

CITY OF HILLSDALE



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6449 Fax: (517) 437-6450

Planning Commission Agenda August 15, 2017

- I. Call to Order 5:30**
 - A. Pledge of Allegiance
 - B. Roll Call

- II. Consent Items/Communications**
 - A. Approval of agenda – **Action**
 - B. Approval of Planning Commission 8.15.2017 minutes – **Action**

- III. Public Comment**

Agenda items only

- IV. Old Business**

City wide rezoning – **Update**

- V. New Business**
 - A. Region 2 Planning Commission Report – **Update**
 - B. Lot Division – Gas Light Terrace – **Action**
 - C. Alley Vacation – Kensington Heights – **Discussion**

- VI. Zoning Administrator Report**

- VII. Public Comment**

- VIII. Adjournment**

Next meeting October 17, 2017 at 5:30 pm

CITY OF HILLSDALE



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
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PLANNING COMMISSION MINUTES HILLSDALE CITY HALL, 97 N. Broad Street August 15, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. City PC Members present: Chair Amber Yoder, Laura Smith, Robert Schall, M.D., Mayor Scott Sessions
- B. Others present: Alan Beeker (Zoning Administrator), Thomas Defer, Jack McLain, Penny Swan, Dennis Wainscott, Robert & Rhonda Delphey
- C. Members absent: Kerry Laycock (excused), Eric Moore (excused), Sam Nutter

II. Consent Items/Communications

- A. Mayor Sessions moved to approve the agenda and minutes as presented, Laura Smith seconded, motion passed.

III. Public Comment

Jack McClain – He mentioned he could not find the lot division application. Mr. Beeker checked and the application had not been included in the online packet but was in the printed packets.

IV. Public Hearing

- A. Woodland Drive Vacation – Chair Amber Yoder opened the public hearing at 5:15 pm. There was no public comment on the issue. Chair Amber Yoder closed the public hearing at 5:20 pm. Mr. Beeker explained that if the Planning Commission recommended the vacation of the Woodland Drive (platted as James Street) right-of-way, he would prepare a resolution and submit it to Council for adoption. Mayor Sessions moved to recommend, Laura Smith seconded. Amber asked for roll call vote. Vote was unanimous.

V. Old Business

- A. City-wide Rezoning – Mr. Beeker requested that Planning Commission send to Council for adoption. Laura Smith moved to recommend amended Zoning Map dated July 26, 2017 to Council with a request to hold a second public hearing prior to vote. Dr. Schall seconded. Chair Yoder requested a roll call vote. Vote was unanimous.
- B. Form Based Code – Dr. Schall had concerns about possibly making things more restrictive. Existing structures that do not conform would be legal non-conforming until it had been vacant for more than 180 days or underwent major remodel. Laura Smith moved to set a public hearing for the FBC and the pending amended parking ordinance for the next meeting, Mayor Sessions seconded. Motion passed.

VI. New Business

- A. Lot Division – Mr. Beeker explained that the College is requesting parcel splits for the parcels that were purchased on the east and west sides of N. Manning St. between W. Fayette and College streets. The

intent is to resize the lots so there are fewer, larger lots. Laura Smith moved to approve and recommend to Council, Mayor Sessions seconded. Motion passed.

- B. Ordinance Amendment – Sections 18-81 through 18-83 – the intent of the amendment is to stream line the approval process. When the lot division request meets all state and zoning regulations, staff would be able to approve it and recommend it to Council without the Planning Commission review. Laura Smith does not feel that it should be changed, the PC should not be removed from the review process. Dr. Schall agreed that the PC should not lose the ability to review before the Council’s approval. Chair Yoder asked for a motion. No one moved to review or recommend the ordinance amendment.

VII. Zoning Administrator Report

At the request of Council, a Med. Marijuana Class by MSUE is scheduled for August 16. The class will be held at the City Library from 6-9 pm. The cost for PC members to attend will be covered by the Planning budget.

Laura asked about the one-way, two-way street change.

VIII. Public Comment

Thomas Defer – extended an invitation to tour his building in the industrial park at 5:00 pm before the Medical Marijuana information class at the library.

Jack McClain – wanted to point out some conflicting information between on the website regarding the number of members required on the PC.

- IX. Adjournment at 6:23 pm** – Laura Smith moved to adjourn, Mayor Sessions seconded, motion passed. Meeting adjourned.

Next meeting: September 19, 2017 at 5:30 pm.



TO: Planning Commission

FROM: Zoning Administrator

DATE: October 4, 2017

RE: Land Division Request

Background: The owner of the parcels located along the west side of W. Carleton Road (M-99), at the north limits of the City, known as 3980 W. Carleton Road is requesting a division of the existing parcel.

The land division application involves the splitting of platted lots in the Gas Light Terrace subdivision. Therefore, it requires Council approval with Planning Commission recommendation per HMC Sec 18-82:

(b) No lot in a recorded plat shall be divided into more than four parts, and the resulting lot must conform with the provisions of section 36-411. Upon submission of the application to the clerk, the matter shall be automatically referred to the planning commission for its input, review and recommendation. No building permit shall be issued or any building construction commenced until the division has been approved by the council.

Under the Michigan Land Division Act, if the City fails to act upon the request within 45 days, which will be November 4, 2017, it is automatically approved.

The subdivision in question was platted in 1966 but never developed. Gas Light Lane is now part of the parking lot for the former Jonesville Tool building and would have to be extended to access the new parcel. Initially, the applicant planned to sell the new parcel to an adjacent owner, but he is exploring other options as well so we the recommendation should be based on this being a stand-alone property. Therefore, the Assessor's recommending that any approval be conditional upon a private road agreement or sale to and combination with an adjacent property to guarantee access.

The Zoning Administrator and Assessor have reviewed and conditionally approved the application and is requesting that the Planning Commission conditionally recommend the land division to Council for final approval.



City of Hillsdale LAND DIVISION APPLICATION

Date Received by clerk/treasurer: 9-21-17
Application Fee \$75 - Check or Receipt #: _____

This application shall be filed with the clerk/treasurer and shall state the reasons for the proposed division and shall include a survey (where deemed necessary) showing such proposed divisions prepared by a registered Michigan civil engineer or land surveyor, a proper legal description of the lot to be divided, and a proper legal description of each separate lot, outlot or parcel proposed shall be submitted with the application (HMC Section 18-82).

Clerk/treasurer: Forward application and all attachments to Assessing Department for review and recommendation to council.

The undersigned owner(s) of the parcel(s) of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby request(s) that the properties listed be divided in accordance with the City of Hillsdale Land Division Ordinance (Hillsdale Municipal Code Part II, Chapter 18, Division 3) and with the State of Michigan Land Division Act (Public Act 288 of 1967 as amended, Michigan Compiled Laws Section 560.101 et seq.).

APPLICANT Information:

Owner of Property: Stephen Moore II
Daytime Phone Number: 269-788-4600
Mailing Address: 19995 V DR N State: MI Zip: 49076
City: Olived

PARENT Parcel Identification Number(s) as Identified on the most recent assessment roll:

1. 30-006- 016-100-17
2. 30-006- _____
3. 30-006- _____
4. 30-006- _____
5. 30-006- _____

Attach a copy of the most recent tax notice for each parcel or tract to be divided and copy of all deeds for same since March 31, 1997 (that being the effective date of the Michigan Land Division Act) establishing current ownership and availability of division rights. Include a survey or parcel map of the property as it existed on March 31, 1997, and any boundary lines and dimensions of each resulting parcel from any prior divisions since that date.

All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.

PROPOSAL:

1. Attach a tentative parcel map (survey preferred), including:
 - a. Proposed boundary lines and the dimensions of each resulting parcel for this application.

1

This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



City of Hillsdale LAND DIVISION APPLICATION

- b. Accurate legal description for each resulting parcel proposed.
 - c. The location, dimensions and nature of proposed ingress to and egress from any existing or proposed public streets.
 - d. The location of any public or private street, driveway (and associated existing addresses) or utility easement(s) to be located within any resulting parcel(s).
 - e. The location(s) of any existing structures or improvements (i.e. septic, well, house, garage, etc) and setback from proposed parcel lines.
 - f. Intended use for each proposed parcel (commercial, single-family residential, duplex, apartments, industrial, etc. - Separate application to amend the zoning map may be required).
2. **DEVELOPMENT SITE LIMITS.** Check each item below that represents a condition that exists on the parent parcel. Indicate location on proposed parcel map.
- a. In a DNR-designated critical sand dune area? NO
 - b. Riparian or littoral (river or lake front parcel)? Ye 5
 - c. Affected by a Great Lake High Erosion setback? NO
 - d. A wetland? NO
 - e. A beach? NA
 - f. Within a flood plain?
 - g. Slopes more than twenty five percent (a 1:4 pitch or 14 degree angle) or steeper? NO
 - h. On muck soils or soils known to have severe limitation for on-site sewage systems if not served by public sewer. NO
 - i. Known or suspected to have an abandoned well, underground storage tank or contaminated soils? NO

3. **FUTURE DIVISIONS:**

- a. How many divisions are remaining after processing of this application? 3
- b. Are any future divisions being transferred from the parent parcel to another parcel? **Circle yes or (no)** (If yes, please attach completed form L-4260a "Notice to assessor of transfer of the right to make a division of land" for each child parcel to receive division rights.)

4. **Affidavit and permission for municipal, county and state officials to enter the property for inspections:**

I agree the statements above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996, MCL 560.101 et. Seq.), and does not include any representation or conveyance of rights in



City of Hillsdale LAND DIVISION APPLICATION

any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature: Steph Moore #
Date: 9-21-17

All complete application packages will be acted upon within 60 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refilling in accordance with same.

For Government Use - DO NOT WRITE BELOW THIS LINE

ZONING ADMINISTRATOR COMMENTS:

Current Zoning: I-1 - Light Industrial

Does the request meet the minimum lot size and width requirements under the current zoning?: yes

Recommendation: Approve Land Division

ASSESSOR'S COMMENTS:

Platted or unplatted? Platted

If unplatted, how many splits are available? _____

Recommendation: Approve with condition requiring

sale to adjacent owner or private road agreement (Gas Light Lane was never developed)

DATE OF COUNCIL ACTION: _____

Approved; Conditions, if any: _____

Denied; Reasons: _____

Assessor/Land Division Administrator Signature and Date: _____

Legal Description Change #: _____ Date Processed: _____

Attach list showing parcel numbers, addresses and descriptions of all resulting parcels.

First year this change will appear on the assessment roll: _____

3 This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



30 06 016 100 022 16 6 3
 SIKORA, JOHN S & EMELIA
 3631 N LAKE WILSON RD
 Acres: 5.24

30 06 016 100 011 16 6 3
 PARADINE, JOHN & KATHLEEN
 TAYLOR RD
 Acres: 5.01

30 06 016 100 015 16 6 3
 SCHOLL, ANDREW P
 2750 TAYLOR P
 Acres: 5.1

30 06 016 100 020 16 6 3
 FAYETTE FARM LLC
 TAYLOR RD
 Acres: 47.23

30 06 016 100 001 16 6 3
 SCHROTH, PHYLLIS
 3751 N LAKE WILSON RD
 Acres: 11.82

30 006-016-100-17
 MOORE, STEPHEN JOHN II
 3890 W CARLETON RD
 Acres: 7

30 006-016-100-13
 HOLTON, BETTY JEAN REVOCABLE TRUST
 3840 W CARLETON RD
 Acres: 1.81

30 006-016-100-06
 HOLTON, BETTY JEAN REVOCABLE TRUST
 3780 W CARLETON RD
 Acres: 5.36

30 006-016-100-16
 ANGEL BECK HOLDINGS LLC
 3750 W CARLETON RD
 Acres: 5.19

30 006-016-100-18
 WINGATE, J, C LASICH, M MEAD
 3891 W CARLETON RD
 Acres: 12.5

30 06 016 100 019 16 6 3
 WINGATE, JANE M ETAL
 3911 W CARLETON RD
 Acres: 3.9

30 006-016-100-04
 MOORE, STEPHEN JOHN II
 3980 W CARLETON RD
 Acres: 1.33

30 06 016 100 002 16 6 3
 PLAYFORD, DONALD F & DONNA J
 4000 W CARLETON RD
 Acres: 0.77

30 06 009 300 008 09 6 3
 SPEAR, DANIEL R
 4060 W CARLETON RD
 Acres: 17.34

30 006-016-100-05
 PLAYFORD, DONALD F & DONNA J
 4000 W CARLETON RD
 Acres: 0.1



City of Hillsdale

NOT A SURVEY
 This map is for informational use only.
 Imagery: April, 2015
 Map Created: September, 2017

Parcel: 006-016-100-17

Property Address

3980 W CARLETON RD BLDG #2
HILLSDALE, MI 49242

Owner and Taxpayer Information

Owner	MOORE, STEPHEN JOHN II 19995 V DRIVE NORTH OLIVET, MI 49076-9550	Taxpayer	SEE OWNER INFORMATION
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Legal Description

BEG NW COR LOT 1 GAS LIGHT TERRACE TH E 98.5 FT TO NE COR SD LOT & W LN GAS LIGHT LN (VAC BY COUNTY RD COMM 1970) TH N14°45'W 40 FT TH E 239.6 FT TH S50°05'03"E 77.92 FT TH W 32 FT TH S59°32'24"E 167.72 FT TH S50°12'43"W 216.56 FT TH S 659.11 FT TH S14°45'E 192 FT TO SE COR OUTLOT A TH W TO SHORE BULLHEAD LK TH NWLY ALG SD SHORE LN TO A PT 35 FT +/- W OF POB TH E TO POB N 50 FT OF E 239.6 FT BEING SHARED EASEMENT 7A +/- LOTS 1-14 + OUTLOT A GAS LIGHT TERRACE & UNPLATTED SEC 16 T65 R3W SECOND WARD PA 425 COND TRANSFER FROM FAYETTE TWP 1988/89 L593 P529 & L590 P86 COMBINED 2004 (ADDED 006-320-001-01):

General Information for 2017 Summer Taxes

School District	30020	PRE/MBT	0.0000%
Taxable Value	\$258,400	S.E.V.	\$258,400
Property Class	301 - 301 INDUSTRIAL	Assessed Value	\$258,400
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$10,833.94	Base Paid	\$0.00
Admin Fees	\$108.34	Admin Fees Paid	\$0.00
Interest Fees	\$433.36	Interest Fees Paid	\$0.00
Total Tax & Fees	\$11,375.64	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2017 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
CITY-GEN OPERG	12.433700	\$3,212.86	\$0.00
CITY-STREETS	2.486800	\$642.58	\$0.00
CITY-SINKING FND	2.981000	\$770.29	\$0.00
LIBRARY	0.994700	\$257.03	\$0.00
COUNTY OPERG	4.952700	\$1,279.77	\$0.00
S.E.T. -	6.000000	\$1,550.40	\$0.00
SCHOOL OPERG -	9.000000	\$2,325.60	\$0.00
SCHOOL BLDG/SITE	0.998800	\$258.08	\$0.00
ISD GENERAL EDUC	0.133700	\$34.54	\$0.00
ISD SPECIAL ED.-	1.499900	\$387.57	\$0.00
ISD VOC. ED.-	0.445900	\$115.22	\$0.00
Admin Fees		\$108.34	\$0.00
Interest Fees		\$433.36	\$0.00
	41.927200	\$11,375.64	\$0.00

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Parcel: 006-016-100-17

Property Address

3980 W CARLETON RD BLDG #2
HILLSDALE, MI 49242

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General Information for 2016 Winter Taxes

School District	30020	PRE/MBT	0.0000%
Taxable Value	\$263,500	Assessed Value	\$263,500
Property Class	302 -	Last Receipt Number	No Data to Display
Tax Bill Number	No Data to Display	Number of Payments	0
Last Payment Date	No Data to Display	Base Paid	\$0.00
Base Tax	\$3,814.36	Admin Fees Paid	\$0.00
Admin Fees	\$38.14	Interest Fees Paid	\$0.00
Interest Fees	\$114.43	Total Paid	\$0.00
Total Tax & Fees	\$3,966.93		

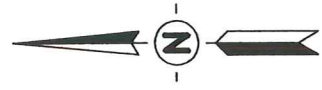
Tax Bill Breakdown for 2016 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
VOTED MEDICAL	0.600000	\$158.10	\$0.00
VOTED MEDICAL 06	0.400000	\$105.40	\$0.00
VOTED AMBULANCE	0.250000	\$65.87	\$0.00
VOTED AMBULAN 06	0.150000	\$39.52	\$0.00
VOTED SENIOR	0.496800	\$130.90	\$0.00
VOTED SENIOR 08	0.500000	\$131.75	\$0.00
SCHOOL OPERG -	9.000000	\$2,371.50	\$0.00
SCHOOL BLDG/SITE	0.999400	\$263.34	\$0.00
ISD GENERAL EDUC	0.133700	\$35.22	\$0.00
ISD SPECIAL ED.-	1.500100	\$395.27	\$0.00
ISD VOC. ED.-	0.445900	\$117.49	\$0.00
Admin Fees		\$38.14	\$0.00
Interest Fees		\$114.43	\$0.00
	14.475900	\$3,966.93	\$0.00

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FOR: STEEVE MOORE

SKETCH



1" = 120'

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.



- R = Recorded Distance
- M = Measured Distance
- = Deed Line
- - - = Distance Not to Scale

M.A. Groat
 MICHAEL A. GROAT
 PROFESSIONAL SURVEYOR
 No. 39079
 DATE 9-19-17



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS
 13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

DRAWN BY: BEB	SECTION 16, T6S, R3W
FIELD WORK BY: MJG	JOB NUMBER: 92631
FIELD WORK DATE: 9/6/17	SHEET 1 OF 2

SKETCH

FOR: **STEEVE MOORE**

LEGAL DESCRIPTION

A parcel of land located in the Northwest 1/4 of Section 16, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan being described as: Commencing at the Northwest Corner of Section 16, T6S, R3W; thence N90°00'00"E, 1475.42 feet along the North line of said Section 16; thence S00°00'00"E, 266.00 feet; thence S59°32'24"E, 167.22 feet to the Southwesterly right-of-way line of Highway M-99; thence S39°47'17"E, 246.19 feet along said right-of-way line; thence S50°12'45"W, 382.32 feet (recorded as 382.37 feet) to the point of beginning of the following described parcel; thence S00°13'41"W, 340.92 feet (recorded as S00°00'00"W) to the Westerly line of Gas Light Lane (vacated), a part of Gas Light Terrace, as recorded in Liber 8 of Plats, page 24, in the Office of the Register of Deeds of Hillsdale County, Michigan; thence S15°09'09"E, 207.31 feet along said Westerly line to the Southeast Corner of Outlot A of said Gas Light Terrace; thence N89°57'03"W, 99.91 feet (recorded as N89°33'00"W, 100.00 feet) along the South line of said Outlot A to a Intermediate Traverse Line along the Easterly shore of Bullhead Lake; thence N22°28'06"W, 347.34 feet (recorded as N22°04'03"W, 346.68 feet along said Intermediate Traverse Line; thence N11°51'13"W, 61.05 feet (recorded as N11°27'01"W) along said Intermediate Traverse Line; thence N50°12'43"E, 250.34 feet to the point of beginning; said parcel containing all land between the Southerly and Northerly boundary lines extended from said Intermediate Traverse Line to the shore line of Bullhead Lake; said parcel contains 1.9 acres, more or less; said parcel being subject to any easements or restrictions of use or record.



KESB, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

DRAWN BY: BEB	SECTION 16, T6S, R3W
FIELD WORK BY: MJG	JOB NUMBER: 92631
FIELD WORK DATE: 9/6/17	SHEET 2 OF 2

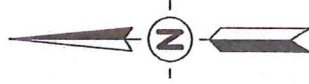
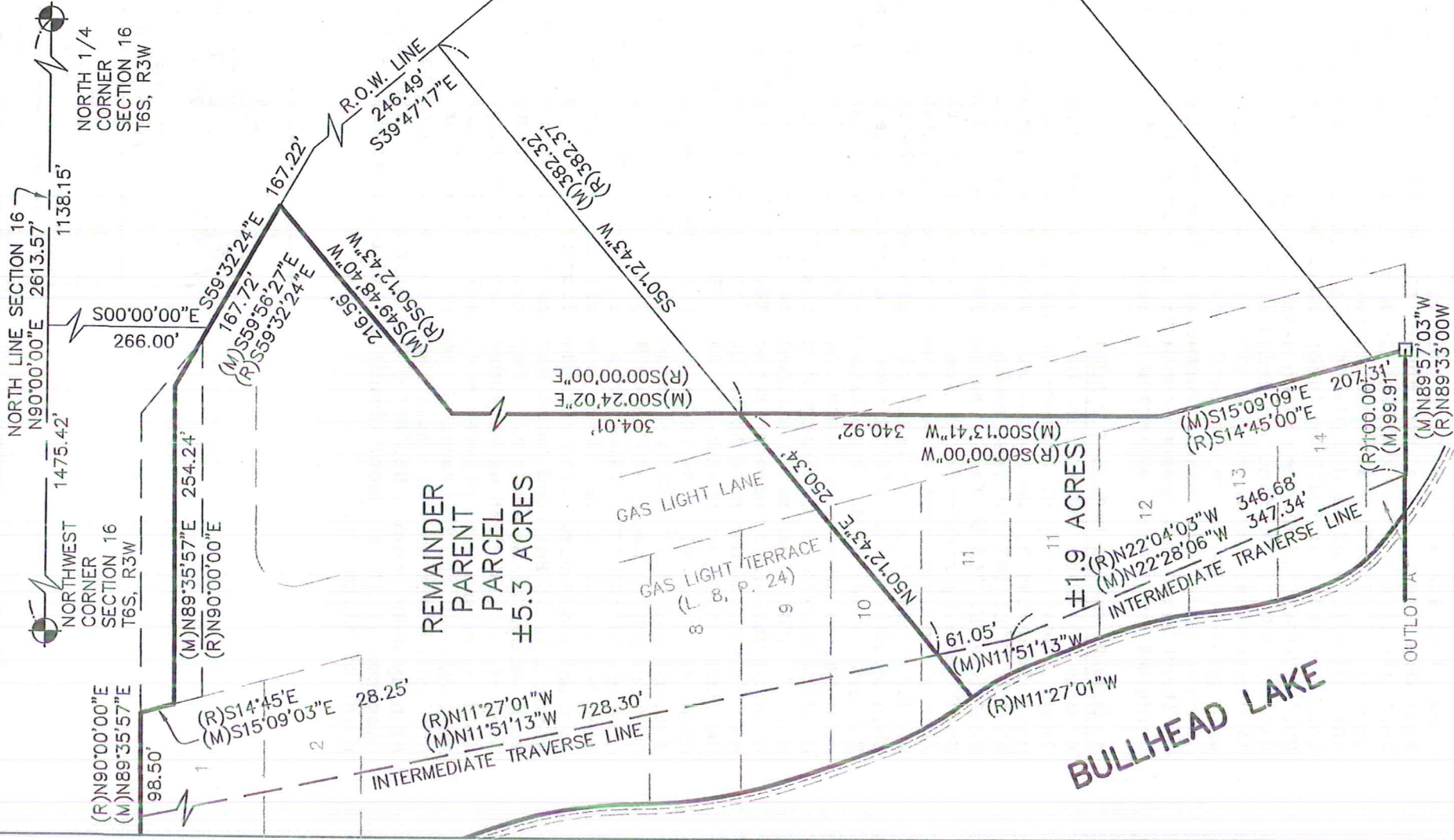
SKETCH

FOR: **STEPHEN MOORE**

RECEIVED

SEP 28 2017

HILLSDALE CITY ASSESSOR



1" = 120'

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Distance
- M = Measured Distance
- = Deed Line
- - - = Distance Not to Scale



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

13432 PRESTON DRIVE, MARSHALL, MI 49068
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DRAWN BY: BEB	SECTION 16, T6S, R3W
FIELD WORK BY: MJG	JOB NUMBER: 92631
FIELD WORK DATE: 9/6/17	SHEET 1 OF 2

MICHAEL A. GROAT
PROFESSIONAL SURVEYOR No. 39079

SKETCH

FOR: **STEPHEN MOORE**

1.9 ACRE PARCEL

A parcel of land located in the Northwest 1/4 of Section 16, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan being described as: Commencing at the Northwest Corner of Section 16, T6S, R3W; thence N90°00'00"E, 1475.42 feet along the North line of said Section 16; thence S00°00'00"E, 266.00 feet; thence S59°32'24"E, 167.22 feet to the Southwesterly right-of-way line of Highway M-99; thence S39°47'17"E, 246.19 feet along said right-of-way line; thence S50°12'45"W, 382.32 feet (recorded as 382.37 feet) to the point of beginning of the following described parcel; thence S00°13'41"W, 340.92 feet (recorded as S00°00'00"W) to the Westerly line of Gas Light Lane (vacated), a part of Gas Light Terrace, as recorded in Liber 8 of Plats, page 24, in the Office of the Register of Deeds of Hillsdale County, Michigan; thence S15°09'09"E, 207.31 feet along said Westerly line to the Southeast Corner of Outlot A of said Gas Light Terrace; thence N89°57'03"W, 99.91 feet (recorded as N89°33'00"W, 100.00 feet) along the South line of said Outlot A to an Intermediate Traverse Line along the Easterly shore of Bullhead Lake; thence N22°28'06"W, 347.34 feet (recorded as N22°04'03"W, 346.68 feet along said Intermediate Traverse Line; thence N11°51'13"W, 61.05 feet (recorded as N11°27'01"W) along said Intermediate Traverse Line; thence N50°12'43"E, 250.34 feet to the point of beginning; said parcel containing all land between the Southerly and Northerly boundary lines extended from said Intermediate Traverse Line to the shore line of Bullhead Lake; said parcel contains 1.9 acres, more or less; said parcel being subject to any easements or restrictions of use or record.

REMAINDER PARENT PARCEL 5.3 ACRES

A parcel of land located in the Northwest 1/4 of Section 16, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan being described as: Commencing at the Northwest Corner of Section 16, T6S, R3W; thence N90°00'00"E, 1475.42 feet along the North line of said Section 16; thence S00°00'00"E, 266.00 feet; thence S59°32'24"E, 167.22 feet to the Southwesterly right-of-way line of Highway M-99; thence S39°47'17"E, 246.19 feet along said right-of-way line; thence S50°12'45"W, 382.32 feet (recorded as 382.37 feet) to the point of beginning of the following described parcel; thence S50°12'43"E, 250.34 feet to an Intermediate Traverse Line along the Easterly shore of Bullhead Lake as described in Gas Light Terrace, as recorded in Liber 8 of Plats, page 24, in the Office of the Register of Deeds of Hillsdale County, Michigan; thence N11°51'13"W, 728.30 feet (recorded as N11°27'01"W) along said Intermediate Traverse Line to the North line of Lot 1 of said Gas Light Terrace; thence N89°35'57"E, 98.50 feet (recorded as N90°00'00"E) along said North line to the Northeast Corner of Lot 1 of said Gas Light Terrace; thence S15°09'03"E, 28.25 feet (recorded as S14°45'E) along the Easterly Line of said Lot 1; thence N89°35'57"E, 254.24 feet (recorded as N90°00'00"E); thence S59°56'27"E, 167.72 feet (recorded as S59°32'24"E); thence S49°48'40"W, 216.56 feet (recorded as S50°12'43"W); thence S00°24'02"E, 304.01 feet (recorded as S00°00'00"E) to the point of beginning; said parcel containing all land between the Southerly and Northerly boundary lines extended from said Intermediate Traverse Line to the shore line of Bullhead Lake; said parcel contains 5.3 acres, more or less; said parcel being subject to any easements or restrictions of use or record. Subject to a 50 feet wide easement abutting part of the North boundary, to be used in common with others, and previously described as: Beginning at the Northeast Corner of Lot 1 of "Gas Light Terrace"; thence S14°15'E a distance of 28.25 feet; thence East a distance of 286.20 feet to Highway M-99; thence N50°05'03"W a distance of 77.92 feet; thence West a distance of 239.60 feet; thence S14°45'E a distance of 23.45 feet to the point of beginning.



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

DRAWN BY: BEB	SECTION 16, T6S, R3W
FIELD WORK BY: MJG	JOB NUMBER: 92631
FIELD WORK DATE: 9/6/17	SHEET 2 OF 2

Recorded **DEC 23 1966**
9:45 a.m.
Registrar of Deeds - Hillsdale County, Mich.

5205

1966 40-1 PAGE 253

HILLSDALE COUNTY ROAD COMMISSION
TEMPORARY RELEASE OF RIGHT-OF-WAY

For and in consideration of the sum of One and no/100 Dollars to them in hand paid by the Board of Road Commissioners of the County of Hillsdale, State of Michigan, We, the undersigned, do hereby temporarily release and convey to the Board of Road Commissioners of the County of Hillsdale, Michigan, a temporary right-of-way for a turn-around or cul-de-sac over lands described as:

Commencing at the Southeast corner of Outlot "A" of "Gas Light Terrace", Section 16, Town 6 South, Range 3 West, Fayette Township, Hillsdale County, Michigan, thence South $89^{\circ} 33'$ East a distance of 68.39 feet to the point of beginning:

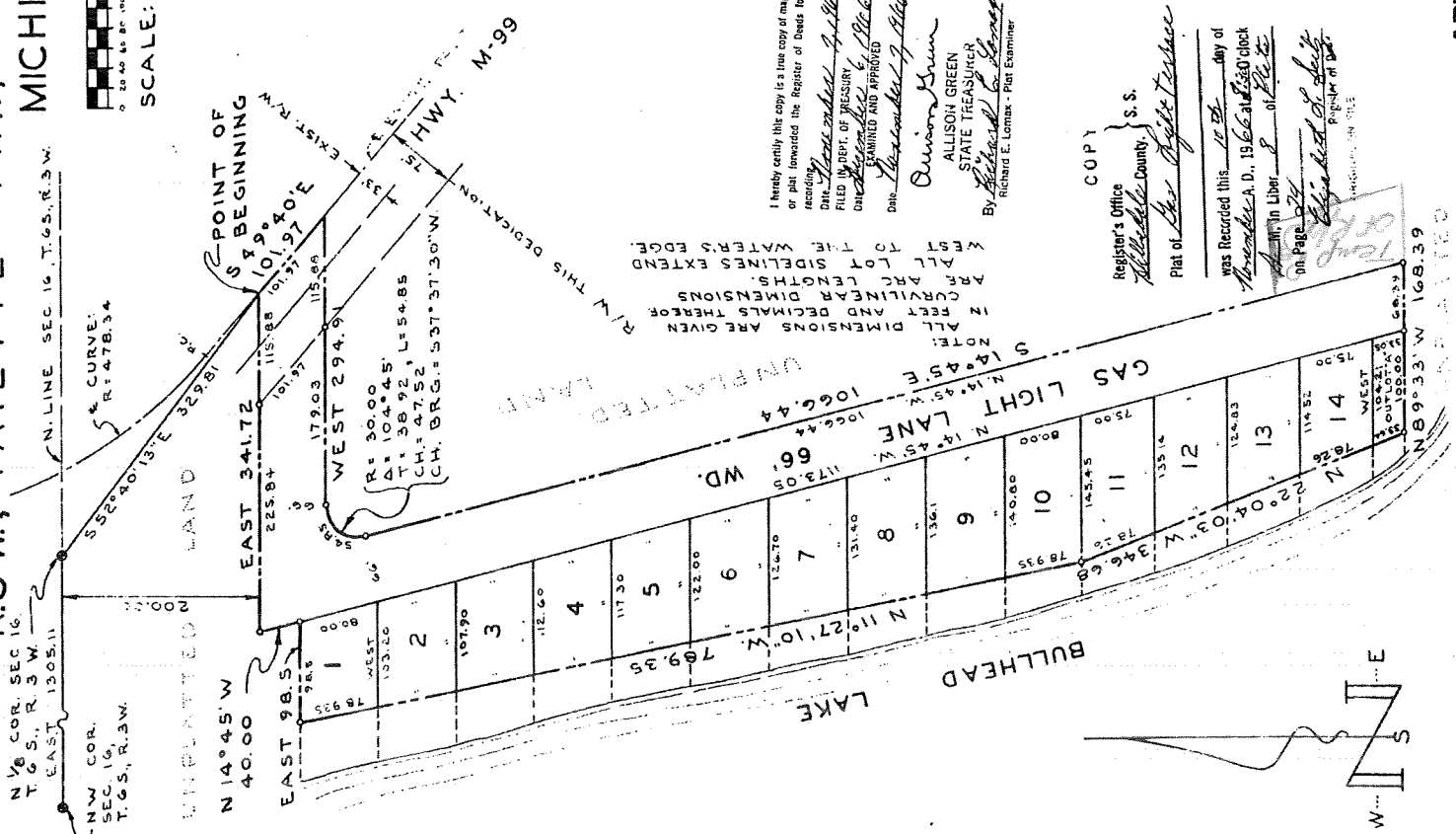
Thence N. $14^{\circ} 45'$ W. a distance of 124.35 feet;
Thence S. $39^{\circ} 33'$ E. a distance of 55.96 feet;
Thence S. $14^{\circ} 45'$ E. a distance of 124.35 feet;
Thence N. $89^{\circ} 33'$ W. a distance of 55.96 feet to the point of beginning.

This temporary release is executed for the sole and only purpose of conveying to the said Board of County Road Commissioners of the County of Hillsdale, Michigan, a right-of-way over the above described land for public highway purposes and to permit the construction and maintenance of the same as a public turn around or cul-de-sac. It is intended that this temporary release of right-of-way serve to dedicate to the public the lands above described until such time as Gas Light Lane, a public road, as created by the plat of "Gas Light Terrace" Section 16, Town 6 South, Range 3 West, Fayette Township, Hillsdale County, Michigan is extended into a future adjoining plat.

COPY

49106

"GAS LIGHT TERRACE"
BEING A SUBDIVISION PART OF NW 1/4, SEC. 16, T. 6 S.,
R. 3 W., FAYETTE TWP., HILLSDALE COUNTY,
MICHIGAN



DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "Gas Light Terrace" being a subdivision part of NW 1/4, Sec. 16, T. 6 S., R. 3 W., Fayette Twp., Hillsdale County, Michigan comprises 14 lots numbered 1 thru 14 and Outlet "A" and is described as follows:
Commencing at the Northwest corner of Sec. 16, T. 6 S., R. 3 W., thence East a distance of 1305.11 feet to the North 1/8 corner of said Sec. 16, thence South 52° 40' 13" East a distance of 229.51 feet to the centerline of highway M-99 which point is the point of beginning of this description:
Thence S. 49° 40' E. along the centerline of highway M-99 a distance of 101.97 feet;
Thence West a distance of 294.91 feet to a point of curvature;
Thence along the arc of a curve, radius being 30.00 feet, chord being 47.52 feet bearing S. 37° 37' 30" W., interior angle being 104° 45', a distance of 54.85 feet;
Thence S. 14° 45' E. a distance of 1066.44 feet;
Thence N. 89° 33' W. a distance of 168.39 feet to the beginning of a meandering line along the shore of Bullhead Lake;
Thence along the said meandering line:
N. 22° 04' 09" W., a distance of 346.68 feet;
N. 11° 27' 10" W., a distance of 789.35 feet to the point of termination of said meandering line;
Thence East a distance of 98.5 feet;
Thence N. 14° 45' W. a distance of 40.00 feet;
Thence East a distance of 341.72 feet to the point of beginning;
Also including all land west of the said meandering line to the water's edge of Bullhead Lake.

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Fayette Township Board at a meeting held August 23, 1966 and complies with Sec. 194 and the width of the lots is in compliance with requirements of Sec. 30, Act 172, of 1929, as amended.

Charles K. East
Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we A. Gilbert Schaefer and Elizabeth L. Schaefer, his wife as proprietors and vendors, and Harry E. Scoville and Vera M. Scoville, his wife, as vendors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Gas Light Terrace" being a subdivision part of NW 1/4, Sec. 16, T. 6 S., R. 3 W., Fayette Twp., Hillsdale County, Michigan, and that one light easement and Highway M-99 as shown on the said plat are hereby dedicated to the use of the public.

Signed and Sealed in the Presence of:

Louise P. Hatt Witness
A. J. Hatt Witness

A. Gilbert Schaefer
A. Gilbert Schaefer, Proprietor & Vendor
36 Westwood Dr.; Hillsdale, Michigan

Elizabeth L. Schaefer
Elizabeth L. Schaefer, His Wife
36 Westwood Dr.; Hillsdale, Michigan

Louise P. Hatt Witness
A. J. Hatt Witness

Harry E. Scoville
Harry E. Scoville, Vendor
45 S. Horwood; Hillsdale, Michigan

Vera M. Scoville
Vera M. Scoville, His Wife
45 S. Horwood; Hillsdale, Michigan

ACKNOWLEDGMENT

State of Michigan)
County of Hillsdale) ss.

On this 14 day of August 1966, before me, a Notary Public in and for said county, personally came the above named A. Gilbert Schaefer, Elizabeth L. Schaefer, his wife, Harry E. Scoville, and Vera M. Scoville, his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Louise P. Hatt
Louise P. Hatt

APPROVED October 31, 1966

MICHIGAN STATE HIGHWAY COMMISSION
HOWARD E. HILL
State Highway Director

CERTIFICATE OF APPROVAL BY COUNTY BOARD

State of Michigan)
County of Hillsdale) ss.

This plat was approved by the Hillsdale County Plat Board October 13, 1966.
This plat appears to include land adjacent to a state highway.

George B. Clark
George B. Clark, County Clerk

Walter L. Rock
Walter L. Rock, County Treasurer

COUNTY TREASURER'S CERTIFICATE RELATING TO TAXES

Office of County Treasurer, Hillsdale County, Michigan.
I hereby certify, that there are no tax liens or titles held by the State on lands described hereon, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 13 day of October, 1966, and that taxes for said period of five years are paid, as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by Township, City or Village collecting officers.

Walter L. Rock
Walter L. Rock, County Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 36 inches, enclosed in a concrete cylinder at least 4 inches in diameter and 36 inches in depth, have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, and at the intersections of streets with the boundaries of the plat as shown on said plat.

Prepared and Drafted by: Annabel J. Hatt
Annabel J. Hatt, S.I.S. #2008
85 Reading Ave.; Hillsdale, Michigan

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

STATE OF MICHIGAN)
County of Hillsdale) ss.

The annexed plat was examined and approved by the Hillsdale County Board of Road Commissioners September 23, 1966.

Charles V. Bishop
Charles V. Bishop, Member



TO: Planning Commission

FROM: Zoning Administrator

DATE: October 4, 2017

RE: Kensington Heights Alley Vacation

Background: As some of you recall, we vacated the alleys in the Clover Hills Addition in 2015. The same request has been made regarding the vacation of some of the unimproved alley right-of-ways in the Kensington Heights addition. The area is along Spring, Glendale and Highland Streets. This time the request comes from the City.

I hereby certify that this copy is a true copy of the Map of Plat forwarded the Registrar of Deeds for APR 30 1912
Deputy Auditor General
John C. Hill

Filed in Auditor General's Dep't
MAY 7-1912
Deputy Auditor General
John C. Hill

REGISTERED SERVICE
William Miller
Walter Miller
John Miller
Paul Miller
John Miller
ORIGINAL ON FILE

Examined and Approved
APR 30 1912
Deputy Auditor General
John C. Hill

12354
14206

Kensington Heights

CITY OF HILLSDALE

HILLSDALE COUNTY, MICHIGAN

SCALE 80 FEET PER INCH
0 50 100 150 200 250 300

E. NICHOLSON, Surveyor
Description of Land Patented

The land embraced in the annexed plat of KENSINGTON HEIGHTS, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN, is described as follows: Beginning at a point on the north and south quarter line of section 10a, 27, town 6 south, range 3 west, 678 feet south and south one quarter line of section 10a, 27, town 6 south, range 3 west, lines of Spring and Lewis Streets, running north and south, the intersection of the center line of Lewis street to the north westerly line of the L. S. & M. S. R. R. right of way, a point being 100 feet north of the south westerly line of the L. S. & M. S. R. R. right of way, thence south westerly 31 1/2 feet along the curved line of Lewis Street, thence north 89 degrees 54 minutes west, 1249 feet, thence north 0 degrees 44 minutes east, 177.3 feet to the center line of Spring Street, thence north 75 degrees 7 minutes east, 187.8 feet along the center line of Spring Street, thence north 89 degrees 7 minutes east, 208.4 feet along the center line of Spring Street, thence north 89 degrees 25 minutes east, 761.4 feet along the center line of Spring Street to the point of beginning.

Surveyors Certificate
I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments being placed at 1/2 inch intervals from pins have been placed at points marked thus (O) as shown on the plat, and that all lines in the boundaries of the land patented and all intersections of streets or streets and alleys.

Dedication
KNOW ALL MEN BY THESE PRESENTS, that I, Vernon R. Miller, an unmarried man over twenty-one years of age, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as KENSINGTON HEIGHTS, City of Hillsdale, Hillsdale County, Michigan, and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of
Vernon R. Miller (L.S.)
George W. Spence
Albert E. Hall

Notary Public, Hillsdale Co., Michigan
My commission expires December 15, 1915.
George W. Spence
Notary Seal

Certificate of Municipal Approval
This plat was approved by the Common Council of the City of Hillsdale, Michigan, at a meeting held April 29, 1912.
C. M. Roberts Mayor
C. T. Ramsey City Clerk
City Seal

County Treasurer's Certificate as to Taxes
Office of County Treasurer, Hillsdale Mich., April 29, 1912.
I hereby certify that there are no tax liens or files held by the state on the lands described in the annexed plat, and that there are no tax liens or files held by individuals on said lands, for the five years preceding the 29 day of April, 1912, and that the taxes for said period of five years are paid, as shown by the records of this office. This certificate does not apply to taxes, if any, now in progress of collection by township, city or village collecting officers.
Dwanda Neal
County Treasurer
County Treasurer's Seal

