TYRONE TOWNSHIP
REGULAR BOARD MEETING AGENDA
APRIL 2, 2019 - 7:00 P.M.
(810) 629-8631

CALL TO ORDER – PLEDGE OF ALLEGIANCE – 7:00 P.M.

ROLL CALL

APPROVAL OF AGENDA – OR CHANGES

COMMUNICATIONS

PUBLIC REMARKS

UNFINISHED BUSINESS

NEW BUSINESS
1. Request of Gail Gibson for land division of parcel #4704-25-200-008.
2. Request of Kurt and Barbara Mikat for land division of parcel #4704-10-200-037.
3. Resolution for nonpartisan township offices.
4. Request for new office computers and monitors.
5. Request to purchase eight laptops for elections.

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

ADJOURNMENT

* * * * * * * * * * * * * *

Supervisor Mike Cunningham       Clerk Marcella Husted

Please note: The Public Remarks section appears twice on the agenda – once after Communications and once before Adjournment. Anyone wishing to address the Township Board may do so at these times. The Tyrone Township Board of Trustees has established a policy limiting the time a person may address the Township Board at a regular or at a special meeting during the Public Remarks section of the agenda to three minutes. The Board reserves the right to place an issue under the New Business section of the agenda if additional discussion is warranted or to respond later either verbally or in writing through an appropriately appointed Township Official. - Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810) 629-8631 at least seven days prior to the meeting.
NEW BUSINESS #1
Subject: Agenda Request – Gibson – Tipsico Lake Land Division

Dear Township Board Members:

During our meeting on September 11, 2018, we reviewed the Gibson – Tipsico Lake land division application. Al Pool moved to recommend Township Board approval of the Gibson – Tipsico Lake land division because the land division request complies with the Township’s Land Division and Zoning ordinances, conditional upon: (1) Providing proof of driveway location approval from the Oakland County Road Commission (OCRC), and (2) Providing the required documents in recordable form to the Township Board. Dave Wardin supported the motion. The motion carried by unanimous voice vote.

The applicant proposes a land division of Parcel 4704-25-200-008, located at the west side of Tipsico Lake Road, south of Germany Road. The existing parcel contains approximately 11.3 acres. The applicant would like to divide it into parcels of 3.5 and 7.8 acres. The parcel abuts Tipsico Lake Road, which is under the jurisdiction of the OCRC. Referencing the 9/6/2018 McKenna memo, conditions 1 and 2 were satisfied prior to, or during the Planning Commission meeting. On 9/17/2018 the applicant provided the required site distance approval from the OCRC, satisfying all conditions for approval set forth.

The Planning Commission therefore recommends your consideration and approval of the requested land division.

Respectfully submitted,

Tyrone Township Planning Commission

Mark Meisel
Chairman
September 6, 2018

Planning Commission
Tyrone Township
10408 Center Road
Fenton, MI 48430

Subject: Gibson Land Division
Application received on 8-2-18, and survey drawing dated 7-23-18

Dear Commissioners:

The owners and applicant, Gail Gibson, through her authorized agent, Laura Pennington of Legacy Realty Professionals, has proposed a land division of Parcel 4704-25-200-008, located at the west side of Tipsico Lake Road, south of Germany Road. The existing parcel contains approximately 11.3 acres. The applicant would like to divide it into parcels of 3.5 and 7.8 acres.

The applicant has submitted a survey from 1988 that suggests that Parcel 4704-25-200-028 was of record at that time. As long as the owner of that parcel on the effective date of the Land Division Act, i.e. March 31, 1997, did not own other contiguous property that could have constituted a tract, then Parcel 4704-25-200-028 is a parent parcel. This should be confirmed.

We have reviewed the site plan application in accordance with the Township’s Land Division ordinance, the LDA, the regulations of the FR District, and sound planning and zoning principles. We offer the following comments for your consideration.

Land Division General Requirements
The Tyrone Township Land Division Ordinance, Section 17.254, lists required application information for land divisions.

The applicant has submitted a mortgage report, tax bills, and a letter that characterize her as the owner.

Scaled and dimensioned plans have been provided for the existing and proposed conditions. The distance from the existing structures to the proposed, new property lines has been called out and is conforming. Each proposed parcel has a separate legal description. The setbacks for the new parcel have not been shown, but it appears that there is sufficient buildable area provided.

A topographic survey has been provided that also shows the existing natural features and structures on-site. No easements are shown.
Section 4.A.7. Wetlands and Natural Features.
The plan shows two wetland and pond locations on the site. They do not appear to preclude building on the proposed new parcel, but the relevant setback therefrom should be shown when the setbacks are added to the survey drawing. The topographic information shows the proposed, new parcel to be relatively flat, sloping away toward the pond. There appear to be mature trees on the proposed parcel that will likely be eliminated by development thereon.

The Township recently amended its Zoning Ordinance to remove the specific requirement for dedicated open space that was contained in Section 20.02.AA thereof. This section of the Land Division Ordinance still requires an application to detail the amount and location of open space to be provided. This requirement may no longer be relevant in light of ordinance changes.

The plan proposes making the new parcel a flag lot, with 66 feet of frontage on Tipsico Lake Road. The Livingston County Road Commission should be asked to perform a Sight Distance Review for location of a new driveway for the proposed parcel in order to confirm that access in this location will be viable.

The applicant has provided a topographic survey with 2-foot contour intervals. As noted above, the new sites each appear to generally drain toward the ponds.

Standards for Approval (Section 17.255)
We find the following:
**Zoning District Dimensional Requirements.**  
The proposed plan shows that the resultant lots are compliant with the dimensional standards of the Ordinance. All parcels exceed the FR District requirements for a minimum width of 250 feet and minimum site size of three acres. As noted above, the building limits are not shown on the applicant’s drawings.

**Tax Status.**  
Proof that taxes are paid through 2017 has been provided.

**Depth to Width Ratio.**  
For the purposes of determining compliance with the 4:1 depth-to-width ratio, lot width shall be measured as the average of the widths measured at the front lot line, the building line, and the rear lot line. The proposed parcels comply with the 4:1 depth-to-width ratio required by the Zoning Ordinance and the LDA.

**Land Division Comments and Recommendation**  
Based on our comments herein, we find that the proposed land division of Parcel 4704-25-200-028 into two separate lots meets the dimensional requirements of the FR District and achieves the standards defined in the Township Land Division Ordinance and the LDA. This is a feasible plan that is supportive of the intent of the FR district to provide for single-family residential parcels of a variety of parcel sizes.

The following items should be addressed prior to consideration for approval:

1. The parcel’s status as a parent parcel and/or a portion of a parent tract should be confirmed.
2. The plan should include building envelopes and exclude wetlands/water bodies from the buildable area of the proposed parcels and should also incorporate the required 50-foot setback therefrom, unless the Planning Commission determines that views will be adequately protected without it.
3. A sight distance review should be performed to confirm that a driveway for the new parcel is feasible.

The drawings should be revised and resubmitted to address these concerns and any others raised by the Planning Commission.

We look forward to discussing this information with you. Please let us know if there are questions or concerns regarding the statements in this review.

Respectfully submitted,

McKENNA

[Signature]
Gregory Elliott, AICP  
Principal Planner
TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location
8275 TIPSCO LAKE RD Holly MI 48442

Property Owner(s)
Gary Gibson

Street Address
8275 TIPSCO LAKE RD

City
HOLLY

State and Zip Code
MI 48442

Authorized Agent
Laura Pennington

Legacy Realty Professionals

Street Address
526 S Leroy

City
FENTON

State and Zip Code
MI 48430

Type of Review:

Boundary Realignment
Concept Review
Conditional Zoning
Home Occupation
Land Division
Open Space Preservation
Other

Open Space Relocation
Private Road/Shared Drive
Planned Unit Development
Public Hearing
Rezoning
Site Condominium
Site Plan Review
Site Visit
Special Land Use
Special Meeting
Subcommittee Meeting
Subdivision Plat

Project Description:
Splitting a parcel of land from parcel 4764-25-200-008
New parcel will be .3570 Acres remaining parcel will have
1.83 acres.

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least
14 days (21 days for land divisions/realignments) prior to review. Applications will not be scheduled for review
until all information has been received. This signature constitutes the applicant's acknowledgement of the
application requirements and permission for site inspection by Tyrone Township representatives.

Signature of Owner(s) or Authorized Agent

Date
09/02/2018
Tax Status
OK

Fees: 101-000000-607-000
Escrow: 701-000000-263-

$400- $1000-

Received By:
RN

View the Tyrone Township Ordinance at <tyronetownship.us>

Z-Application - 12.2.13
Tyrone Township  
10408 Center rd  
Fenton, MI 48430

TO WHOM IT MAY CONCERN:
Re: Property split proposal from 8275 Tipsico Lake Rd, Holly, MI 48442

I, Gail Gibson, as the property owner of 8275 Tipsico Lake Rd, Holly MI 48442, authorize Laura Pennington with Legacy Realty Professionals, to represent me in all processes of the split land proposal located at 8275 Tipsico Lake Rd, Holly MI 48442.

Thank you,

Gail Gibson

810-629-1483
TENTATIVE PARCEL DESCRIPTIONS

OWNER/APPLICANT: James and Gail Gibson
SITE ADDRESS: 8275 Tippecanoe Lake Road, Holly, MI 48442

EXISTING PARCEL PARCEL NO: 4704-35-000-028
A parcel of land located in the East 1/2 of Section 25, T4N-R6E, Tyrone Township, Livingston County, Michigan, described as follows: Beginning at the West 1/4 corner of Section 30, T4N-R7E; thence S 02°46'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tippecanoe Lake Road, 220.66 feet; thence N 87°39'32" W 739.55 feet; thence N 02°46'36" E 481.89 feet; thence N 83°41'10" E 500.00 feet; thence N 02°46'36" W 353.20 feet to the centerline of Germany Road; thence N 83°41'10" E along said centerline; 253.44 feet to the East line of said Section 25, West line of said Section 30 and statutory centerline of Tippecanoe Lake Road; thence S 03°04'20" W along said East line and statutory centerline, 737.50 feet to the point of beginning.

TENTATIVE PARCEL 1
A parcel of land located in the East 1/2 of Section 25, T4N-R6E, Tyrone Township, Livingston County, Michigan, described as follows: Commencing at the West 1/4 corner of Section 30, T4N-R7E; thence S 02°46'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tippecanoe Lake Road, 154.68 feet to the point of beginning; thence continuing S 02°46'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tippecanoe Lake Road, 66.90 feet; thence N 87°39'30" W 739.55 feet; thence N 02°46'36" E 250.01 feet; thence S 87°39'30" E 252.65 feet; thence S 02°20'30" W 184.00 feet; thence S 87°39'30" E 170.81 feet to the point of beginning. The area described contains 2.59 acres and is subject to the rights of the public in Tippecanoe Lake Road. Also subject to any easements, restrictions and/or rights of way which may or may not be of public record.

NOTES: TENTATIVE PARCEL 1:
1. Tentative Parcel A is 2.59 acres gross.
2. The parcel contains a pond and wetland area of 0.86 acres.
3. The parcel contains 0.05 acres of public road right of way.
4. When subtracting the ponds, wetlands and road right of way, the area is 2.59 acres.

TENTATIVE REMAINDER
A parcel of land located in the East 1/2 of Section 25, T4N-R6E, Tyrone Township, Livingston County, Michigan, described as follows: Beginning at the West 1/4 corner of Section 30, T4N-R7E; thence S 02°46'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tippecanoe Lake Road, 154.68 feet; thence N 87°39'30" W 739.55 feet; thence N 02°46'36" E 250.01 feet; thence S 87°39'30" E 252.65 feet; thence S 02°20'30" W 184.00 feet; thence S 87°39'30" E 170.81 feet to the point of beginning. The area described contains 7.83 acres and is subject to the rights of the public in Tippecanoe Lake Road. Also subject to any easements, restrictions and/or rights of way which may or may not be of public record.

NOTES: TENTATIVE REMAINDER:
1. The Tentative Remainder Parcel is 7.83 acres gross.
2. The parcel contains two ponds and wetland areas, 1.00 acre and 0.78 acres.
3. The parcel contains 0.84 acres of public road right of way, Germany Road and Tippecanoe Lake Road.
4. When subtracting the ponds, wetlands and road right of way, the area is 5.21 acres.

RECEIVED
AUG 02 2018
TYRONE TOWNSHIP
PLANNING & ZONING
MORTGAGE REPORT

PROPERTY
Scale 1" = 200'

GERMANY ROAD
(GRAVEL)

EXCEPT PARCEL "A"

EXCEPT PARCEL 12'

SEE DETAIL FOR BUILDINGS' DIMENSIONS

BOSS ENGINEERING COMPANY
CIVIL ENGINEERS & LAND SURVEYORS

RECEIVED
AUG 02 2018
TYRONE TOWNSHIP
PLANNING & ZONING

HOUSE NO. 8275
TWO STORY
WOOD FRAME
VINYL EXTERIOR
PARTIAL BASEMENT
GRAVEL DRIVE

BUILDINGS' DETAIL
Scale: 1" = 30'

Job No.: M- 29824

MAIN OFFICE: 3121 E. GRAND RIVER • HOWELL, MICHIGAN 48843 • (517) 546-4838 • BRIGHTON (513) 229-4773
CHARLEVOIX OFFICE: BOX 28A • PORTAIR PLAZA • CHARLEVOIX, MICHIGAN 49720 • (610) 847-2872
Parcel 1

Part of the E 1/4 of the S 1/2 of Section 25, T 4 N., R 6 E., Tyrone Township, Livingston County, Michigan described as beginning at the East corner of said Section 25; thence along the East line of said Section 25 N. 2°48'40" W. 627.59 ft to the centerline of Germany Road; thence along said centerline S. 83°41'10" W. 748.89 ft; thence S. 7°49'26" N. 844.78 ft; thence S. 87°39'30" E. 799.85 ft to the East line of said Section 25; thence along said section line N. 2°48'40" W. 330.60 ft to the point of beginning containing 15.02 acres, more or less; subject to the rights of the public in Germany and琵琶湖 Lake Roads and subject to any easements or restrictions of record.

PURCHASERS ACKNOWLEDGE RECEIPT OF COPY OF SURVEY. Date __________

[Signature]
MORTGAGE REPORT

Certified To: Standard Federal Bank
Loan Number 784620 3
Applicant: James H. Gibson and Gail C. Gibson

I hereby certify that this inspection report shows the improvements or improvements as located on the premises described, that the improvement or improvements are entirely within lot lines, and that there are no encroachments upon the premises described by the improvement or improvements of any adjoining premises, except as indicated.

I further certify that this Mortgage’s Inspection was prepared for identification purposes only for the Mortgage in connection with a new mortgage and is not intended or represented to be a land or property line survey, that no property corners were set and is not to be used, or relied upon, for the establishment of any fence, building, or other improvement lines.

Property Address: 8275 Tipsico Lake Road

Description:
Land in the Township of Tyrone, Livingston County, Michigan, described as follows:

Part of the East 1/2 of the East 1/2 of Section 25, Town 4 North, Range 6 East, described as:

Beginning at the East 1/4 corner of said Section 25; thence along the East line of said Section 25 North 2 degrees 48 minutes 00 seconds East 627.59 feet to the centerline of Germany Road; thence along said centerline South 83 degrees 41 minutes 10 seconds West 748.89 feet; thence South 2 degrees 49 minutes 36 seconds West 844.88 feet; thence South 87 degrees 39 minutes 30 seconds East 739.85 feet to the East line of said Section 25; thence along said Section line North 2 degrees 48 minutes 00 seconds East 350.00 feet to the point of beginning.

Excepting the following described parcels-
PARCEL “A”
Part of the Northeast 1/4 of Section 25, Town 4 North, Range 6 East, Township of Tyrone described as:

Commencing at the Northeast corner of Section 25, Town 4 North, Range 6 East, thence South 01 degree 14 minutes East 124.98 feet to the Northwest corner of Section 30, Town 4 North, Range 7 East, said point also being the Southwest corner of Section 19, Town 4 North, Range 7 East, Oakland County, as shown on the recorded plat of TIPSICO LAKE WOODS, according to the plat thereof recorded in Liber 114 of Plats, page 11, Oakland County Records; thence South 01 degrees 04 minutes 20 seconds West along the West line of said Section 30 1904.17 feet to the centerline of Germany Road; thence South 83 degrees 41 minutes 10 seconds West along said centerline, 502.31 feet for the point of beginning of this description; thence South 02 degrees 49 minutes 36 seconds West 353.0 feet; thence South 83 degrees 41 minutes 10 seconds West parallel with the centerline of Germany Road 250.0 feet; thence North 02 degrees 49 minutes 36 seconds West parallel with the centerline of Germany Road 250.0 feet; thence North 02 degrees 49 minutes 36 seconds East 353.0 feet to the centerline of Germany Road; thence North 83 degrees 41 minutes 10 seconds East along said centerline 250.0 feet to the point of beginning.

Date: April 28, 1993
Revised May 17, 1993

BRYAN L. BOSS  LLS

BOSS ENGINEERING
ENGINEERS & SURVEYORS
3121 East Grand River • Howell, Michigan 48843
Phone (517) 546-4855 • Brighton (513) 229-4773 • Fax (517) 548-1870
PARCEL "B"

Part of the Northeast 1/4 of Section 25, Town 4 North, Range 6 East, Township of Tyrone, described as:

Commencing at the Northeast corner of Section 25, Town 4 North, Range 6 East, thence South 01 degree 34 minutes East 124.88 feet to the Northwest corner of Section 30, Town 4 North, Range 7 East, said point also being the Southwest corner of Section 19, Town 4 North, Range 7 East, Oakland County, Michigan as shown on the recorded plat of TIPSICO LAKE WOODS, according to the plat thereof recorded in Liber 144 of Plats, page 31, Oakland County Records; thence South 03 degrees 04 minutes 20 seconds West along the West line of said land in the Township of Tyrone, Livingston County, Michigan, described as follows:

Section 30 1904.17 feet to the centerline of Germany Road; thence South 83 degrees 41 minutes 10 seconds West along said centerline, 252.31 feet for the point of beginning of this description; thence South 02 degrees 49 minutes 36 seconds West 353.0 feet; thence South 83 degrees 41 minutes 10 seconds West parallel with the centerline of Germany Road 250.0 feet; thence North 02 degrees 49 minutes 36 seconds East 353.0 feet to the centerline of Germany Road; thence North 83 degrees 41 minutes 10 seconds East along said centerline 250.0 feet to the point of beginning.
CURRENT OWNER: GIBSON JAMES & GAIL

CURRENT PROPERTY ADDRESS
8275 TIPSCO LAKE RD

** 2017 SUMMER HISTORY INFO **

OWNER: GIBSON JAMES & GAIL

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| INT/penalties | 0.00 |
| TOTAL DUE | 998.17 |

** 2017 WINTER HISTORY INFO **

OWNER: GIBSON JAMES & GAIL

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| TOTAL DUE | 1,731.80 |

** PAID IN FULL **
Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

a) The cost of the review of applications for approvals and variances;
b) Site Plan Reviews;
c) Any Planning Commission meetings;
d) Special meetings;
e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
f) Reviews by Township planner and/or engineer;
g) Publications and notices of public hearings or meetings;
h) Traffic studies;
i) Environmental impact studies;
j) Engineering Construction Reviews
k) Zoning administrator inspections and involvement;
l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of $1,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP
By: [Signature]
Its: [Signatures]

APPLICANT
[Signatures]

12/1/11
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**Total** 400.00

TENDERED: CHECKS 1362 400.00

Signed:

RECEIVED
AUG 02 2018
TYRONE TOWNSHIP PLANNING & ZONING
**TYRONE TOWNSHIP**

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**RECEIVED**

**AUG 02 2018**

**TYRONE TOWNSHIP**

**PLANNING & ZONING**

Signed: _______________
Board of County Road Commissioners, Oakland County, Michigan

2240 PONTIAC LAKE ROAD
WATERFORD, MICHIGAN 48328
REFER ALL INQUIRIES TO:
DEPARTMENT OF CUSTOMER SERVICES-PERMITS
248-858-4835

APPLICATION AND PERMIT TO CONSTRUCT, USE AND MAINTAIN A RESIDENTIAL DRIVEWAY APPROACH TO A COUNTY ROAD

Please Print or Type

Applicant's Name (Property Owner or Contractor):
Gail Gibson
Address: 8275 TIPISCO LAKE Rd
City, State, Zip Code: Holly, MI 48442
Applicant's Signature: [Signature]
Phone Number: 248-245-5351

The above named applicant hereby makes application for a permit to construct a residential driveway approach within the right-of-way of
Road Name: TIPISCO LAKE Rd

in City/Village/Township: Tyrone / Rose Two
Section No.: 25
Subdivision:
Address No.: 8275 TIPISCO Lane Lot No.:
Sidewalk/Parcel ID #: 4704-25-200-028

Distance and Direction from Nearest Main Intersection: South of Demote Y4 mile on Tipisco Lake Rd on west side of road

Proposed driveway width (not less than 10' not more than 25') 10'

Type of Work: NEW DRIVEWAY IN THE PROCESS OF A LOT SPLIT

The above stated intentions will be carried out in the manner applied for and in accordance with plans, specifications, map and statements filed with the County Road Commission as part of this application and if said permit is granted, the above named applicant agrees to meet all requirements of the Board of County Road Commissioners Standard Specifications and Supplemental Specifications and conditions set forth on the reverse side of the application and permit.

FIELD INSPECTION REPORT
CURB: YES NO DITCH: YES NO CURB CUT: YES NO SIZE:
RECOMMENDED DRIVEWAY SURFACE: CONCRETE ASPHALT GRAVEL
CULVERT REQUIRED: YES NO SIZE:
GUARDRAIL IMPACTS:
KEEP ROADS CLEAN OF DIRT AND DEBRIS
REMARKS: Hold pavement back 5' from edge of gravel road
CLEAR BRUSH: YES NO CLEAR TREES: YES NO OTHER SIGHT DISTANCE ISSUES
REMARKS:

NOTE: ALL DRIVEWAYS TO BE A MINIMUM OF 6 FEET FROM EDGE OF CATCH BASINS. THE DRIVEWAY AND ITS RADIUS OR FLARES SHALL BE CONFINED WITHIN THE FRONTAGE OF THE PROPERTY INVOLVED.

PERMIT FEES $60.00 DATE PAID 9/15/18 RECEIPT NO. 215520 INSPECTOR Sy

APPROVAL:
A permit as requested in the foregoing application, subject to the conditions to which applicant therein agrees, is hereby granted for the period commencing 9/10/18 and ending 9/10/19.

The period applied for and granted in this application and permit covers activity within the right-of-way. The applicant's obligation to maintain the driveway, and culvert if necessary, remains in force as long as the driveway exists.

RECOMMENDED FOR ISSUANCE: 9/10/18

Driveway Permit Supervisor

NOTE: The permit does not relieve applicant from meeting the requirements of law or other public bodies or agencies.
Different sight distances are required for yield or signal controlled intersections. Contact R.G.O.C. design division for determining corner sight distance at yield or signalized approaches.

**POINT OF OBSERVATION**

**Major Road A Paved Surface:**
(A) Fifteen (15) minimum feet from edge of pavement of through lanes.

**Major Road Gravel Surface:**
(A) Fifteen (15) minimum feet from edge of gravel.

For gravel surface roads an assumed speed of 20 mph shall be used to determine sight distance whilst the design speed shall not exceed 30 mph. Certain existing conditions may require an engineering study to determine the sight distance.°

The point of vision shall be from the height of eye 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and which be continuously visible within the specified limits.

---

**TABLE 1**

**MINIMUM CORNER SIGHT DISTANCE**

<table>
<thead>
<tr>
<th>THROUGH ROAD POSTED SPEED IN MPH</th>
<th>MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 OR 3 LANE THRU ROAD</td>
</tr>
<tr>
<td>25</td>
<td>280</td>
</tr>
<tr>
<td>30</td>
<td>335</td>
</tr>
<tr>
<td>35</td>
<td>390</td>
</tr>
<tr>
<td>40</td>
<td>445</td>
</tr>
<tr>
<td>45</td>
<td>500</td>
</tr>
<tr>
<td>50</td>
<td>555</td>
</tr>
<tr>
<td>55</td>
<td>610</td>
</tr>
</tbody>
</table>

---

**NOTES:**
1. Any deviation from given data requires an engineering study approved by the R.G.O.C.
2. In accordance with 2001 AASHTO policy on geometric design.
3. This design guide also applies to new permit & plot construction projects.
4. The above data is based on a left turn maneuver into the intersection major roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distance required. Right turn onto major roads shall have the same sight distances.

---

ROAD COMMISSION FOR OAKLAND COUNTY

A DETAIL FOR:

**GUIDE FOR:**

CORNER SIGHT DISTANCE.
# Road Commission for Oakland County

Payment Receipt - Order Number: 2115570 Date: 09/05/2018

LAURA J PENNINGTON  
403 E MAPLE ST  
HOLLY MI 48442  
USA  
Phone: 248-245-5351  
Credit Card: 7180

<table>
<thead>
<tr>
<th>Road Commission for Oakland County</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCOC Payments 1 driveway application 8275 Tipsico Lake Rd</td>
<td>$50.00</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$60.00</strong></td>
</tr>
<tr>
<td><strong>Enhanced Access Fee:</strong></td>
<td><strong>$4.00</strong></td>
</tr>
</tbody>
</table>

Your credit card/bank statement will reflect two transactions for this portion of the charge:  
G2GCHARGE.COM for $60.00 and www.g2gcharge.com for $4.00

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Total Cost:</strong></td>
<td><strong>$64.00</strong></td>
</tr>
<tr>
<td><strong>Enhanced Access Fee:</strong></td>
<td><strong>$4.00</strong></td>
</tr>
</tbody>
</table>

For questions about the payment for the product(s) above, please contact the Government Agency where you made the credit card payment.

For questions regarding the Enhanced Access Fee, please contact G2G Cloud Solutions at  
ServiceCenter@oakgov.com or 248-858-8812
NEW BUSINESS #2
March 6, 2019

Township Board
Tyrone Township
10408 Center Road
Fenton, MI 48430-9439

Subject: Agenda Request – Mkat Land Division (Parcel 4704-10-200-037)

Dear Township Board Members:

During our meeting on February 12, 2019, Kurt Shulze moved to recommend Township Board approval of the Mkat land division request conditional upon the following:

1. Confirm the number of splits available (Zoning Administrator will complete);
2. Provide clarification on the LCRC clear vision easement: The question is – does the note on the drawing referring to the easement indicate the easement already has been recorded, or that an easement will be recorded at a later date? If the easement already exists we recommend that note include the page and liber as a reference. Otherwise, the ability to develop parcels A-4 and A-5 is dependent on driveway approvals from the LCRC once the land division is approved;
3. Correct drawings and legal descriptions as documented by Mr. Wardin.

Perry Green supported the motion. The motion carried by unanimous voice vote.

This is yet another land division involving property owned by Mkat located north of White Lake Road and west of Hartland Road. The applicants have proposed a land division of Parcel 4704-10-200-037. The existing parcel contains approximately 58.27 acres and is zoned Rural Estates (RE). The applicant would like to divide this parcel into five new parcels, plus a remainder parcel, of 11.86, 4.08, 4.60, 13.68, 12.65, and 11.40 acres. Additional background information and the review standards are provided in the attached McKenna review memo.

The Zoning Administrator has confirmed splits remain available to complete the requested divisions. On 2/21/19 the applicant submitted revised drawings and legal descriptions which addressed Planning Commission approval condition #3. Regarding the LCRC approval, the applicant has clarified the required clear vision easement does not yet exist and will need to be established and recorded prior to approval of driveway permits for parcels A-4 and A-5. This should not impeded the approval of the land division request, however the property records for these newly created parcels should clearly indicate they cannot be developed prior to the required LCRC conditions being met.

The conditions set forth have been met. The land division request otherwise complies with our Land Division and Zoning Ordinance requirements, therefore the Planning Commission recommends Township Board approval noting the developmental restrictions which will exist for parcels A-4 and A-5.

Respectfully submitted,

Tyrone Township Planning Commission

Mark Meisel
Chairman
February 7, 2019

Planning Commission
Tyrone Township
10408 Center Road
Fenton, MI 48430

Subject: Mikat Land Division
Application received on 12-27-18, and revised survey drawing dated 1-29-18

Dear Commissioners:

The owners and applicants, Kurt and Barbara Mikat, through their authorized agent, Brent F. Shaltz, of Delta Professional Services, has proposed a land division of Parcel 4704-10-200-037, located at the west side of Hartland Road, north of White Lake Road. The existing parcel contains approximately 58.27 acres and is zoned Rural Estates (RE) District. The applicant would like to divide it into five new parcels, plus a remainder parcel, of, nominally, 11.86, 4.08, 4.60, 13.68, 12.65, and 11.40 acres (see below for the net acreages).

It is unclear if the subject property represents a parent parcel. It appears as though two splits were formerly taken from Parcel A, at least. In any event, based on its area, it would appear that sufficient area to allow for those divisions as well as the five now proposed is available. This should be confirmed.

We have reviewed the site plan application in accordance with the Township’s Land Division ordinance, the LDA, the regulations of the Rural Estates (RE) District, and sound planning and zoning principles. We offer the following comments for your consideration.

**Land Division General Requirements**
The Tyrone Township Land Division Ordinance, Section 17.254, lists required application information for land divisions.

**Section 4.A.1. Proof of Ownership.**
We did not receive any information going to proof of ownership.

**Section 4.A.2-5. Scaled Site Drawings with Dimensions, Property Lines, and Legal Descriptions.**
Scaled and dimensioned plans have been provided for the existing and proposed conditions. The distance from the existing structures to the proposed, new property lines have not been called out. Each proposed parcel has a separate legal description.

**Section 4.A.6. Existing Structures and Easements.**
The surveys depict the existing structures. Notes indicate that there are no existing easements. A new “clear view” easement is proposed in front of the existing outlot on Hartland Road extending to the driveways on either side of it; though its purpose is not clear, we assume this was required by the Road Commission in order to allow driveways on the adjacent parcels.
Section 4.A.7. Wetlands and Natural Features.
The plan shows a significant wetland system surrounding Goodfellow Lake and Denton Creek. **No topographic information has been provided.** The site appears to include substantial woodlands, though these are not identified.

Source: Google Maps 2018.

The Township recently amended its Zoning Ordinance to remove the specific requirement for dedicated open space that was contained in Section 20.02.AA thereof. This section of the Land Division Ordinance still requires an application to detail the amount and location of open space to be provided. Dedicated open space is identified on the outparcel along Hartland Road.

The plan shows driveway locations for each parcel off of the adjacent county road (Hartland or White Lake). Notes to the plan indicate that the Road Commission has approved these locations, though we have not seen their review.

The applicant has not provided a topographic survey.
Standards for Approval (Section 17.255)
We find the following:

Zoning District Dimensional Requirements.
The RE District requires a lot width of 200 feet and a lot area of 1.75 acres. The proposed lots all have a width of at least 200 feet at the road and at the water’s edge, with the exception of Remaining Parcel A, which achieves its required lot width in front at the building line, given its divergent side lot lines. The area of the proposed parcels, upland and in total, are as follows:

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>SUBMERGED (WATER) AREA</th>
<th>WETLAND AREA</th>
<th>TOTAL UN-USEABLE AREA</th>
<th>TOTAL USEABLE UPLAND AREA</th>
<th>TOTAL USEABLE UPLAND ACRES</th>
<th>TOTAL PARCEL AREA</th>
<th>TOTAL PARCEL ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCEL A-1</td>
<td>73,472 SFT</td>
<td>285,001 SFT</td>
<td>358,473 SFT</td>
<td>158,348 SFT</td>
<td>3.63 ACRES</td>
<td>516,821 SFT</td>
<td>11.66 ACRES</td>
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<tr>
<td>PARCEL A-2</td>
<td>58,348 SFT</td>
<td>38,444 SFT</td>
<td>96,792 SFT</td>
<td>80,744 SFT</td>
<td>1.85 ACRES</td>
<td>177,536 SFT</td>
<td>4.08 ACRES</td>
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<tr>
<td>PARCEL A-3</td>
<td>2,877 SFT</td>
<td>63,372 SFT</td>
<td>65,249 SFT</td>
<td>134,738 SFT</td>
<td>3.09 ACRES</td>
<td>200,502 SFT</td>
<td>4.60 ACRES</td>
</tr>
<tr>
<td>PARCEL A-4</td>
<td>38,513 SFT</td>
<td>94,267 SFT</td>
<td>132,780 SFT</td>
<td>442,885 SFT</td>
<td>10.01 ACRES</td>
<td>595,695 SFT</td>
<td>13.68 ACRES</td>
</tr>
<tr>
<td>PARCEL A-5</td>
<td>108,067 SFT</td>
<td>149,878 SFT</td>
<td>257,745 SFT</td>
<td>293,220 SFT</td>
<td>6.73 ACRES</td>
<td>550,074 SFT</td>
<td>12.65 ACRES</td>
</tr>
<tr>
<td>PARCEL A</td>
<td>118,327 SFT</td>
<td>226,356 SFT</td>
<td>344,683 SFT</td>
<td>236,019 SFT</td>
<td>5.41 ACRES</td>
<td>583,962 SFT</td>
<td>13.40 ACRES</td>
</tr>
</tbody>
</table>

All the proposed lots have sufficient land area excluding the portion under Goodfellow Lake.

The proposed parcels fronting on Hartland Road provide only a 50 foot front yard setback, versus the 100 feet otherwise required for the RE District, given that Hartland Road is not a county section or quarterline road in this location. (Section 20.02.BB.)

Tax Status.
We have not seen any information on the status of property tax payments for the parcel.

Depth to Width Ratio.
For the purposes of determining compliance with the 4:1 depth-to-width ratio, lot width shall be measured as the average of the widths measured at the front lot line, the building line, and the rear lot line. These calculations have not been provided, though notes to the plan indicate that only proposed Parcels A-1 and A-3 comply. It is unclear if this is only due to the inclusion of submerged lands. A greater depth to width ratio than required by this subsection may be permitted if the resulting parcel(s) exhibits exceptional topographic or physical conditions such as wetlands, woodlands, and/or steep slopes, or is consistent with the land development pattern of the surrounding area, or extraordinary circumstances exist, in the determination of the Township Board. The extent of the deviation should be called out, as to the entire lot and the upland area, so that a recommendation can be made in this regard.

Land Division Comments and Recommendation
Based on our comments herein, we find that the proposed land division of Parcel 4704-10-200-037 into five new parcels plus a remainder parcel meets the dimensional requirements of the RE District and achieves the standards defined in the Township Land Division Ordinance and the LDA, with the exception of the depth-to-width ratio of all but two of the proposed parcels. This is a feasible plan that is supportive of the intent of the RE District to provide for single-family residential parcels of a variety of parcel sizes.
If the Commission is comfortable recommending a waiver of the depth-to-width ratio requirement and in proceeding without topographic information, following items should be addressed prior to consideration for approval:

1. The parcel’s status as a parent parcel and/or a portion of a parent tract should be confirmed.
2. Approval of the Road Commission for the proposed driveway locations should be documented.
3. Proof of ownership and of the payment of the property taxes for the parcel should be documented.
4. The distances from the existing structure to the new lot lines should be called out.
5. The depth-to-width ratio for each parcel shall be provided, both as to its total area and as to its upland area.

The drawings should be revised and resubmitted to address these concerns and any others raised by the Planning Commission.

We look forward to discussing this information with you. Please let us know if there are questions or concerns regarding the statements in this review.

Respectfully submitted,

McKENNA

[Signature]

Gregory Elliott, AICP
Principal Planner
LEGAL DESCRIPTION (OVERALL PARCEL):
OVERALL PARCEL A

A part of the southwest 1/4 of section 10, and part of the northwest 1/4 of section 11, having an area of approximately 200 acres, more or less, and being more particularly described as follows: Beginning at the northwest corner of the northwest 1/4 of section 11, thence east 1,800 feet along the east line thereof to the southwest line of section 11, thence south along the southwest line of section 11 for the distance of 1,800 feet to the southeast line thereof, thence east along the southeast line of section 11 for the distance of 1,800 feet to the southwest corner thereof, thence north along the southwest line of section 11 for the distance of 1,800 feet to the west boundary of the town of Farmington, and thence west along the west boundary thereof for a distance of 1,800 feet to the point of beginning, subject to all conditions and restrictions of record, if any.

LEGAL DESCRIPTIONS (PARCEL SPLITS):
PARCEL A-1

A part of the southwest 1/4 of section 10, and part of the southwest 1/4 of section 11, and part of the northeast 1/4 of section 11, having an area of approximately 200 acres, more or less, and being more particularly described as follows: Beginning at the northwest corner of the southwest 1/4 of section 11, thence east 1,800 feet along the east line thereof to the southwest line of section 11, thence south 1,800 feet along the southwest line of section 11, thence west 1,800 feet along the west line thereof to the point of beginning, subject to all conditions and restrictions of record, if any.

PARCEL A-2

A part of the northeast 1/4 of section 10, and part of the southwest 1/4 of section 11, and part of the northwest 1/4 of section 11, having an area of approximately 200 acres, more or less, and being more particularly described as follows: Beginning at the southwest corner of the southwest 1/4 of section 11, thence east 1,800 feet along the east line thereof to the southwest line of section 11, thence south along the southwest line of section 11, thence west along the west line thereof for the distance of 1,800 feet to the north boundary of the town of Farmington, thence north along the north boundary of the town of Farmington for the distance of 1,800 feet to the point of beginning, subject to all conditions and restrictions of record, if any.

PARCEL A-3

A part of the northwest 1/4 of section 10, and part of the southwest 1/4 of section 11, and part of the northeast 1/4 of section 11, having an area of approximately 200 acres, more or less, and being more particularly described as follows: Beginning at the southwest corner of the southwest 1/4 of section 11, thence east 1,800 feet along the east line thereof to the southwest line of section 11, thence south along the southwest line of section 11, thence west along the west line thereof for the distance of 1,800 feet to the north boundary of the town of Farmington, thence north along the north boundary of the town of Farmington for the distance of 1,800 feet to the point of beginning, subject to all conditions and restrictions of record, if any.

CLEAR VIEW EASEMENT DESCRIPTION:
(TODAY RECEIVED AS PARCELS ARE SOLD)

A part of the northeast 1/4 of section 10, and part of the southwest 1/4 of section 11, and part of the northwest 1/4 of section 11, having an area of approximately 200 acres, more or less, and being more particularly described as follows: Beginning at the southwest corner of the southwest 1/4 of section 11, thence east 1,800 feet along the east line thereof to the southwest line of section 11, thence south along the southwest line of section 11, thence west along the west line thereof for the distance of 1,800 feet to the point of beginning, subject to all conditions and restrictions of record, if any.

ZONING INFORMATION:
According to the Zoning Ordinance, the property is currently zoned for rural estate use and is subject to the following conditions:

1. Minimum lot size = 10 acres
2. Maximum building area = N/A
3. Maximum building height = 20 feet
4. Minimum front yard setback = N/A
5. Maximum front yard setback = N/A
6. Maximum side yard setback = N/A
7. Maximum side yard setback = N/A
8. Maximum side yard setback = N/A

SURVEYOR NOTES:
1. All measurements are in feet, rounded to the nearest foot.
2. No other surveyor or晃写� painter shall be responsible for any representation as to the correctness of this survey.
3. This survey was made in reliance on the data provided by the property owner.

SURVEYORS CERTIFICATE:
I, the undersigned surveyor, have surveyed and staked the following described parcels of land in the Town of Farmington in accordance with the Act of 1870, as amended, and that the boundaries of lots and boundaries are true and correct insofar as I know.
LIVINGSTON COUNTY ROAD COMMISSION
LAND SPLIT / SIGHT DISTANCE REVIEW

Review Number 1815-022REV

Property Owner and Applicant Information

Owner: Kurt Mikat
Street Address: 205 Crepe Myrtle Dr
City, State, ZIP: Groveland, FL 34736
Day Phone: (352) 989-4097
Fax: (407) 592-3144

Applicant: Brent Shaltz
Company: D.P.S., Inc.
Address: 3189 Mann Road
City, State: Waterford MI, 48329
Applicant Phone: (810) 701-9418

Location

Township: Tyrone
Development:
Approach Type: Residential
Speed Limit (if posted):
Speed Factors (if any): 55 MPH on Hartland Rd, 45 MPH on White Lake Road

Roadway On: Hartland
Side of Street: West

Field Measurements

Location of existing property corners from nearest crossroad: 535 and 2402 feet North of White Lake Road

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Property / Easement Corners</th>
<th>Access Point(s)</th>
<th>Sight Distance Req. Std</th>
<th>Sight Distance Measured</th>
<th>Sight Distance Comply</th>
<th>Clear Vision Comply</th>
<th>Neighbor Consent Required</th>
<th>Approve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining &quot;A&quot;</td>
<td>518 682 590</td>
<td>500</td>
<td>510 West 400 East</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<tr>
<td>A-1</td>
<td>2402 1776 1977</td>
<td>600</td>
<td>600 North 600 South</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>A-2</td>
<td>1776 1576 1656</td>
<td>600</td>
<td>600 North 600 South</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
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<td>A-3</td>
<td>1576 1326 1476</td>
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<td>A-4</td>
<td>1326 1126 1266</td>
<td>600</td>
<td>600 North 600 South</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>A-5</td>
<td>735 535 685</td>
<td>600</td>
<td>600 North 600 South</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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</tbody>
</table>

Comments:
Remaining Parcel A requires neighbor consent to clear trees and embankment to the east. Single residential driveways could be permitted for Parcels A-1, A-2 and A-3 at the proposed locations. Parcels A-4 and A-5 require embankment removal on the north portion of Parcel A-4 and the exemption parcel between. A clear vision easement must be recorded and embankment cleared prior to the issuance of driveway permits for those 2 parcels.

Inspection Date: 12/27/2018
Inspector: Pat Hogan

**NOTE: THIS IS NOT A DRIVeway PERMIT.**
## TYRONE TOWNSHIP
### PLANNING COMMISSION REVIEW APPLICATION

<table>
<thead>
<tr>
<th>Property Address / Location</th>
<th>Parcel ID / Zoning District</th>
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<tbody>
<tr>
<td>11505 Hartland Road</td>
<td>4704-10-200-037</td>
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<table>
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<tr>
<th>Property Owner(s)</th>
<th>Telephone</th>
</tr>
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<tbody>
<tr>
<td>Mikat, Kurt + Barbara</td>
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<table>
<thead>
<tr>
<th>Street Address</th>
<th>Cell Phone</th>
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<tbody>
<tr>
<td>10505 Hartland Road</td>
<td>810-701-9418</td>
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<th>State and Zip Code</th>
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<tr>
<td>Fenton</td>
<td>MI, 48430</td>
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<table>
<thead>
<tr>
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<th>Telephone</th>
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</thead>
<tbody>
<tr>
<td>BRETT F. SHAFFER (D.P.S.)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Cell Phone</th>
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<tbody>
<tr>
<td>31889 Mann Road</td>
<td>810-701-9418</td>
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<table>
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<th>State and Zip Code</th>
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<tbody>
<tr>
<td>WATERFORD, MI</td>
<td>48324</td>
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</table>

### Type of Review:
- Boundary Realignment
- Concept Review
- Conditional Zoning
- Home Occupation
- Land Division
- Open Space Preservation
- Other

### Open Space Relocation
- Private Road/Shared Drive
- Planned Unit Development
- Public Hearing
- Rezoning
- Site Condominium
- Site Plan Review
- Site Visit
- Special Land Use
- Special Meeting
- Subcommittee Meeting
- Subdivision Plat

### Project Description:

Splitting off 5 parcels from 10-200-037.

- Parcel A-1: 11.86 acres
- Parcel A-2: 4.08 acres
- Parcel A-3: 4.60 acres
- Parcel A-4: 13.60 acres
- Parcel A-5: 12.65 acres

Remaining: 1.4

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.

Signature of Owner or Authorized Agent: [Signature]

<table>
<thead>
<tr>
<th>Date</th>
<th>Tax Status</th>
<th>Fees: 101-000000-607-006</th>
<th>Escrow: 701-000000-283-__</th>
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<tr>
<td>12-27-18</td>
<td>Summer OK</td>
<td>$400 -</td>
<td>$1000 -</td>
</tr>
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</table>

Received By: KC per Sec Ann

View the Tyrone Township Ordinance at <tyronetownship.us>
Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

a) The cost of the review of applications for approvals and variances;
b) Site plan reviews;
c) Any Planning Commission meetings;
d) Special meetings;
e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
f) Reviews by Township planner and/or engineer;
g) Publications and notices of public hearings or meetings;
h) Traffic studies;
i) Environmental impact studies;
j) Engineering Construction Reviews
k) Zoning administrator inspections and involvement;
l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of $_____ to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: Karie Carter
Its: Zoning Assistant

APPLICANT

Brent F. Shultz

12/1/11
We, the undersigned, give authorization to Brent Shaltz to act in our behalf in dealing with Tyrone Township, regarding the division of our land.

Kurt W. Mikat (December 20, 2018)

Barbara D. Mikat (December 20, 2018)
TYRONE TOWNSHIP

16408 CENTER ROAD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US

Paid for:
LAND SPLIT
4704-10-200-037
MIRAT KURT W

Receipt: 87010 12/27/18

Cashier: JOANNE

Received Of: DFS INC
DELTA PROFESSIONAL SERVICES
3189 MANN RD
WATERFORD MI 48329-2259

The sum of:
400.00

BDINV 00013003

400.00

101-000-800-628.000

400.00

Total

TENDERED: CHECKS
2357

400.00

Signed:
TYRONE TOWNSHIP

10408 CENTER ROAD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US

Receipt: 87009  12/27/18

Cashier:  JOANNE
Received Of:  DFS INC
DELTA PROFESSIONAL SERVICES
3189 MANN RD
WATERFORD MI 48329-2259

The sum of:  1,000.00

BDINV  00013002

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<td>Total</td>
<td>1,000.00</td>
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TENDERED:  CHECKS  2358  1,000.00

Signed: ____________________________
### Previous Payments

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<th>Date</th>
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### Current Payment

**Date:** 09/13/2018  
**Chk #:** 1681  
**Amount:** 7,623.38  
**Total Recvd:** 7,623.38

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Admin Fee: 75.47  
Interest/Pen: 0.00  
Over Payments: 0.00  
TOTALS: 31,101.50  
7,623.38  
7,623.38  
0.00

CITY: 01-01-2018 - 12-31-2018  
TWN: 04-01-2018 - 03-31-2019  
SCHL: 07-01-2018 - 06-30-2019  
ST : 10-01-2018 - 09-30-2019

**Property Description**

LANDS IN THE TOWNSHIP OF TYRONE, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:


To: MIKAT KURT W  
205 CREPE MYRTLE DR  
GROVELAND FL 34736

---

Addr: 11505 HARTLAND RD

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

TREASURER  
Cashier JOANNE
LEGAL DESCRIPTIONS & NOTES

LEGAL DESCRIPTIONS (PARCEL SPLITS):

PARCEL A-5
PART OF THE SOUTHWEST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP, TIVERTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, TOWH-REE, THRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE NORTH 90º27'05"E, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 269.64 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE 327'00"E ALONG SAID CENTERLINE 100.00 FEET, THENCE 111.00 FEET ALONG SAID CENTERLINE 327'00"E TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUING 327'00"E TO THE SOUTH 1/4 CORNER OF SECTION 3, AS MONUMENTED AND OCCUPIED, 113.00 FEET, THENCE SOUTH 45º00"E TO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, AS MONUMENTED AND OCCUPIED, 100.00 FEET, THENCE SOUTH 09º27'05"E TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUING 327'00"E TO THE SOUTH 1/4 CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, AS MONUMENTED AND OCCUPIED, 269.64 FEET, THENCE SOUTH 09º27'05"E TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUING 327'00"E TO THE SOUTH 1/4 CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, AS MONUMENTED AND OCCUPIED, 269.64 FEET, THENCE SOUTH 09º27'05"E TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

REMAINING PARCEL A
PART OF THE SOUTHWEST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWH-REE, THRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, AS MONUMENTED AND OCCUPIED, 113.00 FEET, THENCE SOUTH 45º00"E TO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, AS MONUMENTED AND OCCUPIED, 100.00 FEET, THENCE SOUTH 09º27'05"E TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUING 327'00"E TO THE SOUTH 1/4 CORNER OF SECTION 3, AS MONUMENTED AND OCCUPIED, 269.64 FEET, THENCE SOUTH 09º27'05"E TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CLEAR VIEW EASEMENT DESCRIPTION:
(TO BE RECORDED AS PARCELS ARE SOLD)
PART OF THE SOUTHWEST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWH-REE, THRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 3, AS MONUMENTED AND OCCUPIED, 113.00 FEET, THENCE SOUTH 45º00"E TO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, AS MONUMENTED AND OCCUPIED, 100.00 FEET, THENCE SOUTH 09º27'05"E TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND 327'00"E ALONG SAID CENTERLINE 219.05 FEET AND 327'00"E ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUING ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES, 317'00"E, 184.26 FEET AND 327'00"E, 405.75 FEET, AND 327'00"E, 231.80 FEET ALONG SAID CENTERLINE 250.50 FEET TO THE POINT OF BEGINNING.

ZONING INFORMATION:
ACCORDING TO THE TOWNSHIP ZONING ORDINANCE, THIS PROPERTY IS CURRENTLY ZONED RE (RURAL.Estates), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) WINNAM LOT SIZE = 175 ACRES
2) WINNAM LOT WIDTH = 200 FEET
3) FRONT SETBACK = 50 FEET
4) SIDE SETBACK = 50 FEET
5) REAR SETBACK = 75 FEET
6) WATER SETBACK = 30 FEET
7) MINIMUM BUILDING COVER = 25%
8) MAXIMUM HEIGHT = 30 FEET

SURVEYOR NOTES:
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
3. THERE ARE NO APPARENT PARTIAL LINES OTHER THAN AS SHOWN.
4. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREIN AND DOES NOT MAKE ANY REPRESENTATION AS TO THE SEPARATION OF ANY JURISDICTIONAL LINES OTHER THAN AS SHOWN.
6. BEAVERS SHOWN HEREIN ARE BASED ON LEGAL DESCRIPTION AS PROVIDED 327'00"E ALONG HARTLAND ROAD.
7. THE CENTERLINE OF THE ROAD AS SHOWN ON THE PLAT, WAS DRAWN BASED ON THE LIVINGSTON COUNTY ROAD COMMISSIONER'S PLAT.
8. NO RECORDED DOCUMENTS OF ANY EXISTING OR EXISTING EASEMENTS WERE FOUND AT LIVINGSTON COUNTY REGISTER OF DEEDS AS TO THE SUBJECT PROPERTY.
9. THE LAKES AND STREAMS WERE OBTAINED FROM GOOGLE EARTH.
10. PARCEL S-2 THROUGH S-4 HAVE APPROVED DOCKLINES LOCATIONS AS SHOWN ON THE DRAWING, PER LIVINGSTON COUNTY ROAD COMMISSIONER.
11. FOUR PROPOSED PARCELS EXCEED THE 4.1 PERIMETER TO WATER RATIO. A VARIANCE FROM THE PLANNING COMMISSION FOR PARCELS S-2, S-4, S-6, AND REMAINING PARCEL A.
12. THE CENTERLINE OF THE ROAD IS THE MEANEST LINE OF THE ROAD AS DECIDED BY THE ASH ENVIRONMENTAL.
13. A VARIANCE IS REQUIRED FROM ON PARCEL S-4 IN REGARD TO THE POLE GATE LINES WITHIN THE FRONT SETBACK BY MEANS OF THE ZONING BOARD OF APPEALS, WHICH WILL BE FILED BEFORE PLANNING COMMISSION MEETING.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY TO KURT W. MIKAT, THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCELS OF LAND TRACTED IN THE TOWNSHIP OF LIVINGSTON COUNTY AND HAVE THEREBY SEPARATED AND DISCRIMINATED THE LINES OF LATITUDE AND LONGITUDE OF THE PARCELS OF LAND WHICH ARE SHOWN ON THE DRAWING, PER LIVINGSTON COUNTY ROAD COMMISSIONER.

JOSEPH WIZNIAJYS, P.S. NO. 21585

LEGAL DESCRIPTIONS & NOTES FOR:
KURT W. MIKAT
10505 HARTLAND ROAD
FENTON, MI 48430

SCALE
1" = 100' FOR SURVEYING
1" = 200' FOR DRAFTING

DATE: 12/19/2018
REV.: 02/19/2019

DPS, INC.
SURVEYING & ENGINEERING
3188 MAIN ROAD
FENTON, MI 48430
PHONE: 810-701-9418
EMAIL: DPSINC14@MSN.COM

STATE OF MICHIGAN
PROFESSIONAL SURVEYOR
No. 21585

JOSEPH A. WIZNIAJYS
Professional Surveyor
NEW BUSINESS #3
To: Michigan Townships Association Member Boards  
From: Larry Merrill, MTA Executive Director  
Date: March 19, 2019  
Re: Option for Nonpartisan Township Offices

The Michigan Townships Association Board of Directors requests action by your township board on the attached resolution regarding a time-sensitive legislative policy issue.

Over the years, township officials have suggested to MTA that elective Michigan township offices should be nonpartisan. Consistent with long-standing policy and bylaws, the Michigan Townships Association Board of Directors put the question before the membership at the MTA Annual Meeting in 2012, where it was voted down by the MTA membership in attendance. However, a state representative intends to introduce and actively promote legislation to make nonpartisan township offices optional to townships. As an option rather than a mandate, the bill creates a policy dilemma for MTA between continued policy guidance on the question based on the 2012 Annual Meeting vote that did not address a nonpartisan option, and MTA’s core value supporting the principle of local control. Also, a considerable period of time has lapsed since the membership voted to oppose nonpartisan elections and arguably the perspective of township officials may be different now.

MTA will need to take a position on the optional nonpartisan election bill in the near future, even if that position is neutral. Because the MTA board has already finalized and provided notice to the membership of the proposed 2019 Policy Platform, the upcoming Annual Meeting is not conducive to ascertaining how the broadest spectrum of MTA member boards and their communities would value the opportunity to hold nonpartisan township elections.

To ascertain perspectives of the MTA membership, the MTA Board of Directors is asking member township boards to put this issue on the agenda to discuss and take a position at a township board meeting. The MTA board is taking this unusual step with the hope that the issue be framed in terms of a position that best reflects the values of townships as communities as opposed to what is in the best political interest of incumbent officials.

MTA is requesting that township clerks forward this memo to all members of their township boards and that if there is interest among the board to indicate a policy preference, to discuss the issue in the same manner that the board considers other pertinent issues, take a vote on the attached resolution, and return the resolution to MTA by April 30, 2019. The MTA bylaws do not allow this method of reaching out to members to be binding on the board of directors or staff in directing the association’s legislative policies, but the association will take the input it receives seriously.

To assist your board in its discussions, a table is attached listing the pros and cons of partisan and nonpartisan elections that have been expressed to MTA, as well as the perceptions of MTA leaders. The list may not be all-inclusive and is not intended to influence whatever position your board may take.

As always, thank you for your time, thoughtful review and anticipated response on this matter.
Issue: Should Michigan townships have the option of holding township board member elections on the nonpartisan ballot?

<table>
<thead>
<tr>
<th>Arguments Supporting Optional Nonpartisan Township Elections</th>
<th>Arguments Opposing Optional Nonpartisan Township Elections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township elective offices in some other states are nonpartisan.</td>
<td>Partisan elections are inherent in the culture and traditions of Michigan township government.</td>
</tr>
<tr>
<td>Nonpartisan offices are an option available to cities as a charter provision.</td>
<td>Cities have home rule; townships and counties are statutory governments.</td>
</tr>
<tr>
<td>Township officials should be elected on merit, not party affiliation.</td>
<td>Party affiliations help voters know a candidate’s values.</td>
</tr>
<tr>
<td>As some communities become more politically polarized, party affiliation disadvantages candidates who identify with community’s minority party.</td>
<td>Township board composition should change as electors’ expectations and ideologies change.</td>
</tr>
<tr>
<td>Township issues seldom align with political party ideologies.</td>
<td>Township boards decisions can reflect an expansive or a limited role of government consistent with party ideologies.</td>
</tr>
<tr>
<td>Veteran township officials are at risk of losing elections as their communities shift political party alignments.</td>
<td>Township boards should change as their electors change. It is not MTA’s role to defend incumbents.</td>
</tr>
<tr>
<td>Partisanship has compromised the effectiveness of state and national legislatures. Townships should be allowed to insulate themselves from partisan divisiveness.</td>
<td>Partisan local elections are instructive to voters as to how state and national partisan elections work.</td>
</tr>
<tr>
<td>The preponderance of township officials of a certain party compromises MTA’s influence with lawmakers of the other party.</td>
<td>Partisan identification strengthens MTA’s political clout by leveraging party influence on public policy.</td>
</tr>
<tr>
<td>A potential solution to “voter fatigue” would be to move township elections to the gubernatorial elections, but there is no assurance that the legislation will accomplish this.</td>
<td>Because the nonpartisan section is at the bottom of a long ballot, “voter fatigue” results in fewer votes in the nonpartisan section of the ballot. There is no assurance that township elections will move away from presidential elections.</td>
</tr>
</tbody>
</table>
Resolution

At a meeting of the ________________ Township Board, the following resolution was offered by (office, name)_________________ and supported by (office, name)__________________:

Be it resolved, that the township board is on record in ____ support _____opposition to legislation that would allow township boards the option to have its elected offices appear as nonpartisan on the ballot. The reason(s) for the board’s position is/are as follows: (if desired, elaborate with the basis for the board’s position):

Roll call vote (please provide names of voting board members):

Supervisor ____________________________________________ ___yes ___no
Clerk ____________________________________________ ___yes ___no
Treasurer ____________________________________________ ___yes ___no
Trustee ____________________________________________ ___yes ___no
Trustee ____________________________________________ ___yes ___no
Trustee ____________________________________________ ___yes ___no
Trustee ____________________________________________ ___yes ___no

The motion was declared ____adopted _____ not adopted.

Clerk’s certification

I hereby certify that the forgoing is a true statement of an action taken by the ________________ Township Board at an official meeting of said board on (date)______________________.

Clerk’s signature

_________________________________________

Date

Township Clerk: Please complete after township board action and return to MTA by April 30, 2019 by mail: Michigan Townships Association, 512 Westshire Drive, Lansing, MI 48917; or fax to 517-321-8908; or email a PDF copy to legislation@michigantownships.org.
NEW BUSINESS #4
Here is the quote you requested.

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<th>Line</th>
<th>Qty</th>
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<th>Unit Price</th>
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<td>- 1x M.2</td>
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<td></td>
<td></td>
<td>- Six-Core Intel Core i5-8400 2.80GHz 9MB Cache</td>
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<td>- CRUCIAL 8GB PC4-19200 2400MHz</td>
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<td>- In Win 256GB - mATX Mini Tower - USB 3.0 - 350 Watt Power Supply -</td>
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<td></td>
<td></td>
<td>Black</td>
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<td></td>
<td></td>
<td>- Included Power Supply (Chassis must include power to select this option)</td>
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<td>- 250GB Crucial MX500 M.2 SATA 6.0Gb/s Solid State Drive</td>
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<td>- LG 24x Super Multi DVD +/-RW with M-DISC (SATA)</td>
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<td>- Integrated Video (Included with Motherboard)</td>
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<td>- Logitech Desktop MK120 Keyboard and Mouse</td>
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<td>- Microsoft Windows 10 Professional with Recovery Partition and DVD (DPK) (OA)</td>
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<td>- Three Year Warranty with Advanced Parts Replacement and RSL</td>
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<td>- Embed Serial # in BICS via ASUS Tool</td>
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<td>One-time purchase for 1 PC or Mac</td>
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<td>Classic 2019 versions of Word, Excel, PowerPoint, OneNote, and Outlook</td>
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<td>3</td>
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<td>*Payment for the hardware/software is required prior to processing the order</td>
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<td>Description</td>
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<td>-----</td>
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Please contact me if I can be of further assistance.

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<tr>
<th></th>
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<th>SubTotal</th>
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<td></td>
<td>Total</td>
<td>$6,174.00</td>
</tr>
</tbody>
</table>

Thank you for choosing I.T. Right!
Here is the quote you requested.

<table>
<thead>
<tr>
<th>Line</th>
<th>Qty</th>
<th>Description</th>
<th>Unit Price</th>
<th>Ext. Price</th>
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</thead>
<tbody>
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<td>$348.00</td>
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<td>Monitor: 22&quot; LED/LCD Monitor (Optional - SELECTED)</td>
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<td>$560.00</td>
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<td>3</td>
<td>4</td>
<td>Monitor: 22&quot; LED/LCD Monitor (Optional - SELECTED)</td>
<td>$140.00</td>
<td>$560.00</td>
</tr>
</tbody>
</table>

SubTotal: $1,468.00

Thanks for choosing I.T. Right!
NEW BUSINESS #5

Request to purchase eight laptop computers for elections.

No documents attached; the quote should be received on Monday.