



RECEIVED
MAR 31 2026
VILLAGE OF LAKE ORION

**DIVIDE OR PARTITION
 LAND
 APPLICATION**

Applicant hereby requests: XXX Lot(s) Division or Partitioning _____ Acreage Division or Partitioning

→ John Gehrke 48 Highland Ave., Lake Orion, MI 48362

Applicant / Agent Name Street Address, City, State, Zip

Phone # Cell # Fax# Email

John F. Gehrke 48 Highland Ave. Lake Orion, MI 48362

Title/Deed Holder's Name(s) Street Address, City, State, Zip

Phone # Cell # Fax # Email

Kennedy Surveying 105 N Washington St. Oxford MI 48371

Surveyor Street Address, City, State, Zip

248.628.4241 kennedysurveying@sbcglobal.net

Phone # Cell # Fax # Email

48 Highland Ave. and 52 Highland Ave. Lake Orion, MI 48362 09-03-484-012 and 09-03-484-013

Site Address (if none, provide cross streets) Parcel ID No.(s)

Subdivision Name Lot No(s) Block Zoning District

Lots being combined to add a garage to 48 Highland Ave. and improve access to the dwelling.

Reason for Division or Partitioning of Land

Date and Result of Previous Land Division Applications for Parent Parcel, if known

Attachments Required with Application: Note: Additional Information May be Required

Proof of Ownership (with Deed Restrictions/Easements if any) Three (3) Signed/Sealed 8 1/2" x 14" Surveys (With Legal Descriptions all prepared by a Registered Land Surveyor, in Recordable Form. Survey Scale not less than 1" = 100')

Agent Authorization (if any) Fees

 3-31-2026 Date Signature(s) of ALL Title/Deed Holders (required)  3-31-2026 Date

OFFICE USE ONLY DO NOT WRITE BELOW

- Fee Paid _____
- Evidence of title and/or ownership _____
- Previous division of less than 10 acres _____
- Is property eligible to be split at this time _____
- Number of parcels proposed _____
- Proposed frontage adequate _____
- Conformance to Zoning Ordinance _____
- Conformance of existing structures _____
- Paved Road _____
- Water available _____
- Sanitary sewer available _____
- Requirement for additional sewer house leads _____
- Status of sanitary sewer permit report _____
- Status of tax payments (Township & Village) _____
- Status of utility payments _____
- Status of other obligations to Village _____
- Is separation of water and/or sewer required for existing structure(s) _____

	Regulations:	Parcel A:	Parcel B:
Min. Lot Width:	_____	_____	_____
Min. Lot Area:	_____	_____	_____
Front Yard Setback:	_____	_____	_____
Rear Yard Setback:	_____	_____	_____
Waterfront Setback:	_____	_____	_____
Side Yard Setback:	_____	_____	_____
Side Yard Setback:	_____	_____	_____
Side Yard Total Two:	_____	_____	_____
Corner Lot Side Yard:	_____	_____	_____
Established Front Setback:	_____	_____	_____
Max. Lot Coverage:	_____	_____	_____
Road Frontage:	_____	_____	_____
Min. Sq. Ft. Principal:	_____	_____	_____
No. of Accessory Buildings:	_____	_____	_____
Max. Sq. Ft. Accessory:	_____	_____	_____
Depth to Width Ratio:	_____	_____	_____

OAKLAND COUNTY TREASURERS CERTIFICATE

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

12/08/2025

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

LIBER: 60786 PAGE: 515

DOC #20250157100

RECORDED - 12/15/2025 09:49:30 AM

PAGE 1 of 2 RECORDING FEE: \$ 30.00

LISA BROWN, CLERK/REGISTER OF DEEDS

OAKLAND COUNTY, MI Receipt #: 40016290

ARRIVAL TIME: 12/08/2025 03:20:14 PM
ELECTRONICALLY RECORDED

STATE OF
MICHIGAN



REAL ESTATE
TRANSFER TAX

OAKLAND COUNTY
12/15/2025
20250157100

412.50 CO
2,812.50 ST
TX # 40016290

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS: Suzanne Claire Meyers, Personal Representative for The Estate of Gayle Lynn Moore, Oakland County Michigan Probate File No. 2025-426,344 whose address is 43666 Vivian Drive, Sterling Heights, MI 48313,

Grants and conveys to John F. Gehrke, Trustee of The John F. Gehrke Trust dated January 8, 1992

whose address is 48 Highland Avenue, Lake Orion, MI 48362;

The fee simple interest in the following described premises situated in the Village of Lake Orion, County of Oakland, and State of Michigan, to wit:

Lot(s) 6, Block 14 of ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1 according to the plat thereof recorded in Liber 4 of Plats, Page 19 of Oakland County Records.

Commonly known as: 52 Highland Avenue, Lake Orion, MI
Tax Parcel I.D. 09-03-484-013

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Seventy Five Dollars (\$375,000.000).

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.

Suzanne Claire Meyers, in her capacity as Personal Representative for the Estate of Gayle Lynn Moore, deceased, covenants with said grantee, their heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the estate has good right and title to sell and convey the same as aforesaid; that the personal representative in her representative capacity covenants and agrees that she has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

1041258 RO

First American Title

✓

Signature and Notary Block Appear on page 2

Dated this 3rd day of December 2025

Suzanne Claire Meyers
Suzanne Claire Meyers, Personal Representative
for the Estate of Gayle Lynn Moore, deceased

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this the 3rd day of December 2025, by Suzanne Claire Meyers, Personal Representative for the Estate of Gayle Lynn Moore, deceased.

[Signature]

SONDRA L WIGH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires November 26, 2027
Acting in the County of Oakland 11-25-2027

When Recorded Return To: The John F. Gehrke Trust John F. Gehrke, Trustee 48 Highland Avenue Lake Orion, MI 48362	Send Subsequent Tax Bills To: The John F. Gehrke Trust John F. Gehrke, Trustee 48 Highland Avenue Lake Orion, MI 48362	Drafted By: Thomas J. Murphy 445 S Livernois Road, Ste 309 Rochester Hills, MI 48307
Tax Parcel # 09-03-484-013	Recording Fee \$30.00	State Transfer Tax - 3812.50 41250 County Transfer Tax - Exempt

\$21.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$0.00 Transfer Tax

PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN

Oakland
11/28/2022
000374700



REAL ESTATE TRANSFER TAX

\$0.00 :CO
\$0.00 :ST
1373062

QUITCLAIM DEED

THIS QUITCLAIM DEED Executed this 18 day of November, 2022

By first party, Grantor, John F. Gehrke Trust, John F. Gehrke - Trustee

Whose post office address: 48 Highland Avenue, Lake Orion, MI 48362

To second party, Grantee, John F. Gehrke

Whose post office address is: 48 Highland Avenue, Lake Orion, MI 48362

WITNESSETH, That the said first party, for the sum One Dollar (\$1.00) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the to wit:

Land Situated in the State of Michigan, County of Oakland, City of Lake Orion.

Lot 7 Block 14 "Orions Improvement Company's Subdivision No. 1 as recorded in liber 4, Page 15, of plats Oakland County Records

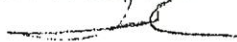
Commonly Known as 48 Highland Avenue, Lake Orion, MI 48362
Tax ID# OL-09-03-484-012

THIS DEED IS EXEMPT PERSUANT TO MCL 207.526 (6) (a) & MCL 207.505 (5) (a)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Dated: November 18, 2022

John F. Gehrke, Trust




John F. Gehrke, Trustee

State of Michigan
County of Macomb

On this 18 day of November 2022, before me Appeared, John F. Gehrke Trustee, of the John F. Gehrke Trust personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

My Commission Expires: April 9, 2023
WITNESS my hand and official seal.


(Notary Public)

Return to and Prepared By:
John Gehrke

KATIE M. BILLIET
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Apr 9, 2023
ACTING IN COUNTY OF Macomb