



# ATLAS TOWNSHIP, MI

LAND DIVISION

AGENDA • JULY 24, 2017

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**Regular Meeting**

**Township Hall**

**4:00 PM**

**7386 S. Gale Rd, Grand Blanc, MI 48439**

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**I. CALL TO ORDER**

**II. STAFF PRESENT**

**III. NEW BUSINESS**

1. LD #17-03 PARCEL # 02-23-100-004 CHRIS USTIK, PETITIONER

**IV. PUBLIC COMMENTS**

**V. ADJOURNMENT**

- Note: 1) Each person addressing the board is asked to voluntarily state their name and address for the record.  
2) Three (3) minutes will be allowed for an individual addressing the board. Each individual present will be allowed an opportunity to address the board.  
3) Please refrain from being redundant.  
4) All comments are to be directed to the chair.

PHYSICALLY CHALLENGED PERSONS NEEDING ASSISTANCE OR AID AT ANY PUBLIC MEETING OR PUBLIC HEARING SHOULD CONTACT THE ATLAS TOWNSHIP CLERK AT 810-636-2548 DURING REGULAR OFFICE HOURS, NOT LESS THAN SEVENTY-TWO (72) HOURS PRIOR TO THE PUBLIC MEETING OR PUBLIC HEARING.

TOTAL FEE PAID \$ 200 ad  
7/10/17

APPLICATION FOR  
ATLAS TOWNSHIP PROPERTY DIVISION  
ORDINANCE # 97-001

Parcel ID # 0223100004 Date Received 7-10-17  
Applicant Chris Ustick Plat Act Status \_\_\_\_\_  
Address 32876 Belmont Zoning RA  
Beverly Hills MI 48025 Road Access \_\_\_\_\_  
Phone 248 229-8218 Road Profile Submitted \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

1. Name of every owner of every legal or equitable interest in the land and their signatures. Attach additional signatures if necessary.

Signature Chris Ustick Signature \_\_\_\_\_  
Address 32876 Belmont Address \_\_\_\_\_  
Beverly Hills MI 48025

2. Attach Warranty Deed: Liber \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ or Land Contract, or other (divorce decree, probate, Quit Claim, etc.)

3. Legal Description of parcel (prior to division requested).

4. Subdivision name (if applicable) N.A  
5. Status of Current Taxes: attach a copy of most recent bill. Paid  Unpaid \_\_\_\_\_

6. Legal Description of each new parcel resulting from proposed division:

7. Intended use after division: Residential

8. Attach a copy of all restrictions and/or covenants which apply to, or run with the land (whether recorded or not.) N.A

9. Prior divisions and dates: N.A

10. Attach names, property addresses (if known) and mailing address for each parcel to be created as authorized to appear on the assessment roll. Include proof of ownership. N.A

I, (we) the undersigned do hereby petition the Township of Atlas for the division of land hereinafter requested.  
I, (we) understand that certified surveys are required for final approval.

Date: 7/10/17 Applicant: Chris Ustick

Revised: 04/01

File Number \_\_\_\_\_ (Parent Parcel #)

11. Tax bills for new parcels should be sent to:

Parcel # \_\_\_\_\_ Name \_\_\_\_\_  
(as per survey) Property address \_\_\_\_\_  
(if known) \_\_\_\_\_  
Mailing address \_\_\_\_\_

Parcel # \_\_\_\_\_ Name \_\_\_\_\_  
(as per survey) Property address \_\_\_\_\_  
(if known) \_\_\_\_\_  
Mailing address \_\_\_\_\_

Parcel # \_\_\_\_\_ Name \_\_\_\_\_  
(as per survey) Property address \_\_\_\_\_  
(if known) \_\_\_\_\_  
Mailing address \_\_\_\_\_

Parcel # \_\_\_\_\_ Name \_\_\_\_\_  
(as per survey) Property address \_\_\_\_\_  
(if known) \_\_\_\_\_  
Mailing address \_\_\_\_\_

Parcel # \_\_\_\_\_ Name \_\_\_\_\_  
(as per survey) Property address \_\_\_\_\_  
(if known) \_\_\_\_\_  
Mailing address \_\_\_\_\_

Revised: 04/01

## ATLAS TOWNSHIP LAND DIVISION APPROVAL REQUIREMENTS

Before a split will be approved Atlas Township needs the following:

1. Split application completed
2. Pay fee
3. Paid tax bill
4. Warranty deed
5. Certified engineering survey
6. Driveway permits from Genesee County Road Commission
7. Public utility easement (usually 12" across front)
8. Road accessibility
9. Width to Depth Ratio of 4 to 1
10. Compliance with Zoning Ordinances for width and area requirements.
11. Split must not create more division than allowed by Land Division Act
12. Public water availability & Health Dept. approval recommended. In any case this would have to be done before building permit is issued.
13. Public sewer availability or Health Dept. approval with state mandated Perk test recommended. In any case this would have to be done before Building Permit is issued.
14. Complies with all State and Local Ordinances. Including: Health Dept., DEQ, Road Commission, Drain Commission, Police Dept., Fire Dept., and any other agencies that may apply.

The following items should be shown on survey; all buildings and distance from lot lines and setbacks. All ponds, wetlands and flood plains should be shown. (Ponds cannot be split). All public utility easements (railroads, power lines, oil lines, drains, tiles, etc.) must also be shown.

Once all the above items are complete, the Township has 45 days to grant approval. If at any time more information is required, the 45 day clock starts over. This is based on PA 591 and PA 87 and Atlas Township Ordinances.

Land Division Application fees are as follows:

1 to 4 Divisions-	\$200.00
5 to 10 Divisions-	\$400.00
11 to 14 Divisions-	\$600.00
Above 14 Divisions-	\$800.00

Revised 5/04 PMA

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[Re: land division](#)
People \*

**Jason** <jdagg87@gmail.com> Jul 10 at 4:41 PM  
 To: Carrie Bock

I Jason Dagg of Bauer construction inc. have no objection to the land splits on Hegel rd atlas township.

Sent from my iPhone

> On Jul 10, 2017, at 4:38 PM, Carrie Bock <c.bockgt@yahoo.com> wrote:  
 >  
 > survey.





<https://mg.mail.yahoo.com/neo/launch?.rand=cu7p8m5ra6f51>

7/17/2017

**LAND DIVISION ORDINANCE****TOWNSHIP OF ATLAS****COUNTY OF GENESEE,  
STATE OF MICHIGAN****ORDINANCE NO. 97-001**

An ordinance to regulate partitioning or division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this ordinance.

The Township of Atlas, County of Genesee, State of Michigan ordains:

**SECTION I -- TITLE**

This ordinance shall be known and cited as the Township of Atlas Land Division Ordinance.

**SECTION II -- PURPOSE**

The purpose of this ordinance is to carry out the provisions of the State Land Division Act (1967 PA 288), as amended, formerly known as the Subdivision Control Act), to prevent the creation of parcels of property which do not comply with applicable ordinances and said Act, to minimize potential boundary disputes, to maintain orderly development of the community, and otherwise provide for the health, safety and welfare of the residents and property owners of the municipality by establishing reasonable standards for prior review and approval of land divisions within the municipality.

**SECTION III -- DEFINITIONS**

For the purpose of this ordinance certain terms and words used herein shall have the following meaning:

- A. "Applicant" - a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.
- B. "Divided" or "Division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors,

administrators, legal representatives, successors or assigns, for the purpose of sale or lease of more than one year, or of building development that results in one or more parcels of less than 40 acres or the equivalent, and that satisfies the requirements of Sections 108 and 109 of the State Land Division Act.

- C. "Exempt split" or "exempt division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof, or by his or her heirs, executors, administrators, legal representatives, successors or assigns, that does not result in one or more parcels of less than 40 acres or the equivalent; provided all resulting parcels are accessible for vehicular travel and utilities.
- D. "Forty acres or the equivalent" - either 40 acres, a quarter-quarter section containing not less than 30 acres, or a government lot containing not less than 30 acres.
- E. "Governing body" - the Township Board of the Township of Atlas.

#### SECTION IV -- PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS

Land in the municipality shall not be divided without the prior review and approval of the Township Land Division Board, in accordance with this ordinance and the State Land Division Act; provided that the following shall be exempted from this requirement:

- A. A parcel proposed for subdivision through a recorded plat pursuant to the Subdivision Control Ordinance and the State Land Division Act.
- B. A parcel proposed for condominium development pursuant to the zoning ordinance and the State Condominium Act.

#### SECTION V -- APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all of the following with the Township clerk before making any division either by deed, land contract, lease for more than one year, or for building development:

- A. A completed application form on such form as may be provided by the municipality.
- B. Proof of fee ownership of the land proposed to be divided.
- C. A survey map of the land proposed to be divided, prepared pursuant to the survey map requirements of 1970 Public Act 132,

as amended, (MCL 54.211) by a land surveyor licensed by the State of Michigan, and showing the dimensions, area, and accurate legal descriptions of the existing parcel and the parcels proposed to be created by the division(s), the location of all existing structures and other land improvements, natural features, including wetlands and flood plains, and the accessibility of the parcels for vehicular traffic and easements for public utilities from each proposed parcel to existing public utilities.

- D. Proof that all standards of the State Land Division Act and this Ordinance have been met.
- E. The history and specifications of any previous divisions of land of which the proposed division was a part sufficient to establish the parcel to be divided was lawfully in existence as of March 31, 1997, the effective date of the State Land Division Act.
- F. Proof that all due and payable taxes or installments of special assessments pertaining to the land proposed to be divided are paid in full.
- G. If transfer of division rights are proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.
- H. A land division fee is required pursuant to the township planning and zoning fee schedule.
- I. An affidavit stating there is no pending or anticipated litigation on the parcel(s).

**SECTION VI -- PROCEDURE FOR LAND REVIEW OF APPLICATIONS  
FOR LAND DIVISION APPROVAL**

- A. A complete application for a land division shall be filed with the township clerk, and forwarded to the Township Land Division Board ("land board"). The board shall consist of the township supervisor, township assessor and township planning commission chairman. A majority of the land board shall approve or deny the land division applied for within 45 days after receipt of a complete application, and shall promptly notify the applicant of the decision and, if denied, the reasons for denial.
- B. Any person or entity aggrieved by the decision of the township land division board may, within 15 days of said decision appeal the



decision to the township zoning board of appeals.

- C. A decision approving a land division is effective for 90 days, after which it shall be considered revoked unless within such period a document is recorded with the County Register of Deeds office and filed with the municipal clerk or other designated official accomplishing the approved land division or transfer.
- D. The township supervisor shall maintain an official record of all approved and accomplished land divisions or transfers.

#### SECTION VII -- STANDARDS FOR APPROVAL OF LAND DIVISIONS

A proposed land division shall be approved if the following criteria are met:

- A. All the parcels to be created by the proposed land division(s) fully comply with the applicable lot (parcel), yard and area requirements of the applicable zoning ordinance, including, but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) area, minimum lot width to depth ratio, and maximum lot (parcel) coverage and minimum set-backs for existing buildings/structures.
- B. The proposed land division(s) comply with all requirements of the State Land Division Act and this Ordinance.
- C. The lot configuration shall generally maintain a symmetrical size and shape from its front to its rear; however, the land board may waive or modify this requirement for cause shown in order to meet the intent of this section or which may be caused by the orientation of established property lines.
- D. Deletion public road requirement

#### SECTION VIII -- ALLOWANCE FOR APPROVAL OF OTHER LAND DIVISIONS

Notwithstanding disqualification from approval pursuant to this ordinance, a proposed land division which does not fully comply with the applicable lot, yard, accessibility and area requirements of the applicable zoning ordinance or this Ordinance may be approved in any of the following circumstances:

- A. Where the applicant executes and records an affidavit or deed restriction with the County Register of Deeds, in a form acceptable to the municipality, designating the parcel as "not buildable". Any

such parcel shall also be designated as “not buildable” in the municipal records, and shall not thereafter be the subject of a request to the Zoning Board of Appeals for variance relief from the applicable lot and/or area requirements, and shall not be developed with any building or above ground structure exceeding four feet in height and shall not be used for human habitation.

- B. Where, in circumstances not covered by paragraph A above, the Zoning Board of Appeals has, previous to the application for division, granted a variance from the lot, yard, ratio, frontage and/or area requirements with which the parcel failed to comply.
- C. Where the proposed land division involves only the minor adjustment of a common boundary line or involves a conveyance between adjoining properties which does not result in either parcel violating this Ordinance, any applicable zoning ordinance, or the State Land Division Act.
- D. Approved site plans may not be modified by this ordinance or it's amendments.

#### SECTION IX -- CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENT

Any parcel created in noncompliance with this ordinance shall not be eligible for any building permits, or zoning approvals, such as special land use approval or site plan approval, and shall not be recognized as a separate parcel.

Prior to the issuance of any building permit for construction on a parcel of land divided after the effective date of this Ordinance, the following items must be provided to the Township building inspector:

- A. Evidence of the Township Assessor's approval of the land division.
- B. A recorded copy of a certified survey of the property.
- C. A recorded copy of a document showing the applicant's ownership interest in the property (warranty deed, quit-claim deed, land contract, etc.)

#### SECTION X -- PENALTIES AND ENFORCEMENT

Violation of this ordinance shall be considered a misdemeanor punishable by up to a \$500.00 fine, and/or up to 90 days in jail.

A violation of this ordinance shall be deemed a nuisance which may be abated by a court of competent jurisdiction.

**SECTION XI -- SEVERABILITY**

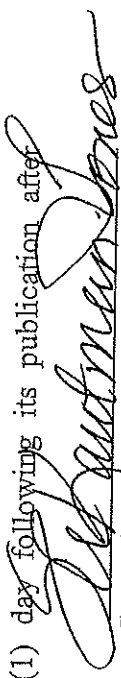

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

**SECTION XII -- REPEAL**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, except that this Ordinance shall not be construed to repeal any provision in the Municipality zoning ordinance, the Municipality Subdivision Control Ordinance, or the Municipality Building Code.


**SECTION XIII -- EFFECTIVE DATE**

This ordinance shall take effect one (1) day following its publication after adoption.

  
Supervisor  
  
Clerk

**CLERK'S CERTIFICATION**

I, Teresa Onica, the duly elected, qualified and acting clerk of the Township of Atlas do certify that the above ordinance was adopted by the Township Board of the Township of Atlas, Genesee County, Michigan, at a regular meeting held on the 20<sup>th</sup> day of January, 2009 by a majority of the members of the board present and voting.

  
Teresa Onica, Clerk

300.604 - Area.

Sec. 6.04.

A.

Minimum lot area shall be 20,000 square feet; except as otherwise provided herein, and provided further that the depth of the lots shall not be more than four times longer than their width.

B.

If developed under cluster subdivision provisions the minimum density may be 25,000 square feet per dwelling unit of the total land area; provided further that if public sewers are not to be utilized, no lot shall be less than 14,000 square feet.

(Amend. No. 2, 8-16-93)

300.605 - Front yard.

Sec. 6.05. The provisions of Section 3.14 [Section 300.314] shall apply.

300.606 - Side yard.

Sec. 6.06. The provisions of Section 3.14 [Section 300.314] shall apply. If there is no right-of-way adjacent to the side yard no residential structure shall be located closer than 15 feet to the side property line.

300.607 - Rear yard.

Sec. 6.07. No dwelling or appurtenance thereto, shall be located less than 50 feet from the rear property line.

(Amend. No. 5, 8-16-93)

300.608 - Height of structures.

Sec. 6.08. No structure, or part thereof, other than an apartment or townhouse structure, farm buildings, or essential service structures, shall exceed a height of two and one-half stories or 25 feet.

300.609 - Minimum floor area per dwelling unit.

Sec. 6.09.

A.

Each dwelling unit that includes a basement shall have a minimum finished living area of 1,100 square feet of floor area per dwelling unit with a minimum of 800 square feet on the ground floor for units of more than one story. Dwelling units without a basement shall have a minimum finished floor area of 1,250 square feet with a minimum of 800 square feet on the ground floor for units of more than one story.

about:blank

4/13/2017

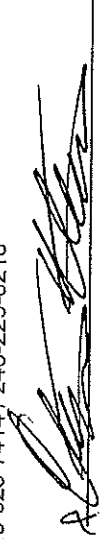
APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN WITHIN THE RIGHT-OF-WAY; OR TO CLOSE A COUNTY ROAD. If a contractor is to perform the construction entailed in this application and permit, and is supplying the deposit, and bond, he will fill out the information block provided, and thereby assumes responsibility, along with the applicant, for any provisions of this application and permit which apply to him.

Application No. 24722  
 Permit No. 2017-170316  
 Date 07/10/2017

**A P P L I C A N T**

Bauer Construction  
 32876 Balmoral  
 Beverly Hills, MI 48025-0000

Phone(s): 248-925-7414 / 248-229-8218

Signature  Date 7/10/17

Signature

Title

Signature

Title

Date

**C O N T R A C T O R**

**R E Q U I R E M E N T**

Permit 30.00

**A T T A C H M E N T S**

Insurance Plans No  
 Retainer Letter No  
 Attachments No

3 WORKING DAYS  
 BEFORE YOU DIG - DIAL  
 (MISS DIG)  
 (TOLL FREE)  
 (800-482-7171)

Receipt No. 14116  
 To Be Billed Letter/Credit Work Order No.

Job 11022 HEGEL L.D.  
 Bond No.  
 Bond Amt.

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

City/Township Atlas Township  
 Name of Road Hegel Rd  
 Between Washburn Rd

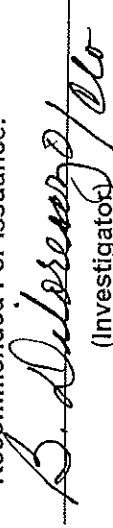
Project Land Division, ...  
 Roadside South  
 and State Rd (M-15)

For a Period Beginning 07/10/2017 and Ending 07/10/2018  
 and Agrees to the terms of this permit.

THE GENESEE COUNTY ROAD COMMISSION (G.C.R.C.) HEREBY ESTABLISHES THAT EACH OF THE 3 PARCEL(S) CREATED BY THIS PROPOSED LAND DIVISION, ON THE SOUTH SIDE OF HEGEL ROAD, SECTION 23 OF ATLAS TOWNSHIP, IS ACCESSIBLE FROM AN EXISTING COUNTY ROAD. THIS DOCUMENT DOES NOT CONSTITUTE A PERMIT TO CONSTRUCT A DRIVEWAY. UPON PROPER APPLICATION, THE G.C.R.C. WILL ISSUE A SEPERATE DRIVEWAY PERMIT FOR EACH PARCEL, SUBJECT TO ALL APPLICABLE SPECIFICATIONS AS DIRECTED BY PERMIT DEPT. PERSONNEL. CONTACT THE G.C.R.C. PERMIT DEPT AT (810) 767-4920, EXT.242, FOR APPLICATION AND PERMIT INFORMATION, PRIOR TO STARTING ANY WORK WITHIN THE COUNTY ROAD RIGHT-OF WAY. SEE ATTACHED TENTATIVE PARCEL MAP.

\*\*PARCEL 2 (11070 HEGEL RD) WILL HAVE RESTRICTED ACCESS TO THE EASTERN 100' OF THE PARCEL\*\*  
 \*\*PARCEL 3 (11110 HEGEL RD) WILL HAVE RESTRICTED ACCESS TO THE WESTERN 25' OF THE PARCEL\*\*

Recommended For Issuance:

  
 (Investigator)

7-10-17  
 Date

Board of County Road Commissioners  
 Genesee County, Michigan

By 

(Project/Traffic Engineer)

Date

Page 1 of 1

S:\Permits\FORMS\PERMIT\_SPECS.doc

1. Specifications – All work performed under this permit must be done in accordance with the plans, specifications, maps and statements filed with the Commission and must comply with the commission's current requirements and specifications on file at its office and the MDOT specifications.

2. Fees and Costs – Permit holder shall be responsible for all fees incurred by the commission in connection with this permit and shall deposit estimated fees and costs as determined by the Commission, at the time the permit is issued.

3. Performance Guarantee – Permit holder shall provide a cash deposit and/or letter of credit in a form and amount acceptable to the commission at the time permit is issued.

4. Insurance – Permit holder shall furnish proof of liability and property damage insurance in the amount stated on this permit and shall provide that it cannot be cancelled without ten (10) days advance written notice by certified mail with return receipt required to the Commission.

5. Indemnification – Permit holder shall hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suits and judgment to which the Commission, its officers or employees may be subject and for all costs and actual attorney fees, which may be incurred on account of injury to persons or damage to property, including property of the commission, arising out of work under this permit, or in connections with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work product which is the subject of this permit.

6. MISS DIG – The permit holder must comply with the requirements of act 53 public acts of 1974, as amended. CALL MISS DIG (800) 482-7171 at least Three (3) working days, but not more than twenty-one (21) days before you start work. Permit holder assumes all responsibility for damage to or interruption of underground utilities.

7. Notification of start and completion of work – Permit holder must notify the Commission at least 48 hours before starting work and must notify the commission when work is completed.

8. Safety – Permit holder agrees to work under this permit in a safe manner and to keep the area affected by this permit in a safe condition until the work is complete. All work site conditions shall comply with the Michigan Manual of Uniform Traffic Control Devices.

9. Restoration and Repair of Road – Permit holder agrees to restore the road and Right-of-Way to a condition equal to or better than its condition before the work began, and to repair any damage to the road Right-of-Way which is the result of the facility whenever it occurs or appears.

10. Limitations of Permit – This permit does not relieve permit holder from meeting other applicable laws and regulations of other agencies, permit holder is responsible for obtaining additional permits or releases which may be required in connection with this work from other governmental agencies, public utilities, corporations and individuals, including property owners. Permission may be required from the adjoining property owners.

11. Revocation of Permit - This permit may be suspended or revoked at will, and the permit holder shall surrender the permit and alter, relocate or remove its facilities at its expense at the request of the Commission.

12. Violation of Permit – This permit shall become immediately null and void if permit holder violates the terms and conditions of this permit, and the Commission may require immediate removal of permit holder's facilities, or the Commission may remove them without notice at permit holders expense.

13. Traffic Control Signs – Traffic control signs that require relocation as part of permit activity within the road Right-of-Way shall not be removed without prior approval of the Commission. Removal and relocations of signs shall be by the G.C.R.C. Sign Shop and the cost of same will billed to the permit holder.

14. Residential Approach Specifications – Curbset shall be a minimum of 22' in length, plus end sections. Diameter will be a minimum of 12", or as specified by the G.C.R.C. If an area does not have an existing ditch, and a ditch is established in the future, a culvert will be required at the current property owner's expense, at that time.

15. Time Period – The period applied for and granted in this application and permit covers activity within the Right-of-Way. Failure of the applicant to begin work within one (1) year from the date of issuance shall cancel this permit. RENEWAL MAY BE OBTAINED FOR AN ADDITIONAL YEAR UPON APPLICATION AND PAYMENT OF THE PERMIT FEE. FAILURE TO DO SO WILL RESULT IN FORFEITURE OF THE PERFORMANCE DEPOSIT ACCOMPANYING THE ORIGINAL PERMIT. The obligation to operate, use, and/or maintain the facility to the satisfaction of the Commission remains in force as long as the facility exists and is within an area under the jurisdiction of the Commission.

1. Permit – The individual in charge of the work shall have the permit and the approved plans or sketches in his possession on the job at all times.

2. Excavation and Disposal of Excavated Material – The contractor and/or the Utility Co. shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The Contractor and/or Utility Co. shall assume the full responsibility for this protection. Excavated material shall be such a manner that it will not interfere with the flow of traffic. The applicant shall dispose of all surplus and unsuitable material outside of the Right-of-Way. In the latter case, the material shall be leveled and trimmed in an approved manner. BRMS WILL NOT BE ALLOWED UNLESS SHOWN AND APPROVED ON THE PERMIT.

3. Backfilling and Compacting Trenches, Holes, Pits, etc. – All trenches, holes and pits shall be filled with approved materials that shall be placed in successive layers no more than twelve (12) inches in depth, loosed measure and compacted to not less than 95% of the maximum unit weight. Gravel bases shall be compacted to no less than 98% of the maximum unit weight. Trenches, holes or pits that are outside the existing or proposed future road bed influence area shall be compacted to not less than 90% of the maximum compacted unit weight. The influence area is defined as the area under the existing or future road bed and a one on one slope line drawn outward and down from a point 2 feet outside and horizontal to the existing or proposed shoulder or curb and gutter.

4. Gravel Road Crossings – All trenches across the roadbed shall be backfilled as specified in paragraph 3 to within 12 inches of the finished road surface. The top 12 inches shall be constructed with 23A limestone aggregate.

5. Crossing Roadbed by Tunneling or Boring and Jacking – When the pipe is installed by this method without cutting the existing pavement, all remaining voids around the installation shall be filled by a method approved by the Road Commission Inspector. Pressure grouting shall be required when deemed necessary. When the traveled portion of a road is tunneled or bored and jacked, the length of the pipe or casing shall extend ten (10) feet beyond the edge of the road way or five (5) feet beyond the back of curb. Special consideration will be given when field conditions preclude these measurements.

6. Concrete and Bituminous Pavement Crossings (Open cut method) – When this method is approved by the Road Commission Inspector, the pavement shall be removed so that the pavement area to be reconstructed is a minimum of one (1) foot wider on each side than the maximum width of the trench. In no case shall the remaining slab width be less than five (5) feet from the patch to the nearest pavement joint. Pavement shall be saw cut full depth. Concrete patches shall be tied to the existing slab by installation of epoxy anchored lane ties on all exposed faces of the existing pavement. The epoxy lane ties shall be located at one-half (1/2) the pavement depth. Backfill shall be placed according to paragraph three (3). The pavement shall be replaced with new pavement of the cross-section approved by the Road Commission, unless at a season of the year when it is not feasible, in which case a temporary surface of bituminous material shall be placed and maintained, and later replaced with the approved pavement cross-section at the applicant's expense. Existing sub bases shall be replaced in kind.

7. Depth of Cover Material – Depth of cover for underground facilities shall be determined at the time of application for a permit. In no case shall there be less than four (4) feet of cover between the surface of the traveled portion of the roadway and the facility being placed, and not less than two (2) feet below the flow line of the ditches.

8. Tree Protection or Removal – Secure written permission of the abutting property owner when required.

a) Removal – Dispose of all limbs, logs, stumps and litter in a manner acceptable to the Road Commission and Local or State requirements.

b) Protection – Underground facilities that interfere with trees in the Right-of-Way shall be bored six (6) inches for each inch of tree diameter in all directions from the base of the tree.

9. Restoration and Final Cleanup – Final cleanup shall be such that it will provide a condition equal to or better than the origin condition.

10. Protection of Established Survey Points and Datum – The permit holder shall protect, preserve and/or restore, at his own expense, any established survey points and datum within the limits of the work covered by this permit.

11. Traffic and Safety – When this permit allows the closing of a road, or the use of one or more traffic lanes, or where construction is in close proximity to the traveled portion of the road, signs, signals, lights, etc. shall be placed and maintained in accordance with the Michigan Manual of Uniform Traffic Control Devices and/or Genesee County Road Commission specifications. The Traffic control called for shall be minimum and the contractor shall erect and maintain at his own expense, at signs, signals, etc. for safety as directed by the Traffic Engineer and/or the Genesee County Road Commission Inspector.

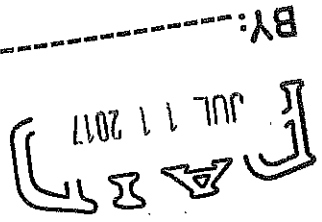
12. Any operation in the Right-of-Way not covered by these specifications shall be done in accordance with the Instructions of the County Highway Engineer and/or the Inspector assigned to the project.

13. Full compliance is required with any regulations of the Public Service Commission and Municipal and State Regulations.

14. The following must be attached to application when applicable

1. Deposit and/or Bank Letter of Credit, except local units of government.
2. Plans, specifications and location of facility.
3. Copy of Resolution for local units of government.
4. Traffic control plans.
5. In cases of banner applications, legend and location must be shown.

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE &amp; PAYABLE 07/01/2017 THRU 09/14/2017 AT THE TOWNSHIP OFFICE. AFTER 9/14/2017 A 1% INTEREST/PENALTY PER MONTH OR FRACTION THEREOF WILL BE ADDED. RECEIPTS AVAILABLE ONLY UPON REQUEST. POSTMARKS NOT ACCEPTED. MUST BE IN DROP BOX BY 5:00 P.M. 9/14/17 FAILURE TO RECEIVE BILL DOES NOT WAIVE PENALTY. ATLAS TWP 810-636-2548</p>		<p>PROPERTY INFORMATION</p> <p>Property Assessed To: BAUER CONSTRUCTION INC 32876 BALMORAL BEVERLY HILLS, MI 48025</p> <p>Prop #: 02-23-100-004 Prop Addr: 11022 HEGEL RD School: 25050</p> <p>Legal Description: N 40 A OF E 70 A OF W 1/2 OF NW 1/4 SEC 23 T6N R8E 40.00 A</p>	
<p>PAYMENT INFORMATION</p> <p>This tax is due by: 09/14/2017</p> <p>Pay by mail to: ATLAS TOWNSHIP PO BOX 277 GOODRICH MI 48438 ANN MARIE MOORE, TREASURER</p>		<p>TAX DETAILED</p> <p>Taxable Value: 158,161 State Equalized Value: 192,500 Class: 401</p> <p>PRE/MBT %: 100.0000</p>	
<p>DESCRIPTION</p>		<p>AMOUNT</p>	
<p>SE TAX</p>		<p>6.00000</p>	
<p>COUNTY OP</p>		<p>5.50720</p>	
<p>871.02</p>		<p>948.96</p>	

BY: \_\_\_\_\_  


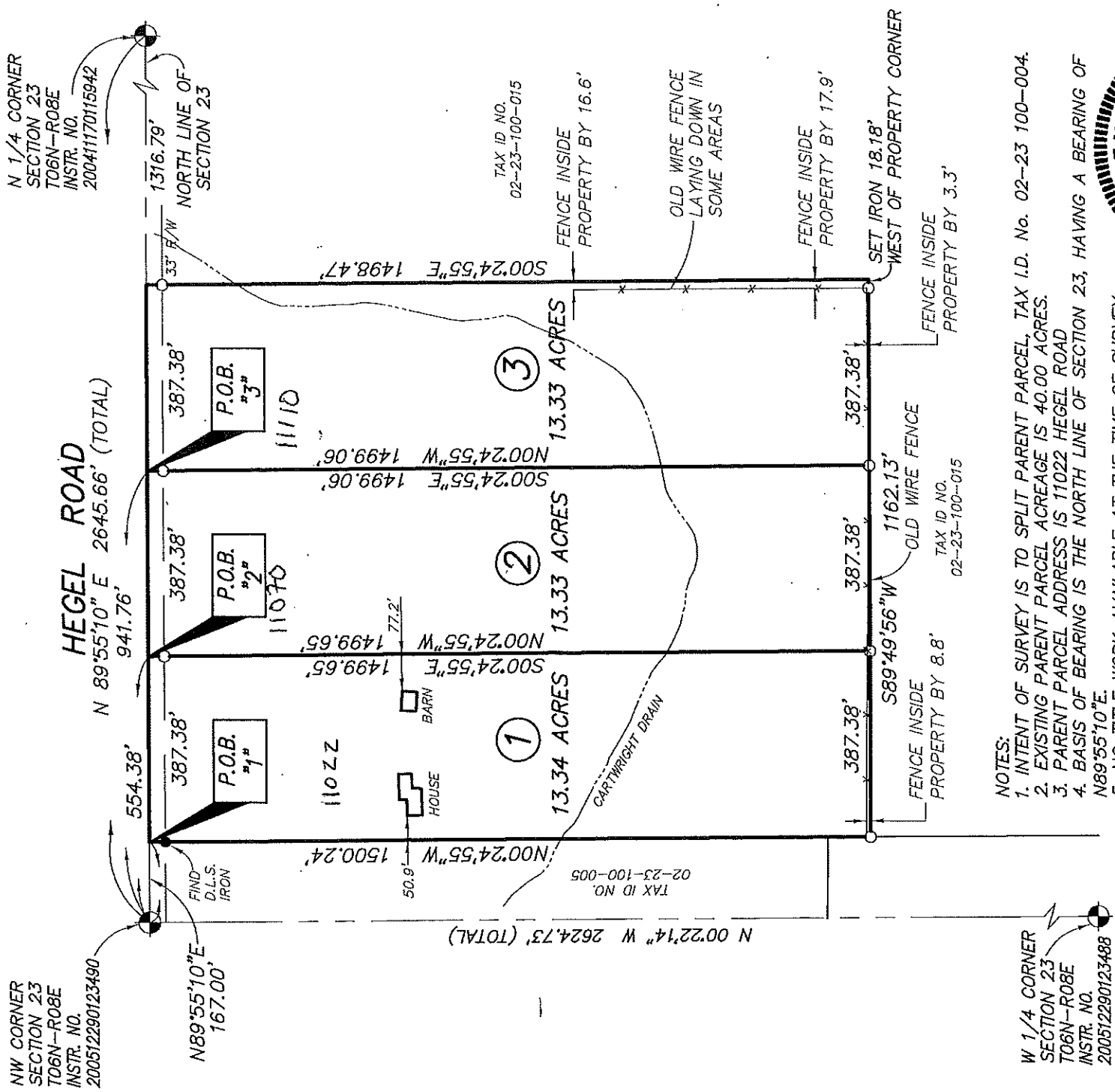
Taxes are based upon Taxable Value.  
 1 mill equals \$1.00 per \$1000 of Taxable Value.  
 Amounts with no millage are either Special  
 Assessments or other charges added to this bill.

<p>MESSAGE TO TAXPAYER</p> <p>TAXES ARE DUE &amp; PAYABLE 07/01/2017 THRU 09/14/2017 AT THE TOWNSHIP OFFICE. AFTER 9/14/2017 A 1% INTEREST/PENALTY PER MONTH OR FRACTION THEREOF WILL BE ADDED. RECEIPTS AVAILABLE ONLY UPON REQUEST. POSTMARKS NOT ACCEPTED. MUST BE IN DROP BOX BY 5:00 P.M. 9/14/17 FAILURE TO RECEIVE BILL DOES NOT WAIVE PENALTY. ATLAS TWP 810-636-2548</p>		<p>PAYMENT INFORMATION</p> <p>This tax is due by: 09/14/2017</p> <p>Pay by mail to:</p> <p>ATLAS TOWNSHIP PO BOX 277 GOODRICH MI 48438</p> <p>ANN MARIE MOORE, TREASURER</p>	
<p>PROPERTY ASSESSED TO:</p> <p>BAUER CONSTRUCTION INC 32876 BALMORAL BEVERLY HILLS, MI 48025</p> <p>Prop # : 02-23-100-004 School: 25050</p> <p>Prop Addr: 11022 HEGEL RD</p> <p>Legal Description: N 40 A OF E 70 A OF N 1/2 OF NW 1/4 SEC 23 T6N R8E 40.00 A</p>		<p>TAX DETAILS</p> <p>Taxable Value: 158,161 State Equalized Value: 192,500 Class: 401</p> <p>PRE/MBT %: 100.0000</p>	
<p>PROPERTY INFORMATION</p>		<p>DESCRIPTION</p> <p>SE TAX 6.00000 MILLAGE 5.50720 COUNTY OF 871.02</p>	
<p>Property Assessed To:</p> <p>BAUER CONSTRUCTION INC 32876 BALMORAL BEVERLY HILLS, MI 48025</p> <p>Prop # : 02-23-100-004 School: 25050</p> <p>Prop Addr: 11022 HEGEL RD</p> <p>Legal Description: N 40 A OF E 70 A OF N 1/2 OF NW 1/4 SEC 23 T6N R8E 40.00 A</p>		<p>TAXES ARE BASED UPON TAXABLE VALUE. 1 MILL EQUALS \$1,000 OF TAXABLE VALUE. AMOUNTS WITH NO MILLAGE ARE EITHER SPECIAL ASSESSMENTS OR OTHER CHARGES ADDED TO THIS BILL.</p>	
<p>BY: _____</p> <p>JUL 11 2017</p>		<p>AMOUNT</p> <p>948.96</p>	



# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 23, T6N-R8E  
ATLAS TOWNSHIP, GENESEE COUNTY, MICHIGAN



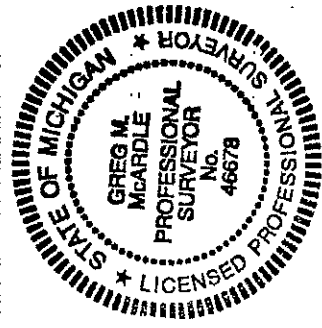
NW CORNER SECTION 23 T06N-R08E INSTR. NO. 200512290123490  
N89°55'10"E 167.00'  
N 00°22'14" W 2624.73' (TOTAL)  
TAX ID NO. 02-23-100-005

W 1/4 CORNER SECTION 23 T06N-R08E INSTR. NO. 200512290123488  
N00°24'55"W 1500.24'  
387.38'  
50.9'  
HOUSE  
BARN  
50.9'  
77.2'  
N00°24'55"E 1499.65'  
N00°24'55"W 1499.65'  
110ZZ  
11070  
P.O.B. "1"  
387.38'  
941.76'  
N 89°55'10" E 2645.66' (TOTAL)  
387.38'  
P.O.B. "2"  
11110  
N00°24'55"E 1499.06'  
N00°24'55"W 1499.06'  
387.38'  
P.O.B. "3"  
11110  
500'24'55"E 1498.47'  
33' B/W  
NORTH LINE OF SECTION 23  
1316.79'  
N 1/4 CORNER SECTION 23 T06N-R08E INSTR. NO. 20041170115942  
TAX ID NO. 02-23-100-015  
FENCE INSIDE PROPERTY BY 16.6'  
OLD WIRE FENCE LAYING DOWN IN SOME AREAS  
FENCE INSIDE PROPERTY BY 17.9'  
SET IRON 18.18' WEST OF PROPERTY CORNER  
FENCE INSIDE PROPERTY BY 3.3'  
TAX ID NO. 02-23-100-015  
FENCE INSIDE PROPERTY BY 8.8'  
589°49'56"W 1162.13'  
OLD WIRE FENCE  
387.38'  
387.38'  
387.38'

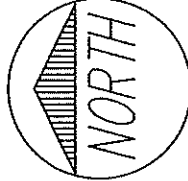
NOTES:  
1. INTENT OF SURVEY IS TO SPLIT PARENT PARCEL, TAX I.D. No. 02-23 100-004.  
2. EXISTING PARENT PARCEL ACREAGE IS 40.00 ACRES.  
3. PARENT PARCEL ADDRESS IS 11022 HEGEL ROAD  
4. BASIS OF BEARING IS THE NORTH LINE OF SECTION 23, HAVING A BEARING OF N89°55'10"E.  
5. NO TITLE WORK AVAILABLE AT THE TIME OF SURVEY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS HEREIN DESCRIBED, THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS LESS THAN 1 PART IN 5000 AND THIS SURVEY COMPLIES WITH PUBLIC ACT 132 OF 1970, AS AMENDED.

*Greg M. McArdle*  
GREG M. McARDLE - MI P.S. #46678  
6/19/17 DATE



- LEGEND
- O - IRON SET
  - - IRON FOUND
  - ⊙ - MONUMENT FOUND
  - (M) - MEASURED
  - (R) - RECORDED
  - (C) - CALCULATED



**MERIDIAN**  
LAND SURVEYING

300 E. FIRST ST. - STE 200  
FLINT, MI 48502  
TEL: 810-339-6605  
gmcardle@meridianls.com

DATE: 06-19-2017  
JOB NO. 2017017  
FLD/OFC: GMM/GMM  
SHEET: 1 of 2

Attachment: LD 17-03 CHRIS USTIK, PETITIONER (2285 : LD #17-03 PARCEL # 02-23-100-004 CHRIS

## CERTIFICATE OF SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 23, T6N-R8E  
ATLAS TOWNSHIP, GENESEE COUNTY, MICHIGAN

**LEGAL DESCRIPTION: PARCEL ID# 02-23-100-004**

The following described premises situated in the Township of Atlas, County of Genesee, and State of Michigan to-wit:

The North 40 acres of the East 70 acres of the West 1/2 of the Northwest 1/4 of Section 23, T6N, R8E.  
Commonly known as: 11022 Hegel Rd., Goodrich, MI 48438

**LEGAL DESCRIPTION: PARCEL "1"**

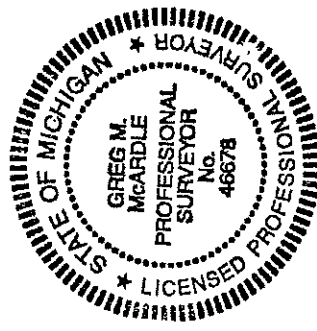
Part of the Northwest 1/4 of section 23, T6N-R8E, Atlas Township, Genesee County, Michigan, being more particularly described as: Commencing at the Northwest corner of section 23; thence along the North line of said section, N 89°55'10" E, 167.00 feet to the POINT OF BEGINNING; thence continuing along said line, N 89°55'10" E, 387.38 feet; thence S 00°24'55" E, 1499.65 feet; thence S 89°49'56" W, 387.38 feet; thence N 00°24'55" W, 1500.24 feet to the POINT OF BEGINNING. Containing 13.34 acres of land and subject to easements and restrictions of record, if any. Also subject to that part being used as Hegel Road along the North side.

**LEGAL DESCRIPTION: PARCEL "2"**

Part of the Northwest 1/4 of section 23, T6N-R8E, Atlas Township, Genesee County, Michigan, being more particularly described as: Commencing at the Northwest corner of section 23; thence along the North line of said section, N 89°55'10" E, 554.38 feet to the POINT OF BEGINNING; thence continuing along said line, N 89°55'10" E, 387.38 feet; thence S 00°24'55" E, 1499.06 feet; thence S 89°49'56" W, 387.38 feet; thence N 00°24'55" W, 1499.65 feet to the POINT OF BEGINNING. Containing 13.33 acres of land and subject to easements and restrictions of record, if any. Also subject to that part being used as Hegel Road along the North side.

**LEGAL DESCRIPTION: PARCEL "3"**

Part of the Northwest 1/4 of section 23, T6N-R8E, Atlas Township, Genesee County, Michigan, being more particularly described as: Commencing at the Northwest corner of section 23; thence along the North line of said section, N 89°55'10" E, 941.76 feet to the POINT OF BEGINNING; thence continuing along said line, N 89°55'10" E, 387.38 feet; thence S 00°24'55" E, 1498.47 feet; thence S 89°49'56" W, 387.38 feet; thence N 00°24'55" W, 1499.06 feet to the POINT OF BEGINNING. Containing 13.33 acres of land and subject to easements and restrictions of record, if any. Also subject to that part being used as Hegel Road along the North side.



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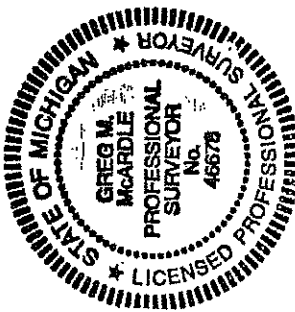
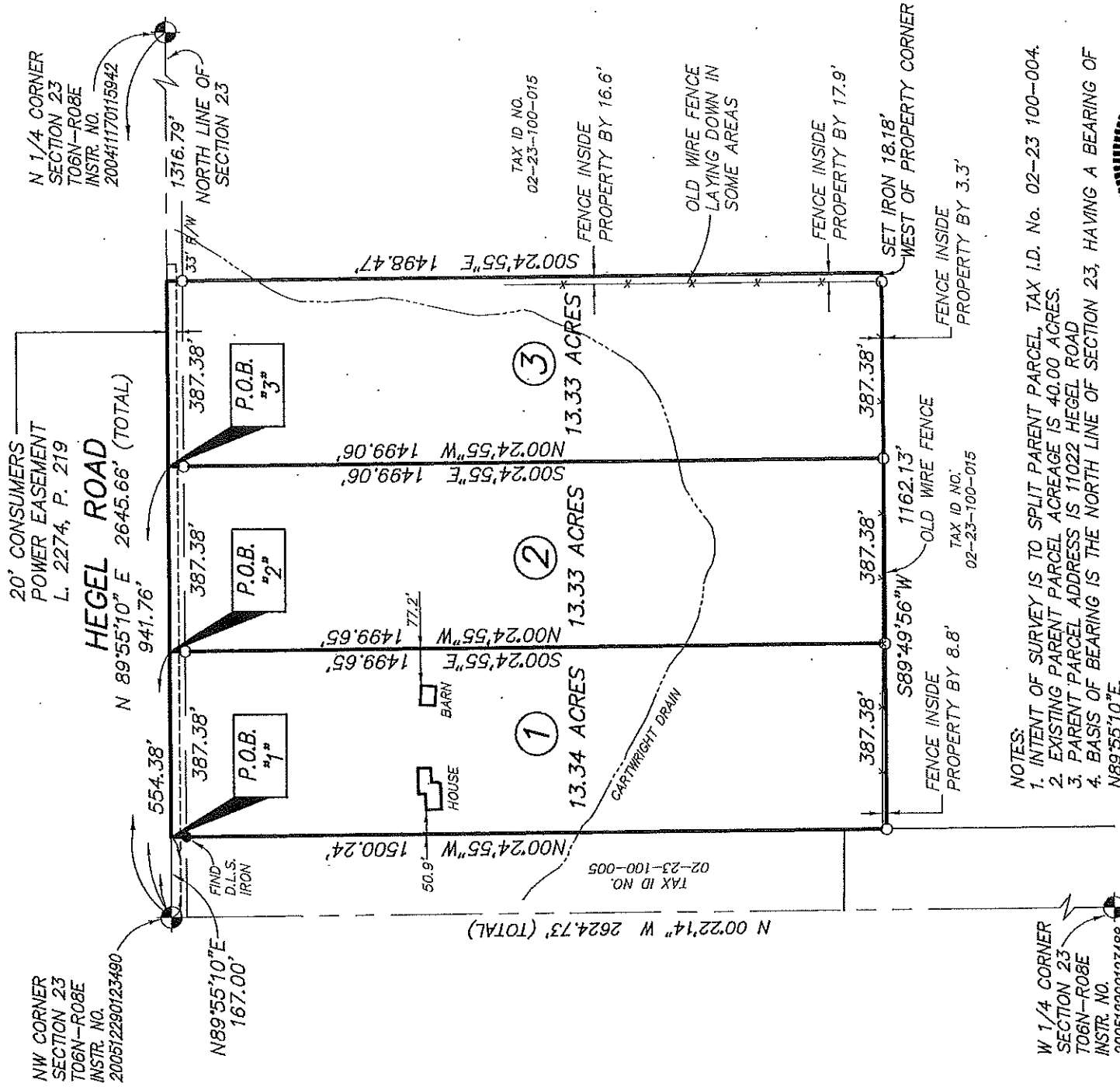
FLD/OFCE: GMM/GMM

JOB NO. 2017043

SHEET: 2 of 2

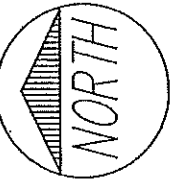
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PART OF THE NORTHWEST 1/4 OF SECTION 23, T6N-R8E  
ATLAS TOWNSHIP, GENESEE COUNTY, MICHIGAN



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*Greg M. McArdle*  
GREG M. McARDLE - MI P.S. #46678  
7/13/17 DATE



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**MERIDIAN**  
LAND SURVEYING

DATE: 07-13-2017	FLD/OFC: GMM/GMM
JOB No. 2017043	SHEET: 1 of 2

## CERTIFICATE OF SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 23, T6N-R8E  
ATLAS TOWNSHIP, GENESEE COUNTY, MICHIGAN

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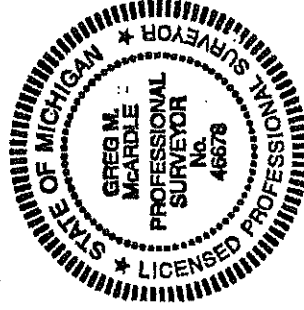
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**SURVEYOR'S NOTE:**

South property line of parcels 1 thru 3 and East line of parcel 3 coincide with legal description for parcel ID No. 02-23-100-015. Intersecting the West and North lines of legal description, parcel ID No. 02-23-100-015, northerly and westerly make an area for subject parent parcel to be exactly 40 acres. However, when locating North 1/4, Northwest Corner, West 1/4 corner, East 1/4 corner, and South 1/4 corner of section 23 the "North 40 acres of the East 70 acres of the Northwest 1/4" creates overlap on adjacent property to West and gap between parcel to East. Neither matches occupation of old wire fences along the South and East lines.



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SHEET: 2 of 2