



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
December 20, 2023 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. November 15, 2023
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 23-11 (715 Red Cedar), Julia McKenzie, 715 Red Cedar Road, Okemos, MI 48864**

DESCRIPTION:	715 Red Cedar Road
TAX PARCEL:	25-327-001
ZONING DISTRICT:	RR (Rural Residential)

The variance requested is to create two new parcels that are under the minimum lot width of 200 feet at 715 Red Cedar Road.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING ZONING BOARD OF APPEALS 2023 -DRAFT-  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, November 15th, 2023, 6:30 pm

PRESENT: Vice-Chair Koenig, Members Deschaine, Bennett, Trezise, Member Field-Foster

ABSENT: Chair Mansour

STAFF: Assistant Planner Chapman, Director Schmitt

1. CALL MEETING TO ORDER  
Vice Chair Koenig called the November 15<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:32pm. Vice Chair Koenig called the roll of the Board. All board members present except for Chair Mansour.

2. APPROVAL OF THE AGENDA

**Member Deschaine moved to approve the agenda for the November 15<sup>th</sup>, 2023, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Field-Foster.**

**VOICE VOTE                    YEAS: Vice-Chair Koenig, Member Deschaine, Bennett, Trezise, Field-Foster**  
  
**NAYS: None**  
  
**Motion carried: 5-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

**Member Deschaine moved to approve the minutes from the September 20<sup>th</sup>, 2023, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.**

**VOICE VOTE                    YEAS: Vice-Chair Koenig, Member Deschaine, Bennett, Trezise, Field-Foster**  
  
**NAYS: None**  
  
**Motion carried: 5-0**

4. COMMUNICATIONS

5. UNFINISHED BUSINESS

A. **ZBA CASE NO. 23-08 (6329 Milenz), Craig Skcozylas, 6329 Milenz Street, Haslett, MI 48840**

DESCRIPTION: 6329 Milenz St. & vacant lot  
TAX PARCEL: 02-177-001 & 02-152-004  
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

The variance requested is to allow for a single-family home to be constructed within the wetland setback located at 6329 Milenz Street and a vacant lot (Tax ID #02-152-004).

Assistant Planner Chapman outlined the case to the Board.

Applicant Craig Skcozylas (6329 Milenz) appeared before the Board and spoke on the case. He spoke about the board members coming to see the site.

Karla Skcozylas (6329 Milenz) asked the board if they were able to see the site.

Chair Deschaine asked if the property has been cleaned up.

Applicant Skcozylas stated that he doesn't really know the gentleman that passed around the petition. He's working on cleaning up the logs on the site and clearing the lot.

Chair Deschaine asked if the junk and debris mentioned in the petition were cleaned up.

Applicant Skcozylas stated that they were cleaned up and he moved the vehicle that was on site because there were stones stolen from the site.

Member Trezise asked about the stones in the wetland buffer.

Applicant Skcozylas stated that he was unaware of them.

Member Deschaine asked about police showing up at the site.

Applicant Skcozylas stated that he had property stolen and violations for vehicles parked on the property.

Member Field-Foster asked the applicant if this design was the minimum action necessary in terms of the view for the site.

Applicant Skcozylas stated that he has it laid out so they he only needs to request one variance.

Member Field-Foster asked where the house is proposed on the site.

Applicant Skcozylas said it will be at the corner of Milenz and Lake.

Member Bennett asked if he had spoken to any of the people who signed the petition.

Applicant Skcozylas said that he does not know who signed it.

Member Field-Foster asked if it was possible to move house.

Applicant Skcozylas stated that he would lose his view.

Member Trezise stated that he has major issues with this request because of the significant incursion into the wetland buffer. He would be opposed to this as presented.

Applicant Skcozylas showed where the corners of the house and the highest water line is.

Member Field-Foster stated that she wasn't sure what the unique circumstances were from the previous visit.

Member Deschaine stated that they hadn't discussed, and he did visit the site and was unimpressed by the hill and that the request was too close.

Vice-Chair Koenig stated that at the site he said the view was not great. He asked staff if the lot on Reynolds was a buildable lot.

Director Schmitt stated that every lot of record is a buildable lot.

Vice-Chair Koenig stated that his view would be greatly diminished if the vacant lot is built on. He said that he would be more in favor of a variance from the road instead of a wetland.

Vice-Chair Koenig read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Member Trezise stated that the property is unique because of the size of wetlands.

Member Field-Foster stated that there were wetlands all over the area and that she didn't think it was unique.

Member Deschaine stated that the house could be moved.

Member Bennett stated that there are other options.

Vice-Chair Koenig and the Board stated Criteria one has not been met.

Vice-Chair Koenig read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Vice-Chair Koenig and the Board stated criteria two has not been met because there are other options to place the house.

Vice-Chair Koenig read review criteria three which states granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Member Trezise stated that it would not further the intent of the Ordinance meant to protect the wetlands.

Vice-Chair Koenig and the Board criteria three has not been met.

Vice-Chair Koenig read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Member Deschaine stated that other lots bordering the property would be negatively affected.

Vice-Chair Koenig and the Board Criteria four has not been met.

Vice-Chair Koenig read review criteria five which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Member Trezise stated that this had not been met.

Member Field-Foster stated that the applicant should go back to the Architect and move the house out of the buffer.

Vice-Chair Koenig and the Board stated criteria five has not been met.

**Member Deschaine moved to deny the ZBA Case No. 23-08 (6329 Milenz).  
Seconded by Member Field-Foster.**

**ROLL CALL VOTE                      YEAS: Vice-Chair Koenig, Member Deschaine, Bennett,  
Trezise, Field-Foster**

**NAYS: None**

**Motion carried: 5-0**

6. NEW BUSINESS

**ZBA CASE NO.:                      23-10 (2470 Burcham Drive), East Lansing – Meridian  
Water & Sewer Authority, 2470 Burcham Drive, East  
Lansing, MI 48823**

LOCATION:                              2470 Burcham Drive

PARCEL ID:                            09-351-003

ZONING DISTRICT:                  RR (Rural Residential)

East Lansing – Meridian Water & Sewer Authority, the applicant, has requested a variance to construct a water storage reservoir that does not meet the required wetland setback located at 2470 Burcham Drive.

Assistant Planner Chapman outlined the case for discussion.

Nate Coffin (1431 Washington Blvd. Detroit, MI) provided a presentation of the project.

Member Deschaine asked if there was more construction that was taking place.

Applicant Coffin stated that because the tank must be in the ground, they have to build up the sides of the reservoir.

Member Deschaine asked about wetland mitigation.

Applicant Coffin stated that they will be mitigated off site.

Member Field-Foster asked about future expansion plans.

Applicant Coffin said that the plan in the 1970's was for the building to mirror itself. For drinking water hydraulics, you need gravity below ground so you can't go up.

Dan Opsommer, Deputy Director said that the building was not built on an ideal site because it's very low lying.

Vice-Chair Koenig read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Vice-Chair Koenig and the Board stated Criteria one has been met.

Vice-Chair Koenig read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Vice-Chair Koenig and the Board stated criteria two has been met.

Vice-Chair Koenig read review criteria three which states granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Vice-Chair Koenig and the Board criteria three has been met.

Vice-Chair Koenig read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Vice-Chair Koenig and the Board Criteria four has been met.

Vice-Chair Koenig read review criteria five which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Vice-Chair Koenig and the Board stated criteria five has been met.

**Member Trezise moved to approve the ZBA Case No. 23-10 (2470 Burcham Drive). Seconded by Member Bennett.**

**ROLL CALL VOTE      YEAS: Vice-Chair Koenig, Member Deschaine, Bennett, Trezise, Field-Foster**

**NAYS: None**

**Motion carried: 5-0**

7. OTHER BUSINESS

A. 2024 Meeting Calendar

Assistant Planner Chapman reviewed the 2024 Zoning Board of Appeals Calendar.

**ROLE CALL VOTE: YEAS: Vice-Chair Koenig, Members Field-Foster, Deschaine, Trezise, Bennett**

**NAYS: None**

**Motion carried: 5-0**

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

Member Field-Foster stated that after this year she will not be reappointed and had a great time.

10. ADJOURNMENT

**Vice-Chair Koenig adjourned the November 15<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 7:49 pm.

## VARIANCE APPLICATION SUPPLEMENT

**A variance will be granted, if the following Review Criteria are met:**

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.





**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** December 14, 2023  
**Re:** ZBA Case No. #23-11 (715 Red Cedar)

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**ZBA CASE NO.:** 23-11 (715 Red Cedar), Julia McKenzie, 715 Red Cedar Road, Okemos, MI 48864  
**LOCATION:** 715 Red Cedar Road  
**PARCEL ID:** 25-327-001  
**ZONING DISTRICT:** RR (Rural Residential)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-368 (d)(2), Minimum interior lot width. 200 feet.

Julia McKenzie, the applicant, has requested variances to create two new parcels that are under the minimum lot width of 200 feet at 715 Red Cedar Road. The approximate 3.73-acre site is zoned RR (Rural Residential).

The submitted site plan shows a 1,582 square foot, bi-level, single-family home constructed in 1958 currently occupies the lot. The zoning ordinance requires a minimum lot width of 200 feet. The applicant is proposing to create two lots, one with a width of 128 feet and one with a width of 72 feet.

The applicant is requesting a 128-foot variance and a 72-foot variance for the creation of the two parcels.

**Attachments**

1. Variance application
2. Site location map

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

A. Applicant Julia McKenzie  
Address of Applicant 715 Red Cedar Rd.  
Telephone (Work) 517-202-8438 Telephone (Home) \_\_\_\_\_  
Fax \_\_\_\_\_ Email address: juliamckenzie140@gmail.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 715 Red Cedar Rd  
Zoning district Rural Residential Parcel number 25-327-001

C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-368 d 2 Minimum lot Width

D. Required Supporting Material                      Supporting Material if Applicable  
-Property survey    -Architectural sketches  
-Legal description    -Other  
-Proof of property ownership or approval letter from owner  
-Site plan to scale  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Julia McKenzie                      Julia McKenzie                      11/13/2023  
Signature of Applicant                      Print Name                      Date

Fee: \_\_\_\_\_ Received by/Date: \_\_\_\_\_

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

\_\_\_\_\_  
Signature of Applicant(s)                      \_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant(s)                      \_\_\_\_\_  
Date

# Proposal for Zoning Variance

715 Red Cedar Rd

Okemos MI 48864

My name is Julia McKenzie and I am respectfully requesting a zoning variance in order to split my existing lot and to create a new tax parcel. The property is located in the Rural Residential district off Van Atta road, near the Harris Nature Center. It is in a lovely neighborhood in one of the most beautiful places in Ingham county. This concerns zoning ordinance section 86-368 d (2) regarding the minimum lot width for properties in the district. The dimensional variance requested is to allow for a road frontage width of 128 feet for the newly created lot instead of the required 200 feet, and a road frontage width of 72 feet for the remaining property. These proposed lots would conform to all other zoning rules. The new lot would be 41,875.62 square feet or .96 acre and would conform to all appropriate setbacks. The remaining portion of the split lot which contains our existing home would have a frontage of 72 feet and be 120661.2 square feet or 2.77 acres and conform to all appropriate setbacks.

Although the property at 715 Red Cedar has an ample space of 3.77 acres and normally could be divided within the zoning regulations, the unusual shape of the lot presents a practical difficulty. The property follows the meandering path of the Red Cedar River to the south and the curve of Red Cedar Road to the north, creating an stocking-like shape. The unique course of the river at this point in its path creates a lot that is both deep and wide, with a relatively narrow road frontage width. For this reason, strict compliance with the ordinance would totally prevent improvement of the property in a manner which is reasonable, customary and consistent with other properties in the area.

A study of the neighboring parcels shows that road frontage widths of less than 200 feet are present in many properties in the vicinity. For example, 4215 Red Cedar Rd has a road frontage width of approximately 109 feet. 4161 Red Cedar Rd has a road frontage width of approximately 170 feet. Two other nearby parcels, 4202 and 4220 Van Atta road, both have road frontage widths of

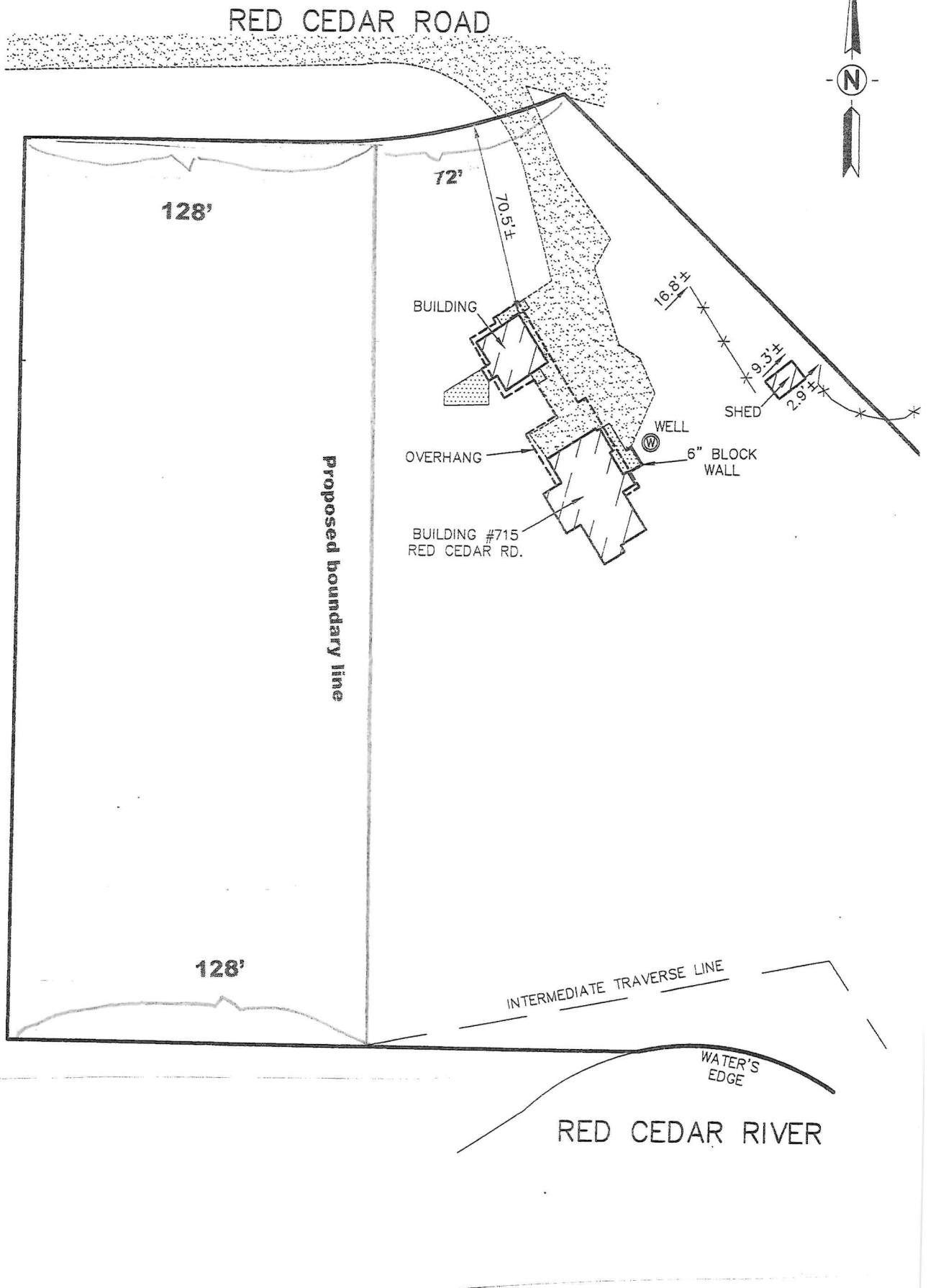
approximately 130'. South of Harris Nature Center, 3948 Van Atta road has a road frontage width of approximately 121 feet. Please see the attached map showing the proximity of these parcels to the property in question.

The Red Cedar Road neighborhood is unusual in that it follows the meandering path of the beautiful Red Cedar river. This led to the creation of parcels which are unusually shaped, particularly 715 Red Cedar Rd. The proposed variance would create two deep lots of an appropriate and generous size, but with more narrow road frontages. The essential character of the neighborhood would not be negatively impacted as this is already a fairly common lot shape in the area. The new proposed parcel would be very similar to parcel #4215 and would allow another family to make their home in this lovely neighborhood. The existing homesite would be left with a large pie piece-shaped lot.

There is an older shed on the property which is shown on the survey. This structure is scheduled to be removed as it is in poor condition and no longer serviceable. Therefore, there will be no question of this shed not conforming to the rules regarding the setback of accessory buildings. While the existing parcel contains a wetland portion, this will stay with the existing homesite while the new proposed lot sits entirely above the bluff and does not include wetlands.

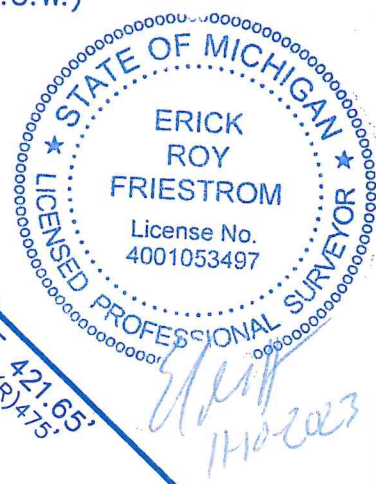
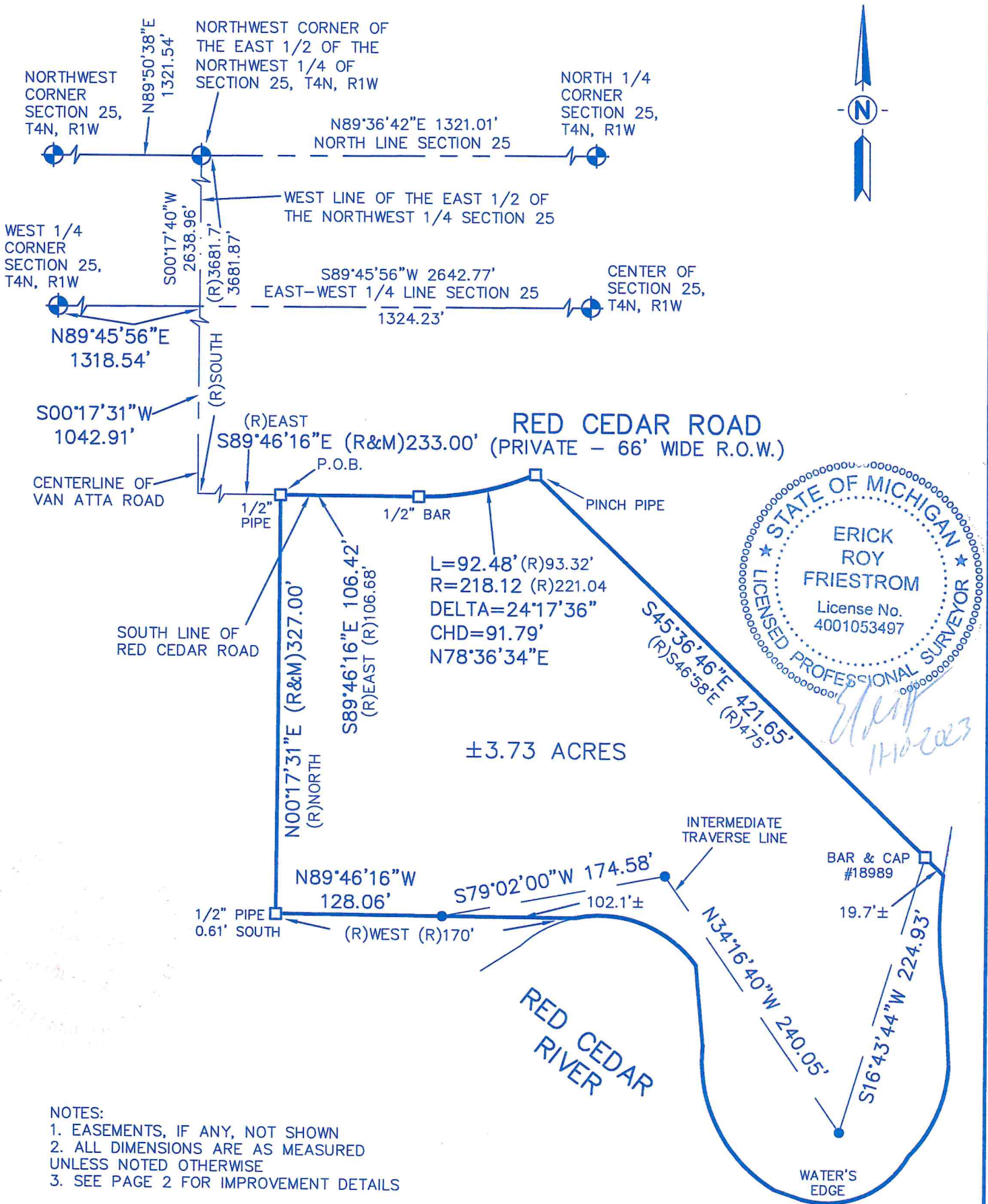
Please see the attached survey, site plan, legal description and proof of ownership as well as the neighborhood parcel map. Thank you for your consideration in this matter.

# Site Plan



# CERTIFIED BOUNDARY SURVEY

FOR: **JULIA MCKENZIE**



- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
  2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE
  3. SEE PAGE 2 FOR IMPROVEMENT DETAILS

**LEGEND**

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- ⚡ = Distance Not to Scale
- (M) = Measured Dimension
- (R) = Recorded Dimension

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.

SCALE 1" = 100'



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

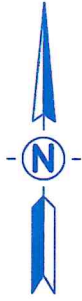
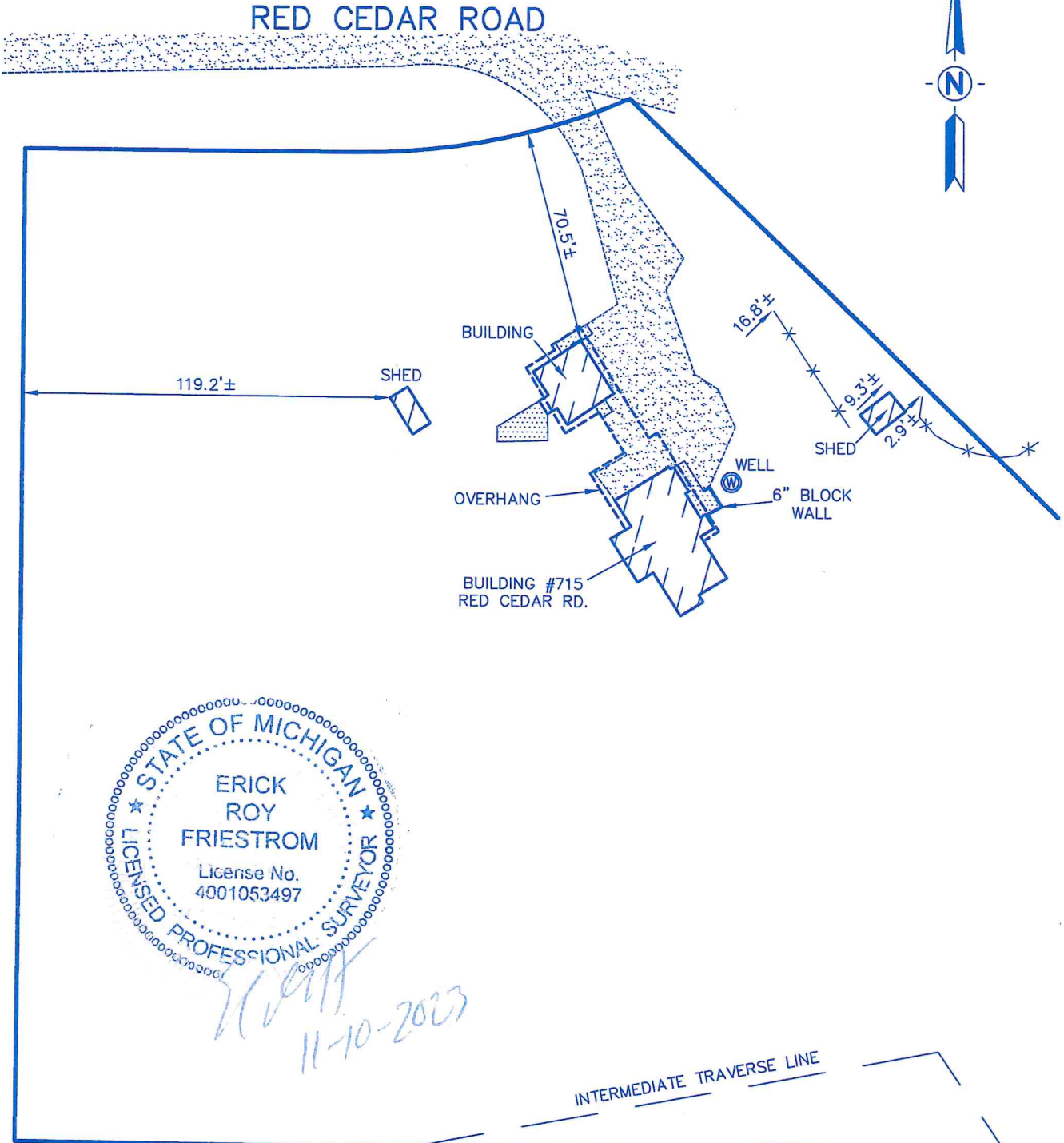
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY <b>AN</b>	SECTION <b>25, T4N, R1W</b>
FIELD WORK BY <b>AE</b>	JOB NUMBER:
SHEET <b>1</b> OF <b>4</b>	<b>102002.BND</b>

# CERTIFIED BOUNDARY SURVEY IMPROVEMENT DETAILS

FOR: **JULIA MCKENZIE**



*Handwritten signature and date: 11-10-2023*

INTERMEDIATE TRAVERSE LINE

WATER'S EDGE

RED CEDAR RIVER

- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
  2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE
  3. SEE PAGE 1 FOR BOUNDARY DETAILS

SCALE 1" = 50'



### LEGEND

- = Deck, Concrete
- = Gravel
- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

	<b>KEBS, INC.</b>	<b>KYES ENGINEERING BRYAN LAND SURVEYS</b>
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	AN	SECTION 25, T4N, R1W
FIELD WORK BY	AE	JOB NUMBER:
SHEET	2 OF 4	102002.BND

# CERTIFIED BOUNDARY SURVEY

## CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:


TAX ID: 33-02-02-25-327-001

BEG 3681.7 FT S & 233 FT E OF N 1/8 POST OF NW 1/4 OF SEC. 25 E 106.68 FT TO P C OF CURVE, RADIUS 221.04 FT - NE AROUND SAID CURVE 93.32 FT - S 46 DEG 58' E 475 FT TO BANK OF A RED CEDAR RIVER - ALONG SAID BANK S 7 DEG 46' E 37 FT - S 58 DEG 36' W 111.3 FT - N 41 DEG 25' W 136.02 FT - N 72 DEG 16' W 105 FT - S 58 DEG 12' W 116.9 FT - W 170 FT - N 327 FT TO BEG SEC. 25, T4N R1W

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A parcel of land in the Southwest 1/4 of Section 25, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 25; thence N89°45'56"E along the East-West 1/4 line of said Section 25 a distance of 1318.54 feet to the centerline of Van Atta Road; thence S00°17'31"W along said centerline 1042.91 feet to the South line of Red Cedar Road; thence S89°46'16"E along said South line 233.00 feet to the point of beginning of this description; thence continuing along said South line the following two courses: S89°46'16"E 106.42 feet; and Northeasterly 92.48 feet along a curve to the left with a radius of 218.12 feet, a delta angle of 24°17'36", and a chord of 91.79 feet bearing N78°36'34"E; thence S45°36'46"E 421.65 feet to a point on an intermediate traverse line, said point being N45°36'46"W 19.7 feet, more or less, from the water's edge of the Red Cedar River; thence along said intermediate traverse line the following three courses: S16°43'44"W 224.93 feet; N34°16'40"W 240.05 feet; and S79°02'00"W 174.58 feet to a point being N89°46'16"W 102.1 feet, more or less, from said water's edge; thence N89°46'16"W parallel with said South line 128.06 feet; thence N00°17'31"E 327.00 feet to the point of beginning; said parcel containing 3.08 acres, more or less, within said intermediate traverse line, together with land lying between said intermediate traverse line and the water's edge of the Red Cedar River for a total of 3.73 acres, more or less; said parcel subject to all easements and restrictions, if any.



		<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047		
13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY	AN	SECTION 25, T4N, R1W
FIELD WORK BY	AE	JOB NUMBER:
SHEET	3 OF 4	102002.BND



# CERTIFIED BOUNDARY SURVEY

**WITNESSES TO SECTION CORNERS:**

Northwest corner Section 25, T4N, R1W, Liber 7, Page 419  
 Found 1-1/2" square bar on fence line to North  
 Found nail & tag #25832 North side 12" Cherry, East, 41.02'  
 Northwest corner garage foundation house #955, N65°E, 159.20'  
 Found nail & tag #25832 in South side 8" Cherry, S65°E, 37.33'  
 Northeast leg of Consumers Power transmission tower at base, S15°W, 47.49'

West 1/4 corner, Section 25, T4N, R1W, Liber 8, Page 32  
 Found 1" pipe in 8" clay tile, 40' South of North edge of swamp, under East line of Consumers Energy power towers  
 Found nail & tag #16053, Northwest side 10" hickory, N60°E, 76.21'  
 Found nail & tag #25832, South side 8" oak, N40°W, 96.88'  
 Southeast leg of Consumers Energy power tower, N03°W, 97.80'  
 Southwest leg of Consumers Energy power tower, N10°W, 99.50'

Center of section, Section 25, T4N, R1W, Liber 9, Page 141  
 Found 3/4" Bar, Remon cap labeled "P.A. 345 31603"  
 Found nail & tag #25832, West side 34" oak, North, 12.29'  
 Found nail & tag #25832, North side 27" oak, East, 28.16'  
 Found 4" concrete monument with 1/2" bar, North, 5.02'  
 Found 4" concrete monument with 1/2" bar, East, 4.99'

Northwest corner of the East 1/2 of the Northwest 1/4 of Section 25, T4N, R1W, Liber 6, Page 222  
 Found 1/2" bar at centerline of Van Atta Road  
 Found nail & tag "KEBS", East side 24" Oak, S15°W, 120.39'  
 Found nail & tag "KEBS", North side 12" Hickory, West, 50.58'  
 Northwest corner, concrete transformer pad, S70°W, 40.96'  
 Southwest corner, brick sign, East, 44.95'

North 1/4 corner Section 25, T4N, R1W, Liber 9, Page 139  
 Found Pointed Stone with "X" chiseled in the top standing out of the ground, 14.5'± East of a fence North-South fence, 230'± North of the centerline of Grand River Avenue  
 Found "DKR #31603" nail & tag in the West side of 26" Oak, N03°E, 26.70'  
 Found nail in the Northwest side of a twin 10" Hickory, S80°E, 9.38'  
 Found "DKR #31603" nail & tag in the West side of 24" Oak, South, 24.77'  
 Found 3/4" remon. cap #31603 reference iron, South, 5.00'  
 Found 3/4" remon. cap #31603 reference iron, West, 5.00'

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 GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.



*E.R. Friestrom*  
 Erick R. Friestrom Date: 11-10-2023  
 Professional Surveyor No. 53497

	<b>KEBS, INC.</b>	<b>KYES ENGINEERING BRYAN LAND SURVEYS</b>
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	AN	SECTION 25, T4N, R1W
FIELD WORK BY	AE	JOB NUMBER:
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