

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

December 28, 2023

Carl Walworth located at 2640 E Beecher Rd Road has requested a land split, Tax ID MD0-101-4925-00 currently zoned R-1 the proposed split will create two parcels and the area of 1.126 acres will be split off the original 2.707 acres all parcels would meet the road frontage requirements. It would be my recommendation of the approval on the request split.



David Rincon,

Madison Township
Building Official
Zoning Official
Fire Inspector1



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: Carl Walworth
 Address: 2640 E. Beecher St
 City/State/Zip: Adrian, Mich 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 (Particularly 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: 2640 E. Beecher St.

Township/City: Madison/Adrian Parent Parcel:

2. Property owner information:

Name: Carl + Emily Walworth Phone: 1714-507-0771

Address: 2640 E. Beecher St., Adrian, MI.

Contact Name if applicant is not a person: Emily Walworth (1-714-507-0832)

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 1

B. Intended Use (residential, commercial, etc.) 1

C. The division of the parcel provides access to an existing public 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 1

(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 \$ 150
- G. Other: _____

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

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: Carl W. W. [Signature]

For Official Use Only:

Reviewer's Action: Total: \$ 150.00 Receipt # 157772

Approved: Conditions, if any: _____

Denied: Reasons (cite): _____

Signature & Date: _____

CERTIFIED BOUNDARY SURVEY

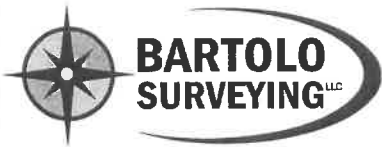
Description of a 1.581 Acre Parcel (with Res'd # 2640 E. Beecher Street) Land situated in Madison Township, Lenawee County, Michigan, being a part of the Southeast 1/4 of Section 1, Town 7 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Southeast Corner of Section 1; thence South 88°28'18" West, 935.91 feet along the South line of Section 1 (centerline of E. Beecher Street) for a point of beginning; thence continuing South 88°28'18" West, 242.03 feet along said line and said street; thence North 02°41'49" East, 299.16 feet to the South right of way line of the former NYC Railroad; thence South 80°45'30" East, 264.11 feet along said right of way; thence South 01°04'08" West, 250.01 feet to the point of beginning. Contains 1.581 Acres, more or less. Subject to highway, easements, and restrictions of record.

Description of a 1.126 Acre Parcel of Land Land situated in Madison Township, Lenawee County, Michigan, being a part of the Southeast 1/4 of Section 1, Town 7 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Southeast Corner of Section 1; thence South 88°28'18" West, 1177.94 feet along the South line of Section 1 (centerline of E. Beecher Street) for a point of beginning; thence continuing South 88°28'18" West, 158.82 feet along said line and said street to the West line of the East 1/2 of the Southeast 1/4 of Section 1; thence North 01°47'05" West, 328.43 feet along said line to the South right of way line of the former NYC Railroad; thence South 80°45'30" East, 156.95 feet along said right of way; thence South 02°41'49" East, 299.16 feet to the point of beginning. Contains 1.126 Acres, more or less. Subject to highway, easements, and restrictions of record.

CLIENT: CARL WALWORTH

JOB NO: 2307031-A

DATE: OCTOBER 30, 2023



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

I hereby certify I have surveyed the parcel of land above described and delineated hereon, and the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of Professional Surveying. I certify that the requirements for PA 132 of 1970, MCL 54.213, have been met. 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 contained 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.

