

**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

September 25, 2018



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

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

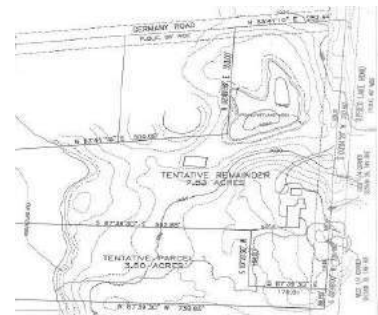
The Tyrone Township Land Division Ordinance, Section 17.254, lists required application information for land divisions.

Section 4.A.1. Proof of Ownership.

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

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 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.



Section 4.A.6. Existing Structures and Easements.

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.



Source: Google Maps 2018.

Section 4.A.8. Open Space.

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.

Sections 4.A.9, 4.A.10, and 4.A.11. Proposed Access, Abutting Roads, and Easements.

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.

Section 4.A.12 and 4.A.13. Drainage and Contours.

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



Gregory Elliott, AICP
Principal Planner



RECEIVED

AUG 02 2018

TYRONE TOWNSHIP
PLANNING & ZONING

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 8275 TIPSICO LAKE RD Holly MI 48442		Parcel ID/Zoning District 4704-25-200-028
Property Owner(s) Gail Gibson		Telephone 810-629-1483
Street Address 8275 TIPSICO LAKE RD.		Cell Phone 810-333-2352
City HOLLY	State and Zip code MI 48442	FAX or E-Mail
Authorized Agent Laura PENNINGTON Legacy Realty Professionals		Telephone 810-629-1511
Street Address 526 N Leroy		Cell Phone 248-245-5351
City Fenton	State and Zip Code MI 48430	

Type of Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description:

Splitting a parcel of Land from parcel 4704-25-200-028
New parcel will be 3.50 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.

Laura J. Pennington
Signature of Owner(s) or Authorized Agent

Date 08/02/2018	Tax Status <input checked="" type="checkbox"/>	Fees: 101-000000-607-006 \$400-	Escrow: 701-000000-283- \$1000-
Received By: RN	OK		

**Tyrone Township
10408 Center rd
Fenton, MI 48430**

RECEIVED

AUG 02 2018

TYRONE TOWNSHIP
PLANNING & ZONING

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 MAP

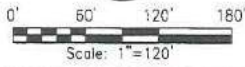
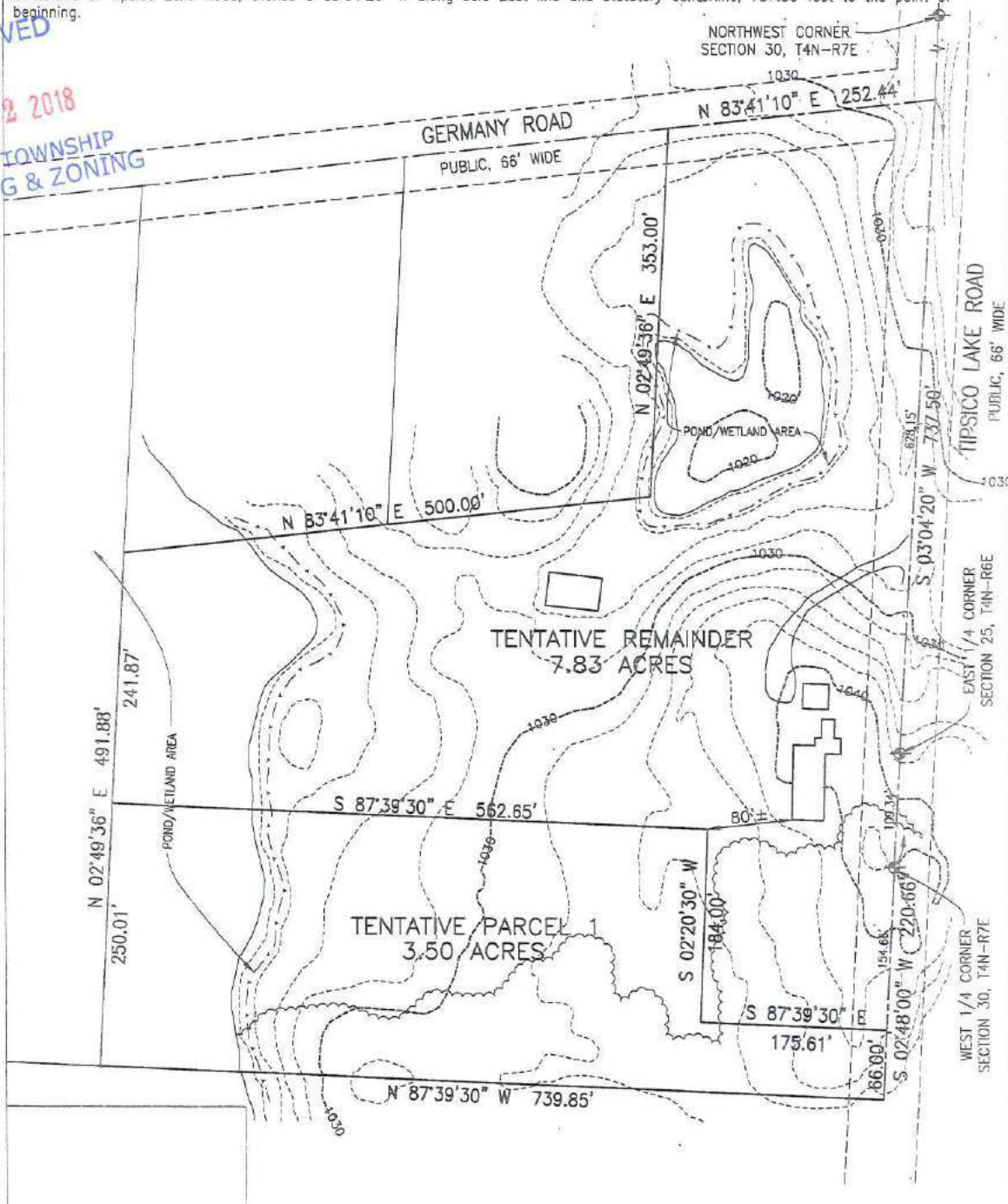
OWNER/APPLICANT: James and Gail Gibson

SITE ADDRESS: 8275 Tipsico Lake Road, Holly, MI 48442

PARCEL ID NO. 4704-25-200-028

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°48'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road, 220.66 feet; thence N 87°39'30" W 739.85 feet; thence N 02°49'36" E 491.88 feet; thence N 83°41'10" E 500.00 feet; thence N 02°49'36" E 353.00 feet to the centerline of Germany Road; thence N 83°41'10" E along said centerline; 252.44 feet to the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road; thence S 03°04'20" W along said East line and statutory centerline, 737.50 feet to the point of beginning.

RECEIVED
AUG 02 2018
TYRONE TOWNSHIP
PLANNING & ZONING



ALPHA
GEOMATICS
RESIDENTIAL LAND SERVICES
A DIVISION OF FIELD TO FINISH, INC.
2505 North Long Lake Road Fenton, MI 48430
P 810 629 6560 C 810 444 0148
FieldToFinish@aol.com

THIS FILE IS IN AN ELECTRONIC FORMAT OF WHICH REMAINS THE EXCLUSIVE PROPERTY OF FIELD TO FINISH. THE ELECTRONIC FILE IS NOT INTENDED FOR DISTRIBUTION TO THE CLIENT OR OTHERS. REPRODUCIBLE DOCUMENTS ARE PROVIDED TO THE CLIENT ON YELLOW, MYLAR OR OTHER NEEDLE AND COPIES ARE STORED IN THE COMPANY FILES. ALL FILES AND COPIES FROM FIELD TO FINISH ARE COPYRIGHT PROTECTED. ALL PARTIES WHO USE OR RELY UPON ANY SUBSEQUENT REPRODUCTIONS, ALTERATIONS, ADDITIONS OR DELETIONS THEREBY BY OTHERS AGREE THAT FIELD TO FINISH SHALL NOT BE RESPONSIBLE OR LIABLE IN PART OR IN WHOLE.	DATE 07-23-2018	RED BRS	DRAWN BY B. R. Sholtz
	SUPONSOR J.A. Wyzniolys, P.S., P.E.		SHEET 1 OF 2
	FILE Ty 25 Tipsico Lake Road 8275		© Copyright 2018

TENTATIVE PARCEL DESCRIPTIONS

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

EXISTING PARCEL ID NO. 4704-25-200-028

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°48'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road, 220.66 feet; thence N 87°39'30" W 739.85 feet; thence N 02°49'36" E 491.88 feet; thence N 83°41'10" E 500.00 feet; thence N 02°49'36" E 353.00 feet to the centerline of Germany Road; thence N 83°41'10" E along said centerline; 252.44 feet to the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico 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°48'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road, 154.66 feet to the point of beginning; thence continuing S 02°48'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road, 66.00 feet; thence N 87°39'30" W 739.85 feet; thence N 02°49'36" E 250.01 feet; thence S 87°39'30" E 562.65 feet; thence S 02°20'30" W 184.00 feet; thence S 87°39'30" E 175.61 feet to the point of beginning. The area described contains 3.50 acres and is subject to the rights of the public in Tipsico 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 A:

1. Tentative Parcel A is 3.50 acres gross.
2. The parcel contains a ponds 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°48'00" W along the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road, 154.66 feet; thence N 87°39'30" W 175.61 feet; thence N 02°20'30" E 184.00 feet; thence N 87°39'30" W 562.65 feet; thence N 02°49'36" E 241.87 feet; thence N 83°41'10" E 500.00 feet; thence N 02°49'36" E 353.00 feet to the centerline of Germany Road; thence N 83°41'10" E along said centerline; 252.44 feet to the East line of said Section 25, West line of said Section 30 and statutory centerline of Tipsico Lake Road; thence S 03°04'20" W along said East line and statutory centerline, 737.50 feet to the point of beginning. The area described contains 7.83 acres and is subject to the rights of the public in Tipsico 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 acres and 0.78 acres.
3. The parcel contains 0.84 acres of public road right of way, Germany Road and Tipsico 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

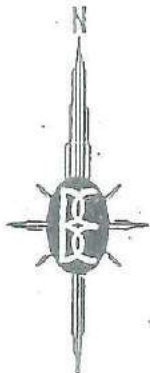


ALPHA
GEOMATICS

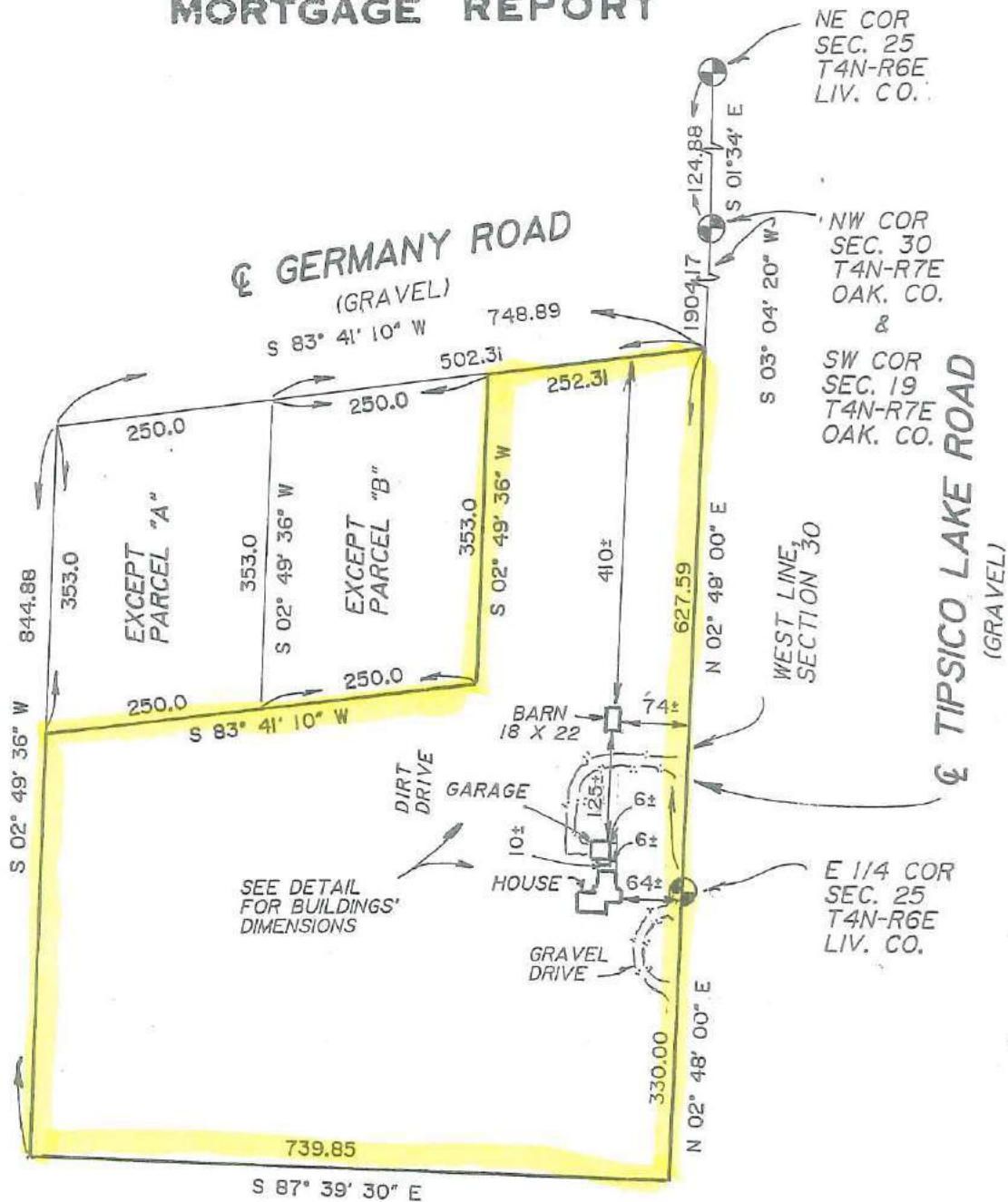
RESIDENTIAL LAND SERVICES
A DIVISION OF FIELD TO FINISH, INC.
2505 North Long Lake Road Fenton, MI 48430
P 810 629 6550 C 810 444 0148
FieldToFinish@aol.com

THIS FILE IS IN AN ELECTRONIC FORMAT OF WHICH REMAINS THE EXCLUSIVE PROPERTY OF FIELD TO FINISH. THE ELECTRONIC FILE IS NOT INTENDED FOR DISTRIBUTION TO THE CLIENT OR OTHERS. REPRODUCIBLE DOCUMENTS ARE PROVIDED TO THE CLIENT ON YELLOW, MYLAR OR OTHER MEDIA AND COPIES ARE STORED IN THE COMPANY FILES. ALL FILES AND COPIES FROM FIELD TO FINISH ARE COPYRIGHT PROTECTED. ALL PARTIES WHO USE OR RELY UPON ANY SUBSEQUENT REPRODUCTIONS, ALTERATIONS, ADDITIONS OR DELETIONS THEREOF BY OTHERS AGREE THAT FIELD TO FINISH SHALL NOT BE RESPONSIBLE OR LIABLE IN PART OR IN WHOLE.	DATE: 07-23-2018 SUPERVISOR: J.A. Witynski, P.S., P.E. FILE: Ty 25 Tipsico Lake Road 8275	FIELD: BRS SHEET: 2 OF 2 © Copyright 2018	DRAWN BY: B. R. Shultz
---	---	---	------------------------

MORTGAGE REPORT



PROPERTY
Scale 1" = 200'

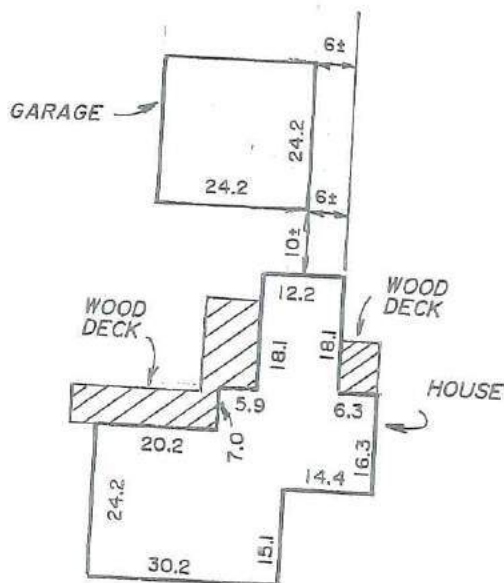


RECEIVED

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



BOSS ENGINEERING COMPANY
CIVIL ENGINEERS & LAND SURVEYORS

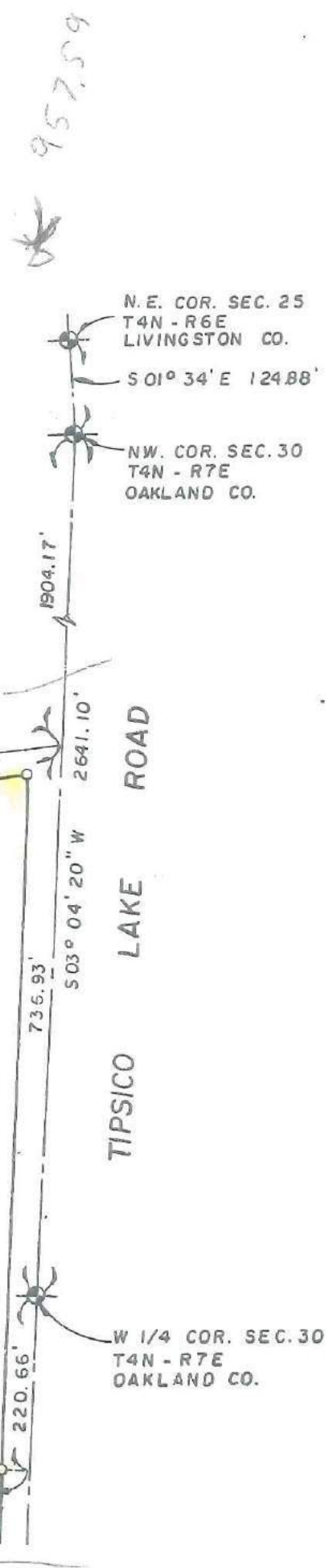
CERTIFICATE OF SURVEY:

1/4 Sec. 25, T4N-R6E, & Livingston Co. Rd. 1" Pipe
 55° E - 26.70' to 12" Cherry
 40° E - 29.33' to 12" Cherry
 45° W - 29.95' to Twin 14" Oak
 25° W - 44.20' to 26" Oak

1/4 Sec. 30, T4N-R7E, Oakland Co.
 1.1 1/2" Pipe
 East - 59.40' Conc. Mon. Bent
 45° E - 11.46' to 15" Oak
 60° W - 30.57' to 40" Oak
 30° W - 37.56' to 26" Cherry

1/4 Sec. 30, T4N-R7E, Oakland Co.
 1. 1/2" Rod in Conc.
 85° E - 32.98' to Conc. Mon.
 70° E - 40.37' to NW Cor. II #8260
 85° W - 12.92' to 36" Oak
 30° W - 26.93' to 10" Cherry
 25° W - 33.66' to 24" Oak

RECEIVED
AUG 02 2018
 TYRONE TOWNSHIP
 PLANNING & ZONING



The ratio of closure on the unadjusted Field observations of this survey was 1/

DATE OF SURVEY FOR
 IN EXCLUSIVE USE OF:

FOUNTAIN VIEW INVEST. CORP.
 13631 W. ELEVEN MILE ROAD
 OAK PARK, MICH. 48237

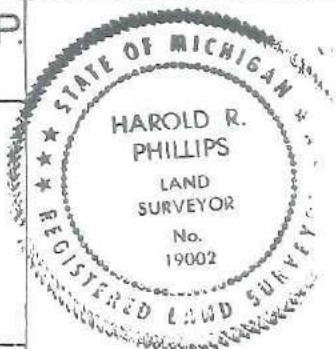
DELTA LAND SURVEYING & ENGINEERING, INC.
 DELTA AERIAL PHOTOGRAPHY

MAIN OFFICE:
 120 West First Street
 Flint, Michigan 48502-1394
 (313) 239-1419

SOUTH OFFICE:
 14214 Fenton Road
 Fenton, Michigan 48430-2628
 (313) 629-8154

FREDERICK J. SHALTZ, JR.

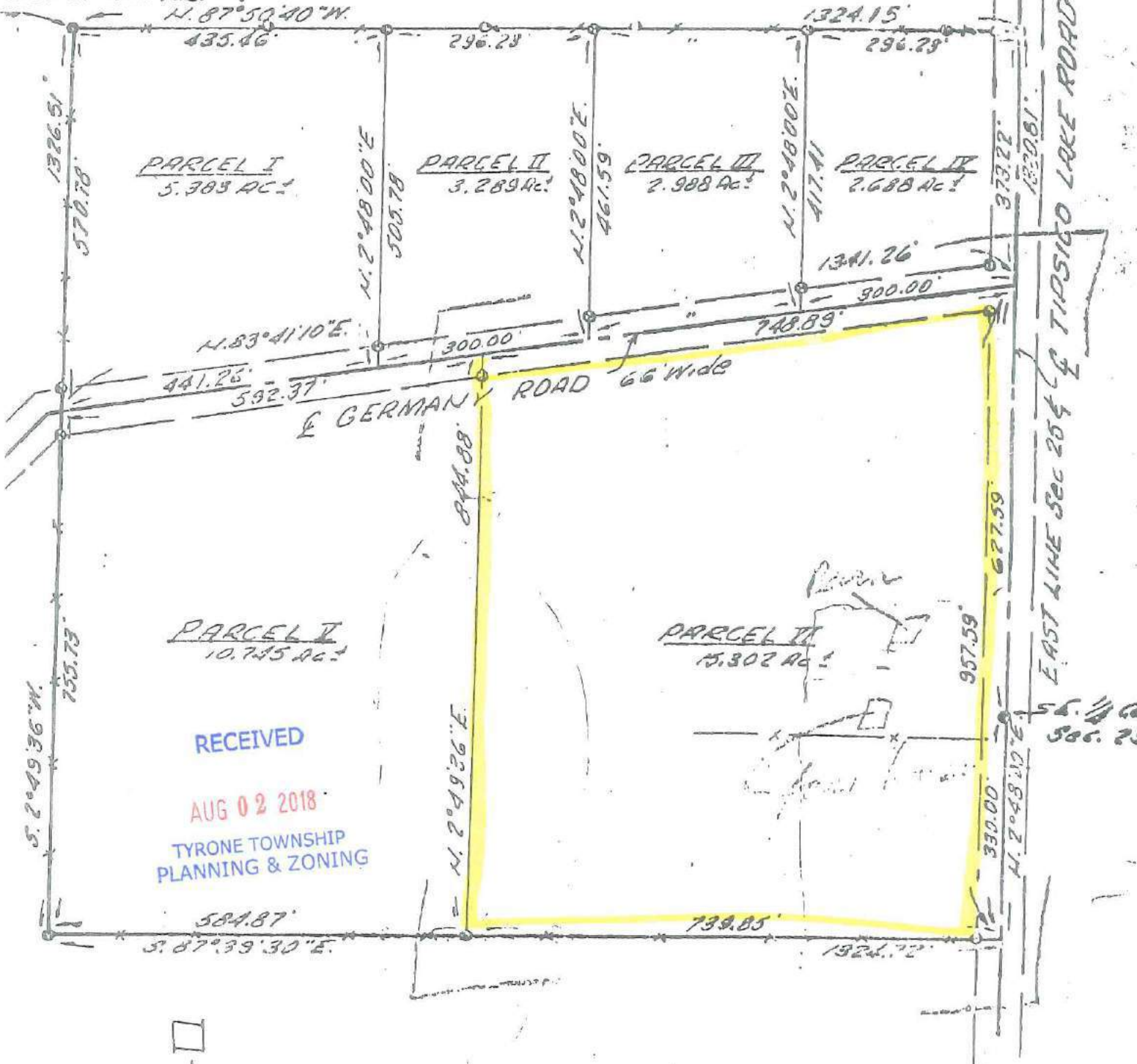
HAROLD R. PHILLIPS



Scale:	Date	Field:	Office:	Sheet No.	Drawing No.:
1" = 200'	10-5-88	H. PHILLIPS	K. SCHUPBACH	1 of 1	

BOUNDARY SURVEY
 FOR MCGAULEY REALTY
 115 E. CORNHILL
 FEARON, MICH.

1700 Set 7.13'
 East of 1700 Pnd.



RECEIVED
 AUG 02 2018
 TYRONE TOWNSHIP
 PLANNING & ZONING

SCALE: 1" = 200'
 Dec. 29, 1972

IRONS Round ———●
 IRONS SET ———●
 Fence line ———x
 Total Acreage: 40.395 AC ±

Parcel 11
 Part of the E 1/2 of the E 1/2 of Section 25, T 4 N, R 6 E, Tyrone Township, Livingston County, Michigan described as beginning at the East 1/4 corner of said Section 25; thence along the East line of said Section 25 N 2°48'00"E 627.59 ft to the centerline of Germany Road; thence along said centerline S 83°41'10"W 748.89 ft; thence S 2°49'36"W 844.88 ft; thence S 87°39'30"E 739.85 ft to the East line of said Section 25; thence along said section line N 2°48'00"E 330.00 ft to the point of beginning containing 15.302 acres, more or less, subject to the rights of the public in Germany and Tipsico Lake Roads and subject to any easements or restrictions of record.

PURCHASERS ACKNOWLEDGE RECEIPT OF COPY OF SURVEY. Date _____

W. B. [Signature]

Dowsett

MORTGAGE REPORT

RECEIVED

AUG 02 2018

TYRONE TOWNSHIP
PLANNING & ZONING

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 improvement 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 Mortgagee's Inspection was prepared for identification purposes only for the Mortgagee 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 330.00 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 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, 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 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
Job Number: M29824


BRYAN L. BOSS L.L.S

 **BOSS ENGINEERING**
ENGINEERS & SURVEYORS

3121 East Grand River • Howell, Michigan 48843
Phone (517) 546-4836 • Brighton (313) 229-4773 • Fax (517) 548-1670



Page 2

D & N Mortgage Corporation
James H. and Gail C. Gibson
8275 Tipsico Lake Road
April 28, 1993
Revised May 17, 1993
M29824

RECEIVED

AUG 02 2018
TYRONE TOWNSHIP
PLANNING & ZONING

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.

MORTGAGE REPORT



VIEW OF HOUSE



VIEW OF NEIGHBORHOOD

RECEIVED

AUG 02 2018

TYRONE TOWNSHIP
PLANNING & ZONING

2017 Summer/Winter Tax Bill Information
TYRONE TOWNSHIP
4704-25-200-028

CURRENT OWNER: GIBSON JAMES & GAIL

CURRENT PROPERTY ADDRESS
8275 TIPSICO LAKE RD

** 2017 SUMMER HISTORY INFO **

OWNER: GIBSON JAMES & GAIL

TAXABLE: 105,719
ASSESSMENT: 120,400
PRE/MBT %: 100
SCHOOL DIST: 25100

TAXING UNIT	TAX
STATE ED TAX	634.31
COUNTY ALLOCATED	353.98
FE SCHOOL OPER	0.00
GENESEE ISD	0.00
SCHOOL OPER FC	0.00
ADMIN FEE	9.88
AMT DUE	998.17
INT/PENALTIES	0.00
TOTAL DUE	998.17
TOTAL PAID	998.17
DATE PAID	09/07/2017

*** PA I D I N F U L L ***

** 2017 WINTER HISTORY INFO **

OWNER: GIBSON JAMES & GAIL

TAXABLE: 105,719
ASSESSMENT: 120,400
PRE/MBT %: 100
SCHOOL DIST: 25100

TAXING UNIT	TAX
COUNTY AMBULANCE	31.31
HCMA - PARKS	22.62
VETERANS RELIEF	12.58
TYRONE ALLOCATED	94.73
FE SCHOOL DEBT	611.05
FE SINKING FUND	96.94
GENESEE ISD	399.89
MOTT CC	297.02
X0082	150.00
ADMIN FEE	15.66
AMT DUE	1,731.80
INT/PENALTIES	0.00
TOTAL DUE	1,731.80
TOTAL PAID	1,731.80
DATE PAID	02/14/2018

*** PA I D I N F U L L ***

RECEIVED

AUG 02 2018

TYRONE TOWNSHIP
PLANNING & ZONING

CURRENT OWNER & ADDRESS INFO

GIBSON JAMES & GAIL
8275 TIPSICO LAKE RD
HOLLY, MI 48442

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 \$ 1000.00 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:



Its:

Planning + Zoning Administrator

APPLICANT

Gail Gibson / Laura Pennington
Laura G Pennington (Authorize Agent)

12/1/11

TYRONE TOWNSHIP

Receipt: 83002

08/02/18

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

Cashier: TDORSCH
Received Of: GIBSON JAMES & GAIL

8275 TIPSICO LAKE RD
HOLLY MI 48442

Payment for:
MEETING DATE 9/11/18

The sum of: 400.00

BDINV 00012571

400.00

101-000.000-628.000

400.00

Total

400.00

TENDERED:

CHECKS

1362

400.00

RECEIVED
AUG 02 2018
TYRONE TOWNSHIP
PLANNING & ZONING

Signed: _____

TYRONE TOWNSHIP

Receipt: 83001

08/02/18

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

Cashier: TDORSCH
Received Of: GIBSON JAMES & GAIL

8275 TIPSICO LAKE RD
HOLLY MI 48442

Payment for:
ESCROW
PARCEL 4704-25-200-028

The sum of: 1,000.00

BDINV	00012570			1,000.00
		701-000.000-283.000		1,000.00
			Total	<u>1,000.00</u>
	TENDERED:	CHECKS	1363	1,000.00

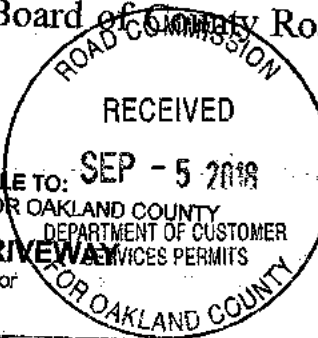
RECEIVED

AUG 02 2018

TYRONE TOWNSHIP
PLANNING & ZONING

Signed: _____

Board of County Road Commissioners, Oakland County, Michigan



2420 PONTIAC LAKE ROAD WATERFORD, MICHIGAN 48328 REFER ALL INQUIRIES TO: DEPARTMENT OF CUSTOMER SERVICES-PERMITS 248-858-4835

DO NOT WRITE IN THIS BOX Application No. 38-669 Permit RD No. N0665 Date of Issuance 9/10/2018

MAKE CHECKS PAYABLE TO: ROAD COMMISSION FOR OAKLAND COUNTY RESIDENTIAL DRIVEWAY (Defined as serving a one or two family home only)

CHECKUP MAIL

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 Tipsico Lake Rd City, State, Zip Code: Holly MI 48442 Applicant's Signature: [Signature] Date: 9/4/18 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: Tipsico Lake Rd in City/Village/Township: TYRONE / Rose Twp Section No.: 25 Subdivision: Address No.: 8275 Tipsico Lake Rd of No.: Sidwell/Parcel ID #: 4704-25-200-028

Distance and Direction from Nearest Main Intersection: South of Demote 1/4 mile on Tipsico 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.

(Do Not Write below this line.)

FIELD INSPECTION REPORT CURB: YES NO [checked] DITCH: YES NO [checked] CURB CUT: YES NO [checked] SIZE: DATE: 9/10/18 RECOMMENDED DRIVEWAY SURFACE: CONCRETE [checked] or ASPHALT [checked] or GRAVEL [checked] CULVERT REQUIRED: YES NO [checked] SIZE: GUARDRAIL IMPACTS: N/A KEEP ROADS CLEAN OF DIRT AND DEBRIS REMARKS: Hold pavement back 5' From edge of Gravel Road CLEAR BRUSH: YES [checked] NO CLEAR TREES: YES [checked] NO OTHER SIGHT DISTANCE ISSUES

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

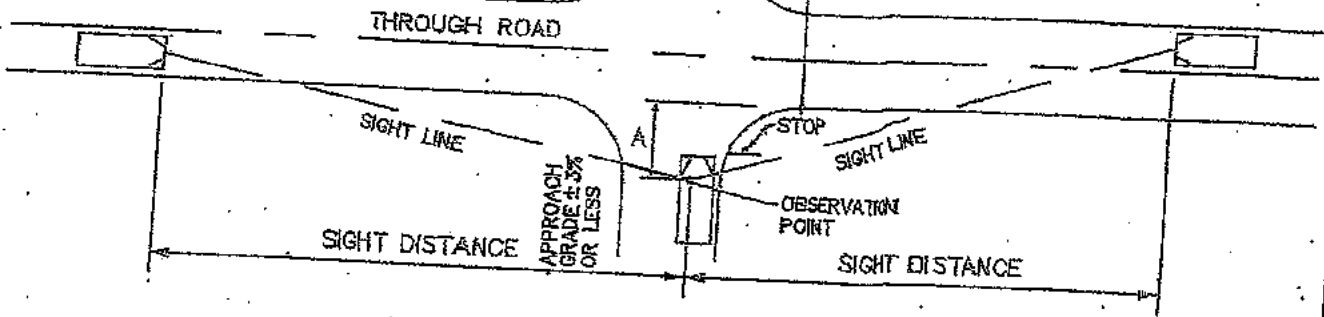
PERMIT FEES 60.00 DATE PAID 9/5/18 RECEIPT NO. 215570 INSPECTOR SY [Signature]

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: [Signature] 9/10/18 APPROVED BOARD OF COUNTY ROAD COMMISSIONERS Oakland County, Michigan Department of Customer Services Permits By: [Signature] Date: 9/10/18 Applicant

NOTE: The permit does not relieve applicant from meeting all requirements of law or other public bodies or agencies. ESTABLISH REQUIRED SIGHT DISTANCE SEE ATTACHED GUIDE

Different sight distances are required for yield or signal controlled intersections. Contact R.C.O.C. design division for determining corner sight distance at yield or signalized approaches.



POINT OF OBSERVATION

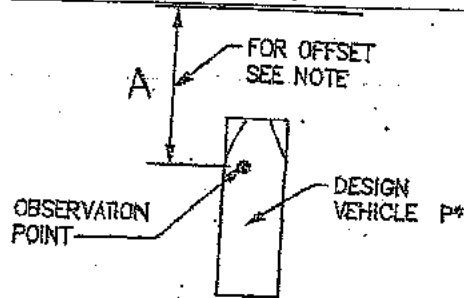
Major Road A Paved Surface:

(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 45 mph shall be used to determine sight distance unless otherwise posted. Certain existing conditions may require an engineering study to determine the sight distance.



* FOR RESIDENTIAL DRIVEWAYS APPROACHING GRAVEL OR PAVED ROADS(A) IS 10' FROM THE EDGE OF GRAVEL

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 shall be continuously visible within the specified limits.

Notes:

1. Any deviation from given data requires an engineering study approved by the R.C.O.C. in accordance with 2001 AASHTO policy on geometric design.
2. This design guide also applies to new permit & plat construction projects.
3. 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.

TABLE 1

MINIMUM CORNER SIGHT DISTANCE

THROUGH ROAD POSTED SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD	4 OR 5 LANE THRU ROAD
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

ROAD COMMISSION FOR OAKLAND COUNTY
A DETAIL FOR:
GUIDE FOR
CORNER SIGHT DISTANCE



OTC

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

Road Commission for Oakland County		Cost
RCOC Payments 1 driveway application 8275 Tipsico Lake Rd		\$60.00
Total:		\$60.00
Enhanced Access Fee:		\$4.00

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

Total Cost:	\$60.00
Enhanced Access Fee:	\$4.00
Grand Total:	\$64.00

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

[Print without images](#)

Powered by: G2G Cloud Solutions

[Privacy/Legal](#) | [Accessibility](#)

[Switch to TV View](#)

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 Schulze moved to recommend Township Board approval of the Mikat 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 Mikat 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.

Section 4.A.8. Open Space.

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.

Sections 4.A.9, 4.A.10, and 4.A.11. Proposed Access, Abutting Roads, and Easements.

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.

Section 4.A.12 and 4.A.13. Drainage and Contours.

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:

PARCEL NO.	SUBMERGED (WATER) AREA	WETLAND AREA	TOTAL UN-USEABLE AREA	TOTAL USEABLE UPLAND AREA	TOTAL USEABLE UPLAND ACRES	TOTAL PARCEL AREA	TOTAL PARCEL ACRES
PARCEL A-1	73,472 SFT	285,001 SFT	358,473 SFT	158,348 SFT	3.63 ACRES	516,821 SFT	11.86 ACRES
PARCEL A-2	58,348 SFT	38,444 SFT	96,792 SFT	80,744 SFT	1.85 ACRES	177,536 SFT	4.08 ACRES
PARCEL A-3	2,027 SFT	63,373 SFT	65,764 SFT	134,738 SFT	3.09 ACRES	200,502 SFT	4.60 ACRES
PARCEL A-4	58,513 SFT	94,297 SFT	152,810 SFT	442,885 SFT	10.01 ACRES	595,695 SFT	13.68 ACRES
PARCEL A-5	108,067 SFT	149,678 SFT	257,745 SFT	293,229 SFT	6.73 ACRES	550,974 SFT	12.65 ACRES
PARCEL A	118,927 SFT	228,956 SFT	347,883 SFT	236,019 SFT	5.41 ACRES	583,902 SFT	13.40 ACRES

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,

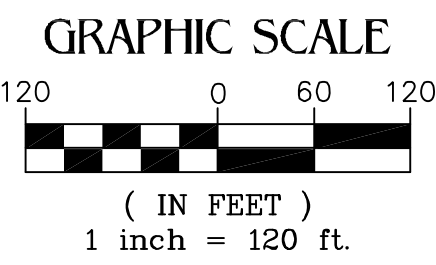
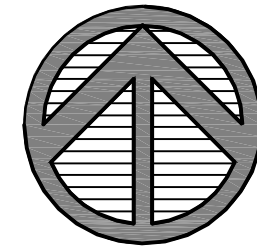
McKENNA



Gregory Elliott, AICP
Principal Planner

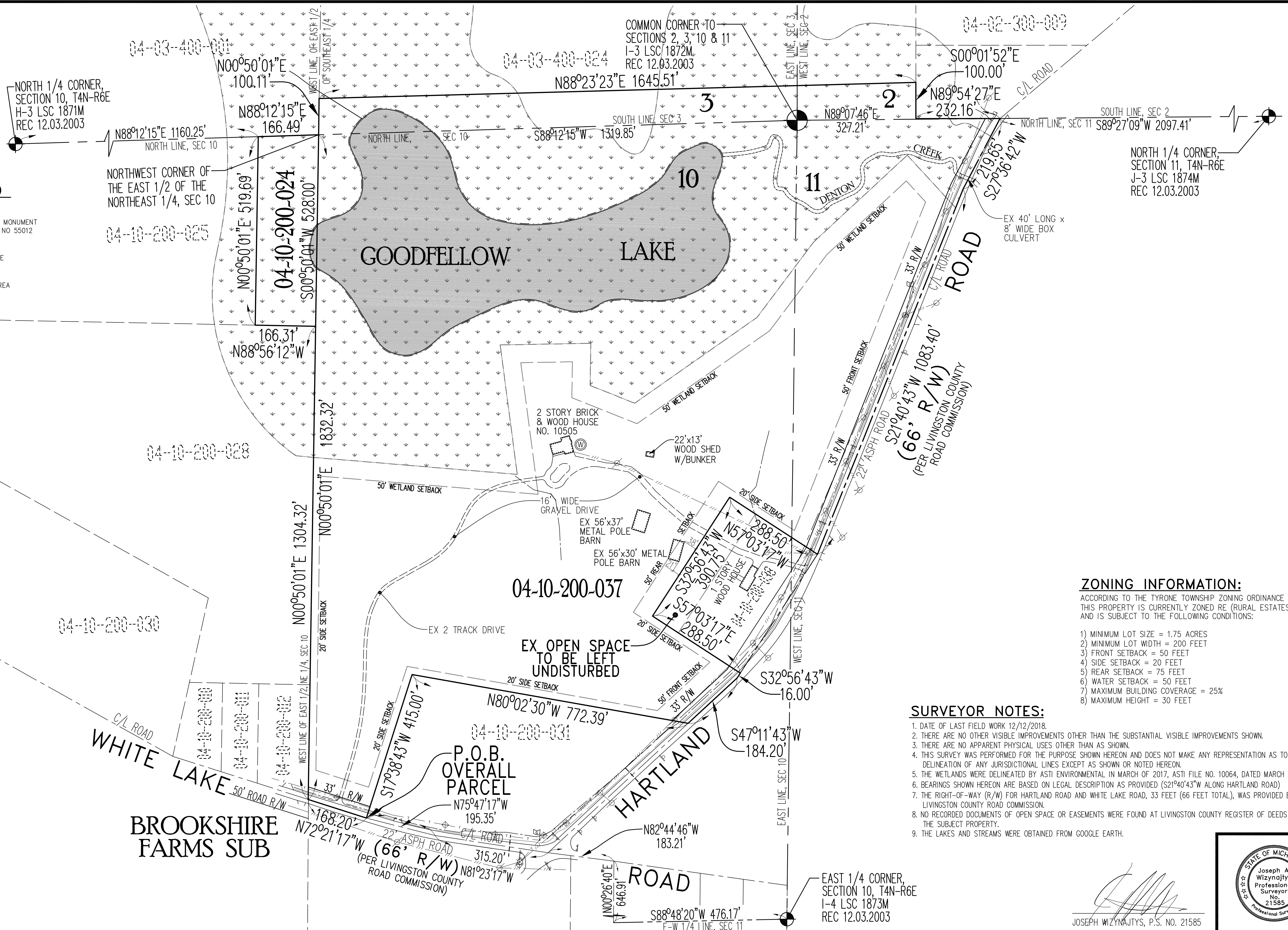


NORTH



LEGEND

- SECTION CORNER
- FOUND IRON
- FOUND CONCRETE MONUMENT
- ◻ SET IRON W/CAP NO 55012
- MEASURED
- (R) RECORDED
- O.A. OVERALL DISTANCE
- R/W RIGHT-OF-WAY
- SETBACK LINES
- WETLAND LIMIT AREA



ZONING INFORMATION:
 ACCORDING TO THE TYRONE TOWNSHIP ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 1.75 ACRES
- 2) MINIMUM LOT WIDTH = 200 FEET
- 3) FRONT SETBACK = 50 FEET
- 4) SIDE SETBACK = 20 FEET
- 5) REAR SETBACK = 75 FEET
- 6) WATER SETBACK = 50 FEET
- 7) MAXIMUM BUILDING COVERAGE = 25%
- 8) MAXIMUM HEIGHT = 30 FEET

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK 12/12/2018.
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN AS SHOWN.
4. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
5. THE WETLANDS WERE DELINEATED BY ASTI ENVIRONMENTAL IN MARCH OF 2017, ASTI FILE NO. 10064, DATED MARCH 21, 2017.
6. BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION AS PROVIDED (S21°40'43"W ALONG HARTLAND ROAD)
7. THE RIGHT-OF-WAY (R/W) FOR HARTLAND ROAD AND WHITE LAKE ROAD, 33 FEET (66 FEET TOTAL), WAS PROVIDED BY THE LIVINGSTON COUNTY ROAD COMMISSION.
8. NO RECORDED DOCUMENTS OF OPEN SPACE OR EASEMENTS WERE FOUND AT LIVINGSTON COUNTY REGISTER OF DEEDS AS TO THE SUBJECT PROPERTY.
9. THE LAKES AND STREAMS WERE OBTAINED FROM GOOGLE EARTH.

Joseph A. Wizynajtyś
 JOSEPH WIZYNAJTYŚ, P.S. NO. 21585

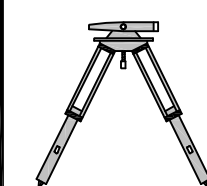


JOB NO. 100318

SCALE: 1"=120'

PREPARED FOR:
DR. KURT & BARBARA MIKAT
 10505 HARTLAND ROAD
 FENTON, MI 48430

PART OF THE SECTIONS 2, 3, 10 & 11,
 T4N-R6E, TYRONE TWP,
 LIVINGSTON COUNTY, MICHIGAN

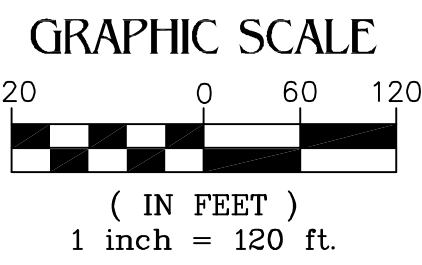
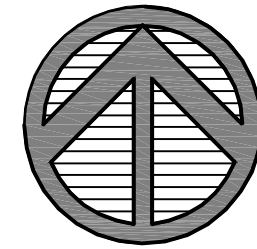


DPS, INC
 SURVEYING & ENGINEERING
 3189 MANN ROAD
 WATERFORD, MI 48329
 PHONE: 810.701.9418
 EMAIL: DPSINC14@MSU.COM

EXISTING SITE CONDITIONS SURVEY
DR. KURT & BARBARA MIKAT
 10505 HARTLAND ROAD, FENTON, MI 48430

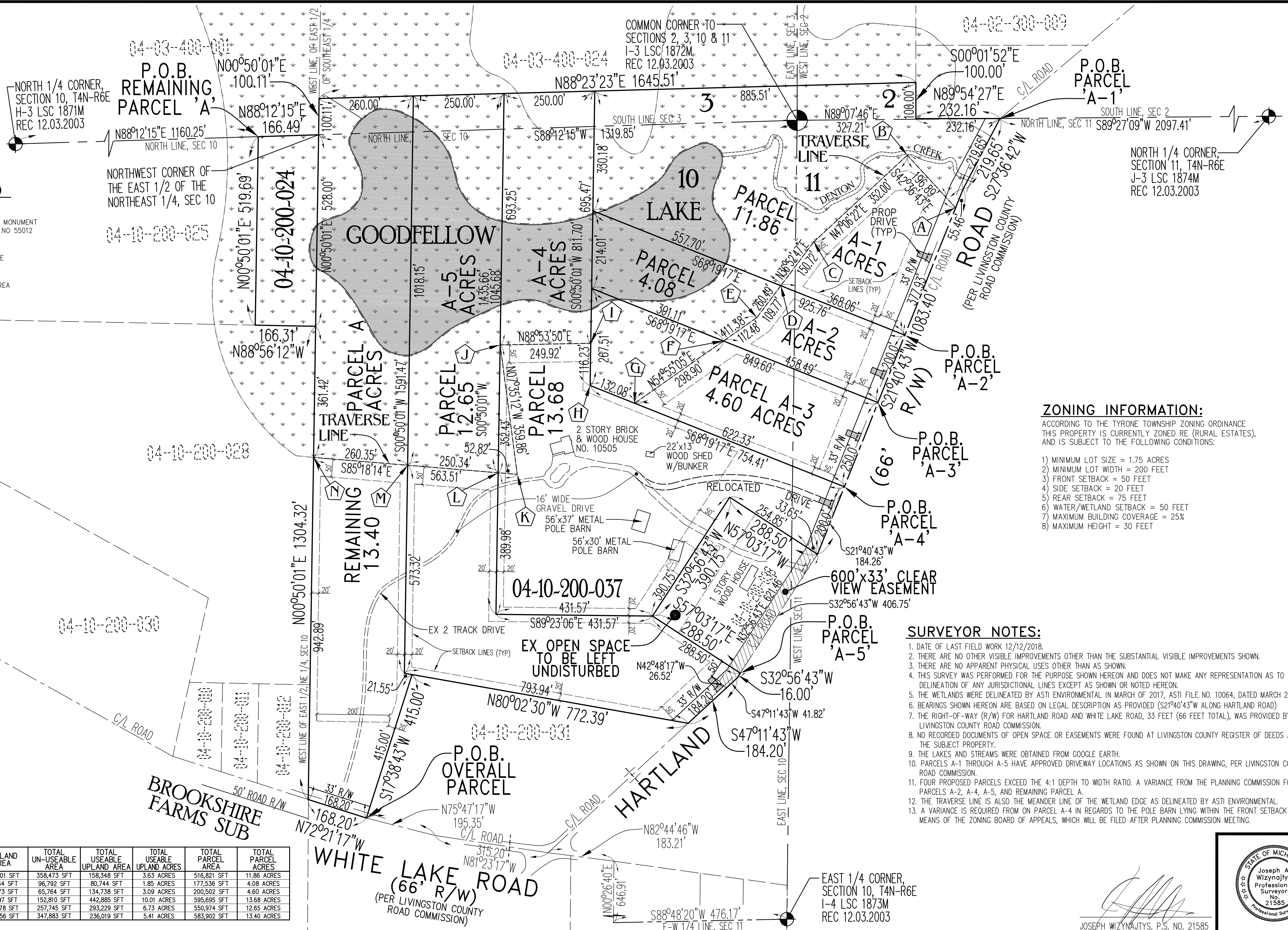
REVISIONS	DRN. BY:	J.R.B.	12.19.2018	SHEET NO.:
02.19.2018	FLD. BY:	B.S.	"	1 of 3
	CHK'D BY:	B.S.	"	
	APPR BY:	J.A.W.	"	

NORTH



LEGEND

- SECTION CORNER
- FOUND IRON
- FOUND CONCRETE MONUMENT
- SET IRON W/CAP NO 55012
- MEASURED
- RECORDED
- OVERALL DISTANCE
- RIGHT-OF-WAY
- SETBACK LINES
- WETLAND LIMIT AREA



ZONING INFORMATION:

ACCORDING TO THE TYRONE TOWNSHIP ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 1.75 ACRES
- 2) MINIMUM LOT WIDTH = 200 FEET
- 3) FRONT SETBACK = 50 FEET
- 4) SIDE SETBACK = 20 FEET
- 5) REAR SETBACK = 75 FEET
- 6) WATER/WETLAND SETBACK = 50 FEET
- 7) MAXIMUM BUILDING COVERAGE = 25%
- 8) MAXIMUM HEIGHT = 30 FEET

SURVEYOR NOTES:

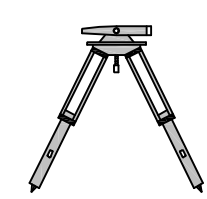
1. DATE OF LAST FIELD WORK 12/12/2018.
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN AS SHOWN.
4. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
5. THE WETLANDS WERE DELINEATED BY ASTI ENVIRONMENTAL IN MARCH OF 2017, ASTI FILE NO. 10064, DATED MARCH 21, 2017.
6. BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION AS PROVIDED (S21°40'43"W ALONG HARTLAND ROAD)
7. THE RIGHT-OF-WAY (R/W) FOR HARTLAND ROAD AND WHITE LAKE ROAD, 33 FEET (66 FEET TOTAL), WAS PROVIDED BY THE LIVINGSTON COUNTY ROAD COMMISSION.
8. NO RECORDED DOCUMENTS OF OPEN SPACE OR 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. PARCELS A-1 THROUGH A-5 HAVE APPROVED DRIVEWAY LOCATIONS AS SHOWN ON THIS DRAWING, PER LIVINGSTON COUNTY ROAD COMMISSION.
11. FOUR PROPOSED PARCELS EXCEED THE 4:1 DEPTH TO WIDTH RATIO. A VARIANCE FROM THE PLANNING COMMISSION FOR PARCELS A-2, A-4, A-5, AND REMAINING PARCEL A.
12. THE TRAVERSE LINE IS ALSO THE MEANDER LINE OF THE WETLAND EDGE AS DELINEATED BY ASTI ENVIRONMENTAL.
13. A VARIANCE IS REQUIRED FROM ON PARCEL A-4 IN REGARDS TO THE POLE BARN LYING WITHIN THE FRONT SETBACK BY MEANS OF THE ZONING BOARD OF APPEALS, WHICH WILL BE FILED AFTER PLANNING COMMISSION MEETING.

PARCEL NO.	SUBMERGED (WATER) AREA	WETLAND AREA	TOTAL UN-USEABLE AREA	TOTAL USEABLE UPLAND AREA	TOTAL USEABLE UPLAND ACRES	TOTAL PARCEL AREA	TOTAL PARCEL ACRES
PARCEL A-1	73,472 SFT	285,001 SFT	358,473 SFT	158,348 SFT	3.63 ACRES	516,821 SFT	11.86 ACRES
PARCEL A-2	58,348 SFT	38,444 SFT	96,792 SFT	80,744 SFT	1.85 ACRES	177,536 SFT	4.08 ACRES
PARCEL A-3	2,027 SFT	63,373 SFT	65,764 SFT	134,738 SFT	3.09 ACRES	200,502 SFT	4.60 ACRES
PARCEL A-4	58,513 SFT	94,297 SFT	152,810 SFT	442,885 SFT	10.01 ACRES	595,695 SFT	13.68 ACRES
PARCEL A-5	108,067 SFT	149,678 SFT	257,745 SFT	293,229 SFT	6.73 ACRES	550,974 SFT	12.65 ACRES
PARCEL A	118,927 SFT	228,956 SFT	347,883 SFT	236,019 SFT	5.41 ACRES	583,902 SFT	13.40 ACRES

JOB NO. 100318

PREPARED FOR:
DR. KURT & BARBARA MIKAT
 10505 HARTLAND ROAD
 FENTON, MI 48430

PART OF THE SECTIONS 2, 3, 10 & 11,
 T4N-R6E, TYRONE TWP,
 LIVINGSTON COUNTY, MICHIGAN



DPS, INC
 SURVEYING & ENGINEERING
 3189 MANN ROAD
 WATERFORD, MI 48329
 PHONE: 810.701.9418
 EMAIL: DPSINC14@MSU.COM

NEW PARCEL CONFIGURATION - LAND DIVISION
DR. KURT & BARBARA MIKAT
 10505 HARTLAND ROAD, FENTON, MI 48430

REVISIONS	DRN. BY:	J.R.B.	12.19.2018	SHEET NO.:
01.29.2019	FLD. BY:	B.S.	"	2 of 3
02.19.2019	CHK'D BY:	B.S.	"	
	APPR BY:	J.A.W.	"	

[Signature]
 JOSEPH WIZYNAJUTYS, P.S. NO. 21585



LEGAL DESCRIPTION (OVERALL PARCEL):

OVERALL PARCEL 'A':

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 6 EAST, MICHIGAN. DESCRIBED AS FOLLOWS: COMMENCING FROM THE EAST 1/4 CORNER OF SECTION 10, T4N-R6E, THENCE S88°48'20"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 10, 476.17 FEET (PREVIOUSLY RECORDED S89°31'43"W); THENCE N00°26'40"E 646.91 FEET (PREVIOUSLY RECORDED N01°10'03"E) TO THE CENTERLINE OF WHITE LAKE ROAD; THENCE WESTERLY ALONG SAID CENTERLINE AS PREVIOUSLY SURVEYED AND OCCUPIED THE FOLLOWING 3 COURSES: N82°44'46"W, 183.21 FEET, THENCE N81°23'17"W, 315.20 FEET (PREVIOUSLY RECORDED N81°23'17"W, 498.2); THENCE N75°47'17"W, 195.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N72°21'17"W ALONG SAID CENTERLINE, 168.20 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°50'01"E ALONG SAID WEST LINE AS PREVIOUSLY SURVEYED AND OCCUPIED, 1304.32 FEET (PREVIOUSLY RECORDED N00°54'45"E); THENCE N88°56'12"W, 166.31 FEET; THENCE N00°50'01"E, 519.69 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE ALONG SAID NORTH LINE N88°12'15"E, 166.49 FEET TO NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°50'01"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, 100.11 FEET; THENCE N88°23'23"E, 1645.51 FEET; THENCE S00°01'52"E, 100.00 FEET TO THE SOUTH LINE OF SECTION 2; THENCE N89°54'27"E ALONG SAID SOUTH LINE, 232.16 FEET (PREVIOUSLY RECORDED EAST) TO THE CENTERLINE OF HARTLAND ROAD; THENCE ALONG THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY SURVEYED AND OCCUPIED, THE FOLLOWING 2 COURSES: S27°36'42"W, 219.65 FEET (PREVIOUSLY RECORDED S27°31'43"W, 219.90 FEET), THENCE S21°40'43"W, 1083.40 FEET; THENCE N57°03'17"W, 288.50 FEET; THENCE S32°56'43"W, 390.75 FEET; THENCE S57°03'17"E, 288.50 FEET TO THE CENTERLINE OF HARTLAND ROAD; THENCE S32°56'43"W, ALONG SAID CENTERLINE, 16.00 FEET; THENCE S47°11'43"W, 184.20 FEET TO A OLD WIRE FENCE AND BRUSH LINE EXTENDED EASTERLY; THENCE N80°02'30"W ALONG SAID BRUSH LINE, 772.39 FEET; THENCE S17°38'43"W ALONG A LINE WHICH IS 20.00 FEET MORE OR LESS, WESTERLY OF EXISTING STRAN STEEL BARN, 415.00 FEET TO THE POINT OF BEGINNING. CONTAINING 60.27 ACRES OF LAND AND SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTIONS (PARCEL SPLITS):

PARCEL "A-1"

PART OF THE SOUTHWEST 1/4 OF SECTION, AND PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, THENCE S89°27'09"W ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET; THENCE S21°40'43"W, 55.46 FEET, TO TRAVERSE POINT "A"; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG TRAVERSE LINE, THE FOLLOWING THREE (3) COURSES TO A POINT ON THE SOUTHERLY LINE OF PARCEL A-1; N42°36'43"W, 196.89 FEET, TO TRAVERSE POINT "B", AND S47°06'22"W, 352.00 FEET, TO TRAVERSE POINT "C"; AND S36°52'47"W, 150.72 FEET, TO TRAVERSE POINT "D"; THENCE CONTINUING ALONG SAID CENTERLINE OF HARTLAND ROAD, S21°40'43"W, FROM SAID TRAVERSE POINT "A", 377.93 FEET; THENCE N68°19'17"W, 368.06 FEET TO SAID TRAVERSE POINT "D"; THENCE CONTINUING N68°19'17"W, 557.70 FEET; THENCE N00°50'01"E, 330.18 FEET; THENCE N88°23'23"E, 885.51 FEET; THENCE S00°01'52"E, 100.00 FEET TO THE NORTH LINE OF SECTION 11, AS MONUMENTED AND OCCUPIED; THENCE N89°54'27"E, ALONG SAID NORTH LINE, AS MONUMENTED AND OCCUPIED, 232.16 FEET TO THE CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 11.86 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "A-2"

PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W, 433.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S21°40'43"W, ALONG SAID CENTERLINE OF HARTLAND ROAD, 200.00 FEET; THENCE N68°19'17"W, 458.50 FEET TO TRAVERSE POINT "F"; THENCE NORTHEASTERLY ALONG TRAVERSE LINE THE FOLLOWING TWO (2) COURSES TO TRAVERSE POINT "D", N54°55'05"E, 112.48 FEET TO TRAVERSE POINT "E", AND N36°52'47"E, 109.77 FEET TO TRAVERSE POINT "D"; THENCE N68°19'17"W, FROM SAID TRAVERSE POINT "F", 391.11 FEET; THENCE N00°50'01"E, 214.01 FEET; THENCE S68°19'17"E, 557.70 FEET TO SAID TRAVERSE POINT "D"; THENCE CONTINUING S68°19'17"E, 368.06 FEET TO SAID CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 4.08 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "A-3"

PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W 633.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S21°40'43"W, ALONG SAID CENTERLINE, 250.00 FEET; THENCE N68°19'17"W, 622.33 FEET TO TRAVERSE POINT "G"; THENCE CONTINUING N68°19'17"W, 132.08 FEET TO TRAVERSE POINT "H"; THENCE N00°50'01"E, 267.51 FEET, PASSING THROUGH TRAVERSE POINT "I" AT 116.23 FEET; THENCE S68°19'17"E 391.11 FEET TO TRAVERSE POINT "F"; THENCE CONTINUING S68°19'17"E, 458.49 FEET TO SAID CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 4.60 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "A-4"

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W, ALONG SAID CENTERLINE, 883.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CENTERLINE, S21°40'43"W, 200.00 FEET; THENCE N57°03'17"W, 288.50 FEET; THENCE S32°56'43"W, 390.75 FEET; THENCE N89°23'06"W, 431.57 FEET; THENCE N00°50'01"E, 389.98 FEET TO TRAVERSE POINT "L"; THENCE EASTERLY AND NORTHWESTERLY ALONG TRAVERSE LINE, THE FOLLOWING TWO (2) COURSES TO TRAVERSE POINT "J", S85°18'14"E, 52.82 FEET TO TRAVERSE POINT "K", AND N07°35'12"W, 359.86 TO TRAVERSE POINT "J"; THENCE N00°50'01"E, FROM SAID TRAVERSE POINT "L", 1045.68 FEET; THENCE N88°23'23"E 250.00 FEET; THENCE S00°50'01"W, 695.47 FEET TO TRAVERSE POINT "I"; THENCE S00°50'01"W, 116.23 FEET TO TRAVERSE POINT "H"; THENCE S68°19'17"E, 754.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 13.68 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGAL DESCRIPTIONS (PARCEL SPLITS):

PARCEL "A-5"

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W ALONG SAID CENTERLINE 219.65 FEET; AND S21°40'43"W ALONG SAID CENTERLINE 1083.39 FEET, AND S32°56'43"W, 390.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S32°56'43"W, ALONG SAID CENTERLINE, 16.00 FEET; THENCE S47°11'43"W, ALONG SAID CENTERLINE, 184.20 FEET; THENCE N80°02'30"W, 793.94 FEET; THENCE N00°50'01"E, 573.32 FEET TO TRAVERSE POINT "M"; THENCE CONTINUING N00°50'01"E, 1018.15 FEET; THENCE N88°23'23"E, 250.00 FEET; THENCE S00°50'01"W, 1045.68 FEET TO TRAVERSE POINT "L"; THENCE S00°50'01"W, 389.98 FEET; THENCE S89°23'06"E, 431.57 FEET; THENCE S57°03'17"E, 288.50 FEET TO CENTERLINE OF SAID HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 12.65 ACRES OF GROSS LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

REMAINING PARCEL "A"

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 3, N88°12'15"E, ALONG THE SAID SOUTH LINE OF SAID SECTION 3, ALSO BEING THE NORTH LINE OF SECTION 10, 1160.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N88°12'15"E, 166.49 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE N00°50'01"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, AS MONUMENTED AND OCCUPIED, 100.11 FEET; THENCE N88°23'23"E, 260.00 FEET; THENCE S00°50'01"W, 1018.15 FEET TO TRAVERSE POINT "M"; THENCE S00°50'01"W, 573.32 FEET; THENCE S80°02'31"E, 21.55 FEET; THENCE S17°38'43"W, 415.00 FEET TO THE CENTERLINE OF WHITE LAKE ROAD; THENCE N72°21'17"W, ALONG SAID CENTERLINE, 168.20 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, AS MONUMENTED AND OCCUPIED; THENCE N00°50'01"E, ALONG SAID WEST LINE, 942.89 FEET TO TRAVERSE POINT "N"; THENCE CONTINUING N00°50'01"E, ALONG SAID WEST LINE, 361.42 FEET; THENCE N88°56'12"W, 166.31 FEET; THENCE N00°50'01"E, 519.69 FEET TO THE NORTH LINE OF SECTION 10, AND THE POINT OF BEGINNING. CONTAINING 11.40 ACRES OF GROSS LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CLEAR VIEW EASEMENT DESCRIPTION:

(TO BE RECORDED AS PARCELS ARE SOLD)

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W, ALONG SAID CENTERLINE, 899.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES, S21°40'43"W, 184.26 FEET, AND S32°56'43"W, 406.75 FEET, AND S47°11'43"W, 41.82 FEET; THENCE N42°48'17"W, 26.52 FEET; THENCE N32°56'43"E, 621.46 FEET TO THE POINT OF BEGINNING.

ZONING INFORMATION:

ACCORDING TO THE TYRONE TOWNSHIP ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:


- 1) MINIMUM LOT SIZE = 1.75 ACRES
- 2) MINIMUM LOT WIDTH = 200 FEET
- 3) FRONT SETBACK = 50 FEET
- 4) SIDE SETBACK = 20 FEET
- 5) REAR SETBACK = 75 FEET
- 6) WATER/WETLAND SETBACK = 50 FEET
- 7) MAXIMUM BUILDING COVERAGE = 25%
- 8) MAXIMUM HEIGHT = 30 FEET

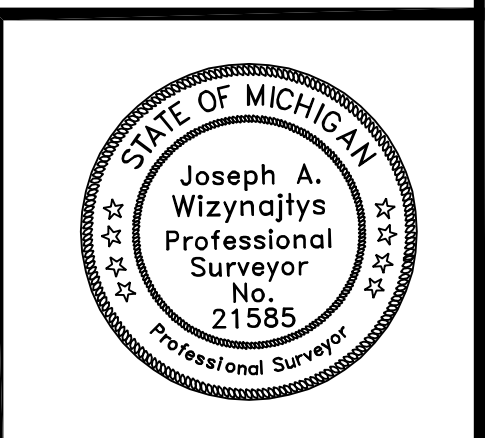
SURVEYOR NOTES:

- 1. DATE OF LAST FIELD WORK 12/12/2018.
- 2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
- 3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN AS SHOWN.
- 4. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
- 5. THE WETLANDS WERE DELINEATED BY ASTI ENVIRONMENTAL IN MARCH OF 2017, ASTI FILE NO. 10064, DATED MARCH 21, 2017.
- 6. BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION AS PROVIDED (S21°40'43"W ALONG HARTLAND ROAD)
- 7. THE RIGHT-OF-WAY (R/W) FOR HARTLAND ROAD AND WHITE LAKE ROAD, 33 FEET (66 FEET TOTAL), WAS PROVIDED BY THE LIVINGSTON COUNTY ROAD COMMISSION.
- 8. NO RECORDED DOCUMENTS OF OPEN SPACE OR 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. PARCELS A-1 THROUGH A-5 HAVE APPROVED DRIVEWAY LOCATIONS AS SHOWN ON THIS DRAWING, PER LIVINGSTON COUNTY ROAD COMMISSION.
- 11. FOUR PROPOSED PARCELS EXCEED THE 4:1 DEPTH TO WIDTH RATIO. A VARIANCE FROM THE PLANNING COMMISSION FOR PARCELS A-2, A-4, A-5, AND REMAINING PARCEL A.
- 12. THE TRAVERSE LINE IS ALSO THE MEANDER LINE OF THE WETLAND EDGE AS DELINEATED BY ASTI ENVIRONMENTAL.
- 13. A VARIANCE IS REQUIRED FROM ON PARCEL A-4 IN REGARDS TO THE POLE BARN LYING WITHIN THE FRONT SETBACK BY MEANS OF THE ZONING BOARD OF APPEALS, WHICH WILL BE FILED AFTER PLANNING COMMISSION MEETING.

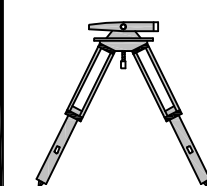
SURVEYORS CERTIFICATE:

I HEREBY CERTIFY TO: KURT W. MIKAT, THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCEL(S) OF LAND SITUATED IN TYRONE TOWNSHIP IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES WERE GREATER THAN 1 IN 5,000.


JOSEPH WIZYNAJTYS, P.S. NO. 21585



JOB NO. 100318

SCALE: NONE	PREPARED FOR: DR. KURT & BARBARA MIKAT 10505 HARTLAND ROAD FENTON, MI 48430	PART OF THE SECTIONS 2, 3, 10 & 11, T4N-R6E, TYRONE TWP, LIVINGSTON COUNTY, MICHIGAN		DPS, INC SURVEYING & ENGINEERING 3189 MANN ROAD WATERFORD, MI 48329 PHONE: 810.701.9418 EMAIL: DPSINC14@MSU.COM	NEW PARCEL CONFIGURATION - LAND DIVISION DR. KURT & BARBARA MIKAT 10505 HARTLAND ROAD, FENTON, MI 48430			REVISIONS 01.29.2019	DRN. BY: J.R.B.	12.19.2018	SHEET NO:
	02.19.2018				FLD. BY: B.S.	"	3 of 3				
							CHKD BY: B.S.	"			
							APPR BY: J.A.W.	"			



LIVINGSTON COUNTY ROAD COMMISSION

LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A DRIVEWAY PERMIT.****

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 Applicant Fax:

Location

Township: Tyrone Section: 10
 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

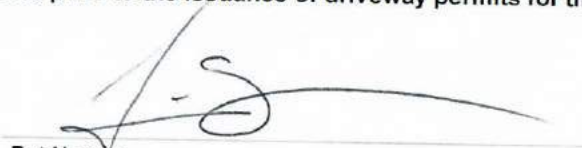
Parcel	Property/ Easement Corners		Access Point(s)	Sight Distance Req.		Sight Distance Measured		Sight Distance Comply	Clear Vision Comply	Neighbor Consent Required	Approve
	Std	Min		Std	Min						
Remaining "A"	518	682	590	500		510 West	400 East	Yes	No	Yes	No
A-1	2402	1776	1977	600		600 North	600 South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

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

RECEIVED

DEC 27 2018

TYRONE TOWNSHIP
PLANNING & ZONING

**TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION**

Property Address / Location 11505 Hartland Road	Parcel ID/Zoning District 4704-10-200-037
Property Owner(s) Mikat Kurt + Barbara	Telephone
Street Address 10505 Hartland Road	Cell Phone 810-701-9418
City Fenton	State and Zip Code MI 48430
Authorized Agent BRENT F SHALTZ (P.P.S.)	Telephone
Street Address 3189 MANN ROAD	Cell Phone 810-701-9418
City WATERFORD MI	State and Zip Code 48329

Type of Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description:

- zoned RE -
 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 13.68 acres
 parcel A-5 12.65 acres
 remaining 11.4

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.

Brent F Shaltz

Signature of Owner or Authorized Agent

Date 12/27/18	Tax Status Summer OK	Fees: 101-000000-607-006	Escrow: 701-000000-283- ___
Received By: KC	per JoAnn	\$400 -	\$1000 -

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.

RECEIVED
DEC 27 2018
TYRONE TOWNSHIP
PLANNING & ZONING

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of \$ 1000 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

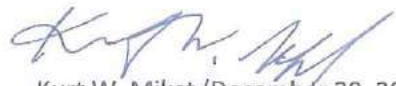
By: Karie Carter

Its: Zoning assistant

APPLICANT

Brent F. Shultz
BAENT F. SHALTZ

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

Receipt: 87010

12/27/18

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

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

Payment for:
LAND SPLIT
4704-10-200-037
MIKAT KURT W

The sum of: 400.00

BDINV 00013003

400.00

101-000.000-628.000

400.00

Total 400.00

TENDERED: CHECKS 2357 400.00

Signed: _____

TYRONE TOWNSHIP

Receipt: 87009

12/27/18

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

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

Payment for:
ESCROW
4704-10-200-037
MIKAT KURT W

The sum of: 1,000.00

BDINV 00013002

1,000.00

701-000.000-283.000

1,000.00

Total

1,000.00

TENDERED:

CHECKS

2358

1,000.00

Signed: _____

Print Date: 01/22/2019
Recpt Date: 09/13/2018

2018
Official Summer Tax Receipt
TYRONE TOWNSHIP
4704-10-200-037

Recpt No: 00084844

TYRONE TOWNSHIP
TYRONE TOWNSHIP TREASURER
10408 CENTER ROAD
FENTON, MI 48430

Received of:
MIKAT KURT W
205 CREPE MYRTLE DR
GROVELAND FL 34736

TAXABLE: 242,687 SEV: 314,900 SCHL: 25100
PRE/MBT: 0.0000 CLASS: 401

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

** CURRENT PAYMENT **

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

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 4704-10-200-037

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
STATE ED TAX	6.0000	1,456.12	1,456.12	0.00
COUNTY ALLOCATED	3.3283	807.73	807.73	0.00
FE SCHOOL OPER	18.0000	4,368.36	4,368.36	0.00
GENESEE ISD	3.7732	915.70	915.70	0.00

RECEIVED
JAN 17 2019
TYRONE TOWNSHIP
PLANNING & ZONING

Admin Fee		75.47	75.47	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	31.10150	7,623.38	7,623.38	0.00

CNTY: 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:
PARCEL 2: PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 10

Addr: 11505 HARTLAND RD

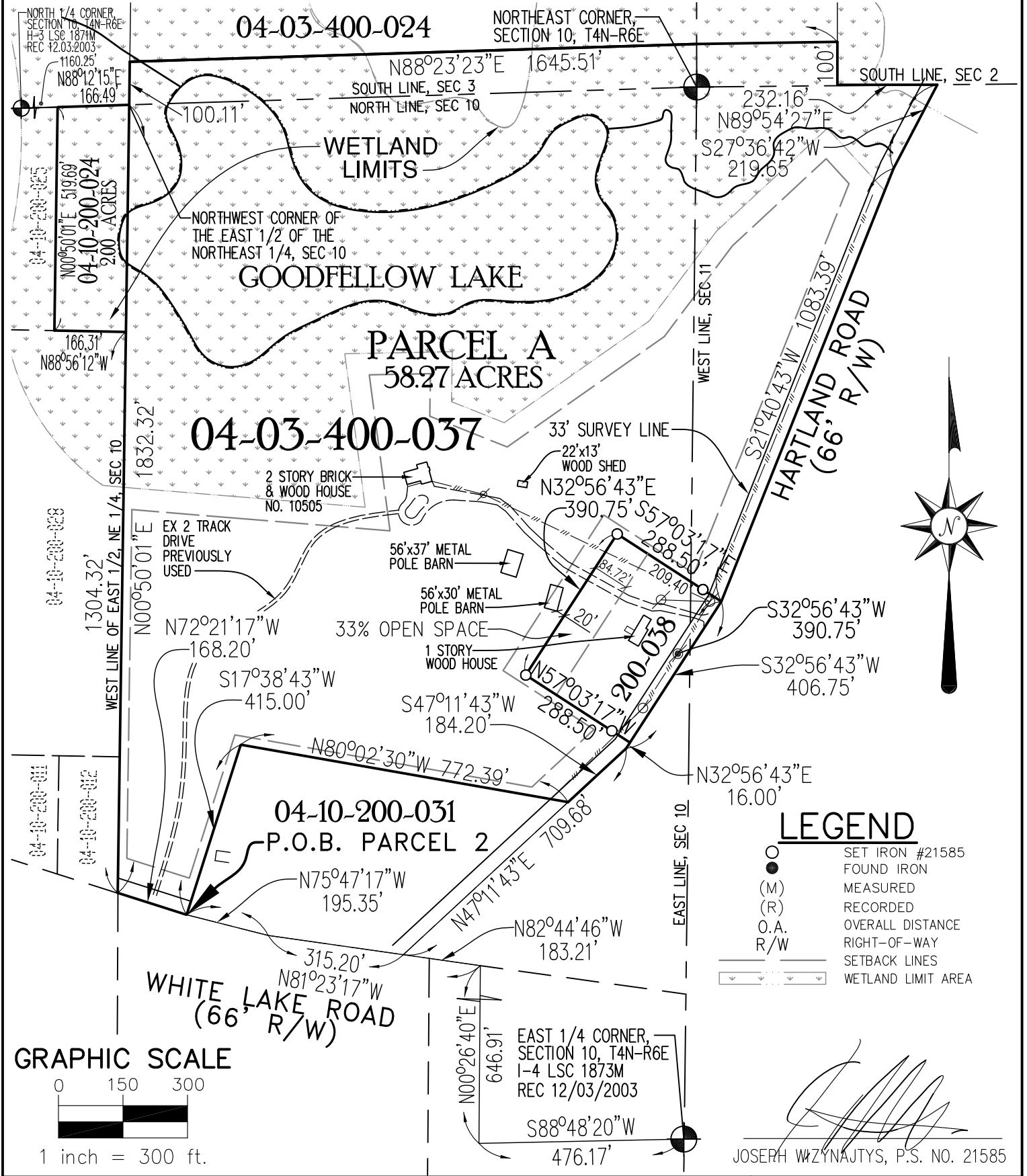
I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY
ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE
AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN
IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN
THE 'BALANCE' COLUMN ABOVE.

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

TREASURER
Cashier JOANNE



EXISTING PARCEL CONFIGURATION



EXISTING PARCEL CONFIGURATION FOR:

KURT W. MIKAT
 10505 HARTLAND ROAD
 FENTON, MI 48430

SCALE: 1"=300'	JOB NO. 100318	DATE: 12.19.2018	REV: 02.19.2019
DRN. BY: J.R.B.		APPR BY: J.A.W.	PAGE: 1 of 4

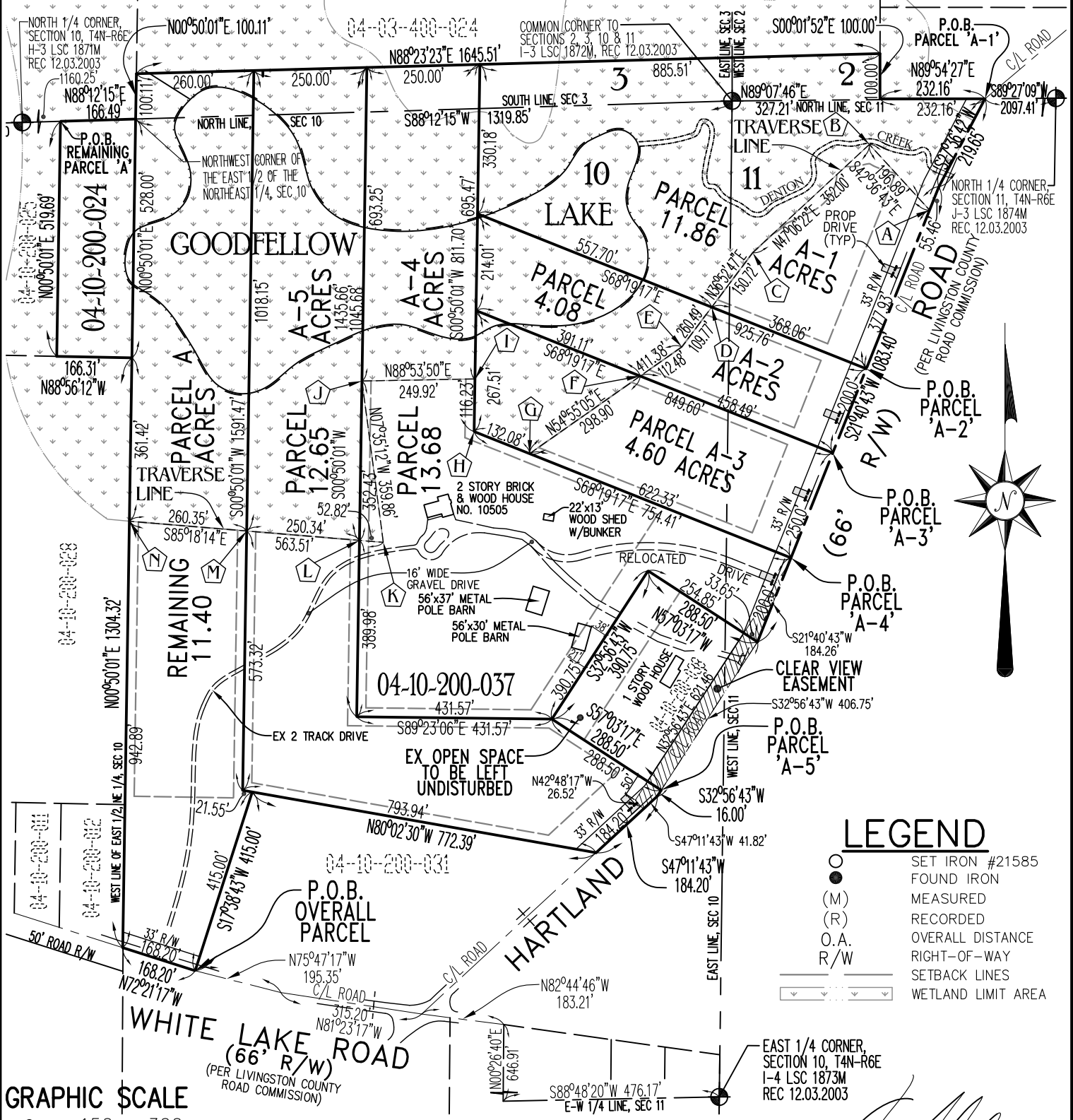


DPS, INC
SURVEYING & ENGINEERING

3189 MANN ROAD WATERFORD, MI 48329 PHONE: 810.701.9418
 EMAIL: DPSINC14@MSN.COM



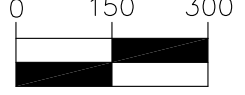
NEW PARCEL CONFIGURATION - LAND DIVISION



LEGEND

- SET IRON #21585
- FOUND IRON
- (M) MEASURED
- (R) RECORDED
- O.A. OVERALL DISTANCE
- R/W RIGHT-OF-WAY
- SETBACK LINES
- ▨ WETLAND LIMIT AREA

GRAPHIC SCALE

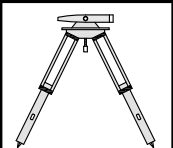


1 inch = 300 ft.

JOSEPH WIZYNAJTY, P.S. NO. 21585

NEW PARCEL CONFIGURATION - LAND DIVISION FOR:
KURT W. MIKAT
 10505 HARTLAND ROAD
 FENTON, MI 48430

SCALE: 1"=300'	JOB NO. 100318	DATE: 12.19.2018	REV: 02.19.2019
DRN. BY: J.R.B.		APPR BY: J.A.W.	PAGE: 2 of 4



DPS, INC

SURVEYING & ENGINEERING

3189 MANN ROAD WATERFORD, MI 48329 PHONE: 810.701.9418
 EMAIL: DPSINC14@MSN.COM



LEGAL DESCRIPTIONS & NOTES

LEGAL DESCRIPTION (OVERALL PARCEL):

OVERALL PARCEL 'A':

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 6 EAST, MICHIGAN. DESCRIBED AS FOLLOWS: COMMENCING FROM THE EAST 1/4 CORNER OF SECTION 10, T4N-R6E, THENCE S88°48'20"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 10, 476.17 FEET (PREVIOUSLY RECORDED S89°31'43"W); THENCE N00°26'40"E 646.91 FEET (PREVIOUSLY RECORDED N01°10'03"E) TO THE CENTERLINE OF WHITE LAKE ROAD; THENCE WESTERLY ALONG SAID CENTERLINE AS PREVIOUSLY SURVEYED AND OCCUPIED THE FOLLOWING 3 COURSES: N82°44'46"W, 183.21 FEET, THENCE N81°23'17"W, 315.20 FEET (PREVIOUSLY RECORDED N81°23'17"W, 498.2); THENCE N75°47'17"W, 195.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N72°21'17"W ALONG SAID CENTERLINE, 168.20 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°50'01"E ALONG SAID WEST LINE AS PREVIOUSLY SURVEYED AND OCCUPIED, 1304.32 FEET (PREVIOUSLY RECORDED N00°54'45"E); THENCE N88°56'12"W, 166.31 FEET; THENCE N00°50'01"E, 519.69 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE ALONG SAID NORTH LINE N88°12'15"E, 166.49 FEET TO NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°50'01"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, 100.11 FEET; THENCE N88°23'23"E, 1645.51 FEET; THENCE S00°01'52"E, 100.00 FEET TO THE SOUTH LINE OF SECTION 2; THENCE N89°54'27"E ALONG SAID SOUTH LINE, 232.16 FEET (PREVIOUSLY RECORDED EAST) TO THE CENTERLINE OF HARTLAND ROAD; THENCE ALONG THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY SURVEYED AND OCCUPIED, THE FOLLOWING 2 COURSES: S27°36'42"W, 219.65 FEET (PREVIOUSLY RECORDED S27°31'43"W, 219.90 FEET), THENCE S21°40'43"W, 1083.40 FEET; THENCE N57°03'17"W, 288.50 FEET; THENCE S32°56'43"W, 390.75 FEET; THENCE S57°03'17"E, 288.50 FEET TO THE CENTERLINE OF HARTLAND ROAD; THENCE S32°56'43"W, ALONG SAID CENTERLINE, 16.00 FEET; THENCE S47°11'43"W, 184.20 FEET TO A OLD WIRE FENCE AND BRUSH LINE EXTENDED EASTERLY; THENCE N80°02'30"W ALONG SAID BRUSH LINE, 772.39 FEET; THENCE S17°38'43"W ALONG A LINE WHICH IS 20.00 FEET MORE OR LESS, WESTERLY OF EXISTING STRAN STEEL BARN, 415.00 FEET TO THE POINT OF BEGINNING. CONTAINING 60.27 ACRES OF LAND AND SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTIONS (PARCEL SPLITS):

PARCEL "A-1"

PART OF THE SOUTHWEST 1/4 OF SECTION, AND PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, THENCE S89°27'09"W ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET; THENCE S21°40'43"W, 55.46 FEET, TO TRAVERSE POINT "A"; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG TRAVERSE LINE, THE FOLLOWING THREE (3) COURSES TO A POINT ON THE SOUTHERLY LINE OF PARCEL A-1; N42°36'43"W, 196.89 FEET, TO TRAVERSE POINT "B", AND S47°06'22"W, 352.00 FEET, TO TRAVERSE POINT "C"; AND S36°52'47"W, 150.72 FEET, TO TRAVERSE POINT "D"; THENCE CONTINUING ALONG SAID CENTERLINE OF HARTLAND ROAD, S21°40'43"W, FROM SAID TRAVERSE POINT "A", 377.93 FEET; THENCE N68°19'17"W, 368.06 FEET TO SAID TRAVERSE POINT "D"; THENCE CONTINUING N68°19'17"W, 557.70 FEET; THENCE N00°50'01"E, 330.18 FEET; THENCE N88°23'23"E, 885.51 FEET; THENCE S00°01'52"E, 100.00 FEET TO THE NORTH LINE OF SECTION 11, AS MONUMENTED AND OCCUPIED; THENCE N89°54'27"E, ALONG SAID NORTH LINE, AS MONUMENTED AND OCCUPIED, 232.16 FEET TO THE CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 11.86 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "A-2"


PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W, 433.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S21°40'43"W, ALONG SAID CENTERLINE OF HARTLAND ROAD, 200.00 FEET; THENCE N68°19'17"W, 458.50 FEET TO TRAVERSE POINT "F"; THENCE NORTHEASTERLY ALONG TRAVERSE LINE THE FOLLOWING TWO (2) COURSES TO TRAVERSE POINT "D", N54°55'05"E, 112.48 FEET TO TRAVERSE POINT "E", AND N36°52'47"E, 109.77 FEET TO TRAVERSE POINT "D"; THENCE N68°19'17"W, FROM SAID TRAVERSE POINT "E", 391.11 FEET; THENCE N00°50'01"E, 214.01 FEET; THENCE S68°19'17"E, 557.70 FEET TO SAID TRAVERSE POINT "D"; THENCE CONTINUING S68°19'17"E, 368.06 FEET TO SAID CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 4.08 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "A-3"

PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W 633.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S21°40'43"W, ALONG SAID CENTERLINE, 250.00 FEET; THENCE N68°19'17"W, 622.33 FEET TO TRAVERSE POINT "G"; THENCE CONTINUING N68°19'17"W, 132.08 FEET TO TRAVERSE POINT "H"; THENCE N00°50'01"E, 267.51 FEET, PASSING THROUGH TRAVERSE POINT "I" AT 116.23 FEET; THENCE S68°19'17"E 391.11 FEET TO TRAVERSE POINT "F"; THENCE CONTINUING S68°19'17"E, 458.49 FEET TO SAID CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 4.60 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL "A-4"

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W, ALONG SAID CENTERLINE, 883.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CENTERLINE, S21°40'43"W, 200.00 FEET; THENCE N57°03'17"W, 288.50 FEET; THENCE S32°56'43"W, 390.75 FEET; THENCE N89°23'06"W, 431.57 FEET; THENCE N00°50'01"E, 389.98 FEET TO TRAVERSE POINT "L"; THENCE EASTERLY AND NORTHWESTERLY ALONG TRAVERSE LINE, THE FOLLOWING TWO (2) COURSES TO TRAVERSE POINT "J", S85°18'14"E, 52.82 FEET TO TRAVERSE POINT "K", AND N07°35'12"W, 359.86 TO TRAVERSE POINT "J"; THENCE N00°50'01"E, FROM SAID TRAVERSE POINT "L", 1045.68 FEET; THENCE N88°23'23"E 250.00 FEET: THENCE S00°50'01"W, 695.47 FEET TO TRAVERSE POINT "I"; THENCE S00°50'01"W, 116.23 FEET TO TRAVERSE POINT "H"; THENCE S68°19'17"E, 754.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 13.68 ACRES OF GROSS LAND MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.


 JOSEPH WYZYNAJTYS, P.S. NO. 21585

LEGAL DESCRIPTIONS & NOTES FOR:

KURT W. MIKAT
 10505 HARTLAND ROAD
 FENTON, MI 48430

SCALE:	NONE	JOB NO.	DATE:	REV:
DRN. BY:	J.R.B.	100318	12.19.2018	02.19.2019
			APPR BY:	PAGE:
			J.A.W.	3 of 4



DPS, INC

SURVEYING & ENGINEERING

3189 MANN ROAD WATERFORD, MI 48329 PHONE: 810.701.9418
 EMAIL: DPSINC14@MSN.COM

LEGAL DESCRIPTIONS & NOTES

LEGAL DESCRIPTIONS (PARCEL SPLITS):

PARCEL "A-5"

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W ALONG SAID CENTERLINE 219.65 FEET; AND S21°40'43"W ALONG SAID CENTERLINE 1083.39 FEET, AND S32°56'43"W, 390.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S32°56'43"W, ALONG SAID CENTERLINE, 16.00 FEET; THENCE S47°11'43"W, ALONG SAID CENTERLINE, 184.20 FEET; THENCE N80°02'30"W, 793.94 FEET; THENCE N00°50'01"E, 573.32 FEET TO TRAVERSE POINT "M"; THENCE CONTINUING N00°50'01"E, 1018.15 FEET; THENCE N88°23'23"E, 250.00 FEET; THENCE S00°50'01"W, 1045.68 FEET TO TRAVERSE POINT "L"; THENCE S00°50'01"W, 389.98 FEET; THENCE S89°23'06"E, 431.57 FEET; THENCE S57°03'17"E, 288.50 FEET TO CENTERLINE OF SAID HARTLAND ROAD, AND THE POINT OF BEGINNING. CONTAINING 12.65 ACRES OF GROSS LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

REMAINING PARCEL "A"

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 3, N88°12'15"E, ALONG THE SAID SOUTH LINE OF SAID SECTION 3, ALSO BEING THE NORTH LINE OF SECTION 10, 1160.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N88°12'15"E, 166.49 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE N00°50'01"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 3, AS MONUMENTED AND OCCUPIED, 100.11 FEET; THENCE N88°23'23"E, 260.00 FEET; THENCE S00°50'01"W, 1018.15 FEET TO TRAVERSE POINT "M"; THENCE S00°50'01"W, 573.32 FEET; THENCE S80°02'31"E, 21.55 FEET; THENCE S17°38'43"W, 415.00 FEET TO THE CENTERLINE OF WHITE LAKE ROAD; THENCE N72°21'17"W, ALONG SAID CENTERLINE, 168.20 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, AS MONUMENTED AND OCCUPIED; THENCE N00°50'01"E, ALONG SAID WEST LINE, 942.89 FEET TO TRAVERSE POINT "N"; THENCE CONTINUING N00°50'01"E, ALONG SAID WEST LINE, 361.42 FEET; THENCE N88°56'12"W, 166.31 FEET; THENCE N00°50'01"E, 519.69 FEET TO THE NORTH LINE OF SECTION 10, AND THE POINT OF BEGINNING. CONTAINING 11.40 ACRES OF GROSS LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CLEAR VIEW EASEMENT DESCRIPTION:

(TO BE RECORDED AS PARCELS ARE SOLD)

PART OF THE SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 10, AND PART OF THE NORTHWEST 1/4 OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, THENCE S89°27'09"W, ALONG THE NORTH LINE OF SAID SECTION 11, AS MONUMENTED AND OCCUPIED, 2097.41 FEET TO THE CENTERLINE OF HARTLAND ROAD, AS PREVIOUSLY DEEDED, AND S27°36'42"W, ALONG SAID CENTERLINE, 219.65 FEET, AND S21°40'43"W, ALONG SAID CENTERLINE, 899.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES, S21°40'43"W, 184.26 FEET, AND S32°56'43"W, 406.75 FEET, AND S47°11'43"W, 41.82 FEET; THENCE N42°48'17"W, 26.52 FEET; THENCE N32°56'43"E, 621.46 FEET TO THE POINT OF BEGINNING.

ZONING INFORMATION:

ACCORDING TO THE TYRONE TOWNSHIP ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:


- 1) MINIMUM LOT SIZE = 1.75 ACRES
- 2) MINIMUM LOT WIDTH = 200 FEET
- 3) FRONT SETBACK = 50 FEET
- 4) SIDE SETBACK = 20 FEET
- 5) REAR SETBACK = 75 FEET
- 6) WATER SETBACK = 50 FEET
- 7) MAXIMUM BUILDING COVERAGE = 25%
- 8) MAXIMUM HEIGHT = 30 FEET

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK 12/12/2018.
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN AS SHOWN.
4. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
5. THE WETLANDS WERE DELINEATED BY ASTI ENVIRONMENTAL IN MARCH OF 2017, ASTI FILE NO. 10064, DATED MARCH 21, 2017.
6. BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION AS PROVIDED (S21°40'43"W ALONG HARTLAND ROAD)
7. THE RIGHT-OF-WAY (R/W) FOR HARTLAND ROAD AND WHITE LAKE ROAD, 33 FEET (66 FEET TOTAL), WAS PROVIDED BY THE LIVINGSTON COUNTY ROAD COMMISSION.
8. NO RECORDED DOCUMENTS OF OPEN SPACE OR 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. PARCELS A-1 THROUGH A-5 HAVE APPROVED DRIVEWAY LOCATIONS AS SHOWN ON THIS DRAWING, PER LIVINGSTON COUNTY ROAD COMMISSION.
11. FOUR PROPOSED PARCELS EXCEED THE 4:1 DEPTH TO WIDTH RATIO. A VARIANCE FROM THE PLANNING COMMISSION FOR PARCELS A-2, A-4, A-5, AND REMAINING PARCEL A.
12. THE TRAVERSE LINE IS ALSO THE MEANDER LINE OF THE WETLAND EDGE AS DELINEATED BY ASTI ENVIRONMENTAL.
13. A VARIANCE IS REQUIRED FROM ON PARCEL A-4 IN REGARDS TO THE POLE BARN LYING WITHIN THE FRONT SETBACK BY MEANS OF THE ZONING BOARD OF APPEALS, WHICH WILL BE FILED AFTER PLANNING COMMISSION MEETING.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY TO: KURT W. MIKAT, THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCEL(S) OF LAND SITUATED IN TYRONE TOWNSHIP IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES WERE GREATER THAN 1 IN 5,000.


 JOSEPH WIZYNAJTYS, P.S. NO. 21585

LEGAL DESCRIPTIONS & NOTES FOR:

KURT W. MIKAT
 10505 HARTLAND ROAD
 FENTON, MI 48430

SCALE:	NONE	JOB NO.	100318	DATE:	12.19.2018	REV:	02.19.2019
DRN. BY:	J.R.B.	APPR BY:	J.A.W.	PAGE:	4 of 4		



DPS, INC
SURVEYING & ENGINEERING

3189 MANN ROAD WATERFORD, MI 48329 PHONE: 810.701.9418
 EMAIL: DPSINC14@MSN.COM



NEW BUSINESS #3

From: legislation [<mailto:legislation@michigantownships.org>]
Sent: Tuesday, March 19, 2019 9:45 AM
To: Michelle Hart
Subject: MTA Board of Directors requests action by your board



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?

<p>Arguments <u>Supporting</u> Optional Nonpartisan Township Elections</p>	<p>Arguments <u>Opposing</u> Optional Nonpartisan Township Elections</p>
<p>Township elective offices in some other states are nonpartisan.</p>	<p>Partisan elections are inherent in the culture and traditions of Michigan township government.</p>
<p>Nonpartisan offices are an option available to cities as a charter provision.</p>	<p>Cities have home rule; townships and counties are statutory governments.</p>
<p>Township officials should be elected on merit, not party affiliation.</p>	<p>Party affiliations help voters know a candidate's values.</p>
<p>As some communities become more politically polarized, party affiliation disadvantages candidates who identify with community's minority party.</p>	<p>Township board composition should change as electors' expectations and ideologies change.</p>
<p>Township issues seldom align with political party ideologies.</p>	<p>Township boards decisions can reflect an expansive or a limited role of government consistent with party ideologies.</p>
<p>Veteran township officials are at risk of losing elections as their communities shift political party alignments.</p>	<p>Township boards should change as their electors change. It is not MTA's role to defend incumbents.</p>
<p>Partisanship has compromised the effectiveness of state and national legislatures. Townships should be allowed to insulate themselves from partisan divisiveness.</p>	<p>Partisan local elections are instructive to voters as to how state and national partisan elections work.</p>
<p>The preponderance of township officials of a certain party compromises MTA's influence with lawmakers of the other party.</p>	<p>Partisan identification strengthens MTA's political clout by leveraging party influence on public policy.</p>
<p>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.</p>	<p>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.</p>

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

I.T. RIGHT


**Information Technology Solutions that
Work for Local Government**

5815 East Clark Rd Suite G
Box 160
48808 Bath
United States

QUOTE

Number ITRQ13996

Date Mar 26, 2019

Sold To	Ship To	From The Desk Of
Tyrone Township Marcella Husted 10408 Center Road 48430 Fenton	Tyrone Township Marcella Husted 10408 Center Road 48430 Fenton	 mallen 855-487-4448 mallen@itright.com

Phone (810) 629-8631
Fax

Phone (810) 629-8631
Fax

Here is the quote you requested.

Terms	P.O. Number	Ship Via
--------------	--------------------	-----------------

Line	Qty	Description	Unit Price	Ext. Price
1	6	PC Mid-range: - ASUS PRIME H310M-A - mATX - Intel H310 Chipset - 4x SATA3 6Gb/s - 1x M.2 - Six-Core Intel Core i5-8400 2.80GHz 9MB Cache - CRUCIAL 8GB PC4-19200 2400MHz - In Win Z589 - mATX Mini Tower - USB 3.0 - 350 Watt Power Supply - Black - Included Power Supply (Chassis must include power to select this option) - 250GB Crucial MX500 M.2 SATA 6.0Gb/s Solid State Drive - LG 24x Super Multi DVD+/-RW with M-DISC (SATA) - Integrated Video (Included with Motherboard) - Logitech Desktop MK120 Keyboard and Mouse - Microsoft Windows 10 Professional with Recovery Partition and DVD (DPK) (OA) - Three Year Warranty with Advanced Parts Replacement and RSL - Embed Serial # in BIOS via ASUS Tool	\$780.00	\$4,680.00
2	6	Office Home & Business 2019 Microsoft Corporation One-time purchase for 1 PC or Mac Classic 2019 versions of Word, Excel, PowerPoint, OneNote, and Outlook	\$249.00	\$1,494.00
3		* Payment for the hardware/software is required prior to processing the order.		

Line	Qty	Description	Unit Price	Ext. Price
Please contact me if I can be of further assistance.			SubTotal	\$6,174.00
			Tax	\$0.00
			Shipping	\$0.00
			Total	\$6,174.00


I.T. RIGHT

**Information Technology Solutions that
Work for Local Government**

5815 East Clark Rd Suite G
Box 160
48808 Bath
United States

QUOTE

Number ITRQ14000
Date Mar 26, 2019

Sold To	Ship To	From The Desk Of
Tyrone Township Marcella Husted 10408 Center Road 48430 Fenton	Tyrone Township Marcella Husted 10408 Center Road 48430 Fenton	 mallen 855-487-4448 mallen@itright.com
Phone (810) 629-8631 Fax	Phone (810) 629-8631 Fax	

Here is the quote you requested.

Terms	P.O. Number	Ship Via
--------------	--------------------	-----------------

Line	Qty	Description	Unit Price	Ext. Price
1	2	Monitor: 24" Wide LCD Monitor (Optional - SELECTED)	\$174.00	\$348.00
2	4	Monitor: 22" LED/LCD Monitor (Optional - SELECTED)	\$140.00	\$560.00
3	4	Monitor: 22" LED/LCD Monitor (Optional - SELECTED)	\$140.00	\$560.00

Please contact me if I can be of further assistance.

SubTotal	\$1,468.00
Tax	\$0.00
Shipping	\$0.00
Total	\$1,468.00

NEW BUSINESS #5

Request to purchase eight laptop computers for elections.

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