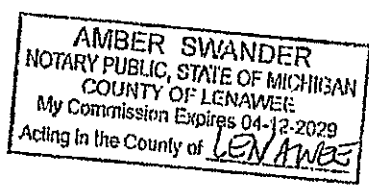
Dated: November 21, 2025



Samuel R. Frautschi, Trustee

STATE OF MICHIGAN)
)
) SS.
COUNTY OF LENAWEE)

Acknowledged by Samuel R. Frautschi, as Trustee before me on November 21, 2025.



Amber Swander
Print Notary Name AMBER SWANDER
Notary public, State of Michigan, County of LENAWEE
My commission expires: 4/12/2029

Prepared By: Kate Y. Murray, Attorney
RCO Law
433 N. Summit St., Four SeaGate
Ninth Floor
Toledo, Ohio 43604

EXHIBIT - A

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OGDEN TOWNSHIP

2025

Winter

Tax Bill

MESSAGE TO TAXPAYER

TAXES MAY BE PAID BY MAIL AT MY HOME OFFICE ON DEC 12, FEB 6 AT THE OGDEN TWP HALL ON DEC 31 OR FEB 17. A 3% LATE FEE IS ADDED AFTER FEB 17. HOURS ON THESE DATES ARE 9AM - NOON AND 1PM - 5PM.

FOR AN APPOINTMENT AT OTHER TIMES CALL: 517-443-5571.

PLEASE MAKE CHECK PAYABLE TO OGDEN TOWNSHIP. IF YOU NEED A RECEIPT PLEASE INCLUDE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE.

PAYMENT INFORMATION

This tax is payable: Dec 1, 2025 thru Feb 14, 2026.

Pay by mail to: OGDEN TOWNSHIP
RICK DENNISON, TREASURER
6324 E RIDGEVILLE RD
BLISSFIELD, MI 49228

TAX DETAIL

| | | |
|------------------------|----------|--------------------|
| Taxable Value: | 46,218 | AGRICULTURAL-VACAN |
| State Equalized Value: | 114,300 | Class: 102 |
| Assessed Value: | 114,300 | |
| 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.

PROPERTY INFORMATION

Property Assessed To:
FRAUTSCH, SAMUEL R. TRUST
ANDREW D FRAUTSCHI TRUST
19875 NEUROTH HWY
BLISSFIELD, MI 49228
School: BLISSFIELD COMMUNITY SCHOOLS
Prop #: OGO-115-4285-00
Prop Addr: 9000 CROCKETT HWY BLK

Legal Description:

PART OF SE 1/4 SEC 15 T8S R4E BEG AT E 1/4 COR SD SEC TH S01°56'09"E 506.29 FT ALG E LI SD SEC (C/L CROCKETT HWY) TH S88°03'52"W 368.95 FT TH S01°56'09"E 590.32 FT TH N88°03'52"E 368.95 FT TH S01°56'09"E 184.24 FT ALG SD E LI AND C/L TH S88°34'22"W 934.28 FT TH ALG C/L HAIN DRAIN N02°52'50"W 236.99 FT & N07°21'12"W 211.97 FT N25°22'29"W 29.29 FT & N51°53'21"W 156.20 FT & N46°23'45"W 753.38 FT & N54°09'10"W 80.69 FT & N15°48'02"W 116.57 FT TH ALG E-W 1/4 LI SD SEC N86°22'29"E 1716.71 FT TO EOB (SURVEY 30:80 AC) SPLIT ON 07/15/2025 FROM OGO-115-4280-00;

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.

| DESCRIPTION | MILLAGE | AMOUNT |
|------------------|----------|--------|
| DEPT AGING | 0.74720 | 34.53 |
| MED CARE | 0.18940 | 8.75 |
| VETERANS RELIEF | 0.01500 | 0.69 |
| LENAAEE INT SCH | 7.28170 | 336.54 |
| SCH SINKING FUND | 1.75000 | 80.88 |
| SCH BOND | 3.25000 | 150.20 |
| SCHOOL OPER | 18.00000 | EXEMPT |
| TWP TAX | 1.00000 | 46.21 |
| FIRE | 0.60000 | 27.73 |
| ROADS/BRIDGES | 2.00000 | 92.43 |
| SCHULTZ HOLMES | 1.25000 | 57.77 |

Total Tax **PAID** 835.73
Administration Fee 8.35

DEC 31 2025

TOTAL AMOUNT DUE 844.08

OGDEN TOWNSHIP

1/16/2026

To whom it may concern:

As the tenant who had a farming lease on property # OG0-115-4285-00 in Ogden Township, Michigan, I confirm that I earned an average gross annual income that exceeded \$200 per acre in the sale of agricultural crops from my farming operations on this property for the following calendar years on the following cash grain crops:

Year 2024 - 30.8 acres of soybean production

Year 2025 - 30.8 acres of wheat production

Regards,


Kendall Holsopple

1/16/2026

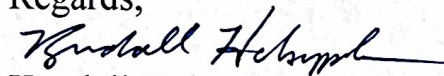
To whom it may concern:

As the tenant who had a farming lease on property # OG0-115-4285-00 in Ogden Township, Michigan, I confirm that I earned an average gross annual income that exceeded \$200 per acre in the sale of agricultural crops from my farming operations on this property for the following calendar years on the following cash grain crops.

Year 2024 – 30.8 acres of soybean production

Year 2025 – 30.8 acres of wheat production

Regards,



Kendall Holsopple

[Home](#) / [Search Results](#) / [Record Details](#) / [Printer Friendly Tax Information](#)

Parcel: OGO-115-4285-00

Property Address

9000 CROCKETT HWY BLK
BLISSFIELD, MI 49228

Owner and Taxpayer Information

| | | | |
|-------|---|----------|--------------------------|
| Owner | FRAUTSCHI, SAMUEL R, TRUST ANDREW D FRAUTSCHI TRUST 9875 NEUROTH HWY BLISSFIELD, MI 49228 | Taxpayer | SEE OWNER INFORMATION |
|-------|---|----------|--------------------------|

Legal Description

PART OF SE 1/4 SEC 15 T8S R4E BEG AT E 1/4 COR SD SEC TH S01°56'09"E 506.25 FT ALG E LI SD SEC (C/L CROCKETT HWY) TH S88°03'52"W 368.95 FT TH S01°56'09"E 590.32 FT TH N88°03'52"E 368.95 FT TH S01°56'09"E 184.24 FT ALG SD E LI AND C/L TH S88°34'22"W 934.28 FT TH ALG C/L HAHN DRAIN N02°52'50"W 236.99 FT & N07°21'22"W 211.97 FT & N25°22'29"W 29.29 FT & N51°53'21"W 156.20 FT & N46°23'45"W 753.38 & N54°09'10"W 90.69 FT & N15°48'02"W 116.57 FT TH ALG E-W 1/4 LI SD SEC N88°22'29"E 1716.71 FT TO POB (SURVEY 30.80 AC) SPLIT ON 07/15/2025 FROM OGO-115-4280-00;

General Information for 2025 Winter Taxes

| | | | |
|-------------------|----------------------------------|---------------------|---------------------------|
| School District | 46040 | PRE/MBT | 100.0000% |
| Taxable Value | \$46,218 | S.E.V. | \$114,300 |
| Property Class | 102 - AGRICULTURAL- VACANT | Assessed Value | \$114,300 |
| Tax Bill Number | <i>No Data to Display</i> | Last Receipt Number | <i>No Data to Display</i> |
| Last Payment Date | <i>No Data to Display</i> | Number of Payments | 0 |
| Base Tax | \$835.73 | Base Paid | \$0.00 |
| Admin Fees | \$8.35 | Admin Fees Paid | \$0.00 |
| Interest Fees | \$0.00 | Interest Fees Paid | \$0.00 |
| Total Tax & Fees | \$844.08 | Total Paid | \$0.00 |
| Renaissance Zone | <i>Not Available</i> | Mortgage Code | <i>Not Available</i> |

Tax Bill Breakdown for 2025 Winter

| Taxing Authority | Millage Rate | Amount | Amount Paid |
|------------------|--------------|----------|-------------|
| DEPT AGING | 0.747200 | \$34.53 | \$0.00 |
| MED CARE | 0.189400 | \$8.75 | \$0.00 |
| | 36.083300 | \$844.08 | \$0.00 |

| Taxing Authority | Millage Rate | Amount | Amount Paid |
|------------------|--------------|----------|-------------|
| VETERANS' RELIEF | 0.015000 | \$0.69 | \$0.00 |
| LENAWEE INT SCH | 7.281700 | \$336.54 | \$0.00 |
| SCH SINKING FUND | 1.750000 | \$80.88 | \$0.00 |
| SCH BOND | 3.250000 | \$150.20 | \$0.00 |
| SCHOOL OPER | 18.000000 | \$0.00 | \$0.00 |
| TWP TAX | 1.000000 | \$46.21 | \$0.00 |
| FIRE | 0.600000 | \$27.73 | \$0.00 |
| ROADS/BRIDGES | 2.000000 | \$92.43 | \$0.00 |
| SCHULTZ HOLMES | 1.250000 | \$57.77 | \$0.00 |
| Admin Fees | | \$8.35 | \$0.00 |
| Interest Fees | | \$0.00 | \$0.00 |
| | 36.083300 | \$844.08 | \$0.00 |

Info

OG0-115-4285-00

Zoom

Tax Parcels

Tax Parcel Fields

| | |
|----------------------|----------------------------|
| Tax ID | OG0-115-4285-00 |
| Liber/Page | 2697-144 |
| Owner 1 | FRAUTSCHI, SAMUEL R, TRUST |
| Owner 2 | ANDREW D FRAUTSCHI TRUST |
| Prop Address | 9000 CROCKETT HWY BLK |
| Prop Address Note | BLK |
| Prop Address City | BLISSFIELD |
| BSA Link | View |
| GIS Calculated Acres | 30.799 |
| BSA Recorded Acres | 30.800 |
| Gov Unit | OG0 |
| Tax Unit | OG0 |



200 ft