

**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, Alice Taylor

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**KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCP)**

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**MEETING DATE:** Thursday, March 3, 2016  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207  
Kalamazoo, Michigan 49007  
**TIME:** 7:00 p.m.

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**AGENDA - Revised**

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- I. Call to Order**
- II. Members Excused**
- III. Approval of the Agenda**
- IV. Approval of Minutes:**  
January 8, 2016 Meeting minutes (Feb meeting was cancelled)
- V. Citizens' Time** (for items not on the agenda)
- VI. New Business:**
  - 1. Pavilion Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 31; applicants Randy and Robert Richardson. Staff review-Action Item
  - 2. Pavilion Township: Review of application for Farmland and Open Space Preservation Act of 1974 (known as PA 116), in Section 31; applicant Randy Richardson. Staff review-Action Item
- VII. Other Business/discussion**
  - 1. County Master Plan project update
- VIII. Report from Parks Commission**
- IX. Correspondence**
  - a. Received: Notice of Public hearing on February 8, 2016 for Climax Township 2035 Master Plan (reviewed by KMCP in November 2015)
- X. Other**
- XI. Adjournment**

***PLEASE CONFIRM YOUR ATTENDANCE OR ABSENCE  
BY EMAIL [LMJARN@KALCOUNTY.COM](mailto:LMJARN@KALCOUNTY.COM)  
OR PHONE 269-384-8115***

Next scheduled KMCPC meeting: Thursday, April 7, 2016

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

**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  
Alice Taylor

## **Minutes**

### **Kalamazoo Metropolitan County Planning Commission (KMCP) Meeting of Thursday, January 7, 2016**

**MEMBERS PRESENT:** Joel Amos, John Gisler, Vince Carahaly, Steve Cook, Joseph Hohler III, Martin Janssen, Neil Sikora, Jon Start, Heather Ricketts, Alice Taylor

**MEMBERS EXCUSED:** Virgie Ammerman

**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 December 3, 2015. On a motion made by Ms. Ricketts and seconded by Mr. Hohler, the Commission approved the minutes.

**III. Introductions**

Before moving to the next item, Chair Sikora added "Introductions" to introduce the new KMCP member Alice Taylor, who was appointed by the County Board on December 15, 2015. All members gave a brief introduction of themselves, and Ms. Taylor did the same. Ms. Taylor is a retired Die Maker and is eager to start participating in the work of public committees through KMCP.

**IV. Citizens' time**

No citizens were present.

**V. Old Business**

1. Resolutions to honor Herman Smith and Jack Mekemson.

As a result of discussions at the December 2015 KMCP meeting, a KMCP and County resolution was prepared for Herman Smith to honor his long service to the KMCP. It was noted that Jack Mekemson also had served about the same length of time until he was forced to resign due to health reasons, and that it was the KMCP members' desire to honor him in the same way.

On a motion made by Mr. Hohler, seconded by Mr. Cook, the KMCP resolutions

for Mr. Smith and Mr. Mekemson were unanimously approved, as well as the resolutions to be presented to the County Board to approve. Staff will check if information about the either one of the gentlemen having served as officers of the KMCP board could be found and added to the resolution language.

## **VI. 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.

Staff presented a review of the application. The Future Land Use of the subject area is “Residential”, not “General Agricultural” or “Prime Agricultural” like much of the surrounding area in the Future Land Use Map in Brady Township’s Master Plan. KMCP 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.

On a motion made by Mr. Hohler and seconded by Mr. Cook, the Planning Commission unanimously voted to support approval of the proposed PA 116 application, with the recommendation that the “Residential” designation in the Future Land Use map should be reviewed and amended to better align with the planned agricultural use.

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.

Staff presented a review of the application. The Future Land Use of the subject area in section 30 is “Residential” in the Future Land Use Map in Brady Township’s Master Plan. The subject areas in section 29 are designated “Prime Agricultural”. All subject properties are currently appropriately zoned “Agricultural.”

On a motion made by Mr. Carahaly and seconded by Mr. Cook, the Planning Commission unanimously voted to support approval of the proposed PA 116 application, with the recommendation that the “Residential” designation in section 30 in the Future Land Use map should be reviewed and potentially amended to better align with the planned agricultural use.

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.

Staff presented a review of the application. The Future Land Use Maps designation in the Prairie Ronde Township 2022 Master Plan (updated in 2010), the current zoning and the rural nature of the area support the application.

On a motion made by Mr. Carahaly and seconded by Mr. Cook, the Kalamazoo Metropolitan County Planning Commission unanimously voted to support approval of the proposed PA 116 application.

**VII. Report from Parks Commission liaison Ms. Ammerman:**

Ms. Ammerman was absent, no report.

**VIII. Correspondence**

A final copy of the Climax Township 2035 Master Plan (reviewed by KMCPC at the November 2015 meeting) was received on December 10, 2015.

**IX. Other Business/discussion**

1. County Master Plan project update.

The preparations to start working on a County Master Plan were discussed. Issues such as what we want this plan to be, the County's vision and the purpose of the plan have to be defined. Mr. Carahaly suggested that we ask Lee Adams from SMPC (Southcentral Michigan Planning Council) to write a letter to KMCPC with his suggestions and any guidance that he could provide, including what SMPC could commit to. Mr. Start mentioned that township supervisors and other interested parties need to be informed and kept in the loop as the process moves forward.

2. Other

Mr. Carahaly asked whether the KMCPC has waived its right to review the zoning ordinances and amendments of the local governmental units. Ms. Jarnefelt reported that it had been done many years ago and she will email a copy of the resolution to the KMCPC members. Mr. Carahaly also mentioned that he is now one of the representatives of the County on the SMPC. He had attended a meeting and found it interesting. He also mentioned the Regional Prosperity Initiative (RPI) which continues its work. He will provide an update on the SMPC meetings at the KMCPC meetings going forward.

**X. Adjournment**

The meeting was adjourned at 8:25 pm.

**Respectfully submitted by L. Jarnefelt.**  
*Next scheduled KMCPC Meeting is Thursday, February 2, 2016.*

**KALAMAZOO COUNTY PLANNING STAFF REVIEW – March 3, 2016**  
**P.A. 116 Application for Farmland Protection Easement**  
**Case Nr 2016-4 Pavilion Township**

**LOCATION**

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80 Acres in Section 31 of Pavilion Township, Property Id # 11-31-451-010 and 11-31-401-010

**APPLICANT**

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Richardson Randy L (single) and Richardson Robert T (married)  
16611 S 24<sup>th</sup> St  
Vicksburg, MI 49097

**ACREAGE**

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Total number of acres in parcels:	80
Acreage in Cultivation (cash crop and fruit):	61
Acreage in cleared, fenced, improved pasture, or harvested grassland:	
All other acres (swamp, woods etc.)	19
Total Acreage being applied for: (no structures on the property)	67.7 acres

**LENGTH OF AGREEMENT**

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90 years

**EXISTING LAND USE**

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Based on the 2013 aerial, the subject property is mainly cultivated farmland. Neighboring properties are cultivated fields in the east, wooded in the north, mixed wooded and cultivated in the west, and wooded/swamp in the south. Some residences are located on E T Ave to the southwest. E T Ave dead ends at the southwest corner of the subject property, except for a private drive leading to some buildings at the south end of the subject property (this part excluded from the PA116 application)

**FUTURE LAND USE PLAN DESIGNATION**

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The subject area is designated “Low Density Residential” in the Future Land Use Map in Pavilion Twp Land Use Plan 2020, published in 1999. As long as agricultural use is allowed in this category, this supports the PA 116 application.

**ZONING**

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The subject area is currently zoned A-1 Agriculture in the Pavilion Twp Zoning Map of May 14, 2007. Surrounding areas are zoned A-1 Agriculture as well, except the property to the west, which is R-2 Residential, Single Family (this property also applying for PA 116 in separate application)

**FARMLAND SOILS**

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The subject parcel is almost all KaA (Kalamazoo Loam 0-2% slope) and a small part KaB (2-6 % slope) which are both considered prime farmland soil.

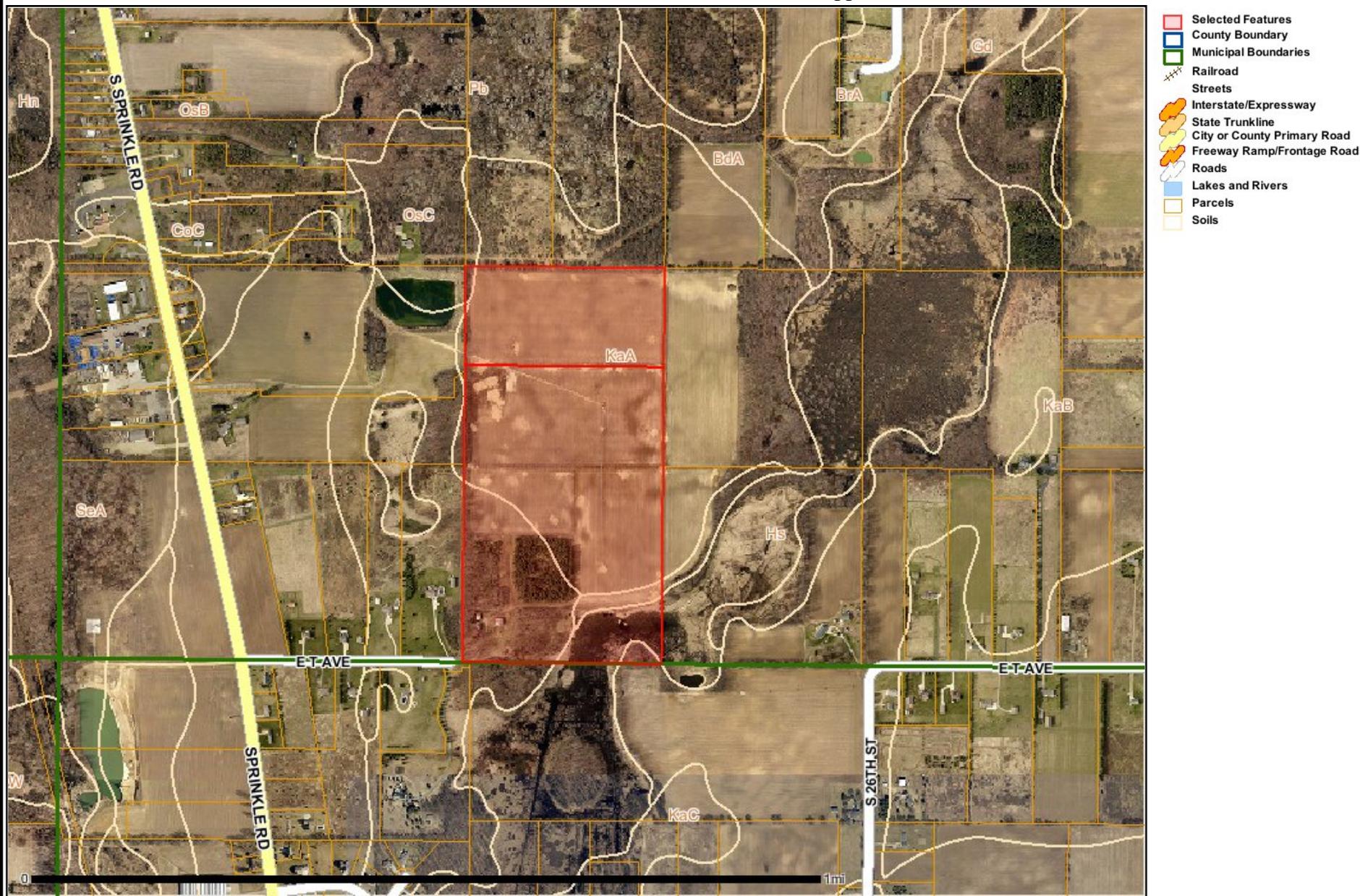
**STAFF RECOMMENDATION**

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Based on the available information regarding the current zoning and the rural nature of the area, and assuming the Low Density Residential designation in the Future Land Use Map allows agricultural land use, staff SUPPORTS recommending approval of the farmland agreement application.

# Pavilion Twp Sec 31 - Richardson Randy and Robert

KMCPC Review 03-03-2016: 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 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 damage, 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 with access or use of data provided. Map Created: 2/25/2016



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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/10/15
Application No:
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 RANDY L. (SINGLE)
Last First Initial
(Richardson) RICHARDSON ROBERT T. (MARRIED)
Last First Initial
Marital status of all individual men listed on application, if more than one, indicate status after each name:
[ ] Married [X] Single
2. Mailing Address: 16611 S. 24TH STREET 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: randyr19@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)
6. County: KALAMAZOO 7. Township, City or Village: PAVILION
8. Section No. 31 Town No. 3 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 [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  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: REGINA R. RICHARDSON Title: OWNER

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, SOYBEANS, ETC.

b. Total number of acres on this farm: 80

c. Total number of acres being applied for (if different than above): 67.7

d. Acreage in cultivation: 61

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

f. All other acres (swamp, woods, etc.): 19

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings): NONE

No. of Buildings 3 Residence: 1 Barn: 2 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):

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

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.

*[Handwritten Signature]*

(Signature of Applicant)

(Corporate Name, If Applicable)

*Robert T. Richardson* *Egin Richardson*

(Co-owner, If Applicable)

(Signature of Corporate Officer)

12/3/15

(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: 12-10-15 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: PAVILION

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: X

Property Appraisal: \$ 376,000 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)
- \_\_\_\_ 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

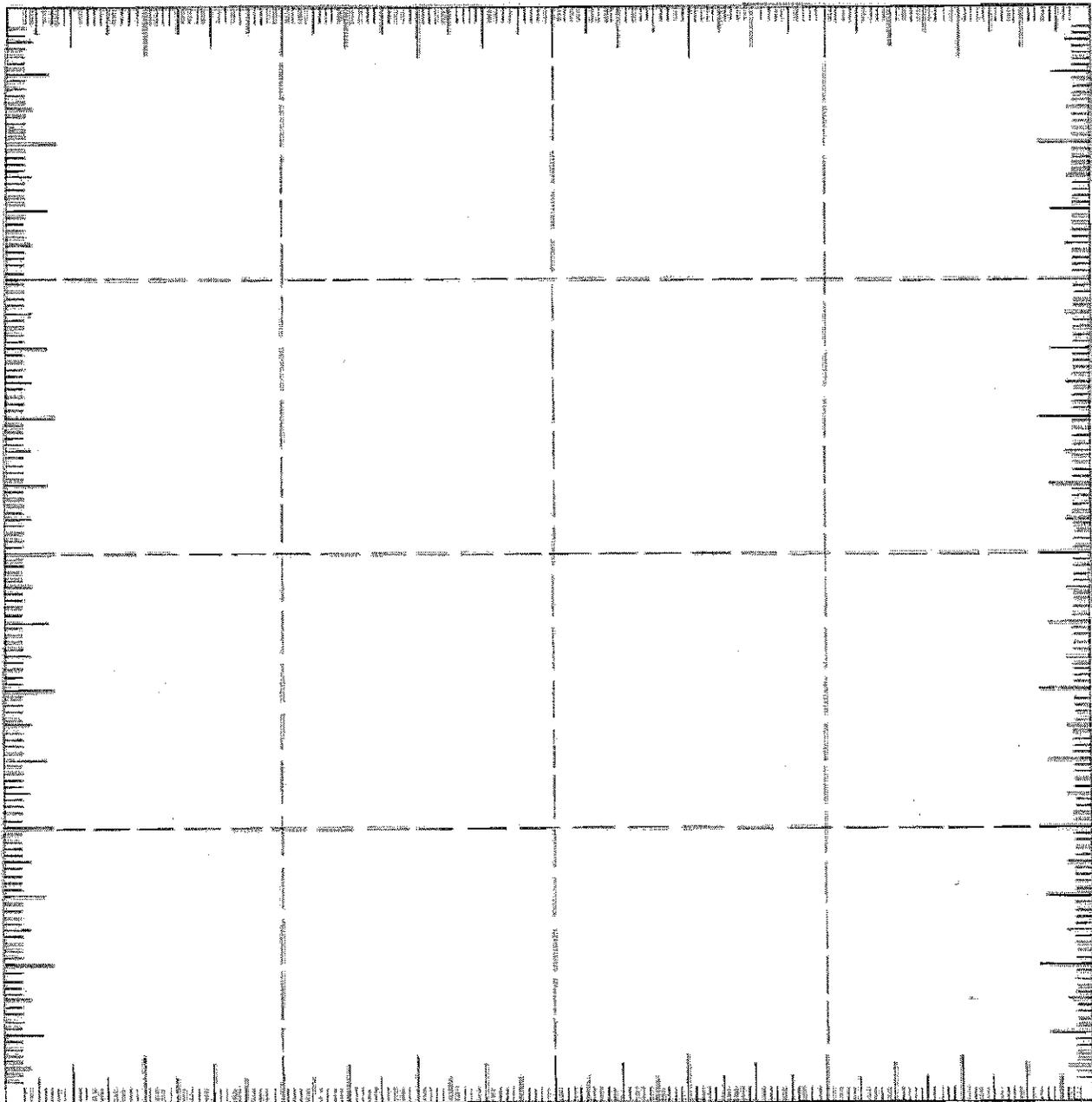
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current 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 \_\_\_\_\_



**EXHIBIT A**  
**Farmland And Open Space Preservation Program**  
**Application for Farmland Agreement**

Legal Description:

The West 1/2 of the Southeast 1/4 of Section 31, Town 3 South, Range 10 West EXCEPT the South 400.00 feet of the above-described parcel. Consisting of 67.7 acres, more or less. Commonly known as a portion of 5583 East T. Avenue, Vicksburg, MI 49097 (PPN: 11-31-451-010) and (Vacant), Vicksburg, MI 49097 (PPN: 11-31-401-010).

249400

RECEIVED

2012 MAY 16 PM 3:56  
COUNTY OF KALAMAZOO

2012-019550 05/16/2012 04:11:47 PM  
Pages: 1 of 1  
DEVON TITLE COMPANY  
Timothy R. Snow County Clerk/Register Kalamazoo County, MI

# Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That Michigan Conference Association of Seventh-Day Adventists, a Michigan church trustee corporation

whose address is PO Box 24187, Lansing, MI 48933

convey(s) and warrant(s) to Randy L. Richardson, an unmarried man, Robert T. Richardson and Regina R. Richardson, husband and wife, as joint tenants with full rights of survivorship

whose address is 16611 South 24th Street, Vicksburg, MI 49097  
\*a/k/a Randy Richardson  
\*\*a/k/a Robert Richardson  
\*\*\*a/k/a Regina Richardson

Land situated in the Township of Pavilion, County of Kalamazoo, State of MI described as follows:

The West 1/2 of the Southeast 1/4 of Section 31, Town 3 South, Range 10 West.

Commonly known as: 5583 East T Avenue  
Tax ID No.: 3911-31-451-010 & 3911-31-401-010

2012-019550 Receipt # 12-6606  
05/16/2012 04:11 PM Kalamazoo County, Michigan  
Real Estate Transfer Tax  
Tax Stamp # 266245  
County Tax: \$319.00 State Tax: \$2175.00



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 an division(s) under section 108 of the Land Division Act, Act No. 288 of the public Acts of 1967.

for the sum of Two Hundred Ninety Thousand and 00/100 Dollars \$290,000.00

Subject to easements and building and use restrictions of record.

Dated this 10th day of May, 2012

Michigan Conference Association of Seventh-Day Adventists, a Michigan church trustee corporation

Leroy W. Bruch  
By: Leroy W. Bruch  
Its: Vice-President

Karen Fellows  
By: Karen Fellows  
Its: Treasurer and Assistant Secretary

State of Michigan  
County of Kalamazoo

The foregoing instrument was acknowledged before me this 10th day of May, 2012, by Leroy W. Bruch, Vice-President and Karen Fellows, Treasurer and Assistant Secretary, of Michigan Conference Association of Seventh-Day Adventists, a Michigan church trustee corporation.

Cheryl L. Campbell  
246132

CHERYL L. CAMPBELL  
Notary Public, Kalamazoo County, MI  
My Commission Expires April 15, 2014

[Signature]  
Notary Public  
County \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Drafted by:  
Attorney Daniel P. Lievois  
1680 Crooks Road  
Troy, MI 48064  
File No: 858154  
cc

When recorded return to:  
Randy L. Richardson, Robert T. Richardson  
and Regina R. Richardson  
16611 South 24th Street  
Vicksburg, MI 49097

lm

RECEIVED  
2012 JUL 25 PM 2:10  
COUNTY OF KALAMAZOO

2012-028263 07/25/2012 02:13:12 PM  
Pages: 1 of 1  
R RICHARDSON  
Timothy R. Snow County Clerk/Register Kalamazoo County, MI

Michigan Department of Treasury  
3676 (Rev. 3-10)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2008. Filing is mandatory.

### Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property

**INSTRUCTIONS:** This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural or qualified forest property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located.

1. Street Address of Property 5583 EAST T AVE		2. County KALAMAZOO
3. City/Township/Village Where Real Estate is Located PAVILION <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village		
4. Name of Property Owner(s) (Print or Type) ROBERT T, REGINA R & RANDY L. RICHARDSON		5. Property ID Number (from Tax Bill or Assessment Notice) 3911-31-401-010 3911-31-451-010
6. Legal Description (Legal description is required; attach additional sheets if necessary) SEC 31-3-10 N 1/2 NW 1/4 SE 1/4 SEC 31-3-10 S 3/4 W 1/2 SE 1/4		7. Percentage of This Property Which is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program) 73%
8. Daytime Telephone Number 269-649-1566		9. E-mail Address richardsonfarms@hotmail.com

**CERTIFICATION & NOTARIZATION** (Notarization necessary for recording with Register of Deeds)  
I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed [Signature]  
Name (Print or Type) Randy Richardson  
Title Owner

Must be signed by owner, partner, corporate officer, or a duly authorized agent.

State of Michigan  
County of Kalamazoo

Acknowledged before me this 18th

day of July 2012

By Randy Richardson

Notary Signature Karen Y. Ruthven

Name of Notary (Print or Type) Karen Ruthven

**KAREN Y. RUTHVEN**  
Notary Public, State of Michigan  
County of Kalamazoo  
My Commission Expires April 8, 2013  
Acting in the County of Kalamazoo

Notary Public, State of Michigan,  
County of Kalamazoo  
My commission expires: 4-8-2013  
Acting in the County of Kalamazoo

Drafter's Name Randy Richardson  
Drafter's Address 1176 S 25th St  
Vicksburg, MI 49077

#### LOCAL GOVERNMENT USE ONLY

Is the percentage stated above in number 7 the current percentage of the property that is qualified agricultural property?  Yes  No  N/A (Qualified Forest Only)

If not, what is the correct percentage of the property that is currently qualified agricultural property? \_\_\_\_\_

Assessor's Signature	Date
----------------------	------

# Wetland Conservation Determination

Date: 04/08/2015

Customer(s): R Richardson Farms LLC  
County and State: Kalamazoo County, MI  
Location: Pavilion Township, 03S10W, Section(s) 31

Agency: USDA NRCS  
Assisted By: Matthew Burud  
Approx. Acres: 80.8  
Land Units: Kalamazoo - Tract 1822, Farm 2770



## Legend

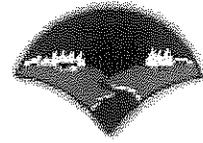
— Roads

T1822 CLU

□ T1822 Wetland Determinations

Image: NAIP 2014





## 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: 11/25/2015*  
*Property Data current as of: August 2015*

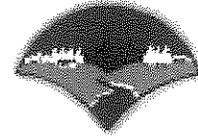
**Parcel ID:** 11-31-451-010  
**Property Address:** 5583 E T AVE  
**Parcel Acreage:** 60.7415232497808

**Owner:** RICHARDSON RANDY & ROBERT &  
**Owner2:**  
**Owner Address:** 16611 S 24TH ST  
VICKSBURG, MI 49097

**School District:** 39170  
**Property Code:** 101

**Taxable Value:** 129,650  
**Assessed Value:** 144,300

**Voting Precinct:** PA 1  
**2012 Commissioner District:** 8



## Kalamazoo County, MI Parcel Report

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*Report Date: 11/25/2015*  
*Property Data current as of: August 2015*

**Parcel ID:** 11-31-401-010  
**Property Address:** NO ROAD FRONTAGE  
**Parcel Acreage:** 20.2281924623956

**Owner:** RICHARDSON RANDY & ROBERT &  
**Owner2:**  
**Owner Address:** 16611 S 24TH ST  
VICKSBURG, MI 49097

**School District:** 39170  
**Property Code:** 101

**Taxable Value:** 38,812  
**Assessed Value:** 43,700

**Voting Precinct:** PA 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**

<b>Parcel:</b>	11-31-451-010	<b>Property Class:</b>	101 - Agricultural
<b>Gov. Unit:</b>	11 - PAVILION TWP	<b>Previous Class:</b>	101 - Agricultural
		<b>School:</b>	39170 - Vicksburg Community
<b>Property Address:</b>	5583 E T AVE VICKSBURG, MI 49097-9450		
<b>Owner's Name:</b>	RICHARDSON RANDY & ROBERT & REGINA		
<b>Owners Mailing Address:</b>	16611 S 24TH ST VICKSBURG, MI 49097		

**Physical Property Characteristics**

<b>2015 S.E.V.:</b>	144,300	<b>Taxable:</b>	129,650
<b>2014 S.E.V.:</b>	134,200	<b>Taxable:</b>	127,609
<b>PRE:</b>	67%	<b>Acreage:</b>	0
<b>Legal Description:</b>	SEC 31-3-10 S3/4 W1/2 SE1/4		

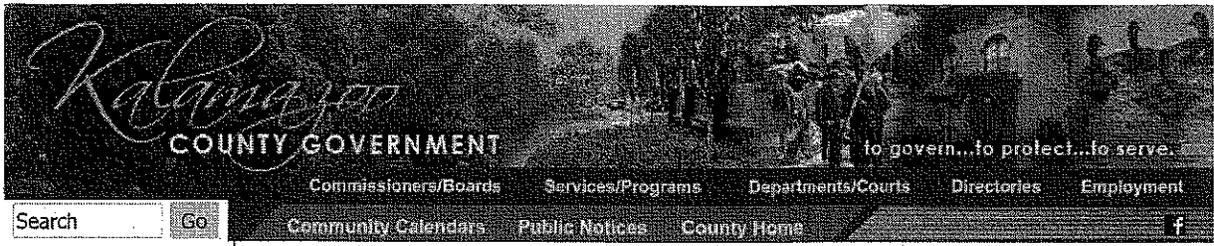
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### Kalamazoo County Equalization Department

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

### Property Summary

<b>Parcel:</b>	11-31-401-010	<b>Property Class:</b>	101 - Agricultural
<b>Gov. Unit:</b>	11 - PAVILION TWP	<b>Previous Class:</b>	101 - Agricultural
<b>School:</b>		<b>School:</b>	39170 - Vicksburg Community
<b>Property Address:</b>	NO ROAD FRONTAGE VICKSBURG, MI 49097-9450		
<b>Owner's Name:</b>	RICHARDSON RANDY & ROBERT & REGINA		
<b>Owners Mailing Address:</b>	16611 S 24TH ST VICKSBURG, MI 49097		

### Physical Property Characteristics

<b>2015 S.E.V.:</b>	43,700	<b>Taxable:</b>	38,812
<b>2014 S.E.V.:</b>	42,000	<b>Taxable:</b>	38,201
<b>PRE:</b>	100%	<b>Acreage:</b>	0
<b>Legal Description:</b>	SEC 31-3-10 N1/2 NW1/4 SE1/4		

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

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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**KALAMAZOO COUNTY PLANNING STAFF REVIEW – March 3, 2016**  
**P.A. 116 Application for Farmland Protection Easement**  
**Case Nr 2016-5 Pavilion Township**

**LOCATION**

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35.6 Acres in Section 31 of Pavilion Township, Property Id # 11-31-326-010

**APPLICANT**

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Richardson Randy L  
11186 S 26<sup>th</sup> St  
Vicksburg, MI 49097

**ACREAGE**

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Total number of acres in parcels:	35.6
Acreage in Cultivation (cash crop and fruit):	27.5
Acreage in cleared, fenced, improved pasture, or harvested grassland:	1.0
All other acres (swamp, woods etc.)	7.1
Total Acreage being applied for:	35.6 acres

Gross annual income (Min. \$200/acre required for parcels 5 acres or more but less than 40 acres):  
\$750/tillable acre (27.5 acres x \$750.00 = \$20,625 total income )  
\$579.35/ total acres (\$20,625/35.6 acres)

**LENGTH OF AGREEMENT**

---

90 years

**EXISTING LAND USE**

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Based on the 2013 aerial, the subject property is mainly cultivated farmland with a pond. Neighboring properties are cultivated fields in the east, wooded in the north, residences in the west, and residence, cultivated land and wooded/swamp in the south. Austin Lake is about ½ mile to the northwest of the subject property.

**FUTURE LAND USE PLAN DESIGNATION**

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The subject area is designated “Low Density Residential” in the Future Land Use Map in Pavilion Twp Land Use Plan 2020, published in 1999. As long as agricultural use is allowed in this category, this supports the PA 116 application.

**ZONING**

---

The subject area is currently zoned R-2 Residential, Single Family in the Pavilion Twp Zoning Map of May 14, 2007. Surrounding areas are zoned A-1 Agriculture, except across Sprinkle Road to the west, which is zoned C-2 Commercial-General.

**FARMLAND SOILS**

The subject parcel is about half KaA (Kalamazoo Loam 0-2% slope) and half KaB (2-6 % slope), which are both considered prime farmland soil.

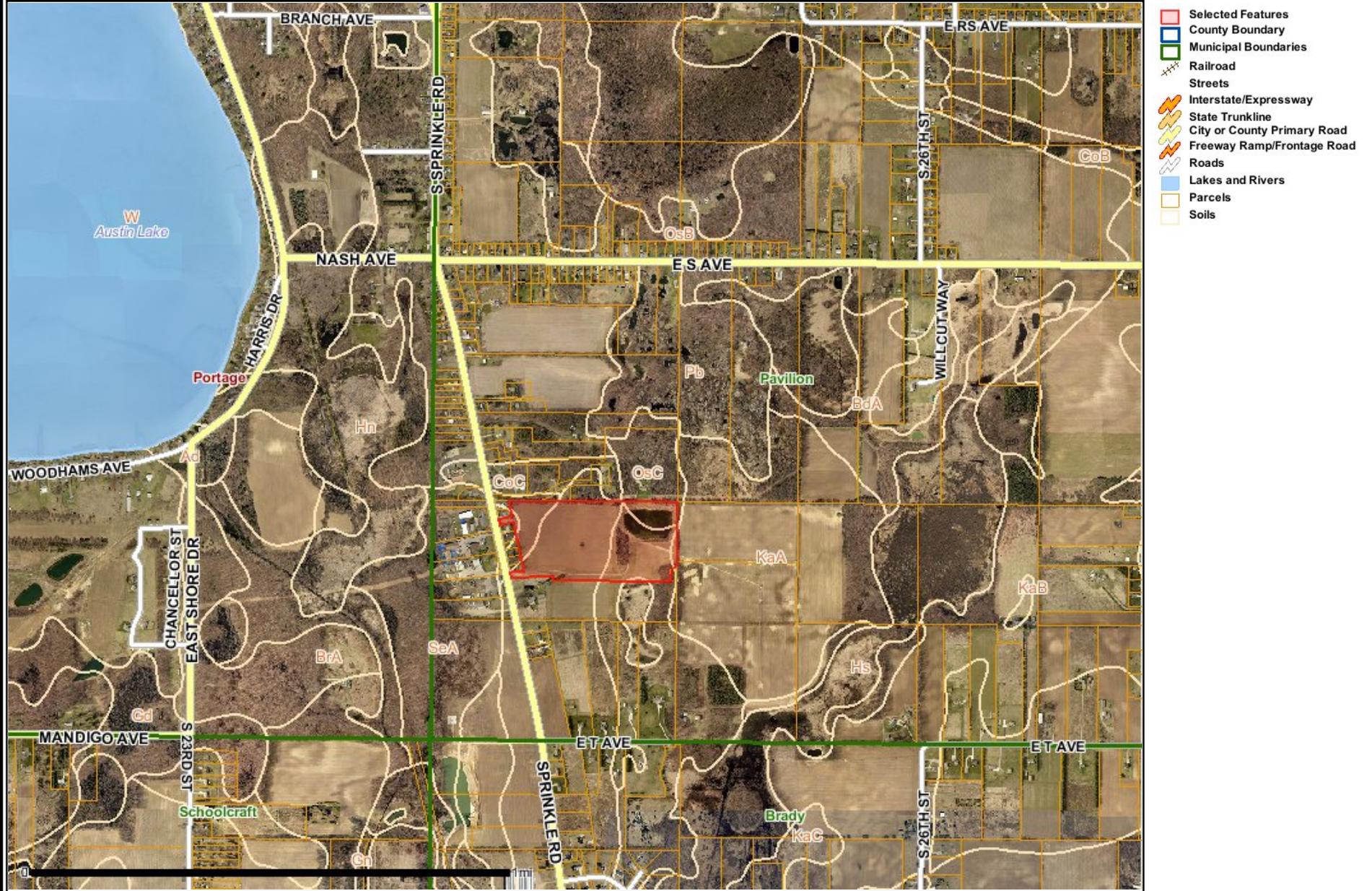
**STAFF RECOMMENDATION**

Based on the current zoning (R-2 Residential), staff suggests that the township reviews the appropriateness of this zoning designation should the property be put in PA116. Staff is assuming that the Low Density Residential designation in the Future Land Use Map allows agricultural land use. The subject property is located directly to the west of another property that is also applying for PA116 status.

Staff SUPPORTS recommending approval of the farmland agreement application, contingent on the township having appropriate zoning and Future Land Use designations.

# Pavilion Twp Sec 31 - Richardson Randy

KMCPK Review 03-03-2016: 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 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, 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 with access or use of data provided. Map Created: 2/26/2016



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.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/10/15
Application No:
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 RANDY L.
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: 11186 S. 26TH STREET 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: randyr19@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)
6. County: KALAMAZOO 7. Township, City or Village: PAVILION
8. Section No. 31 Town No. 3 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

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 (sellers):
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 (sellers) 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, SOYBEANS, ETC.

- b. Total number of acres on this farm: 35.614
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 27.5
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 1.0
- f. All other acres (swamp, woods, etc.) 7.1
- 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):**

$$\begin{array}{r}
 \$ \quad 750.00/\text{TILLABLE ACRE} \\
 \text{total income}
 \end{array}
 :
 \begin{array}{r}
 27.5 \\
 \text{total acres of tillable land}
 \end{array}
 =
 \$ \quad 579.35 \text{ (all acres) } \$750.00 \text{ (tillable acres) (per acre)}$$

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)

12-3-15

(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: 12-10-15 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Province  
 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: X

Property Appraisal: \$ 172,600 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><b>COPY SENT TO:</b></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><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></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>
---	--

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

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

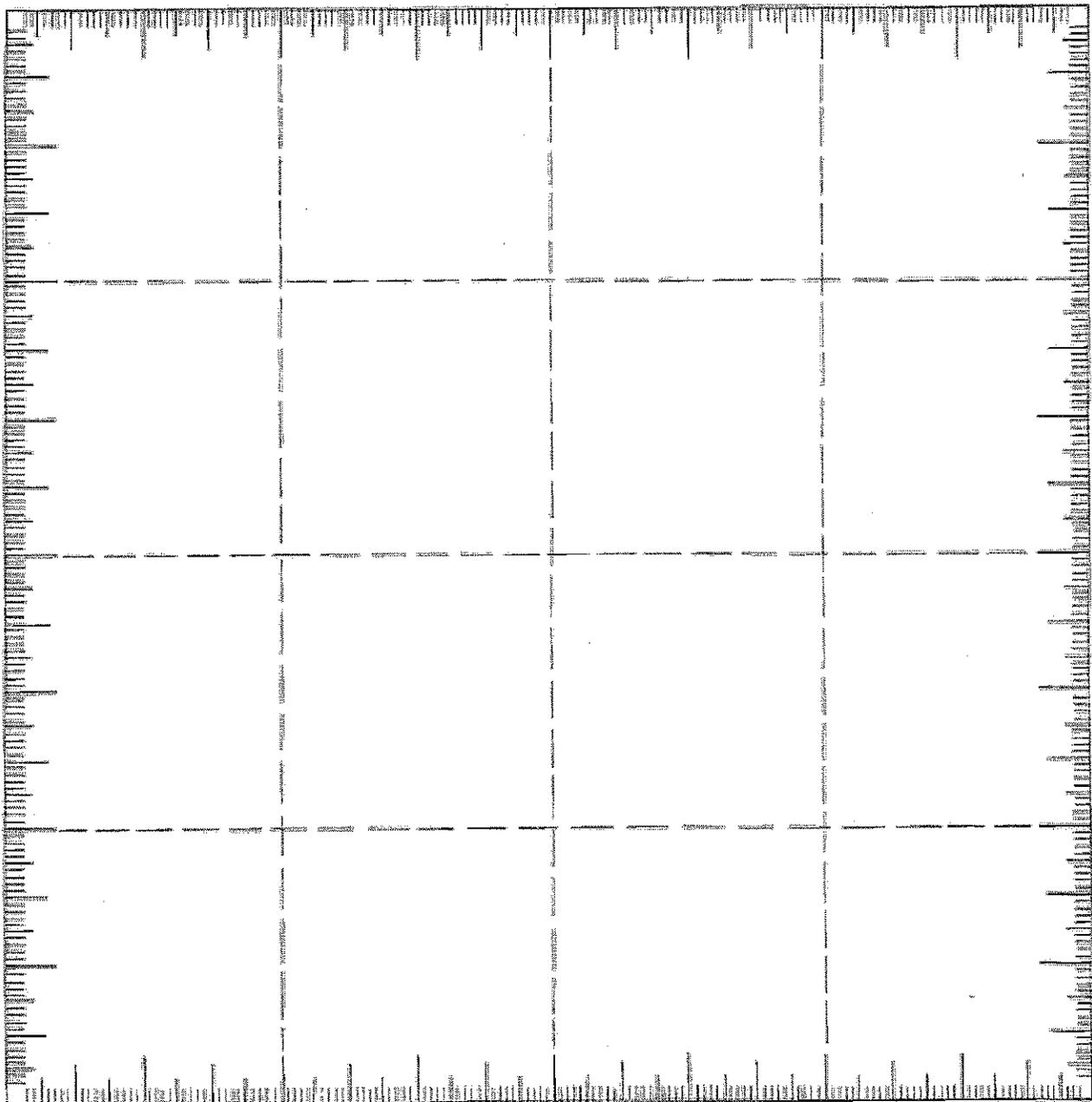
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current 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 \_\_\_\_\_





Parcel Number:  
3911-31-326-010

OWNERS ADDRESS:  
PAVILION TOWNSHIP

7510 EAST Q AVE  
SCOTTS, MI 49088

PROPERTY ADDRESS:  
S SPRINKLE RD  
VICKSBURG, MI 49097

DATE PRINTED: 02/12/2013

**2012 LEGAL DESCRIPTION:**

SEC 31-3-10 COMM S 1/4 POST TH N 00DEG-06'-04" E ALG N & S 1/4 LI 1943.62 FT  
TO POB TH N 89DEG-56'-50" W PAR E & W 1/4 LI 8.24 FT TH SWLY 71.65 FT ALG  
CURVE RT (RAD 70 FT CHD S 57DEG-30'-09" W 68.56 FT) TH S 00DEG-06'-04" W  
138.11 FT TH N 89DEG-56'-50" W 1297.87 FT TH N 38.19 FT TH S 89DEG-30'-39" W  
324.36 FT TH S 86DEG-08'-09" W 139.73 FT TO ELY ROW LI SPRINKLE RD TH N  
12DEG-21'-01" W THEREON 66.73 FT TO SW COR FARM ACRES PLAT TH N 86DEG-08'-  
09" E ALG S LI SD PLAT 151.66 FT TH N12DEG-21'-01" W ALG E LI SD PLAT 553.96  
FT TO SE COR OUTLOT "A" SD PLAT TH S 77DEG-38'-59" W ALG S LI SD OUTLOT  
150.02 FT TO SD ELY ROW LI TH N 12DEG-21'-01" W THEREON 66 FT TH N 77DEG-  
38'-59" E ALG N LI SD OUTLOT 150.02 FT TH N12DEG-21'-01" W ALG E LI SD PLAT  
178.57 FT TO SD E & W 1/4 LI TH S 89DEG-56'-50" E THEREON 1862.94 FT TO C  
1/4 POST TH S 00DEG-06'-04" W 706 FT TO BEG\*\*\*PROPERTY LINE ADJ 11/17/09  
FROM 3911-31-301-035

*CSK*  
*TJA*  
*3/15/13*

2013-013384 04/04/2013 03:52:45 PM

Pages: 2 of 2 FID

ATTORNEYS TITLE

Timothy A. Snow County Clerk/Register Kalamazoo County, MI



2/17  
JR

RECEIVED

2013 APR -4 PM 3: 12

COUNTY OF KALAMAZOO

2013-013385 04/04/2013 03:52:45 PM

Pages: 1 of 2 AGAFF

ATTORNEYS TITLE

Timothy A. Snow County Clerk/Register Kalamazoo County, MI



Michigan Department of Treasury  
3676 (Rev. 3-10)

This form is issued under authority of P.A. 260 of  
2000 and P.A. 378 of 2006. Filing is mandatory.

### Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property

**INSTRUCTIONS:** This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural or qualified forest property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located.

1. Street Address of Property S. Sprinkle Road		2. County Kalamazoo	
3. City/Township/Village Where Real Estate is Located Pavilion		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village	
4. Name of Property Owner(s) (Print or Type) Randy Richardson		5. Property ID Number (from Tax Bill or Assessment Notice) 11-31-326-010	
6. Legal Description (Legal description is required; attach additional sheets if necessary) See Attached Exhibit A		7. Percentage of This Property Which is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program) 100%	
8. Daytime Telephone Number (269) 649-3000		9. E-mail Address brett@vicksburg-law.com	

#### CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed [Signature]  
Name (Print or Type) Randy Richardson  
Title Owner

Must be signed by owner, partner, corporate officer, or a duly authorized agent.

State of Michigan  
County of Kalamazoo

Acknowledged before me this April 3rd  
day of April, 2013

By [Signature]  
Notary Signature Sindi Kozminske  
Name of Notary (Print or Type) \_\_\_\_\_

Notary Public, State of Michigan,  
County of Kalamazoo  
My commission expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

Drafter's Name Brett A. Grossman  
Drafter's Address 108 N. Main, PO Box 59  
Vicksburg, MI 49097

**SINDI KOZMINSKE**  
Notary Public, State of Michigan  
County of Van Buren

<b>LOCAL GOVERNMENT USE ONLY</b>	My Commission Expires <u>12-13-2014</u> Acting in the County of <u>Kalamazoo</u>
----------------------------------	---

Is the percentage stated above in number 7 the current percentage of the property that is qualified agricultural property?  Yes  No  N/A (Qualified Forest Only)

If not, what is the correct percentage of the property that is currently qualified agricultural property? \_\_\_\_\_

Assessor's Signature	Date
----------------------	------

89-18295442-ACM

Exhibit 'A'

Parcel Number:  
3911-31-326-010

OWNERS ADDRESS:  
PAVILION TOWNSHIP

7510 EAST Q AVE  
SCOTTS, MI 49088

PROPERTY ADDRESS:  
S SPRINKLE RD  
VICKSBURG, MI 49097

DATE PRINTED: 02/12/2013

2012 LEGAL DESCRIPTION:

SEC 31-3-10 COMM S 1/4 POST TH N 00DEG-06'-04" E ALG N & S 1/4 LI 1943.62 FT  
TO POB TH N 89DEG-56'-50" W 2AR E & W 1/4 LI 8.24 FT TH SWLY 71.65 FT ALG  
CURVE RT (RAD 70 FT CHD S 57DEG-30'-09" W 68.56 FT) TH S 00DEG-06'-04" W  
138.11 FT TH N 89DEG-56'-50" W 1297.87 FT TH N 38.19 FT TH S 89DEG-30'-39" W  
324.36 FT TH S 86DEG-08'-09" W 139.73 FT TO ELY ROW LI SPRINKLE RD TH N  
12DEG-21'-01" W THEREON 66.73 FT TO SW COR FARM ACRES PLAT TH N 86DEG-08'-  
09" E ALG S LI SD PLAT 151.66 FT TH N12DEG-21'-01" W ALG E LI SD PLAT 553.96  
FT TO SE COR OUTLOT "A" SD PLAT TH S 77DEG-38'-59" W ALG S LI SD OUTLOT  
150.02 FT TO SD ELY ROW LI TH N 12DEG-21'-01" W THEREON 66 FT TH N 77DEG-  
38'-59" E ALG N LI SD OUTLOT 150.02 FT TH N12DEG-21'-01" W ALG E LI SD PLAT  
178.57 FT TO SD E & W 1/4 LI TH S 89DEG-56'-50" E THEREON 1862.94 FT TO C  
1/4 POST TH S 00DEG-06'-04" W 706 FT TO BEG\*\*\*PROPERTY LINE ADJ 11/17/09  
FROM 3911-31-301-035

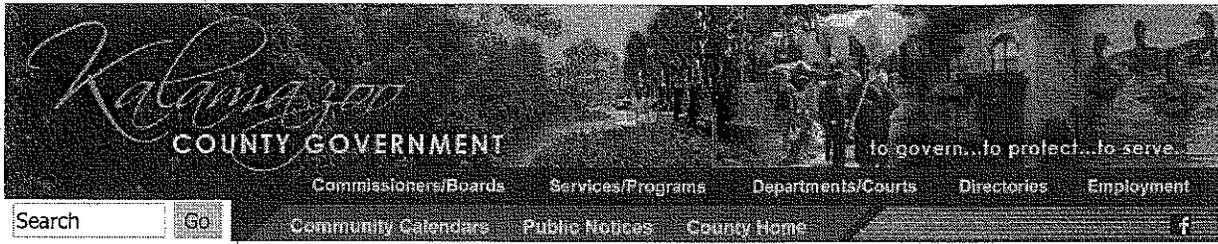
2013-013385 04/04/2013 03:52:45 PM

Pages: 2 of 2 AGAFF

ATTORNEYS TITLE

Timothy A. Snow County Clerk/Register Kalamazoo County, MI





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- [Equalization Process](#)
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- [Staff Contact](#)
- [Tax Maps](#)
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**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**

<b>Parcel:</b>	11-31-326-010	<b>Property Class:</b>	101 - Agricultural
<b>Gov. Unit:</b>	11 - PAVILION TWP	<b>Previous Class:</b>	101 - Agricultural
<b>Property Address:</b>	S SPRINKLE RD VICKSBURG, MI 49097	<b>School:</b>	39170 - Vicksburg Community
<b>Owner's Name:</b>	RICHARDSON RANDY		
<b>Owners Mailing Address:</b>	11186 S 26TH ST VICKSBURG, MI 49097		

**Physical Property Characteristics**

<b>2015 S.E.V.:</b>	86,300	<b>Taxable:</b>	68,932
<b>2014 S.E.V.:</b>	78,600	<b>Taxable:</b>	67,847
<b>PRE:</b>	100%	<b>Acreage:</b>	0

**Legal Description:** SEC 31-3-10 COMM S 1/4 POST TH N 00DEG-06'-04" E ALG N & S 1/4 LI 1943.62 FT TO POB TH N 89DEG-56'-50" W PAR E & W 1/4 LI 8.24 FT TH SWLY 71.65 FT ALG CURVE RT (RAD 70 FT CHD S 57DEG-30'-09" W 68.56 FT) TH S 00DEG-06'-04" W 138.11 FT TH N 89DEG-56'-50" W 1297.87 FT TH N 38.19 FT TH S 89DEG-30'-39" W 324.36 FT TH S 86DEG-08'-09" W 139.73 FT TO ELY ROW LI SPRINKLE RD TH N 12DEG-21'-01" W THEREON 66.73 FT TO SW COR FARM ACRES PLAT TH N 86DEG-08'-09" E ALG S LI SD PLAT 151.66 FT TH N12DEG-21'-01" W ALG E LI SD PLAT 553.96 FT TO SE COR OUTLOT "A" SD PLAT TH S 77DEG-38'-59" W ALG S LI SD OUTLOT 150.02 FT TO SD ELY ROW LI TH N 12DEG-21'-01" W THEREON 66 FT TH N 77DEG-38'-59" E ALG N LI SD OUTLOT 150.02 FT TH N12DEG-21'-01" W ALG E LI SD PLAT 178.57 FT TO SD E & W 1/4 LI TH S 89DEG-56'-50" E THEREON 1862.94 FT TO C 1/4 POST TH S 00DEG-06'-04" W 706 FT TO BEG\*\*\*PROPERTY LINE ADJ 11/17/09 FROM 3911-31-301-035

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

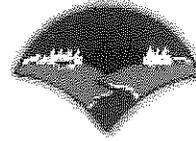
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## Kalamazoo County, MI Parcel Report



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: 11/25/2015*  
*Property Data current as of: August 2015*

**Parcel ID:** 11-31-326-010  
**Property Address:** S SPRINKLE RD  
**Parcel Acreage:** 35.6147683975974

**Owner:** RICHARDSON RANDY  
**Owner2:**  
**Owner Address:** 11186 S 26TH ST  
VICKSBURG, MI 49097

**School District:** 39170  
**Property Code:** 101

**Taxable Value:** 68,932  
**Assessed Value:** 86,300

**Voting Precinct:** PA 1  
**2012 Commissioner District:** 8

# Climax Township

Kalamazoo County

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

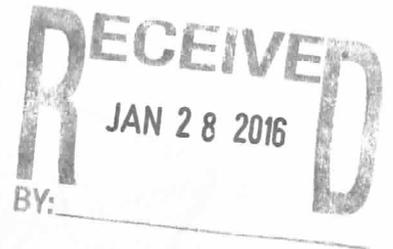
Phone: 269-746-4103  
Fax: 269-746-4114

## Compliance Statement to County

To: Kalamazoo County Planning Commission

From: Climax Township Planning Commission

January 25, 2106



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 notice was sent to the planning commission or legislative body of each municipality located with or contiguous to Climax Township. The Planning Commission public hearing will be Monday February 8, 2016 at 7:30 p.m. The Township Board anticipates approval at their regular board meeting March 10.

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,

A handwritten signature in cursive script that reads "Marcia Lewis".

Marcia Lewis, Clerk

On behalf of the Climax Township Planning Commission

Kalamazoo County Planning Dept.  
201 W. Kalamazoo Ave.  
Kalamazoo, MI 49007  
12-4-15 mail  
1-25-16 mail

Charleston Township  
Planning Commission  
PO Box 336  
Galesburg, MI 49052-0136  
Planning Commission  
[charclerk@charlestontownship.org](mailto:charclerk@charlestontownship.org)  
9-24-15 email  
12-3-15 email  
1-25-16 email

Wakeshma Township  
PO Box 136  
Fulton, MI 49052-0136  
[clerk@wakeshmatownship.com](mailto:clerk@wakeshmatownship.com)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Wolverine Pipeline  
Edwin Peters  
8075 Creekside Dr  
Portage, MI 49024  
10-20-15 mail  
12-4-15 mail  
1-25-16 mail

Consumers Energy  
[Dennis.berkebile@cmsenergy.com](mailto:Dennis.berkebile@cmsenergy.com)  
9-24-15 email  
12-4-15 email  
1-25-16 email

CTS Telecom  
Stacey Hamlin  
PO Box 279  
Climax, MI 49034-0279  
[shamlin@ctstelecom.com](mailto:shamlin@ctstelecom.com)  
9-24-15 email  
12-5-15 email  
1-25-16 email

Calhoun County Planning Dept  
Christine Zuzga  
10 N. Division St.  
Battle Creek, MI 49014  
10-20-15 mail  
12-4-15 email  
1-25-16 mail

Pavilion Township  
7510 East Q Ave.  
Scotts, MI 49088  
[karsbr@aol.com](mailto:karsbr@aol.com)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Village of Climax  
Planning Commission  
PO Box 145  
[climaxvillage@gmail.com](mailto:climaxvillage@gmail.com)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Brady Township  
Planning Commission  
PO Box 20  
Vicksburg, MI 49097-0020  
[bradyclerk@comcast.net](mailto:bradyclerk@comcast.net)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Athens Township  
Planning Commission  
PO Box 368  
Athens, MI 49011-0368  
10-20-15 mail  
12-4-15 mail  
1-25-16 mail

Charter Township of Comstock  
Planning Commission  
PO Box 449  
Comstock, MI 49041-0449  
[agoodsell@comstockmi.com](mailto:agoodsell@comstockmi.com)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Leroy Township  
Planning Commission  
8156 4 Mile Rd  
East Leroy, MI 49051  
[clerk@leroytownship.org](mailto:clerk@leroytownship.org)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Kalamazoo Conservation  
5950 Portage Rd, Ste B  
Portage, MI 49002  
[Kalamazooconservation.org@ctsmail.net](mailto:Kalamazooconservation.org@ctsmail.net)  
9-24-15 email  
12-4-15 email  
1-25-16 email

Calhoun County Planning Commission  
315 W. Green St.  
Marshall, MI 49068  
10-20-15 mail  
12-4-15 mail  
1-25-16 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  
1-25-16 mail

Kalamazoo County Drain Commission  
Patricia A. Crowley  
[pacrow@kalcounty.com](mailto:pacrow@kalcounty.com)  
10-20-15 email  
12-4-15 email  
1-25-16 email

# Climax Township

Kalamazoo County

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

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

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January 25, 2016

## New Climax Township Master Plan

Please take notice that the Climax Township Planning Commission will conduct a meeting/public hearing on Monday February 8, 2016 at 7:00 p.m. followed by a public hearing at 7:30 p.m. at the Climax Township Hall, 110 N. Main Street, Climax, MI.

At this meeting/public hearing the Planning Commission will hold its regular meeting followed by a public hearing to consider for the purpose of hearing comments on the proposed new 2016 Township Master Plan. If the Planning Commission approves the Master Plan via a Resolution, the Climax Township Board will have final approval also via a Resolution at its March 10, 2016 regular meeting.

The proposed Plan includes updates to the tax and maps contained in the previously adopted Township Master Plan.

Copies of the proposed Plan are available for review at the Township offices during normal business hours. Comments should be forwarded to the attention of:

Dickson Brubaker  
Climax Township Planning Commission  
PO Box 369  
Climax, MI 49034-0369

Or emailed to Township Clerk at [ctwpcclerk@ctsmail.net](mailto:ctwpcclerk@ctsmail.net).

Thank you for your cooperation and comments.

Sincerely,

Dickson Brubaker, Chair  
Climax Township Planning Commission