

Special Meeting Agenda

Wednesday, January 22, 2025, 1:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Correspondences**
 - a. Southern Towers Notification of New Document & Applicant/Consultant Response (October 9, 2024)
 - b. Southern Towers New Filing & Notification Consulting Party's Determination of Effect (November 13, 2024)
- 5. Approval of Minutes** – September 18, 2024
- 6. Approval of Agenda**
- 7. Public Hearings** - None scheduled
- 8. Unfinished Business**
- 9. New Business**
 - a. Election of Officers: Chair, Vice-Chair, Secretary
 - b. [Review/Amend Rules of Procedure and By-Laws](#)
 - c. Adopt 2025 Meeting Schedule
 - d. Farmland and Open Space Preservation Program Applications
 - i. Amboy Township - Delagrang (Section 33 T8S R3W 78.68 acres m/l)
Program Type: Farmland Development Rights Agreement
 - ii. Camden Township - Graber (Section 20 T8S R4W 80 acres m/l)
Program Type: Farmland Development Rights Agreement
 - iii. Woodbridge Township - Nye (Section 20 T8S R3W 120 acres m/l)
Program Type: Farmland Development Rights Agreement
- 10. Any Other Business/On-going Business**
 - a. 2025 Budget Request Update
 - b. Continued discussion on update of Master Plan
 - c. Review of members terms that expired at the end of 2024
 - Townships (Vacant)
 - Education (Reehl)
- 11. Public Comment**
- 12. Adjournment**

Next Meeting: **Tentatively** Wednesday, March 19, 2025 @ 1:00 p.m.

Planning Commission

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 9, 2024 10:18 AM
To: planning@co.hillsdale.mi.us
Subject: Section 106 Notification of New Document- Email ID #10261824

This is to notify you that a new document has been added to the following filing:

Document Source: Great Lakes Research LLC on behalf of Trileaf Corporation

Document Date: 10/09/2024

Document Type: Correspondence

Document Description: SHPO Concurrence

File Number: 0011044539

TCNS Number: 277662

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 04/26/2024

Applicant: Southern Towers BTS, LP

Consultant: Great Lakes Research LLC on behalf of Trileaf Corporation

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: Jonesville Road

Site Address: Jonesville Road

Detailed Description of Project: Southern Towers BTS, LP proposes to construct a 265' overall lattice tower within a 100'X100' lease area. A 30' easement will extend S toward Jonesville Rd. A 12' wide utility easement will extend W. This site is currently a forest.

Site Coordinates: 41-59-11.4 N, 84-48-28.3 W

City: Allen

County: HILLSDALE

State:MI

Lead SHPO/THPO: Michigan Historical Center

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

CAUTION: This email originated from outside of the County of Hillsdale systems. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 9, 2024 10:18 AM
To: planning@co.hillsdale.mi.us
Subject: Section 106 Notification of Applicant/Consultant Recording SHPO/THPO's Offline Response- Email ID #10261784

This is to notify you that the Applicant/Consultant has recorded the SHPO/THPO's offline response for the following filing:

Date of Action: 10/09/2024

Response: Concur

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Historic Properties in Area of Potential Effects (APE)

Comment Text: On May 24, 2024, the SHPO concurred that no historic properties are affected.

File Number: 0011044539

TCNS Number: 277662

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 04/26/2024

Applicant: Southern Towers BTS, LP

Consultant: Great Lakes Research LLC on behalf of Trileaf Corporation

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: Jonesville Road

Site Address: Jonesville Road

Detailed Description of Project: Southern Towers BTS, LP proposes to construct a 265' overall lattice tower within a 100'X100' lease area. A 30' easement will extend S toward Jonesville Rd. A 12' wide utility easement will extend W. This site is currently a forest.

Site Coordinates: 41-59-11.4 N, 84-48-28.3 W

City: Allen

County: HILLSDALE

State:MI

Lead SHPO/THPO: Michigan Historical Center

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Planning Commission

From: towernotifyinfo@fcc.gov
Sent: Wednesday, November 13, 2024 12:46 PM
To: planning@co.hillsdale.mi.us
Subject: Section 106 New Filing Submitted- Email ID #10396798

The following new Section 106 filing has been submitted:

File Number: 0011326816
TCNS Number: 286732
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 11/14/2024

Applicant: Southern Towers
Consultant: Great Lakes Research LLC on behalf of Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Mosherville
Site Address: Concord Road
Detailed Description of Project: Southern Towers BTS, LP proposes a 255ft (265ft overall) self-support telecommunications tower and assoc. equip. within a 100ftx100ft lease area. A 30ft wide access/utility easement will extend approx. 650ft W to Concord Rd. Currently forest and Ag.
Site Coordinates: 42-2-49.3 N, 84-38-56.8 W
City: Jonesville
County: HILLSDALE
State:MI
Lead SHPO/THPO: Michigan Historical Center

Consultant Contact Information:
Name: Great Lakes Research LLC on behalf of Trileaf Corporation
Title:
PO Box:
Address: 223 Sky Lane
City: Lake Geneva
State: WI
Zip: 53147
Phone: 630-227-0202
Fax:
Email: a.decampossalles@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
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Planning Commission

From: towernotifyinfo@fcc.gov
Sent: Wednesday, November 13, 2024 12:46 PM
To: planning@co.hillsdale.mi.us
Subject: Section 106 Notification of Consulting Party's Determination of Effect- Email ID # 10396828

This is to notify you that a consulting party has specified a determination of effect for the following filing:

Source: Northern Arapaho

Date of Action: 11/13/2024

Direct Effect: No Effect on Historic Properties in APE

Visual Effect: No Effect on Historic Properties in APE

Comment Text: The Northern Arapaho THPO has reviewed your Consultation Request under the National Environmental Protection Act & National Historic Preservation Act, Section 106 process, regarding the proposed project & offers the following response:

No Historic Properties in the Direct or Visual APE

Our office has come to this determination by drawing conclusions from the report, ethnography, previous survey search from SHPO and maps depicting province of sites in regards to Direct and Visual APE. There are no cultural resources and no eligible historic properties within the APE. Currently, there are no properties of religious and cultural significance to the Northern Arapaho within the area of potential effect. However, if traditional cultural properties, rockfeatures, or human remains are found during excavation with any new ground disturbance, we request to be contacted and a report provided.

File Number: 0011326816

TCNS Number: 286732

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 11/14/2024

Applicant: Southern Towers

Consultant: Great Lakes Research LLC on behalf of Trileaf Corporation

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: Mosherville

Site Address: Concord Road

Detailed Description of Project: Southern Towers BTS, LP proposes a 255ft (265ft overall) self-support telecommunications tower and assoc. equip. within a 100ftx100ft lease area. A 30ft wide access/utility easement will extend approx. 650ft W to Concord Rd. Currently forest and Ag.

Site Coordinates: 42-2-49.3 N, 84-38-56.8 W

City: Jonesville

County: HILLSDALE

State:MI

Lead SHPO/THPO: Michigan Historical Center

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

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Minutes - *Draft*

Wednesday, September 18, 2024, 7:00 p.m.

1. **Call to Order** - *Chair Carolan called the meeting to order at 7:01 p.m.*
2. **Roll Call**
 - Members Present:** *Namrata Carolan, Chair; Denese Belson, Vice-Chair; Michael Clark; Peter Merritt; Jack McLain; Steve Lanius*
 - Members Absent:** *Troy Reehl, Secretary; Samuel Fry*
 - Public Present:** *James Edward Thomas; Patrick Carolan; Julie Beeker*
3. **Public Comment** – *Peter Merritt addressed the commission from the podium regarding his concerns of the 10.2 million in State income tax leaving communities and how is the State being held accountable for their budget. Also concerns regarding mandated immigration into small communities; mandated continuing education for law enforcement; and the lack of grant dollars for small counties.*
4. **Correspondences**
 - a. **Farmland Development Rights Agreement Application 73163 (Graber)-Rejection** – *It was the consensus that the applicants can utilize the appeal process.*
5. **Approval of Minutes** – *Motion by Merritt to approve the July 17, 2024 minutes. Second by Clark. Approved unanimously.*
6. **Approval of Agenda**– *Motion by Clark to approve the agenda. Second by Merritt. 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. **Ransom Township - Hamilton (Section 30 T8S R2W 52.98 acres m/l)**
Program Type: Farmland Development Rights Agreement – *Motion by Belson to recommend approval of the application. Second by Lanius. Approved unanimously.*
 - ii. **Ransom Township - Demmitt (Section 30 T8S R2W 54.09 acres m/l)**
Program Type: Farmland Development Rights Agreement – *Motion by Lanius to recommend approval of the application. Second by Clark. Approved unanimously.*

11. Any Other Business/On-going Business

- a. 2025 Budget Meeting Update – *Belson noted that the budget request was presented to the Budget Committee of the Hillsdale county Board of Commissioners.*

- b. Continued discussion on update of Master Plan – *discussion regarding the need to proceed with the Master Plan project and a motion was made by McLain to contact Region 2 Planning Commission to inform them that the Planning Commission wants to proceed with the Master Plan project with a down payment of \$6000. Second by Merritt. Roll call vote:*
 - Yes- Namrata Carolan*
 - Yes - Denese Belson*
 - Yes - Michael Clark*
 - Yes - Peter Merritt*
 - Yes - Jack McLain*
 - No - Steve Lanius*

- c. Review of members terms expiring at the end of 2024
 - Townships (Vacant)
 - Education (Reehl) – *Members were encouraged to announce upcoming board vacancies at their local meetings.*

12. Public Comment - *James Edward Thomas discussed various items of concern to him. He also encouraged the board to further promote form-based zoning. Thomas reminded the board that in order to encourage citizens to participate in community that members should be welcoming and treat others with respect and to keep egos in check.*

13. Adjournment – *Motion to adjourn by McLain. Second by Lanius. Approved unanimously to adjourn at 8:28 p.m.*

Troy Reehl, Secretary

Recorded by: Julie Beeker, from the Equalization Office, County of Hillsdale

HILLSDALE COUNTY PLANNING COMMISSION

Rules of Procedure and By-Laws

January 23, 2023

1. AUTHORITY

These rules of procedures are adopted by the Hillsdale County Planning Commission (hereinafter referred to as the Commission) pursuant to Ordinance 2021-01 being the Hillsdale County Planning Commission Ordinance of 2021, Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act, M.C.L. 125.3801 et seq. and, Public Act 267 of 1976, as amended, being the Open Meetings Act, M.C.L. 15.261 et seq.

2. OFFICERS

2.1 Selection: The first meeting of the year, the Commission shall select from its membership a chairperson, vice-chairperson and secretary who shall serve for a twelve month period and who shall be eligible for re-election. The ex officio member from the County Board of Commissioners is ineligible to be the chairperson.

2.2 Duties: A chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The vice-chairperson shall act in the capacity of the chairperson in the absence of the chairperson and shall succeed to the office of chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of vice-chairperson at the earliest practicable time. The secretary shall be responsible for the preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the Commission, issuing notices of public hearings, and performing related administrative duties to assure efficient and informed Commission operations. In the event the Secretary is absent, the Chairperson or acting chairperson shall appoint a temporary secretary for such meeting. An appointed County staff person may assist the elected secretary in performing such duties.

2.3 Tenure: The officers shall take office immediately following their election. They shall hold their office for a term of one year, or until their successors are elected and assume office.

3. MEETINGS

3.1 Meeting Notices: All meetings shall be posted at the Hillsdale County Courthouse and posted on the Commission's page of the Hillsdale County Website. Notice shall include the date, time and place of the meeting.

- 3.2 Regular Meeting:** Regular meetings of the Commission shall be held quarterly (at least four times per year) at the Hillsdale County Office Building or at a location to be determined by the Commission and accessible to the public. The dates and times shall be posted at the County Courthouse and a notice shall be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open meetings Act.
- 3.3 Special Meetings:** A special meeting may be called by two members of the Commission upon written request to the Secretary or by the Chairperson. The business, which the Commission may perform, shall be conducted at a public meeting of the Commission held in compliance with the Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open meetings Act, and the Secretary shall send written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.
- 3.4 Quorum:** In order for the Commission to conduct business or take any official action, a quorum consisting of 5 of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.
- 3.5 Attendance:** Commission members are expected to attend all regular and special meetings. Official attendance shall be taken at each meeting by the Commissions' Secretary or appointed County staff. Any Commission member missing three (3) consecutive regular meetings or any four (4) regular meetings in any twelve (12) month period may be expelled from the Commission and a registered letter sent to the expelled Commission member stating the reason for expulsion.
- 3.6 Hearings:** Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinance cited in Section 1. Public hearings conducted by the Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

OPENING OF HEARING (Chairperson)

- A. Official opening announcement, indicating basic nature of request, citing public notice in official newspaper and notification of neighboring properties (if applicable).

B. Announce order of hearing which is as follows:

- (1) Explanation of request as received by community.
- (2) Review and recommendation by planner/professionals.
- (3) Comments and explanations by applicant.
- (4) Questions by Commission/Board.
- (5) Responses by professionals and/or applicant.
- (6) Opening of hearing for public comments.
- (7) Close hearing to public comments.
- (8) Consideration of action by Commission/Board.

C. Announce that all comments will be addressed to the Chair. Each person will be given an opportunity to be heard; second comments will not be permitted until every person has had the chance to speak for the first time. In the interest of fairness to the public, ask that statements from the floor be as concise as possible. The Chair reserves the right to terminate a presentation or ask for a summation if comments become excessively repetitive or stray from the issues at hand. (For large hearings, a time limit should be established.)

D. Indicate that at all times during the hearings the Chair expects courtesy of all participants. (It is imperative that all decisions be based upon "findings of fact". Controversial hearing which allow catcalls, booing or votes of the public can be seriously challenged by an aggrieved party as being an emotional decision rather than one based upon proper facts and accepted principles of planning.)

PRESENTATION OF PROPOSAL

The following procedures assume that an application has been received which provides all necessary information and documentation. Such applications must be received within 14 (fourteen) days prior to the meeting to provide sufficient lead-time for proper review by all necessary staff and board members involved prior to the hearing.

A. Presentation by municipal advisors (Staff/Consultant):

- (1) Compliance with local ordinances and requirements
- (2) Conformance with desirable and established principles of development
- (3) Conflicts and discrepancies
- (4) Recommendations
- (5) Questions from Commission/Board for reasons of clarification

B. Presentation by applicant (applicant):

- (1) Brief review of project proposal.

- (2) Response to questions raised by municipal advisors.
- (3) Questions by Commission/Board.
- (4) Statement for record of any changes to proposal which will be made to correct problems noted.

OPENING OF HEARING TO FLOOR

At this point the public will have a more definitive explanation of the proposal together with any potential amendments/alternatives.

- A. (Chairperson) Announce opening of hearing for public comments with reminder that all comments and questions will be addressed to the Chairperson, any time limits and the order imposed, and that secondary comments will be received after every person has had the opportunity to be heard for the first time.
- B. Indicate that once a person has been recognized by the Chair they shall stand, give their name and address and a concise statement of their questions and/or concerns.

(In well-attended hearings, groups in attendance should be encouraged to be represented by a spokesperson(s). When individual time limits have been imposed, the Chairperson reserves the right to limit the amount of time allocated to each speaker.

- C. The Chairperson may elect during the course of public comments to obtain brief answers from its municipal advisors, or the applicant, if such comments may expedite the hearing.
- D. Receive for the official record any letters and/or petitions received by the municipality regarding the matter. Read and/or summarize these materials.
- E. Close the hearing to public comment following completion of public participation.

CONSIDERATION OF MATTER BY COMMISSION/BOARD

- A. Commission/Board members, when recognized, may continue discussion and seek additional information from others in attendance (through the Chairperson).
- B. Typically four courses of action are open to the Commission/Board:
 - (1) Approval.
 - (2) Approval with conditions.
 - (3) Denial.
 - (4) Tabling/Adjournment to future meeting.

Motions for any approvals or denials should include reasons for such actions. Motions for tabling to adjournment should also include reasons and the date, time and place the matter will be further considered. Adjournment is normally used for continuation of a hearing without having to re-advertise.

3.7 Motions: Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.

3.8 Voting: An affirmative vote of the majority of the Commission members present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote, provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the chairperson shall vote on all matters, but the Chairperson shall vote last. Any member may be excused from voting only if that person has a bona-fide conflict of interest as recognized by the majority of the remaining members of the Commission. Any member abstaining from a vote shall not participate in the discussion of that item.

3.9 Order of Business: A written agenda for all regular meetings shall be prepared as follows. The order of business shall be:

- Call to Order
- Roll Call
- Public Comments
- Correspondences
- Approval of Minutes
- Approval of Agenda
- Public Hearings
- Unfinished Business
- New Business
- Any other Business/on-going business
- Public Comment
- Adjournment

A written agenda for special meetings shall be prepared and followed; however the form as enumerated above shall not be necessary.

3.10 Rules of Order: All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure.

3.11 Notice of Decision: A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of a request.

4. MINUTES

4.1 Commission minutes shall be prepared by the Secretary of the Commission or County appointed staff and forwarded to the County Clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action; and recording of attendance. All communications, actions, and resolutions shall be attached to the minutes. The official records shall be annually deposited with the County Clerk.

5. OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS

5.1 All meetings of the Commission shall be open to the public and held in a place available to the general public.

5.2 All deliberations and decisions of the Commission shall be made at a meeting open to the public.

5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.6, and to address the Commission concerning non-hearing matters under the rules established in subsection 3.9 to the extent that they are applicable.

5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.

5.5 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes are governed by the Freedom of Information Act.

6. AMENDMENTS

6.1 The Commission may amend these rules by a concurring vote pursuant to Subsection 3.7, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

THESE RULES OF PROCEDURES AND BY-LAWS ARE ADOPTED THIS 23rd DAY OF JANUARY, 2023 BY THE HILLSDALE COUNTY PLANNING COMMISSION AND REPLACE ANY PREVIOUS VERSIONS OF SAID RULES OF PROCEDURES AND BY-LAWS.

HILLSDALE COUNTY PLANNING COMMISSION
HILLSDALE COUNTY, MICHIGAN

33 McCollum St. - Suite 223
Hillsdale MI 49242-1688
Phone: (517) 439-9166
Email: planning@co.hillsdale.mi.us



HILLSDALE COUNTY PLANNING COMMISSION
2025 REGULAR MEETING DATES

March 19, 2025 - 1:00 p.m.

May 21, 2025 - 1:00 p.m.

July 16, 2025 - 1:00 p.m.

September 17, 2025 - 1:00 p.m.

November 19, 2025 - 1:00 p.m.

NOTE: All meetings will be held in the Conference Room at the County Office Building, 33 McCollum Street, Room 210, Hillsdale, Michigan, 49242. Meeting dates and times are subject to change and special meetings may be called.



OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

January 4, 2025

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

RE: PA 116 enrollment application for Solomon & Martha Delagrange in Amboy Twp

Mr. Nick Wheeler,

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

AMBOY TOWNSHIP
SEC 33 T8S R3W
Parcel #: 30 18 033 100 001 33 8 3

Solomon J. & Martha Delagrange
13111 Cambria 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
County Clerk



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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. Refer to 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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Delagrance Solomon J. e Martha
Last First Initial

(If more than two see #15)

2. Mailing Address: 13111 Cambria Rd Camden MI 49232
Street City State Zip Code

3. Phone Number: (Area Code) () 1-517-320-1828 message

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

5. E-mail address: BJ FOX TROT @ Hotmail.com

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

6. County: Hillsdale 7. Township, City or Village: Wood Ambay

8. Section No. 33 Town No. 8 South Range No. 3 West

Parcel # (Tax ID): 30 18 033 100 001 33 8 3

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):

livestock, cash crops, fruit

b. Total number of acres on this farm: 80 - 1 = 79 Actual: 78.68 m/1

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

d. Acreage in cultivation: 79 78.68

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

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: 4 Residence: 1 Barn: 4 Tool Shed: 1

Silo: 2 Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: 2 Milking Parlor: _____ Milk House: _____

Other: (Indicate) ag buildings

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); 20

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

Solomon J. DeLongrange Martha DeLongrange
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

11-25-24
(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: _____ (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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 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.

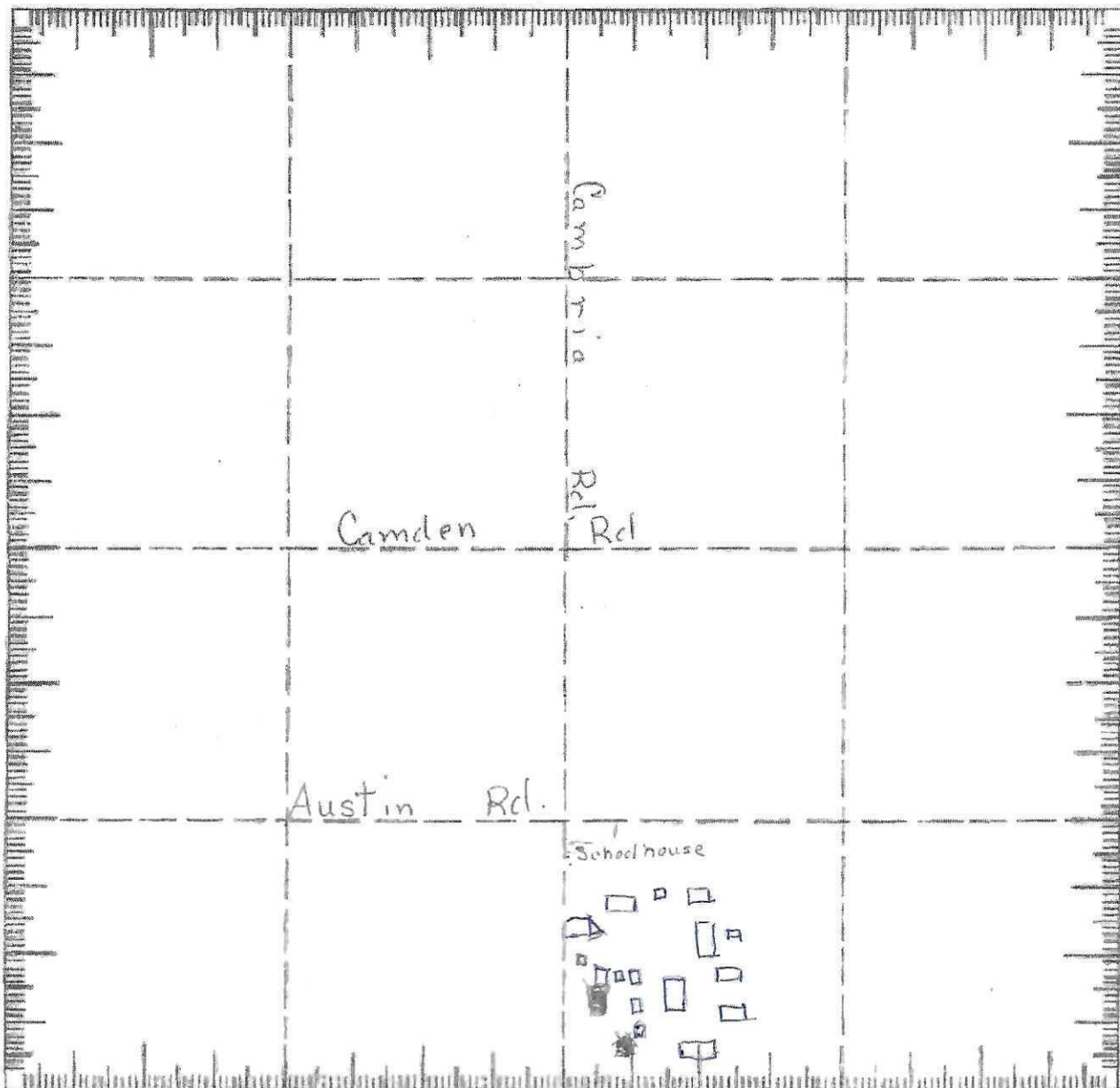
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Hillsdale

Township Amboy

T 8S R 3W Section 33

↑ North



Land Division, Combination & Lot Line Alteration Report

Tax Year: 2024

AMBOY TOWNSHIP

Page: 1/1

18 033 100 001 33 8 3

Map #: 25 Delete SPLIT 06-18-24

Tax Description

Owner Name/Mailing List

Property Address:

DELAGRANGE, SOLOMON J & MARTHA

13111 CAMBRIA RD

N1/2 NW1/4 SEC 33 T8S R3W 80 A M/L SPLIT ON 06/18/2024 INTO 18 033 100 005 33 8 3; 18 033 100 006 33 8 3

CAMDEN AMISH COMMUNITY

13111 CAMBRIA RD

CAMDEN MI 49232-9558

Extra Address:

13035 CAMBRIA RD

CAMDEN AMISH COMMUNITY - SCHOOL

18 033 100 005 33 8 3

Map #: 25 SPLIT 06-18-24

Tax Description

Owner Name/Mailing List

Property Address:

DELAGRANGE, SOLOMON J & MARTHA

13111 CAMBRIA RD

N1/2 NW1/4 SEC EXC COM NW COR SEC TH E 276 FT TH S 208 FT TH W 276 FT TH N 208 FT TO POB SEC 33 T8S R3W 78.68 A M/L SPLIT ON 06/18/2024 FROM 18 033 100 001 33 8 3;

13111 CAMBRIA RD

CAMDEN MI 49232-9558

Extra Address:

18 033 100 006 33 8 3

Map #: 25 SPLIT 06-18-24

Tax Description

Owner Name/Mailing List

Property Address:

CAMDEN AMISH COMMUNITY

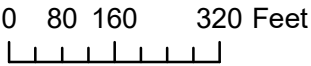
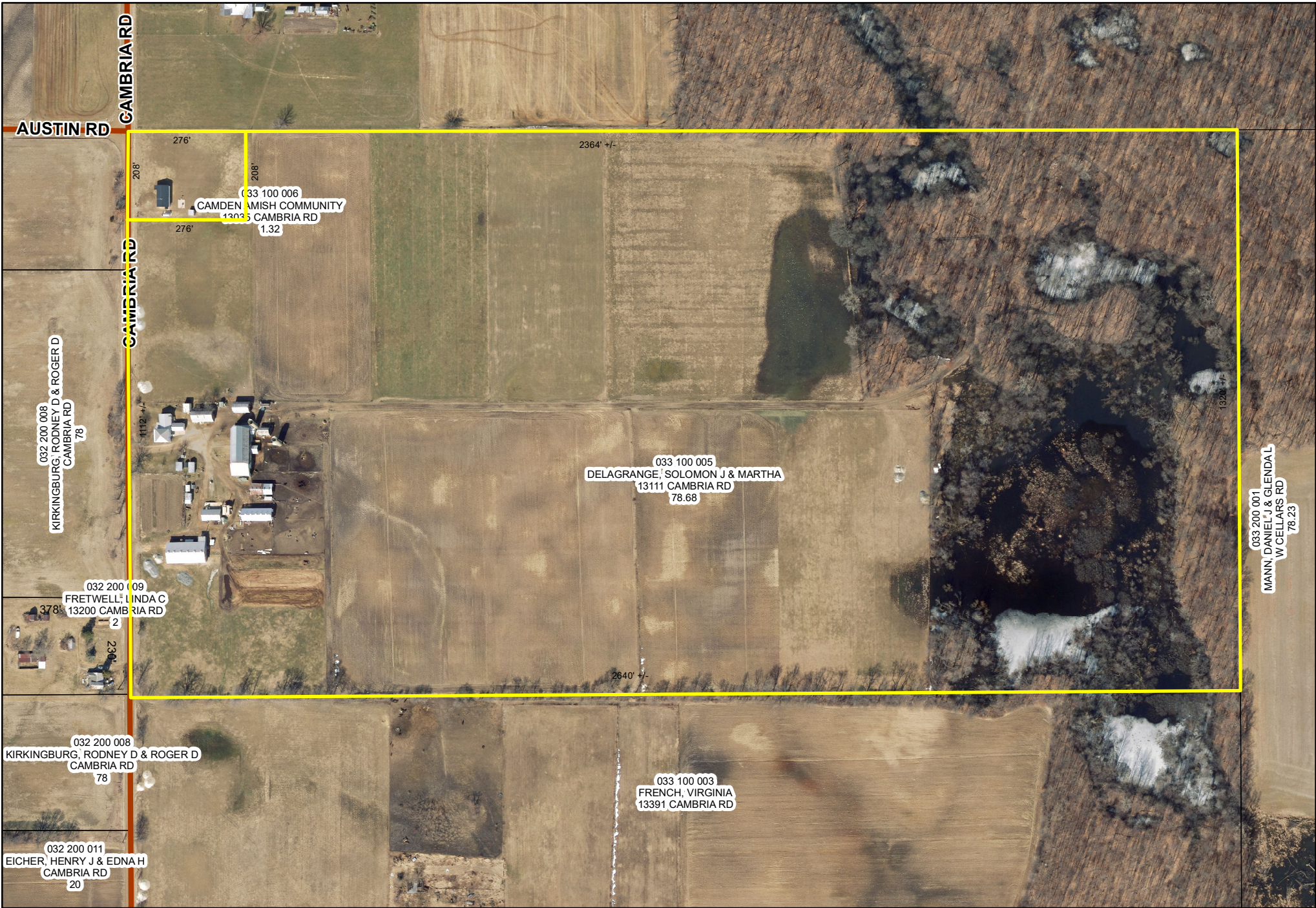
13035 CAMBRIA RD

COM NW COR SEC TH E 276 FT TH S 208 FT TH W 276 FT TH N 208 FT TO POB SEC 33 T8S R3W 1.32 A M/L SPLIT ON 06/18/2024 FROM 18 033 100 001 33 8 3;

13111 CAMBRIA RD

CAMDEN MI 49232-9558

Extra Address:



Amboy Township

NOT A SURVEY
 This map is for informational use only.
 Created by: Hillsdale County GIS
 Printed: June 2024
 Imagery: March 2020



AMBOY TOWNSHIP LAND DIVISION APPLICATION



You **MUST** answer all questions *and* include all attachments *or this will be returned to you.*

Bring or Mail to: Jim Watt Phone # 517-254-4191
Amboy Township Supervisor
1866 Anchor Way
Camden, MI 49232

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 line adjustment (§102 e&f). This form is designed to comply with §108 and §109 of the Michigan Land Division Act, formally the Subdivision Control Act, PA 288 of 1967, as amended (particularly PA 591 of 1996 and PA 87 of 1997, MCL 560 et seq.) **Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.**

1. LOCATION of parent parcel to be split:

Address: 13111 Cambria Rd, Camden, MI 49232

Parent parcel number: 30-18- 033 - 100 - 001 - 33 - 8 - 3

Legal description of Parent Parcel (attach extra sheets as needed): _____

2. PROPERTY OWNER Information:

Name: Solomon J. Delagrange & Martha Delagrange h/w phone: _____

Address: 13111 Cambria Rd.

City: Camden, MI

State: _____ Zip Code: 49232

3. PROPOSAL: Describe the division(s) being proposed:

A. Number of new Parcels 2 (This should include parcel(s) retained by owner)

assigned address of:
13035 Cambria Rd

B. Intended use (i.e. residential, commercial, etc.). Amish School

C. Each proposed parcel has a depth to width ratio of not greater than 4 : 1.

D. Each parcel has a width of not less than 105 ft as required by ordinance.

E. Each parcel has an area of not less than 1 Acre as required by ordinance.

F. The division of the parcel provides access to an existing public road by: (check one)

Each new division has frontage on an existing public road.

_____ A new public road, proposed name: _____

(Road name can't duplicate existing road)

_____ A private road or easement, proposed road name: _____

(Road name can't duplicate existing road)

_____ A recorded easement (driveway)

G. Write here, or attach, a legal description of the proposed new road, easement or shared driveway
attach extra sheets if needed _____

H. Write here, or attach, a legal description for each proposed new parcel, including any parcels
retained by owner (attach extra sheets if needed):

4. NUMBER of future divisions being transferred from the parent parcel to another? 0
Identify the other parcel: _____ (See §109(2) of the Statute.
Make sure your deed includes both statements as required in §109(3) and §109(4) of the Statute.)

5. ATTACHMENTS (all attachments **MUST** be included) Letter each attachment as shown here.
- (A.) A scale drawing that complies with the requirements of PA 591 of 1996 as amended for the proposed division(s) of the parent parcel showing:
 - (1) current **boundaries** and
 - (2) all previous divisions **made after** March 31, 1997 (indicate when made **or none**), and
 - (3) the proposed division(s) and
 - (4) **dimensions** of the proposed divisions, and
 - (5) **any existing improvements** (buildings, wells, septic system, driveways, etc), and
 - (6) proof of fee ownership (**deed of original parcel**)
 - (B.) A **certificate from the County Treasurer** that complies with the requirement of PA 23 of 2019, establishing all property taxes and special assessments due on the parcel or tract subject to the proposed division have been paid for 5 years preceding the date of the application.
 - (C.) Indication of approval, or **permit from Hillsdale County Road Commission**, or respective street administrator, that a proposed easement provides vehicular access to an existing road or street, meets applicable location standards. (driveway permit) (if applicable)
 - (D.) A copy of any transferred division rights (§109(2) of the Act) of the parent parcel. (Form L-4260a)
 - (E.) A fee of \$35.00 for the application and first division, \$15 for each additional division.
Check should be made payable to Amboy Township. Amount \$ _____

6. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.) that are on the parent parcel or indicate none. _____

7. ACKNOWLEDGMENT The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. Finally, even if this division is approved, I understand ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

PROPERTY OWNER'S SIGNATURE Solomon J Delagrance Sr. DATE: 3 / 13 / 24
Martha Delagrance

For office use only – REVIEWER'S action: TOTAL \$ _____ Receipt _____ Date: ____ / ____ / ____
or check# _____

Approved: Conditions if any: _____

Denied: Reasons
(cite§): _____
SIGNATURE: Solomon J Delagrance Sr. Date 3 / 13 / 24 6-12-24

Public Act 87 of 1997 §(2) further states: The municipality or county approving a proposed division resulting in a parcel less than 1 acre in size and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in this section. A notice of approval of a division resulting in a parcel of less than 1 acre in size shall include a statement to this effect.

PARENT PARCEL

Land in the Township of Amboy, County of Hillsdale and State of Michigan, described as follows:

The North Half of the Northwest Quarter of Section 33, Town 8 South, Range 3 West.

SPLIT

Land in the Township of Amboy, County of Hillsdale and State of Michigan, described as follows:

Commencing at the Northwest corner of Section 33, Town 8 South, Range 3 West; thence East 276 feet; thence South 208 feet; thence West 276 feet; thence North 208 feet to the Point of Beginning.

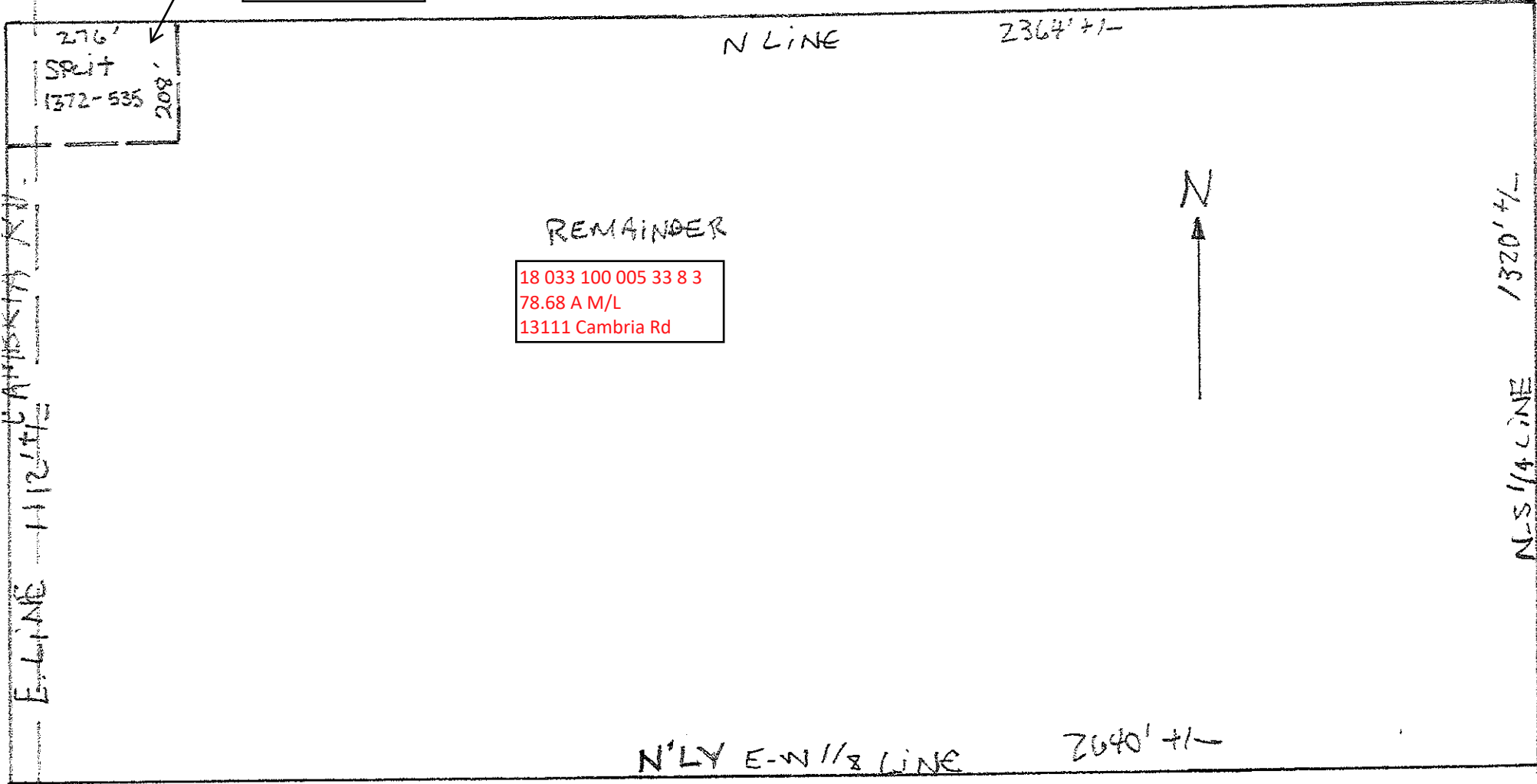
REMAINDER PARCEL

Land in the Township of Amboy, County of Hillsdale and State of Michigan, described as follows:

The North Half of the Northwest Quarter of Section 33, Town 8 South, Range 3 West. EXCEPT: Commencing at the Northwest corner of said Section 33; thence East 276 feet; thence South 208 feet; thence West 276 feet; thence North 208 feet to the Point of Beginning.

18 033 100 006
1.32 A M/L
13035 Cambria Rd

N/2 NW/4 SEC. 33, 8-3



REMAINDER

18 033 100 005 33 8 3
78.68 A M/L
13111 Cambria Rd



Re: Split for Solomon J & Martha Delagrange

Beverly Bradstreet <bjfoxtrot@hotmail.com>

Mon 3/25/2024 3:35 PM

To: Christopher Renius <rassessing@gmail.com>

Thank you for your response, I'll get all of this to the Delagranges for them to proceed.
I appreciate your detailed instructions, they are very helpful.

Bev

From: Christopher Renius <rassessing@gmail.com>

Sent: Sunday, March 24, 2024 7:35 PM

To: Beverly Bradstreet <bjfoxtrot@hotmail.com>; amboy township <supamboytownship49232@gmail.com>

Subject: Re: Split for Solomon J & Martha Delagrange

Hi Beverly and thank you for the email and information.

In addition to the information you provided in this email, you will also need to provide the following:

1. You provided an aerial photograph of the overall parcel with your application. The Land Division Act requires the following to be submitted: Each resulting parcel has an **adequate and accurate legal description** and is included in a **tentative parcel map showing area, parcel lines, public utility easements, accessibility, and other requirements of this section and section 108. The tentative parcel map shall be a scale drawing showing the approximate dimensions of the parcels.**

Please submit a scale drawing of how the parcel is to be split. Please be sure to include any improvements on the property and their locations and all dimensions of each parcel, including the resulting remaining parent parcel.

2. The land division act requires that a legal description be provided for all parcels. I don't see a description of the remaining parent parcel in your data. Please provide this with the scale drawing.

3. County Treasurer Tax Certification. You did mention that you were going to acquire this.

4. We need all of the original documents with original signatures. As you can see on page 1 of the land division application, we do not approve or deny land divisions in Amboy Township, the township board does. When you have all of the documents and fee compiled, please mail it all to the Supervisor, Mr. Jim Watt, at the address on the application.

Please let me know if I can be of further assistance with this matter.

Best regards,

Renius & Renius

Christopher Renius, MAAO

P.O. Box 111

Ottawa Lake, MI 49267

734-347-8109

rassessing@gmail.com

To search assessing and tax information, please visit the link below, type in the township or city you are searching and search:

<https://bsaonline.com/MunicipalDirectory>

On Sat, Mar 23, 2024 at 1:41 PM Beverly Bradstreet <bjfoxtrot@hotmail.com> wrote:

Hi Derek,

Please find copies of the following attached to this email:

- 1) Amboy Twsp Land Division Application;
- 2) Quit Claim Deed deeding acreage to an Amish School on 10/10/2008;
- 3) Printout of parent property (GIS), current;
- 4) Deed of the parent property.

Unfortunately, there has never been a property split for this Quit Claim Deed; it continues to be part of the parent property. The property owner of the parent parcel continues paying taxes on the supposed split.

Once the split is completed correctly; because it's a school there should be no taxes charged for it. The property owner of the parent parcel is unable to enroll this parcel with PA-116 until this split is made.

I believe I have all the necessary docs to you with the exception of the Certificate from the County Treasurer, I will reach out to them on Monday, 3/25/24 for this and forward it to your email address. For the charges for this process, \$35. plus 2 X \$15.00 or \$65.00; how do you want me to pay this amount?

If you have any questions or concerns, please let me know.

Thanking you in advance,

Bev Bradstreet, Realtor

517 320 1828

bjfoxtrot@hotmail.com

COLDWELL BANKER, GROVES REAL ESTATE

517 439 1511

From: Beverly Bradstreet <bjfoxtrot@hotmail.com>

Sent: Saturday, March 23, 2024 1:21 PM

To: Beverly Bradstreet <bjfoxtrot@hotmail.com>

Subject: Split for Solomon J & Martha Delagrange

Sent from my iPhone

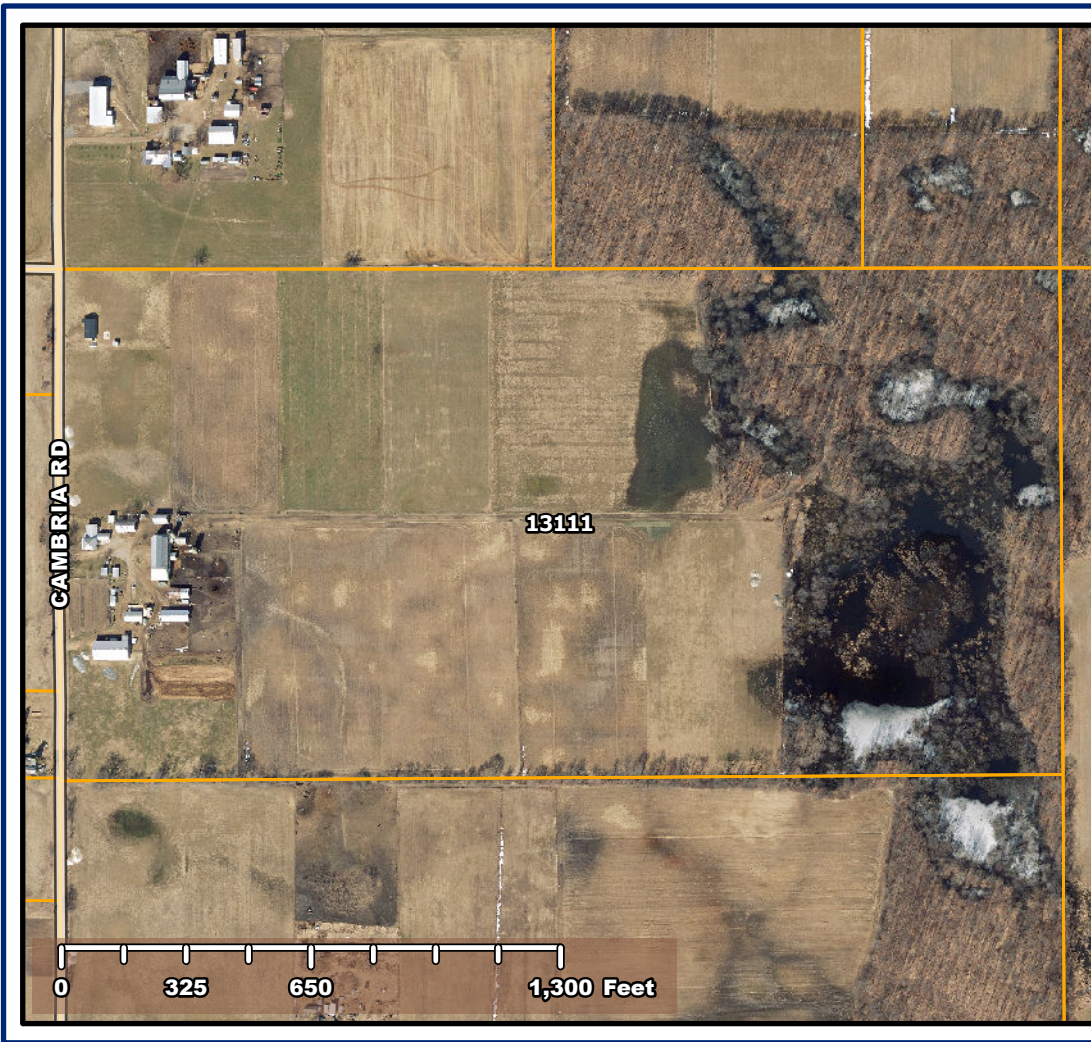
517-320-1828



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 1, 2024
Aerial Imagery: March 2020



Parcel ID: 30 18 033 100 001 33 8 3
Property Address: 13111 CAMBRIA RD
City/Township: AMBOY TOWNSHIP
Village (If Applicable):

Property Class Code: 101
Property Class Desc: AGRICULTURAL-IMPROVED
School District Code: 30010
School District Name: CAMDEN FRONTIER SCHOOLS

PRE/Qual Ag %:	<u>Last Recorded Deed/Document</u>		<u>State Equalized Value (S.E.V.)</u>		<u>Taxable Value</u>
100%	<u>Liber/Page:</u>	1372/535	2024:	209,400	84,618
Assessed Acres: 80	<u>Document Date:</u>	10/10/2008	2023:	183,900	80,589
Land Value: 367,150			2022:	166,000	76,752
Land Imp Value: 0			2021:	168,200	74,301
Building Value: 51,620					
True Cash Value: 418,770					

Tax Description

N1/2 NW1/4 SEC 33 T8S R3W 80 A ML

	<u>Summer Taxes</u> 2024 **	<u>Winter Taxes</u> 2024 **	<u>Village Taxes</u> 2024 **
Base Tax:	\$918.60	\$975.52	\$0.00
Special Asmt:	\$0.00	\$151.57	\$0.00
Admin Fee:	\$9.18	\$9.75	\$0.00
Total Tax:	\$927.78	\$1,136.84	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:			
Balance Due:	\$927.78	\$1,136.84	\$0.00

* **Total Delinquent Tax:** \$0.00
 * **PRE Denial Amount Due:** \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Liber 726
pg 509

WARRANTY DEED

This Indenture made this 13th day of April, 1995.

WITNESSETH, that **MICHAEL VANEGREN**, a single man, of 13111 E. Cambria Road, Camden, MI 49232, for the sum of Ninety-Two Thousand and 00/100 Dollars (\$92,000.00) convey and warrant to **SOLOMON J. DELAGRANGE** and **MARTHA DELAGRANGE**, husband and wife, of 6271 Burt Road, Camden, MI 49232, the following described land and premises situated in the Township of Amboy, County of Hillsdale and State of Michigan and described as follows:

The North half of the Northwest Quarter of Section 33, Town 8 South, Range 3 West.

Subject to any easements, restrictions and reservations of record.

Signed in Presence of:

[Signature]
Alan M. Dimmers
[Signature]
Sharon Manifold

[Signature]
[Signature]
Michael VanEgren **0100802**
aka Michael J. VanEgren

FILED
HILLSDALE CO. MICH.
'95 APR 14 AM 11 22

STATE OF MICHIGAN)
:ss
County of Hillsdale)

[Signature]
REC'D DEEDS

On this 13th day of April, 1995, before me, a Notary Public in and for said County and State, personally appeared Michael VanEgren, a single man, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

STATE OF MICHIGAN REAL ESTATE ★
MICHIGAN TRANSFER TAX ★
Dept of Taxation \$101.20-C ★
Hillsdale County \$690.00-5 ★
0004152 14 Apr 1995 \$0001842 ★

[Signature]
Alan M. Dimmers
Notary Public
Hillsdale County, Michigan
My commission expires:
April 20, 1997

Drafted by:
Alan M. Dimmers, P12791
Attorney at Law
25 Budlong Street
Hillsdale, Michigan 49242
517 437-4424

I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process of collection.

Dated: *April 14, 1995* #425
County Treasurer
Hillsdale County, Michigan



FILED -5 AM 11:37

HILLSDALE COUNTY, MICHIGAN

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That Solomon J. Delegrange and Martha Delegrange, husband and wife whose address is 13111 Cambria Road, Camden, Michigan 49232

Quit Claims to the Camden Amish Community, a religious society, whose address is 13111 Cambria Road, Camden, Michigan 49232

the following described premises situated in the Township of Amboy, County of Hillsdale, and State of Michigan, to wit:

Commencing at Northwest corner of Section 33, Town 8-9 South, Range 3 West, Thence 276 East, Thence South 208 feet, Thence West 276 feet, Thence North 208 feet to the point of beginning.

IN THE EVENT, FOR A PERIOD OF ONE YEAR, THE PROPERTY IS NO LONGER USED AS AN AMISH SCHOOL, SAID PROPERTY SHALL REVERT TO THE ORIGINAL GRANTORS OR THEIR SUCCESSORS

together with all singular the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, for the sum of one and no cents (\$1.00) Dollars subject to easements and restrictions of records

This unplatted property may be located within the vicinity of farm land 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

State Transfer tax exempt MCL 207.526 section 6 (a)

County Transfer tax exempt MCL 207.505 section 5 (a)

Dated this 10th day of October 2008

Signed in presence of:

Signed by:

Solomon J. Delegrange
Solomon J. Delegrange

Martha Delegrange
Martha Delegrange

STATE OF MICHIGAN }
COUNTY OF HILLSDALE } SS.

The foregoing instrument was acknowledged before me this 10th day of October 2008, by Solomon J. Delegrange and Martha Delegrange

Robert P. Tiplady
Notary Public, Hillsdale County, Michigan
My commission expires: July 25, 2013

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

Send Subsequent Tax Bills To:

Drafted By:

naah st.

2024 AMBOY TOWNSHIP SUMMER TAX BILL

Bill # 00155

Make Check Payable & Return To:

AMBOY TOWNSHIP TREASURER
 MARY ANNE BUNCE
 13571 FRONTIER RD
 CAMDEN, MI 49232

Total taxes due if paid no later than: 09/16/2024	\$927.78
Amount due on 9/17 thru 9/30	\$936.97
Amount due if paid in October	\$946.15
Amount due if paid in November	\$955.34
Amount due if paid in December	\$964.52
Amount due if paid in January	\$973.71
Amount due if paid in February	\$982.90
<i>After 2/28/2025 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: 13111 CAMBRIA RD

To: DELAGRANGE, SOLOMON J & MARTHA
 CAMDEN AMISH COMMUNITY
 13111 CAMBRIA RD
 CAMDEN MI 49232-9558

Tax for Prop #: 30 18 033 100 001 33 8 3

Amount Remitted: \$ _____

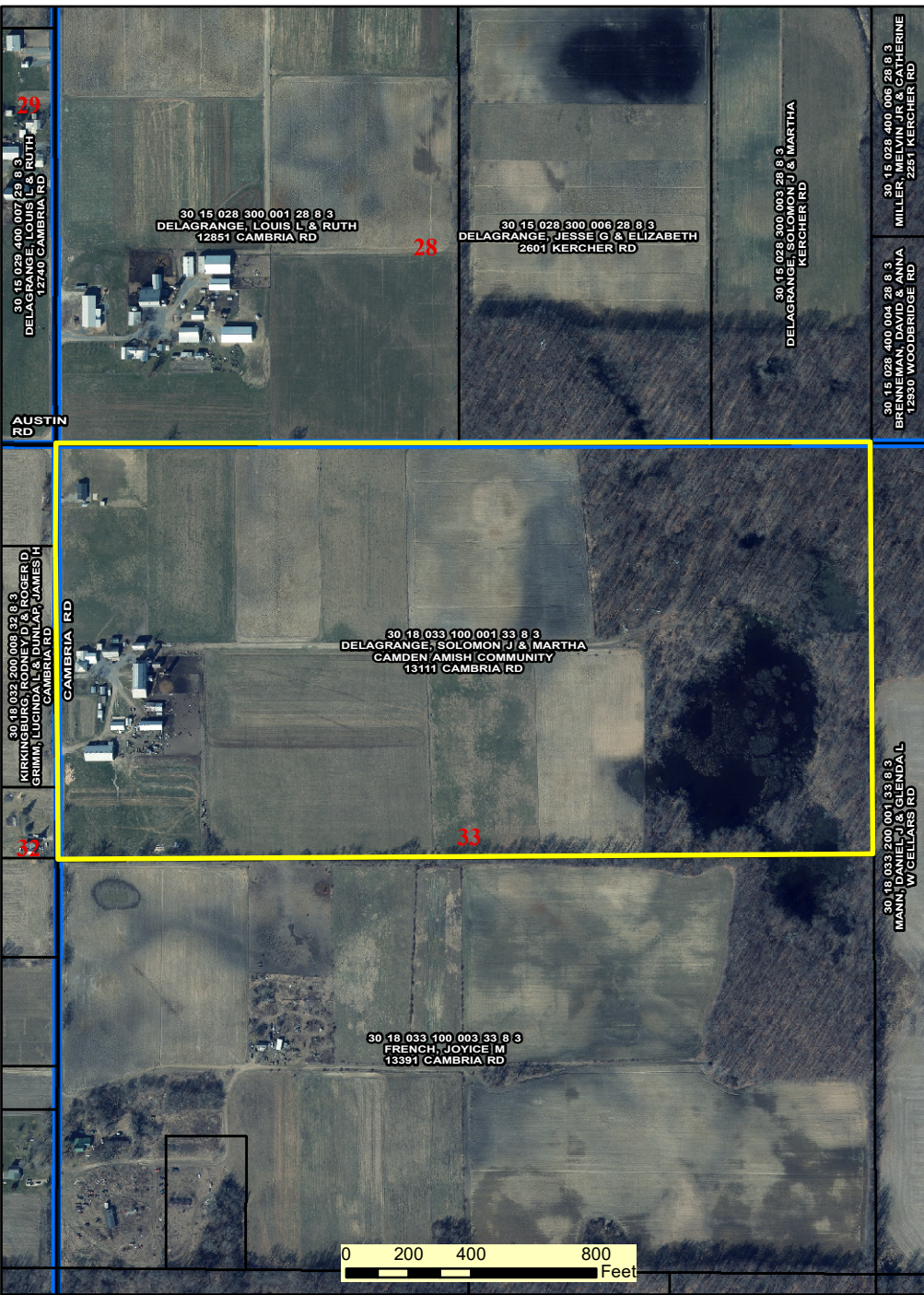


Please detach along perforation. Return this portion with payment.

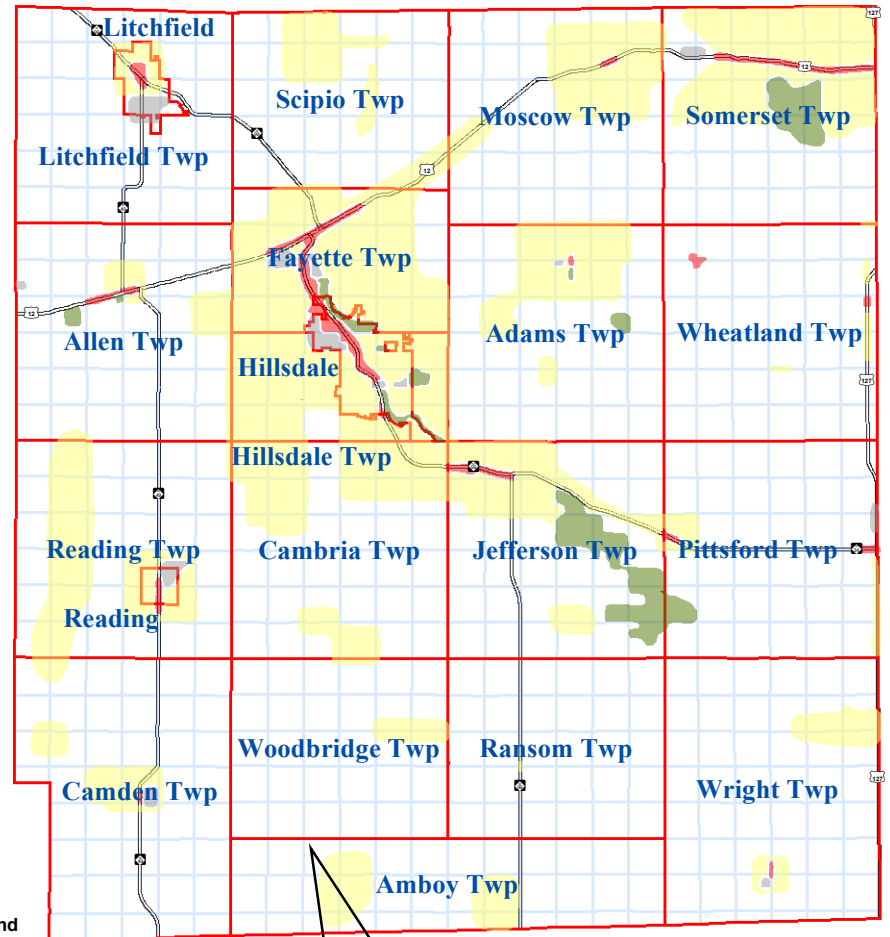
2024 AMBOY TOWNSHIP SUMMER TAX BILL

Bill # 00155

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>Tax is due July 1st thru September 16th inclusive. Beginning September 17th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2025 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.</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p>This tax is due by: 09/16/2024</p> <p>Pay by mail to: AMBOY TOWNSHIP TREASURER MARY ANNE BUNCE 13571 FRONTIER RD CAMDEN, MI 49232</p>																		
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: DELAGRANGE, SOLOMON J & MARTHA CAMDEN AMISH COMMUNITY 13111 CAMBRIA RD CAMDEN, MI 49232-9558</p> <p>Prop #: 30 18 033 100 001 33 8 3 School: 30010 Prop Addr: 13111 CAMBRIA RD</p>	<p style="text-align: center;">TAX DETAIL</p> <p>Taxable Value: 84,618 Class: 101 State Equalized Value: 209,400 PRE/MBT %: 100.0000</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">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.</p> </div>																		
<p>Property Description: N1/2 NW1/4 SEC 33 T8S R3W 80 A M/L</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE EDUC TAX</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">507.70</td> </tr> <tr> <td>COUNTY ALLOCATED</td> <td style="text-align: right;">4.85600</td> <td style="text-align: right;">410.90</td> </tr> <tr> <td colspan="2">Tax Due</td> <td style="text-align: right;">10.85600 918.60</td> </tr> <tr> <td colspan="2">Admin Fee</td> <td style="text-align: right;">9.18</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Amount Due -----></td> <td style="text-align: right;">\$927.78</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE EDUC TAX	6.00000	507.70	COUNTY ALLOCATED	4.85600	410.90	Tax Due		10.85600 918.60	Admin Fee		9.18	Total Amount Due ----->		\$927.78
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Total Amount Due ----->		\$927.78																	
<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twp/Vil/City: APRIL 1 - MARCH 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p>																			



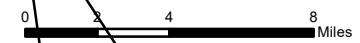
Hillsdale County Master Plan



Legend

County Master Plan

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



Cambria Rd & Austin Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Solomon J & Martha Delagrange
Section 33 T8S R3W 78.68 acres m/l

Created by: Hillsdale County GIS
 Printed: January 2025
 Aerial Imagery: March 2024
 This map is not a survey!





OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

January 4, 2025

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

RE: PA 116 enrollment application for Jonas Jr. and Susann Graber in Camden Twp

Mr. Nick Wheeler,

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

CAMDEN TOWNSHIP
SEC 20 T8S R4W
Parcel #: 30 14 020 100 002 20 8 4

Jonas Jr. & Susann Graber
11251 Todd 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
County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/12/24
Application No:
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Graber Jr (Last) Jonas (First) Initial

(If more than two see #15)

2. Mailing Address: 11251 Todd Rd. (Street) Montgomery (City) MI (State) 49255 (Zip Code)

3. Phone Number: (Area Code) ()

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 607-9256 leave message

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. 20 Town No. 25 Range No. 4W

Parcel # (Tax ID): 30 14 020 100 002 20 8 4

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:

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

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: Jonas Graber Jr Title: _____

Name: Susann Graber 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):

livestock & 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: 45

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: Grassland 8 acres

f. All other acres (swamp, woods, etc.) 27

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

No. of Buildings _____ Residence: 1 Barn: 5 Tool Shed: 1

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

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

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); 30 yrs

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.

Jovan Graber Jr
(Signature of Applicant)

(Corporate Name, If Applicable)

Susann Graber

(Co-owner, If Applicable)

(Signature of Corporate Officer)

6/5/2024

(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: _____ (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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

_____ County or Regional Planning Commission

_____ Conservation District

_____ Township (if county has zoning authority)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

_____ Copy of Deed or Land Contract (most recent showing current ownership)

_____ Copy of most recent Tax Bill (must include tax description of property)

_____ Map of Farm

_____ Copy of most recent appraisal record

_____ Copy of letters from review agencies (if available)

_____ Any other applicable documents

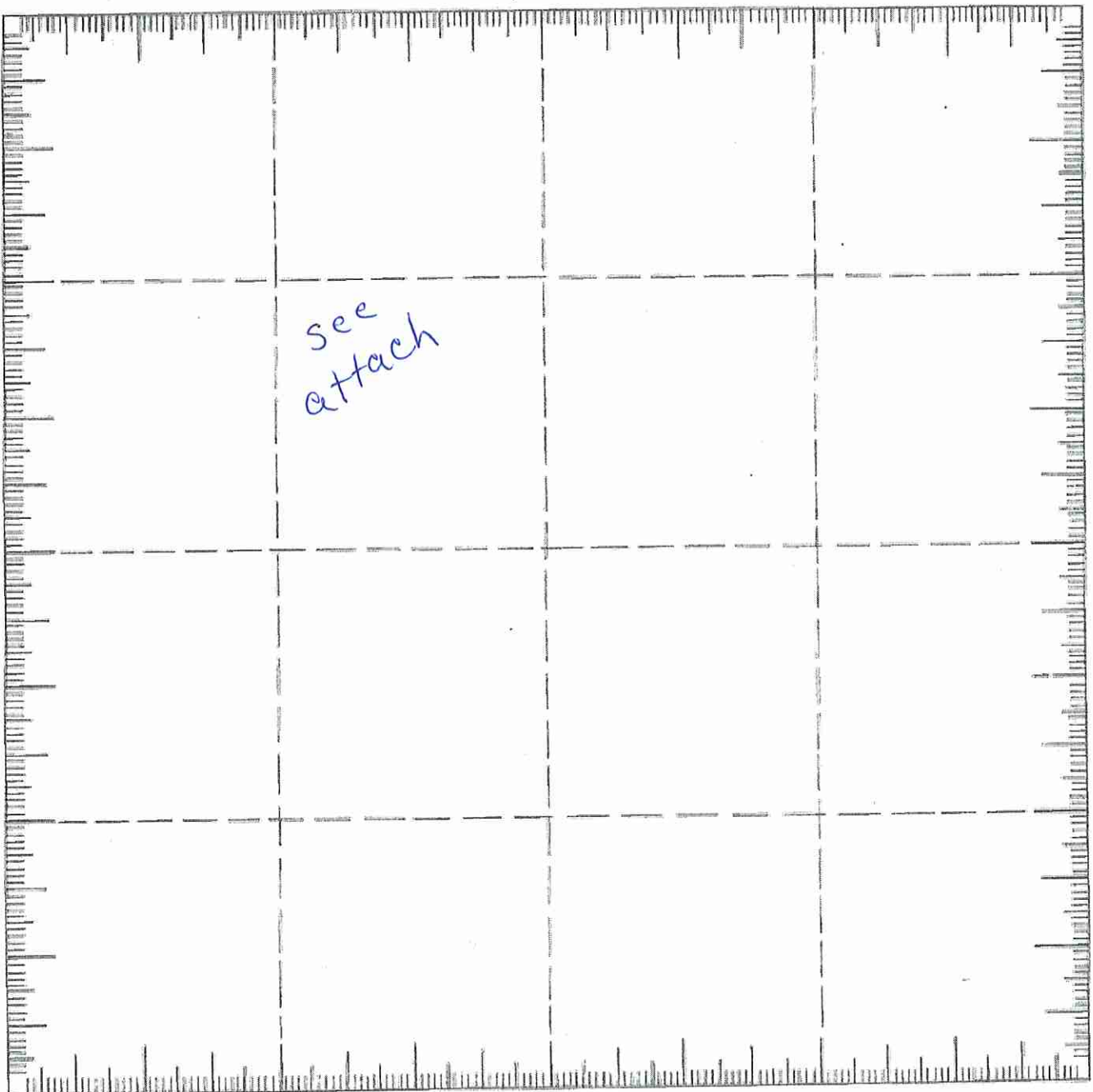
Map of Farm with Structures and Natural Features:

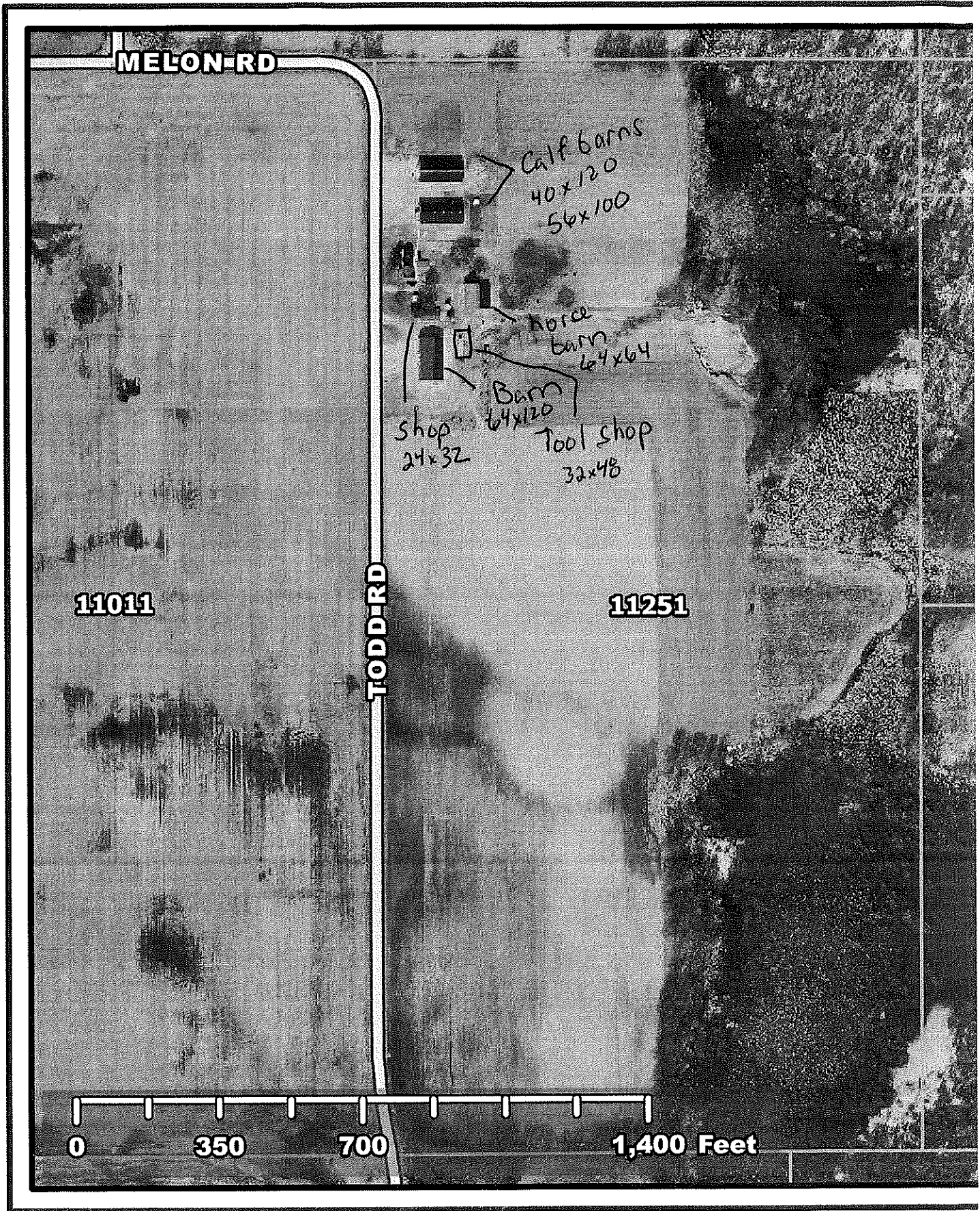
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (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 8S R 4W Section 20

↑ North





Parcel ID: 30 14 020 100 002 20 8 4
Property Address: 11251 TODD RD
City/Township: CAMDEN TOWNSHIP

Propel
Prope
Schoo



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 April 12, 2024



Parcel ID: 30 14 020 100 002 20 8 4
 Property Address: 11251 TODD RD
 City/Township: CAMDEN TOWNSHIP
 Village (If Applicable):
 Property Class Code: 101
 Property Class Desc: AGRICULTURAL-IMPROVED
 School District Code: 30070
 School District Name: READING COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized Value (S.E.V.)</u>	<u>Taxable Value</u>
Assessed Acres:	80.00	Liber/Page: 1715/23		
Land Value:	383,650	Document Date: 2/13/2019	2024: 389,300	259,969
Land Imp Value:	3,658		2023: 286,100	247,590
Building Value:	391,297		2022: 266,600	235,800
True Cash Value:	778,605		2021: 265,200	228,268

Tax Description

E1/2 NW FR1/4 SEC 20 T8S R4W 80 A M/L

	Summer Taxes 2023 **	Winter Taxes 2023 **	Village Taxes 2023 **
Base Tax:	\$2,689.29	\$3,766.69	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$26.89	\$37.66	\$0.00
Total Tax:	\$2,716.18	\$3,804.35	\$0.00
Amount Paid:	\$2,743.07	\$0.00	\$0.00
Interest:	\$26.89	\$0.00	\$0.00
Last Date Paid:	9/30/2023		
Balance Due:	\$0.00	\$3,804.35	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: April 12, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** 2023 Tax information as of March 1, 2024. Unpaid taxes as of that date are included in the delinquent amount above if still unpaid as of April 12, 2024.

3456 25
5376 25



HILLSDALE COUNTY
FEBRUARY 19, 2019
RECEIPT # 172152

STATE OF MICHIGAN
REAL ESTATE
Stamp # 0071

LIBER 1715 PAGE 0023 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 02/18/2019 11:09:48 AM 552158
RECORDED 02/19/2019 04:17:35 PM 1 of 2
SAMBSONERLOTT REGISTER OF DEEDS

✓ Sun title
331 W main st
Lonia me 48846

State of Mich. Co. Hillsdale S.S. No. 147 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 Feb 19, 2019
Stephanie Lynn Co. Treas.

WARRANTY DEED

THE GRANTOR(S) Joseph F. Pavka, as Trustee of the Joseph F. Pavka
Revocable Trust dated October 10, 1998, of 3566
Lakeside Dr., Reading, MI 49274,

CONVEY(S) AND WARRANT(S) TO THE GRANTEE(S) Jonas Graber, Jr. and Susann Graber, husband and wife,
of 11451 Gilmore Road, Camden, MI 49232,

the real estate situated in the Township of Camden, Hillsdale County, Michigan, more fully
described below, together with all improvements, fixtures, easements, hereditaments, and
appurtenances associated with the real estate ("**Property**"), subject to easements, restrictions,
interests, reservations of record, and taxes and assessments not yet due and payable.

Land situated in the Township of Camden, Hillsdale County, Michigan:

The East half of the Northwest quarter of Section 20, Town 8 South, Range 4 West.
Tax ID: 30-14-020-100-002-20-8-4

Commonly known as: 11251 Todd Rd., Montgomery, MI 49255

The property address and tax parcel are provided solely for informational purposes, without
warranty as to accuracy or completeness. If inconsistent in any way with the legal description
listed above, the legal description listed above shall control.

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

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.

This deed is given in consideration of Four Hundred Eighty Seven Thousand Three Hundred
Fifty and 00/100 Dollars (\$487,350.00).

This deed is dated: February 13, 2019.

P124098

This deed is dated: February 13, 2019.

GRANTOR(S)

The Joseph F. Pavka Revocable Trust dated
October 10, 1998

BY: Joseph F. Pavka
Joseph F. Pavka
as Trustee

STATE OF MICHIGAN)
)ss:
COUNTY OF HILLSDALE)

Acknowledged before me in Hillsdale County, Michigan on February 13, 2019,
by Joseph F. Pavka, as Trustee of the Joseph F. Pavka Revocable Trust dated October 10, 1998.

ILENE K. CHAPEL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires May 1, 2022
Acting in the County of

Hillsdale

Ilene K Chapel
Notary Name: Ilene K Chapel
Notary public, State of Michigan, County of Eaton
My commission expires 5-1-22
Acting in the County of Hillsdale

PREPARED AT THE DIRECTION OF THE
GRANTOR BY (AND RETURN TO):

Stacey Kirby
Sun Title Agency of Michigan, LLC
1410 Plainfield Avenue NE
Grand Rapids, MI 49505
(616)458-9100
P124088

PARCEL: 14 020 100 002 20 8 4 2023 SCHOOL: 30070 CLASS: 101

OWNER: GRABER, JONAS JR & SUSANN
PROPERTY ADDRESS: 11251 TODD RD MONTGOMERY, MI 49255

TAXABLE: 247,590 ASSESSED: 286,100 PRE: 100.00%

	Seas	Tax	Paid	Dlg
STATE EDUC TAX	Summ	1,485.54	1,485.54	0.00
COUNTY ALLOCATED	Summ	1,203.75	1,203.75	0.00
LOCAL ADMIN	Summ	26.89	26.89	0.00

TAX TOTAL	Summ	2,716.18	2,716.18	0.00
LOCAL INTRST	Summ	26.89	26.89	0.00
TOTAL		2,743.07	2,743.07	0.00

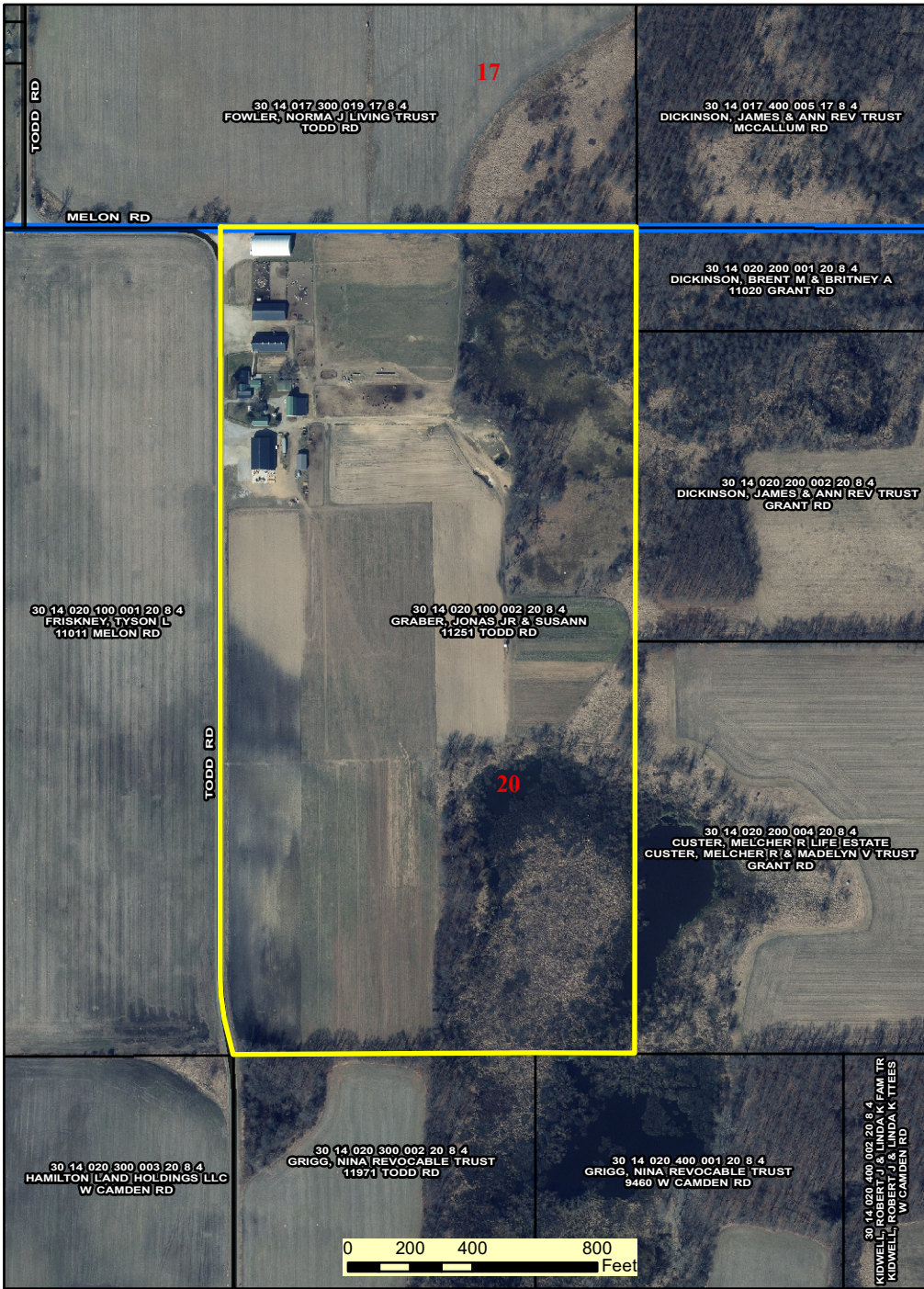
Last Pmt: 09/30/2023

SCHOOL OPERATING	Wint	0.00	0.00	0.00
2002 DEBT	Wint	289.68	0.00	289.68
2019 DEBT	Wint	482.80	0.00	482.80
2020 SINK FUND	Wint	460.02	0.00	460.02
HILLSDALE ISD	Wint	65.09	0.00	65.09
HILLSDALE SPC ED	Wint	730.46	0.00	730.46
HILLSDALE VOC ED	Wint	365.22	0.00	365.22
COUNTY MED CARE	Wint	145.80	0.00	145.80
2006 MCF DEBT	Wint	74.27	0.00	74.27
2022 SENIORS	Wint	247.59	0.00	247.59
COUNTY AMBULANCE	Wint	206.56	0.00	206.56
2018 AMBULANCE	Wint	36.44	0.00	36.44
2018 MENT HEALTH	Wint	121.49	0.00	121.49
TOWNSHIP TAX	Wint	171.97	0.00	171.97
2022 VOTED LIBRA	Wint	185.69	0.00	185.69
2020 VOTED FIRE	Wint	183.61	0.00	183.61
SCHOOL OPER FC	Wint	0.00	0.00	0.00
LOCAL ADMIN	Wint	37.66	0.00	37.66

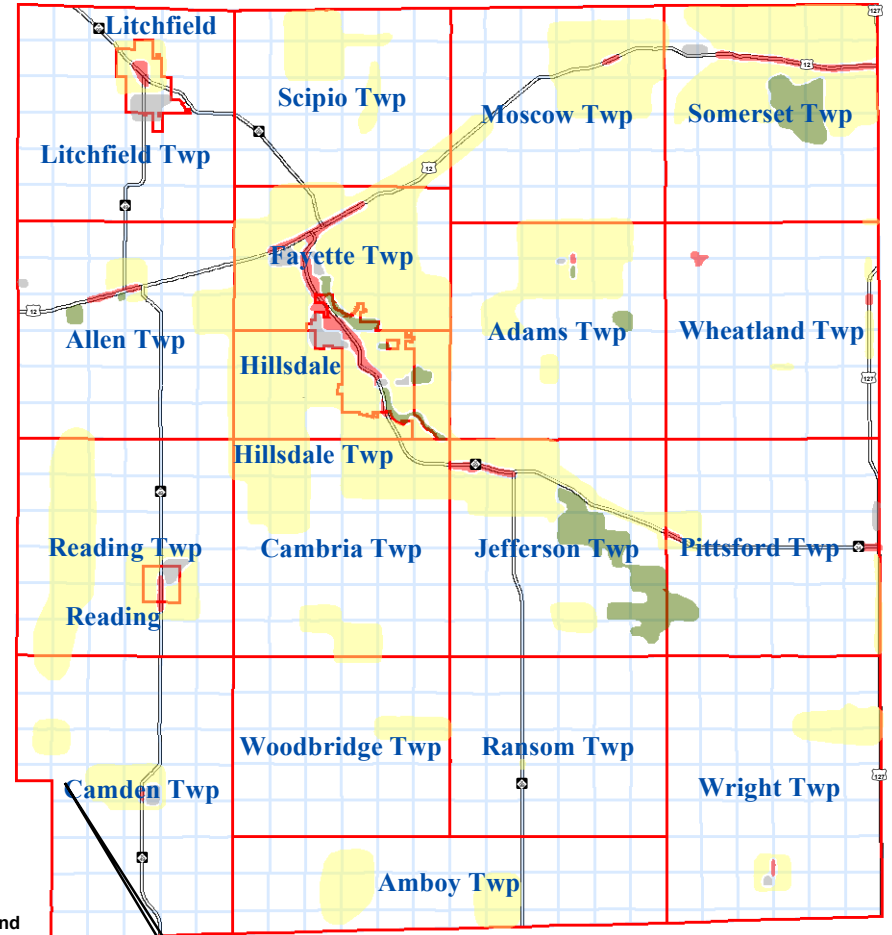
TAX TOTAL	Wint	3,804.35	0.00	3,804.35

TAX TOTAL - ALL SEASONS		6,520.53	2,716.18	3,804.35
TOTAL LOCAL INTEREST		26.89	26.89	0.00
TOTAL		6,547.42	2,743.07	3,804.35

LEGAL DESCR:
E1/2 NW FR1/4 SEC 20 T8S R4W 80 A M/L



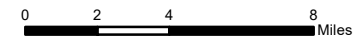
Hillsdale County Master Plan



Legend

County Master Plan

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



Melon Rd East of Todd Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Jonas Jr & Susann Graber
Section 20 T8S R4W 80 acres m/l

Created by: Hillsdale County GIS
 Printed: January 2025
 Aerial Imagery: March 2024
 This map is not a survey!





OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

January 4, 2025

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

RE: PA 116 enrollment application for Randall Nye in Woodbridge Twp

Mr. Nick Wheeler,

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

WOODBIDGE TOWNSHIP
SEC 20 T8S R3W
Parcel #: 30 15 020 300 001 20 8 3

Property Address:
Randall D. Nye
3778 W Camden Rd.
Camden, MI 49232

Mailing Address:
Randall D. Nye
10811 Cambria 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
County Clerk



Farmland Development Rights New Agreement Application Checklist

April 2024

To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner.

- All sections of application complete. Page 3, "Reserved for Local Government Use" must be completed by the local governing body.**
- Copy of recorded deed(s) or land contract(s), including signature page(s). Copies must contain all pages of the documents and sufficiently document the chain of title from the previous owner.**
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership.
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- Copy of most recent property tax assessment notice or tax bill with complete legal description of property and State Equalized Value (SEV), along with a statement by the applicant certifying the name of the owner of record, the legal description of the property and all liens, covenants, and other encumbrances affecting the title to the land.**
- Map of the farm with structures and natural features. See instructions on Page 4 of application.**
- Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section "Reserved for Local Government Use".**
- Submit complete application and checklist to the clerk of the local governing body. *(See below.) Maintain a copy of your application until you have received a new agreement.**

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland and Open Space Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to MDARD.

MDARD has 60 days from date of receipt to approve or reject the application.

The applicant will be notified within 15 days of the date of approval or rejection by MDARD.

***Local governing body means 1 of the following:**

- i. *Farmland located in a city or village, the legislative body of the city or village.*
- ii. *Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law, the township board of the township.*
- iii. *Farmland not described in i or ii above, the county board of commissioners.*

New applications, eligibility requirements, and instructions for completing a new application can be found online at www.Michigan.gov/Farmland.

The local governing body can send completed applications to:

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	<u>12/30/24</u>
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Nye Randall D
Last First Initial

(If more than two see #15)

2. Mailing Address: 10811 Cambria Rd. Camden Mi. 49232
Street City State Zip Code

3. Phone Number: (Area Code) (517) 368-5680

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 474-9007

5. E-mail address: nyefarms@yahoo.com

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

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

8. Section No. 20 Town No. 85 Range No. 3W

Parcel # (Tax ID): 30 15 020 300 001 20 8 3

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(s):

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):

<input type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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):

Cash Crops

b. Total number of acres on this farm: 120

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

d. Acreage in cultivation: 110

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 2

f. All other acres (swamp, woods, etc.) 8

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

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

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

Poultry House: _____ Milking Parlor: 1 Milk House: 1

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); 20

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

Randall D Nye

(Signature of Applicant)

(Corporate Name, If Applicable)

[Redacted]

(Co-owner, If Applicable)

[Redacted]

(Signature of Corporate Officer)

12-30-2024

(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: _____ (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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 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.

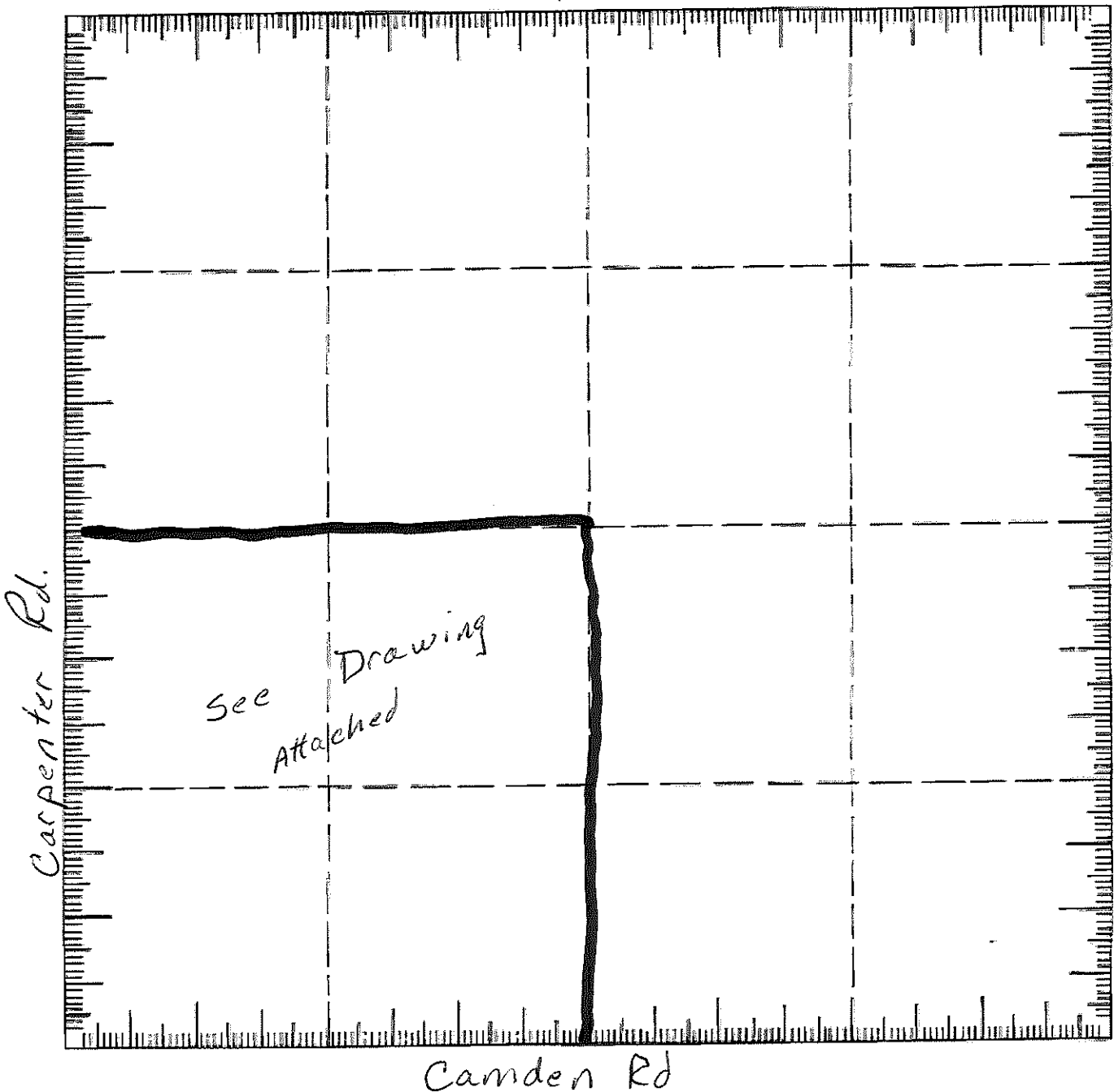
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Hillsdale

Township Woodbridge

T 8 S R 3 W Section 20

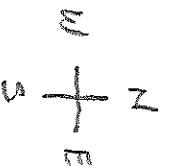
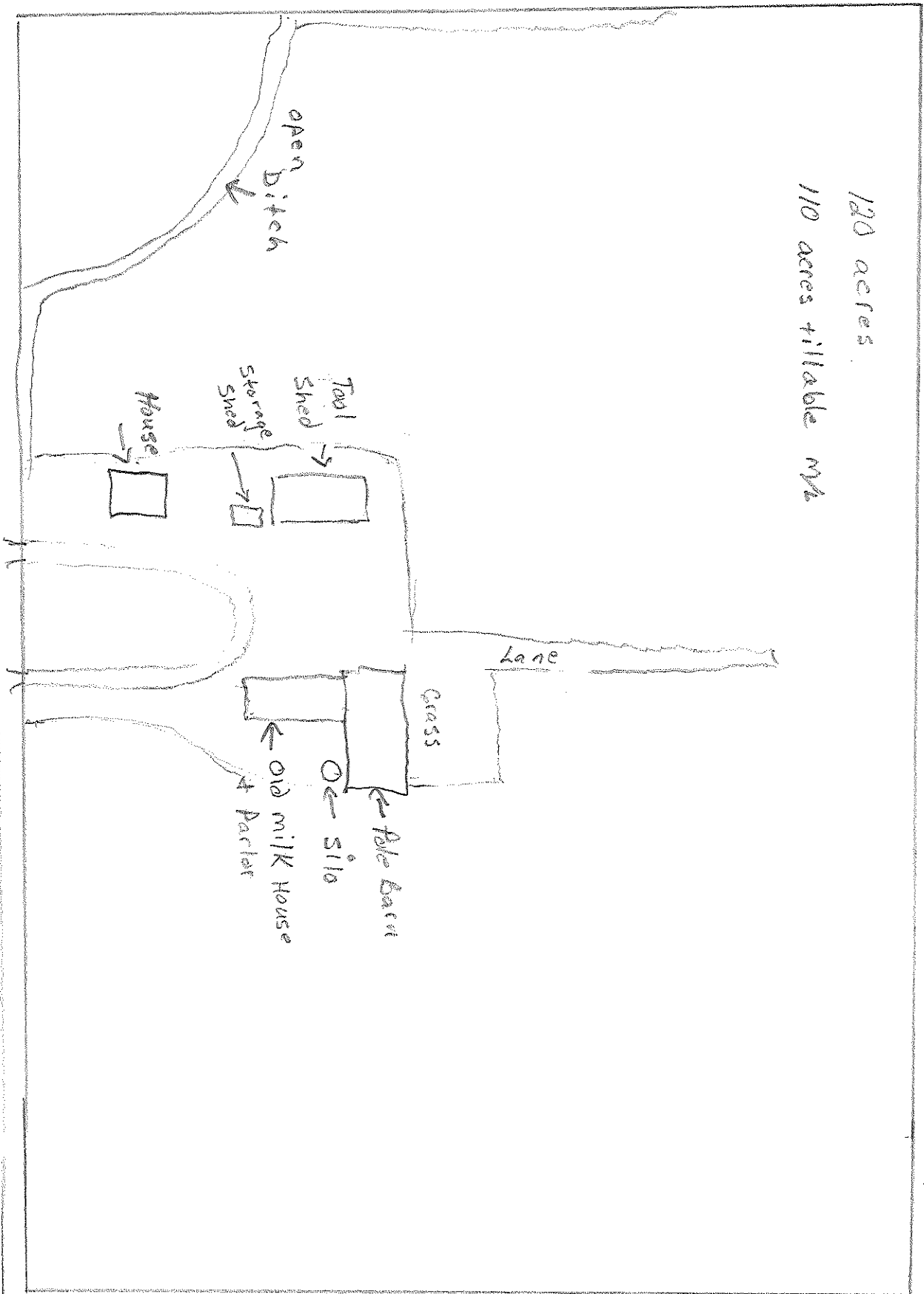
↑ North



Carpenter Rd.

120 acres
110 acres tillable ML

Camden Rd.





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 1, 2024**

Aerial Imagery: March 2020



Parcel ID: 30 15 020 300 001 20 8 3
Property Address: 3778 W CAMDEN RD
City/Township: WOODBRIDGE TOWNSHIP
Village (If Applicable):

Property Class Code: 101
Property Class Desc: AGRICULTURAL-IMPROVED
School District Code: 30010
School District Name: CAMDEN FRONTIER SCHOOLS

PRE/Qual Ag %: 100%	<u>Last Recorded Deed/Document</u>		<u>State Equalized Value (S.E.V.)</u>		<u>Taxable Value</u>
Assessed Acres: 120	Liber/Page:	1876/477			
Land Value: 584,830	Document Date:	8/5/2024	2024:	348,100	134,640
Land Imp Value: 0	-----		2023:	257,100	128,229
Building Value: 111,323			2022:	255,100	122,123
True Cash Value: 696,153			2021:	245,100	118,222

Tax Description

S3/4 SW1/4 SEC 20 T8S R3W 120 A M/L

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$1,461.65	\$1,696.07	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$0.00	\$0.00	\$0.00
Total Tax:	\$1,461.65	\$1,696.07	\$0.00
Amount Paid:	\$1,461.65	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/15/2024		
Balance Due:	\$0.00	\$1,696.07	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>Taxes due December 1st 2024 thru February 14th 2025. On March 1, 2025 all delinquent taxes, except personal property taxes are collected at the County Treasurer's office plus monthly accrued interest and 4% administration fee allowed by State Law. Treasurer's are not responsible for payment on wrong parcel description. REMINDER: Taxes due to Township Treasurer no later than close of business Feb 28th. Enclose self addressed stamped envelope or e-mail for return receipt. Returned Payment Fees plus any interest or fees on unpaid parcel per MCL 600.2952 will accrue.</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: center;">This tax is due by: 02/14/2025</p> <p>Pay by mail to: WOODBRIDGE TOWNSHIP TREASURER GRACE REED (517) 254-0098 PO BOX 94 FRONTIER, MI 49239 woodbridgetwp.mi.treas@gmail.com</p>																																										
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: NYE, RANDALL D 10811 CAMBRIA RD CAMDEN, MI 49232</p> <p>Prop #: 30 15 020 300 001 20 8 3 Prop Addr: 3778 W CAMDEN RD School: 30010 CAMDEN FRONTIER SCHO</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Property Description: S3/4 SW1/4 SEC 20 T8S R3W 120 A M/L</p>	<p style="text-align: center;">TAX DETAIL</p> <p>Taxable Value: 134,640 AGRICULTURAL-IMPR State Equalized Value: 348,100 Class: 101 PRE/MBT %..: 100</p> <p style="text-align: right;">Mort Code:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> 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. </div> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>SCHOOL OPERATING</td> <td style="text-align: right;">18.00000</td> <td style="text-align: right;">EXEMPT</td> </tr> <tr> <td>2020 SINK FUND</td> <td style="text-align: right;">2.92400</td> <td style="text-align: right;">393.68</td> </tr> <tr> <td>HILLSDALE ISD</td> <td style="text-align: right;">0.26280</td> <td style="text-align: right;">35.38</td> </tr> <tr> <td>HILLSDALE SPC ED</td> <td style="text-align: right;">2.94920</td> <td style="text-align: right;">397.08</td> </tr> <tr> <td>HILLSDALE VOC ED</td> <td style="text-align: right;">1.47460</td> <td style="text-align: right;">198.54</td> </tr> <tr> <td>COUNTY MED CARE</td> <td style="text-align: right;">0.58810</td> <td style="text-align: right;">79.18</td> </tr> <tr> <td>2006 MCF DEBT</td> <td style="text-align: right;">0.25000</td> <td style="text-align: right;">33.66</td> </tr> <tr> <td>2022 SENIORS</td> <td style="text-align: right;">0.99880</td> <td style="text-align: right;">134.47</td> </tr> <tr> <td>COUNTY AMBULANCE</td> <td style="text-align: right;">0.83320</td> <td style="text-align: right;">112.18</td> </tr> <tr> <td>2018 AMBULANCE</td> <td style="text-align: right;">0.14700</td> <td style="text-align: right;">19.79</td> </tr> <tr> <td>2018 MENT HEALTH</td> <td style="text-align: right;">0.49010</td> <td style="text-align: right;">65.98</td> </tr> <tr> <td>TOWNSHIP TAX</td> <td style="text-align: right;">0.68600</td> <td style="text-align: right;">92.36</td> </tr> <tr> <td>2022 VOTED ROADS</td> <td style="text-align: right;">0.99360</td> <td style="text-align: right;">133.77</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	SCHOOL OPERATING	18.00000	EXEMPT	2020 SINK FUND	2.92400	393.68	HILLSDALE ISD	0.26280	35.38	HILLSDALE SPC ED	2.94920	397.08	HILLSDALE VOC ED	1.47460	198.54	COUNTY MED CARE	0.58810	79.18	2006 MCF DEBT	0.25000	33.66	2022 SENIORS	0.99880	134.47	COUNTY AMBULANCE	0.83320	112.18	2018 AMBULANCE	0.14700	19.79	2018 MENT HEALTH	0.49010	65.98	TOWNSHIP TAX	0.68600	92.36	2022 VOTED ROADS	0.99360	133.77
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<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1-DEC 31 School: JULY 1-JUNE 30 Township: APRIL 1-MARCH 31 State : OCT 1-SEPT 30</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Tax Due</td> <td style="width:20%; text-align: right;">30.59740</td> <td style="width:20%; text-align: right;">1,696.07</td> </tr> <tr> <td>Admin Fee</td> <td></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Amount Due</td> <td></td> <td style="text-align: right;">1,696.07</td> </tr> </table>	Tax Due	30.59740	1,696.07	Admin Fee		0.00	Total Amount Due		1,696.07																																	
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Please detach along perforation. Keep the top portion.

Mort Code:

Bill # 00552

Pay this tax to:

WOODBRIDGE TOWNSHIP TREASURER
 GRACE REED (517) 254-0098
 PO BOX 94
 FRONTIER, MI 49239
 woodbridgetwp.mi.treas@gmail.com
TAXPAYER NOTE: Are your name & mailing address correct?
 If not, please make corrections below. Thank You.
 Property Addr: 3778 W CAMDEN RD

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
 After 02/14/2025, additional interest and fees apply

2024 Winter Tax for Prop #: 30 15 020 300 001 20 8 3

Make Check Payable To: WOODBRIDGE TOWNSHIP TREASURE

TOTAL AMOUNT DUE: 1,696.07

Amount Remitted: _____

To: NYE, RANDALL D
 10811 CAMBRIA RD
 CAMDEN MI 49232



State of Mich. Co. Hillsdale S.S. No. 850 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.

LIBER 1876 PAGE 0477 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 08/07/2024 10:02:43 AM 608275
RECORDED 08/07/2024 10:20:35 AM 1 of 1
BAMBI SOMERLOTT, REGISTER OF DEEDS

Dated August 7, 2024
Kendall Howard, Tax Specialist Co. Treas.

FIDUCIARY DEED

The Grantor, Randall D. Nye, Successor Trustee of the Patricia A. Nye Trust Agreement dated December 23, 1998, of 10811 Cambria Rd., Camden, MI 49232 conveys and warrants to Randall D. Nye, of 10811 Cambria Rd., Camden, MI 49232, the following described premises situated in the Township of Woodbridge, County of Hillsdale and State of Michigan, to-wit:

The South Three Quarters (3/4) of the Southwest Quarter of Section 20, Town 8 South, Range 3 West, containing 120.00 acres more or less.

Tax Parcel ID: 30-15-020-300-001-20-8-3

Also subject to any easements and restrictions of record.

The Grantor grant to the Grantee the right to make all allowable divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

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.

No consideration; Exempt MCL 207.526 (a) MCL 207.505 (a)

Dated this 5th day of August, 2024

Signed By:
Randall D Nye
Randall D. Nye, Successor Trustee
of the Patricia A. Nye Trust Agreement dated
December 23, 1998

STATE OF MICHIGAN)
)SS:
COUNTY OF HILLSDALE)

The foregoing instrument was acknowledged before me this 5th day of August, 2024 by Randall D. Nye, Successor Trustee of the Patricia A. Nye Trust Agreement dated December 23, 1998.

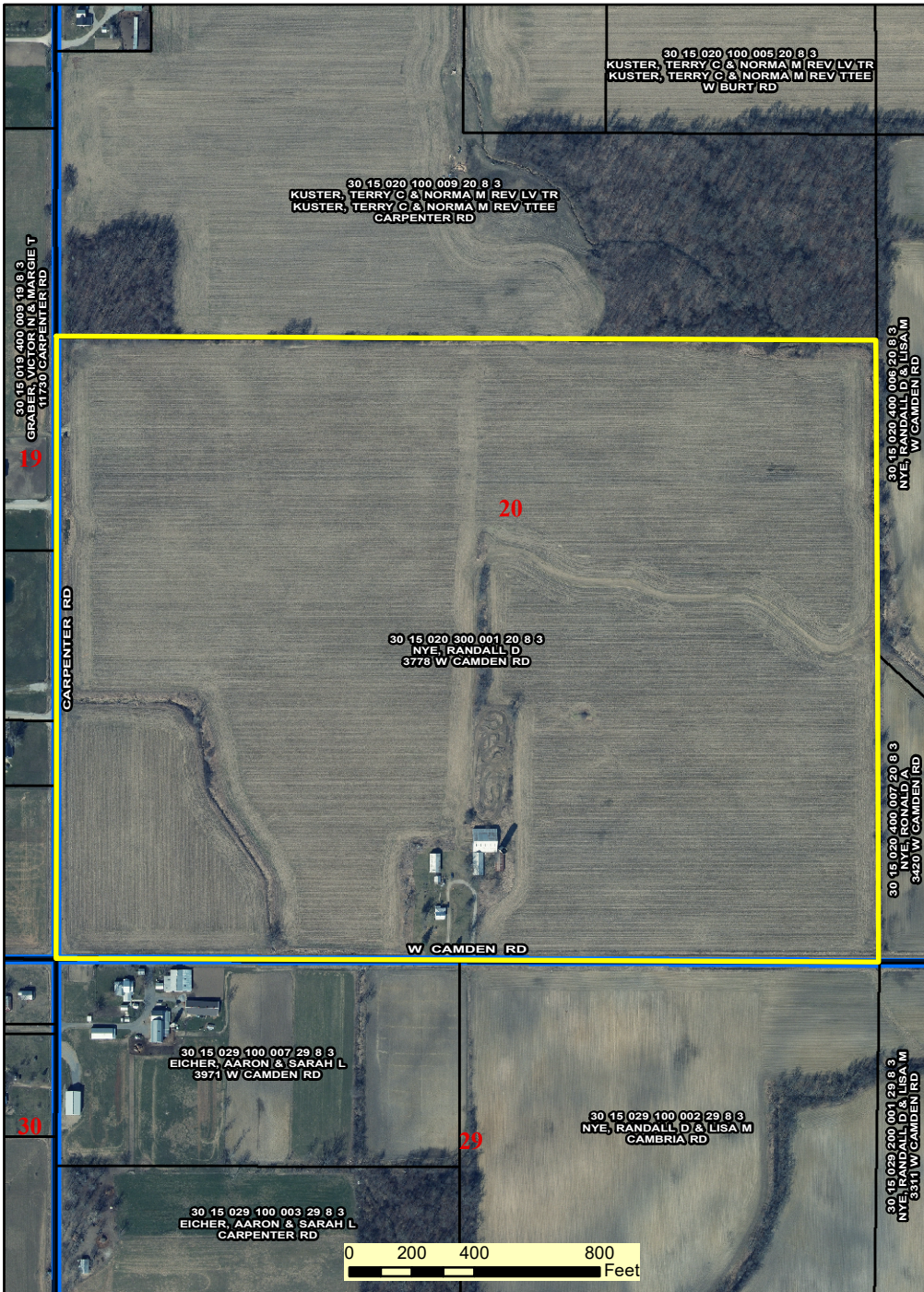
John P. Lovinger
John P. Lovinger, Notary Public
Hillsdale County, Michigan
My Commission Expires: 03-11-2030

Drafted by:
WITHOUT OPINION OR CLOSING PARTICIPATION
LOVINGER & THOMPSON, P.C.
By: John P. Lovinger (P41585)
91 S. Broad Street/PO Box 358
Hillsdale, Michigan 49242
(517) 437-7210

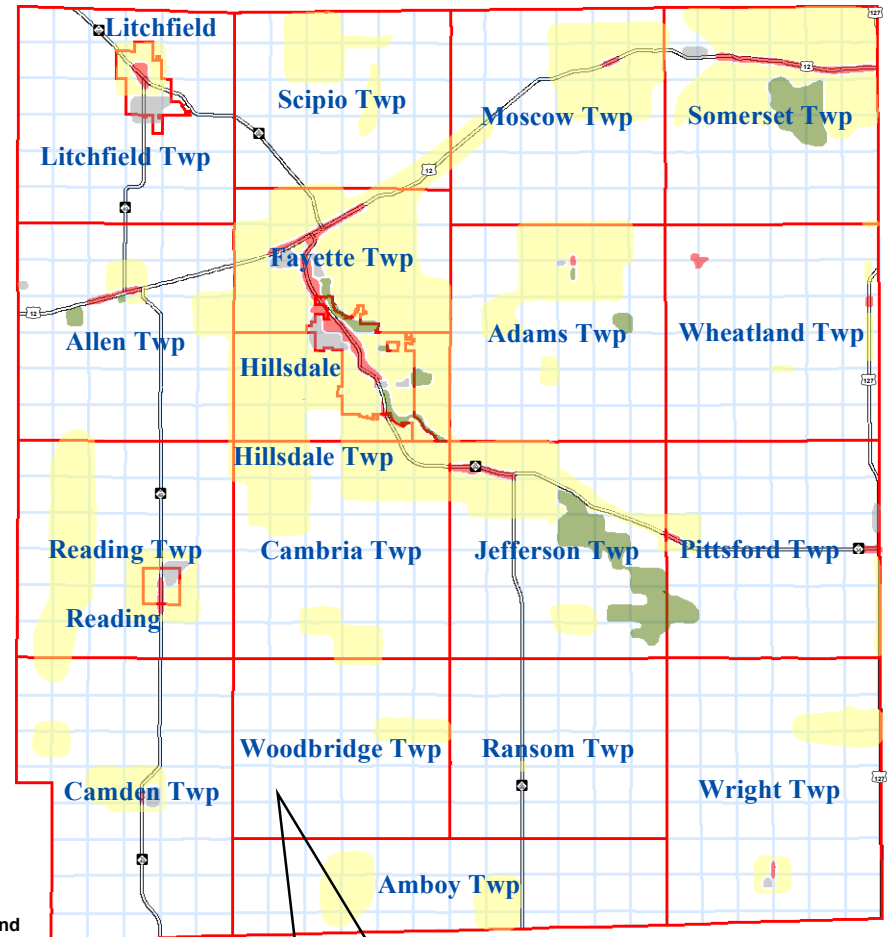
When Recorded, Return To:

John P. Lovinger
P.O. Box 358
Hillsdale, MI 49242

Legal description taken from/provided by: Grantor



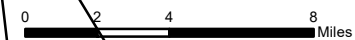
Hillsdale County Master Plan



Legend

County Master Plan

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



W Camden Rd & Carpenter Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Randall D Nye
Section 15 T8S R3W 120 acres m/l

Created by: Hillsdale County GIS
 Printed: January 2025
 Aerial Imagery: March 2024
 This map is not a survey!



GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 AMENDED BUDGET	2024 PROJECTED ACTIVITY	2025 REQUESTED BUDGET	2025 PROPOSED BUDGET
Dept 701.00 - PLANNING COMMISSION						
APPROPRIATIONS						
101-701.00-707.000	PER DIEM- PLANNING		1,350.00	1,350.00	1,350.00	1,350.00
101-701.00-715.000	FICA		76.00	76.00	80.00	80.00
101-701.00-716.000	MEDICARE		18.00	18.00	19.00	19.00
101-701.00-727.000	OFFICE SUPPLIES		50.00	50.00	50.00	50.00
101-701.00-729.000	POSTAGE		100.00	100.00	100.00	100.00
101-701.00-860.000	TRAVEL/MILEAGE		1,000.00	500.00	1,000.00	1,000.00
101-701.00-861.000	SEMINARS & EDUCATION		1,000.00	500.00	2,000.00	2,000.00
101-701.00-862.000	SPECIAL PROJECTS		6,000.00	3,000.00	15,000.00	
101-701.00-900.000	ADVERTISING		500.00	250.00	500.00	500.00
TOTAL APPROPRIATIONS			10,094.00	5,844.00	20,099.00	5,099.00
NET OF REVENUES/APPROPRIATIONS - 701.00 - PLANNING COMM.			(10,094.00)	(5,844.00)	(20,099.00)	(5,099.00)

Budget Committee Proposed Budget Variance to Department Requested Budgets

All Wage totals include PR Tax and Retirement

Dept. No.	Department	Description	Requested	Proposed	Increase(Decrease)
286	District Court	Classification Changes	165,746.52	161,253.12	(4,493.40)
286	District Court	Full Time Security Guard	115,360.00		(115,360.00)
286	District Court	New Employee Request	84,530.00	-	(84,530.00)
289	FOC	3% Wage Scale Adjustment		18,661.00	18,661.00
294	Probate Court	3% Wage Scale Adjustment		9,535.00	9,535.00
296	Prosecuting Atty.	3% Wage Scale Adjustment		11,043.92	11,043.92
296	Prosecuting Atty.	Classification Changes	414,412.16	359,915.24	(54,496.92)
296	Prosecuting Atty.	New Employee Request	65,371.00	-	(65,371.00)
301	Sheriff	3% Wage Scale Adjustment		9,532.70	9,532.70
301	Sheriff	New Employee Request	127,768.00	-	(127,768.00)
301	Sheriff	OT Reduction	65,000.00	60,000.00	(5,000.00)
301	Sheriff	Wage Increases	283,099.00	274,897.30	(8,201.70)
302	Road Patrol Grant	Equipment Purchases - Vehicle	40,000.00	-	(40,000.00)
302	Road Patrol Grant	Vehicle Repair & Maintenance	1,000.00	-	(1,000.00)
302	Road Patrol Grant	Workman's Comp Ins.	5,300.00	-	(5,300.00)
351	Jail	Wage Adjustments	-	1,399.00	1,399.00
426	Emergency Management	3% Wage Scale Adjustment	-	1,286.15	1,286.15
426	Emergency Management	Full Time Director to Part Time	74,676.00	20,469.85	(54,206.15)
426	Emergency Management	Part Time Dep. Director	29,917.00	6,782.00	(23,135.00)
442	Drains	3% Wage Scale Adjustment	-	7,591.01	7,591.01
442	Drains	Classification Changes	192,331.00	174,764.99	(17,566.01)
701	Planning Commission	Region II Contract	15,000.00	-	(15,000.00)
711	Register of Deeds	3% Wage Scale Adjustment	-	3,009.00	3,009.00
966	Sheriff	Additional Retirement Contribution	135,000.00	109,450.00	(25,550.00)
966	County Parks	County Allocation Request	144,200.00	40,000.00	(104,200.00)
966	B & G	DHHS Building - Roof Repair	32,000.00	-	(32,000.00)
966	B & G	DHHS Parking Lot Maint.	17,000.00	-	(17,000.00)
966	B & G	FOC Floor Buckling Repairs	3,000.00	-	(3,000.00)
966	B & G	Hire an Architect	50,000.00	-	(50,000.00)
966	B & G	New Dishwasher	7,000.00	-	(7,000.00)
966	B & G	Park Repairs	8,000.00	-	(8,000.00)
966	General	Payroll Agreement	35,000.00	40,000.00	5,000.00
966	Finance	Budgeting Software	30,000.00	30,000.00	-
966	Sheriff	Bullet Proof Vests	16,000.00	16,000.00	-
966	B & G	Courthouse Parking Lot Repairs	5,000.00	5,000.00	-
966	B & G	Jail Parking Lot	73,000.00	73,000.00	-
966	B & G	FOC Parking Lot Seal & Stripe	2,500.00	2,500.00	-
966	B & G	Skid Steer Payment	10,500.00	10,500.00	-
966	EDP	Economic Development Contribution	2,500.00	-	(2,500.00)
966	B & G	Jail Ceiling Tile	11,300.00	-	(11,300.00)
966	B & G	Probate Scanner	950.00	-	(950.00)
968	General	CPR, AED, First AID EE Training	4,500.00	-	(4,500.00)
990	Contingency	Contingency	20,000.00	-	(20,000.00)
					(1,680,435.00)