

KMCPC Members:
Neil Sikora - Chair, Joseph Hohler III - Vice Chair, Steven Cook – Secretary,
John Gisler - Commissioner Liaison, Virgie Ammerman, Joel Amos, Vince Carahaly,
Martin Janssen, Heather Ricketts, Jon Start, Vacancy

KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

MEETING DATE: Thursday, January 7, 2016
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207
Kalamazoo, Michigan 49007
TIME: 7:00 p.m.

AGENDA

- I. Call to Order**
- II. Approval of Minutes:**
December 3, 2015 Meeting minutes
- III. Citizens' Time** (for items not on the agenda)
- IV. Old Business:**
 1. Resolution to honor Herman Smith
 2. Other resolutions
- V. New Business:**
 1. Brady Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 17; applicant Roy Richardson. Staff review-Action Item
 2. Brady Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 29; applicant Roy Richardson. Staff review-Action Item
 3. Prairie Ronde Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 19; applicant Philip Maneikis. Staff review-Action Item
- VI. Other Business/discussion**
 1. County Master Plan project update
- VII. Report from Parks Commission**
- VIII. Correspondence**
 1. Received: Climax Township 2035 Master Plan
- IX. Other**
- X. Adjournment**

**PLEASE CONFIRM YOUR ATTENDANCE OR ABSENCE
BY EMAIL LMJARN@KALCOUNTY.COM
OR PHONE 269-384-8115**

Next scheduled KMCPC meeting: Thursday, February 4, 2016

Co/City/Vil/Twp	Item Number	Item Name	Date Received	KMCPC Review Date
Kalamazoo Charter Twp	2013-1	Notice of Intent to Plan – minor amendments to Master Plan re: zoning	06/19/2013	10/03/2013
Portage City	2013-2	Notice of Intent to Update Comprehensive Plan	08/19/2013	10/03/2013
Richland Twp	2013-3	Land Use Plan (Master Plan) Amendment	09/20/2013	10/03/2013
Van Buren County	MP 2014-1	Master Plan 2013-2017 Amendment	12//09/2013	02/06/2014
Texas Twp	MP 2014-2	Master Plan Amendment	02/18/2014	03/06/2014
Comstock Twp	MP 2014-3	Master Plan Amendment	04/14/2014	05/01/2014
Cass County	MP 2014-4	Master Plan for Cass County	02/28/2014	05/01/2014
Vicksburg Village	MP 2014-5	Notice of Intent to Update the Village of Vicksburg Master Plan	04/23/2014	02/05/2015
Texas Twp	MP 2014-6	Master Plan Update (5-year)	04/18/2014	06/05/2014
Portage City	MP 2014-7	Master Plan Update	05/02/2014	06/05/2014
Kalamazoo Twp	MP 2014-8	Master Plan Update	05/02/2014	06/05/2014
Leroy Twp, Calhoun County	MP-2014-9	Master Plan Update	04/29/2014	06/05/2014
Schoolcraft Township	MP-2014-10	Proposed Amendment to Future Land Use Map (Master Plan Map 8)	06/10/2014	07/17/2014
Alamo Twp	MP-2014-11	Alamo Township Land Use Plan 2013 Review (1998 Land Use Plan amended 2003 and 2010) <i>Notice of intent received 12/02/2010.</i>	08/22/2014	09/04/2014
Comstock Twp	MP-2015-01	Notice of Intent: Comstock Master Plan Update	12/18/2014	TBD
Ross Twp	MP-2015-02	Master Plan Future Land Use map amendment	12/01/2014	01/08/2015 (mtg cancelled)
Village of Richland	MP-2015-03	Master Plan Future Land Use map amendment	01/27/2015	02/05/2015
Schoolcraft Twp	2015-04	Future Land Use Plan Map Amendment	04/20/2015	05/07/2015
City of Kalamazoo	MP-2015-05	Notice of Intent: City of Kalamazoo Master Plan Update	07/06/2015	TBD
Richland Township	MP-2015-06	2035 Master Plan (Master Plan Update)	06/23/2015	08/06/2015
Climax Township	MP-2015-07	Notice of Intent: Climax Township Master Plan	08/18/2015	TBD
Climax Township	MP-2015-07	Climax Township 2035 Master Plan	10/23/2015	11/05/2015

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Virgie Ammerman
Joel Amos
Vince Carahaly
Martin Janssen
Heather Ricketts
Jon Start
Vacancy

Minutes

Kalamazoo Metropolitan County Planning Commission (KMCPC) Meeting of Thursday, December 3, 2015

MEMBERS PRESENT: Virgie Ammerman, Vince Carahaly, Steve Cook, Joseph Hohler III, Martin Janssen, Neil Sikora, Heather Ricketts
MEMBERS EXCUSED: Joel Amos, John Gisler, Jon Start
OTHERS PRESENT: Lotta Jarnefelt, Director of County Planning Dept.

I. Call to Order

Chair Sikora called the meeting to order at 7:00 pm in Room 207A at the Kalamazoo County Administration Building at 201 W. Kalamazoo Ave, Kalamazoo MI 49007.

II. Approval of Minutes

The Commission reviewed the minutes of the last regular meeting held on November 5, 2015. On a motion made by Mr. Cook and seconded by Mr. Hohler, the Commission approved the minutes.

III. Citizens' time

No citizens were present.

IV. New Business

1. Presentation by Mr. Carahaly as part of requirement for Citizen Planner credentials. As background information, Mr. Carahaly described the Citizen Planning webinars that he attended in Texas Township. They were arranged by MSU Extension and consisted of 7 weeks of weekly 3 hour sessions for a total of 21 hours of training. In order to receive Citizen Planner Credentials, Mr. Carahaly has to take a test and give a presentation to a public body on one of the topics covered in the training.

Mr. Carahaly gave a presentation titled "Master Plan – Purpose and Elements." Hand-outs were provided, which are made part of these minutes. The role of a County Master Plan was highlighted as a document that deals with issues that are supported by data and that can be addressed with land use planning. A Master Plan should include three parts: a fact book with all supporting data, the plan itself, and a summary. A question and answer period followed the presentation. The presentation was timely and well received as the County is starting to work on a Master Plan.

2. Acknowledge Herman Smith's service to the County:
In light of Herman Smith's resignation from the KMCPC, there was a discussion about how to acknowledge his long service to KMCPC (since 1998)

Ms. Ricketts made a motion, seconded by Mr. Cook, to recognize Mr. Herman Smith at the next KMCPC meeting, and also to make a recommendation that the County Board recognize him for his long service. Motion carried.

V. Other Business/Discussion

1. KMCPC letter of recommendations to municipalities.
As requested in the November KMCPC meeting, Ms. Jarnefelt included copies of letters that have been sent out to municipalities as a result of KMCPC recommendations regarding PA116 applications and Master Plans. Going forward, a copy of the letters that have been sent to the municipalities will be provided in the following KMCPC meeting packets.

There was discussion regarding how the KMCPC can relay information about the local municipalities' master plans and what KMCPC would like to see in them before the plans are in their final stages and feedback has limited impact as the document is more or less done at that point. Some suggestions were to provide a list of items that make a successful plan or communicate best practices for a plan at the time when the KMCPC receives the initial Notice of Intent to create (or amend) a Master Plan.

2. Starting preparations for the County Master Plan.
There was general discussion about what the next steps will be for the County Master Plan. Ms. Jarnefelt was asked to send out an email to ask for persons interested in being on a Master Plan subcommittee to sign up. Mr. Carahaly and Ms. Ricketts expressed interest in being on the committee. Ms. Jarnefelt will also contact SMPC/Lee Adams for initial ideas about how to proceed and what role SMPC may play in the process.

VI. Report from Parks Commission liaison Ms. Ammerman:

Ms. Ammerman reported from the Parks Commission meeting. The main topics were relocating the horse area and grants related to the project, the finances of the Park Foundation, and the future plans for Bronson Park (currently owned by the County but operated and maintained by the City of Kalamazoo).

VII. Correspondence

None

VIII. Other

The 2016 KMCPC meeting schedule was provided at the meeting. It will also be sent out in an email. Mr. Hohler made a motion to approve the 2016 meeting schedule, supported by Ms. Ricketts, motion carried.

IX. Adjournment

The meeting was adjourned at 8:20 pm.

Respectfully submitted by L. Jarnefelt with support from Mr. Adams.
Next scheduled KMPC Meeting is Thursday, January 7, 2016.

DRAFT

Kalamazoo Metropolitan County Planning Commission

RESOLUTION HONORING

Mr. Herman Smith

WHEREAS, Mr. Smith has served with distinction on the Kalamazoo Metropolitan County Planning Commission since March 3, 1998; and

WHEREAS, with Mr. Smith's participation, the Kalamazoo Metropolitan County Planning Commission has diligently performed its role in supporting the future development of Kalamazoo County; and

WHEREAS, Mr. Smith helped promote sound land use planning throughout the County, protecting the historic and agricultural nature of the County; and

WHEREAS, we are better for his service; and

NOW, THEREFORE, BE IT RESOLVED

that the Kalamazoo Metropolitan County Planning Commission thanks Mr. Smith for his service; and

the Kalamazoo Metropolitan County Planning Commission recommends to the County Board of Commissioners that they express their gratitude for Mr. Smith's service; and

that copies of this Resolution be delivered to Mr. Smith.

STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I, Neil Sikora, Chair of Kalamazoo Metropolitan County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo Metropolitan County Planning Commission at a regular meeting held on January 7, 2016.

Neil Sikora, Chair
Kalamazoo Metropolitan County Planning
Commission

RESOLUTION HONORING

Mr. Herman Smith

WHEREAS, Mr. Herman Smith has served with distinction on the Kalamazoo Metropolitan County Planning Commission since March 3, 1998; and

WHEREAS, during Mr. Smith's time on the commission, the Kalamazoo Metropolitan County Planning Commission has diligently performed its role in supporting the future development of Kalamazoo County; and

WHEREAS, Mr. Smith helped promote sound land use planning throughout the County, protecting the historic and agricultural nature of the County; and

WHEREAS, we are better for his service; and

NOW, THEREFORE, BE IT RESOLVED that the Kalamazoo County Board of Commissioners does hereby recognize, with sincerest respect, the fine accomplishments of Mr. Smith and is deeply appreciative of all his many contributions to the Kalamazoo County Community.

STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I, Timothy A. Snow, County Clerk/Register, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo County Board of Commissioners at a regular session held on _____.

Timothy A. Snow
County Clerk/Register

Kalamazoo Metropolitan County Planning Commission

RESOLUTION HONORING

Mr. Jack Mekemson

WHEREAS, Mr. Mekemson has served with distinction on the Kalamazoo Metropolitan County Planning Commission since September 9, 1997; and

WHEREAS, with Mr. Melemson's participation, the Kalamazoo Metropolitan County Planning Commission has diligently performed its role in supporting the future development of Kalamazoo County; and

WHEREAS, Mr. Mekemson helped promote sound land use planning throughout the County, protecting the historic and agricultural nature of the County; and

WHEREAS, we are better for his service; and

NOW, THEREFORE, BE IT RESOLVED

that the Kalamazoo Metropolitan County Planning Commission thanks Mr. Mekemson for his service; and

the Kalamazoo Metropolitan County Planning Commission recommends to the County Board of Commissioners that they express their gratitude for Mr. Mekemson's service; and

that copies of this Resolution be delivered to Mr. Mekemson.

STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I, Neil Sikora, Chair of Kalamazoo Metropolitan County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo Metropolitan County Planning Commission at a regular meeting held on January 7, 2016.

Neil Sikora, Chair
Kalamazoo Metropolitan County Planning
Commission

RESOLUTION HONORING

Mr. Jack Mekemson

WHEREAS, Mr. Jack Mekemson has served with distinction on the Kalamazoo Metropolitan County Planning Commission since September 9, 1997; and

WHEREAS, during Mr. Mekemson's time on the commission, the Kalamazoo Metropolitan County Planning Commission has diligently performed its role in supporting the future development of Kalamazoo County; and

WHEREAS, Mr. Mekemson helped promote sound land use planning throughout the County, protecting the historic and agricultural nature of the County; and

WHEREAS, we are better for his service; and

NOW, THEREFORE, BE IT RESOLVED that the Kalamazoo County Board of Commissioners does hereby recognize, with sincerest respect, the fine accomplishments of Mr. Mekemson and is deeply appreciative of all his many contributions to the Kalamazoo County Community.

STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I, Timothy A. Snow, County Clerk/Register, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo County Board of Commissioners at a regular session held on _____.

Timothy A. Snow
County Clerk/Register

KALAMAZOO COUNTY PLANNING STAFF REVIEW – January 7, 2016
P.A. 116 Application for Farmland Protection Easement
Case Nr 2016-1 Brady Township

LOCATION

40 Acres in Section 17 of Brady Township, Property Id # 15-17-400-009

APPLICANT

Roy C. Richardson
6324 East W Ave
Vicksburg, MI 49097

ACREAGE

Total number of acres in parcels:	40
Acreage in Cultivation (cash crop and fruit):	40
Acreage in cleared, fenced, improved pasture, or harvested grassland:	
All other acres (swamp, woods etc.)	<hr/>
Total Acreage being applied for:	40 acres

LENGTH OF AGREEMENT

90 years

EXISTING LAND USE

Based on the 2013 aerial, the subject area is cultivated farmland. Neighboring properties are mainly cultivated fields, with some wooded area to the northwest of the subject property and houses on lots to the north, east and south.

FUTURE LAND USE PLAN DESIGNATION

The subject area is designated “Residential” in the Future Land Use Map in Brady Township’s Master Plan, of December 1, 2009. The same Future Land Use Map shows surrounding areas designated “Residential” in the north, east and west, and “Prime Agricultural” to the south.

ZONING

The subject area is currently zoned RR-Rural Residential District in the Brady Twp Zoning Map of November, 2009. Surrounding areas are zoned RR-Rural Residential to the west and north, and AG-Agricultural District to the east and south.

FARMLAND SOILS

The subject parcel is mainly KaA (Kalamazoo Loam 0-2% slope), and small parts of KaB (Kalamazoo Loam 2-6% slope) and OsB (Oshtemo Sandy Loam 1-6% slope) which are all considered prime farmland soil.

STAFF RECOMMENDATION

The Future Land Use of the subject area is “Residential”, not “General Agricultural” or “Prime Agricultural” like much of the surrounding area.

This PA116 application is for 90 years. A previous review of PA116 application in the neighboring section 16 caused the KMCPC to express concern about the long time frame, and the fact that the subject area was designated "Residential", not "General Agricultural" or "Prime Agricultural" in the Future Land Use Map.

Staff assumes that the Future Land Use Map designation of "Residential" and the current zoning of "RR-Rural Residential" are aligned with the planned agricultural use of this property for the next 90 years.

If it is the intent and desire of the Township to preserve land in sections 16 and 17 for agricultural use, KMCPC recommends that the "Residential" designation in the Future Land Use Map should be reviewed and potentially amended to better align with the planned agricultural use.

Based on the Future Land Use designation, the current zoning, and the rural nature of the area, staff SUPPORTS recommending approval of the farmland agreement application, with the recommendation that the "Residential" designation in the Future Land Use Map should be reviewed and potentially amended to better align with the planned agricultural use.

Brady Township

Randy Smith - Supervisor
Tracy Locey - Clerk
Malia Allgaier - Treasurer
Lee Philport - Trustee
Michelle Crawford - Trustee

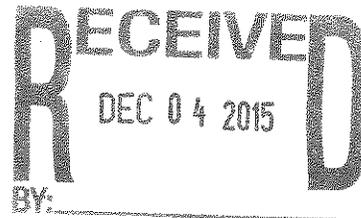


13123 S. 24th Street
P.O. Box 20
Vicksburg, MI 49097
(269) 649-1813
(269) 649-4309 fax
www.bradytwp.org

Sec 17

November 30, 2015

Kalamazoo County Department
of Planning and Development
201 W. Kalamazoo Avenue
Kalamazoo, MI 49001



Dear Sir/Madam:

Enclosed is application #2015-2 for a Farmland Agreement under PA#116 for Roy C. Richardson, whose mailing address is 6324 East W Avenue, Vicksburg, Michigan 49097.

We would appreciate your consideration of this application and look forward to your timely response.

Sincerely,

A handwritten signature in cursive script that reads "Tracy L. Locey".

Tracy L. Locey
Brady Township Clerk

Enclosure



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

15-17-400-009

OFFICIAL USE ONLY
Local Governing Body:
Date Received: November 30, 2015
Application No: 2015-2
State:
Date Received:
Application No:
Approved: Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: RICHARDSON ROY C.
Last First Initial

(If more than two see #15) Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married Single

2. Mailing Address: 6324 EAST W AVENUE VICKSBURG MI 49097
Street City State Zip Code

3. Telephone Number: (Area Code) (269) 649-1566

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

5. E-mail address: rollie.roy@gmail.com

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

6. County: KALAMAZOO 7. Township, City or Village: BRADY

8. Section No. 17 Town No. 4 Range No. 10

III. Legal Information:

- 9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? Yes No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (seller):
Name:
Address: Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation Limited Liability Company Partnership
- Estate Trust Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more —————> complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————> complete only Sections 16 and 17; or
- c. a specialty farm —————> complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):
CASH CROPS, CORN, WHEAT, SOYBEANS

- b. Total number of acres on this farm: 40
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 40
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: N/A
- f. All other acres (swamp, woods, etc.) N/A
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings): NONE

No. of Buildings _____ Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) NO STRUCTURES ON PROPERTY

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ _____ : _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

11.24.15

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 11/30/2015 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Brady Township
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 30449, Lansing 48909

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

NA City (if land is within 3 miles of city boundary)

____ Village (if land is within 1 mile of village boundary)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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

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

____ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

Questions? Please call Farmland Preservation at (517) 373-3328

Map of Farm with Structures and Natural Features: SEE ATTACHED

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

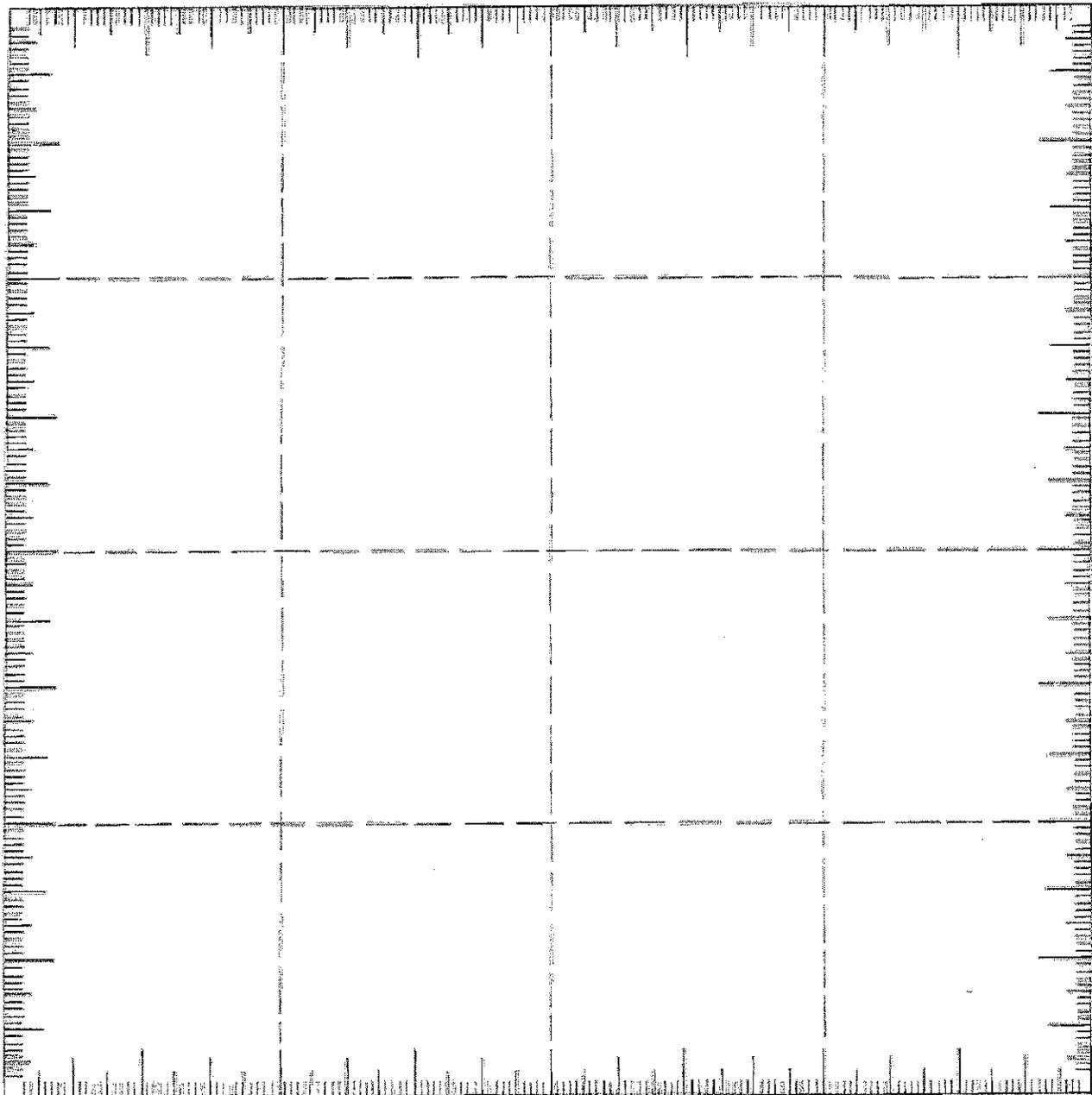
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North



Kalamazoo County Equalization Department

PROPERTY SUMMARY DETAILS

Data is ONLY updated annually. **Last updated June 11, 2015.**
For current information contact **local assessor** - Refer to [List of Assessors](#) page
Tax information contact **Treasurer (269-384-8124)**
Recorded documents contact **Register of Deeds (269-383-8970)**

[Search Results](#)

[Printable View](#)

Property Summary

Parcel:	15-17-400-009	Property Class:	101 - Agricultural
Gov. Unit:	15 - BRADY TWP	Previous Class:	101 - Agricultural
		School:	39170 - Vicksburg Community
Property Address:	6855 E W AVE VICKSBURG, MI 49097		
Owner's Name:	RICHARDSON ROY C		
Owners Mailing Address:	6324 EAST W AVE VICKSBURG, MI 49097		

Physical Property Characteristics

2015 S.E.V.:	94,000	Taxable:	44,530
2014 S.E.V.:	86,200	Taxable:	43,829
PRE:	100%	Acreage:	0
Legal Description:	SEC 17-4-10 SE1/4 SE1/4 40A		

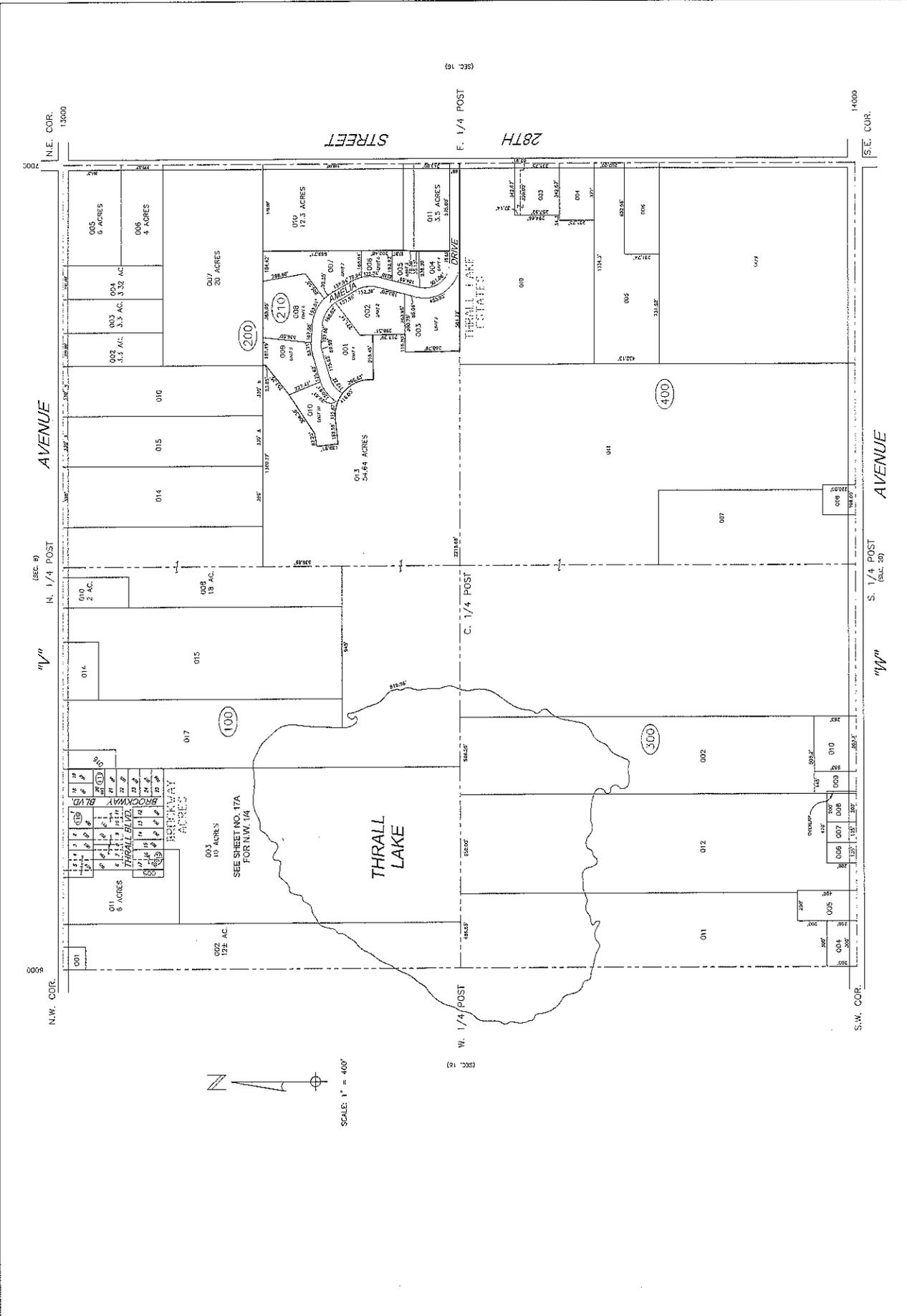
Data is ONLY updated annually. **Last updated June 11, 2015.**
For current information contact **local assessor** - Refer to [List of Assessors](#) page
Tax information contact **Treasurer (269-384-8124)**
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REVISION TYPES	REVISIONS	TYPE	TAX YR	REVISIONS	TYPE	TAX YR
(S) SPECIFIC	RECONSTRUCT MAP (1-18-50)	S	1949	001	S	2012
(C) CORRECTION	CONVERTED TO NUMBER & ACREAGE	C	2002	002	S	2015
(A) PLAT	CONVERTED TO NUMBER & ACREAGE	A	2002	003	S	2015
(M) MAP CORRECTION	110-200 & 006 INTO 100-211	M	2002	004	S	2015
	200-212 INTO 200-211 & 210-210 INTO 210-200	S	2001	005	S	2015

REVISIONS	TYPE	TAX YR
001	S	2012
002	S	2015
003	S	2015
004	S	2015
005	S	2015
006	S	2015
007	S	2015
008	S	2015
009	S	2015
010	S	2015
011	S	2015
012	S	2015
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038	S	2015
039	S	2015
040	S	2015
041	S	2015
042	S	2015
043	S	2015
044	S	2015
045	S	2015
046	S	2015
047	S	2015
048	S	2015
049	S	2015
050	S	2015
051	S	2015
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148	S	2015
149	S	2015
150	S	2015

April 2015
SHEET NO. 17

BRADY TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN
SECTION 17

Prein & Newhof
Surveyors & Engineers
1293 STADIUM DRIVE
KALAMAZOO, MICHIGAN 49009
PHONE: (269) 372-1155



Kalamazoo County, MI Parcel Report

Maps and documents made available to the public by the County are not legally recorded maps nor surveys and are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various township, village, city, county, state and federal sources. The source data may contain errors. Additionally, maps and documents prepared by the GIS from multiple sources, even if derived from data that is error free, may not be reliable due to differences in the databases or computer programs of the source materials. The County has attempted to include more specific clarifications or advisories on the specific documents or maps however, none of the maps or documents should be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact (269) 384-8112. The State, County, Townships, Cities and Villages shall not be liable for any damages or claims that arise out of the user's access to, or use of the maps, documents and data provided. The preceding disclaimer is provided pursuant to Michigan Public Act #462, the Enhanced Access to Public Records ACT, and the user of this map acknowledges that the State, County, Townships, Cities and Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State, County, Townships, Cities and Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided.

Report Date: 11/13/2015
Property Data current as of: August 2015

Parcel ID: 15-17-400-009
Property Address: 6855 E W AVE
Parcel Acreage: 40.636371166418

Owner: RICHARDSON ROY C
Owner2:
Owner Address: 6324 EAST W AVE
VICKSBURG, MI 49097

School District: 39170
Property Code: 101

Taxable Value: 44,530
Assessed Value: 94,000

Voting Precinct: BR 1
2012 Commissioner District: 8

22

RECEIVED

2010 FEB -8 PM 12: 49

COUNTY OF KALAMAZOO

1720⁰⁰

WARRANTY DEED

Cass County Title Office, Inc.
120 West Main St.; Box 187
Marcellus, MI 49067
(269) 646-5511; (269) 646-2051 Fax



The Grantor(s) Estate of Elton Meyers, by James Meyers, Personal Representative,
whose address is 8495 N. 12th Street, Kalamazoo, MI, 49009
convey(s) and warrant(s) to Roy C. Richardson, a single man,
whose address is 6324 East W Avenue, Vicksburg, MI 49097
the following described premises situated in the Township of Brady, County of Kalamazoo
and State of Michigan:

The Southeast quarter of the Southeast quarter of Section 17, Township 4 South, Range 10 West. SUBJECT TO
any easements and restrictions of record.

Tax ID No. 3915-17-400-009
Property Address: 6855 East W Ave., Vicksburg, Michigan 49097

The Grantor grants to the Grantee the right to make All of the available divisions under Section 108 of the
Land Division Act, Act. No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural
and management practices which may generate noise, dust, odors, and other associated conditions may be used
and are protected by the Michigan right to farm act.

for the sum of Two Hundred Thousand & 00/100 (\$200,000.00) Dollars, subject to easements and restrictions of record.

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

Kalamazoo 02/08/2010 241053

\$220.00 -C
\$1500.00 -S
#255338



Cert 235945

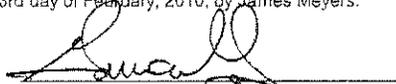
Dated this 3rd day of February, 2010.

Signed by:
Estate of Elton Meyers, Deceased


By James Meyers PR

State of Michigan.
County of Kalamazoo

The foregoing instrument was acknowledged before me this 3rd day of February, 2010, by James Meyers.


Garrett McNally, Notary Public
Cass County, Michigan
My commission expires: 04-12-2011
Acting in the County of Kalamazoo

When Recorded Return To:
Roy C. Richardson

16611 South 24th Street
Vicksburg, MI 49097

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Attorney Garrett T. McNally
Jones Law Office
120 W. Main St; Box 187
Marcellus, MI 49067
(269) 646-5511 / (269) 646-2051 fax
NO OPINION OF TITLE RENDERED

Tax Parcel # 3915-17-400-009

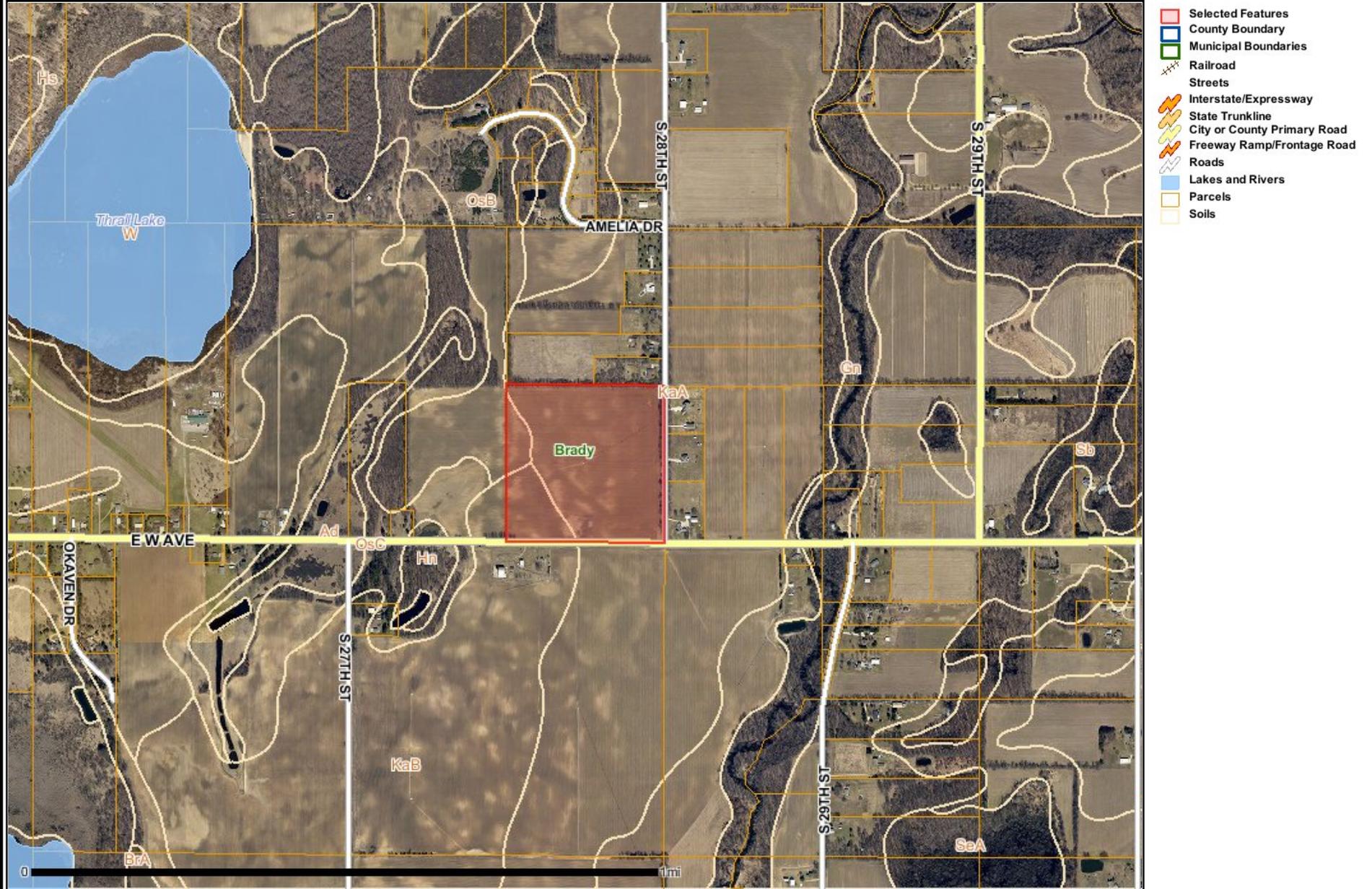
Recording Fee \$ _____

Transfer Tax _____

 2010-003671
Page: 2 of 2
02/08/2010 12:53P
PATRICK ABSTRACT MD-Kalamazoo ROD

Brady Twp Sec 17 - Roy Richardson

KMCPC review 01-08-2016: PA116 Application



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 12/29/2015

KALAMAZOO COUNTY PLANNING STAFF REVIEW – January 7, 2016
P.A. 116 Application for Farmland Protection Easement
Case Nr 2016-2 Brady Township

LOCATION

193 Acres in Sections 29 and 30 of Brady Township, Property Id # 15-29-100-009, 15-29-400-003 and 15-30-200-002.

APPLICANT

Roy C. Richardson
6324 East W Ave
Vicksburg, MI 49097

ACREAGE

Total number of acres in parcels:	193
Acreage in Cultivation (cash crop and fruit):	101
Acreage in cleared, fenced, improved pasture, or harvested grassland:	
All other acres (swamp, woods etc.)	<u>92</u>
Total Acreage being applied for:	193 acres

LENGTH OF AGREEMENT

90 years

EXISTING LAND USE

Based on the 2013 aerial, the three subject parcels consist of mainly cultivated farmland in section 29 and some wooded, swampy areas in section 30. The westernmost parcel in Section 30 is mostly wooded, the middle parcel in section 29 is mainly cultivated farmland, and the easternmost parcel is cultivated except for the eastern part of it which is wooded and has a river running through it. Neighboring properties are mainly cultivated fields, with some wooded areas and some houses.

FUTURE LAND USE PLAN DESIGNATION

The subject parcel in section 30 is designated "Residential" in the Future Land Use Map in Brady Township's Master Plan, of December 1, 2009. It is surrounded by parcels designated as "Residential" in the north, west and south. The property to the east is "Prime Agricultural."

The western subject parcel in section 29 is designated "Prime Agricultural", and it is surrounded by the same on all sides except to the west.

The easternmost subject parcel in section 29 is designated "Prime Agricultural" and is surrounded by the same on all sides.

ZONING

All three parcels in the subject area are currently zoned AG-Agricultural District in the Brady Twp Zoning Map of 2013. Surrounding properties are also zoned AG-Agricultural District.

FARMLAND SOILS

The two subject parcels in section 29 are mainly KaA (Kalamazoo Loam 0-2% slope) and KaB (Kalamazoo Loam 2-6% slope) and OsB (Oshtemo Sandy Loam 1-6% slope) which are all considered prime farmland soils. The parcel in section 30 is Hn (Houghton muck) and Hs (Houghton and Sebewa soils, ponded), which are not prime farmland soils.

STAFF RECOMMENDATION

The Future Land Use Map shows the two subject parcels as "Prime Agricultural" in section 29. The subject parcel in section 30 is designated as "Residential".

Staff supports this application because the Future Land Use Map designation of "Prime Agricultural" is aligned with the planned agricultural use of this property in section 29.

In section 30 staff assumes that the Future Land Use Map designation of "Residential" is aligned with the planned agricultural use of this property.

Based on the Future Land Use designation, the current zoning, and the rural nature of the area, staff SUPPORTS recommending approval of the farmland agreement application, with the recommendation that the "Residential" designation in the Future Land Use Map in section 30 should be reviewed and potentially amended to better align with the planned agricultural use.

Brady Township

Randy Smith - Supervisor
Tracy Locey - Clerk
Malia Allgaier - Treasurer
Lee Philport - Trustee
Michelle Crawford - Trustee



13123 S. 24th Street
P.O. Box 20
Vicksburg, MI 49097
(269) 649-1813
(269) 649-4309 fax
www.bradytwp.org

November 30, 2015

Sec 29

Kalamazoo County Department
of Planning and Development
201 W. Kalamazoo Avenue
Kalamazoo, MI 49001

Dear Sir/Madam:

Enclosed is application, #2015-3 for a Farmland Agreement under PA#116 for Roy C. Richardson, whose mailing address is 6324 East W Avenue, Vicksburg, Michigan 49097.

We would appreciate your consideration of this application and look forward to your timely response.

Sincerely,

A handwritten signature in cursive script that reads "Tracy L. Locey".

Tracy L. Locey
Brady Township Clerk

Enclosure



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

15-30-200-002, 15-29-400-003, 15-29-100-009

OFFICIAL USE ONLY
Local Governing Body:
Date Received: November 30, 2015
Application No: 2015-3
State:
Date Received:
Application No:
Approved: Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: Richardson Roy C
Last First Initial

(If more than two see #15) Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:
Married Single

2. Mailing Address: 6324 East W Ave Uicksburg MI 49097
Street City State Zip Code

3. Telephone Number: (Area Code) (269) 760-6440

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

5. E-mail address: rollie.roy@gmail.com

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

6. County: Kalamazoo 7. Township, City or Village: Brady

8. Section No. 29 Town No. 4S Range No. 10W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? Yes No

12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract? Yes No: If "Yes", indicate vendor (seller):
Name: Thomas & Margaret Herman
Address: 7358 Windemere Lane Bralenta FL 34201
Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

02-20-2014 Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation Limited Liability Company Partnership
- Estate Trust Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

cash crops

b. Total number of acres on this farm: 193

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

d. Acreage in cultivation: 101

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 92

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

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ _____ : _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____
Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

11.24.15

(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 39449, Lansing 48909

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

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p> <p>____ City (if land is within 3 miles of city boundary)</p> <p>____ Village (if land is within 1 mile of village boundary)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
---	--

Map of Farm with Structures and Natural Features: *SEE ATTACHED*

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

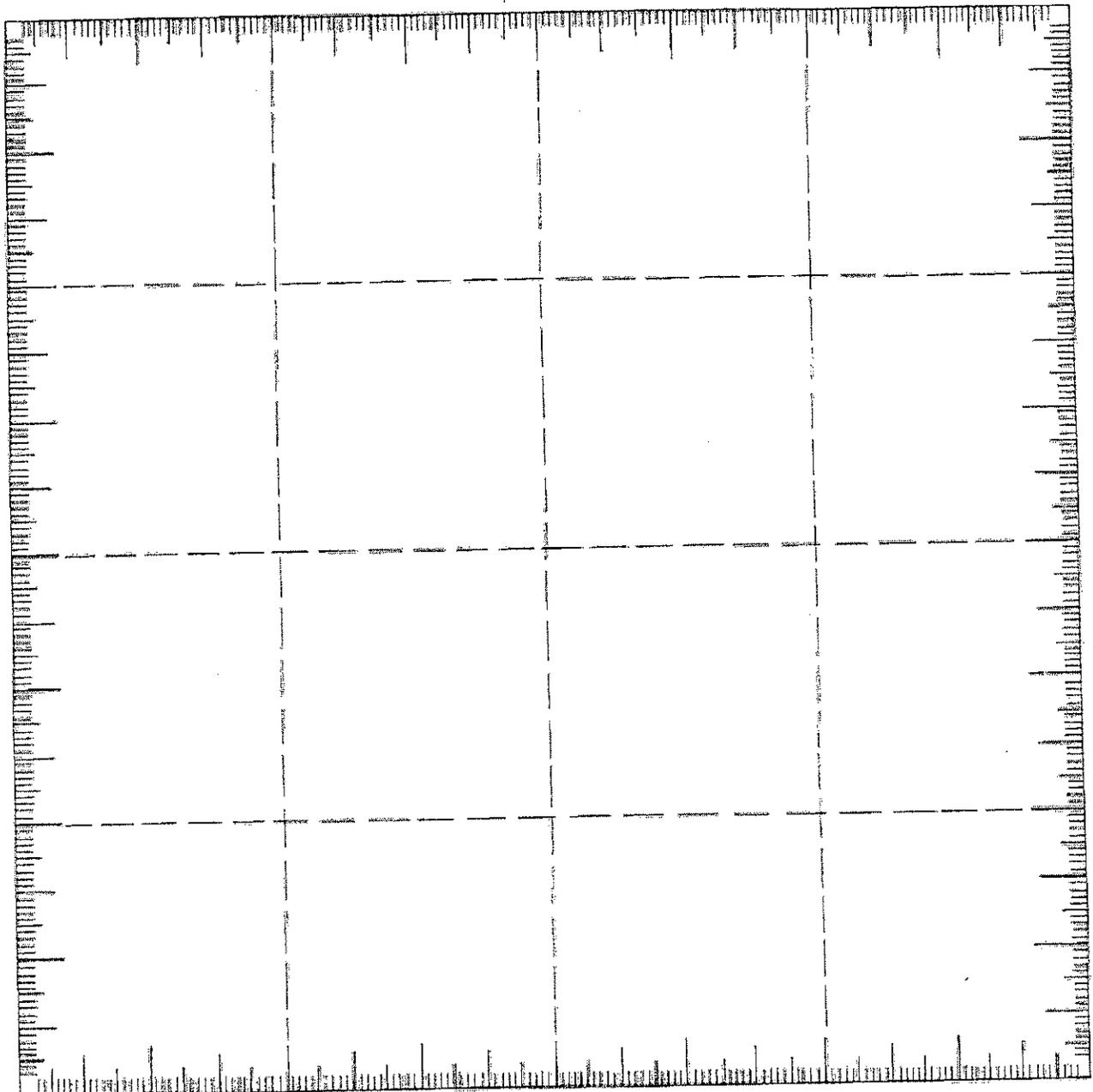
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North



Kalamazoo County Equalization Department

PROPERTY SUMMARY DETAILS

Data is ONLY updated annually. **Last updated June 11, 2015.**
 For current information contact **local assessor** - Refer to [List of Assessors](#) page
 Tax information contact **Treasurer (269-384-8124)**
 Recorded documents contact **Register of Deeds (269-383-8970)**

[Search Results](#) : [Printable View](#)

Property Summary

Parcel:	15-29-400-003	Property Class:	101 - Agricultural
Gov. Unit:	15 - BRADY TWP	Previous Class:	101 - Agricultural
		School:	39170 - Vicksburg Community
Property Address:	15817 S 27TH ST VICKSBURG, MI 49097		
Owner's Name:	HERMAN MARGARET REV LIV TR		
Owners Mailing Address:	11186 S 26TH ST VICKSBURG, MI 49097		

Physical Property Characteristics

2015 S.E.V.:	73,300	Taxable:	24,280
2014 S.E.V.:	67,800	Taxable:	23,898
PRE:	100%	Acreage:	0
Legal Description:	SEC 29-4-10 ALL THAT PART OF N1/2 S1/2 SE1/4 LYING W OF PORTAGE CREEK ALSO THAT PART E OF PORTAGE CREEK & N OF THE SHICK DRAIN 38 A MOL.		

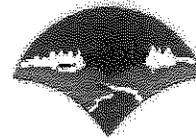
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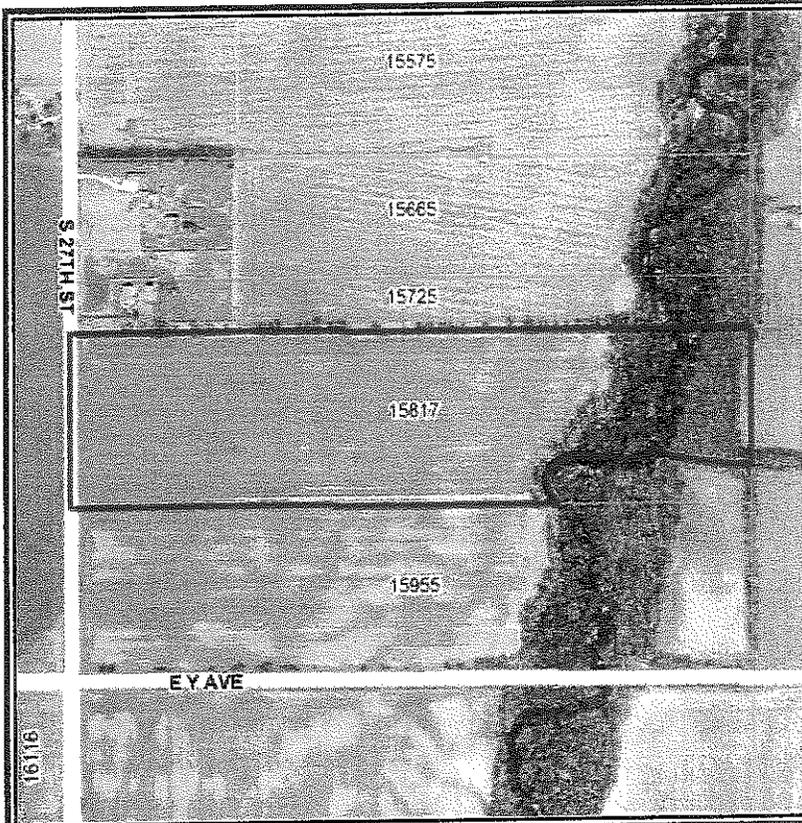




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Report Date: 11/24/2015
Property Data current as of: August 2015



Parcel ID: 15-29-400-003
Property Address: 15817 S 27TH ST
Parcel Acreage: 37.5180856375445

School District: 39170
Property Code: 101

Owner: HERMAN MARGARET REV LIV TR
Owner2:
Owner Address: 11186 S 26TH ST
VICKSBURG, MI 49097

Taxable Value: 24,280
Assessed Value: 73,300

Voting Precinct: BR 1
2012 Commissioner District: 8

Kalamazoo County Equalization Department

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[Printable View](#)

Property Summary

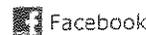
Parcel:	15-29-100-009	Property Class:	101 - Agricultural
Gov. Unit:	15 - BRADY TWP	Previous Class:	101 - Agricultural
		School:	39170 - Vicksburg Community
Property Address:	15418 S 27TH ST VICKSBURG, MI 49097		
Owner's Name:	HERMAN MARGARET REV LIV TR		
Owners Mailing Address:	11186 S 26TH ST VICKSBURG, MI 49097		

Physical Property Characteristics

2015 S.E.V.:	165,200	Taxable:	13,532
2014 S.E.V.:	151,200	Taxable:	13,319
PRE:	100%	Acreage:	0

Legal Description: SEC 29-4-10 S 1/2 NW 1/4 EX COMM AT THE CTR POST OF SEC 29 T4S R10W THN 320 FT ALONG THE N AND S 1/4 LN OF SD SEC TO THE POB OF THIS DESC TH W PAR WITH THE E-W 1/4 LN OF SD SEC 872 FT TH N PAR WITH THE N AND S 1/4 LN OF SD SEC 250 FT TH E PAR WITH THE E-W 1/4 LN OF SD SEC 872 FT TO THE N AND S 1/4 LN OF SD SEC 29 TH S THEREON 250 FT MORE OR LESS TO THE POB ** 1996 2/96 29 100 003 SPLIT INTO 29 100 009 & 010

Data is ONLY updated annually. **Last updated June 11, 2015.**
 For current information contact **local assessor** - Refer to [List of Assessors](#) page
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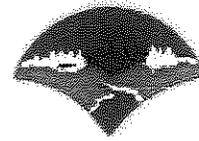

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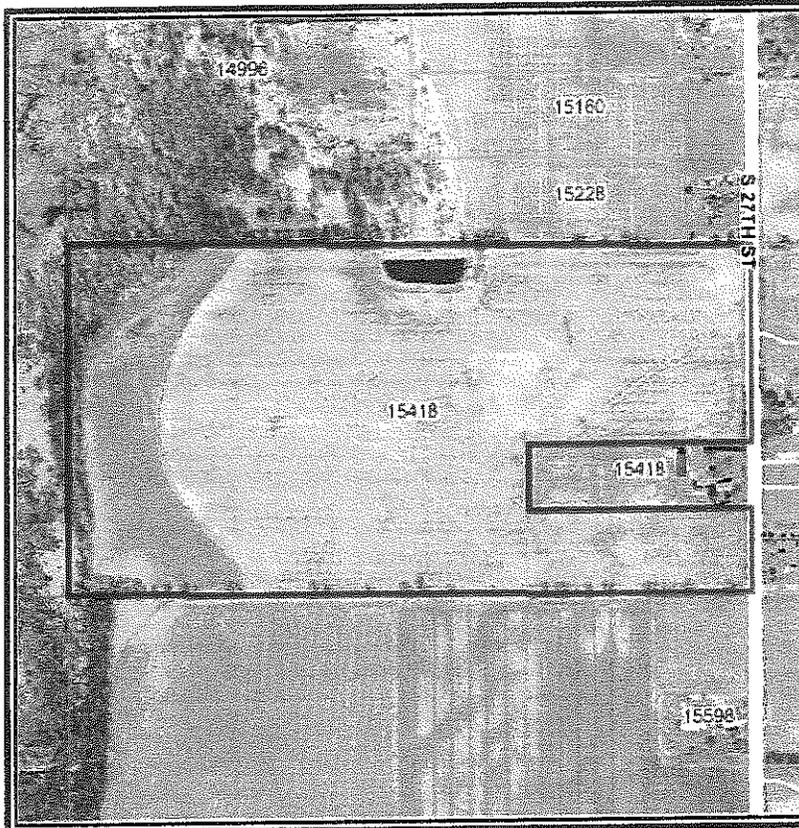




Kalamazoo County, MI Parcel Report

Maps and documents made available to the public by the County are not legally recorded maps nor surveys and are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various township, village, city, county, state and federal sources. The source data may contain errors. Additionally, maps and documents prepared by the GIS from multiple sources, even if derived from data that is error free, may not be reliable due to differences in the databases or computer programs of the source materials. The County has attempted to include more specific clarifications or advisories on the specific documents or maps however, none of the maps or documents should be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact (269) 334-8112. The State, County, Townships, Cities and Villages shall not be liable for any damages or claims that arise out of the user's access to, or use of the maps, documents and data provided. The preceding disclaimer is provided pursuant to Michigan Public Act #462, the Enhanced Access to Public Records ACT, and the user of this map acknowledges that the State, County, Townships, Cities and Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State, County, Townships, Cities and Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided.

Report Date: 11/24/2015
Property Data current as of: August 2015



Parcel ID: 15-29-100-009
Property Address: 15418 S 27TH ST
Parcel Acreage: 76.6558292990203

School District: 39170
Property Code: 101

Owner: HERMAN MARGARET REV LIV TR
Owner2:
Owner Address: 11186 S 26TH ST
VICKSBURG, MI 49097

Taxable Value: 13,532
Assessed Value: 165,200

Voting Precinct: BR 1
2012 Commissioner District: 8

Kalamazoo County Equalization Department

PROPERTY SUMMARY DETAILS

Data is ONLY updated annually. Last updated June 11, 2015.
For current information contact **local assessor** - Refer to [List of Assessors](#) page
Tax information contact **Treasurer (269-384-8124)**
Recorded documents contact **Register of Deeds (269-383-8970)**

[Search Results](#)

[Printable View](#)

Property Summary

Parcel:	15-30-200-002	Property Class:	101 - Agricultural
Gov. Unit:	15 - BRADY TWP	Previous Class:	101 - Agricultural
		School:	39170 - Vicksburg Community
Property Address:	VICKSBURG, MI 49097		
Owner's Name:	HERMAN MARGARET REV LIV TR		
Owners Mailing Address:	6324 EAST W AVE VICKSBURG, MI 49097		

Physical Property Characteristics

2015 S.E.V.:	64,000	Taxable:	20,466
2014 S.E.V.:	64,000	Taxable:	20,144
PRE:	100%	Acreage:	0
Legal Description:	SEC 30-4-10 E1/2 NE1/4 80A		

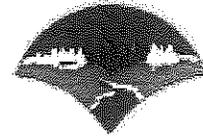
Data is ONLY updated annually. Last updated June 11, 2015.
For current information contact **local assessor** - Refer to [List of Assessors](#) page
Tax information contact **Treasurer (269-384-8124)**
Recorded documents contact **Register of Deeds (269-383-8970)**

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Kalamazoo County, MI Parcel Report



Maps and documents made available to the public by the County are not legally recorded maps nor surveys and are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various township, village, city, county, state and federal sources. The source data may contain errors. Additionally, maps and documents prepared by the GIS from multiple sources, even if derived from data that is error free, may not be reliable due to differences in the databases or computer programs of the source materials. The County has attempted to include more specific clarifications or advisories on the specific documents or maps however, none of the maps or documents should be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact (269) 384-8112. The State, County, Townships, Cities and Villages shall not be liable for any damages or claims that arise out of the user's access to, or use of the maps, documents and data provided. The preceding disclaimer is provided pursuant to Michigan Public Act #462, the Enhanced Access to Public Records ACT, and the user of this map acknowledges that the State, County, Townships, Cities and Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State, County, Townships, Cities and Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided.

Report Date: 11/24/2015
Property Data current as of: August 2015

Parcel ID: 15-30-200-002

Property Address:

Parcel Acreage: 81.0099255361222

School District: 39170

Property Code: 101

Owner: HERMAN MARGARET REV LIV TR

Owner2:

Owner Address: 6324 EAST W AVE
VICKSBURG, MI 49097

Taxable Value: 20,466

Assessed Value: 64,000

Voting Precinct: BR 1

2012 Commissioner District: 8

4 dyl

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2009 NOV -4 AM 9: 13
COUNTY OF KALAMAZOO



2009-037644
Page: 1 of 4
11/04/2009 10:06A

MEMORANDUM OF LAND CONTRACT

The Revocable Living Trust Agreement of Margaret M. Herman U/T/A December 29, 1995 and as amended (First Amendment) on July 1, 2004 and as amended (Second Amendment) on August 15, 2008, by and through its Settlor and Initial Trustee; Margaret M. Herman whose address is 11186 S. 26th Street, Vicksburg, MI 49097 (Seller), and **Roy Richardson** (Buyer), a single man, whose address is 6324 East W Avenue, Vicksburg, MI 49097, enter into this Memorandum of Land Contract on November 2, 2009, to give record notice of the Land Contract entered into by the Buyer and the Seller on this date, in which the Seller sells the following premises in the Township of Brady, Kalamazoo County, Michigan, to the purchaser for valuable consideration:

Seller agrees to sell the real estate described in Exhibit A, and commonly known as 1) 15418 S. 27th Street, Vicksburg, MI, 49097 (approximately 75 acres bearing tax identification number 15-29-100-009); 2) 15817 S. 27th Street, Vicksburg, MI 49097 (approximately 38 acres bearing tax identification number 15-29-400-003); and 3) vacant property located off of 27th Street, Vicksburg, MI, 49097 (approximately 80 acres bearing tax identification number 15-30-200-002) together with all improvements, appurtenances, tenements, and hereditaments located on the real estate (the Premises), subject to easements and restrictions of record and zoning laws and ordinances affecting the Premises.

SELLER

The Revocable Living Trust Agreement of
Margaret M. Herman U/T/A December 29,
1995.

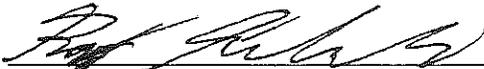
Dated: 11/02/09

Margaret M. Herman
Margaret M. Herman as the Settlor and
Initial Trustee of the Revocable Living Trust
Agreement of Margaret M. Herman U/T/A
December 29, 1995.

BUYER

Roy Richardson

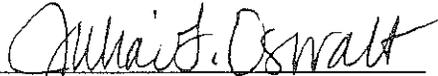
Dated: 11/2/09



Roy Richardson

STATE OF MICHIGAN)
)
KALAMAZOO COUNTY)

On this 2nd day of November 2009, before me personally appeared Margaret M. Herman as the Settlor and Initial Trustee of the Revocable Living Trust Agreement of Margaret M. Herman U/T/A December 29, 1995 (Seller) and Roy Richardson (Buyer), to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.



Julia G. Oswald
Notary public, State of Michigan, County of Kalamazoo.
My commission expires 09/23/2015.

Drafted by and when recorded return to:

Send Subsequent Tax Bills to:

BRETT A. GROSSMAN (P63069)
GROSSMAN & MOLDOVAN, PLLC
108 N. Main Street, P.O. Box 59
Vicksburg, Michigan 49097

Roy Richardson
6324 W. W Avenue
Vicksburg, MI 49097

Tax Parcel #s: 15-30-200-002
 15-29-400-003
 15-29-100-009

Recording Fee \$23.00



EXHIBIT A

That certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

The South Half (1/2) of the Northwest Quarter (1/4) of Section 29, Town 4 South, Range 10 West, EXCEPT commencing at the Center post of said Section 29; thence North 320.00 feet along the North and South quarter line of said Section to the place of beginning of this description; thence West parallel with the East and West quarter line of said Section, 872.00 feet; thence North parallel with the North and South quarter line of said Section, 250.00 feet; thence East parallel with the East and West quarter line of said section, 872.00 feet to the North and South quarter line of said Section 29; thence South thereon 250.00 feet more or less to the place of beginning.

Commonly known as 15418 S. 27th St., Vicksburg, MI 49097, PPN: 15-29-100-009

And, that certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

Beginning at the Northwest corner of the South Half (1/2) of the Southeast Quarter (1/4) of Section 29, Town 4 North, Range 10 West, and running thence South along the West line of said Southeast Quarter (1/4) of said Section Forty (40) Rods, thence East about 115 Rods to the channel of Little Portage River; thence Northeasterly up the channel of said stream about 23 Rods to the point at which an extension of the center line of Shick Drain from the mouth of said drain intersects the said channel of said stream; thence East along center line of said drain about 24 rods to the east line of said Section; thence North along said East line about 32 Rods to the Northeast corner of said South Half (1/2) of said Southeast Quarter of said Section, thence West along the North line of said South Half (1/2) of said Southeast quarter (1/4) of said Section, 160 rods to the place of beginning.

Commonly known as 15817 S. 27th St., Vicksburg, MI 49097, PPN: 15-29-400-003

And, that certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

The East fractional one-half (1/2) of the Northeast fractional quarter (1/4) of Section 30, Town 4 North, Range 10 West, EXCEPT commencing at the



Northeast corner of said Section 30; thence South 20 Feet; thence West 6 Rods; thence North 20 Feet; thence East 6 Rods to the place of beginning.

Commonly known as approximately 80 acres of vacant property off 27th St., Vicksburg, MI 49097, PPN: 15-30-200-002



2009-037644

Page: 4 of 4

11/04/2009 10:06A

GROSSMAN & MOLDOVAN

MEMO-Kalamazoo ROD

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2009 NOV -4 AM 9:13

COUNTY OF KALAMAZOO



2009-037642
Page: 1 of 4
11/04/2009 10:06A

QUIT-CLAIM DEED

The Grantors, **THOMAS J. HERMAN** (who joins in this indenture to quit-claim any marital rights he may have) and **MARGARET M. HERMAN**, as the survivor or herself and **LOTTIE A. OSWALT** whose death certificate is recorded in Liber 1996 on Page 119, Kalamazoo County Records, whose address is 11186 S. 26th Street, Vicksburg, Michigan 49097, quit claims to **MARGARET M. HERMAN**, Trustee, or her successor(s) in trust, of the **REVOCABLE LIVING TRUST AGREEMENT OF MARGARET M. HERMAN** Dated December 29, 1995, the Grantee, and any amendments thereto, their interest in the following real property, described in **Exhibit A**, attached, subject to all easements, conditions, restrictions and limitations of record, for the full consideration of \$1.00 (one dollar).

Grantor grants to Grantee the right to make the maximum number of divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and protected by the Michigan Right to Farm Act.

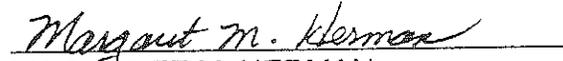
The consideration for this conveyance is such that no transfer tax is required. MCL 207.505(5)(a) and MCL 207.526(6)(a).

Together with all the hereditaments and appurtenances thereunto belonging, **TO HAVE AND TO HOLD** the said premises to the said grantee, the **REVOCABLE LIVING TRUST AGREEMENT OF MARGARET M. HERMAN** Dated December 29, 1995.

The rest of this page intentionally left blank.

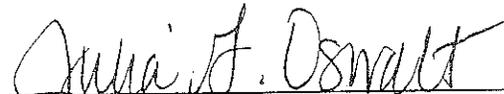
IN WITNESS WHEREOF, the said grantors have set their hand the day and year above written.


THOMAS J. HERMAN


MARGARET M. HERMAN

STATE OF MICHIGAN)
)SS:
COUNTY OF KALAMAZOO)

On this 2nd day of November, 2009, before me personally appeared THOMAS J. HERMAN and MARGARET M. HERMAN to me known to be the same persons described in and who executed the within instrument and who acknowledged the same to be their free act and deed.


Julia G. Oswalt, Notary Public
Kalamazoo County, Michigan
My Commission Expires: 09-23-2015

When recorded return to:
BRETT A. GROSSMAN (P63069)
GROSSMAN & MOLDOVAN, PLLC
108 N. Main St., P.O. Box 59
Vicksburg, Michigan 49097

Send Subsequent Tax Bills to:
MARGARET M. HERMAN, Trustee
Revocable Living Trust Agreement of
Margaret M. Herman Dated 12/29/1995
11186 S. 26th Street
Vicksburg, Michigan 49097

Drafted by:
BRETT A. GROSSMAN (P63069)
GROSSMAN & MOLDOVAN, PLLC
108 N. Main Street, P.O. Box 59
Vicksburg, MI 49097

Tax Parcel #15-29-100-009, 15-29-400-003, 15-30-200-002
Recording Fee \$23.00
Transfer Tax \$0.00



2009-037642
Page: 2 of 4
11/04/2009 10:06A

EXHIBIT A

That certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

The South Half (1/2) of the Northwest Quarter (1/4) of Section 29, Town 4 South, Range 10 West, EXCEPT commencing at the Center post of said Section 29; thence North 320.00 feet along the North and South quarter line of said Section to the place of beginning of this description; thence West parallel with the East and West quarter line of said Section, 872.00 feet; thence North parallel with the North and South quarter line of said Section, 250.00 feet; thence East parallel with the East and West quarter line of said section, 872.00 feet to the North and South quarter line of said Section 29; thence South thereon 250.00 feet more or less to the place of beginning.

Commonly known as 15418 S. 27th St., Vicksburg, MI 49097, PPN: 15-29-100-009

And, that certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

Beginning at the Northwest corner of the South Half (1/2) of the Southeast Quarter (1/4) of Section 29, Town 4 North, Range 10 West, and running thence South along the West line of said Southeast Quarter (1/4) of said Section Forty (40) Rods, thence East about 115 Rods to the channel of Little Portage River; thence Northeasterly up the channel of said stream about 23 Rods to the point at which an extension of the center line of Shick Drain from the mouth of said drain intersects the said channel of said stream; thence East along center line of said drain about 24 rods to the east line of said Section; thence North along said East line about 32 Rods to the Northeast corner of said South Half (1/2) of said Southeast Quarter of said Section, thence West along the North line of said South Half (1/2) of said Southeast quarter (1/4) of said Section, 160 rods to the place of beginning.

Commonly known as 15817 S. 27th St., Vicksburg, MI 49097, PPN: 15-29-400-003

And, that certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

The East fractional one-half (1/2) of the Northeast fractional quarter (1/4) of Section 30, Town 4 North, Range 10 West, EXCEPT commencing at the



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STATE OF MICHIGAN
COUNTY OF KALAMAZOO
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FEB 19 2 47 PM '72

Richard Langford

REGISTER OF DEEDS

RECORDED IN DEEDS

UMR 886 pg 101

WARRANTY DEED—Short—(Rev. 1967)
(Photo Copy Form)—See also, 5 U. S. DEPARTMENT OF THE INTERIOR

This Indenture, made February 13, 1972
BETWEEN LOTTIE A. OSWALT, a single woman, whose address is
R. R. # 1, Vicksburg, Michigan

and
LOTTIE A. OSWALT, whose address is R. R. # 1,
Vicksburg, Michigan and MARGARET M. HERMAN, whose address
is R. R. # 3, 11186 S. 26th Street, Vicksburg, Michigan,
parties of the first part,
parties of the second part.

as joint tenants with full rights of survivorship
and valuable consideration of ONE DOLLAR (\$1.00) and other
good and valuable consideration, does by these presents, grant,
bargain, sell, remise, release, alien and confirm unto the said party of the second part, his heirs
and assigns, all that certain piece or parcel of land situate and being in the Township
of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

The Southeast quarter (1/4) of the Northwest quarter (1/4)
of Section Twenty-Nine (29) in Township Four (4) South,
Range Ten (10) West.

(This conveyance of real property is exempt from
taxation pursuant to the provisions of M.S.A. § 7.456
(5) (0) as a conveyance where this instrument creates
a joint tenancy between two or more persons where at
least one of the persons already owns the property.

Subject to conditions, limitations, restrictions and
easements of record.

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: To Have and to Hold
the said premises, as herein described, with the appurtenances, unto the said party of the second part and to his heirs
and assigns FOREVER. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and
agree to and with the said party of the second part, his heirs
and assigns, that at the time of the delivery of these presents
he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever

Except as above

Except as above

When applicable, pronouns and relative words shall be read as plural, feminine or neuter.

copy with new was 10/6/14

RECORDED IN DEEDS

136900609

2625

WARRANTY DEED--SHORT--891 (REV. 1987) SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made June 10th 1988
BETWEEN LOTTIE A. OSWALT, an unmarried woman, whose address is
15418 South 27th Street, Vicksburg, Michigan 49097,

and
LOTTIE A. OSWALT, an unmarried woman, whose address is
15418 South 27th Street, Vicksburg, Michigan 49097, and
MARGARET M. HERMAN, a married woman, whose address is
11186 South 26th Street, Vicksburg, Michigan 49097, as joint
tenants with full rights of survivorship, of the second part,
Witnesseth, That the said party of the first part, for and in consideration of?

to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, his heirs
Forever, all that certain piece or parcel of land situated and being in the Township
of Brady,
County of Kalamazoo,
and State of Michigan, and described as follows, to-wit:

The Southwest quarter (1/4) of the Northwest quarter (1/4)
of Section Twenty-Nine (29) in Township Four (4) South
of Range Ten (10) West.

Subject to conditions, restrictions, easements and limitations of
record.

This conveyance is exempt from taxation pursuant to the provisions
of MSA §7.456(5)(o) as a conveyance creating a joint tenancy between
two persons where one of the persons already owns the property.

Together with all and singular the hereditaments and appurtenances thereon
the said premises, as herein described, with the appurtenances, unto the said
and assigns, FOREVER. And the said party of the first part, for himself, his he
agree to and with the said party of the second part, his heirs
he is well seized of the above granted premises in fee simple; that they are free
limited,

Part Parcel

and that he will, and his heirs, executors, and administrators shall Hereto,

JUN 10 4 11 PM '88
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out of 545 29-400-004
545-29-400-003
date 10/6/18

RECORDED IN DEEDS

LIBER 1369800676

16 11 09 AM
JUN 13 11 09 AM

WARRANTY DEED - SHORT - 891 (REV. 1007)
(PHOTODUPLICATION COPY FORTH)
DONLEY DAY PRODS. A CO. KALAMAZOO, MICH.

SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made BETWEEN

LOTTIE A. OSWALT, an unmarried woman, whose address is 15418 South 27th Street, Vicksburg, Michigan 49097,

and
LOTTIE A. OSWALT, an unmarried woman, whose address is 15418 South 27th Street, Vicksburg, Michigan 49097, and MARGARET M. HERMAN, a married woman, whose address is 11186 South 26th Street, Vicksburg, MI 49097, as joint tenants with full rights of survivorship, of the second part,
Witnesseth, That the said party of the first part, for and in consideration of \$

at the first part,
Johanna J. ...

to him in hand bargain, sell, remise, release, alien and confirm unto the said party of the second part, his heirs forever, all that certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

Beginning at the Northwest corner of the South half (1/2) of the Southeast quarter (1/4) of section number twenty-nine (29) of township number four (4) south, of range number ten (10) west, and running thence south along the west line of said southeast quarter of said section forty (40) rods, thence east about one hundred and fifteen (115) rods to the channel of Little Portage River, thence northeasterly up the channel of said stream about twenty-three (23) rods to the point at which an extension of the center line of Shick Drain from the mouth of said drain intersects the said channel of said stream, thence east along the center line of said drain about twenty-four (24) rods, to the east line of said section, thence north along said east line about thirty-two (32) rods to the northeast corner of said south half of said southeast quarter of said section, thence west along the north line of said south half of said southeast quarter of said section one hundred and sixty (160) rods to the place of beginning.

Subject to conditions, restrictions, easements and limitations of record. This conveyance is exempt from taxation pursuant to the provisions of MSA § 7-456(5)(o) as a conveyance creating a joint tenancy between two persons** Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining: **To Have and to Hold** the said premises, as herein described, with the appurtenances, unto the said party of the second part and to his heirs and assigns, forever. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever except as above limited,

and that he will, and his heirs, executors, and administrators shall warrant and defend the

5- 3915 20-100-007 Cert 10615

RECORDED IN DEEDS

LIBER 136900610

WARRANTY DEED—SUPPORT—891 (REV. 1967)
(PHOTO COPY FORM) DALLAS, TEXAS & CO., KALAMAZOO, MICH.

SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made June 10th, 1988

BETWEEN LOTTIE A. OSWALT, an unmarried woman, whose address is 15418 South 27th Street, Vicksburg, Michigan 49097,

and LOTTIE A. OSWALT, an unmarried woman, whose address is 15418 South 27th Street, Vicksburg, Michigan 49097, and MARGARET M. HERMAN, a married woman, whose address is 11186 South 26th Street, Vicksburg, Michigan 49097, as joint tenants with full rights of survivorship, of the second part, *Witnesseth*, That the said party of the first part, for and in consideration of \$

to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, his heirs FOREVER, all that certain piece or parcel of land situated and being in the Township of Brady, County of Kalamazoo, and State of Michigan, and described as follows, to-wit:

The East half (1/2) of the Northeast quarter (1/4) of Section Number Thirty (30) of Brady Township, Kalamazoo County, Michigan.

Subject to conditions, restrictions, easements and limitations of record.

This conveyance is exempt from taxation pursuant to the provisions of MSA 207.456(5)(o) as a conveyance creating a joint tenancy between two persons where one of the persons already owns the property.

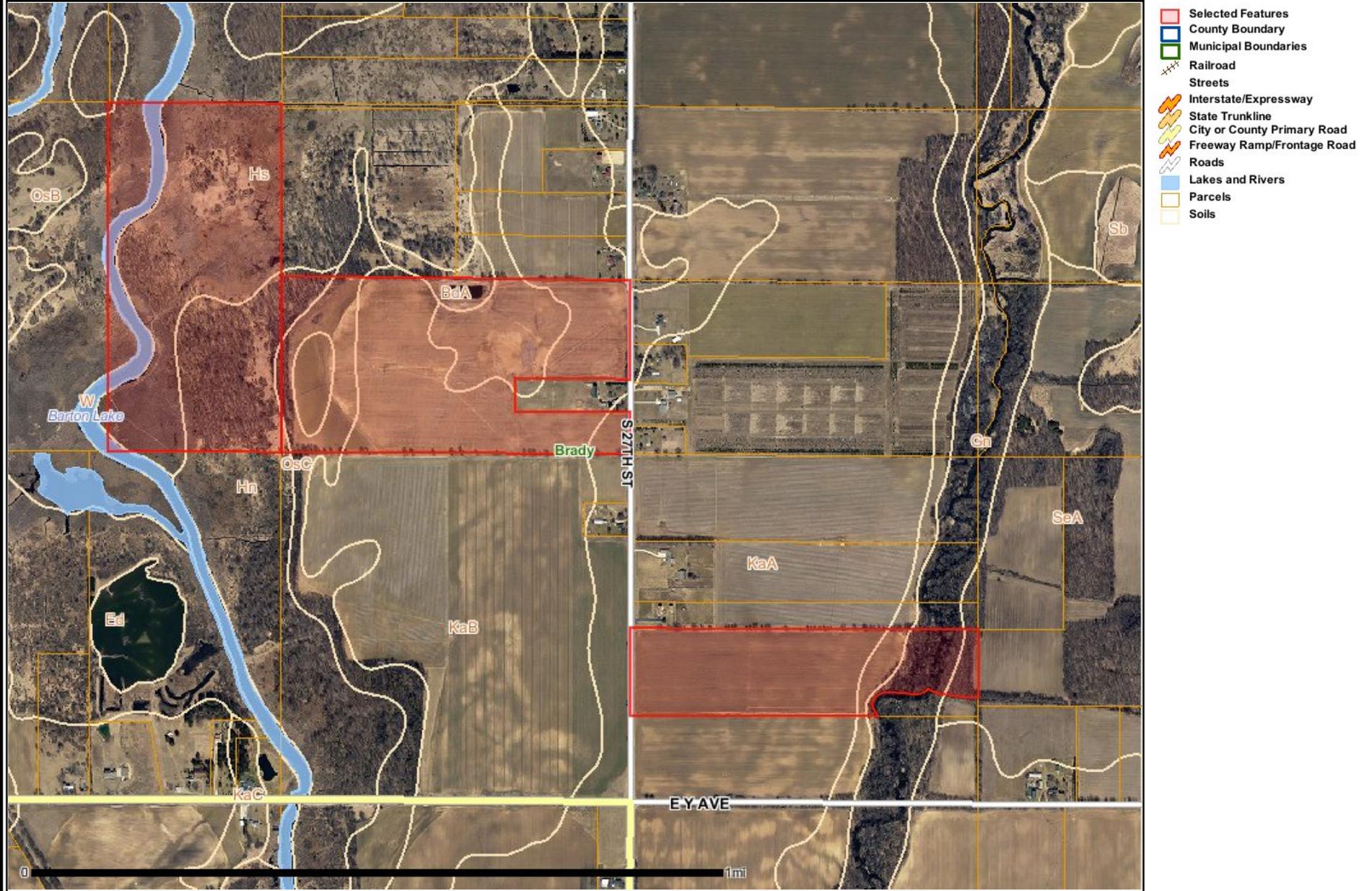
Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part and to his heirs and assigns, FOREVER. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever, except as above limited,

and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,

JUN 10 4 11 PM '88
J. J. [Signature]

Brady twp Sec 29 & 30 - Roy Richardson

KMCPC review 01-08-2016: PA116 Application



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 12/29/2015

KALAMAZOO COUNTY PLANNING STAFF REVIEW – January 7, 2016
P.A. 116 Application for Farmland Protection Easement
Case Nr 2016-3 Prairie Ronde Township

LOCATION

15.31 Acres in Section 19 of Prairie Ronde Township, Property Id # 13-19-101-015 (spilt from)

APPLICANT

Philip Maneikis
12625 VanKal
Schoolcraft, MI 49087

ACREAGE

Total number of acres in parcels:	15.31
Acreage in Cultivation (cash crop and fruit):	15.31
Acreage in cleared, fenced, improved pasture, or harvested grassland:	
All other acres (swamp, woods etc.)	
Total Acreage being applied for:	<u>15.31</u> acres

LENGTH OF AGREEMENT

20 years

EXISTING LAND USE

Based on the 2013 aerial, the subject property is cultivated farmland. Neighboring properties are cultivated fields in the north and east, backing up to the back of lots with houses to the west, and some wooded area to the south.

FUTURE LAND USE PLAN DESIGNATION

The subject area is designated "Agricultural" in the Future Land Use Map in Prairie Ronde Township 2022 Master Plan, as updated on May 11, 2010. Surrounding areas are designated "Agricultural" as well.

ZONING

The subject area is currently zoned A-Agricultural District in the Prairie Ronde Twp Zoning Map of April, 2012. Surrounding areas are zoned A-Agricultural as well.

FARMLAND SOILS

The subject parcel is almost all KaB (Kalamazoo Loam 2-6% slope) which is considered prime farmland soil.

STAFF RECOMMENDATION

Based on the Future Land Use Map designation, the current zoning, and the rural nature of the area, staff SUPPORTS recommending approval of the farmland agreement application.



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

13-19-101-015 (out of)

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/16/2015
Application No: 2015-01
State:
Date Received:
Application No:
Approved: Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: MANEIKIS Philip
Last First Initial

(If more than two see #15) Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

[X] Married [] Single

2. Mailing Address: 12625 VAN KAL Schoolcraft MI 49087
Street City State Zip Code

3. Telephone Number: (Area Code) (269) 624-6475

4. Alternative Telephone Number (cell) work, etc.: (Area Code) (269) 271-6475

5. E-mail address: farm12625@gmail.com

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

6. County: Kalamazoo 7. Township, City or Village: Pesirie Ronde

8. Section No. 19 Town No. 4 south Range No. 12 west

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [] Yes [X] No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No

If owned by the applicant, are the mineral rights leased? [] Yes [X] No

Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [] Yes [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

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

Name:

Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following - please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Philip B MANECKIS Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more —————> complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————> complete only Sections 16 and 17; or
- c. a specialty farm —————> complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

- b. Total number of acres on this farm: 15.31 Acres
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 15.31 Acres
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) _____
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ 9063⁰⁰ : 15.31 Acres = \$ 592⁰⁰ (per acre)
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20 yr

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Philip B Manickis
(Signature of Applicant)

Philip B Manickis Trust
(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

Nov 27, 2015
(Date)

(Title)

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

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 12/16/2015 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franie Ronde Township
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____
(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments
- Note: Review Agencies have 30 days in which to respond before local governing body can proceed.
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 30449, Lansing 48909

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

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input type="checkbox"/> County or Regional Planning Commission</p> <p><input type="checkbox"/> Conservation District</p> <p><input type="checkbox"/> Township (if county has zoning authority)</p> <p><input type="checkbox"/> City (if land is within 3 miles of city boundary)</p> <p><input type="checkbox"/> Village (if land is within 1 mile of village boundary)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input type="checkbox"/> Map of Farm</p> <p><input type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents</p>
---	--

Questions? Please call Farmland Preservation at (517) 373-3328

2m
28380

RECEIVED

2015 NOV 23 PM 4:04

COUNTY OF KALAMAZOO

2015-039865 11/24/2015 08:12:06 AM

Pages: 1 of 2
DEVON TITLE COMPANY
Timothy A. Snow County Clerk/Register Kalamazoo County, MI

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That Andrea Marie Tanner fka Andrea Marie Birgy, a married woman whose address is 1365 Moon Lake Drive, Naples, FL 34104 convey(s) and warrant(s) to Philip B. Maneikis, Trustee of the Philip B. Maneikis Trust dated November 22, 1985 whose address is 12625 VanKal Avenue, Schoolcraft, MI 49087

Township of Prairie Ronde, County of Kalamazoo, State of Michigan, described as follows:

A parcel of land located in the Northwest fractional 1/4 of Section 19, Town 4 South, Range 12 West, being more particularly described as follows:

Commencing at the Northwest corner of Section 19, Town 4 South, Range 12 West; thence South 89°48'19" East along the North line of said Section 840.00 feet for the point of beginning of the parcel hereinafter described; thence continuing South 89°48'19" East along said North line 137.62 feet to a point lying 330 feet Westerly of the Northeast corner of the West 1/2 of the Northwest fractional 1/4 of said Section; thence South 01°20'41" East parallel with the East line of the West 1/2 of the Northwest fractional 1/4 of said Section 1552.51 feet; thence North 89°48'19" West parallel with said North line 606.01 feet; thence North 00°06'34" East parallel with the West line of said Section 232.00 feet; thence South 89°48'19" East 99.00 feet; thence North 00°06'34" East parallel with said West line 980.00 feet; thence South 89°48'19" East parallel with said North line 330.00 feet; thence North 00°06'34" East parallel with said West line 340.00 feet to the point of beginning.

Commonly known as: 10881 West W Avenue, Schoolcraft, MI
Tax ID: 3913-19-101-015 (out of)

Certs # 266731

If the land being conveyed is unplatted, the following is deemed to be included: 1) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act, and 2) The grantor grants to the grantee the right to make _____ division(s) under section 108 of the Land Division Act, Act No. 288 of the public Acts of 1967.

for the sum of Thirty Three Thousand and 00/100 Dollars \$33,000.00

Subject to easements and building and use restrictions of record.

Dated this 18th day of November, 2015

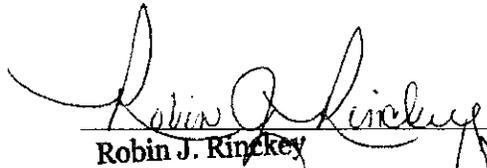
2015-039865 Receipt# 15-22544
11/24/2015 08:12 AM Kalamazoo County, Michigan
Real Estate Transfer Tax
Tax Stamp # 283492
County Tax: \$36.30 State Tax: \$247.50

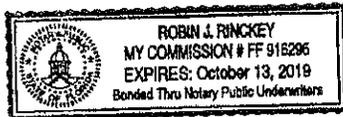


890841


Andrea Marie Tanner
fka Andrea Marie Birgy
State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 18th day of November, 2015, by Andrea Marie Tanner fka Andrea Marie Birgy, a married woman.


Robin J. Rinckey Notary Public
County
My commission expires: 10-13-19



Drafted by:
Attorney Daniel P. Lievois
1680 Crooks Road
Troy, MI 48084

File No: 890841
nr

When recorded return to:
The Philip B. Maneikis Trust
12625 VanKal Avenue
Schoolcraft, MI 49087

2015-039865 11/24/2015 08:12:06 AM
Pages: 2 of 2 LD
DEVON TITLE COMPANY
Timothy A. Snow County Clerk/Register Kalamazoo County, MI


Kalamazoo County Equalization Department

PROPERTY SUMMARY DETAILS

Data is ONLY updated annually. **Last updated June 11, 2015.**
For current information contact **local assessor** - Refer to [List of Assessors](#) page
Tax information contact **Treasurer (269-384-8124)**
Recorded documents contact **Register of Deeds (269-383-8970)**

[Search Results](#) [Printable View](#)

Property Summary

Parcel:	13-19-101-015	Property Class:	401 - Residential
Gov. Unit:	13 - PRAIRIE RONDE TWP	Previous Class:	401 - Residential
		School:	80140 - Lawton Community
Property Address:	10881 W W AVE SCHOOLCRAFT, MI 49087		
Owner's Name:	BIRGY, ANDREA MARIE		
Owners Mailing Address:	1365 MOON LAKE DR NAPLES, FL 34104		

Physical Property Characteristics

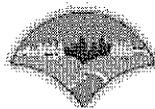
2015 S.E.V.:	61,600	Taxable:	44,027
2014 S.E.V.:	52,000	Taxable:	43,334
PRE:	0%	Acreage:	0
Legal Description:	SEC 19-4-12 N 1552 FT W 1/2 NW 1/4 EXC E 330 FT ALSO EXC N 1320' OF W 510' ALSO EXC S 232' OF W 411'* 19.3A		

Data is ONLY updated annually. **Last updated June 11, 2015.**
For current information contact **local assessor** - Refer to [List of Assessors](#) page
Tax information contact **Treasurer (269-384-8124)**
Recorded documents contact **Register of Deeds (269-383-8970)**

 Facebook  RSS

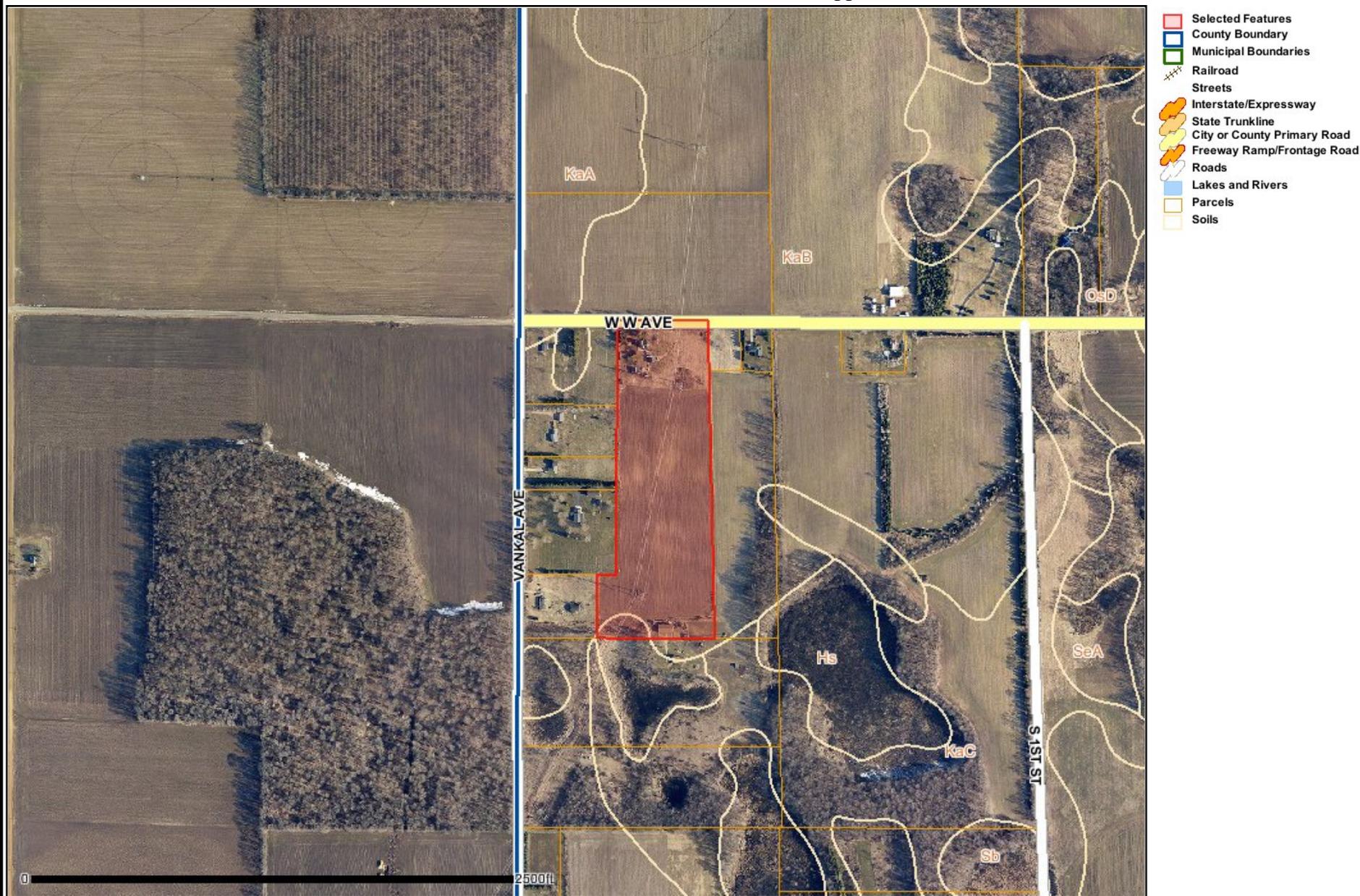
[Commissioners/Boards](#) | [Services/Programs](#) | [Departments/Courts](#)
[Directories](#) | [Employment](#) | [Community Calendars](#) | [About Us](#) | [Email Us](#) | [Links](#)
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Prairie Ronde Twp Sec 19 - Philip Maneikis

KMCPC Review 01-08-2016: PA116 Application



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 12/29/2015

Climax Township

Kalamazoo County

P.O. Box 369
110 N. Main St.
Climax, MI 49034

Phone: 269-746-4103
Fax: 269-746-4114

Compliance Statement to County

To: Kalamazoo County Planning Commission

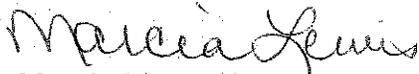
From: Climax Township Planning Commission

December 4, 2105

In accordance with Section 41 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3841(e), a copy of the enclosed proposed master plan was sent to the planning commission or legislative body of each municipality located with or contiguous to Climax Township. The Township Board approved changes at their November regular board meeting therefore, we are re-sending the amended plan which only effects Section 1 History pages.

A record of the name and address of each planning commission or legislative body to which a copy of the proposed master plan was submitted, with the date of submittal, is attached.

Sincerely,


Marcia Lewis, Clerk

On behalf of the Climax Township Planning Commission

RECEIVED
DEC 10 2015
BY: _____

Kalamazoo County Planning Dept.
201 W. Kalamazoo Ave.
Kalamazoo, MI 49007
12-4-15 mail

Charleston Township
Planning Commission
PO Box 336
Galesburg, MI 49052-0136
Planning Commission
charclerk@charlestantownship.org
9-24-15 email
12-3-15 email

Wakeshma Township
PO Box 136
Fulton, MI 49052-0136
clerk@wakeshmatownship.com
9-24-15 email
12-4-15 email

Wolverine Pipeline
Edwin Peters
8075 Creekside Dr.
Portage, MI 49024
10-20-15 mail
12-4-15 mail

Consumers Energy
Dennis.berkebile@cmsenergy.com
9-24-15 email
12-4-15 email

CTS Telecom
Stacey Hamlin
PO Box 279
Climax, MI 49034-0279
shamlin@ctstelecom.com
9-24-15 email
12-5-15 email

Charter Township of Comstock
Planning Commission
PO Box 449
Comstock, MI 49041-0449
agoodsell@comstockmi.com
9-24-15 email
12-4-15 email

Calhoun County Planning Dept
Christine Zuzga
10 N. Division St.
Battle Creek, MI 49014
10-20-15 mail
12-4-15 email

Pavilion Township
7510 East Q Ave.
Scotts, MI 49088
karsbr@aol.com
9-24-15 email
12-4-15 email

Village of Climax
Planning Commission
PO Box 145
climaxvillage@gmail.com
9-24-15 email
12-4-15 email

Brady Township
Planning Commission
PO Box 20
Vicksburg, MI 49097-0020
bradyclerk@comcast.net
9-24-15 email
12-4-15 email

Athens Township
Planning Commission
PO Box 368
Athens, MI 49011-0368
10-20-15 mail
12-4-15 mail

Leroy Township
Planning Commission
8156 4 Mile Rd
East Leroy, MI 49051
clerk@leroytownship.org
9-24-15 email
12-4-15 email

Kalamazoo Conservation
5950 Portage Rd, Ste B
Portage, MI 49002
Kalamazooconservation.org@ctsmail.net
9-24-15 email
12-4-15 email

Calhoun County Planning Commission
315 W. Green St.
Marshall, MI 49068
10-20-15 mail
12-4-15 mail

Mr. Kevin Soucie
Director, US Government Affairs
CN
601 Pennsylvania Ave NW, Ste 500
Washington, DC 20004
10-20-15 mail
12-4-15 mail

Kalamazoo County Drain Commission
Patricia A. Crowley
pacrow@kalcounty.com
10-20-15 email
12-4-15 email