



Antrim County Planning Commission



MEMBERS

Bill Bailey
12/31/2021

Barbara Bradford
12/31/2022

James Gurr
12/31/2022

Gary Lockwood
12/31/2022

Bruce Priemer
12/31/2021

Rick Teague
12/31/2021

Ron Tschudy
12/31/2020

Jason Helwig
term elected

Dawn LaVanway
term elected

ADVISORY

Stan Moore
MSU Extension

STAFF

Pete Garwood
County Administrator

Jeremy Scott
Deputy Administrator

Tina Schrader
Administrative Asst.

Margie Boyd
Secretary

OFFICE ADDRESS

P.O. Box 187
Bellaire, MI 49615

PHONE: 231-533-6265

FAX: 231-533-8111

SPECIAL ASSISTANCE

If you wish to attend a Planning Commission meeting and require special assistance, please contact the Administration and Planning Office.

The Antrim County Planning Commission meeting is scheduled for
Tuesday, October 6, 2020

Zoom Webinar:

<https://us02web.zoom.us/j/87682580485>

AGENDA ITEMS INCLUDE:

- 5:30 p.m. Call to Order
 - 5:31 p.m. Pledge of Allegiance
 - 5:32 p.m. Conflict of Interest Disclosure
 - 5:33 p.m. Public Comment
 - 5:35 p.m. Approval of Agenda (*pg. 2*)
 - 5:40 p.m. Approval of Minutes from September 1, 2020 (*pg. 2*)
 - 5:45 p.m. Banks Township - PA116 Application: Rubingh (*pg. 3*)
 - 6:00 p.m. Review:
 - Rules for Transaction of Business
 - Antrim County Planning Commission Ordinance
 - 7:00 p.m. Various Matters
 - Letter to Torch Lake Township (*Information Only - pg. 23*)
- Adjourn

To join the meeting via desktop or laptop:
<https://us02web.zoom.us/j/87682580485>

To join by telephone dial:
(646)876-9923 OR (301)715-8592

When prompted, enter 876 8258 0485 followed by the pound key (#)



Memorandum Administration Office

October 6, 2020

TO: Planning Commission

FR: Administration/Planning Office

RE: Approval of Agenda and Minutes

You should have received your agenda packets via electronic communication on September 22, 2020 and hard copies shortly thereafter. If there are no changes or additions to the agenda, please consider the following action:

Motion by _____ and seconded by _____ to approve the October 6, 2020 agenda as presented.

You received the minutes from the regular September 1, 2020 Planning Commission meeting electronically on September 22, 2020 and hard copies shortly thereafter. If there are no corrections to those minutes, please consider the following action:

Motion by _____, seconded by _____ to approve the minutes of the September 1, 2020 meeting as presented.



Memorandum Administration Office

DATE: October 6, 2020

TO: Planning Commission

FR: Administration/Planning Office

RE: PA 116 Application via Banks Township

Banks Township has provided the Antrim County Planning Commission with a copy of a PA 116 application as they are required to do per statute. PA 116, the Michigan Farmland and Open Space Preservation Act, is a law that works to preserve farmland by restricting development and provide tax incentives to farmers who are willing to participate.

The act enables a landowner to enter into a Development Rights Agreement with the State of Michigan. The agreement ensures the land remains in agricultural use for a minimum of 10 years and is protected from non-agricultural development. In return, the landowner may be entitled to certain income tax benefits and the land is not subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects.

Eligibility for the PA 116 program:

- Farms that are 40 acres or more in size with at least 51 percent of land being active agriculture or;
- Farms that are less than 40 acres but more than 5 acres in size with at least 51 percent of land being active agriculture and a gross income from agriculture of more than \$200 per tillable acre or;
- Farms that have been designated as specialty farms by the Michigan Department of Agriculture and are at least 15 acres in size and have a gross annual income of more than \$2,000.

Since the request is in a Zoned community, Banks Township is the agency in charge of approving or rejecting the application. The Planning Commission may vote to make comment or vote to take no action. Any comments by the Planning Commission will be included for consideration by Banks Township and (if the application is approved by the local agency) the State.

The following motion is presented for your consideration:

Motion by _____, second by _____, that the Antrim County Planning Commission finds no issue with the PA 116 application by Marvin & Jane Rubingh for 140 acres in section 13 & 24 of Banks Township.

Banks Township

Donna L. Heeres, Clerk

P.O. Box 68

Ellsworth, Michigan 49729

Phone (231) 588-6126 Fax (231) 588-2079

September 14, 2020

Antrim County Planning Commission
Antrim Conservation District

To Whom It May Concern:

Enclosed please find a copy of an application for PA 116 for Marvin & Jane Rubingh for 140 acres in Sections 13 & 24 of Banks Township.

Your review and comments on the application and approval are appreciated. Your agency has 30 days to return comments on this application to the Banks Township Board. The Banks Township Board will meet on October 19, 2020, at 6:00 PM to take action on this request.

Sincerely,



Donna L. Heeres
Banks Township Clerk



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	_____
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: Rubingh Marvin J
Last First Initial

(If more than two see #15) Rubi n_gh Jane L
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: 8022 Rubingh Rd Ellsworth MI 49729
Street City State Zip Code

3. Telephone Number: (Area Code) () 231-588-084

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

5. E-mail address: mrubingh@torchlake.com

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

6. County: Antrim 7. Township, City or Village: Banks Township

8. Section No. 13 & 24 Town No. 32A Range No. 8W

III. Legal Information:

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

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

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

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (seller):
Name: _____
Address: _____

Street City State Zip Code

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

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

Date Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- b. Total number of acres on this farm ¹⁴⁰ _____
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: ⁷¹ _____
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) ⁶⁹ _____
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

18. To qualify as a specialty farm, the land must be designated by MDARD, 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 MDARD staff person.

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

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.

Marn Kubitz
(Signature of Applicant)

(Corporate Name, If Applicable)

Gene Reebingh
(Co-owner, If Applicable)

(Signature of Corporate Officer)

9-12-2020
(Date)

(Title)

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

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

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

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

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

____ 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:

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

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

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

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

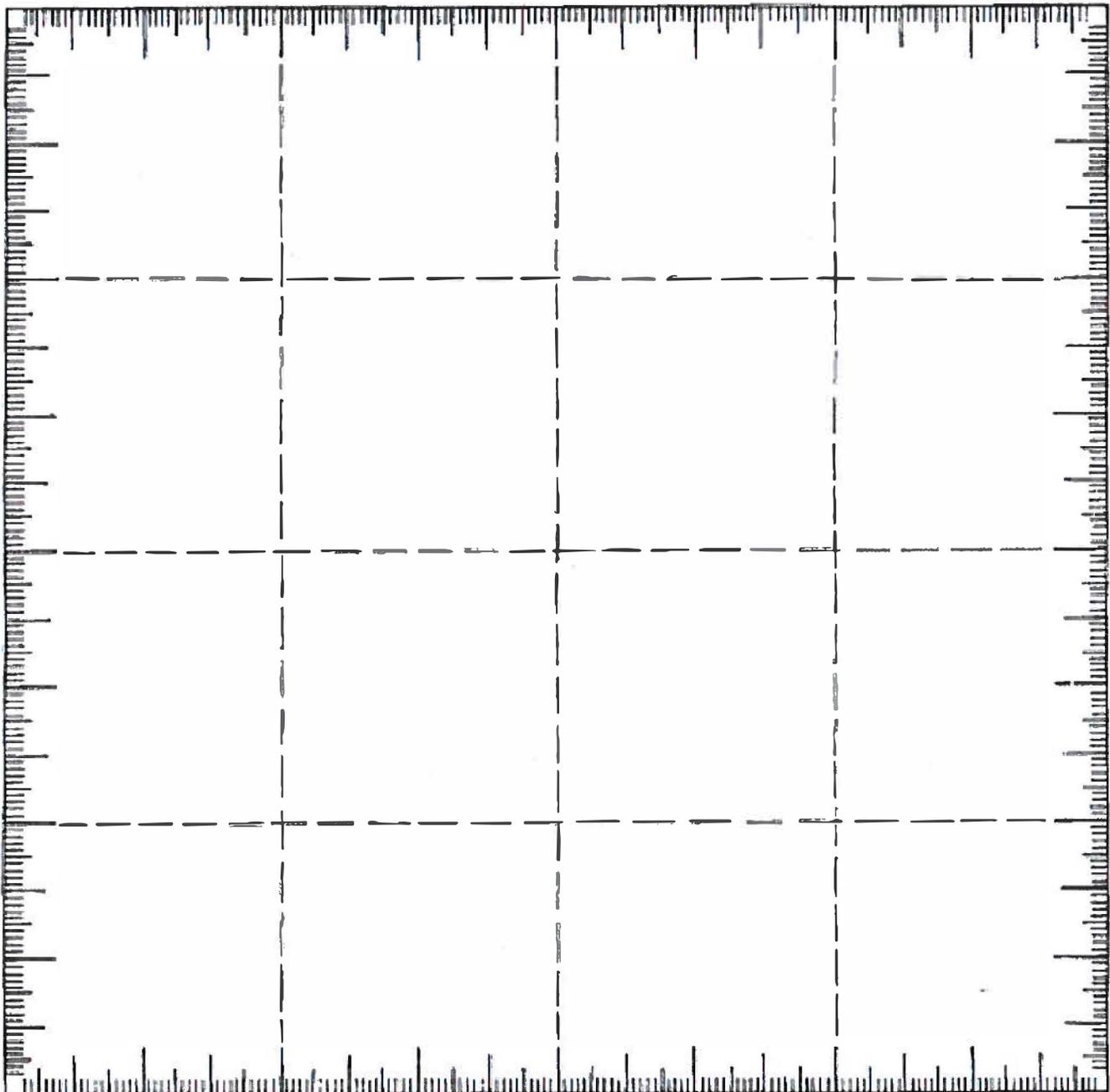
.....

County _____

Township _____

T _____ R _____ Section _____

↑ North



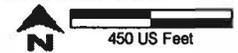
Aerial Photo Map
Showing Parcel Lines & Labels



Aerial Photo Map (taken spring 2016)

The original photographs used on this web site were provided by the Antrim County. The photos were collected in the spring of 2016.

The Aerial Photo Map (orthophotography) consists of images processed by computer to remove the distortions caused by tilt of the aircraft and topographic relief in the landscape. These images are properly scaled and located in the state plane coordinate system (NAD83) thus giving them similar characteristics of a map.



-  Aerial Photo Map (taken spring 2016)
-  County Border
-  Municipal Boundary
-  Public Roads
-  Property Lines

Copyright © 2020 Land Information Access Association

Parcel 05-01-013-062-00

Antrim County Property Information

Jurisdiction: Banks Township
Owner Name: RUBINGH MARVIN J & JANE L
Mailing Address: 8022 RUBINGH RD
 ELLSWORTH, MI 49729

Property Information

Current Taxable Value: \$1,480
Last Year's Taxable Value: \$1,453
School District: 05065

Current Assessment: \$4,200
Last Year's Assessment: \$4,200
Current S.E.V.: \$4,200
Last Year's S.E.V.: \$4,200
Current P.R.E.: 100%
Current Property Class: 402

Tax Information

Taxable Year	Summer Tax Amount	Village Tax Amount	Township Tax Amount
2019	\$22.01	\$0.00	\$14.24
2018	\$21.07	\$0.00	\$13.97
2017	\$20.74	\$0.00	\$12.26

Property Sale Information

Sale Date	Sale Amount	Liber and Page
12/15/2016	\$0.00	201700000911
9/16/2016	\$22,000.00	201600007542

Legal Description

COM AT SE COR OF GOV LOT 6 OF SEC 13; TH N 88 DEG W 330.26 FT TO POB; TH CONT N 88 DEG W 700 FT M/L; TH N 280 FT M/L TO SLY R/W LINE OF SIX MILE LAKE RD; TH S 58 DEG E 380.28 FT; TH SELY ALG R/W LINE & ALG ARC OF A 1577.85 FT CURVE TO LEFT 277.68 FT; TH S 68 DEG E TO POB; BEING PART OF THE SE 1/4 SEC 13 T32N R8W

Parcel 05-01-013-062-26

Antrim County Property Information

Jurisdiction: Banks Township
Owner Name: RUBINGH MARVIN J & JANE L
Mailing Address: 8022 RUBINGH RD
 ELLSWORTH, MI 49729

Property Information

Current Taxable Value: \$9,171
Last Year's Taxable Value: \$9,000
School District: 05065

Current Assessment: \$9,600
Last Year's Assessment: \$9,000
Current S.E.V.: \$9,600
Last Year's S.E.V.: \$9,000
Current P.R.E.: 100%
Current Property Class: 102

Tax Information

Taxable Year	Summer Tax Amount	Village Tax Amount	Township Tax Amount
2019	\$136.55	\$0.00	\$88.71
2018	\$133.82	\$0.00	\$88.93
2017	\$132.62	\$0.00	\$78.62

Property Sale Information

Sale Date	Sale Amount	Liber and Page
8/15/2016	\$0.00	201600007336

Legal Description

COM AT 1/4 COR COMMON TO SEC 13 & 24; TH S 88 DEG 14'47" E 691.99 FT ALG SEC LINE TO POB; TH S 88 DEG 17'15" E 194.41 FT; TH N 56 DEG 55'18" E 135.17 FT; TH S 33 DEG 04'42" E 93.91 FT TO SEC LINE; TH S 88 DEG 17'15" E 268.35 FT; TH S 88 DEG 15'57" E 339.57 FT; TH N 00 DEG 16'34" E 320.70 FT TO NELY LINE OF ROAD; TH N 59 DEG 01'25" W 398.55 FT; TH S 00 DEG 05'45" E 77.04 FT TO SWLY LINE OF ROAD; TH N 59 DEG 01'25" E 443.11 FT; TH S 12 DEG 29'11" W 631.34 FT; TH S 73 DEG 42'36" E 111.94 FT TO POB; BEING PART OF GOV LOT 6 AND S 1/2 OF SE 1/4 OF SEC 13 T 32N R8W 9.176 A M/L

Parcel 05-01-024-001-01

Antrim County Property Information

Jurisdiction: Banks Township
Owner Name: RUBINGH MARVIN J & JANE L
Mailing Address: 8022 RUBINGH RD
 ELLSWORTH, MI 49729

Property Information

Current Taxable Value: \$40,125
Last Year's Taxable Value: \$39,377
School District: 05065

Current Assessment: \$63,000
Last Year's Assessment: \$60,300
Current S.E.V.: \$63,000
Last Year's S.E.V.: \$60,300
Current P.R.E.: 100%
Current Property Class: 102

Tax Information

Taxable Year	Summer Tax Amount	Village Tax Amount	Township Tax Amount
2019	\$597.48	\$0.00	\$388.26

Property Sale Information

Sale information is not available for this property

Legal Description

E 3/4 OF NE 1/4 OF NE 1/4, ALSO SE 1/4 OF NE 1/4 SEC 24 T32N R8W 70 A M/L COMBINED ON 06/12/2018 FROM 05-01-024-001-00, 05-01-024-002-00;

Parcel 05-01-024-002-01

Antrim County Property Information

Jurisdiction: Banks Township
Owner Name: RUBINGH MARVIN J & JANE L
Mailing Address: 8022 RUBINGH RD
 ELLSWORTH, MI 49729

Property Information

Current Taxable Value: \$9,133
Last Year's Taxable Value: \$8,963
School District: 05065

Current Assessment: \$18,700
Last Year's Assessment: \$17,700
Current S.E.V.: \$18,700
Last Year's S.E.V.: \$17,700
Current P.R.E.: 100%
Current Property Class: 102

Tax Information

Taxable Year	Summer Tax Amount	Village Tax Amount	Township Tax Amount
2019	\$135.97	\$0.00	\$88.33

Property Sale Information

Sale information is not available for this property

Legal Description

W 1/4 OF E 1/2 OF N 1/2 OF NE 1/4; ALSO E 1/4 OF W 1/2 OF N 1/2 OF NE 1/4; EXC COM AT 1/4 COR COMMON TO SEC 13 & 24; TH S 88 DEG 14'47" E 691.99 FT ALG SEC LINE; TH S 88 DEG 17'15" E 194.41 FT TO POB; TH S 33 DEG 04'42" E 208.93 FT; TH N 56 DEG 55'18" E 135.17 FT; TH N 33 DEG 04'42" W 115.02 TO SEC LINE; TH N 88 DEG 17'15" E 164.59 FT TO POB; SEC 24 T32N R8W 19.7 A M/L SPLIT ON 06/12/2018 FROM 05-01-024-002-30;

Parcel 05-01-024-003-00

Antrim County Property Information

Jurisdiction: Banks Township
Owner Name: RUBINGH MARVIN J & JANE L
Mailing Address: 8022 RUBINH RD
 ELLSWORTH, MI 49729

Property Information

Current Taxable Value: \$37,804
Last Year's Taxable Value: \$37,100
School District: 05065

Current Assessment: \$38,200
Last Year's Assessment: \$37,100
Current S.E.V.: \$38,200
Last Year's S.E.V.: \$37,100
Current P.R.E.: 100%
Current Property Class: 102

Tax Information

Taxable Year	Summer Tax Amount	Village Tax Amount	Township Tax Amount
2019	\$562.94	\$0.00	\$365.84
2018	\$551.66	\$0.00	\$366.73
2017	\$512.51	\$0.00	\$303.97

Property Sale Information

Sale Date	Sale Amount	Liber and Page
4/6/2020	\$100,000.00	202000003264
9/14/2017	\$97,500.00	201700007427
5/20/2014	\$0.00	849/1174
4/11/2006	\$0.00	749; 2450
4/10/2006	\$232,000.00	749/2451

Legal Description

THE SW 1/4 OF THE NE 1/4; ALSO ALL OF THAT PART OF THE SE 1/4 OF THE NW 1/4 LYING E OF THE C/L OF PLEASANT HILL RD SEC 24 T32N R8W 40 A M/L



8 0 6 2 8 8 1

Tx:4045044

202000003264

Filed for Record in

ANTRIM COUNTY MICHIGAN

PATTY NIEPOTH

REGISTER OF DEEDS

04/21/2020 10:17 AM

PAGES: 1

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

ANTRIM 04/21/2020 202000003264

110.00 CO 750.00 ST TTX # 4045044

CERTIFICATION 04/21/20 [Signature]

I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date to this instrument. This does not include taxes in the process of collection.

Sherry A. Comben, Antrim County Treasurer

WARRANTY DEED

THE GRANTOR: Paul A. Cova, Trustee of the Paul A. Cova Trust dated March 24, 2005, whose address is: 2625 S. Good Harbor Trail, Cedar, MI 49621.

Convey(s) and Warrant(s) to Marvin J. and Jane L. Rubingh, husband and wife whose address is 8022 Rubingh Rd., Ellsworth, MI 49729.

the following described premises situated in the Township of Banks, County of Antrim and State of Michigan, to-wit:

The Southwest 1/4 of the Northeast 1/4 of Section 24, Town 32 North, Range 8 West, ALSO all of that part of the Southeast 1/4 of the Northwest 1/4 of Section 24, Town 32 North, Range 8 West, lying East of the centerline of Pleasant Hill Road.

Subject to zoning and building regulations, easements, reservations, restrictions and right of ways of record.

for the full consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00)

Grantors convey to Grantees the right to make all divisions, if any, which may be permitted under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Grantors make no representation or warranty regarding the number, extent or nature of the division, bonus division or re-division rights owned or transferred by the Grantors to Grantees.

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.

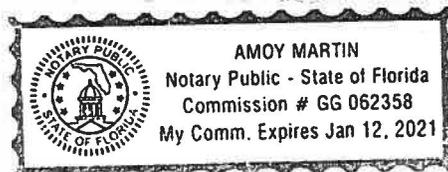
Dated this 6th day of April, 2020 by the Paul A Cova Trust dated March 24, 2005.

SIGNED: [Signature] (Trustee) Paul A Cova, Trustee

STATE OF FLORIDA COUNTY OF Flagler

Acknowledged before me in Flagler County, Florida on the 6th day of April, 2020, by Paul A Cova, trustee, of the Paul A Cova Trust dated March 24, 2005.

Notary Public: Flagler County, Florida My Commission Expires: Jan 12, 2021



Drafted by: Marvin Rubingh, 8022 Rubingh Rd, Ellsworth. MI 49729

Send future tax bills to: Marvin Rubingh, 8022 Rubingh Rd, Ellsworth, MI 49729

Parcel No.: 05-01-024-003-00

Received ANTRIM, MI 4/20/2020 9:49 AM

Received ANTRIM, MI 4/17/2020 2:05 PM

1042



Real Estate Transfer Tax
 ANTRIM COUNTY 1462.00
 201400005248 26 JUN 2014
 187.00 C
 00030254 1275.00 S

Instrument 201400005248 OR
 Liber Page 850 238

201400005248
 Filed for Record in
 ANTRIM COUNTY
 PATTY NIEPDTH - 268
 06-26-2014 At 02:13 pm.
 WARRANTY D 33.00
 OR Liber 850 Page 238 - 244

CERTIFICATION *10-26-14 RT*

I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date to this instrument. This does not include taxes in the process of collection.

Sherry A. Comben, Antrim County Treasurer

WARRANTY DEED

05-14372430-PET

KNOW ALL PERSONS BY THESE PRESENTS: That: Dorothy Clift, by Kevin L. Clift, attorney in fact, pursuant to power of attorney attached hereto and made a part hereof, ("Grantor") whose address is: c/o 2820 McKinnon #1072, Dallas, TX 75201 convey(s) and warrant(s) to: Marvin Rubingh, ("Grantee") whose address is: 8022 Rubingh Road, Ellsworth, MI 49729

the following described premises situated in the Township of Banks, County of Antrim, State of Michigan, to wit:

SEE EXHIBIT A

Commonly known as: 9361 Six Mile Lake Road, Ellsworth, MI 49729

Parcel ID No.:05-01-013-062-25, 05-01-024-002-10, 05-01-024-002-20

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.

The Grantor grants to the Grantee the right to make (All) division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Hundred Seventy Thousand and 00/100 Dollars (***\$170,000.00***)

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

Dated this June 23, 2014

RECEIVED
 ANTRIM COUNTY MICHIGAN
 06-25-2014 01:43 pm.

EXHIBIT "A"

Land situated in the Township of Banks, County of Antrim, State of Michigan

Commencing at the 1/4 corner common to Section 13 and 24, Township 32 North, Range 8 West; thence South 88°05' East along the line common to Sections 13 and 24, 692.05 feet to the POINT OF BEGINNING of this description; thence North 73°55' East 112.00 feet; thence North 12°35' East 631.00 feet to the Southwesterly right of way of the county road (Six Mile Lake Road); thence South 58°53' East along said right of way line 444.0 feet to the East 1/8 line of Section 13; thence North 0°02'40" East along said 1/8 line, 77.04 feet to the Northeasterly right of way line of the county road; thence South 58°53' East along said right of way line 398.55 feet; thence South 0°05'30" East 1646.01 feet to the North 1/8 line of Section 24; thence North 87°54'40" West along said 1/8 line 931.50 feet; thence North 01°39'14" West 1324.11 feet to the North line of Section 24 and the Place of Beginning; being part of the Northeast 1/4 of Section 24, Township 32 North, Range 8 West and part of the Southeast 1/4 of Section 13, Township 32 North, Range 8 West.

AND

Parcel B: Beginning at the North 1/4 corner of Section 24, Township 32 North Range 8 West; thence South 88°05'00" East along the North line of Section 24, 692.05 feet; thence South 1°39'14" East 1322.05 feet to the North 1/8 line of Section 24; thence North 87°53'16" West along said 1/8 line, 871.25 feet to the Easterly right of way line of County Road; thence Northwesterly along said right of way line and along the arc of a 2685.77 foot radius curve to the left 107.37 feet; thence North 12°38'09" West along said right of way line 38.92 feet; thence Northwesterly along said right of way line and along the arc of a 2532.83 foot radius curve to the left 404.72 feet; thence North 21°47'28" West along said right of way line 385.59 feet; thence Northwesterly along said right of way line and the arc of a 1721.77 foot radius curve to the right 348.02 feet; thence North 10°12'36" West along said right of way line 110.97 feet to the North line of Section 24; thence South 88°07'02" East along said North line 549.28 feet to the Place of Beginning; being part of the Northeast 1/4 and the Northwest 1/4 of Section 24, Township 32 North, Range 8 West.

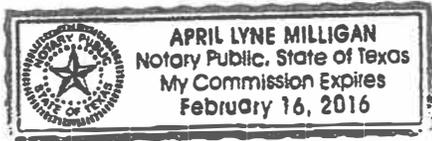
Commonly Known as: 9361 Six Mile Lake Road, 9361 Six Mile Lake Road, 9361 Six Mile Lake Road

Signed by:

Kevin L. Clift atty in fact
Dorothy Clift by Kevin L. Clift, atty. in fact

State of Texas)
County of Dallas)SS.
)

The foregoing instrument was acknowledged before me on 20 day of June, 2014 by Kevin L. Clift, atty. in fact for Dorothy Clift



April Lyne Milligan
Notary Public: April Milligan
Notary County: Dallas, State: TX
Commission Expires: 02-16-16
Acting In: _____

When Recorded return to:
Marvin Rubingh

8022 Rubingh Road
Ellsworth, MI 49729

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Timothy B. Murphy, Attorney
Attorneys Title Agency, LLC
616 Petoskey St., Ste. 400
Petoskey, MI 49770

200600009042
Filed for Record in
ANTRIM COUNTY MICHIGAN
PATTY HIEPDTH - 268
08-28-2006 At 03:08 pm.
QUIT CLAIM 17.00
DR Liber 755 Page 3128 - 3129



MICHIGAN REAL ESTATE TRANSFER TAX
DEPT of TAXATION \$ 1204.00
ANTRIM COUNTY MICHIGAN
200600009042 28 AUG 2006 \$ 154.00 C
00022617 \$ 1050.00 S

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Douglas L. Roossien and Joyce Roossien, husband and wife, whose street address is 11025 Lakeshore Drive, West Olive, Michigan 49460, ("Grantor") quitclaim to Marvin J. Rubingh and Jane L. Rubingh, husband and wife, whose street address is 8022 Rubingh Road, Ellsworth, Michigan 49729, (Grantee), the following described premises situated in the Township of Banks, County of Antrim, and State of Michigan, to-wit:

The East 1/8 of the North 1/2 of the Northeast 1/4; also the Southeast 1/4 of the Northeast 1/4 of Section 24, Town 32 North, Range 8 West, Banks Township, Antrim County, Michigan,

subject to all easements, building and use restrictions, and rights-of-way of record, for the sum of One Hundred and Forty Thousand Dollars (\$140,000).

Grantor grants to Grantee the right to make seven (7) division(s) plus any additional, allowable bonus divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

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.

Dated this 21st day of August, 2006.

WITNESSES:

GRANTOR:

David D. Roossien
David D. Roossien

Douglas L. Roossien
Douglas L. Roossien

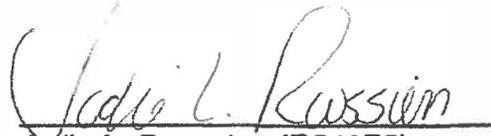
Jodie L. Roossien
Jodie L. Roossien

Joyce Roossien
Joyce Roossien

204

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

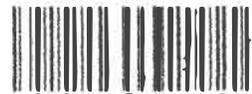
The foregoing instrument was acknowledged before me this 21st day of August, 2006, by Douglas L. Roossien and Joyce Roossien as their own free act and deed.



Jodie L. Roossien (P54975)
Notary Public, Kent County,
Michigan
My Commission Expires: 1/28/13

PREPARED BY:
Jodie L. Roossien (P54975)
180 Collindale NW
Grand Rapids, Michigan 49504
(616) 363-6611

AFTER RECORDING RETURN TO:
Marvin Rubingh
8022 Rubingh Road
Ellsworth, Michigan 49729
(231) 588-6084



8 0 1 6 4 4 2
 Tx:4011512

201600007542

Filed for Record in
 ANTRIM COUNTY MICHIGAN
 PATTY NIEPOTH
 REGISTER OF DEEDS
 09/26/2016 3:32 PM
 PAGES: 2

CERTIFICATION *9-26-16 Seid*

Hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date to this instrument. This does not include taxes in the process of collection.

Sherry A. Comben, Antrim County Treasurer

Warranty Deed

Corporate Settlement Solutions, Bellaire 2 of 2

(3/97)

The Grantor

Maridel K. Sherk, Trustee of the Revocable Living Trust Agreement of Maridel K. Sherk dated July 31, 1992, as amended May 17, 2006, pursuant to Certificate of Trust recorded contemporaneously hereto,

whose address is

804 Timberlake Court, Dayton, OH 45429, a copy of which is attached hereto,

conveys and warrants to

Marvin Rubingh and Jane Louise Rubingh, husband and wife,

whose address is

8022 Rubingh Rd., Ellsworth, MI 49729,

the following described premises situated in the Township of Banks, County of Antrim, State of Michigan to wit:

"PARCEL A" Commencing at the East Section Corner common to Sections 13 and 24, Town 32 North, Range 8 West; thence North 88°05'00" West along the line common to Sections 13 and 24, 330.26 feet; thence South 00°02'36" East 69.25 feet to the Southerly right-of-way of the County Road (Six Mile Lake Road) and the place of beginning; thence South 00°02'36" East 1256.41 feet to the North 1/8 line of Section 24; thence North 87°53'16" West along said 1/8 line, 647.69 feet; thence North 00°05'30" West 1579.48 feet to the Southerly right-of-way line of said County Road; thence South 58°53'00" East along said right-of-way line 380.28 feet; thence Southeasterly along said right-of-way line and along the arc of a 1577.85 foot radius curve to the left 277.68 feet; thence South 68°58'00" East along said right-of-way line 79.47 feet to the place of beginning; being a part of the Northeast 1/4 of Section 24, Town 32 North, Range 8 West and part of the Southeast 1/4 (Government Lot 6) of Section 13, Town 32 North, Range 8 West.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

All oil, gas and mineral rights and all rights incidental thereto have been conveyed to Grantee by Grantor immediately prior to this conveyance.

Received ANTRIM, MI
 9/23/2016 3:18 PM

Handwritten notes and signatures at the bottom of the page.

The Grantor(s) grant(s) to the Grantee(s) the right to make all legally permissible divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

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

This deed is given for the sum of Twenty Two Thousand and 00/100 (\$22,000.00) Dollars.

Dated: 9-16-16

Signed:

Revocable Living Trust Agreement of Maridel K. Sherk dated July 31, 1992, as amended May 17, 2006

Maridel K. Sherk
Maridel K. Sherk, Trustee

State of OHIO
County of MONTGOMERY

} ss.

This foregoing instrument was acknowledged before me 20th day of September, 2016 by Maridel K. Sherk, Trustee of the Revocable Living Trust Agreement of Maridel K. Sherk dated July 31, 1992, as amended May 17, 2006.

Notary Public Lisa A. Long

Montgomery County, Ohio ~~County, Michigan~~

My commission expires: 10-28-19

Prepared by and Return To:
Jelinek & Snabes, PLLC
Maura A. Snabes, Esq.
802 Bridge Street
Charlevoix, MI 49720
File No: MI-288607

Revenue stamps: State \$255.00 County: \$37.40

05-01-024-002-00 \$
05-01-013-062-00



LISA A. LONG, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 28, 2019



County of Antrim Planning Department

P.O. Box 187
Bellaire, Michigan 49615

Phone: (231) 533-6265
Fax: (231) 533-8111
www.antrimcounty.org

Peter Garwood
Administrator

Jeremy Scott
Deputy Administrator

Tina Schrader
Administrative Assistant

Margie Boyd
Secretary

September 4, 2020

Deborah Graber, Zoning Administrator
Torch Lake Township
PO Box 713
Eastport, MI 49627

[sent via email to zoningadmin@torchlaketownship.org]

Dear Ms. Graber,

At their regular meeting on September 1, 2020, the Antrim County Planning Commission discussed the proposed amendments to the Torch Lake Township Zoning Ordinance, specifically Chapter 2 – General Provisions and Chapter 6 – Agriculture and related definition language developed by the Torch Lake Township Planning Commission. The Commission made and unanimously approved the following motion:

Motion by Ron Tschudy, seconded by Bruce Priemer that that the Antrim County Planning Commission finds no inconsistency between the proposed amendments to Chapter II: General Provisions and Chapter VI: “A” – Agricultural Zone in the Torch Lake Township Zoning Ordinance pertaining to tenant housing and the Antrim County Master Plan.

Roll call:

Yes – Teague, Tschudy, Lockwood, LaVanway, Helwig, Bailey, Priemer, Gurr

No – none

Absent – Bradford

A change in verbiage was recommended to Chapter VI, section 6.02, subsection I. It was recommended the first sentence should read: “Additional dwellings on any farm for the use of farm or domestic employees *employed by the owner* or his lessees...”

If you have any questions, please do not hesitate to call the Planning Office.

Sincerely,

Jeremy Scott
Deputy Administrator

Cc: Torch Lake Township Supervisor
Torch Lake Township Clerk