

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

September 26, 2023

David Wilt, located at 2624 Harwood Rd Road has requested a land split.
Tax ID MD0-133-3900-00 currently zoned AG-1 and will remain AG-1 the proposed split will create two parcels and area of 3.001 acres will be split off the original 60.49 acres all parcels would meet road frontage requirements, it would be my recommendation of the approval on the request split.

Regards,



David Rincon,

Madison Township
Building Official
Zoning Official
Fire Inspector I



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: Nicholas + Quinn Wilt

This form is designed to comply with applicable local zoning land division ordinances and 109 of the Michigan Land Division Act (formerly the

Address: PO Box 73

subdivision control act (Particularly by PA 591 of 1996, M.C.L. 560.101 et seq.) PA. 288 of 1967 as amended)

City/State/Zip: Sand Creek, MI 49279

1. Location of parent parcel to be split:

Address: 2629 Harwood Rd

Township/City: Sand Creek MI Parent Parcel:

2. Property owner information:

Name: David Wilt

Phone: 517-442-2645

Address: 2685 W. Gannon Rd Adrian MI

Contact Name if applicant is not a person:

3. Applicant Information (if not parcel owner)

Name: Nicholas + Quinn Wilt

Phone: 517-215-0906

Address: PO Box 73 Sand Creek, MI 49279

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.) residential

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: Harwood Road

☐ A new public road, proposed road name:

☐ A new private road or easement, proposed road name:

☐ A recorded easement (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

- None*
- ☐ 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 from 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: 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: Olivia

For Official Use Only:

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

☐ Approved: Conditions, if any: _____

☐ Denied: Reasons (cite): _____

Signature & Date: _____



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

MD0-133-3900-00
2624 HARWOOD RD

N
1 inch = 250 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

Part of the East 1/2 of the Southwest 1/4 of Section 33, Town 7 South, Range 3 East,
Madison Township, Lenawee County, Michigan

3.00 ACRES

DESCRIPTION

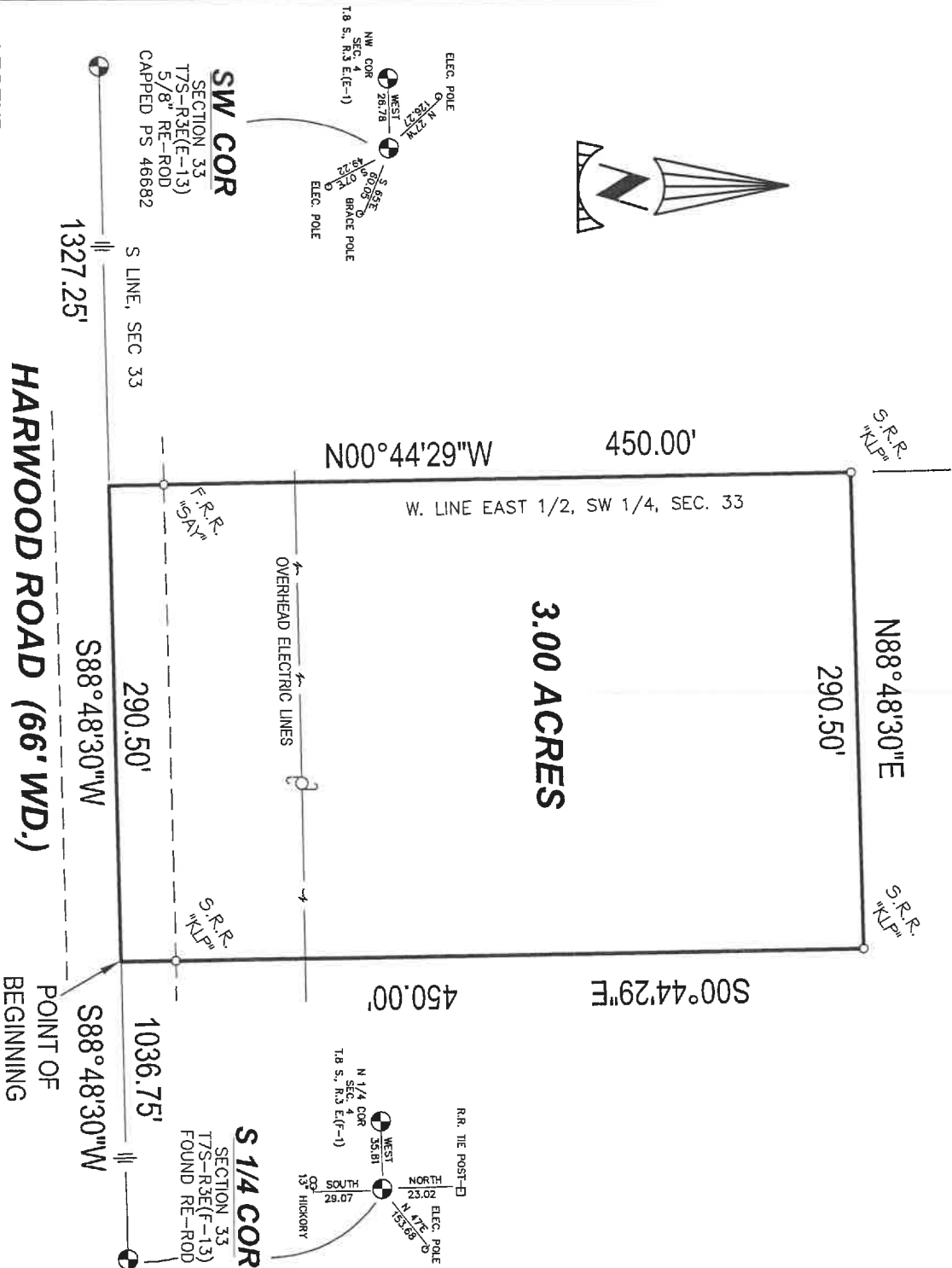
All that part of the East 1/2 of the Southwest 1/4 of the Section 33, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan described as beginning on the South line of Section 33 aforesaid being 1036.75 feet South 88°48'30"West from the South 1/4 Corner of said Section 33; thence South 88°48'30 West 290.50 feet continuing along said South line of Section 33; thence North 00°44'29" West 450.00 feet along the West line of the East 1/2 of the Southwest 1/4 of said Section 33; thence North 88°48'30" East 290.50 feet; thence South 00°44'29" East 450.00 feet to the point of beginning.

Containing 3.00 acres.

Subject to highway easements and all other easements and restrictions of record, if any.
Bearings are referenced to a deed recorded in Liber 800 on Page 870, Lenawee County Records.

PARCEL MD0-133-3900-00 REMAINDER DESCRIPTION

The South 60 acres of the East 1/2 of the Southwest 1/4 of Section 33, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan EXCEPTING THEREFROM:
All that part of the East 1/2 of the Southwest 1/4 of the Section 33, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan described as beginning on the South line of Section 33 aforesaid being 1036.75 feet South 88°48'30"West from the South 1/4 Corner of said Section 33; thence South 88°48'30 West 290.50 feet continuing along said South line of Section 33; thence North 00°44'29" West 450.00 feet along the West line of the East 1/2 of the Southwest 1/4 of said Section 33; thence North 88°48'30" East 290.50 feet; thence South 00°44'29" East 450.00 feet to the point of beginning.



LEGEND

S.R.R. = Set Re-Rod
F.I.P. = Found Iron Pipe
F.R.R. = Found Re-Rod

GRAPHIC SCALE

W:\projects\401.2300435\cad\survey\401.2300435.dwg

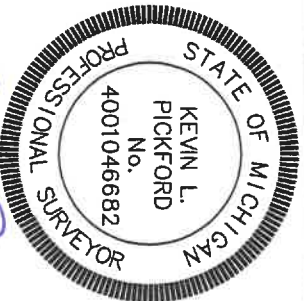
FOR: Nicholas Wilt
SCALE: 1 inch = 100 feet
JOB NO.:401.2300435
DATE: August 3, 2023



237 NORTH MAIN STREET
ADRIAN, MI 48221
TEL: 517.263.4515
FAX: 517.263.4535

Drawn By	Checked By
sy	kp

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; 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
Professional Surveyor No. 4001046682