

CHARTER TOWNSHIP OF MADISON

Gary Griewahn
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

3804 S. ADRIAN HIGHWAY
ADRIAN, MI 49221
517-263-9313 Fax: 517-263-4569

TRUSTEES

Howard Bales
Matt Carpenter
Ralph Benschoter
Chad Rodgers

August 12, 2024

Cathey and Dean Opel located at 1670 Shumway Rd has requested a land split, Tax ID MD0-126-4700-00 currently zoned AG-1 the proposed split will create two parcels and the area of 2.00 acres will be split off the original 40.3 acres all parcels would meet the road frontage requirements. It would be my recommendation of the approval on the request.



David Rincon

Madison Township
Building Official
Zoning Official
Fire Inspector 1



BRING OR MAIL TO:
 Madison Charter Township
 3804 S. Adrian Hwy
 Adrian, MI 49221

Land Division Application

*Up to **45 DAY** processing time from when completed Land Division Paperwork is returned to township office.

You MUST answer all questions and include all attachments or this will be returned to you.

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property lot line adjustment. (Sec. 102 e & f)

Where you want this form sent when review is completed:

Name: Chris Opel
 Address: 1670 Shumway Rd
 City/State/Zip: Adrian MI 49221

This form is designed to comply with applicable local zoning land division ordinances and 109 of the Michigan Land Division Act (formerly the subdivision control act (Partiicularly by PA 591 of 1996. M.C.L. 560.101 et seq.) PA. 288 of 1967 as amended)

1. Location of parent parcel to be split:
 Address: 1670 Shumway Rd
 Township/City: Adrian Parent Parcel: MDO 1244700 00

2. Property owner information:
 Name: Cathy and Dean Opel Phone: 517-673-0279
 Address: 1670 Shumway Rd
 Contact Name if applicant is not a person: _____

3. Applicant Information (if not parcel owner)
 Name: Christopher Opel Phone: 517-918-5315
 Address: 1670 Shumway Rd
 Contact Name if applicant is not a person: _____

4. PROPOSAL: Describe Division(s) being proposed:
 A. Number of new parcels one
 B. Intended Use (residential, commercial, etc.) Residential
 C. The division of the parcel provides access to an existing pubic roadway by: (check one)
 Each new division has frontage on an existing road: Shumway Rd.
 A new public road, proposed road name: _____
 A new private road or easement, proposed road name: _____
 A recorded casement (driveway). (Cannot service more than one potential site)
 Attach legal description of the proposed new road, easement or shared driveway
 Attach legal description of each proposed new parcel

5. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.
 Indicate number of transferred _____
 (See section 109(2) of the statute. Make sure your deed includes both statements required in Section 109(3 & 4) of the statute.)

6. DEVELOPMENT SITE LIMITS Check each that represents a condition which exists of the parent parcel

- Lake or riverfront parcel
- Includes wetlands
- Includes beach
- Within a floodplain
- Includes slopes more than 25% (a 1:4 or 14 degree angle) or steeper
- Is on muck soils or soils known to have severe limitations for on site sewage systems
- Is known or suspected to have an abandoned well, underground storage tank or contaminated soils

7. ATTACHMENTS

- A. Survey, sealed by professional surveyor of proposed division(s) of PARENT PARCEL or a scale map\ drawing of proposed division(s) of parent parcel which must show:
 1. Current boundaries (as of March 31, 1997)
 2. All previous divisions made after March 31, 1997 (Indicate when made or none)
 3. Proposed division(s)
 4. Dimensions of the proposed divisions
 5. Existing and proposed road/easement right-of-way
 6. Easements for public utilities from each parcel to existing public utility facilities
 7. Any existing improvements (building, wells, septic system, driveways, etc.)
 8. Any of the features checked in question number 6
- B. If under 1 acre: A septic system permit or soil evaluation prepared by the Health Department that a permit will issue for each proposed parcel or in the alternative evidence that each proposed parcel is serviced by a public sewer system
- C. If under 1 acre: A well permit or an evaluation/indication prepared by the Health Department that approval will occur for potable water for each proposed parcel or in the alternative, evidence that each proposed parcel is serviced by a Public Water System.
- D. Indication of approval of permit form the Lenawee County Road Commission, MDOT or respective municipal street administrator for each proposed new road, easement or shared driveway.
- E. A copy of any transferred division rights (109(4) of the Act) in the parent parcel.
- F. A fee of \$ _____
- G. Other: _____

8. IMPROVEMENTS Describe an existing improvements (buildings, wells, septic, etc.) Which are on the parent parcel or indicate none: _____

9. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections: _____
I agree the statements made above are true and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the Subdivision Control Act, PA288 of 1967, as amended (particularly by PA 591 of 1996), M.C.L. 560.101 et seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time and if changed, the division(s) made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved division(s) are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made.

Property Owner's Signature: Cathy Opel Dean Opel

For Official Use Only:

Reviewer's Action: Total: \$ _____ Receipt # _____

Approved: Conditions, if any: _____

Denied: Reasons (cite): _____

Signature & Date: _____

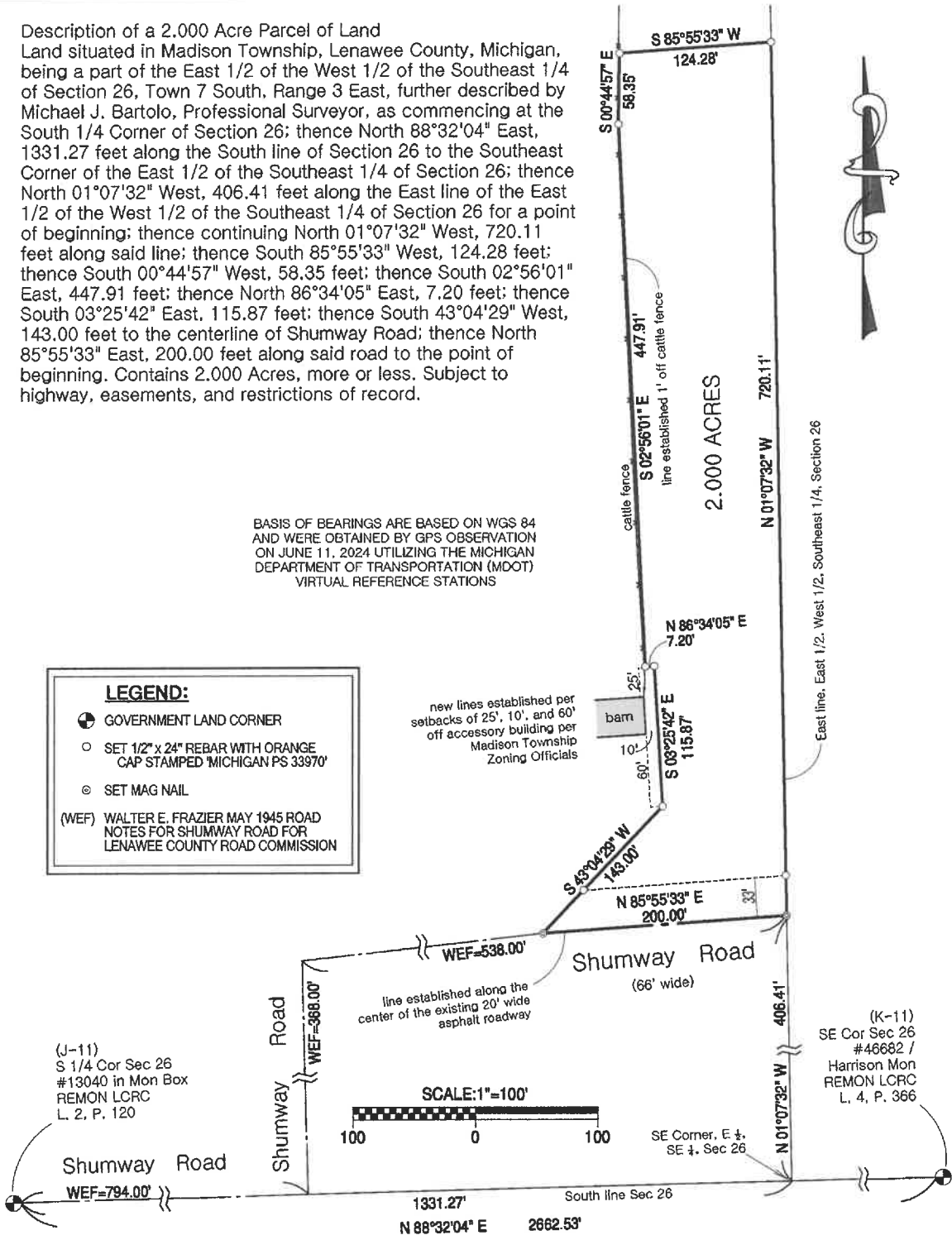
CERTIFIED BOUNDARY SURVEY

Description of a 2.000 Acre Parcel of Land
 Land situated in Madison Township, Lenawee County, Michigan, being a part of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 26, Town 7 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the South 1/4 Corner of Section 26; thence North 88°32'04" East, 1331.27 feet along the South line of Section 26 to the Southeast Corner of the East 1/2 of the Southeast 1/4 of Section 26; thence North 01°07'32" West, 406.41 feet along the East line of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 26 for a point of beginning; thence continuing North 01°07'32" West, 720.11 feet along said line; thence South 85°55'33" West, 124.28 feet; thence South 00°44'57" West, 58.35 feet; thence South 02°56'01" East, 447.91 feet; thence North 86°34'05" East, 7.20 feet; thence South 03°25'42" East, 115.87 feet; thence South 43°04'29" West, 143.00 feet to the centerline of Shumway Road; thence North 85°55'33" East, 200.00 feet along said road to the point of beginning. Contains 2.000 Acres, more or less. Subject to highway, easements, and restrictions of record.

BASIS OF BEARINGS ARE BASED ON WGS 84 AND WERE OBTAINED BY GPS OBSERVATION ON JUNE 11, 2024 UTILIZING THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) VIRTUAL REFERENCE STATIONS

LEGEND:

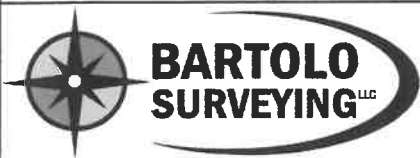
- GOVERNMENT LAND CORNER
- SET 1/2" x 24" REBAR WITH ORANGE CAP STAMPED 'MICHIGAN PS 33970'
- ⊙ SET MAG NAIL
- (WEF) WALTER E. FRAZIER MAY 1945 ROAD NOTES FOR SHUMWAY ROAD FOR LENAWEE COUNTY ROAD COMMISSION



(J-11)
 S 1/4 Cor Sec 26
 #13040 in Mon Box
 REMON LCRC
 L. 2. P. 120

(K-11)
 SE Cor Sec 26
 #46682 /
 Harrison Mon
 REMON LCRC
 L. 4, P. 366

CLIENT: MATTIE-ROSE OPEL JOB NO: 2405013 DATE: JUNE 11, 2024



131 E. FRONT STREET
 ADRIAN, MICHIGAN 49221-2726
 PHONE: (517) 265-6887
 FAX: (517) 263-6021
 E-MAIL: BARTOLOSURVEYING@YAHOO.COM



I hereby certify that I have surveyed the land above delineated, and that all property corners have been found or set as shown, and that there exist no encroachments onto the property, except those shown. If the signature on this plan is not violet colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification on this document shall not apply to any copies. This paper is an important document regarding your property. Please file it with other important documents such as deeds, title policies, etc.

