

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowship.com

PLANNING COMMISSION AGENDA May 13th, 2024 TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Timothy Lloyd

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

January 8th, 2024

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Public Hearing on a request to obtain a Special Use Permit to operate Blaska Holdings LLC at 8034 N. McKinley Rd., Flushing, MI 48433, P.P. No. 08-02-300-033 pursuant to *Article XVIII Special Use Permits*.
2. Discussion and possible motion on a request to obtain a Special Use Permit to operate Blaska Holdings LLC at 8034 N. McKinley Rd., Flushing, MI 48433, P.P. No. 08-02-300-033 pursuant to *Article XVIII Special Use Permits*.

3. Public Hearing on a request to split the property at 8301 Frances Rd. Flushing, MI 48433, P.P. No. 08-02-100-016 requiring Special Use Permit for placing an Accessory Structure on a lot without a principal structure as pursuant to Article IV Site Regulations, Sec. 36-400 (C). An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Section 36-1804(A) of this ordinance. An additional request for a Special Use Permit for the property at 8301 Frances Rd., Flushing, MI 48433, P.P.NO. 08-02-100-016 to build the primary residence in the back yard of the property pursuant to Article IV Site Regulations, Sec. 36-400 (B) An accessory structure may be located in the side or rear yards only, unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 36-1804(A) of this Ordinance.

4. Discussion and possible motion on a request to split the property at 8301 Frances Rd. Flushing, MI 48433, P.P. No. 08-02-100-016 requiring Special Use Permit for placing an Accessory Structure on a lot without a principal structure as pursuant to *Article IV Site Regulations*, Sec. 36-400 (C). An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Section 36-1804 (A) of this ordinance.

5. Discussion and possible motion on an additional request for a Special Use Permit for the property at 8301 Frances Rd., Flushing, MI 48433, P.P. No. 08-02-100-016 to build the primary residence in the back yard of the property pursuant to *Article IV Site Regulations*, Sec. 36-400 (B) An accessory structure may be located in the side or rear yards only, unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 36-1804 (A) of this Ordinance.

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, JUNE 10TH, 2024 AT 7:00 P.M.

XI. ADJOURNMENT



CHRISTOPHER J. CZYZIO, Zoning Administrator

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433
P (810) 659-0800 F (810) 659-4212
www.flushingtowship.com

PLANNING COMMISSION DRAFT MINUTES

DATE: January 8, 2024 TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Timothy Lloyd

Michael Moon

- I. MEETING CALLED TO ORDER** at 7:00 P.M. by Planning Commission Chairperson Peivandi with Roll Call and Pledge of Allegiance to the American Flag.

ROLL CALL

PRESENT: Peivandi, Moon, Lloyd, Raup, Bolin and Peck

ABSENT: Mills

OTHERS PRESENT: Twenty-three (23) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Bolin to approve agenda as presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Moon to approve the minutes of the December 11, 2023 meeting.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Bolin, Peivandi, Moon, Raup, Peck and Lloyd

NAYS: None

ABSENT: Mills

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPENED PUBLIC COMMENTS at 7:01 P.M.

No comments were made.

CLOSED PUBLIC COMMENTS at 7:02 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Public Hearing and motion on the Special Use Permit for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No: 08-24-200-036, pursuant to *Article XVIII Special Use Permits*

Public Hearing opened at 7:02 P.M.

Bob Przybylo - (representing TowerCo and Verizon) spoke briefly on gap in coverage, reviewed ordinances, lease agreement with Mrs. Kareus (200 ft east property, 1300 N, 1200 W, 1100 S), 195 ft tall tower will have no lights, will be using existing drive way, will have generator, Tower will be able to equip two more carriers, lease is 75 x 75 and 50 x 50 will be fenced in.

Commissioner Peivandi – Brought up the two residential structures on one taxable parcel and the need for the parcel to be split as a condition of the special use permit.

Zoning Administrator Czyzio - Informed the commissioners that residents from 7167 Coldwater and 7287 Coldwater are opposed to the Tower going up.

S. DAOUD – 7385 W. Coldwater Rd – (Against) – worried about health risks.

J. Jones - 7376 Coldwater Rd – (Against) Worried about kids getting to close to fence.

J. Mitchell - 7268 W. Carpenter Rd – (For) Coverage will be broader and 5G has no more power than 4G signal.

B. Arthurs – 7359 Coldwater Rd (for) – Almost lost job during COVID because working from home was difficult with weak signal.

L. Letts - 6447 Chicago – (Against) Why do we need things to go faster

F. Blatchford - 7182 W. Carpenter Rd – (Against) Worried about property values.

Ron Letts - 7238 W. Coldwater Rd – (Against) Towers are ugly and unsafe.

B. Blatchford - 7182 W. Carpenter Rd – (Against) Don't own a cell phone. Cell Towers are unsafe and she don't want it in her view.

J. Hiteshew - 5261 N. Elms Rd – (Against) Doesn't know if there is a health threat, but doesn't want to see it and is concerned about property values.

J. Lee – 7070 Hickory St. - (Against) Concerned about range, frequency, upgrades later, cost of supporting the tower and concerned how close it is to the schools.

Bob Przybylo – (representing TowerCo and Verizon) Megahertz range from 700 – 800.

M. Burns - 7186 W. Carpenter Rd – (Against) Worried about the effects on her kids and animals, just doesn't want to see it at all.

Resident – (no name or address) - (against) – concerned about health effects, property values, and compensation packages.

Commissioner Peivandi – FCC regulates cell phone towers and provides exposure guidelines that must be met.

Jason Ball – (Rowe Engineering) Mentioned considering the special land use, master plan, and spoke on property value. Only outstanding issue is screening with evergreens. Cell Towers are 200 – 300 foot tall is standard.

Commissioner Raup – What kind of noise will it make?

Bob Przybylo – (representing TowerCo and Verizon) No noise, generator and such will be minimal noise.

Commissioner Bolin – No lighting? How often will there be maintenance checks?

Bob Przybylo – (representing TowerCo and Verizon) No lights, maintenance checks will happen about 2 – 4 times a month and it will be monitored 24 hours.

Commissioner Peck – There were 6 concerns that needed to be met and 4 have been so far.

Jason Ball – (Rowe) Yes, there are 2 that still need to be met. I would make sure the parcel is split to avoid any future setbacks issues. And the fencing issue is taken care of as well.

Commissioner Peivandi – Has there been any data on frequency and related problems?

Jason Ball – (Rowe) Unable to turn down tower just because you don't want it. There would need to be a legitimate reason that would be involving property or not meeting all State and Township ordinances.

R. Letts - 7238 W. Coldwater Rd – (against)

J. Lee - 7070 Hickory St. – (spoke again against)

Resident (no name or address) Spoke against Cell Tower.

J. Mitchell - 7268 W. Carpenter Rd – Spoke again for Cell Tower.

Resident (no name or address) Spoke against Cell Tower.

B. Blatchford - 7182 W. Carpenter Rd – Spoke again against Cell Tower.

B. Arthurs – 7359 W. Coldwater Rd (not apposed)

Closed Public Hearing at 8:16 P.M.

TREASURER PECK MOVED, supported by Commissioner Moon to approve motion on the Special Use Permit for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No. 08-24-200-036, pursuant to *Article XVIII Special Use Permits*, in agreement that the parcel will be split into two parcels and evergreens will be placed as needed around any equipment that can be seen from nearby residents.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Raup, Peivandi, Moon, Peck, Lloyd and Bolin

NAYS: None

ABSENT: Mills

THE MOTION CARRIED.

2. Motion on the Site Plan Review for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No. 08-24-200-036, pursuant to *Article XVIII Site Plan*.

TREASURER PECK MOVED, supported by Commissioner Moon to approve the Site Plan Review for a Cell Tower to be located at 7235 W. Coldwater Road, Flushing, MI 48433, Parcel No. 08-24-200-036, pursuant to *Article XVIII Site Plan*.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Peck, Lloyd, Bolin, Peivandi, Moon and Raup

NAYS: None

ABSENT: Mills

THE MOTION CARRIED.

3. Discussion and possible motion on 2023 Planning Commission Report.

After some discussion on how nice this report was put together, the following motion was made.

COMMISSIONER RAUP MOVED, supported by Secretary Bolin to approve the 2023 Planning Commission Report

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Peivandi, Moon, Raup, Peck, Lloyd and Bolin

NAYS: None

ABSENT: Mills

THE MOTION CARRIED.

VII. PUBLIC COMMENTS

Opened for public comments at 8:34 P.M.

No comments

Closed for public comments at 8:35 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Mr. Czyzio – Updated the commissioners on current projects in our area.

IX. COMMISSION COMMENTS

CHAIRPERSON PEIVANDI– welcomed Kyle Raup to his first meeting.

COMMISSIONER PECK – Distributed an email to the board, regarding a petition to repeal Part 8 of Public Act 233 of 2023 from the Citizens for Local Choice.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, FEBRUARY 12, 2024 AT 7:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 8:40 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

JEANETTE SIZEMORE, Recording Secretary

DRAFT

SPECIAL USE PERMIT REQUEST FORM

RECEIVED

APR 11 2024

CHARTER TOWNSHIP
OF FLUSHING

Special Use Permit Request Case No. _____
Permit Fee: \$650.00
Date Paid: 04/15/2024 Receipt # 40682
Date Notice was Published: _____
Date of Public Hearing: 05/13/2024
Affidavit Attached: N/A

FLUSHING TOWNSHIP PLANNING COMMISSION SPECIAL USE PERMIT REQUEST

Required Information from owner or person having interest in requesting Planning Commission (PC) review and opinion.

1. Name of applicant/owner requesting PC review and opinion.

A. Applicant

Name: Justin Blaska (~~BB Holdings LLC~~) BLASKA Holdings LLC
Address: 8034 N McKinley Rd
Flushing MI 48433
Phone: [REDACTED]

B. Owner of property if different than above

Name: Blaska Holdings LLC
Address: _____
Phone: _____

2. Location of Property:

Street number and name: 8034 N McKinley Rd
Property tax identification number: 0802300033
Legal description of property involved: SEE ATTACHED

List deed restrictions and easements: N/A

Present zoning of property: COMMERCIAL C2

3. With all requests, a site plan must be submitted (see attached site plan form)

4. Answer the following questions of the affidavit:

a. What is the purpose of the request for a Special Use Permit?
 Propose to rent building/property for contractor offices/workshops either single or multi-tenant to include outdoor storage of tools. (DRAIN TILE, STONE, Work Trailer)

ACKNOWLEDGEMENT AND CERTIFICATION: It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that in case of cancellation or failure of the owner or his representative to appear at the hearing, I understand that all fees will be forfeited.

Justin Blukis

 Signature of Applicant

 Signature of Owner
 (if different than applicant)

PLANNING COMMISSION:

The Planning Commission (PC) having reviewed the submitted data do hereby:

() APPROVE () DISAPPROVE the application for the following reasons: _____

If approved, are there conditions? _____

Date: _____

 Chairperson

Print

8034 N McKinley Rd, Flushing, MI 48433-8801, Genesee County Active Listing

APN: 08-02-300-033 CLIP: 2347255733



Beds	Full Baths	Half Baths	MLS List Price	MLS List Date
N/A	N/A	N/A	\$235,000	05/15/2023
MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
3,200	57,935	1987	MISC COM SVCS	

OWNER INFORMATION

Owner Name	Fondren Diane M	Taxpayer Zip	48433
Tax Billing Address	9495 Stanley Rd	Taxpayer Address ZIP + 4 Code	1093
Taxpayer Address City & State	Flushing, MI	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$221,559	School District	MONTROSE COMMUNITY SCHOOLS
Median Home Value Rating	4 / 10	Family Friendly Score	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	69 / 100	Walkable Score	34 / 100
Total Incidents (1 yr)	47	Q1 Home Price Forecast	\$229,747
Standardized Test Rank	47 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION

School District	Montrose	Township	08N
Census Tract	106.10	Section	2
Census Block Group	2	Range	05E
Property Zip Code	48433	Flood Zone Code	X
Zip + 4	8801	Flood Zone Panel	26049C0151D
Property Carrier Route	R055	Flood Zone Date	09/25/2009
Zoning	C-2	Within 250 Feet of Multiple Flood Zone	No
City/Village/Township	Flushing Twp		

TAX INFORMATION

Property ID	08-02-300-033	Summer Tax	\$977
Parcel ID	0802300033	Assessment Summer Tax	\$261
Assessment Year	2023	Prior Summer Tax Year	2022
State Equalized Value (SEV)	\$62,200	Prior Year Summer Tax	\$979
Tax Year	2023	Prior Winter Tax Year	2022
Annual Tax	\$977	Prior Year Winter Tax	\$2,899
Summer Tax Year	2023	Prior Year Tax Amount	\$3,879
Legal Description	A POL BEG N 0 DEG 30 MIN 05 SE C E 300.03 FT FROM SW COR OF SEC TH N 0 DEG 30 MIN 05 SEC E 99.83 FT TH S 89 DEG 45 MIN 42 S E C E 287.48 FT TH S 1 DEG 17 MIN 32 SEC E 99.86 FT TH N 89 DEG 45 MIN 42 SEC W 280.61 FT TO POB ALSO A POL BEG N 1 DEG 28 MIN W 200 FT FROM SW COR OF SEC TH N 1 DEG 28 MIN W 100 FT TH E 300 FT TH S 1 DEG 28 MIN E 68 FT TH W 81.75 FT TH S 1 DEG 28 MIN E 32 FT TH W 218.75 FT TO POB S E C 2 T8N R5E (01) FR 08-02-300-01 B/-008		
Taxable Value	\$62,200		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$62,200	\$63,100	\$61,500
YOY Assessed Change (\$)	-\$900	\$1,600	
YOY Assessed Change (%)	-1.43%	2.6%	
State Equalized Value (SEV)	\$62,200		
Capped Value	\$63,368		
Tax Year		Total Tax	
2021		\$3,808	
2022		\$3,879	
2023		\$977	

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create a new point. Tap to move it. Right-click (or remove it





RCwaterproofing

769 E. Mt. Morris St, Mt Morris MI 48458, (810) 687-0910 FAX (810) 687-0924

RECEIVED

APR 11 2024

CHARTER TOWNSHIP
OF FLUSHING

8034 N Mckinley Rd
Flushing MI 48433

RE: Special use permit

Please find below synopsis of business to be conducted at above referenced address:

RC Waterproofing www.rcwaterproofing.com : Established in 1978 as a specialty waterproofing and concrete protection company. We perform the following activities:

- Foundation waterproofing
- Bowed wall repair
- Cracked wall repair
- Drain tile installation
- Concrete patching/repair (below grade)
- Elevator Waterproofing
- Protective coatings (industrial/commercial)

Currently, RC Waterproofing employes 9 persons, 7 of which are installers, and 2 support staff, including a sales representative. We operate 2 enclosed trailers, 5 vehicles, and various equipment (stored inside).

Lift Rite Leveling www.liftrightleveling.com: Established in 2020 as a sister company to RC Waterproofing, Lift Rite Leveling performs the following services:

- Concrete lifting/leveling using a high density polyurethane foam (4lb density) specifically designed for lifting concrete
- Driveway leveling/lifting
- Sidewalk leveling/lifting
- Pool deck leveling/lifting
- Patio slab leveling/lifting
- Garage floor leveling/lifting
- Void Fills
- Trip hazard removal

Lift Rite operates with (1) employee/installer and (1) enclosed trailer with vehicle

Visit us on the web: www.rcwaterproofing.com

Applicators Of The Following Premier Products

Adeka Ultra Seal- Prime Resins- Professional Products of Kansas- Xypex



RCwaterproofing

769 E. Mt. Morris St, Mt Morris MI 48468, (810) 687-0910 FAX (810) 687-0924

Intent of use of property:

- Maintain permanent office location at above referenced address to operate contracting business.

Upgrades to Property

- Replacement of dilapidated wood fence with chain link fence to include privacy screen along west and south portion
- Grading of rear lot to level soil
- Exterior lights on buildings (existing LED light fixtures) consisting of (1) per side of building.
- Existing pole lights not currently functioning, however, may repair these in future for lighting security in rear of lot. Light dispersment to follow local ordinance codes.
- All items have been removed from lot (junk, scrap, etc.)

Parking:

There is approximately a 50'x50' area located on the west side of the building used for our parking. Rear lot is gated and is restricted to RC Waterproofing/Lift Rite Leveling use only. Office to be considered private and not available to the public as we do not keep regular office hours.

Traffic:

Limited traffic in the morning with approx. 4-5 work vehicles arriving around 7am to load and mobilize for day. Employee vehicles to be parked in rear of lot. Office is generally closed at 5pm. Periodic deliveries via box truck access via main gate on McKinley Rd and can exit second gate.

Visit us on the web: www.rcwaterproofing.com

Applicators Of The Following Premier Products

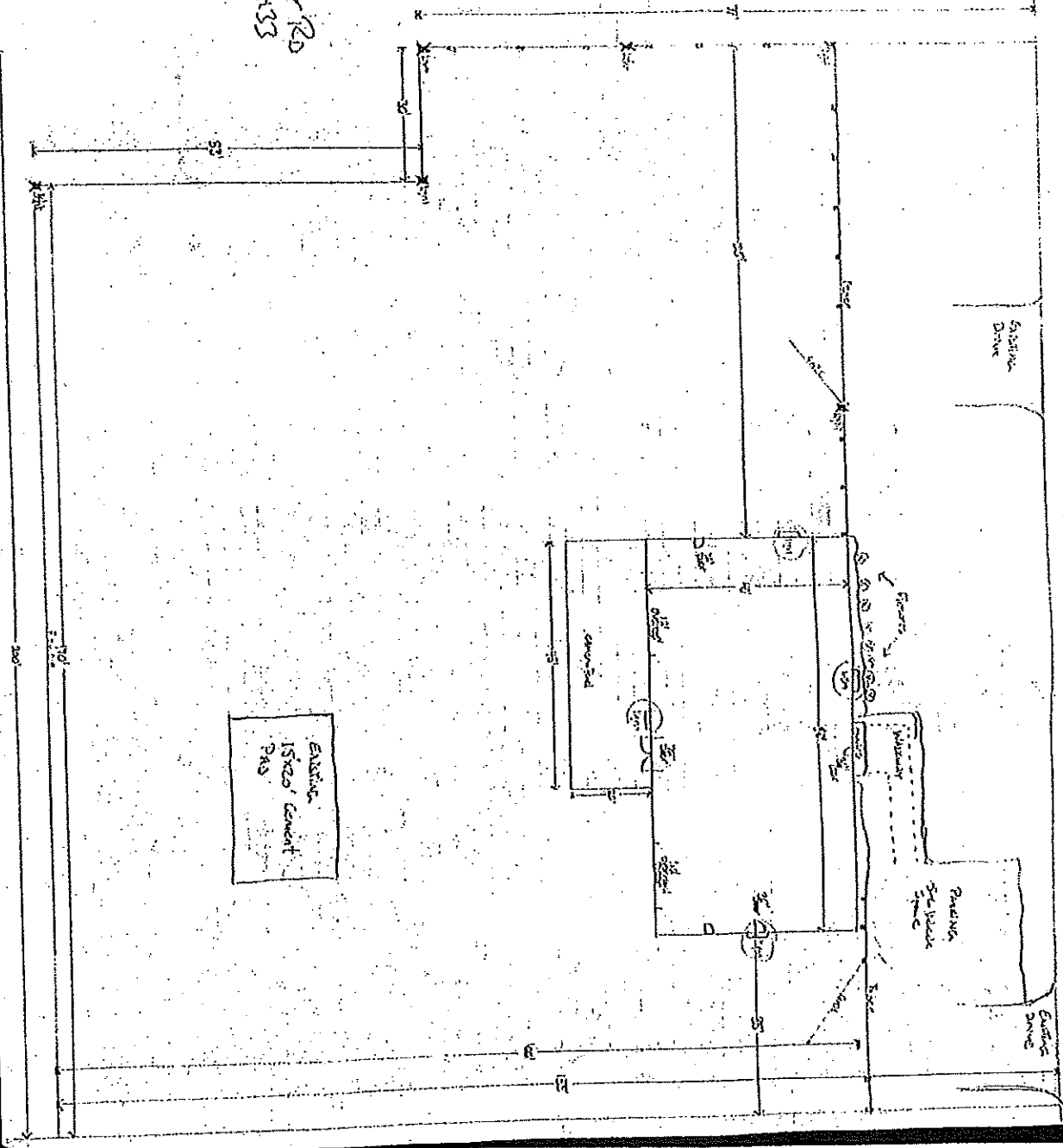
Adeka Ultra Seal- Prime Resins- Professional Products of Kansas- Xypex

MT. MORRIS RD

- 1) Drive and Foliage
- 2) Solid Stone
- 3) Existing Green
- 4) Existing Driveway (E.D.)
- 5) Existing Footing of Building
- 6) Existing Concrete Footing

8034 N. Wickinley Rd
 Clushing ME 48433

WICKINLEY RD →



EXISTING
 CONCRETE
 PRO

EXISTING
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EXISTING
 DRIVE

RECEIVED

APR 11 2024

CHARTER TOWNSHIP
OF FLUSHING

SPECIAL USE PERMIT REQUEST FORM

Special Use Permit Request Cas No. _____
Variance Fee: 9650 # 40676
Date Paid: 4/11/24
Date Notice was Published: _____
Date of Public Hearing: _____
Affidavit Attached: _____

FLUSHING TOWNSHIP PLANNING COMMISSION SPECIAL USE PERMIT REQUEST

Required information from owner or person having interest in requesting Planning Commission (PC) review and opinion.

1. Name of applicant/owner requesting PC review and opinion

A. Applicant

Name: Michael Olerov
Address: 8301 Frances Rd.
Flushing MI 48433
Phone: _____

B. Owner of property (if different than above)

Name: _____
Address: _____
Phone: _____

2. Location of Property

Street number and name: 8301 Frances Rd.
Property tax identification number: 08-02-100-016
Legal description of property involved: _____

List deed restrictions and easements: _____

Present zoning of property: Residential I Farm

3. With all requests, a site plan must be submitted (se attached site plan form)

4. Answer the following questions of the affidavit:

SURVEY FOR

MICHAEL OLEYAR

8301 W. FRANCES ROAD

FLUSHING, MI 48433

NORTHWEST CORNER
SECTION 2 T8N-R5E
FLUSHING TWP., GENESSEE CO., MI

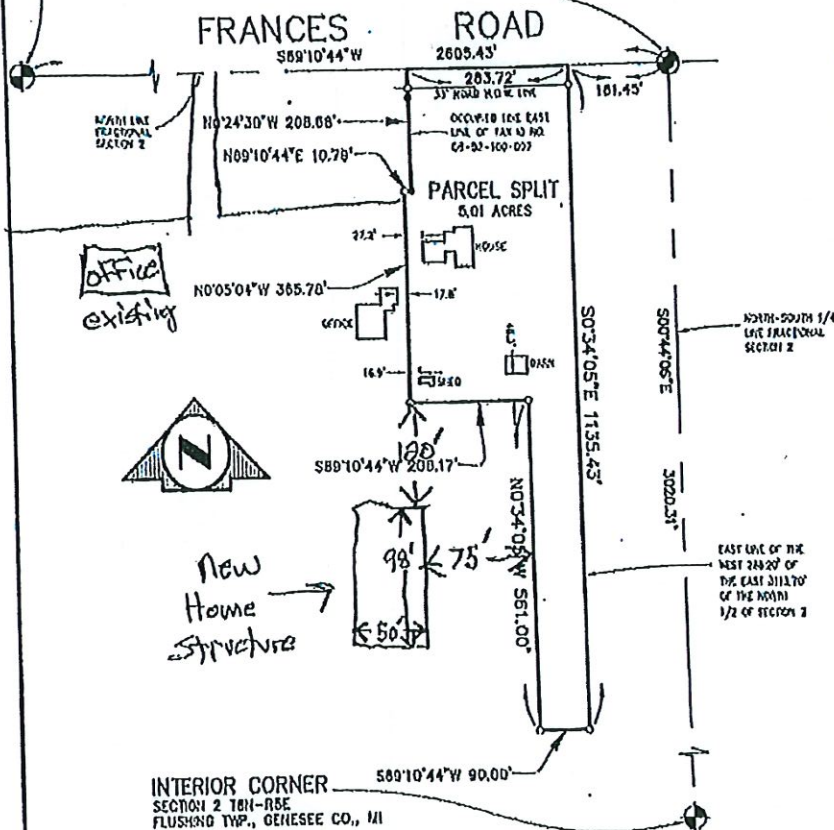
ROAD GENESSEE CO. HIGHWAY
WITNESSES:

501W, 65.77' END HAS A FACE BY
N157, 33.87' END HAS A FACE BY
535E, 31.7' END HAS A FACE BY

NORTH 1/4 CORNER
SECTION 2 T8N-R5E
FLUSHING TWP., GENESSEE CO., MI

ROAD GENESSEE CO. HIGHWAY
WITNESSES:

615E, 68.12' END HAS A FACE BY
102W, 47.14' END HAS A FACE BY
535W, 49.64' END HAS A FACE BY



CASE OF RECORD: W89 SOUTH 101. 11033

I HEREBY STATE THAT THE ABOVE DESCRIBED AND DELINEATED PARCEL OF LAND WAS SURVEYED BY OUR COMPANY UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR; THAT THE RATIO OF CLOSURE IS 1" IN 5000' AND THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132, P.A. 1970. PROFESSIONAL SURVEYOR #33992

KIM R. CARLSON, P.S.



F·S·E *Surveying & Engineering Since 1957*

6370 MILLER ROAD, SUITE 13 • SWARTZ CREEK, MI 48173
PHONE: (810) 230-1333 FAX: (810) 230-7844

DATE: 2-2-24
DRAWN BY: S.M.C.
CHECKED BY: K.R.C.
SCALE: 1" = 200'
REVISED:
JOB NO: 20775

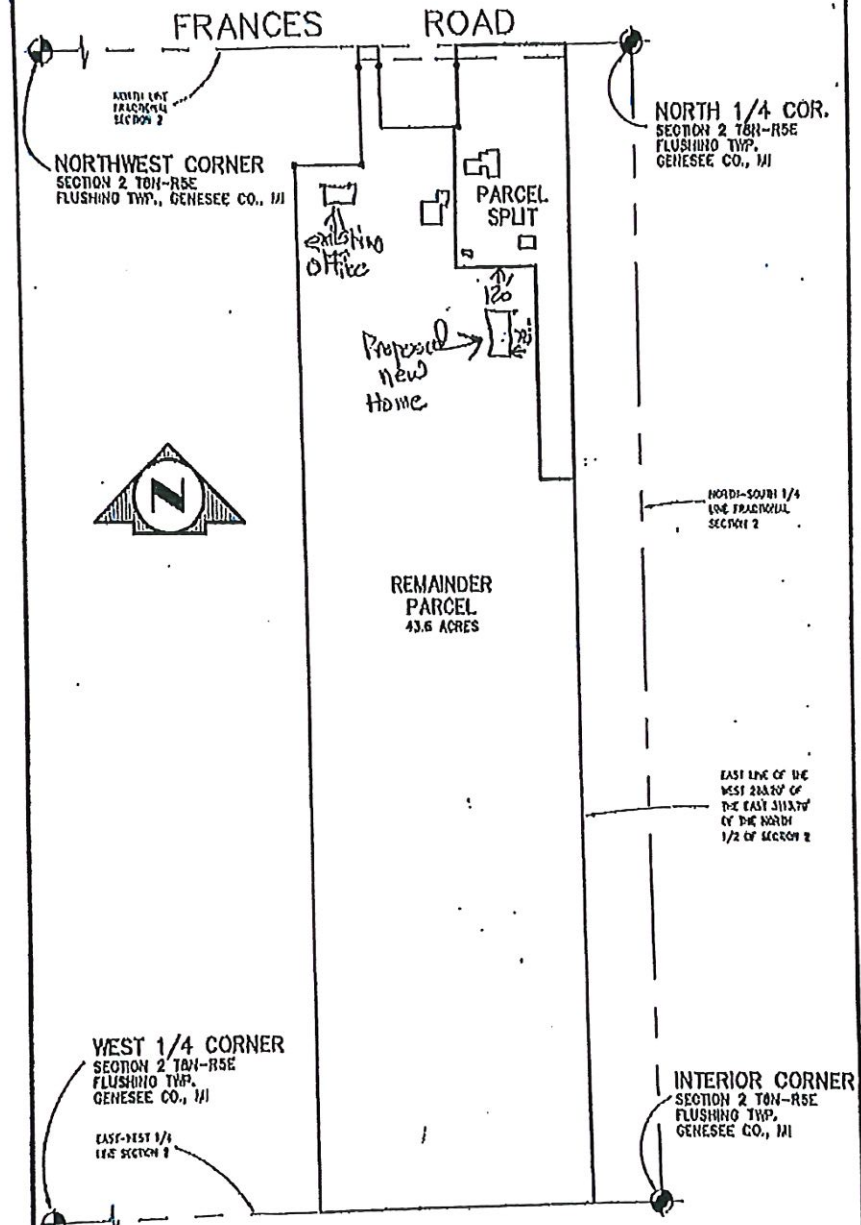
SET IRON FOUND IRON
SHEET 1 OF 2

REMAINDER DRAWING FOR:

MICHAEL OLEYAR

8301 W. FRANCES ROAD

FLUSHING, MI 48433



F·S·E

FLUET SURVEYING
& ENGINEERING
SINCE 1957

6370 WALKER ROAD, SUITE 13 • SWARTZ CREEK, MI 48473
PHONE: (810) 230-1333 FAX: (810) 230-7844

DATE:	2-2-24
DRAWN BY:	S.M.C.
CHECKED BY:	K.R.C.
SCALE:	1" = 300'
REVISED:	
JOB NO:	28775
	SHEET 1 OF 2

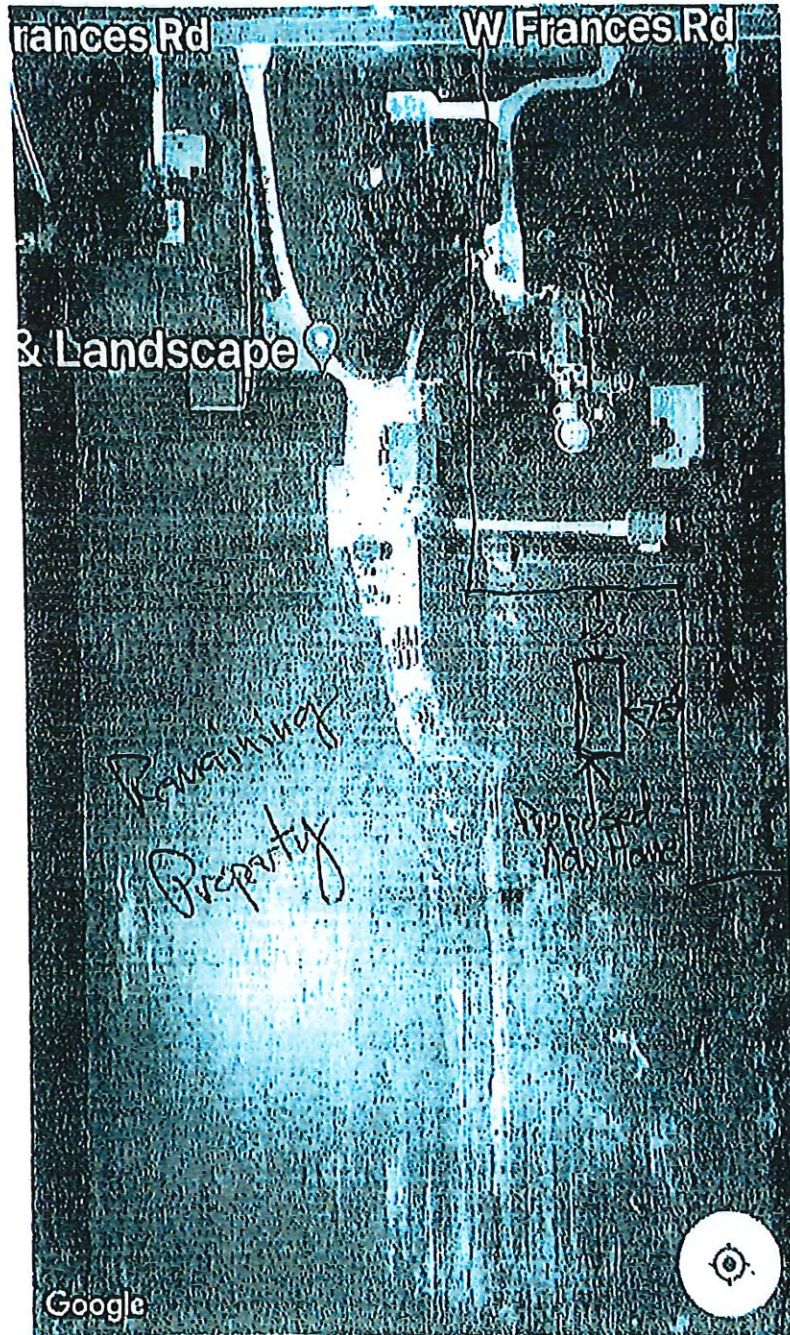
7:03

5G+

Clear Undo Distance Area   

8301 frances rd 48433

0.0 m 0.0 km 0.0 ft
 0.0 yd 0.0 mi



REMAINDER DESCRIPTION FOR:

MICHAEL CLEYAT

8301 W. FRANCES ROAD

FLUSHING, MI 48433

REMAINDER DESCRIPTION:

ACTOR BEUT LEGAL TAX ID NO. 08-07-103-018

A parcel of land beginning S 89°22' W, 3113.70 feet from the East 1/4 Corner of Section 2, T8N, R5E, thence N 00°45' E, 3025.96 feet; thence N 89°43' W, 680 feet; thence S 00°34' W, 3033 feet; thence N 89°22' E, 870.3 feet to the place of beginning, except the West 416 feet of the North 303 feet thereof and also except the West 231 feet thereof in even width, and also except one square acre located in the Northeast corner thereof; and

The West 288.20 feet of the East 3113.70 feet of the North 1/2 of Section 2, T8N, R5E,

Excepting therefrom that part described as: beginning at a point on the North line of Fractional Section 2 that is S 89°10'44" W, 181.45 feet from the North 1/4 Corner of Fractional Section 2, thence S 00°34'05" E, 1135.43 feet along the East line of the West 288.20 feet of the East 3113.70 feet of the North 1/2 of said Fractional Section 2; thence S 89°10'44" W, 90.00 feet; thence N 00°34'05" W, 561.00 feet; thence S 89°10'44" W, 208.17 feet; thence N 00°05'04" W, 365.78 feet; thence N 89°10'44" E, 10.79 feet; thence N 00°24'30" W, 208.68 feet to the North line of said Fractional Section 2; thence N 89°10'44" E, 283.72 feet along North line of said Fractional Section 2 to the point of beginning.

Containing 43.6 acres more or less.

NOTE: DESCRIPTION WRITTEN FROM AVAILABLE OFFICE RECORDS ONLY, NO FIELD SURVEY PERFORMED.

F·S·E LAND SURVEYING & ENGINEERING SINCE 1957	DATE:	2-2-24
	DRAWN BY:	S.M.C.
6370 MILLER ROAD, SUITE 13 • SWANSEY CREEK, MI 48473 PHONE: (810) 230-1333 FAX: (810) 230-7844	CHECKED BY:	K.R.C.
	SCALE:	
	REVISED:	
	JOB NO:	28775
	SHEET	1 OF 2

AOLINK

