



Planning Commission

July 7, 2025

7:00 p.m. City Hall

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Approval of June 2, 2025, Regular meeting minutes
5. Old Business – 1401 S. Main – site plan
6. Public Hearings
 - a. Land Division, 501 Union – Eaton Rapids Public Schools
 - b. Land Division, 4423/4425 Hyatt – Christopher Rust
7. New Business - none
8. Public comments
9. Correspondence – none
10. Reports
 - a. Building Official
 - b. ZBA
 - c. Planning Commissioners
11. Adjournment

City of Eaton Rapids

Planning Commission

Meeting Minutes, June 2, 2025

1. **Call to Order:** Chair Vanek called the meeting to order at 7:00 pm.

2. **Roll Call:**

NAME	PRESENT	ABSENT	NAME	PRESENT	ABSENT
Chair Vanek	X		Com Hiltz	X	
Vice Chair Baker	X		Com Wicker	X	
Secretary Tanner	X		Com Davis	X	
Com Wegner	X		Com Millington	X	
Com Jobse	X				

Also present were Building Official Hummel and Financial Specialist Leigh Tyler.

3. **Approval of the Agenda:**

Commissioner Millington moved to approve the agenda and Commissioner Hiltz seconded. Motion carried to approve the agenda as presented.

4. **Approval of the May 5, 2025 Planning Commission Meeting minutes:**

Commissioner Tanner moved to approve the May 5th Minutes and Commissioner Davis seconded. Motion carried to approve the minutes as presented.

5. **Old Business: None**

6. **Public Hearing – 1401 South Main (Taco Bell)– Site Plan – Public Hearing** opened at 7:03 pm Building Official Hummel states that Black River Bells propose to demolish the current building at 1401 South Main Street and build a new building. This will allow for the drive thru on the North side. The existing Marilin west drive will be closed off and the east drive will be used as an exit only. There will be a 6’ fence between the drive up lane and the residential properties. The site plan has been approved by the Police Chief, the Fire Chief and the DPW Director.

The following discussion took place between the Planning Commission, Building Official Hummel and Justin Salter (Civil Engineer for Taco Bell)

Discussion: Chair Vanek asked if all of the utilities are in place. Hummel answers yes. Commissioner Hiltz asked if the lighting on the North side of the building is tipped up. Engineer Salter said that it is not and that most municipalities require downward lighting. Commissioner Wicker asked that if the Taco Bell drive thru ended up being too noisy, is there something that can be done after the fact. Engineer Justin says that Taco Bell is proposing a solid vinyl fence and extensive landscaping around the drive thru. Building Official Hummel states that the ordinance requires a masonry wall but the Planning Commission has the choice of what type of barrier to require. Commissioner Tanner had questions about the layout. He wants to know if a crosswalk can be added where the customers will

be walking from the east parking lot into the building. Engineer Justin says that it can be presented to Taco Bell. Tanner then wanted to know if there is enough room for the cars to get around the cars waiting in the drive thru line. Justin says that yes there is the standard 12' and maybe more clearance to get around those vehicles but maybe some pavement markers might help. Chair Vanek wanted to know if we can explore redirecting some of the traffic into the Family Fare parking lot to decrease the traffic on Marilin Street. He would also like the ordering station moved to the East side of the building instead of the North side. Commissioner Hiltz wants to require a masonry wall around the drive thru to cut down on the noise. Chair Vanek wants the building to blend in to the neighborhood. He does want the windows taking up 40% of the walls and he thinks that they should be at least 2.6' off the ground. He also would like the colors of the building to be compatible with those already in the neighborhood. Commissioner Wegner wanted to know if we can look into opening up the East side parking lot for entering. Engineer Justin said that he could look into that. Public Comment:

Mike Foley (211 Marlin Street, Eaton Rapids, MI 48827) came to the podium. Mike states that he appreciates the concern of the closeness to the residential area. He sees problems with the Family Fare parking lot already with traffic getting backed up. He disagrees with moving the order station to the south end of the building and he would like the east driveway to go away completely. Mike proposed that an L-Shaped fence be constructed to reduce the number of headlights into his residence. The Public Hearing was closed at 7:50 pm.

Motion: Chair Vanek moved to table the Site Plan Review and to reconvene with the developer at the next meeting to review a new site plan with the changes that the Planning Commission is suggesting. Vice Chair Baker seconded the motion. Motion FAILS (See Roll Call vote)

Vanek – Aye	Jobse – Nay	Davis - Nay
Baker – Aye	Hiltz – Aye	Wegner - Aye
Tanner – Nay	Millington – Nay	Wicker – Nay

Motion: Vice Chair Baker moved that the site plan be approved with the following conditions:

- That the building meets architectural requirements per the ordinance
- That the east parking lot be connected with Family Fare parking lot on the east side
- That the east parking lot and drive thru lane be screened with masonry barrier wall
- Clear traffic flow identification in the parking lot
- Make the east driveway 8' narrower from the west
- Make a crosswalk from the east parking lot to the restaurant for pedestrians
- Acquire property of the south east corner that abuts Family Fair
- That all these stipulations be approved by the Building Department
- There are mixed opinions on whether we can regulate the stores hours but we also propose that they limit their hours to 6:00 am to 12:00 am

Commissioner Wicker seconded the motion and all commissioners voted Aye – Motion passes

6B. Rezoning of Eaton Rapids Medical Center

Public Hearing – Building Official Hummel states that currently the ERMCM is zoned Single Family / Residential and they would like to be rezoned to General Business Zoning. This would benefit the

ERMC. They would be able to increase the size and height of their signage and it would allow flexibility with any future construction plans.

Tim Johnson (CEO of ERMC) and Pamela Colestock (Executive Assistant) spoke in support of the rezoning. They stated that it makes sense to not be zoned residential because no one lives there.

Motion: Commissioner Hiltz moved to recommend approval to City Council to rezone the Eaton Rapids Medical Center to General Business Zoning. Commissioner Millington seconded the motion and all members voted Aye.

7. New Business – Review 2024 Annual Report

Secretary Tanner reviewed the bullet points of the 2024 Annual Report
Commissioner Hiltz moved that they approve the 2024 Annual Report. Commissioner Davis seconded the Motion and all Commissioners voted Aye.

8. **Public Comments: None**

9. **Correspondence: None**

10. **Reports:**

Building Official - Building Official Hummel stated that Allen Edwin Homes is looking at extending into the west part of the Inverness subdivision. We are working with a developer to find a property in the city to build a 96-unit apartment complex. 400 Dexter is still in process. There is NO news on the old mill property being transferred to the Eaton County Land Bank.

Zoning Board of Appeals – At the last ZBA meeting, there was a Public Hearing regarding a variance for the Eaton Rapids Medical Center sign. The sign is in MDOT's right of way so the request was tabled until they can get approval from MDOT.

Councilman Steele – No Report

Planning Commission – Commissioner Millington expressed that he is very proud of the commission for voting the right way regarding the Taco Bell Site Plan.

Vice Chairman Baker informed the commission that he has purchased a home outside of the City of Eaton Rapids in Hamlin Township. It will take a while to get moved but he will be resigning from the Planning Commission when the time comes.

Commissioner Davis made a motion that we adjourn the meeting. Commissioner Millington seconded the motion. The meeting was adjourned at 9:30pm.

Minutes Recorded by:

leigh Tyler / Financial Specialist

City of Eaton Rapids

Planning Commission Communication

TO: Planning Commission

FROM: LeRoy Hummel, Building/Zoning Official

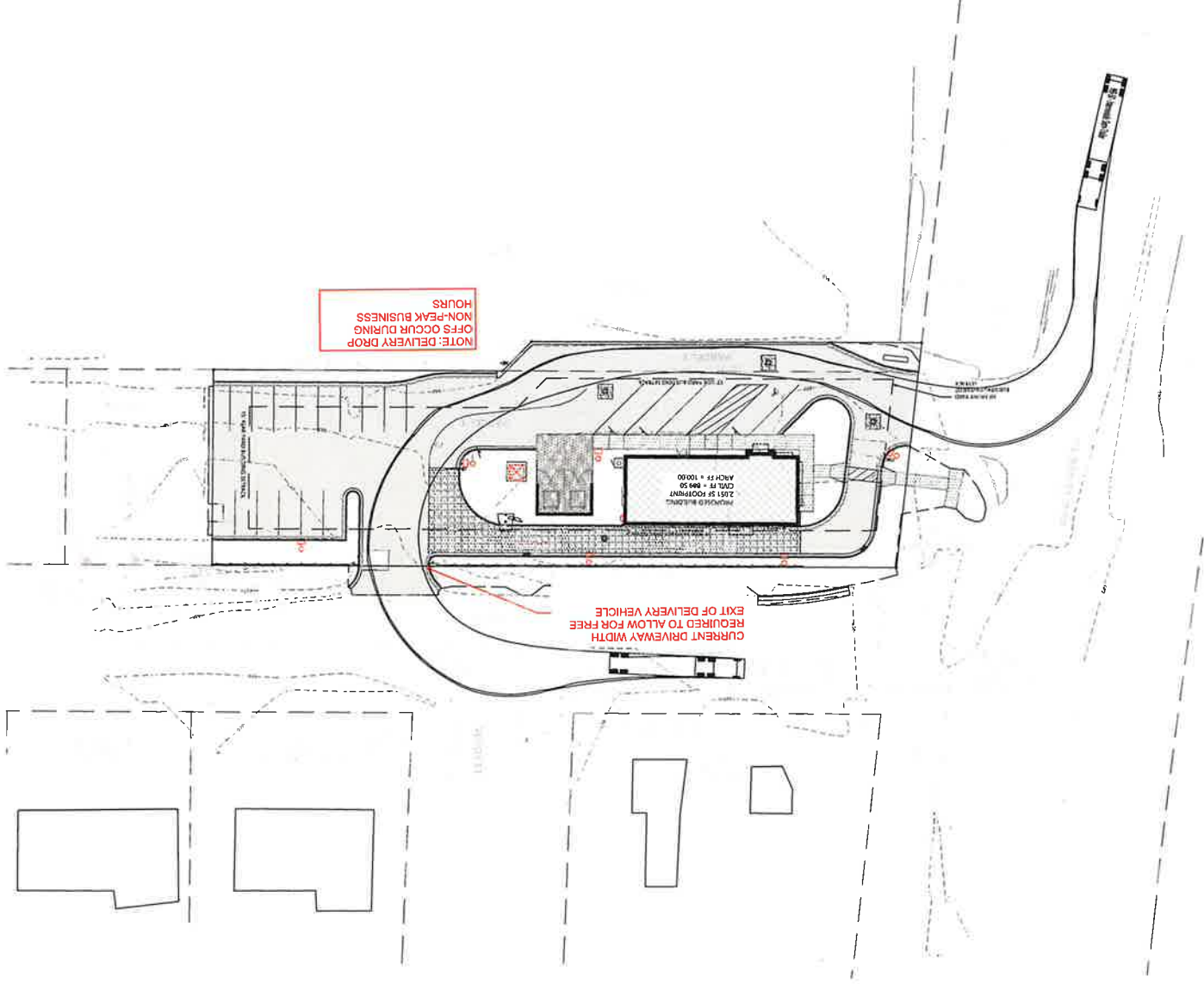
SUBJECT: July 7, 2025, Agenda

The Commission will review 3 items this month, one will be old business on the site plan comments, two public hearings on Land Division of two different locations.

- 1. 1401 S. Main** – The civil engineers Excel have provided a written response to the conditions the Planning Commission stipulated for the site plan reviewed at the June 2, 2025, meeting. I will address the responses with the commission at the meeting. Excel will also have a representative at the meeting. The following two items are items the Planning Commission cannot stipulate if the site plan complies with the ordinance; Acquire property at the SE corner of the parcel and the hours of operation.
- 2. 501 Union** – Eaton Rapids Public Schools would like to create a new parcel at this address, the west parcel would include the existing building and consisting of 5.94 acres, the east parcel would be a vacant parcel consisting of 5.07 acres. Please see enclosed survey.
- 3. 4423 Hyatt** – The owners of 4423 and 4425 would like to do a lot line adjustment of 18.33 feet to correct an issue of a propane tank on the neighbor's property and the house sitting to close to the property line. 4425 would gain additional property. Please see the attached survey.

Please contact us if you are not able to attend.

If you have any questions, please contact me at 517.237.3799, 517.604.0732 cell or at lhummel@cityofeatonrapids.gov.



CIVIL SITE PLAN - TRUCK TURNS



C1.1
SHEET NUMBER

250043400
JOB NUMBER

PRELIMINARY DATES
JUNE 23, 2025
NOT FOR CONSTRUCTION

DATE PLOTTED: 6/23/25 10:58 AM

NEW BUILDING FOR:
TACO BELL - BLACK RIVER BELLS
1401 SOUTH MAIN STREET • EATON RAPIDS, MI 48827

PROJECT INFORMATION
100 Cornick Drive
Farmington, MI 48335
520-528-9600
excelsiteplan.com



June 23, 2025



City of Eaton Rapids
Attn: LeRoy Hummel
200 S Main St
Eaton Rapids, MI 48827

RE: City of Eaton Rapids Planning Commission - 1401 South Main (Taco Bell) Stipulations

Please accept the following responses to the stipulations identified in the June 2, 2025 Planning Commission's site plan approval for the proposed Taco Bell at 1401 South Main in Eaton Rapids, MI.

- That the building meets architectural requirements
Response: The building design will be revised to meet architectural requirements. The revision will be submitted to the Building Department for review of conformance following receipt of building review comments..
- That the parking lot be connected with Family Fare on the east side
Response: The Developer has agreed to pursue a cross-access agreement with Family Fare and believes this will be of benefit to the overall site plan and adjacent properties. The Developer requests that this stipulation be removed if the adjacent property owners are not willing to reach an agreement.
- That the parking lot barrier be screened with masonry fencing
Response: Masonry screening will be provided along the north property boundary. Details will be coordinated with the Building Department.
- Clear traffic flow identification
Response: Site plan will be revised to include clear traffic flow designations, particularly in the drive-through area to limit any potential congestion.
- Make the driveway 8' narrower from the west
Response: The Developer requests to maintain the currently proposed driveway width as it allows for the free exit of delivery drop-off vehicles. See attached exhibit illustrating this. Furthermore, maintaining the current width prevents delivery vehicles from attempting to stage on adjacent streets and neighboring properties.
- Construct a masonry wall on Marilyn Street
Response: Masonry screening will be provided along the north property boundary. Details will be coordinated with the Building Department.

Always a **Better Plan** —

100 Camelot Drive | Fond du Lac, WI 54935
920.926.9800 | excelengineer.com

- Make a crosswalk from the outer parking lot to the restaurant for pedestrians
Response: A crosswalk will be provided for pedestrians.
- Acquire property of the SE corner of Family Fair
Response: The Developer requests that this stipulation be removed as negotiations to purchase the proposed Taco Bell site have concluded. Time is of the essence as the Developer is held to Taco Bell corporate construction schedules to meet store open date requirements. Furthermore, negotiating the purchase of property where required to purchase may drive the purchase price to a cost that makes the project unfeasible. The current site plan as represented meets the needs of the business.
- That all these stipulations be approved by the Building Department
Response: All stipulations of approval will be addressed with the Building Department, and revised plans will be provided to the Building Department for final approval.
- There are mixed opinions on whether we can regulate the stores hours but we also propose that they limit their hours to 6:00 am to 12:00 am
Response: The Developer requests to regulate their own hours and business operations as hours vary by store locations pending customer volume and Taco Bell Corporate requirements.

Please contact me with any comments, questions, or requests for additional information.

Sincerely,



Jason Daye, P.E.
Principal – Civil

**NOTICE OF PUBLIC HEARING
CITY OF EATON RAPIDS
PLANNING COMMISSION**

Notice is hereby given that the Eaton Rapids Planning Commission will hold hearings at the regularly scheduled meeting on July 7, 2025, at 7:00 PM at the Eaton Rapids City Hall, 200 S. Main St., Eaton Rapids, MI

1. Said consideration will be for the review of a lot split application for the following property.
300-034-400-300-00 commonly known as 501 Union Street. In accordance to Sec 18.13.; Article XVIII.

Owners of property within 300 feet of the above-referenced parcels have been mailed a notice of this meeting. Interested parties will be given the opportunity to be heard at the public hearing.

Questions concerning this matter may be directed to the Building Official, LeRoy Hummel, 200 S. Main St., Eaton Rapids, MI 48827. The office phone number is 517-237-3799.

Robin Webb
City Clerk

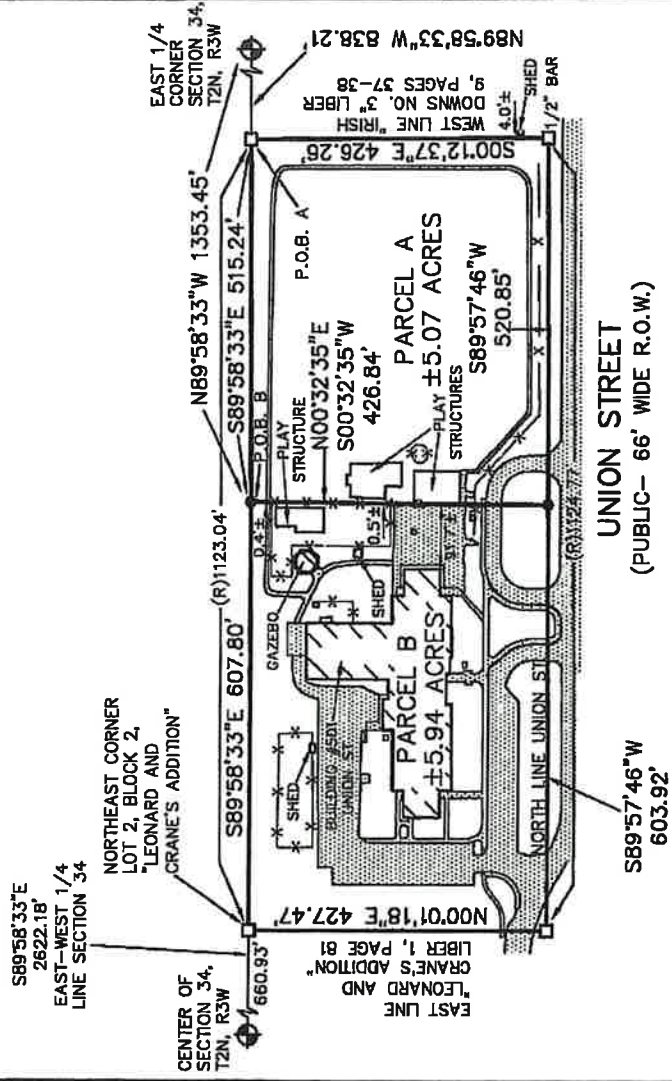


PLANNING COMMISSION LOT SPLIT APPLICATION

Application Fee:	<i>Application Dated:</i>
<i>Applicant/Owner Name (please print):</i> Eaton Rapids Public Schools	
<i>Applicant/Owner Name (please print):</i> Brent Watkins	
<i>Applicant/Owners Email Address:</i> bwatkins@eps.k12.mi.us	<i>Applicant/Owners Phone Number:</i> 517.663.1717
<i>Subject of Lot Split. App Street Address(es):</i>	<i>Applicant/Owner's Street Address:</i> Eaton Rapids MI 48827
501 Union St.	<i>Parcel No(s):</i> 300-034-400-300-50
1. Attach a copy of the legal description for all affected parcels (contact the City Assessor for needed information)	
2. Attach a survey showing the dimensions and layout of the proposed split or splits and the new lot dimensions any building(s) on any of the affected parcels; show all set backs of all buildings from all lot lines, also show any streets on the same survey. If there is a proposed private road, the dimensions and descriptions of the easement must be submitted, in compliance with private road standards described in Section 21.50 of the City of Eaton Rapids Zoning Ordinance.	
3. <i>Reason for the Lot Split:</i>	
Possible Sale.	
4. Have all parties involved in or affected by the lot split sign below and by signing, give consent to the proposed lot split or splits that have been described above.	
<i>Applicant/Owners Signature(s):</i>	<i>Dated:</i>
Brent M. Watkins	5/15/2025
FOR USE BY CITY OF EATON RAPIDS EMPLOYEES ONLY	
<i>Date Received:</i> 15 May 25	<i>Paid:</i>

The Building Official will review this application and forward it to the Planning Commission for their action at a regularly scheduled meeting. These meetings are planned for the first Monday in every month at 7:00 pm at the Eaton Rapids City Hall.

FOR: EATON RAPIDS PUBLIC SCHOOLS



NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN
 2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE



LEGEND

- = Set 1/2" Bar with Cap
- = Found Bar & Cap Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- * = Fence
- * = Denotes Distance to the Survey Line
- ▨ = Asphalt, Concrete

All Dimensions are in Feet and Decimals Thereof.



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-338-1014 FAX 517-338-8047
 13432 PRESTON DRIVE, MARSHALL, MI 48868
 PH. 269-781-9800 FAX 269-781-9805

DRAWN BY	AN	SECTION	34, T2N, R3W
FIELD WORK BY	AE	JOB NUMBER:	104032.BND
SHEET	1	OF	3

parcels, at the direction of said parties, a parcel of land previously described as:

(As provided by KEBS, Inc. Survey Job No. 95-T-48434)

A parcel of land in the Southeast 1/4 of Section 34, T2N, R3W, City of Eaton Rapids, Eaton County, Michigan, the surveyed boundary of said parcel described as: commencing at the East 1/4 corner of said Section 34; thence S89°29'00"W along the East-West 1/4 line of said Section 34 838.13 feet to the West line of Irish Downs No. 3, as recorded in Liber 9 of Plats, Pages 37 & 38, Eaton County Records, said point being the point of beginning of this description; thence S00°45'05"E along said West line 426.26 feet to the North line of Union Street; thence S89°25'19"W along said North line 1124.77 feet to the East line of Leonard and Crane's Addition to the Village, now City, of Eaton Rapids; thence N00°31'09"W along said East line 427.47 feet to said East-West 1/4 line; thence N89°29'00"E along said East-West 1/4 line 1123.04 feet to the point of beginning; said parcel containing 11.013 acres, more or less; said parcel subject to all easements and restrictions if any.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A

A parcel of land in the Southeast 1/4 of Section 34, T2N, R3W, City of Eaton Rapids, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 34; thence N89°58'33"W along the East-West 1/4 line of said Section 34 a distance of 838.21 feet to the West line of "Irish Downs No. 3" as recorded in Liber 9 of Plats, Pages 37-38, Eaton County Records and the point of beginning of this description; thence S00°12'37"E along said West line 426.26 feet to the North line of Union Street; thence S89°57'46"W along said North line 520.85 feet; thence N00°32'35"E 426.84 feet to said East-West 1/4 line; thence S89°58'33"E along said East-West 1/4 line 515.24 feet to the point of beginning; said parcel containing 5.07 acres, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B

A parcel of land in the Southeast 1/4 of Section 34, T2N, R3W, City of Eaton Rapids, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 34; thence N89°58'33"W along the East-West 1/4 line of said Section 34 a distance of 1353.45 feet to the point of beginning of this description; thence S00°32'35"W 426.84 feet to the North line of Union Street; thence S89°57'46"W along said North line 603.92 feet to the East line of "Leonard and Crane's Addition to the Village (now city) of Eaton Rapids" as recorded in Liber 1 of Plats, Page 81, Eaton County Records; thence N00°01'18"E along said East line 427.47 feet to said East-West 1/4 line; thence S89°58'33"E along said East-West 1/4 line 607.80 feet to the point of beginning; said parcel containing 5.94 acres, more or less; said parcel subject to all easements and restrictions, if any.



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-338-1014 FAX. 517-338-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 268-781-9800 FAX. 268-781-9805

DRAWN BY	AN	SECTION	34, T2N, R3W
FIELD WORK BY	AE	JOB NUMBER:	104032.BND
SHEET	2 OF 3		

CERTIFIED BOUNDARY SURVEY

WITNESSES TO SECTION CORNERS:

East 1/4 Corner Section 34, T2N, R3W, Liber 1995, Page 696
 Found Remon. bar & cap "PA 345, 1-12, PS 41917, Eaton County", on fence line to North & South

Found nail & tag "KEBS" in East side 11" Cherry, N14°W, 14.30'
 Found nail & tag "KEBS" in South side 4" wood post, N88°E, 15.99'
 Found nail & tag "KEBS" in East side 13" Crab Apple, S19°E, 8.92'
 Found nail & tag "KEBS" in South side quadruple 16" Box Elder, N40°W, 2.95'

Center of Section 34, T2N, R3W, Liber 1995, Page 700
 Found Eaton County remon monument

Set nail & tag in South side of 46" Maple, S77°E, 3.86'
 Set nail & tag in East side of 30" Oak, N37°W, 26.46'
 Set nail & tag in West side of 34" Oak, N15°W, 52.01'
 Set nail & tag in Northwest side of multi Maple, N27°E, 22.82'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GFS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.



Erick R. Friestrom
 05/15/2025

Erick R. Friestrom
 Professional Surveyor No. 53497



**KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS**

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-338-1014 FAX 517-338-8047

13432 PRESTON DRIVE, MARSHALL, MI 48068
 PH. 269-781-9800 FAX 269-781-9805

DRAWN BY AN	SECTION 34, T2N, R3W
FIELD WORK BY AE	JOB NUMBER:
SHEET 3 OF 3	104032.BND



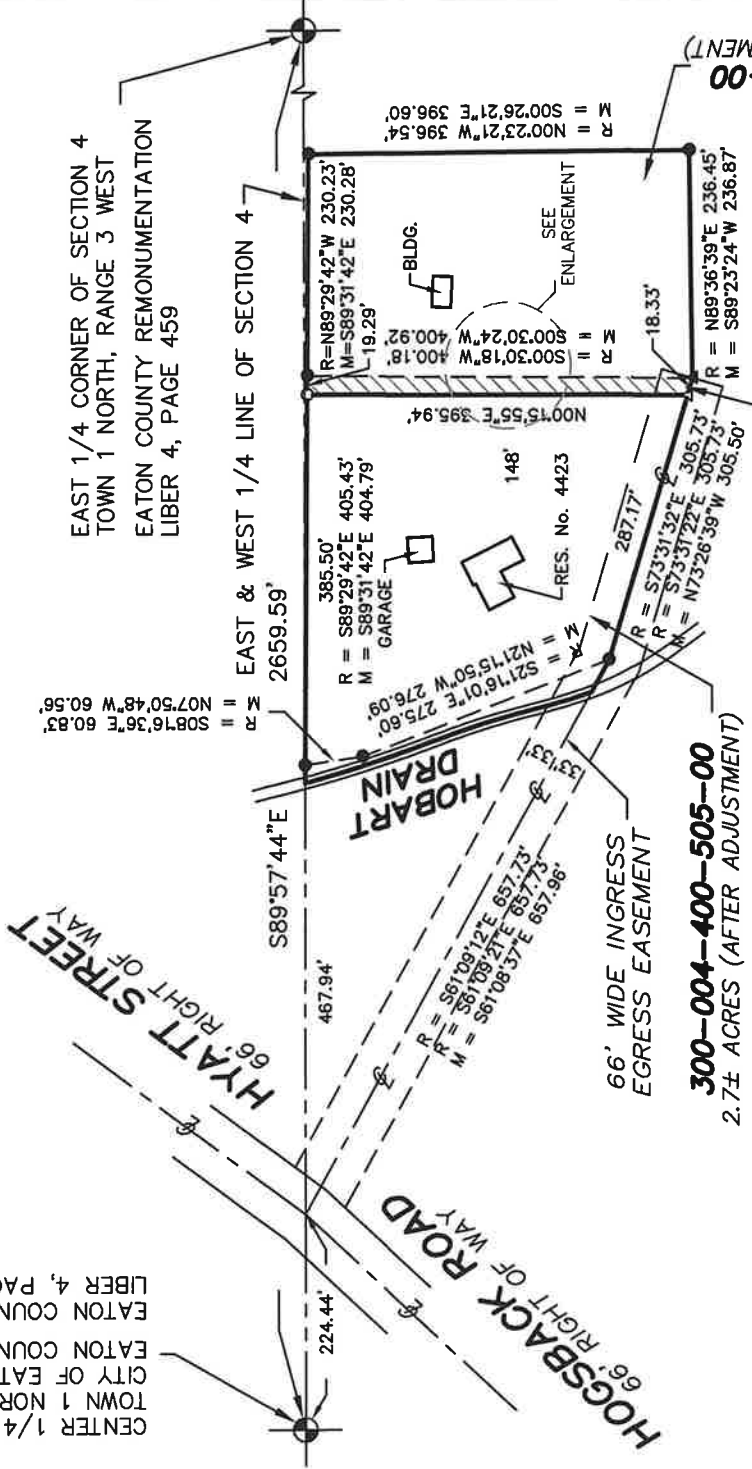
PLANNING COMMISSION
 LOT SPLIT APPLICATION

Application Fee:	<i>Application Dated: 6/11/25</i>
<i>Applicant/Owner Name (please print): Christopher Zost</i>	
<i>Applicant/Owner Name (please print): Heather & Robert Youngs Jr.</i>	
<i>Applicant/Owners Email Address: CZOST@DowningIndustries.com</i>	<i>Applicant/Owners Phone Number: (517)604-8262</i>
<i>Subject of Lot Split, App Street Address(es): 4423 Hyatt St</i>	<i>Applicant/Owner's Street Address: 4425 Hyatt St</i>
	<i>Parcel No(s):</i>
	<i>4423 300.00 4.400.505.00</i>
	<i>4425 300.00 4.400.520.00</i>
1. Attach a copy of the legal description for all affected parcels (contact the City Assessor for needed information)	
2. Attach a survey showing the dimensions and layout of the proposed split or splits and the new lot dimensions any building(s) on any of the affected parcels; show all set backs of all buildings from all lot lines, also show any streets on the same survey. If there is a proposed private road, the dimensions and descriptions of the easement must be submitted, in compliance with private road standards described in Section 21.50 of the City of Eaton Rapids Zoning Ordinance.	
3. Reason for the Lot Split: <i>To extend the property line away from the house over the property line encroaching on 4423's property.</i>	
4. Have all parties involved in or affected by the lot split sign below and by signing, give consent to the proposed lot split or splits that have been described above.	
<i>Applicant/Owners Signature(s):</i>	<i>Dated:</i>
<i>[Signature]</i>	<i>6/11/25</i>
<i>[Signature]</i>	<i>6/11/25</i>
<i>[Signature]</i>	<i>6/11/25</i>
FOR USE BY CITY OF EATON RAPIDS EMPLOYEES ONLY	
<i>Date Received:</i>	<i>Paid:</i>

The Building Official will review this application and forward it to the Planning Commission for their action at a regularly scheduled meeting. These meetings are planned for the first Monday in every month at 7:00 pm at the Eaton Rapids City Hall.

CERTIFICATE OF SURVEY

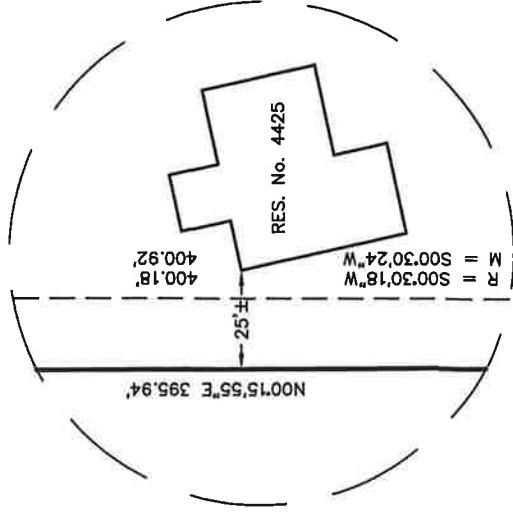
CENTER 1/4 CORNER OF SECTION 4
TOWN 1 NORTH, RANGE 3 WEST
CITY OF EATON RAPIDS
EATON COUNTY, MICHIGAN
EATON COUNTY REMONUMENTATION
LIBER 4, PAGE 461



300-004-400-505-00
2.7± ACRES (AFTER ADJUSTMENT)

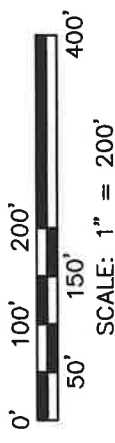
PARCEL TO BE REMOVED FROM
300-004-400-505-00 AND ADDED TO
300-004-400-520-00. 0.17 ACRES.

ENLARGEMENT
SCALE: 1" = 50'



LEGEND

- = SET IRON STAKE
- = FOUND IRON STAKE
- ▲ = SET MAG NAIL
- △ = FOUND MAG NAIL
- = SET WOOD STAKE
- = CONCRETE MONUMENT
- M = MEASURED DATA
- R = RECORDED DATA
- | - = FENCE
- | - = NOT TO SCALE



NOTE: LAND DIVISION IS SUBJECT TO MUNICIPAL APPROVAL

RD MILLER
LAND SURVEYING, PLLC

rdmillerandsurveying@gmail.com
PO BOX 309
OLIVET, MI 49076
(517) 652-3103

CLIENT: CHRIS RUST	
JOB NO: 25-0593	DATE: JUNE 6, 2025
SCALE: 1" = 200'	DRAWN BY: RWM
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCEL(S) OF LAND IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.	

STATE OF MICHIGAN
RYAN WALLACE MILLER
LICENSED PROFESSIONAL SURVEYOR
License No. 4001061890

RYAN W. MILLER, PS 61890

CERTIFICATE OF SURVEY

EXISTING DESCRIPTION: 300-004-400-520-00

Part of the NW 1/4 of the SE 1/4, Section 4, Town 1 North, Range 3 West, City of Eaton Rapids, Eaton County, Michigan, described as: Commencing at the center of Section 4; thence S89°57'44"E 692.38 feet; thence S89°29'42"E 405.43 feet to the true Point of Beginning; thence S00°30'18"W 400.18 feet; thence N89°36'39"E 236.45 feet; thence N00°23'21"W 396.54 feet; thence N89°29'42"W 230.23 feet to the true Point of Beginning.

Together with the right of ingress and egress over a 66 foot wide strip of land lying 33 feet on both sides of the following described centerline: Beginning at the intersection of the centerline of Hogsback Road and the E-W 1/4 line, said intersection being S89°57'44"E 224.44 feet from the center of said Section 4; thence S61°09'21"E 657.73 feet to the Point of Ending at the SW corner of the above described premises.

EXISTING DESCRIPTION: 300-004-400-505-00

Part of the Northwest 1/4 of the Southeast (1/4) of Section 4, Town 1 North, Range 2 (3) West, City of Eaton Rapids, Eaton County, Michigan described as:

Commencing at the center of Section 4; thence S89°57'44"E 692.38 feet to the true point of beginning at a point on a random traverse line along the Easterly bank of a drain; thence S08°16'36"E along said traverse line 60.83 feet; thence S21°16'01"E along the traverse line 275.60 feet; thence S73°31'22"E 305.73 feet; thence N00°30'18"E 400.18 feet; thence N89°29'42"W 405.43 feet to the true point of beginning.

Together with the right of ingress and egress over a 66 foot wide strip of land lying 33 feet on both sides of the following described centerline: Beginning at the intersection of the centerline of Hogsback Road and the E-W 1/4 line, said intersection being S89°57'44"E 224.44 feet from the center of said Section 4; thence S61°09'12"E 657.73 feet; thence S73°31'32"E 305.73 feet to the Point of Ending at the SW corner of the above described premises.

NOTES: Errors in existing legal description noted in parenthesis.

Description does not include land between Hobart Drain and random traverse line.

DESCRIPTION: Parcel to be transferred from 300-004-520-00 from 300-004-400-505-00

A parcel of land in the Southeast 1/4 of Section 4, Town 1 North, Range 3 West, City of Eaton Rapids, Eaton County, Michigan described as:

Commencing at the Center 1/4 Corner of Section 4, Town 1 North, Range 3 West; thence S89°57'44"E along the East and West 1/4 line of said Section, 692.38 feet to a found iron stake; thence S89°31'42"E (previously recorded as S89°29'42"E) 385.50 feet to the point of beginning; thence continuing S89°31'42"E, 19.29 feet to a found iron stake; thence S00°30'24"W 400.92 feet (previously recorded as S00°30'18"W 400.18 feet) to a found mag nail; thence N73°26'39"W (previously recorded as N73°31'32"W) 18.33 feet; thence N00°15'55"E, 395.94 feet to the point of beginning.

NOTE: LAND DIVISION IS SUBJECT TO MUNICIPAL APPROVAL

RD
MILLER
LAND SURVEYING, PLLC
rdmillerlandsurveying@gmail.com
PO BOX 309
OLIVET, MI 49076
(517) 652-3103

CLIENT:

CHRIS RUST

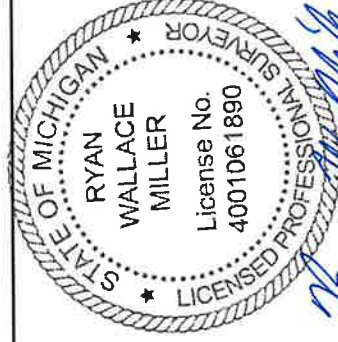
JOB NO: 25-0593

DATE: JUNE 6, 2025

SCALE:

DRAWN BY: RWM

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCEL(S) OF LAND IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.



RYAN W. MILLER, PS 61890

CERTIFICATE OF SURVEY

NEW DESCRIPTION: 300-004-400-520-00

A parcel of land in the Southeast 1/4 of Section 4, Town 1 North, Range 3 West, City of Eaton Rapids, Eaton County, Michigan described as:

Commencing at the Center 1/4 Corner of Section 4, Town 1 North, Range 3 West; thence S89°57'44"E along the East and West 1/4 line of said Section, 692.38 feet to a found iron stake; thence S89°31'42"E (previously recorded as S89°29'42"E) 385.50 feet to the point of beginning; thence continuing S89°31'42"E, 249.57 feet to a found iron stake; thence S00°26'21"E, 396.60 feet (previously recorded as S00°23'21"W, 396.54 feet) to a found iron stake; thence S89°23'24"W, 236.87 feet (previously recorded as S89°36'39"W, 236.45 feet) to a found mag nail; thence N73°26'39"W (previously recorded as N73°31'32"W) 18.33 feet; thence N00°15'55"E, 395.94 feet to the point of beginning.

Together with the right of ingress and egress over a 66 foot wide strip of land lying 33 feet on both sides of the following described centerline: Beginning at the intersection of the centerline of Hogsback Road and the E-W 1/4 line, said intersection being S89°57'44"E 224.44 feet from the center of said Section 4; thence S61°08'37"E, 657.96 feet (previously recorded as S61°09'12"E 657.73 feet); thence S73°26'39"E, 305.50 feet (previously recorded as S73°31'32"E 305.73 feet) to the Point of Ending at the SW corner of the above described premises.

SUBJECT to the rights of the public and of any governmental unit in any part thereof taken, used or dedeed for street, road or highway purposes.

SUBJECT to easements and restrictions of record.

NEW DESCRIPTION: 300-004-400-505-00

A parcel of land in the Southeast 1/4 of Section 4, Town 1 North, Range 3 West, City of Eaton Rapids, Eaton County, Michigan described as:

Commencing at the Center 1/4 Corner of Section 4, Town 1 North, Range 3 West; thence S89°57'44"E along the East and West 1/4 line of said Section, 692.38 feet to the Point of Beginning and a found iron stake on a random traverse line along the Easterly bank of Hobart Drain; thence S89°31'42"E (previously recorded as S89°29'42"E) 385.50 feet; thence S00°15'55"W, 395.94 feet; thence N73°26'39"W (previously recorded as N73°31'32"W) 287.17 feet to a random traverse line along the Easterly bank of Hobart Drain; thence N21°15'50"W, 276.09 feet (previously recorded as N21°16'36"W, 275.60 feet) to a found iron stake; thence N07°50'48"W, 60.56 feet (previously recorded as N08°16'36"W, 60.83 feet) to the point of beginning.

ALSO containing all of the land lying between above mentioned random traverse line and Hobart Drain.

Together with the right of ingress and egress over a 66 foot wide strip of land lying 33 feet on both sides of the following described centerline: Beginning at the intersection of the centerline of Hogsback Road and the E-W 1/4 line, said intersection being S89°57'44"E 224.44 feet from the center of said Section 4; thence S61°08'37"E, 657.96 feet (previously recorded as S61°09'12"E 657.73 feet) to the Point of Ending at the SW corner of the above described premises.

SUBJECT to the rights of the public and of any governmental unit in any part thereof taken, used or dedeed for street, road or highway purposes.

SUBJECT to easements and restrictions of record.

NOTE: LAND DIVISION IS SUBJECT TO MUNICIPAL APPROVAL



CLIENT:

CHRIS RUST

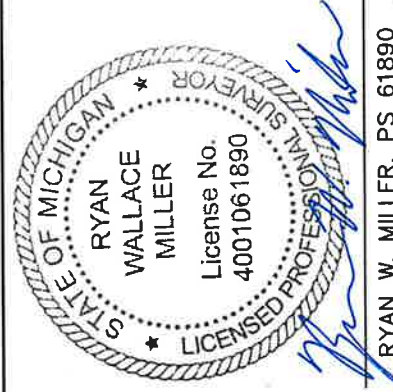
JOB NO: 25-0593

DATE: JUNE 6, 2025

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RYAN W. MILLER, PS 61890