

Agenda

Wednesday, September 20, 2023, 7:00 p.m.

[Webex Link](#)

- 1. Call to Order**
 - 2. Roll Call**
 - 3. Public Comment**
 - 4. Correspondences - None**
 - 5. Approval of Minutes - July 17, 2023**
 - 6. Approval of Agenda**
 - 7. Public Hearings - None scheduled**
 - 8. Unfinished Business**
 - 9. New Business**
 - a. Farmland and Open Space Preservation Program Applications**
 - i. Camden Township - Graber (Section 23 T8S R4W 80 acres m/l)
Program Type: Farmland Development Rights Agreement
 - b. Farmland and Open Space Preservation Program Applications**
 - i. Camden Township - Steury (Section 21 T8S R4W 40 acres m/l)
Program Type: Farmland Development Rights Agreement
 - c. Farmland and Open Space Preservation Program Applications**
 - i. Camden Township - Eicher (Section 22 T8S R4W 8.68 acres m/l)
Program Type: Farmland Development Rights Agreement
 - 10. Any Other Business/On-going Business**
 - a. Continued discussion on update of Master Plan**
 - b. Review of members terms expiring at the end of 2023**
 - Townships (Carolan)
 - Industrial & Economic Development (Smith)
 - Environmental & Natural Resources (Clark)
 - Citizen At-Large (Scoville)
 - 11. Public Comment**
 - 12. Adjournment**
- Next Meeting: Monday, November 15, 2023 @ 7:00 p.m.

Minutes

Monday, July 17, 2023

1. **Call to Order** - *Chair Carolan called the meeting to order at 1:00 p.m.*
2. **Roll Call**
Members Present: *Namrata Carolan, Chair; Troy Reehl, Secretary; Michael Clark; Steve Lanius; Jack McLain*
Members Absent: *Annette Scoville-Excused; Susan Smith-Excused*
3. **Public Comment** - *None*
4. **Correspondences** - *None*
5. **Approval of Minutes** - *Motion by Clark to approve the May 15, 2023 minutes. Second by Reehl. Approved unanimously.*
6. **Approval of Agenda** - *Motion by Reehl to approve the July 17, 2023 agenda with the addition of item c. under New Business to discuss changing the time for future meetings. Second by Lanius. Approved unanimously.*
7. **Public Hearings** - *No public hearings scheduled.*
8. **Unfinished Business** - *No unfinished business listed.*
9. **New Business**
 - a. **Farmland and Open Space Preservation Program Applications**
 - i. **Camden Township - Graber (Section 23 T8S R4W 80 acres m/l)**
 Program Type: **Farmland Development Rights Agreement** - *Motion by Reehl to postpone review of the application until Question 13 is answered and the application is considered complete. Second by Clark. Approved unanimously.*
 - b. **2024 Budget Request** - *Motion by McLain to submit the following 2024 Hillsdale County Planning Commission budget request to the Budget Committee of the Hillsdale County Board of Commissioners:*

BUDGET REQUEST		2024
PLANNING COMMISSION		BUDGET
GL NUMBER	DESCRIPTION	REQUEST
101-701.00-704.000	PERMANENT SALARIES	8,670
101-701.00-707.000	PER DIEM- PLANNING	1,350
101-701.00-715.000	FICA	620
101-701.00-716.000	MEDICARE	146
101-701.00-718.000	RETIREMENT	564
101-701.00-727.000	OFFICE SUPPLIES	50
101-701.00-729.000	POSTAGE	100
101-701.00-860.000	TRAVEL/MILEAGE	1,000
101-701.00-861.000	SEMINARS & EDUCATION	2,000
101-701.00-862.000	SPECIAL PROJECTS	10,000
101-701.00-900.000	ADVERTISING	500
TOTAL APPROPRIATIONS		\$ 25,000

Second by Reehl. Approved unanimously. The budget request includes the addition of staff to assist the planning commission. A request will be made to schedule a meeting with the Budget Committee to discuss this request in detail.

- c. *Change Starting Time of Future Meetings - After much discussion a motion was made by Clark to change the start time of the Planning Commission meetings to 7:00 pm and the day of the week to Wednesday beginning September 20, 2023. Second by Lanius. Approved with one No vote (McLain).*

10. Any Other Business/On-going Business

- a. **Continued discussion on update of Master Plan**
 - i. *Review Region 2 Planning Commission Proposal – There was much discussion on how to proceed with updating the Master Plan. It was the consensus to reach out to Michigan State University Extension (MSUE) for an update of options for assistance they may provide to the Planning Commission. Further consideration to the Region 2 proposal, MSUE assistance and other assistance that may be available will be made at future meetings and in conjunction with the 2024 budget request outcome. In the meantime, members of the Planning Commission will continue to review the previously adopted plan along with the working draft that has been ongoing to identify where changes and updates need to be made.*
- b. **Review of members terms expiring at the end of 2023**
 - Townships (Carolan),
 - Industrial & Economic Development (Smith)
 - Environmental & Natural Resources (Clark)
 - Citizen At-Large (Scoville) - *There was a review of members that will have expiring terms at the end of 2023. The Hillsdale County chapter of the Michigan Townships Association will be asked to nominate an individual to represent Townships. A request will be sent to the Economic Development Partnership to nominate an individual to represent Industrial and Economic Development. Requests for an individual to represent Environmental and Natural Resources will be sought. The Citizen At-Large position should be addressed by the County Board of Commissioners through the “Appointments to Boards and Commissions” section of their most recent “Rules of Procedures and By-Laws.*

11. Public Comment - None

- 12. Adjournment** - *Motion to adjourn by Lanius. Second by McLain. Approved unanimously to adjourn at 2:35 p.m.*

Troy Reehl, Secretary

Recorded by: Nicolas Wheeler, Equalization Director, County of Hillsdale



MARNEY M. KAST
County Clerk
mkast@co.hillsdale.mi.us
Court House, Room #1
29 N. Howell Street
Hillsdale, Michigan 49242

ABE DANE
Chief Deputy Clerk
a.dane@co.hillsdale.mi.us
Phone: (517) 437-3391
Fax: (517) 437-3392

July 6, 2023

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

Mr. Nick Wheeler

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

CAMDEN TOWNSHIP

SEC 23 T8S R4W
Parcel #: 30 14 023 100 002 23 8 4

Rudy & Ruth Graber
11000 Patrick Road
Camden, MI 49232

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
Chief Deputy Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: July 6, 2023
Application No:
State:
Date Received:
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Graber Last Rudy First M. Initial

(If more than two see #15) Graber Last Ruth First R. Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

[X] Married [] Single

2. Mailing Address: 11000 Patrick Rd. Camden, Michigan 49232
Street City State Zip Code

3. Telephone Number: (Area Code) () only a message 1-517-320-3044

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () NONE

5. E-mail address: NONE

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Hillsdale 7. Township, City or Village: Camden Township

8. Section No. 23 Town No. 85 Range No. 4W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill, with complete tax description of property.

11. Is there a tax lien against the land described above? [] Yes [X] No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No

if owned by the applicant, are the mineral rights leased? [] Yes [X] No

Indicate who owns or is leasing rights if other than the applicant: Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [] Yes [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved: R.M.G.

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor (seller):

Name:

Address: Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following - please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation Limited Liability Company Partnership
- Estate Trust Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more ▶ complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres ▶ complete only Sections 16 and 17; or
- c. a specialty farm ▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

livestocks cash crops

b. Total number of acres on this farm 80 acres

c. Total number of acres being applied for (if different than above): _____

d. Acreage in cultivation: 10 Acres

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: A 30 A

f. All other acres (swamp, woods, etc.) 40 A

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 3 Residence: Yes Barn: No Tool Shed: No

Silo: yes Grain Storage Facility: No Grain Drying Facility: No

Poultry House: yes Milking Parlor: No Milk House: No

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years) X

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Rudy m Gruber
(Signature of Applicant)

(Corporate Name, If Applicable)

Ruth K Gruber
(Co-owner, If Applicable)

(Signature of Corporate Officer)

7-6-23
(Date)

(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 7/6/2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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Questions? Please call Farmland Preservation at 517-284-5663

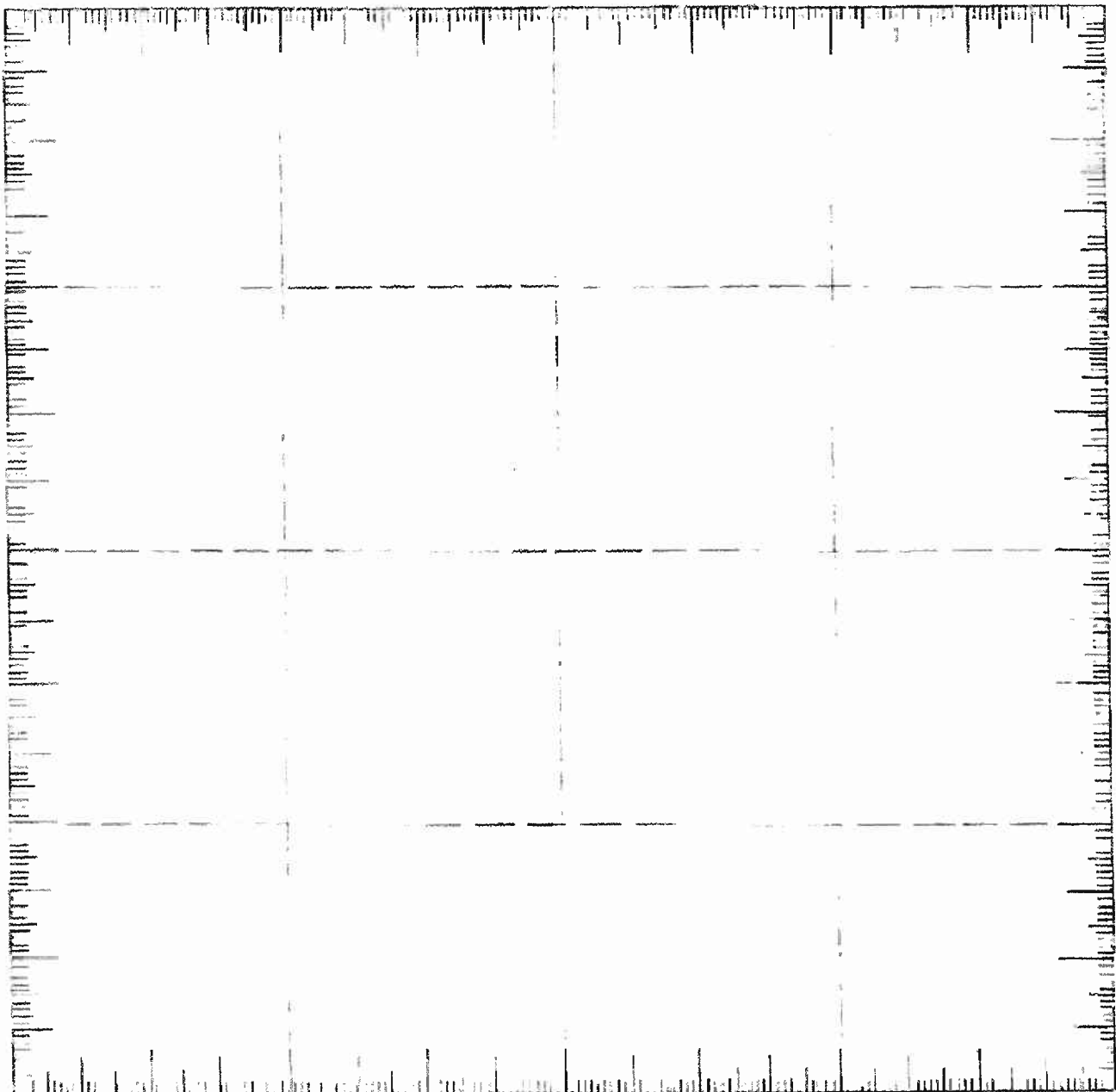
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County _____
Township _____
T _____ R _____ Section _____

↑ North



HILLSDALE COUNTY
OCTOBER 22 2020
RECEIPT # 102972
MICHIGAN
\$568.00 - CO
\$2,715.00 - ST
Stamp # 00731

STATE OF MICHIGAN - HILLSDALE COUNTY
RECORDED 10/22/2020 03:07:51 PM
MEMORANDUM TO REGISTER OF DEEDS

v midstate

WARRANTY DEED 30-20732391-HIL

KNOW ALL PERSONS BY THESE PRESENTS: That: Gary G. Shock, ("Grantor")
the address of which is: 6551 W. Burt Rd., Camden, MI 49232
convey(s) and warrant(s) to: Rudy M. Graber and Ruth R. Graber, husband and wife, ("Grantee")
the address of which is: 11000 Patrick Rd., Camden, MI 49232
the following described premises situated in the Township of Camden, County of Hillsdale, State of Michigan, to wit:
The East 1/2 of the Northwest 1/4 of Section 23, Town 8 South, Range 4 West, Township of Camden, Hillsdale County, Michigan.

Commonly known as: 6551 W. Burt Rd, Camden, MI 49232
Parcel ID No.: 30-14-023-100-002-23-8-4

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Sixty Two Thousand and 00/100 Dollars (***\$362,000.00**).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

Dated this October 22, 2020

Signed by:

Gary G. Shock
Gary G. Shock

State of Mich. Co. Hillsdale S.S. No. 1132 I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceeding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

Dated 10/22/2020
Stephanie Hallock Co. Treas.

State of Michigan)
)SS.
County of Hillsdale)

The foregoing instrument was acknowledged before me on this 22nd day of October, 2020 by Gary G. Shock

Rebecca S. Pillar
Notary Public: Rebecca S. Pillar
Notary County: Lenawee, State: Michigan
Commission Expires: 6/9/2026
Acting In: Hillsdale

When Recorded return to:
Rudy M. Graber
Ruth R. Graber
11000 Patrick Rd.
Camden, MI 49232

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Gary G. Shock
6551 W. Burt Rd.
Camden, MI 49232
Assisted by: Midstate Title Agency of
Southern Michigan, LLC

Official Winter Tax Receipt

CAMDEN TOWNSHIP

30 14 023 100 002 23 8 4

CAMDEN TOWNSHIP TREASURER
CHRISTINE ASH (517) 296-4431
PO BOX 116
CAMDEN, MI 49232
E-mail: camdentreasurer@hotmail.com

Received of:
GRABER, RUDY M & RUTH R
11000 PATRICK RD
CAMDEN MI 49232

TAXABLE: 173,100 SEV: 173,100 SCHL: 30010
PRE/MBT: 100.0000 CLASS: 101

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
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** CURRENT PAYMENT **

Date	Chk #	Amount
02/09/2023	1383	2,297.92

Total Recvd: 2,297.92

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 30 14 023 100 002 23 8 4

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
SCHOOL OPERATING	18.0000	0.00	0.00	0.00
2020 SINK FUND	2.9438	509.57	509.57	0.00
HILLSDALE ISD	0.2629	45.50	45.50	0.00
HILLSDALE SPC ED	2.9503	510.69	510.69	0.00
HILLSDALE VOC ED	1.4751	255.33	255.33	0.00
COUNTY MED CARE	0.5889	101.93	101.93	0.00
2006 MCF DEBT	0.3500	60.58	60.58	0.00
2004 SENIORS	0.4873	84.35	84.35	0.00
2008 SENIORS	0.4904	84.88	84.88	0.00
COUNTY AMBULANCE	0.8343	144.41	144.41	0.00
2018 AMBULANCE	0.1472	25.48	25.48	0.00
2018 MENT HEALTH	0.4907	84.94	84.94	0.00
TOWNSHIP TAX	0.6946	120.23	120.23	0.00
2003 VOTED LIBRA	0.6870	118.91	118.91	0.00
2020 VOTED FIRE	0.7416	128.37	128.37	0.00

Admin Fee		22.75	22.75	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	31.14410	2,297.92	2,297.92	0.00

Property Description
E1/2 NW1/4 SEC 23 T8S R4W 80 A M/L

Addr: 6551 W BURT RD

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN THE 'BALANCE' COLUMN ABOVE.

To: GRABER, RUDY M & RUTH R
11000 PATRICK RD
CAMDEN MI 49232

Christine Ash
TREASURER



0 115 230 460
Feet

Camden Township

NOT A SURVEY
This map is for informational use only.
Imagery: March 2020
Map Created: July 2023

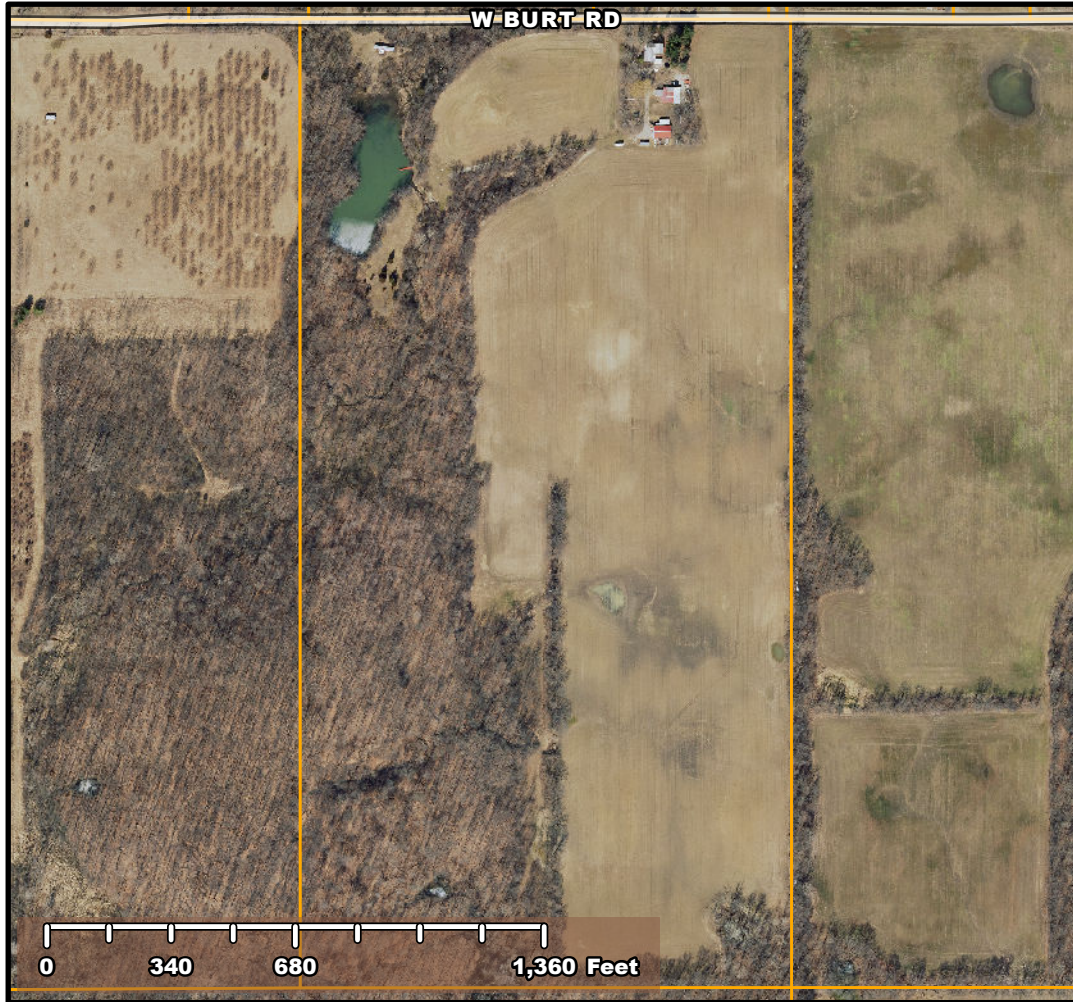




General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of December 16, 2022



Parcel ID: 30 14 023 100 002 23 8 4
Property Address: 6551 W BURT RD
City/Twp/Village: CAMDEN TWP

Assessor Acreage: 80.00
Property Class: 101
School District: CAMDEN FRONTIER SCHOOLS

Tax Description

E1/2 NW1/4 SEC 23 T8S R4W 80 A M/L

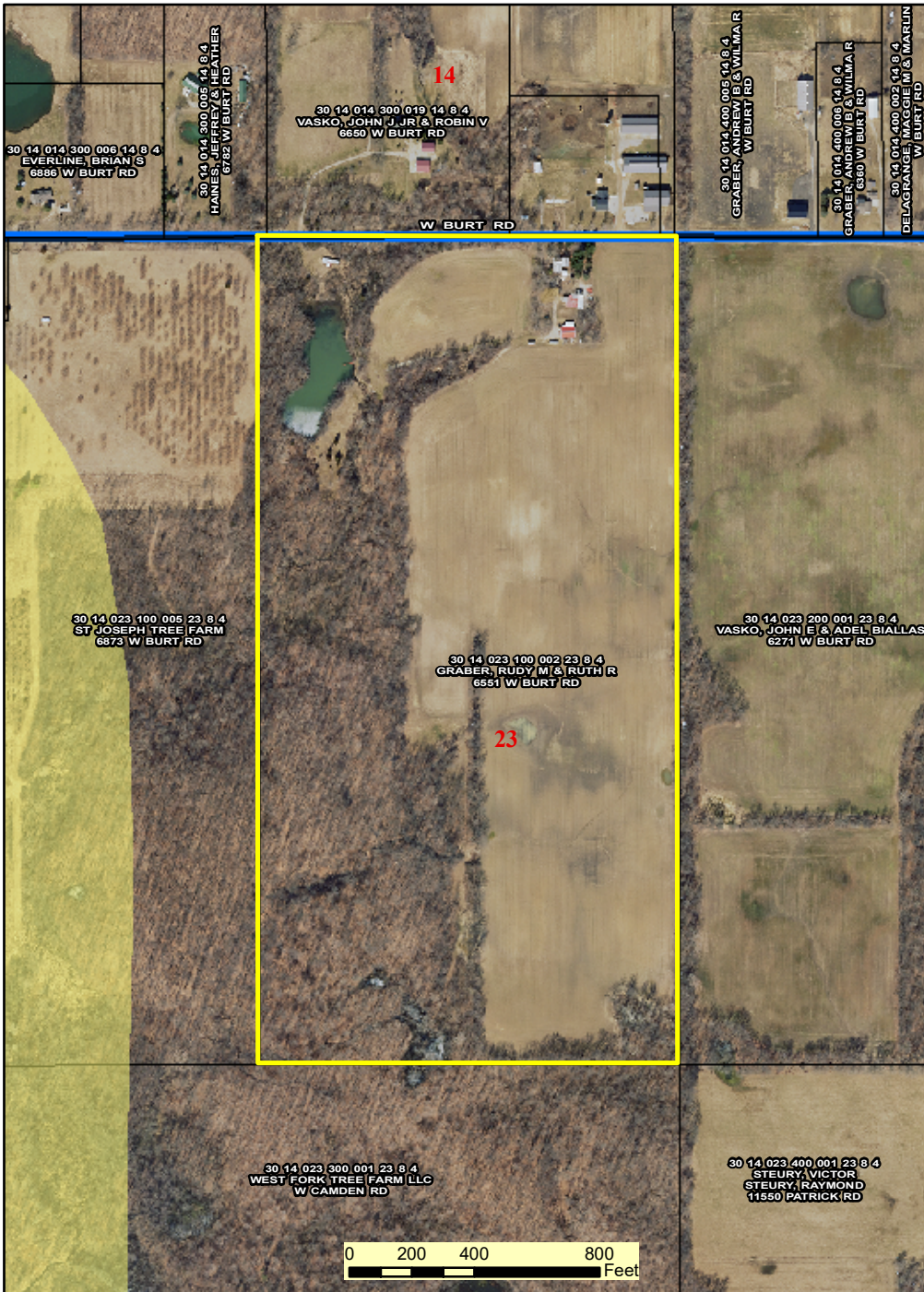
Tax Information

PRE/Qual Ag %: 100	2022 SEV: 173,100	2021 SEV: 174,400
Land Value: 276,500	2022 Taxable Value: 173,100	2021 Taxable Value: 174,400
Land Imp Value: 142	Liber/Page(1-2-3): 1776/1052 - 1684/167 - 1604/830	
Building Value: 69,471	ECF Table: 4000 AG SECTION GROUND	
True Cash Value: 346,113	Land Table: AG SECTION GROUND	

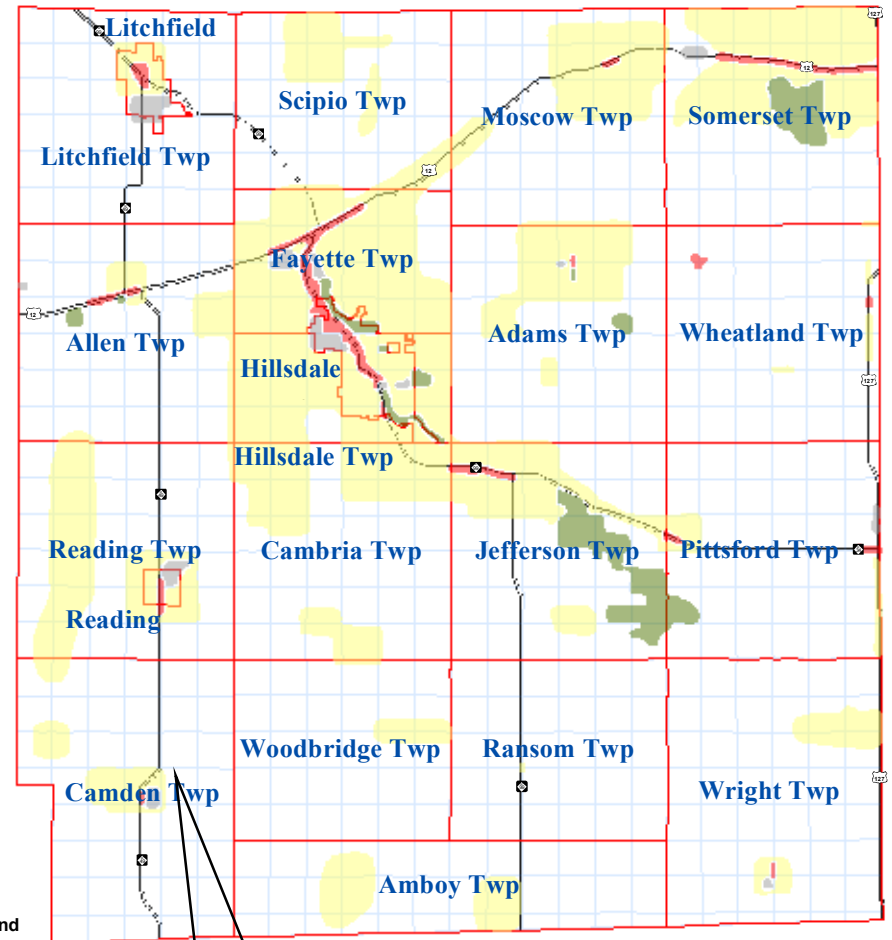
	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022
Base Tax:	\$ 1,880.19	\$ 2,275.17	0
Special Asmt:	0	0	0
Admin Fee:	\$ 18.80	\$ 22.75	0
Total Tax:	\$ 1,898.99	\$ 2,297.92	0
Amount Paid:	\$ 1,898.99	0	0
Interest:	0	0	0
Paid Date:	09/13/2022	*	*
Balance Due:	0	\$ 2,297.92	0

Total Delinquent Tax: \$0.00

* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above
 * Please contact the appropriate City/Village/Township Treasurer for up to date information.
 * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700



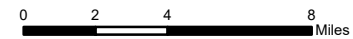
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway




**W Burt Rd East of
S Edon Rd (M-49)**



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Rudy M & Ruth R Graber
Section 23 T8S R4W 80 acres m/l

Created by: Hillsdale County GIS
 Printed: July 2023
 Aerial Imagery: March 2020
 This map is not a survey!





MARNEY M. KAST
County Clerk
mkast@co.hillsdale.mi.us

Court House, Room #1
29 N. Howell Street
Hillsdale, Michigan 49242

ABE DANE
Chief Deputy Clerk
a.dane@co.hillsdale.mi.us

Phone: (517) 437-3391
Fax: (517) 437-3392

July 19, 2023

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

Mr. Nick Wheeler

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

CAMDEN TOWNSHIP

SEC 21 T8S R4W
Parcel #: 30 14 021 200 001 21 8 4

Jonas & Eunice Steury
8480 Alvord Rd
Montgomery, MI 49255

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
Chief Deputy Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY	
Local Governing Body:	_____
Date Received	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Steury Jonas E
Last First Initial

(If more than two see #15) Steury Eunice S
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:
 Married Single

2. Mailing Address: 8480 Alvord Rd. Montgomery MI 49255
Street City State Zip Code

3. Telephone Number: (Area Code) 517 317-9594

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____

5. E-mail address: _____

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Hillsdale 7. Township, City or Village: Camden

8. Section No. 21 Town No. 85 Range No. 4 W

2023 JUL 19 AM 9:33
MARNY M. KAST
COUNTY CLERK
PAULLESD

III. Legal Information:

- 9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
- 10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
- 11. Is there a tax lien against the land described above? Yes No
If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):
Name: _____
Address: _____
Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cowles Cash Crops

b. Total number of acres on this farm 40

c. Total number of acres being applied for (if different than above): _____

d. Acreage in cultivation: 30

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 6

f. All other acres (swamp, woods, etc.) None

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 4 Residence: 1 Barn: 2 Tool Shed: 1

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products** (not from rental income):

\$ _____ : _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

James Steery
(Signature of Applicant)

(Corporate Name, If Applicable)

Erinice Steery
(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date) 7-19-23

(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

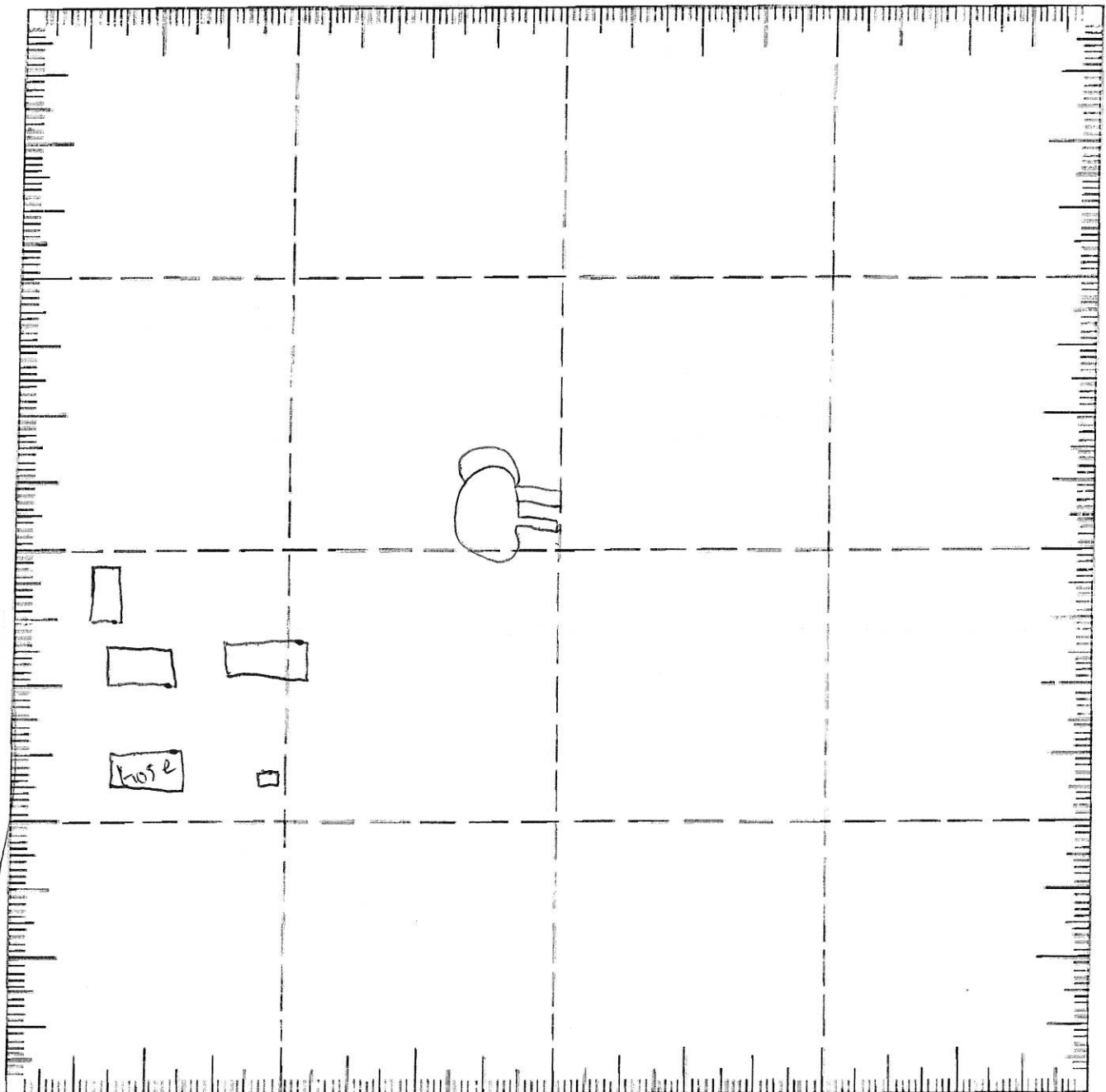
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale

Township Camden

T⁹ S R⁴ W Section 21

↑ North



2023 CAMDEN TOWNSHIP SUMMER TAX BILL

Bill # 00440

Make Check Payable & Return To:
 CAMDEN TOWNSHIP TREASURER
 CHRISTINE ASH (517) 296-4431
 PO BOX 116
 CAMDEN, MI 49232
 E-mail: camdentreasurer@hotmail.com

Total taxes due if paid no later than: 09/14/2023	\$2,074.35
Amount due on 9/15 thru 9/30	\$2,094.89
Amount due if paid in October	\$2,115.43
Amount due if paid in November	\$2,135.96
Amount due if paid in December	\$2,156.50
Amount due if paid in January	\$2,177.04
Amount due if paid in February	\$2,197.58
<i>After 2/29/2024 Taxes are payable to the Hillsdale County Treasurer with Additional Interest & Fees added to the balance due.</i>	

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 8480 ALVORD RD

To: STEURY, JONAS E & EUNICE
 8480 ALVORD RD
 MONTGOMERY MI 49255

Tax for Prop #: 30 14 021 200 001 21 8 4

Amount Remitted: \$ _____



Please detach along perforation. Return this portion with payment.

2023 CAMDEN TOWNSHIP SUMMER TAX BILL

Bill # 00440

MESSAGE TO TAXPAYER

Tax is due July 1st thru September 14th inclusive. Beginning September 15th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2024 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

PAYMENT INFORMATION

This tax is due by: 09/14/2023

Pay by mail to: CAMDEN TOWNSHIP TREASURER
 CHRISTINE ASH (517) 296-4431
 PO BOX 116
 CAMDEN, MI 49232
 E-mail: camdentreasurer@hotmail.com

PROPERTY INFORMATION

Property Assessed To:
 STEURY, JONAS E & EUNICE
 8480 ALVORD RD
 MONTGOMERY, MI 49255
 Prop #: 30 14 021 200 001 21 8 4 School: 30070
 Prop Addr: 8480 ALVORD RD

TAX DETAIL

Taxable Value: 189,085 Class: 101
 State Equalized Value: 211,500
 PRE/MBT %: 100.0000

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Taxes are based upon Taxable Value.
 1 mill equals \$1.00 per \$1000 of Taxable Value.
 Amounts with no millage are either Special Assessments or other charges added to this bill.

Property Description:
 NW1/4 NE1/4 SEC 21 T8S R4W 40 A M/L

DESCRIPTION	MILLAGE	AMOUNT
STATE EDUC TAX	6.00000	1,134.51
COUNTY ALLOCATED	4.86190	919.31

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JAN 1 - DEC 31
 Twp/Vil/City: APRIL 1 - MARCH 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Tax Due	10.86190	2,053.82
Admin Fee		20.53

Total Amount Due -----> **\$2,074.35**



LIBER 1767 PAGE 0021 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 07/14/2020 04:35:48 PM 571966
 RECORDED 07/14/2020 04:36:53 PM 1 of 2
 BAMBI SOMERLOTT, REGISTER OF DEEDS

✓ Roy Brandes PC

QUIT CLAIM DEED

The Grantor(s) **Matthew Eicher, a single man**, whose address is 8525 West Camden Road, Camden, Michigan 49232, party of the first part, quit-claim(s) to **Jonas E. Steury and Eunice Steury, husband and wife, as tenants by the entirety**, whose address is 8480 Alvord Road, Montgomery, Michigan 49255, parties of the second part, the following described premises situated in the **Township of Camden, County of Hillsdale, and State of Michigan**, and described as follows, to-wit:

The Northwest One-Quarter of the Northeast One-Quarter of Section 21,
 Town 8 South, Range 4 West.

Subject to all covenants, easements, restrictions, liens and encumbrances of record this date, if any.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act."

The Grantor grants to the Grantee the right to make divisions, as appropriate, under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Exempt from Documentary Stamps pursuant to MCL 207.526(6)(a) and MSA 7.456(5)(a).

Actual Consideration is less than \$100.00.

for the sum of less than One and no/100 -----(\$1.00)-----Dollars

Dated this 13th day of July, 2020.

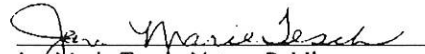
Matthew Eicher
 Matthew Eicher

STATE OF MICHIGAN

ss.

COUNTY OF HILLSDALE

On July 13, 2020, before me, a Notary Public, in and for said County, personally appeared Matthew Eicher, a single man, to me known to be the same person described in and who has executed the within instrument, who has acknowledged the same to be his free act and deed.



Jan Marie Tesch, Notary Public
Hillsdale County, Michigan
My Commission Expires: 4/2/25
Acting in Hillsdale County, Michigan

DRAFTED WITHOUT OPINION BY:
Roy Brandes, Attorney at Law
6 South Howell Street
Hillsdale, Michigan 49242
(Description furnished by Grantees)

LIBER 1767

PAGE 0022

2



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of December 16, 2022



Parcel ID: 30 14 021 200 001 21 8 4
Property Address: 8480 ALVORD RD
City/Twp/Village: CAMDEN TWP

Assessor Acreage: 40.00
Property Class: 102
School District: READING COMMUNITY

Tax Description

NW1/4 NE1/4 SEC 21 T8S R4W 40 A M/L

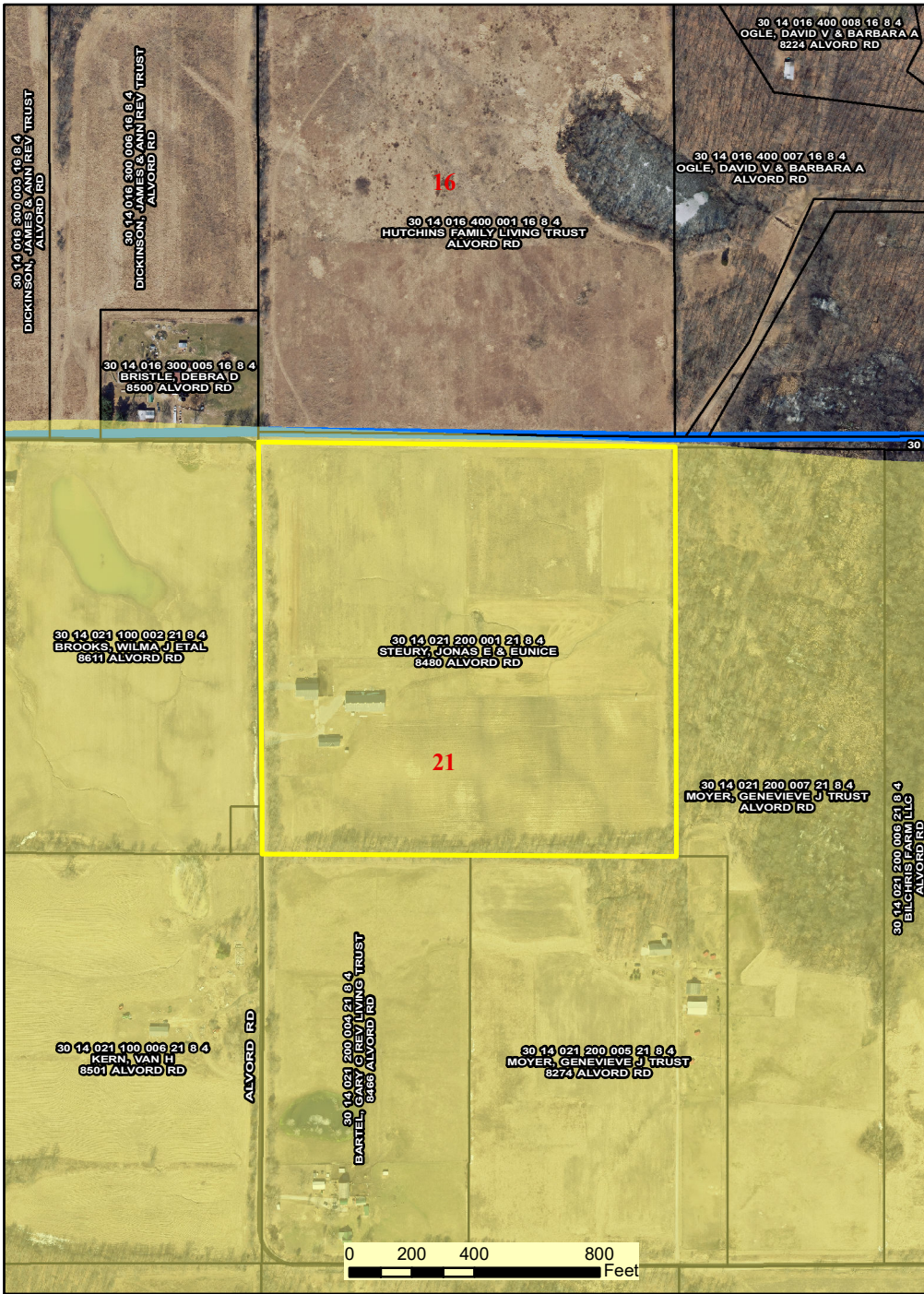
Tax Information

PRE/Qual Ag %: 100	2022 SEV: 73,700	2021 SEV: 69,200
Land Value: 136,500	2022 Taxable Value: 73,700	2021 Taxable Value: 69,200
Land Imp Value: 0	Liber/Page(1-2-3): 1767/21 - 1733/892 - 1700/568	
Building Value: 10,830	ECF Table: 4000 AG SECTION GROUND	
True Cash Value: 147,330	Land Table: AG SECTION GROUND	

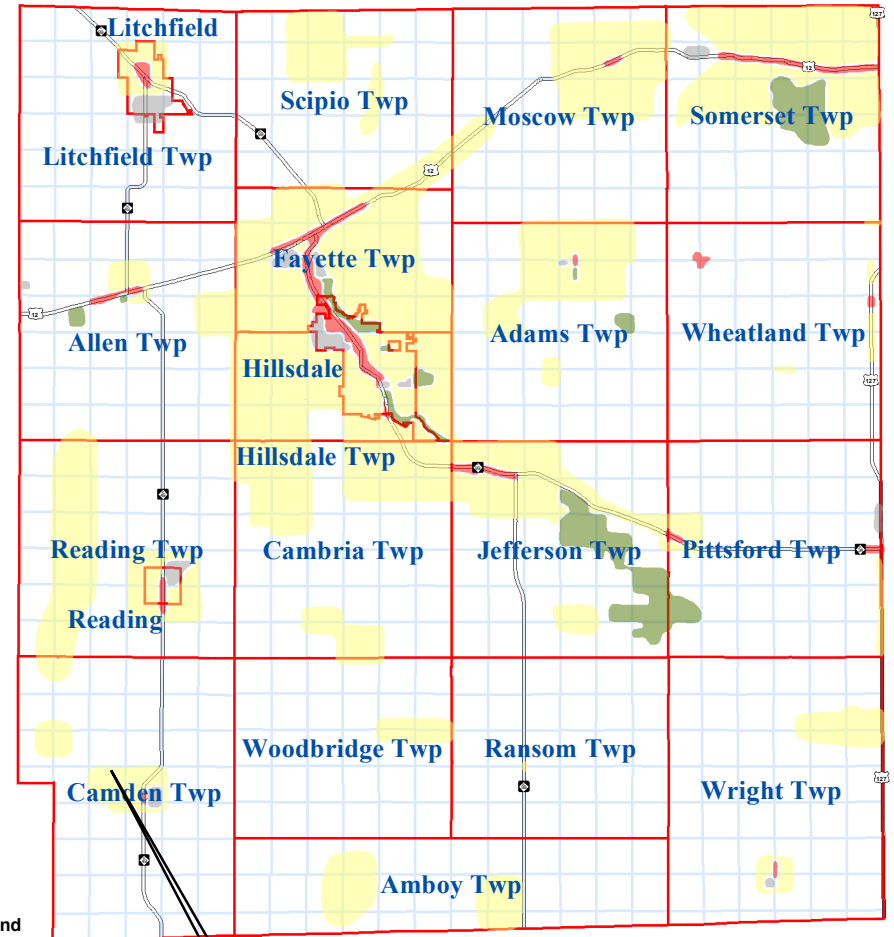
	Summer Taxes 2022	Winter Taxes 2022	Village Taxes 2022
Base Tax:	\$ 800.52	\$ 1,118.56	0
Special Asmt:	0	0	0
Admin Fee:	\$ 8.00	\$ 11.18	0
Total Tax:	\$ 808.52	\$ 1,129.74	0
Amount Paid:	\$ 808.52	0	0
Interest:	0	0	0
Paid Date:	08/24/2022	*	*
Balance Due:	0	\$ 1,129.74	0

Total Delinquent Tax: \$0.00

* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above
 * Please contact the appropriate City/Village/Township Treasurer for up to date information.
 * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700



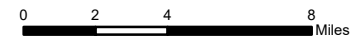
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



Alvord Rd Northwesternly of the Village of Camden



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Jonas E & Eunice S Steury
Section 21 T8S R4W 40 acres m/l

Created by: Hillsdale County GIS
 Printed: September 2023
 Aerial Imagery: March 2020
 This map is not a survey!





MARNEY M. KAST
County Clerk
mkast@co.hillsdale.mi.us

Court House, Room #1
29 N. Howell Street
Hillsdale, Michigan 49242

ABE DANE
Chief Deputy Clerk
a.dane@co.hillsdale.mi.us

Phone: (517) 437-3391
Fax: (517) 437-3392

September 19, 2023

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

Mr. Nick Wheeler

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

CAMDEN VILLAGE

SEC 22 T8S R4W
Parcel #: 30 14 022 400 004 22 8 4

Steven & Emma Eicher
11667 Gilmore Rd
Camden, MI 49232

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
Chief Deputy Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 9/19/23
Application No:
State:
Date Received:
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Eicher Last Steven First V. Initial

(If more than two see #15) Eicher Last Emma First T. Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

[X] Married [] Single

2. Mailing Address: 11667 Gilmore Rd Camden, MI 49232
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 760-0582

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ()

5. E-mail address:

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Hillsdale 7. Township, City or Village: Camden Village

8. Section No. 22 Town No. 785 Range No. R 4 W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [] Yes [X] No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [] Yes [X] No

If owned by the applicant, are the mineral rights leased? [] Yes [] No

Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use, for something other than agricultural purposes: [] Yes [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor (seller):

Name:

Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation Limited Liability Company Partnership
- Estate Trust Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc): pumpkins - hay - corn - oats - livestock
- b. Total number of acres on this farm 8.68
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 8 tillable
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 8.68
- f. All other acres (swamp, woods, etc.) _____
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) House - Barn - Garage

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ 1820.00 : 8 = \$ 227.50 (per acre)

total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

X Steven Eicher Emma Eicher

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

9-15-23

(Date)

(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 9/19/23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

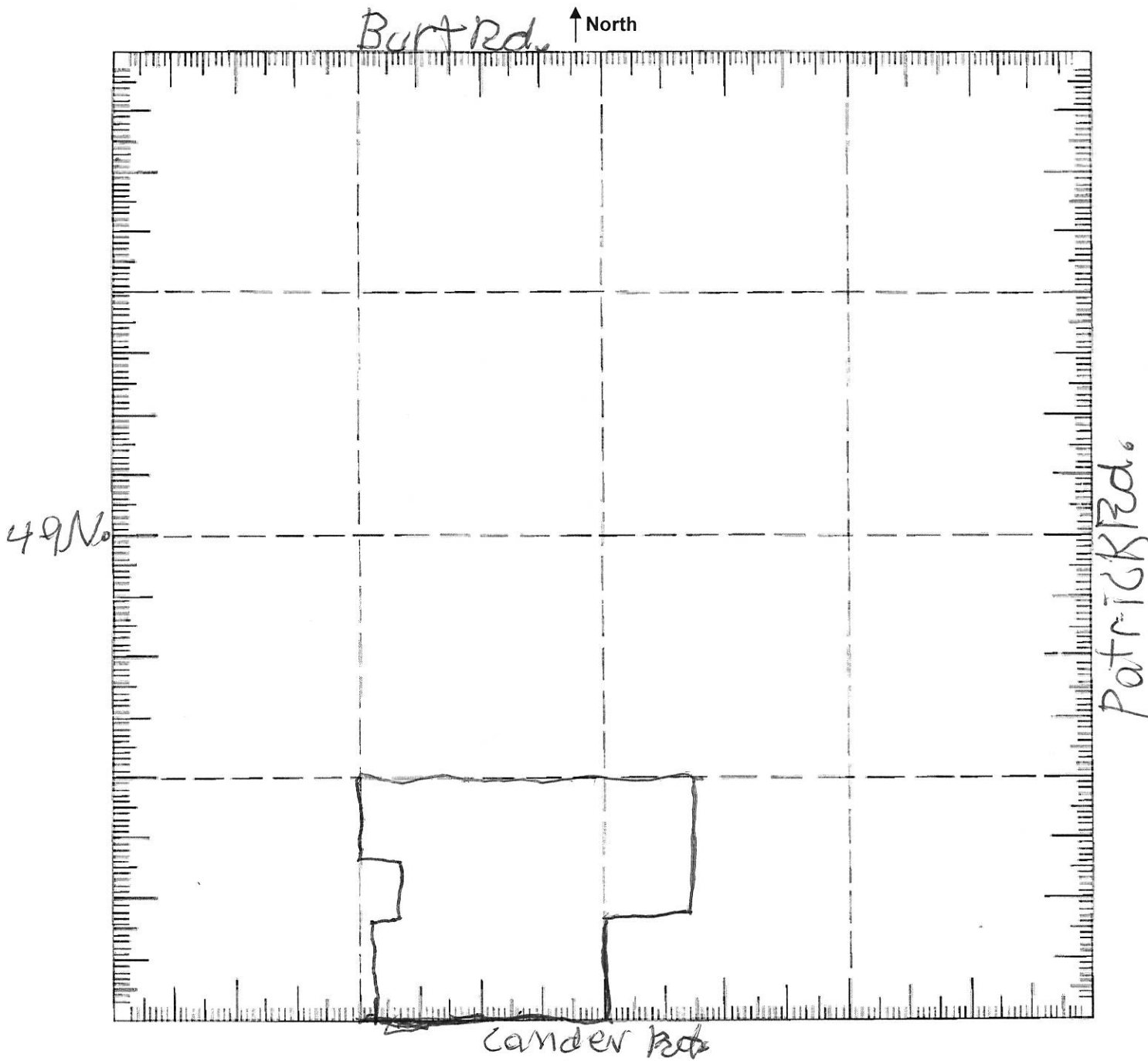
Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale
Township Camden
T 8 R 4 Section 22





General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of July 20, 2023



Parcel ID: 30 14 022 400 004 22 8 4
 Property Address: 316 E BELL ST
 City/Twp/Village: VILLAGE OF CAMDEN

Assessor Acreage: 8.68
 Property Class: 101
 School District: CAMDEN FRONTIER SCHOOLS

Tax Description

COM 297 FT N OF SE COR W1/2 SE1/4 TH W 132 FT TH S 297 FT TH W 280.5 FT TH N 297 FT TH E 10 FT TH N 162.5 FT TH W 158.5 FT TO E LN OF MARY ST TH N 409.25 FT M/L TH E TO E LN OF W1/2 SE1/4 TH S TO POB UNPLATTED SEC 22 T8S R4W 9 A M/L VILLAGE OF CAMDEN

Tax Information

PRE/Qual Ag %: 37	2023 SEV: 45,200	2022 SEV: 44,200
Land Value: 36,845	2023 Taxable Value: 26,104	2022 Taxable Value: 24,861
Land Imp Value: 0	Liber/Page(1-2-3): 1827/247 - 1472/210 - 500/254	
Building Value: 53,502	ECF Table: 4000 AG SECTION GROUND	
True Cash Value: 90,347	Land Table: AG SECTION GROUND	

	Summer Taxes 2023	Winter Taxes 2022	Village Taxes 2023
Base Tax:	\$ 283.53	\$ 608.61	\$ 219.65
Special Asmt:	0	0	0
Admin Fee:	\$ 2.83	\$ 6.08	\$ 2.19
Total Tax:	\$ 286.36	\$ 614.69	\$ 221.84
Amount Paid:	0	\$ 614.69	0
Interest:	0	0	0
Paid Date:	*	01/11/2023	*
Balance Due:	\$ 286.36	0	\$ 221.84

Total Delinquent Tax: \$0.00

* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above
 * Please contact the appropriate City/Village/Township Treasurer for up to date information.
 * For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

WARRANTY DEED

30-23884094-HIL

KNOW ALL PERSONS BY THESE PRESENTS: That: Tonya Gier, ("Grantor")

the address of which is: 13080 S. Edon Rd., Camden, MI 49232

convey(s) and warrant(s) to: Steven V. Eicher and Emma T. Eicher, husband and wife, ("Grantee")

the address of which is: 5851 W. Camden Rd., Camden, MI 49232

the following described premises situated in the Village of Camden, County of Hillsdale, State of Michigan, to wit:

Situated in the Village of Camden, County of Hillsdale and State of Michigan, viz: (Beginning) 18 rods North of the Southeast corner of the West one-half of the Southeast Quarter of Section 22, Town 8 South, Range 4 West; running thence West 8 rods; thence South 18 rods; thence West 17 rods; thence North 18 rods; thence East 10 feet; thence North 9 rods 14 feet; thence West 9 rods 10 feet to the East line of Mary Street; thence North 409.25 feet more or less; thence East to East line of West one-half of the Southeast Quarter; thence South to the Place of Beginning.

Commonly known as: 316 E. Bell St., Camden, MI 49232

Parcel ID No.: 30-14-022-400-004-22-8-4

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Hundred Twenty Five Thousand and 00/100 Dollars (***\$125,000.00***).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

Dated this August 15, 2023

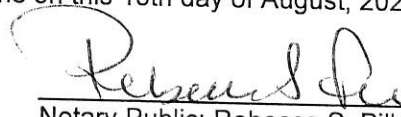
Signed by:



Tonya Gier

State of Michigan)
)SS.
County of Hillsdale)

The foregoing instrument was acknowledged before me on this 15th day of August, 2023 by Tonya Gier



Notary Public: Rebecca S. Pillar
Notary County: Lenawee, State: Michigan
Commission Expires: 6/9/2026
Acting In: Hillsdale

When Recorded return to:
Steven V. Eicher
Emma T. Eicher
5851 W. Camden Rd.
Camden, MI 49232

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Tonya Gier
13080 S. Edon Rd.
Camden, MI 49232
Assisted by: ATA National Title Group,
LLC

2023 VILLAGE OF CAMDEN TAX BILL

Bill # 00030

MESSAGE TO TAXPAYER

The sum stated is for taxes assessed upon the described property in the Village of Camden, Hillsdale County, Michigan for the year 2023. Taxes are due on or before September 14, 2023. Beginning September 15, 2023 Interest shall be added at the rate of 1% per month or fraction of a month until paid. 3% penalty for collections made on February 15, 2024 and through the month of February.

PAYMENT INFORMATION

This tax is due by: 09/14/2023
 Pay by mail to: VILLAGE OF CAMDEN
 JOYCE MCCALLISTER, TREASURER
 PO BOX 177
 CAMDEN, MI 49232

PROPERTY INFORMATION

Property Assessed To:
 GIER, TONYA
 13080 S EDON RD
 CAMDEN, MI 49232
 Prop #: 30 14 022 400 004 22 8 4 School: 30010
 Prop Addr: 316 E BELL ST

TAX DETAIL

Taxable Value: 26,104 Class: 101
 State Equalized Value: 45,200
 PRE/MBT %: 37.0000

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Taxes are based upon Taxable Value.
 1 mill equals \$1.00 per \$1000 of Taxable Value.
 Amounts with no millage are either Special Assessments or other charges added to this bill.

Property Description:
 COM 297 FT N OF SE COR W1/2 SE1/4 TH W 132 FT TH S 297 FT TH W 280.5 FT TH N 297 FT TH E 10 FT TH N 162.5 FT TH W 158.5 FT TO E LN OF MARY ST TH N 409.25 FT M/L TH E TO E LN OF W1/2 SE1/4 TH S TO POB UNPLATTED SEC 22 T8S R4W 9 A M/L VILLAGE OF CAMDEN

DESCRIPTION	MILLAGE	AMOUNT
VILLAGE OPERATE	7.61350	196.75
CEMETERY	0.80090	20.90

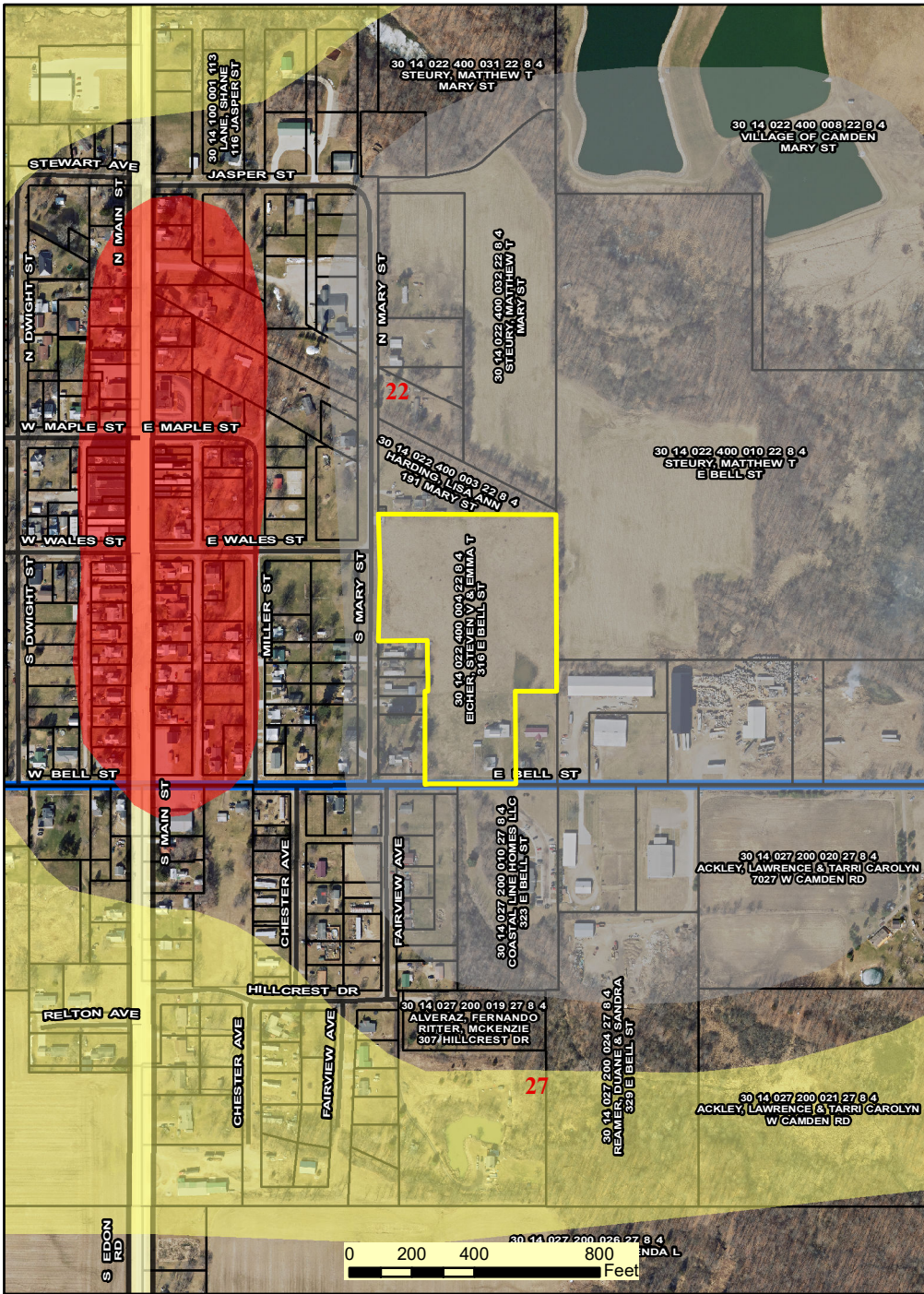
*Ref in full
 7/7/23
 check 3405*

OPERATING FISCAL YEARS

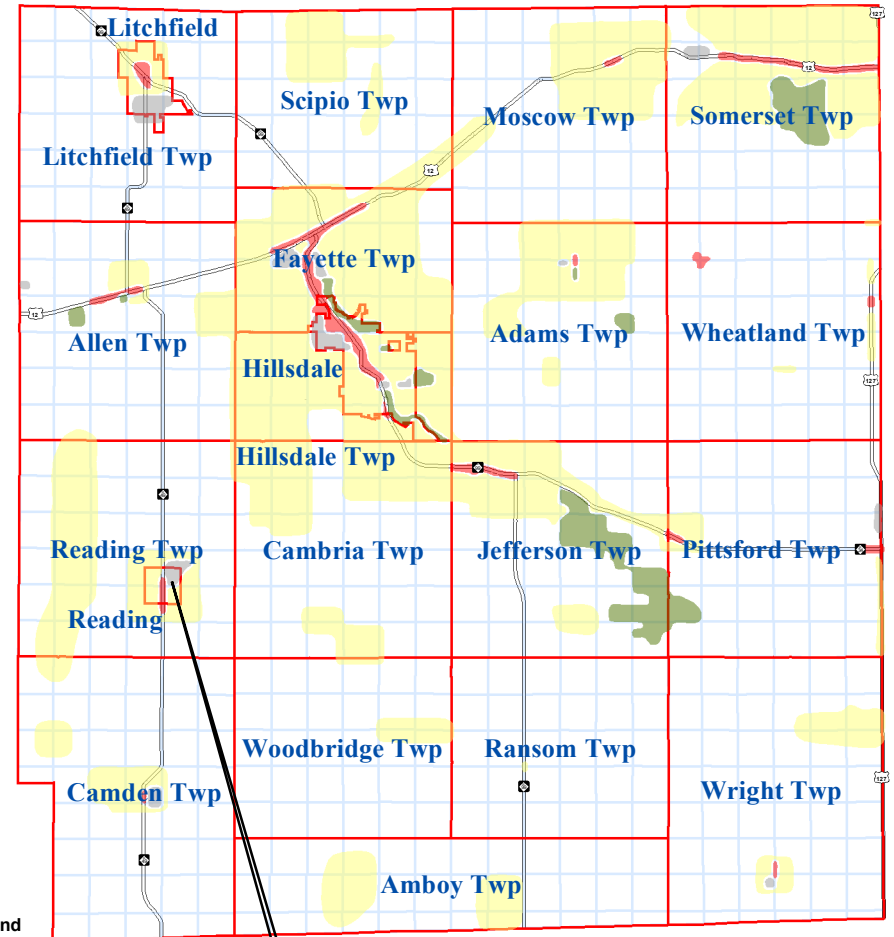
The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: -
 Village: MARCH 1 - FEB 29
 School: -
 State: -

Tax Due	8.41480	219.65
Admin Fee		2.19
Total Amount Due ----->		\$221.84



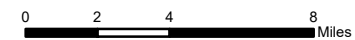
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



**E Bell St East of M-49
in the Village of Camden**



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Steven V & Emma T Eicher
Section 22 T8S R4W 8.68 acres m/l

Created by: Hillsdale County GIS
 Printed: September 2023
 Aerial Imagery: March 2020
 This map is not a survey!

