

CHARTER TOWNSHIP OF MADISON

Ryan Rank
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

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

TRUSTEES

Howard Bales
Norm Schutte
Ralph Benschoter
Chad Rodgers



December 7, 2025

Land Split Recommendation – Kevin R. King, 5000 Block S. Adrian Highway

Mr. Kevin R. King, located in the 5000 block of South Adrian Highway, has submitted a request for a land split. The property, identified as Tax ID **MD0-134-2400-00**, is currently zoned **AG-1**.

The proposed division will create three parcels. A 5.00-acre portion will be split from the original 38.11-acre parcel. All proposed parcels meet the required road frontage and zoning standards.

Based on my review, I recommend **approval** of the requested land split. Resulting in parcel B

Sincerely,
David Rincon
Building Official | Zoning Official | Fire Inspector I
Madison Township
517-442-3080

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Based on my review, I recommend **approval** of the requested land split. Resulting in parcel C

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David Rincon
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Based on my review, I recommend **approval** of the requested land split. Resulting in parcel D

Sincerely,
David Rincon
Building Official | Zoning Official | Fire Inspector I
Madison Township
517-442-3080



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: Kevin R King
 Address: 9905 Grass Lake Rd
 City/State/Zip: Hillstale Mi 49242

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 (Partiucularly 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: ~~5818 S. Adrian Hwy~~ 5000 Blk S. Adrian Hwy.
 Township/City: Madison Adrian Parent Parcel: MDD-134-2900-00.

2. Property owner information:

Name: Kevin R King Phone: 517-263-8109
 Address: 9905 Grass Lake Rd
 Contact Name if applicant is not a person: _____

3. Applicant Information (if not parcel owner)

Name: _____ Phone: _____
 Address: _____
 Contact Name if applicant is not a person: _____

4. PROPOSAL: Describe Division(s) being proposed:

A. Number of new parcels 3 parcels B, C + D
 B. Intended Use (residential commercial, etc.)

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: _____
- 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 \$ 300
- G. Other: _____

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

For Official Use Only:

Reviewer's Action: Total: \$ 300 Receipt # 178970

Approved: Conditions, if any: _____

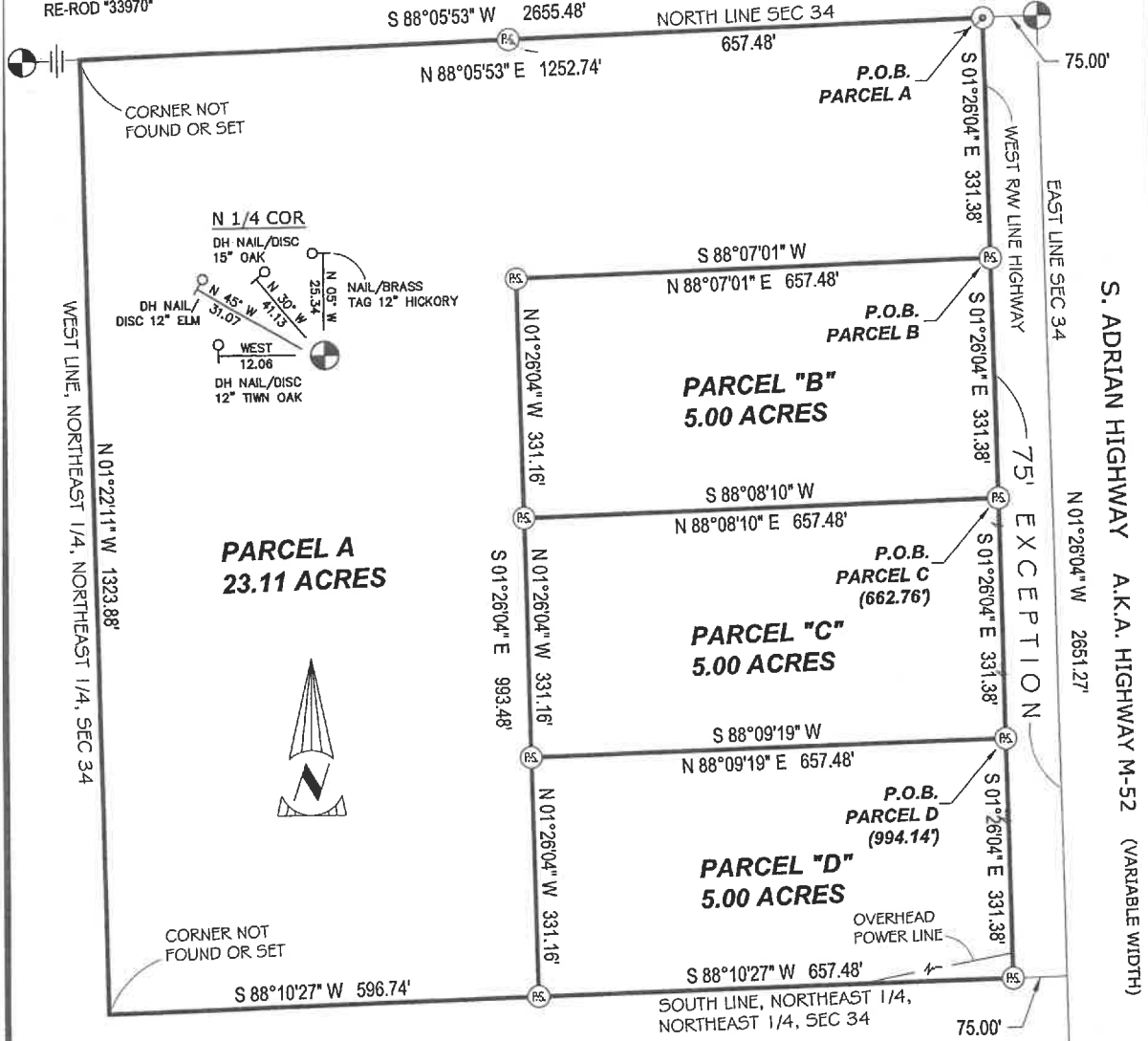
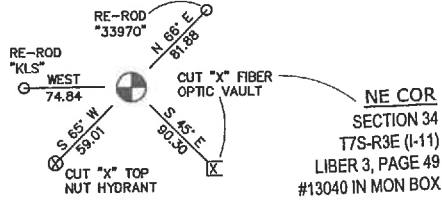
Denied: Reasons (cite): _____

Signature & Date: _____

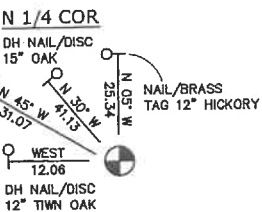
CERTIFICATE OF SURVEY

Madison Township, Lenawee County, Michigan
 All that part of the Northeast 1/4 of Section 34,
 Town 7 South, Range 3 East, Madison
 Township, Lenawee County, Michigan.

N 1/4 COR
 SECTION 34
 T7S-R3E (H-11)
 RE-ROD "33970"



S. ADRIAN HIGHWAY A.K.A. HIGHWAY M-52 (VARIABLE WIDTH)



PARCEL A
 23.11 ACRES

PARCEL "B"
 5.00 ACRES

PARCEL "C"
 5.00 ACRES

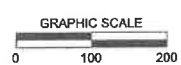
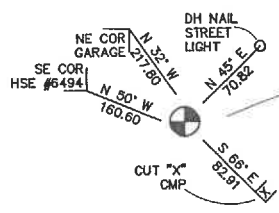
PARCEL "D"
 5.00 ACRES

CORNER NOT FOUND OR SET

CORNER NOT FOUND OR SET

E 1/4 COR
 SECTION 34
 T7S-R3E (I-12)
 LIBER 3, PAGE 48
 #13040 IN MON BOX

- LEGEND**
- (⊕) REBAR & CAP SET "JDC"
 - (⊙) IRON PIPE FOUND
 - (⊗) REBAR FOUND
 - (□) PLAT MONUMENT
 - (R) RECORD
 - (M) MEASURED
 - (P.O.B.) POINT OF BEGINNING



REVISED: NOVEMBER 17, 2025

Drawn By	Checked By
DRM	KLP

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FOR: KEVIN KING JOB NO: 2501233
 SCALE: 1 INCH = 200 FEET DATE: SEPTEMBER 16, 2025

SHEET 1 OF 2

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 herein; 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.



Kevin L. Pickford
 Kevin L. Pickford
 Professional Surveyor No. 4001046682



CERTIFICATE OF SURVEY

Descriptions
Madison Township, Lenawee County, Michigan

PARCEL "A"

All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 from the Northeast Corner of said Section 34; thence South 01°26'04" East 331.38 feet along the westerly right of way line of S. Adrian Highway (variable width); thence South 88°07'01" West 657.48 feet; thence South 01°26'04" East 993.48 feet; thence South 88°10'27" West 596.74 feet along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence North 01°22'11" West 1323.88 feet along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence North 88°05'53" East 1252.74 feet along said North line of said Section 34 to the point of beginning. Containing 23.11 acres.
Subject to highway easements and all other easements and restrictions of record, if any.

PARCEL "B"

All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 and 331.38 feet South 01°26'04" East along the westerly right of way line of S. Adrian Highway (variable width) from the Northeast Corner of said Section 34; thence continuing South 01°26'04" East 331.38 feet along said right of way line; thence South 88°08'10" West 657.48 feet; thence North 01°26'04" West 331.16 feet; thence North 88°07'01" East 657.48 feet to the point of beginning. Containing 5.00 acres.
Subject to highway easements and all other easements and restrictions of record, if any.

PARCEL "C"

All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 and 662.76 feet South 01°26'04" East along the westerly right of way line of S. Adrian Highway (variable width) from the Northeast Corner of said Section 34; thence continuing South 01°26'04" East 331.38 feet along said right of way line; thence South 88°09'19" West 657.48 feet; thence North 01°26'04" West 331.16 feet; thence North 88°08'10" East 657.48 feet to the point of beginning. Containing 5.00 acres.
Subject to highway easements and all other easements and restrictions of record, if any.

PARCEL "D"

All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 and 994.14 feet South 01°26'04" East along the westerly right of way line of S. Adrian Highway (variable width) from the Northeast Corner of said Section 34; thence continuing South 01°26'04" East 331.38 feet along said right of way line; thence South 88°10'27" West 657.48 feet along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence North 01°26'04" West 331.16 feet; thence North 88°09'19" East 657.48 feet to the point of beginning. Containing 5.00 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.

REVISED: NOVEMBER 17, 2025

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Drawn By	Checked By
DRM	KLP

FOR: KEVIN KING	JOB NO: 2501233
SCALE: 1 INCH = 200 FEET	DATE: SEPTEMBER 16, 2025

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ADRIAN, MI 49221
TEL: 517.263.4515
FAX: 517.263.4535



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