

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

Keith Truckor located at 1178 West Gorman Road has requested a land split, Tax ID MD0-134-2870-00 currently zoned AG-1 the proposed split will create two parcels and the area of 2.26 acres will be split off the original 37.71 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: KEITH TRUCKOR
Address: 15385-Co.Rd. 2
City/State/Zip: METAMORA, OHIO 43540

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: 1178 WEST GORMAN Rd.
Township/City: ADRIAN, MICHIGAN Parent Parcel: 89221

2. Property owner information:
Name: KEITH TRUCKOR Phone: 414-467-1650
Address: 15385-Co.Rd. 2, METAMORA, OHIO 43540
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 1
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 0
(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: see attached.

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: Keith Tumber

For Official Use Only:

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

Approved: Conditions, if any: _____

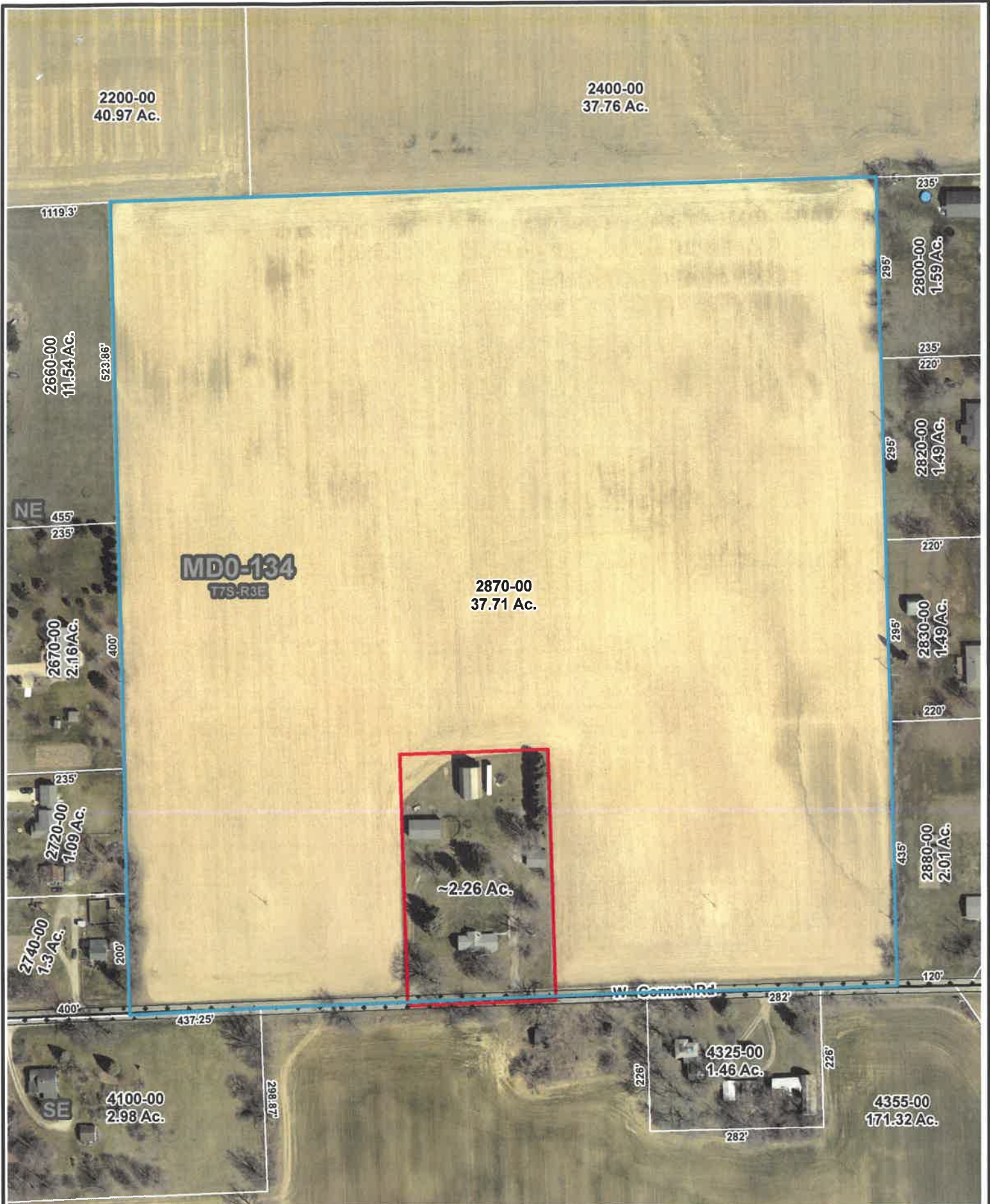
Denied: Reasons (cite): _____

Signature & Date: _____

REMAINDER DESCRIPTION

The Southeast 1/4 of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, excepting therefrom the East 295 feet thereof. ALSO, a strip of land of the uniform width of 12 1/2 rods from off and across the East side of the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East.

ALSO EXCEPTING THEREFROM all that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, described as beginning on the south line of said Northeast 1/4 of Section 34 aforesaid, 850.55 feet South 88° 15' 06" West from the East 1/4 corner of said Section 34; thence South 88° 15' 06" West 240.31 feet along said south line of the Northeast 1/4 of Section 34; thence North 01° 44' 54" West 409.74 feet; thence North 88° 15' 06" East 240.31; thence South 01° 44' 54" East 409.74 feet to the point of beginning.



Lenawee County G.I.S
 301 N. MAIN ST
 OLD COURTHOUSE 1ST FLOOR
 ADRIAN, MI. 49221
 PHONE: (517)264-4522
 FAX: (517)264-4529

MD0-134-2870-00
1178 W GORMAN RD



1 inch = 200 feet

*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.

CERTIFICATE OF SURVEY

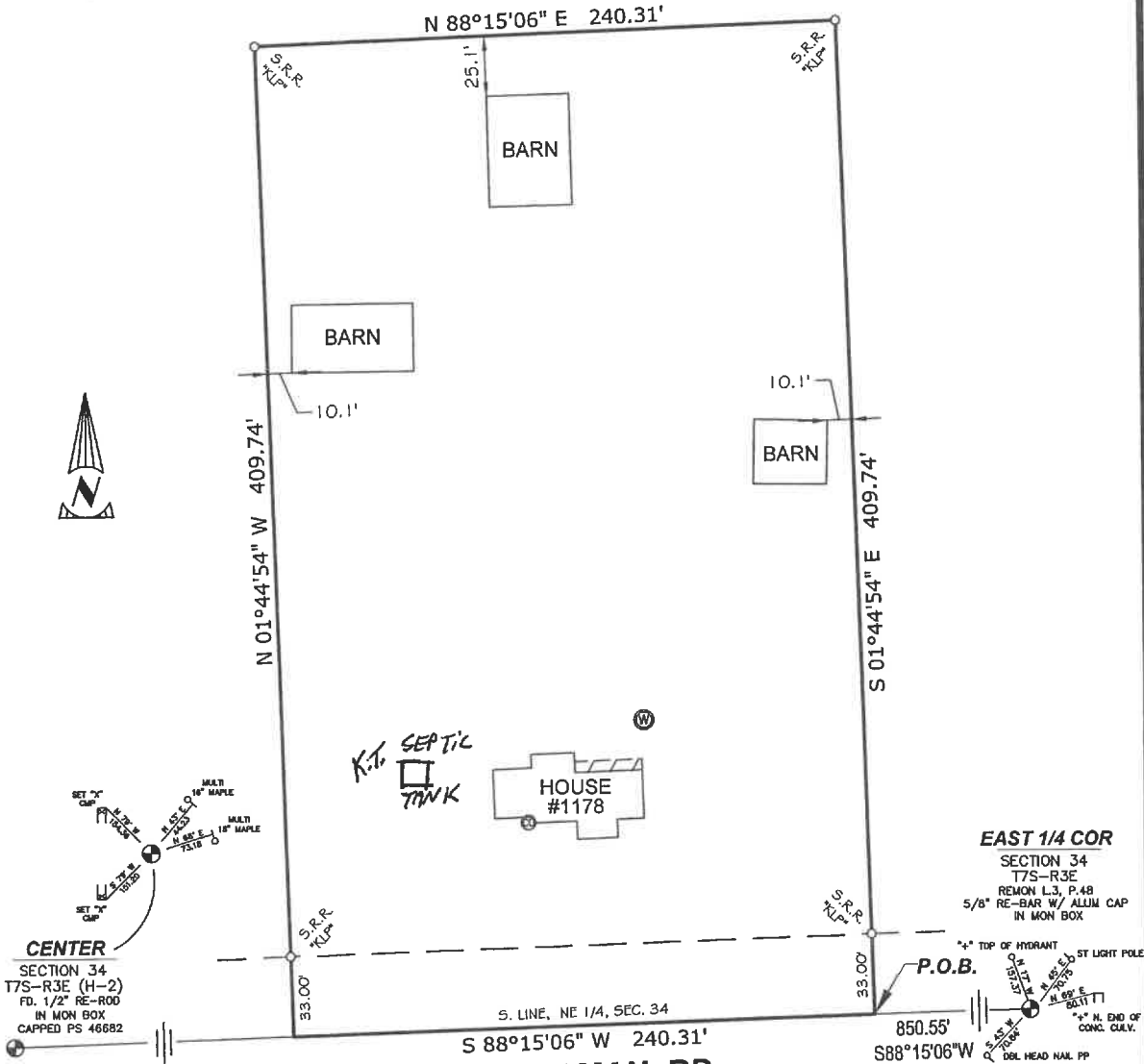
Description
Madison Township, Lenawee County, Michigan

All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, described as beginning on the south line of said Northeast 1/4 of Section 34 aforesaid, 850.55 feet South 88° 15' 06" West from the East 1/4 corner of said Section 34; thence South 88° 15' 06" West 240.31 feet along said south line of the Northeast 1/4 of Section 34; thence North 01° 44' 54" West 409.74 feet; thence North 88° 15' 06" East 240.31 feet; thence South 01° 44' 54" East 409.74 feet to the point of beginning.

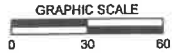
Containing 2.26 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Basis of bearing based on the Michigan State Plane coordinate system South Zone. Bearings are for the express purpose of showing angular measurements only.



LEGEND
P.O.B. - Point Of Beginning
S.R.R. - Set Re-rod
⊙ Well
⊙ Cleanout



Drawn By	Checked By
RDD	KLP

W:\Projects\2023\800-999\2300955\CAD\SURV\C3D\2300955 1178 W GORMAN RD.dwg
FOR: Keith Truckor JOB No.: 2300955
SCALE: 1 inch = 60 feet DATE: December 5, 2023

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.



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



237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515
FAX: 517.263.4535