

# Waterloo Township

Jackson County, Michigan  
9773 Mt. Hope Rd., Munith, MI 49259 (517-596-8200)

## PETITION for ZONING ORDINANCE AMENDMENT

**NOTE:** This application is to be used for both amendments to the provisions of the Zoning Ordinance text ("Text Amendment"), and amendments to the Zoning Ordinance's Zoning Map ("Map Amendment/Rezoning").

(All references to "Section" and "Article" refer to the Waterloo Township Zoning Ordinance)

**Important Notice to Applicants:** 15 copies of this petition must be completed in full and submitted to the Township Clerk. All questions must be answered completely. If additional space is needed, number and attach additional sheets.

1) APPLICANT: Farmer's State Bank of Munith, 201 N. Main St., Munith, MI 49259  
Name Street Address City / State / Zip Code Telephone #

2) PETITION FOR:  ZONING MAP Amendment/Parcel Rezoning  TEXT Amendment 517.985.1061

### Zoning Ordinance / Map Amendment / Parcel Rezoning

#### Questions #3 - #12

3) Tax Parcel #: 000.05.07.252.002.01

4) Legal Description (attach sheet if necessary)  
See exhibit A attached

5) Existing Zoning: A-1

6) Proposed Zoning: C-2

7) Existing Use: Vacant

8) Anticipated Use: retail store

9) Parcel Acreage: 2.3

10) Deed restrictions on parcel:  
 Yes(attach)  No

11) Names, addresses, phone #s of all other persons or entities having legal or equitable interest in the land:

a) None

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

12) Explain why the present zoning classification of the property is not adequate:

Property to be sold & developed for retail store.

#### Text Amendment

#### Questions #13 - #14

13) This petition is to amend Art./Sec. \_\_\_\_\_ of the Ordinance to make the following changes:

14) Explain why the present zoning text is not adequate:

#### FOR TOWNSHIP USE ONLY

Petition Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

Fee Paid

Date

Receipt #

Tax Parcel Number: \_\_\_\_\_

Date of Final Action: - -

Final Action Taken: (circle as appropriate)

Approved /Adopted

Denied

Notes:

I have reviewed and see no reason it should not be change

RTMMP

Zoning. 11-20-20



**15) SUPPORTING DOCUMENTS:** The following applicable materials shall be submitted along with this application form:

**A. Zoning Map Amendment/Parcel Rezoning:** The following materials shall be submitted in the case of a petition for a Map Amendment:

- 1) The petitioner shall submit 15 copies of a scaled drawing of the property correlated with the legal description, at a scale of not less than 1" = 200', clearly showing the location, shape, area and dimensions of the lot(s) affected by the proposed rezoning, sealed by a professional engineer or registered land surveyor.
- 2) Proof of Property Ownership: The applicant must attach proof of ownership of the property subject to the application, such as a tax bill or property deed, or other evidence of interest in the property.
- 3) Deed Restrictions: The applicant must attach a copy of all existing deed restrictions impacting the property.

**B. Optional Submittal for Zoning Map Amendment/Parcel Rezoning:** The applicant is not required to, but is strongly encouraged to submit 15 copies of a written justification for the proposed amendment addressing key factors that will be considered in evaluating this petition. These factors include, but are not necessarily limited to:

- 1) What, if any, identifiable conditions related to the application have changed which justify the proposed amendment?
- 2) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
- 3) What is the impact of the amendment on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?
- 4) Does the petitioned district change adversely affect environmental conditions, or the value of the surrounding property?
- 5) Is the site's physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed district?
- 6) Is the subject property able to be put to a reasonable economic use in the zoning district in which it is presently located?
- 7) Does the petitioned district change generally comply with the Township's Land Use Plan?
- 8) Is the proposed rezoning consistent with the zoning classification of surrounding land?
- 9) Can all requirements in the proposed zoning classification be complied with on the subject parcel?

**16) AFFIDAVIT:** I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief.

			
_____	11.12.2020	_____	_____
Applicant Signature(s)	Date	Property Owner's(s) Signature(s) (if different than applicant)	Date





# Fidelity National Title Insurance Company

## OWNER'S POLICY

### SCHEDULE A

File No.: 170123

Policy No.: 2730600-217397547

Amount of Insurance: \$43,033.13

Premium: \$ 500.75

Date of Policy: June 12, 2019 at 5:00 p.m.

\*Address Reference: 10253 TERRITORIAL RD., Munith, MI 49259

1. Name of Insured:

FARMERS STATE BANK OF MUNITH

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

FARMERS STATE BANK OF MUNITH

4. The Land referred to in this policy is described as follows:

SEE SCHEDULE C ATTACHED HERETO AND MADE A PART HEREOF

American Title Company of Jackson  
280 W. Cortland  
Jackson, MI 49201

BY

A handwritten signature in black ink, appearing to be "R. D. [unclear]".

AUTHORIZED SIGNATURE sd

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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AMERICAN  
LAND TITLE  
ASSOCIATION



**FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ALTA OWNER'S POLICY OF TITLE INSURANCE  
SCHEDULE B**

File No: 170123

Policy No.: 2730600-217397547

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
3. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
4. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.
5. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. A mortgage for \$38,552.76 was given by Catherine Robinson to Farmers State Bank of Munith dated August 11, 2009 and recorded September 23, 2009 in Liber 1929, Page 20, Jackson County Records.  
NOTE: The mortgage recorded in Liber 1929, Page 20, Jackson County Records has been foreclosed.  
NOTE: The above title is subject to the right to redeem from the Sheriff's Deed dated June 5, 2019 and recorded June 12, 2019 in Liber 2143, Page 137, Jackson County Records, given upon foreclosure of the mortgage recorded in Liber 1929, Page 20, Jackson County Records, said right to redeem will continue for 12 months from the date thereof.
8. Subject to the rights of the public or any governmental unit over any part of subject property taken, deeded or used for Territorial Road and Highway M-106.
9. Right of way in favor of Consumers Power Company as evidenced by instrument recorded in Liber 365, Page 147, in Liber 387, Page 15, and in Liber 479, Page 418, Jackson County Records.
10. Highway easement release in favor of State of Michigan as evidenced by instrument recorded in Liber 382, Page 536, Jackson County Records.
11. Subject to any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
12. Subject to liens for any tax and/or assessment which become due and payable on or after April 29, 2019.
13. No liability is assumed by the Company for Tax Increases occasioned by retroactive revaluation or changes in land usage or loss of any homestead exemption status for the insured premises.

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## SCHEDULE C

### PROPERTY DESCRIPTION

The land referred to is described as follows:

Land in Township of Waterloo, Jackson County, Michigan described as:

That part of the West 1/2 of the Northeast 1/4, Section 7, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan, lying South of Center of Territorial Road (so-called) EXCEPT therefrom the right of way of Grand Trunk Railway. ALSO EXCEPT all that part thereof lying South and East of Southeasterly right of way line of said railway. ALSO EXCEPT beginning at the intersection of the Southeasterly right of way line of Highway M-106 with the East and West 1/4 line of Section 7, thence Northeasterly 255 feet along the Southeasterly right of way line of said highway; thence Southeasterly 291 feet to the East and West 1/4 line of Section 7 at a point 386 feet East of beginning, thence West 386 feet to beginning. ALSO EXCEPT beginning in the North and South 1/4 line of Section 7 at North line of Highway M-106, thence North along said 1/4 line 100 feet; thence Southeasterly at right angles to North line of M-106 Highway about 70 feet to said Northerly line; thence Southwesterly along said Northerly line to beginning. ALSO EXCEPT beginning at center of Section 7; thence North 00 degrees 10' 20" West 9.07 feet along North and South 1/4 line to a point on Southeasterly right of way line of M-106 to a point for place of beginning of this exception, thence continuing North 00 degrees 10' 20" West 73.21 feet, along North and South 1/4 line; thence North 42 degrees 54' 05" East 241.05 feet along center line of M-106; thence continuing along said center line 1313.94 feet along the arc of a 1636.97 foot radius circular curve to the right through a central angle of 45 degrees 59' 20" having a chord which bears North 65 degrees 53' 45" East 1278.95 feet; thence South 00 degrees 16' 05" East 124.34 feet along East line of Southwest 1/4 of Northeast 1/4; thence South 43 degrees 18' 05" West 871.57 feet along Northwesterly right of way line of Grand Trunk and Western Railroad; thence South 88 degrees 14' 30" West 128.75 feet along East and West 1/4 line to a point on Northeasterly right of way line of Neu Road; thence continuing South 88 degrees 14' 30" West 228.40 feet along East and West 1/4 line; thence North 50 degrees 30' West 275.04 feet; thence South 42 degrees 54' 05" West 242.26 feet along Southeasterly right of way line of M-106 to beginning.



170123







201 North Main Street  
P.O. Box 217  
Munith, MI 49259-0217  
(517) 985-1062

November 12, 2020

Waterloo Township Zoning Administrator  
9773 Mt. Hope Rd.  
Munith, MI 49259

Dear Sir:

This letter shall provide additional insight into this bank's request to rezone parcel #000.05.07.252.002.01 to C-2 from A-1 as detailed in an application for same dated Nov. 12, 2020. This bank acquired the subject property by foreclosure following the redemption period of a sheriff's deed dated June 5, 2019. The parcel had been residential, but prior to foreclosure all structures on the property were condemned and razed by the township. This bank has subsequently repaid the township for that razing through payment of taxes including the resulting assessment on the property.

The prior owner had tried without success to sell the property for over a year prior to the foreclosure. Subsequent to this bank's gaining ownership, it was solicited by and entered into a purchase agreement with a well-known retail chain for the subject parcel. The purchase agreement is contingent upon the property being rezoned to facilitate the construction of a retail store.

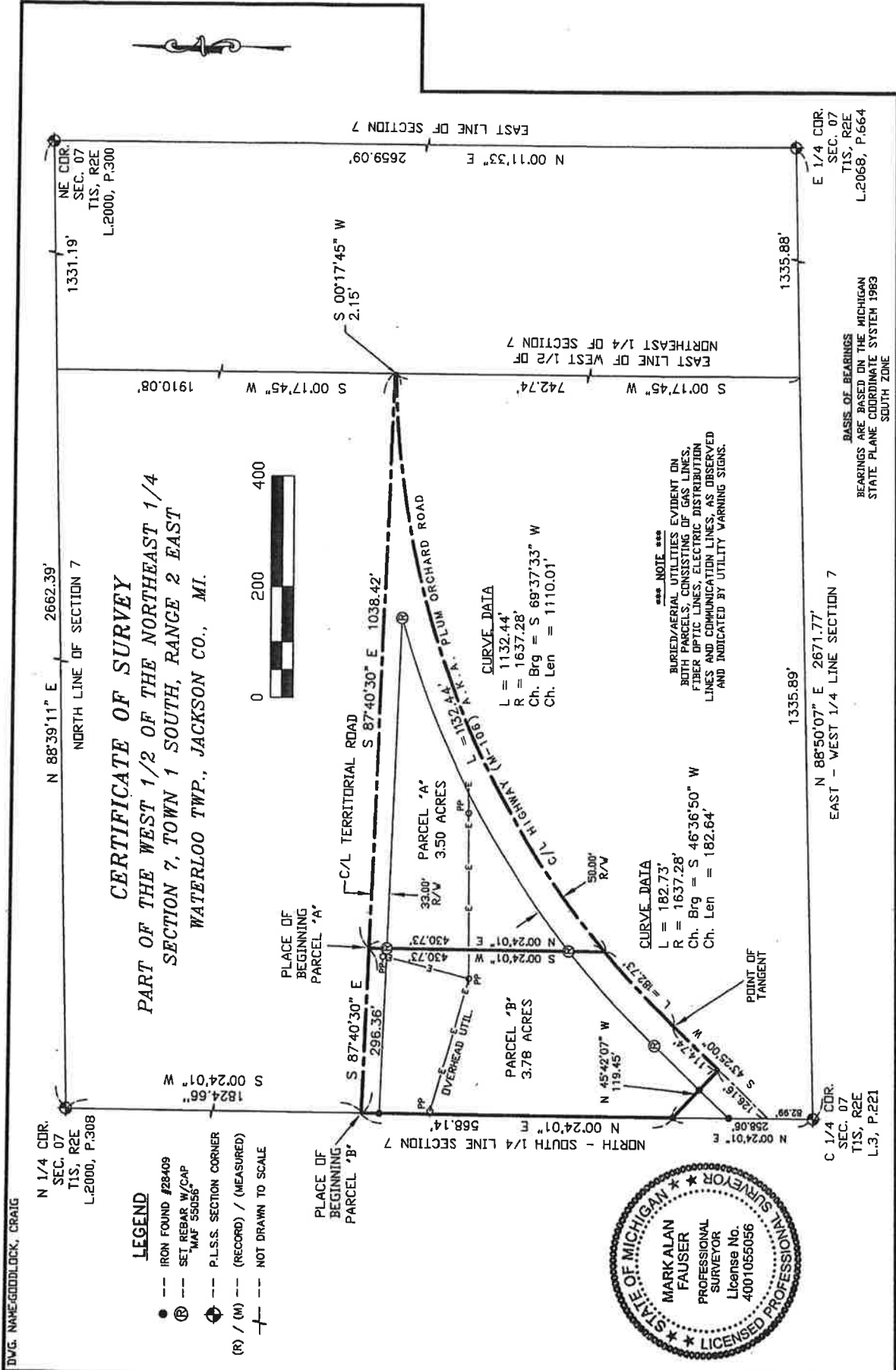
Traffic patterns and volume are conducive to such a facility at this location. The subject property is adjacent to properties that are currently zoned L-1 so the requested change is in compliance with the Land Use Plan. The triangular shape of the subject parcel is not conducive to efficient agricultural production. No wetlands or wooded areas of note are located on the parcel. Neighboring property owners are already familiar with the volume of traffic on Plum Orchard Road and Territorial Road in the vicinity of the subject parcel. With this change in zoning and the resulting development of the subject parcel, the township will be nicely impacted in a way that is beneficial to the budget, its citizenry, and nearby residents of neighboring townships. Thank you for your consideration of the requested change.

Sincerely,

A handwritten signature in black ink, appearing to read 'C.M. Goodlock', written over a white background.

Craig M. Goodlock  
Chairman and Chief Executive Officer





JOB #	20 09.008
DRAWN	M.A. FAUSER
DATE	09-28-2020
SCALE	1" = 200'
PAGE	1 OF 2

**FAUSER LAND SURVEYING, L.L.C.**  
 2756 W. Kinneville Rd. Leslie, MI 49251

*Mark A. Fauser*  
**PROFESSIONAL SURVEYOR**

I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

## Certificate of Survey

### Property Descriptions

#### Parcel "A" (Proposed division)

A parcel of land being part of the West one-half of the Northeast one-quarter of Section 7, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan being more specifically described as follows: To locate the **Place of Beginning**, Commence at the North one-quarter corner of Section 7, T1S, R2E; **thence** South 00 degrees 24 minutes 01 seconds West, along the North – South one-quarter line of Section 7, a distance of 1824.66 feet, to the centerline of Territorial Road (so called); **thence** South 87 degrees 40 minutes 30 seconds East, along the centerline of Territorial Road, a distance of 296.36 feet, to the **Place of Beginning** for this description; **thence** continuing South 87 degrees 40 minutes 30 seconds East, along the centerline of Territorial road and the extended centerline of Territorial Road, a distance of 1038.42 feet, to the intersection of said centerline and centerline extended with the East line of the West one-half of the Northeast one-quarter of Section 7; **thence** South 00 degrees 17 minutes 45 seconds West, along the East line of the West one-half of the Northeast one-quarter of said section, a distance of 2.15 feet, to the intersection of said East line with the centerline of Highway M-106 (also known as Plum Orchard Road); **thence** along the centerline of Highway M-106 on a curve concave to the Southeast, a distance of 1132.44 feet (said curve having a radius of 1637.28 feet, a delta angle of 39°37'46", and a chord bearing and distance of South 69 degrees 37 minutes 33 seconds W., 1110.01 feet); **thence** North 00 degrees 24 minutes 01 seconds East, parallel with the North – South one quarter line of Section 7, a distance of 430.73 feet, to the centerline of Territorial Road, and the **Place of Beginning**.

Containing 3.50 acres of land.

Subject to the rights of the public over and across the Southerly 33.00 feet as measured from the centerline Territorial Road. Also subject to the rights of the public over and across the Northerly 50.00 feet as measured from the centerline of Highway M-106.

Also subject to all other existing pertinent easements and restrictions of record.

#### Parcel "B" (Remainder of parent parcel)

A parcel of land being part of the West one-half of the Northeast one-quarter of Section 7, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan being more specifically described as follows: To locate the **Place of Beginning**, Commence at the North one-quarter corner of Section 7, T1S, R2E; **thence** South 00 degrees 24 minutes 01 seconds West, along the North – South one-quarter line of Section 7, a distance of 1824.66 feet, to the centerline of Territorial Road (so called) and the **Place of Beginning** for this description; **thence** South 87 degrees 40 minutes 30 seconds East, along the centerline of Territorial Road, a distance of 296.36 feet; **thence** South 00 degrees 24 minutes 01 seconds West, parallel with the North – South one-quarter line of said section, a distance of 430.73 feet, to the centerline of Highway M-106 (also known as Plum Orchard Road); **thence** along the centerline of Highway M-106 on the arc of a curve concave to the Southeast, a distance of 182.73 feet to a point of tangent in the centerline of said highway (said curve having a radius of 1637.28 feet, a delta angle of 06°23'40", and a chord bearing and distance of South 46 degrees 36 minutes 50 seconds West, 182.64 feet); **thence** South 43 degrees 25 minutes 00 seconds West, along the centerline of Highway M-106, a distance of 114.74 feet; **thence** North 45 degrees 42 minutes 07 seconds West, 119.45 feet to the North – South one-quarter line of Section 7; **thence** North 00 degrees 24 minutes 01 seconds East, 568.14 feet, to the centerline of Territorial Road, and the **Place of Beginning**.

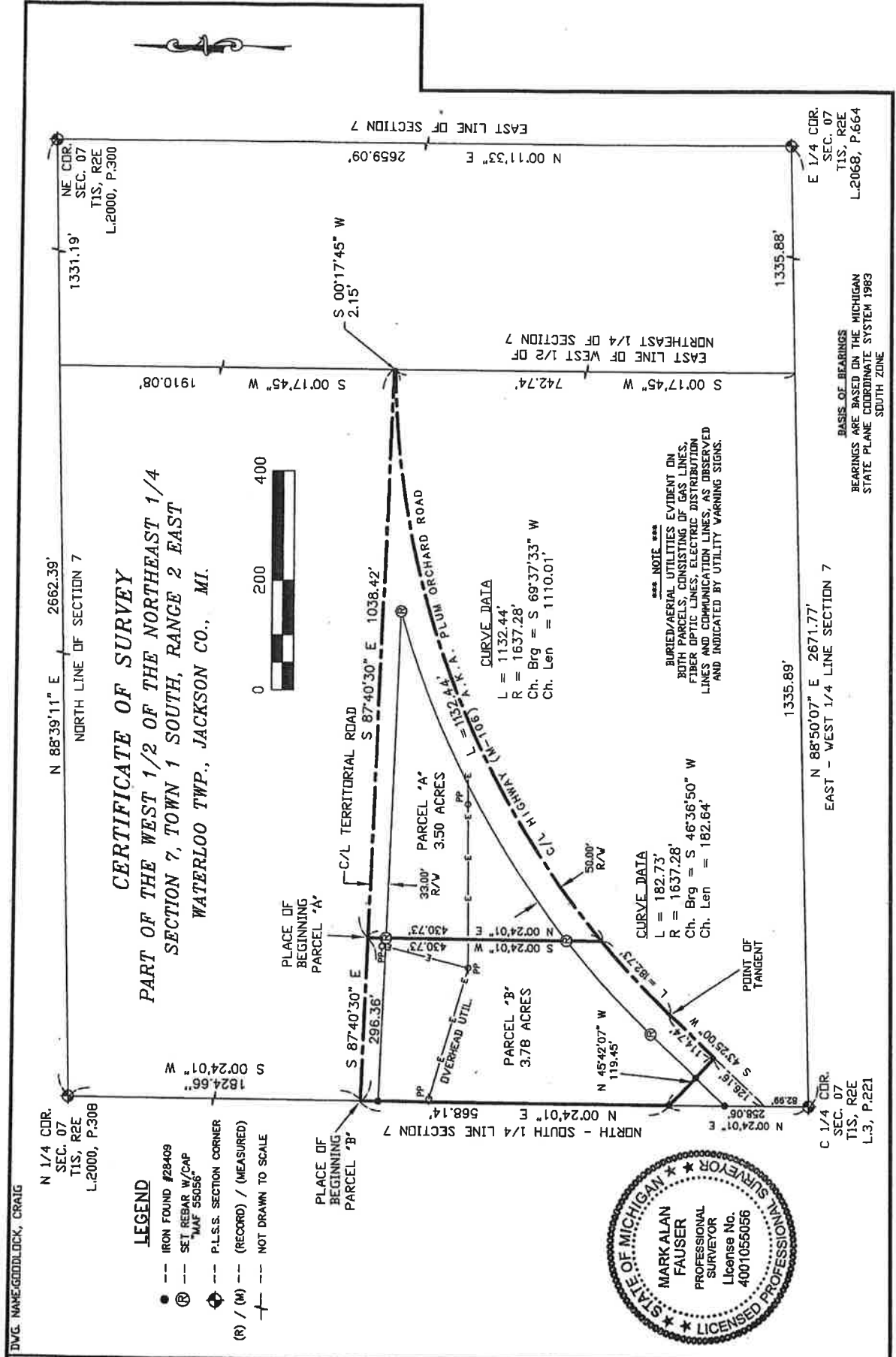
Containing 3.78 acres of land.

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Also subject to all other existing pertinent easements and restrictions of record.



JOB# 20.09 008	<b>Fauser Land Surveying LLC</b>	
DRAWN: M. FAUSER	2756 W. Kinneville Rd., Leslie, Michigan 49251	PROFESSIONAL SURVEYOR
DATE : 09 - 28 - 2020	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THE REQUIREMENTS OF P.A.132 OF 1970, AS AMENDED HAVE BEEN COMPLIED WITH.	
SCALE: N/A		
PAGE 2 OF 2		



JOB #: 2009.008	FAUSER LAND SURVEYING, L.L.C.	 PROFESSIONAL SURVEYOR
DRAWN: M.A. FAUSER	2756 W. Kinneville Rd. Leslie, MI 49251	
DATE: 09-28-2020		
SCALE: 1" = 200'	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.	
PAGE: 1 OF 2		

# Certificate of Survey

## Property Descriptions

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Containing 3.50 acres of land.

Subject to the rights of the public over and across the Southerly 33.00 feet as measured from the centerline Territorial Road. Also subject to the rights of the public over and across the Northerly 50.00 feet as measured from the centerline of Highway M-106.

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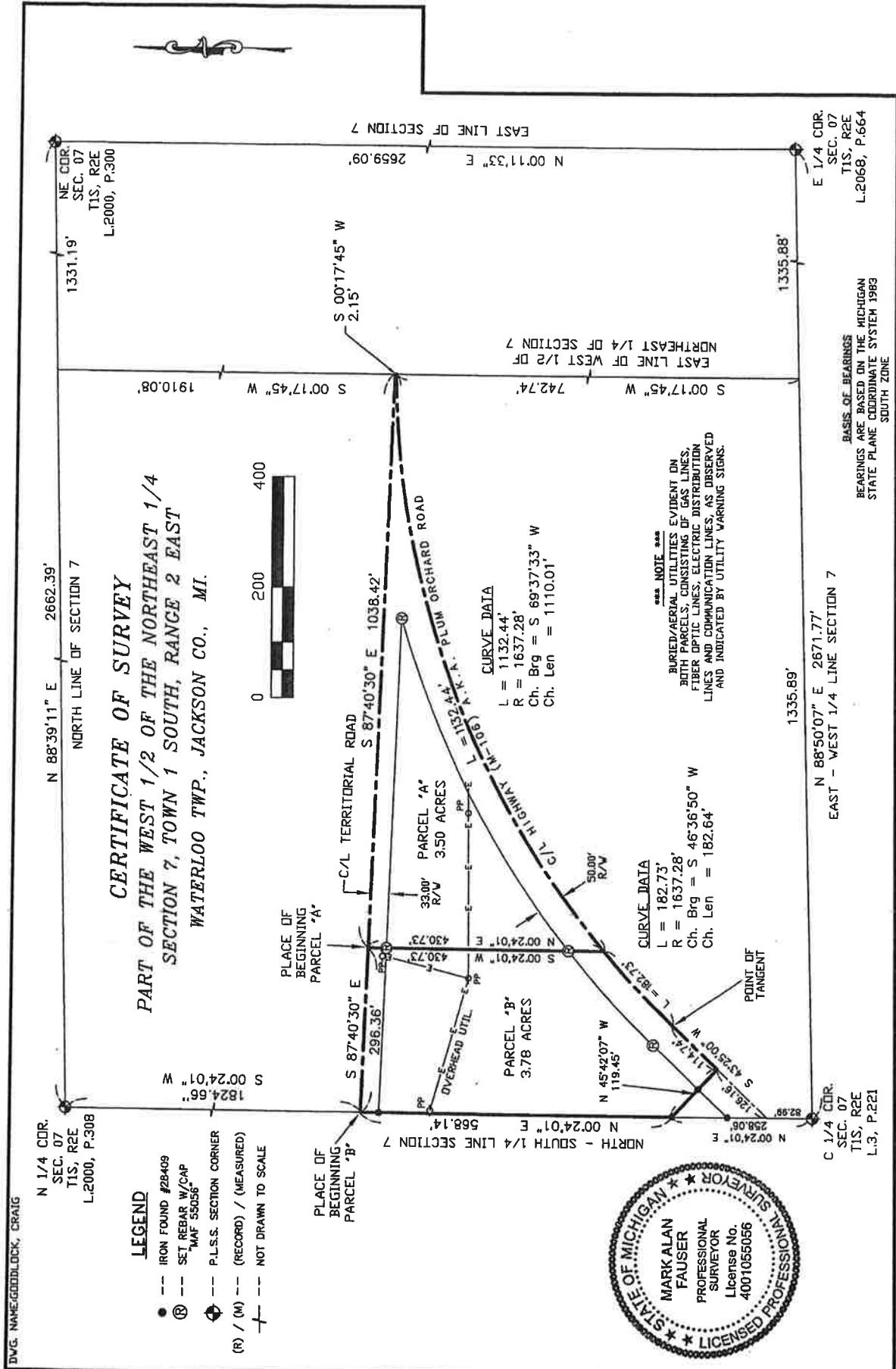
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JOB# 20.09 008	<b>Fauser Land Surveying LLC</b>	 PROFESSIONAL SURVEYOR
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DATE : 09-28-2020		
SCALE: N/A	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THE REQUIREMENTS OF P.A.132 OF 1970, AS AMENDED HAVE BEEN COMPLIED WITH.	
PAGE 2 OF 2		



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PAGE: 1 OF 2		

## Certificate of Survey

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#### Parcel "B" (Remainder of parent parcel)

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Containing 3.78 acres of land.

Subject to the rights of the public over and across the Southerly 33.00 feet as measured from the centerline Territorial Road. Also subject to the rights of the public over and across the Northerly 50.00 feet as measured from the centerline of Highway M-106.

Also subject to all other existing pertinent easements and restrictions of record.



JOB# 20.09 008	<b>Fauser Land Surveying LLC</b>	 PROFESSIONAL SURVEYOR
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SCALE: N/A		
PAGE 2 OF 2		



DWG. NAME: GOODLOCK, CRAIG

N 1/4 COR.  
SEC. 07  
T1S, R2E  
L.2000, P.308

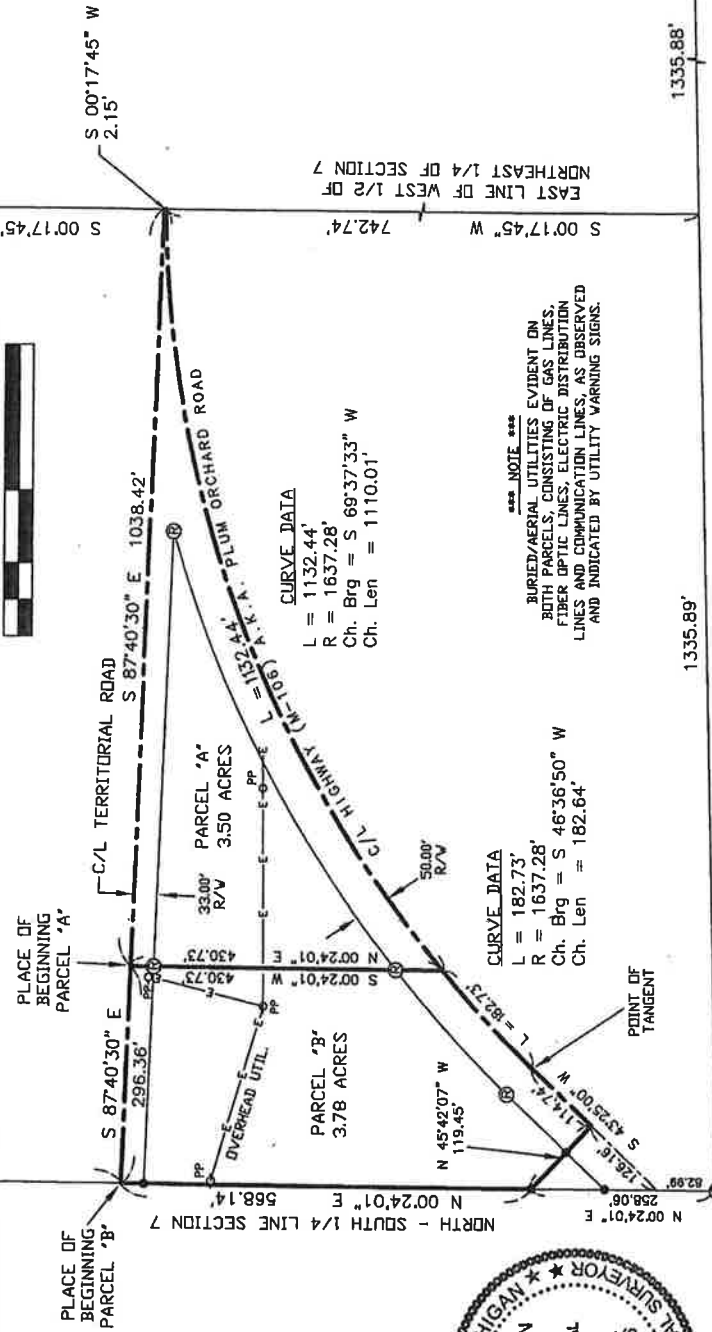
N 88°39'11" E 2662.39'  
NORTH LINE OF SECTION 7

NE COR.  
SEC. 07  
T1S, R2E  
L.2000, P.300

**CERTIFICATE OF SURVEY**  
**PART OF THE WEST 1/2 OF THE NORTHEAST 1/4**  
**SECTION 7, TOWN 1 SOUTH, RANGE 2 EAST**  
**WATERLOO TWP., JACKSON CO., MI.**

**LEGEND**

- IRON FOUND #28409
- SET REBAR W/CAP MAF 55056
- P.L.S.S. SECTION CORNER
- (R) / (M) --- (RECORD) / (MEASURED)
- NOT DRAWN TO SCALE



C 1/4 COR.  
SEC. 07  
T1S, R2E  
L.3, P.221

BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE MICHIGAN  
STATE PLANE COORDINATE SYSTEM 1983  
SOUTH ZONE

JOB #: 2009.008	FAUSER LAND SURVEYING, L.L.C.
DRAWN: M.A. FAUSER	2756 W. Kinneville Rd. Leslie, MI 49251
DATE: 09-28-2020	
SCALE: 1" = 200'	
PAGE: 1 OF 2	

*Mark A. Fauser*  
PROFESSIONAL SURVEYOR

I, MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

# Certificate of Survey

## Property Descriptions

### Parcel "A" (Proposed division)

A parcel of land being part of the West one-half of the Northeast one-quarter of Section 7, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan being more specifically described as follows: To locate the **Place of Beginning**, Commence at the North one-quarter corner of Section 7, T1S, R2E; **thence** South 00 degrees 24 minutes 01 seconds West, along the North – South one-quarter line of Section 7, a distance of 1824.66 feet, to the centerline of Territorial Road (so called); **thence** South 87 degrees 40 minutes 30 seconds East, along the centerline of Territorial Road, a distance of 296.36 feet, to the **Place of Beginning** for this description; **thence** continuing South 87 degrees 40 minutes 30 seconds East, along the centerline of Territorial road and the extended centerline of Territorial Road, a distance of 1038.42 feet, to the intersection of said centerline and centerline extended with the East line of the West one-half of the Northeast one-quarter of Section 7; **thence** South 00 degrees 17 minutes 45 seconds West, along the East line of the West one-half of the Northeast one-quarter of said section, a distance of 2.15 feet, to the intersection of said East line with the centerline of Highway M-106 (also known as Plum Orchard Road); **thence** along the centerline of Highway M-106 on a curve concave to the Southeast, a distance of 1132.44 feet (said curve having a radius of 1637.28 feet, a delta angle of 39°37'46", and a chord bearing and distance of South 69 degrees 37 minutes 33 seconds W., 1110.01 feet); **thence** North 00 degrees 24 minutes 01 seconds East, parallel with the North – South one quarter line of Section 7, a distance of 430.73 feet, to the centerline of Territorial Road, and the **Place of Beginning**.

Containing 3.50 acres of land.

Subject to the rights of the public over and across the Southerly 33.00 feet as measured from the centerline Territorial Road. Also subject to the rights of the public over and across the Northerly 50.00 feet as measured from the centerline of Highway M-106.

Also subject to all other existing pertinent easements and restrictions of record.

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Also subject to all other existing pertinent easements and restrictions of record.



JOB# 20.09 008	<b>Fauser Land Surveying LLC</b>	 PROFESSIONAL SURVEYOR
DRAWN : M. FAUSER	2756 W. Kinneville Rd., Leslie, Michigan 49251	
DATE : 09-28-2020	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THE REQUIREMENTS OF P.A.132 OF 1970, AS AMENDED HAVE BEEN COMPLIED WITH.	
SCALE: N/A		
PAGE 2 OF 2		

DWG. NAME: GOODLOCK, CRAIG

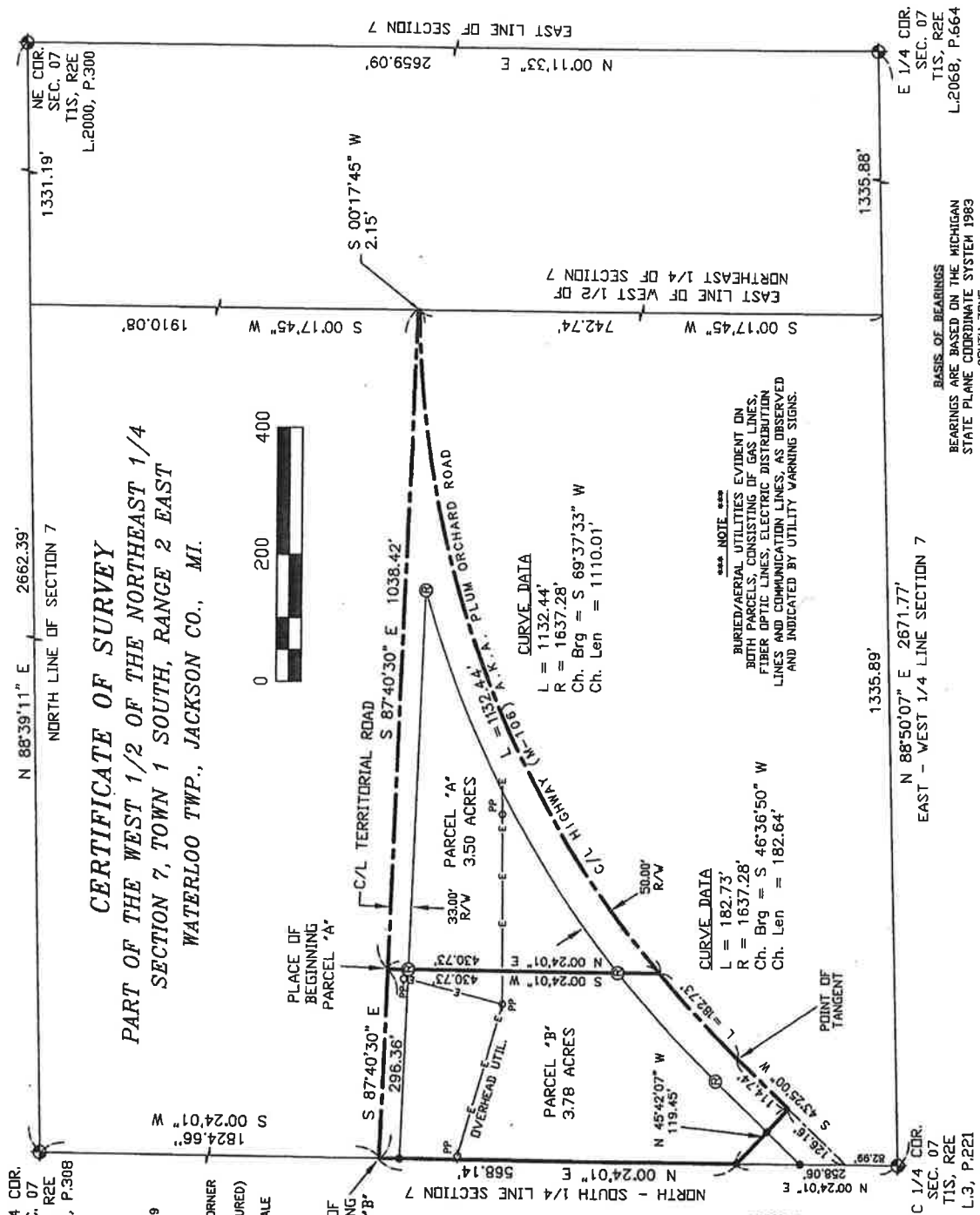
N 1/4 COR.  
SEC. 07  
T1S, R2E  
L.2000, P.308

**LEGEND**

- IRON FOUND #28409
- SET BEAR W/CAP MAF 55056
- P.L.S.S. SECTION CORNER
- (R) / (M) --- (RECORD) / (MEASURED)
- NOT DRAWN TO SCALE

N 88°39'11" E 2662.39'  
NORTH LINE OF SECTION 7

**CERTIFICATE OF SURVEY**  
**PART OF THE WEST 1/2 OF THE NORTHEAST 1/4**  
**SECTION 7, TOWN 1 SOUTH, RANGE 2 EAST**  
**WATERLOO TWP., JACKSON CO., MI.**



JOB #: 2009.008	FAUSER LAND SURVEYING, L.L.C.	 PROFESSIONAL SURVEYOR
DRAWN: M.A. FAUSER	2756 W. Kinneville Rd. Leslie, MI 49251	
DATE: 09-28-2020		
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PAGE: 1 OF 2		

# Certificate of Survey

## Property Descriptions

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JOB# 20.09 008	<b>Fauser Land Surveying LLC</b>	PROFESSIONAL SURVEYOR
DRAWN: M. FAUSER	2756 W. Kinneville Rd., Leslie, Michigan 49251	
DATE : 09-28-2020	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THE REQUIREMENTS OF P.A.132 OF 1970, AS AMENDED HAVE BEEN COMPLIED WITH.	
SCALE: N/A		
PAGE 2 OF 2		

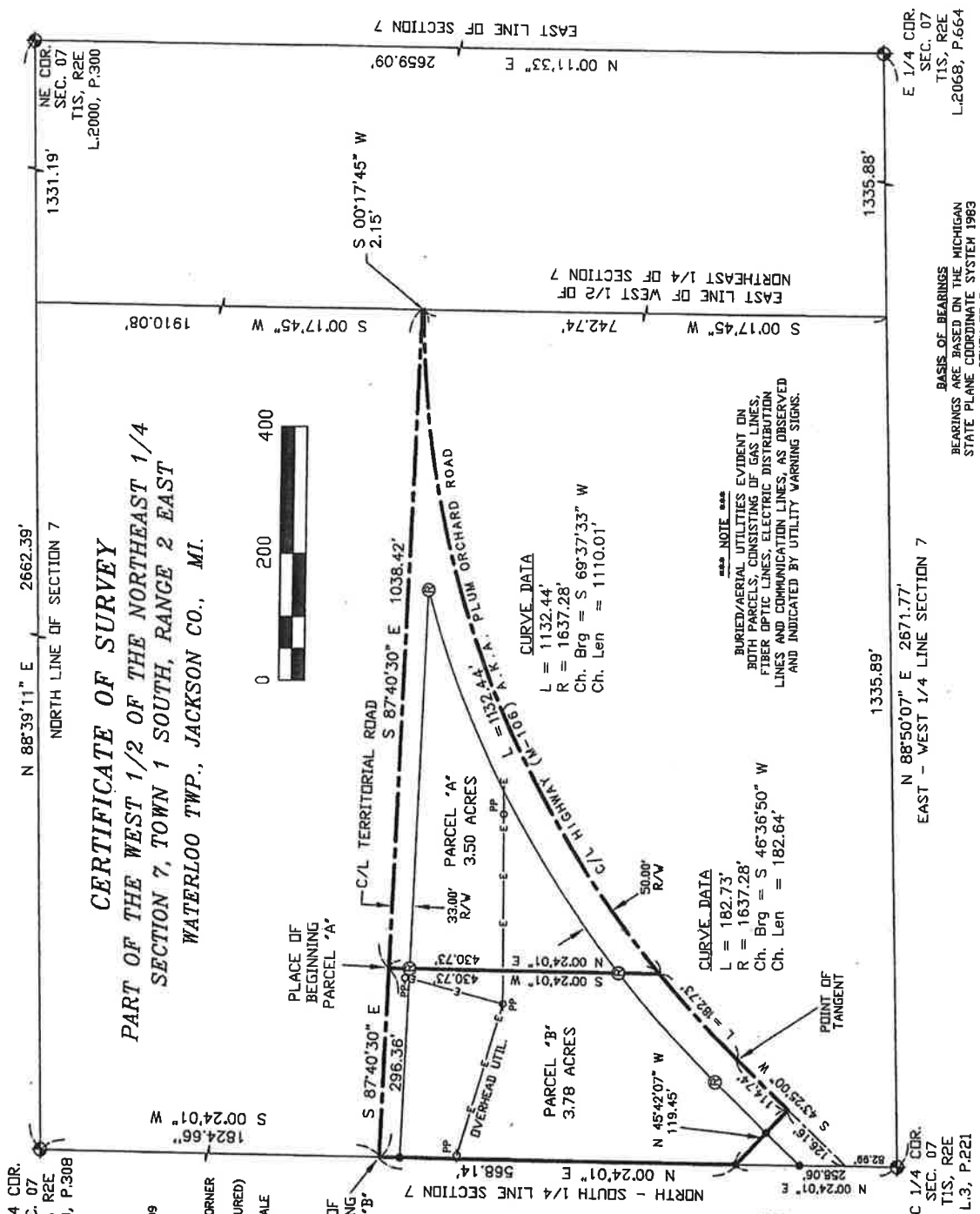
DWG. NAME: GOODLOCK, CRAIG

N 1/4 COR.  
SEC. 07  
T1S, R2E  
L.2000, P.308

**LEGEND**

- IRON FOUND #28409
- SET REBAR W/CAP "MAF 55056"
- P.L.S.S. SECTION CORNER
- (RECORD) / (MEASURED)
- NOT DRAWN TO SCALE
- (R) / (M) ---
- +

**CERTIFICATE OF SURVEY**  
**PART OF THE WEST 1/2 OF THE NORTHEAST 1/4**  
**SECTION 7, TOWN 1 SOUTH, RANGE 2 EAST**  
**WATERLOO TWP., JACKSON CO., MI.**



JOB #: 2009.008  
DRAWN: M.A. FAUSER  
DATE: 09-28-2020  
SCALE: 1" = 200'  
PAGE: 1 OF 2

**FAUSER LAND SURVEYING, L.L.C.**  
2756 W. Kinneville Rd. Leslie, MI 49251

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*Mark A. Fauser*  
**PROFESSIONAL SURVEYOR**

E 1/4 COR.  
SEC. 07  
T1S, R2E  
L.2068, P.664

BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE MICHIGAN  
STATE PLANE COORDINATE SYSTEM 1983  
SOUTH ZONE

N 88°39'11" E 2662.39'  
NORTH LINE OF SECTION 7

N 88°50'07" E 2671.77'  
EAST - WEST 1/4 LINE SECTION 7

N 00°24'01" E 568.14'  
NORTH - SOUTH 1/4 LINE SECTION 7

## Certificate of Survey

### Property Descriptions

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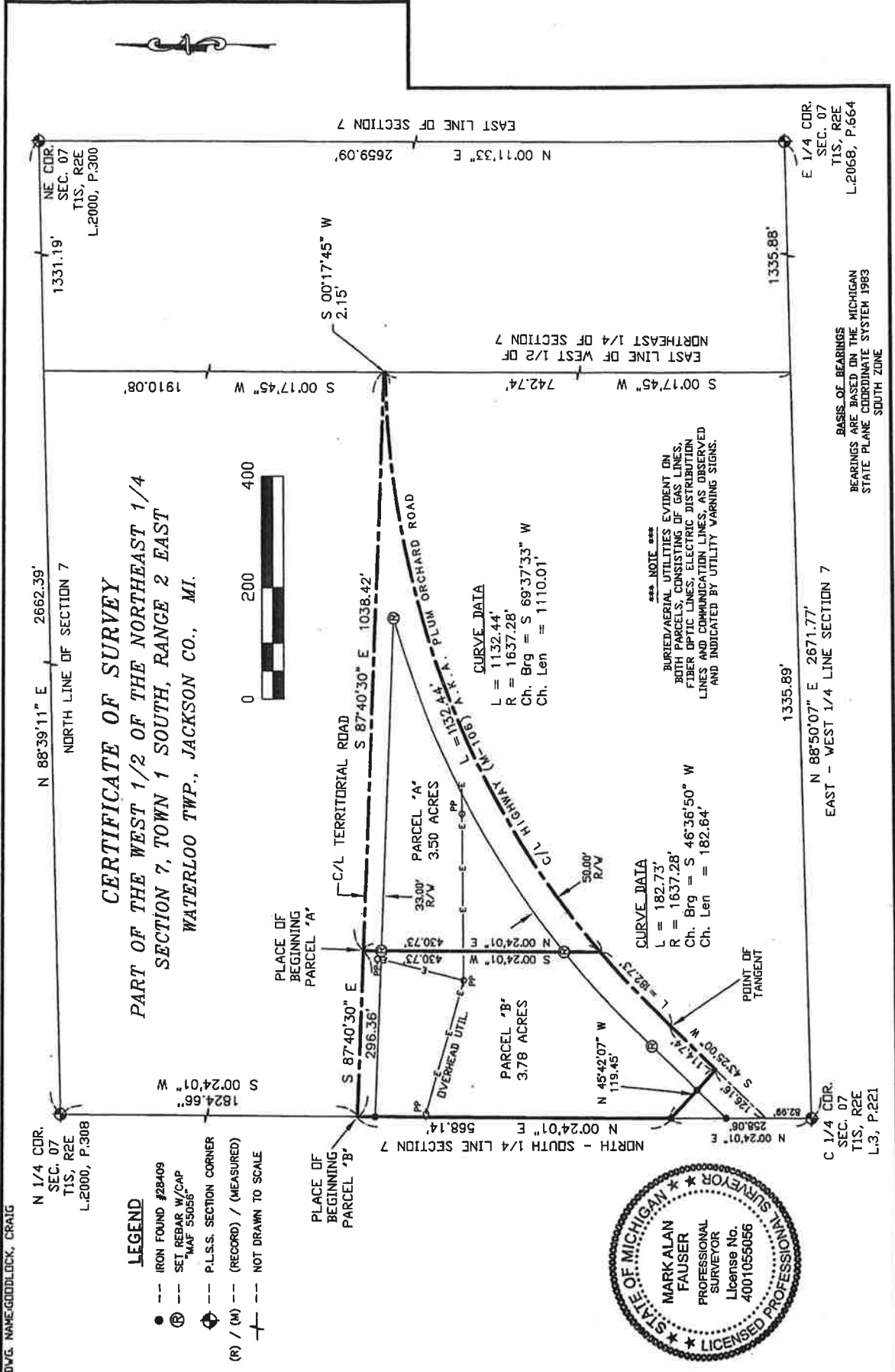
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<b>JOB#</b> 20.09 008	<b>Fauser Land Surveying LLC</b>	
<b>DRAWN:</b> M. FAUSER	2756 W. Kinneville Rd., Leslie, Michigan 49251	
<b>DATE:</b> 09-28-2020	<b>PROFESSIONAL SURVEYOR</b>	
<b>SCALE:</b> N/A	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THE REQUIREMENTS OF P.A.132 OF 1970, AS AMENDED HAVE BEEN COMPLIED WITH.	
<b>PAGE</b> 2 OF 2		



JOB #: 2009.008  
 DRAWN: M.A. FAUSER  
 DATE: 09-28-2020  
 SCALE: 1" = 200'  
 PAGE: 1 OF 2

FAUSER LAND SURVEYING, L.L.C.  
 2756 W. Kinneville Rd. Lestle, MI 49251

*Mark A. Fauser*  
 PROFESSIONAL SURVEYOR

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BASIS OF BEARINGS  
 BEARINGS ARE BASED ON THE MICHIGAN  
 STATE PLANE COORDINATE SYSTEM 1983  
 SOUTH ZONE

EAST - WEST 1/4 LINE SECTION 7

C 1/4 COR.  
 SEC. 07  
 T1S, R2E  
 L.3, P.221

N 1/4 COR.  
 SEC. 07  
 T1S, R2E  
 L.2000, P.308

N 88°39'11" E 2662.39'  
 NORTH LINE OF SECTION 7

NE COR.  
 SEC. 07  
 T1S, R2E  
 L.2000, P.300

1331.19'

1335.88'

E 1/4 COR.  
 SEC. 07  
 T1S, R2E  
 L.2068, P.664

N 00°24'01" E 1824.05'

S 00°17'45" W 1910.08'

S 00°17'45" W 742.74'

N 00°11'33" E 2659.09'

S 87°40'30" E 296.36'

S 87°40'30" E 1038.42'

S 87°40'30" E 430.73'

N 00°24'01" E 430.73'

S 00°24'01" W 430.73'

N 45°42'07" W 119.45'

N 45°42'07" W 119.45'

S 43°25'00" W 114.74'

S 43°25'00" W 126.16'

N 00°24'01" E 258.06'

N 00°24'01" E 568.14'

N 00°24'01" E 182.73'

S 00°24'01" W 182.73'

PLACE OF BEGINNING PARCEL 'A'

PLACE OF BEGINNING PARCEL 'B'

C/L TERRITORIAL ROAD

C/L HIGHWAY (M-101)

PLUM ORCHARD ROAD

OVERHEAD UTIL

50.00' R/A

33.00' R/A

568.14'

1335.89'

POINT OF TANGENT

## Certificate of Survey

### Property Descriptions

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