



EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1045 INDEPENDENCE BLVD.
CHARLOTTE, MI 48813
(517) 543-3689 Fax: (517) 543-9924

NOTICE OF REZONING REQUEST

TO: AFFECTED GOVERNMENTS, AGENCIES, DEPARTMENTS

The Eaton Co Board of Commissioners
Township Board of Trustees in all affected townships
Any other Governmental Units with jurisdiction w/in 0.5 mi of property
The Fire Chief or Fire Marshall of the Fire Dept. servicing the site
Any affected School District

Eaton Conservation District
Conservationist
Eaton Co. Drain Commissioner
Eaton Co Road Commission Engineer/Manager
MI Dept. Transportation
The Barry Eaton Health Department

FROM: EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Pursuant to P.A. 110 of 2006, as amended, and Article 13 of the Eaton County Land Development Code, **NOTICE IS HEREBY GIVEN** that all interested parties may review and comment on the following application at the Community Development Dept., Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI. Monday thru Friday 8:00 a.m. to 5:00 p.m.

A Public Hearing before the Eaton County Planning Commission on this application is scheduled for **November 2, 2021**. Auxiliary aids for individuals with disabilities will be provided upon 10 days notice.

APPLICATION DCA-11-21-5

Applicant(s) Name: Eaton Community Palliative Care, Inc.

Site Address/location: 2615 & 2675 S. Cochran, Charlotte, Michigan, 48813

Property Codes: 110-030-300-030-11 (portion of after adjustment), 110-030-300-030-13, & 110-030-300-030-14

Township: Eaton

Proposed Amendment(s): Rezone from Limited Agricultural (LA) to Local Business (C-1)

Comments will be accepted for 35 days. **PLEASE RESPOND BY: October 22, 2021.**

If no response by the deadline, we assume your approval of this request.

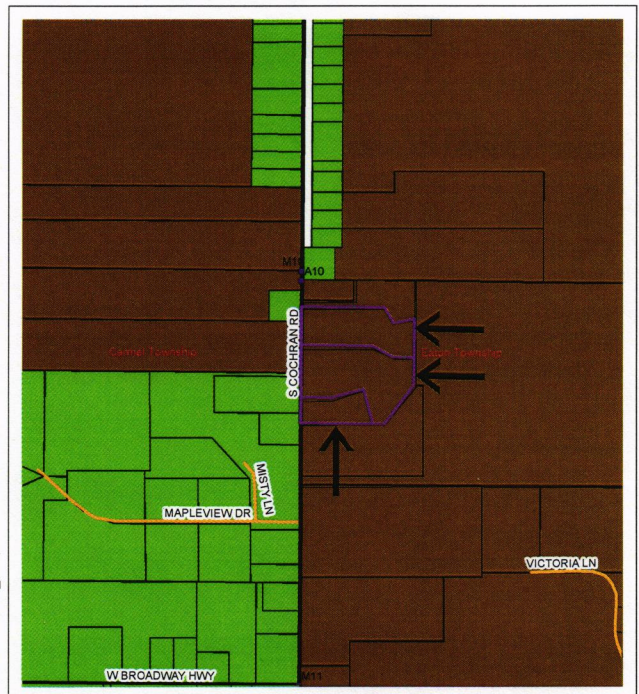
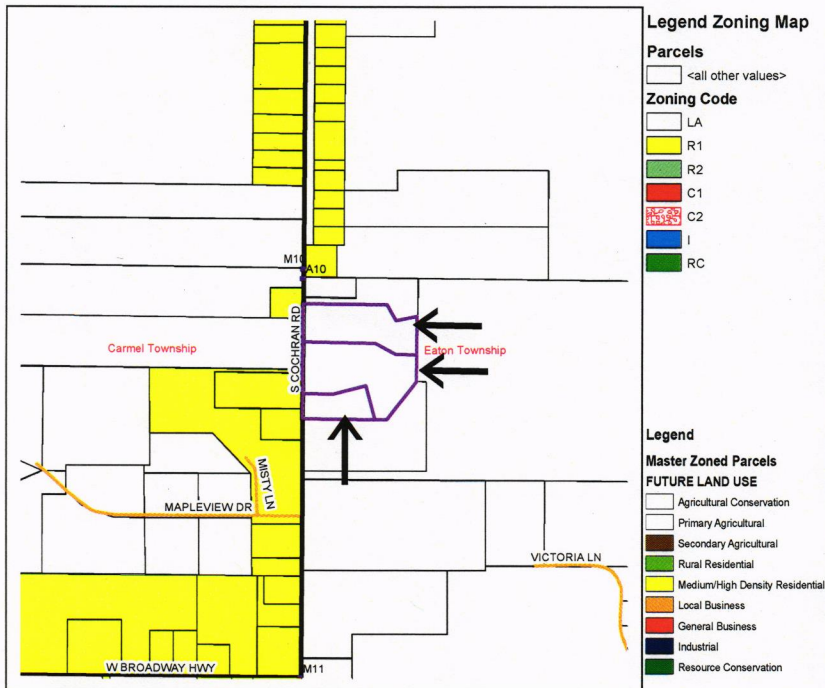
Return to: Eaton County Community Development, 1045 Independence Blvd., Charlotte, MI 48813
E-mail: bhatt@eatoncounty.org Phone: 517-543-3689

OVER PLEASE!

APPLICATION DCA-11-21-5

Zoning Map of proposed re-zoning:

Future Land Use Map of Proposed re-zoning:



Legal Description of properties:

Parcels 110-030-300-030-11 & 110-030-300-030-13 after proposed adjustment: A parcel of land in the Southwest fractional 1/4 of Section 30, T2N, R4W, Eaton Township, Eaton County, Michigan, described as: Commencing at the Southwest corner of said Section 30; thence N01°14'46"W along the West Section line 46.20 feet to the Southeast Corner of Section 25, T2N, R5W; thence North continuing along said West line 1845.10 to the point of beginning; thence North continuing along said West line 331.00 feet; thence N89°34'58"E 364.92 feet; thence N36°16'01"E 298.87 feet; thence S29°31'31"E 111.83 feet; thence N78°11'32"E 130.95 feet; thence South parallel with said West line 424.27 feet; thence S41°06'14"W 304.22 feet; thence S89°56'00"W parallel with the East—West 1/4 line 75.00 feet; thence N14°33'22"W 222.91 feet; thence S72°27'03"W 219.10 feet; thence S89°56'00"W parallel with said East—West 1/4 line 185.07 feet to the point of beginning; said parcel containing 7.05 acres more or less; said parcel subject to right of way for road purposes along M-50/Cochran Road; said parcel subject to all easements and restrictions if any.

Parcel 110-030-300-030-14: COM SW COR SEC 30; N01°14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N 1695.1 FT TO POB; N 150 FT; N89°56'0"E 185.07 FT; N72°27'03"E 219.1 FT; S14°33'22"E 222.91 FT; S89°56'0"W 450 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 5-19-09 R 5-19-09 (ADJUSTMENT) SPLIT FROM 110-030-300-030-09 & 110-030-300-030-10 FOR 2010.

Reviewer Name: _____.

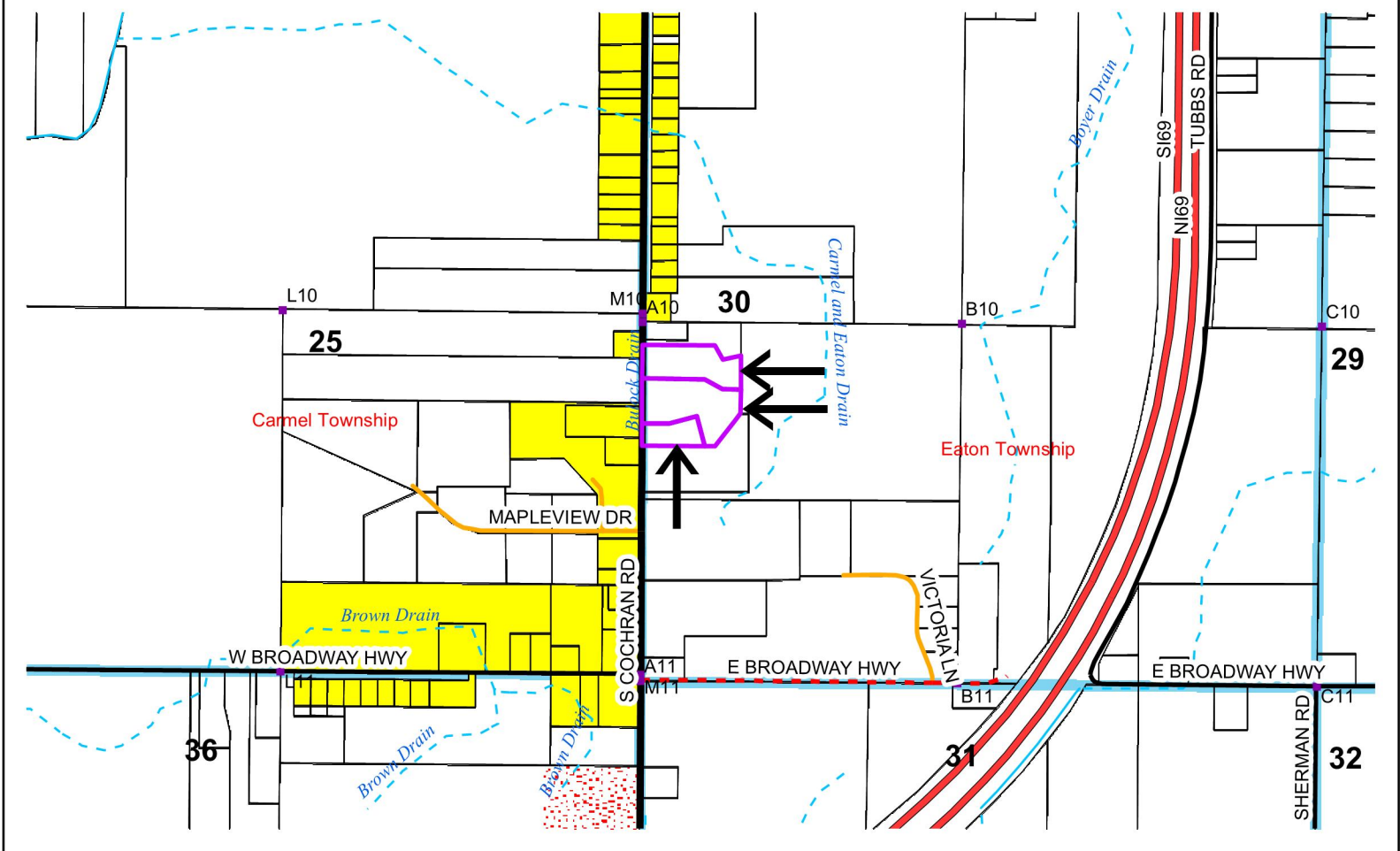
Reviewer Title & Dept.: _____.

What is your recommendation? (circle one)

APPROVE

DENY

PLEASE COMMENT. Include any questions or concerns you have about this request. Describe your reason for approving or denying this request. (Attach additional sheets if needed).



Legend

Parcels

<all other values>

Zoning Code

- LA
- R1
- R2
- C1
- C2
- I
- RC

All Streams & Drains

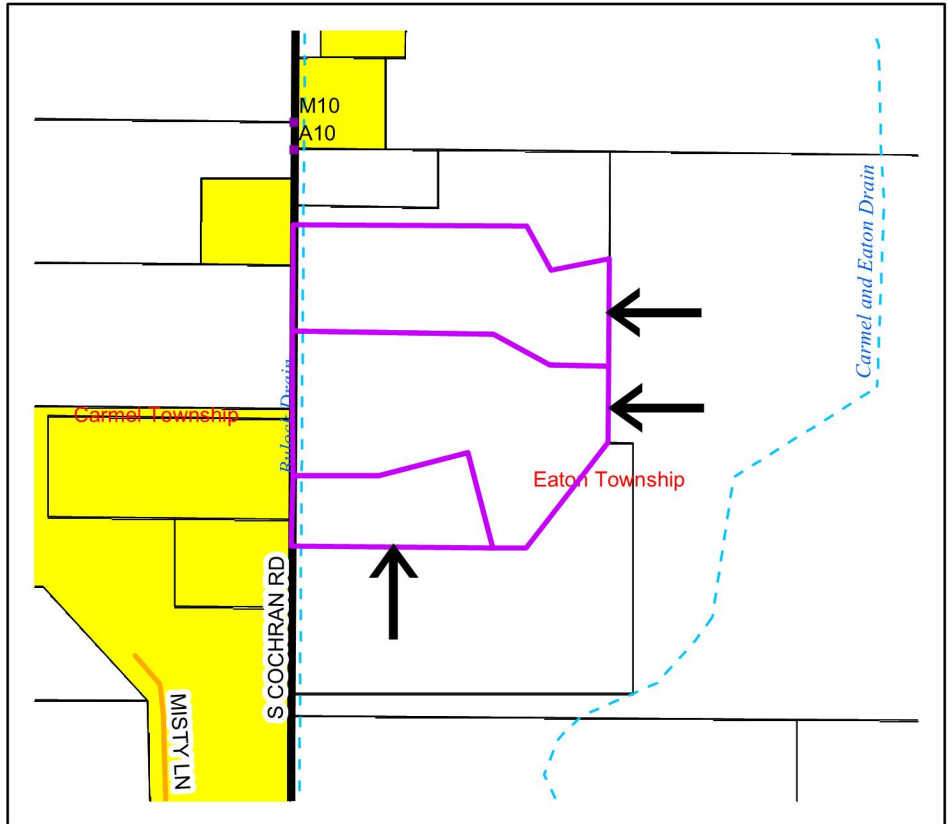
<all other values>

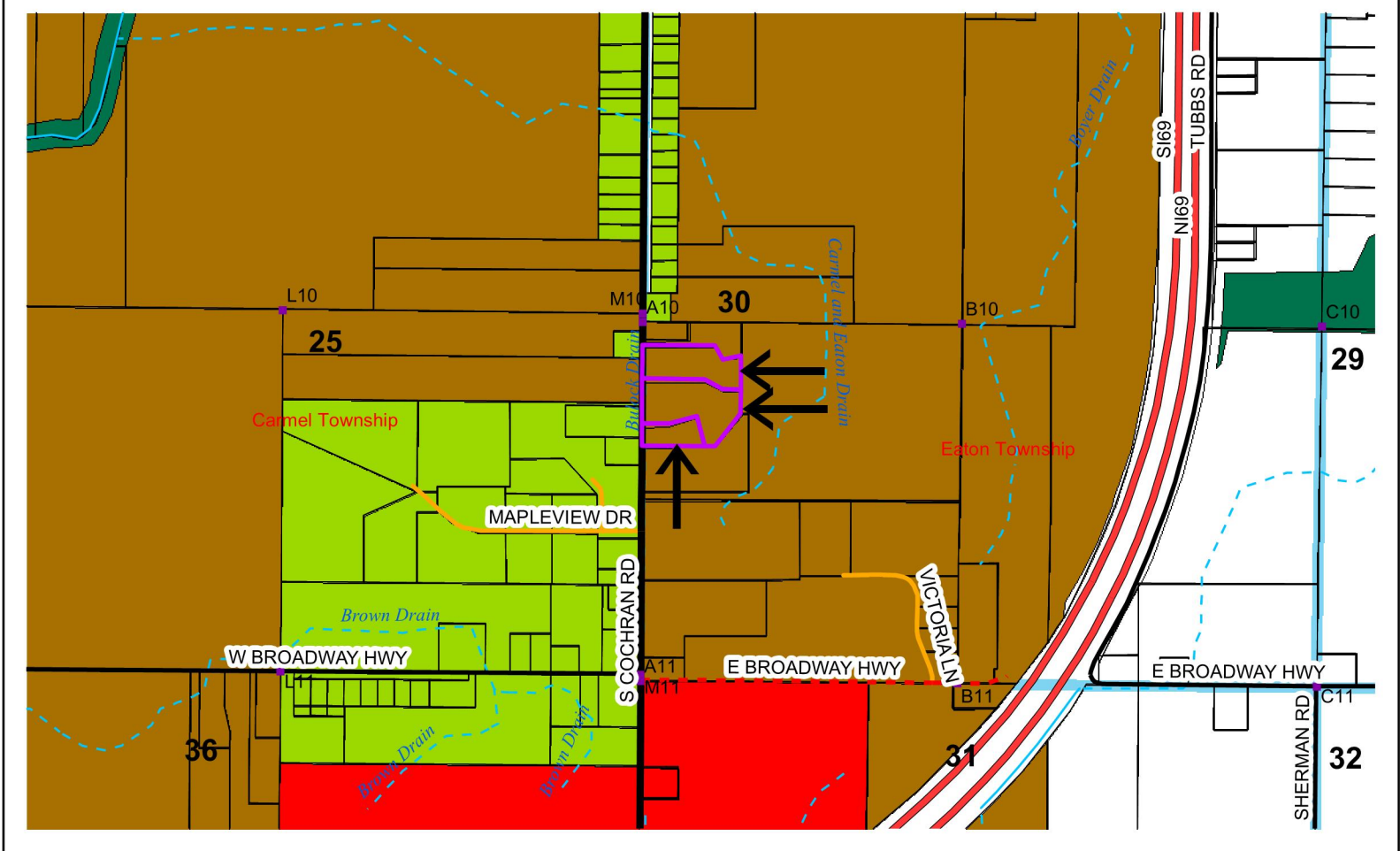
Type

- ARTIFICIAL PATH
- OPEN
- PVT TILE
- RIVER
- Storm Sewer
- TILE



Eaton County
Community Development Department
Permit: DCA-11-21-5
Township: Eaton
Parcel Numbers: 110-030-300-030-11,
110-030-300-030-13 &
110-030-300-030-14
Parcel Zoning: Limited Agricultural (LA)





Legend

Master Zoned Parcels

FUTURE LAND USE

- Agricultural Conservation
- Primary Agricultural
- Secondary Agricultural
- Rural Residential
- Medium/High Density Residential
- Local Business
- General Business
- Industrial
- Resource Conservation

All Streams & Drains

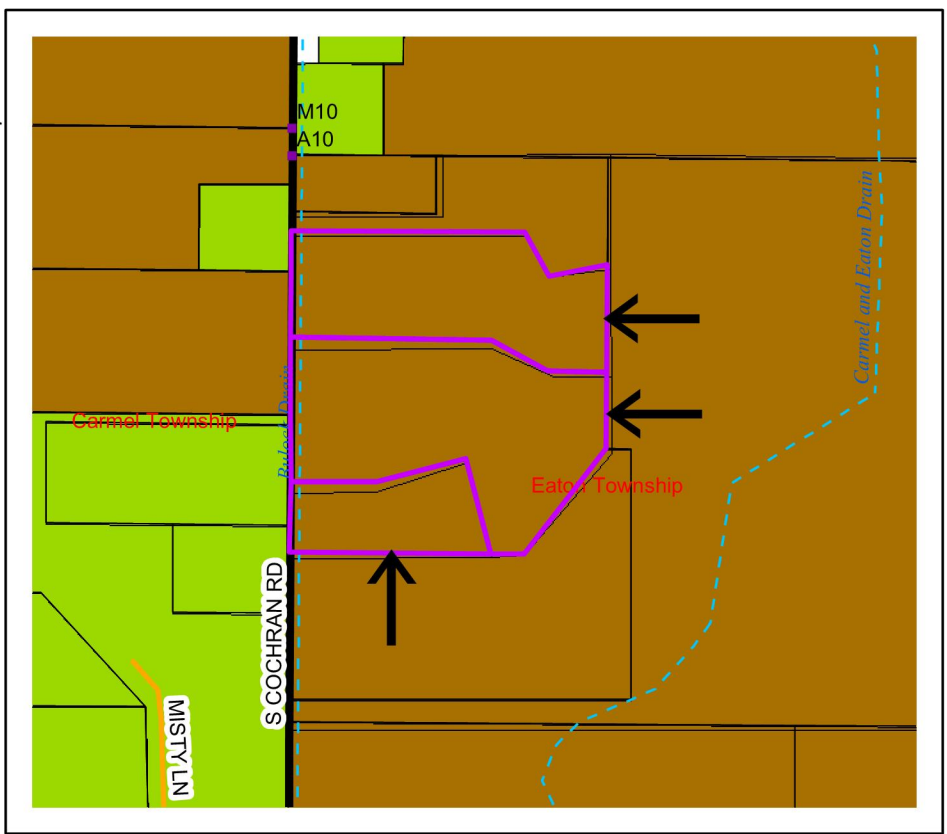
<all other values>

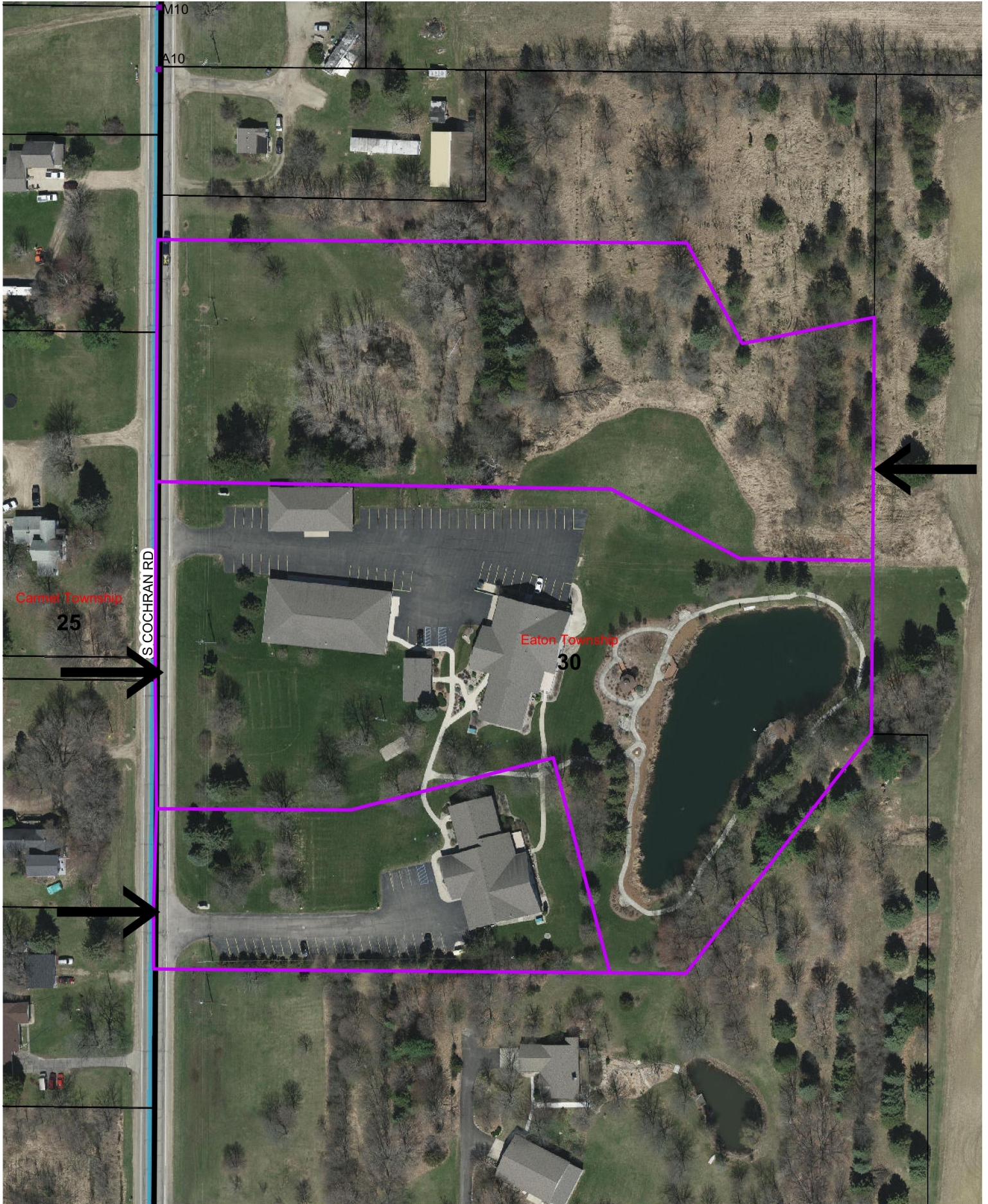
Type

- ARTIFICIAL PATH
- OPEN
- PVT TILE
- RIVER
- Storm Sewer
- TILE



Eaton County
Community Development Department
Permit: DCA-11-21-5
Township: Eaton
Parcel Numbers: 110-030-300-030-11,
110-030-300-030-13 &
110-030-300-030-14
Future : Secondary Agricultural





DCA-11-21-5, Eaton Community Palliative Care, Inc.
Parcel Numbers: 110-030-300-030-11, 110-030-300-030-13, & 110-030-300-030-14

DISTRICT CHANGE AMENDMENT APPLICATION

EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1045 INDEPENDENCE BLVD., CHARLOTTE, MI 48813
517-543-3689 FAX 517-543-8457

Applicant Name(s):	Office Use Staff will complete
Eaton Community Palliative Care, Inc	Case No.: DCA 71-21-5
Circle one: Property Owner Representative (must have proof of ownership/owner permission)	Fee \$500 check <input checked="" type="checkbox"/> cash
Mailing Address:	Date received: 9/17/2021
Street 2675 South Cochran Road	Hearing Date: 11/2/2021
City, Charlotte State, MI zip 48813	Township Board
Phone(s): 517-881-9513	Action _____
Property Address: (if different than above)	Date _____
Street 2615 and 2675 S. Cochran	Eaton County Planning Commission
Property Code: 110-030-300-030-11	Action _____
Township: Eaton	Date _____
	Eaton County Board of Commissioners
	Action _____
	Date _____

PLEASE NOTE: All questions must be answered completely. If additional space is needed, number and attached additional sheets. The total number of sheets attached is 3.

I. ACTION REQUESTED

I (we), the undersigned, do hereby request that the Eaton County Board of Commissions approve the following petition for zoning amendment:

- A. Text Amendment: Amend Article _____ Section _____ to _____ (delete, supplement or clarify) the Eaton County Land Development Code by making the following change(s): (attach additional sheets if necessary).

- B. Map Amendment: Change District from LA to C-1 the property(s) described in II. (property information), for the following purposes:

We are asking for your approval so that we can continue to operate our Palliative Care, thrift store sales, and storage of donated items. This would bring Eaton Community Palliative Care into compliance with the Eaton County Zoning Ordinance

Please describe any previous request for land development related permits, which have been in connection with this property that pertains to this petition.

Federal _____

Approved / Denied

State _____

Approved / Denied

County _____

Approved / Denied

County (zoning related) CU-11-04-18, CU-8-08-11, BA-10-08-9, DCA-8-11-2
SPA-9-11-17

Approved / Denied

II. **PROPERTY INFORMATION**

- A. Please attach a legal description of property(s) proposes to be rezoned. A legal description of the parcel is the deed, land contract, or tax information for a property. It must include any deed restrictions, easements, etc.
- B. Address of Property: 2675 & 2615 South Cochran Road, Charlotte

- C. Names and address of all other persons, firms, or corporations currently having a legal or equitable interest in the land. _____

- D. This area is X unplatted _____platted _____will be platted
If platted, name of plat _____
- E. Present use of the property is Palliative Care Residence, Thrift Store, Christmas Store and storage area for donated items.

III. **STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION**

- A. State specifically the reason for this amendment request at this time _____
See Attached

- B. What, if any, identifiable conditions related to this petition have changed since the adoption of the Eaton County Land Development Code on October 13, 1981, which justify the proposed amendment? _____
See Attached

C. What, if any, error was made in the original Ordinance, which justifies the proposed amendment? _____

D. Can, in your opinion, the property be put to a reasonable economic use as it now stands under the Ordinance? No. We are currently in non-compliance. If this application for rezoning to local business and the text amendment application are both approved, we will no longer be in non-compliance.

E. What do you anticipate the impacts of the proposed amendment to be on the following areas:

- | | |
|-------------------|-------------|
| 1. Adjacent roads | <u>None</u> |
| 2. County Drains | <u>None</u> |
| 3. Public Schools | <u>None</u> |

F. What do you anticipate the impacts of the proposed amendment to be on the environment and the value of the adjacent property? What steps do you propose to take to mitigate any negative impacts associated with the proposed change? None. The Hospice Thrift Store has been open for several years at the 2675 S Cochran location without any neighbor issues. In fact some of our neighbors volunteer for us.

IV. PLEASE ATTACH A SITE PLAN! (Please label with applicant name and page number)

A site plan is a scale drawing that shows the boundaries of the property, any structures, buildings on the property, public or private roads, driveways, easements, or other property features, and any natural features including bodies of water, wetlands, etc. The site plan must include the following:

- a) Property dimensions (measurements of all property boundaries, including road frontage).
- b) Any easements or public right of way, including utility easements or ingress/egress.
- c) Location(s) of existing and proposed driveways.
- d) All existing and proposed buildings, accessory structures, and outdoor storage area(s) (for vehicles, equipment, or materials) with measurements between them and to property boundaries.
- e) Bodies of water, creeks, lakes, ponds, county drains, marshes, and seasonally flooded wetlands, etc. (Show distances from building sites, parking, and storage areas).
- f) Proposed grades and site drainage pattern(s) (Include drainage patterns around the entire perimeter of the property).
- g) Location of water supply and location and design of waste water systems.
- h) All existing and proposed signs.

AFFIDAVIT

I acknowledge that if a District Change Amendment is granted that the decision does not relieve me from compliance with all other laws and requirements. I affirm that I am involved in this application and that the answers and statements herein contained and the information provided is true, accurate and correct. I understand that if it is not, this application and any approvals are void. I hereby give county officials permission to inspect the property to verify information and to verify compliance with rules and conditions.

Mayra Kye
Applicant(s) Signature(s)

09/17/2021
Date

Applicant(s) Signature(s)

Date

District Change Amendment Application

Eaton County Community Development Department

III. Statement of Justification For Requested Action

A. State specifically the reason for this amendment request at this time

Eaton Community Palliative Care (formerly Eaton Community Hospice) opened our first 6-bed residential home in 2003. In 2004, we were notified of a violation for operation of the Hospice House and a Hospice Thrift Store. In 2004, we applied for and received a Conditional Use Permit (CU-11-04-18), which allowed for the operation of the Thrift Store and Hospice House in 2004. Both were approved.

In 2008, we applied to change our Conditional Use Permit to allow for expanding our Thrift Store to a larger building. We were denied. We applied for a variance, but were also denied. Conversations among board members during those meetings all directed to the property being better served by being zoned commercial. We were unable to rezone the property at that time due to it being Master Planned as Medium Density Residential.

Since 2011, we have constructed two additional barn type buildings which are used to store donated items to be sold at our Annual March Auction, our Christmas Store and the Furniture Store. We also use an existing building that was built by Jon Sommers for his retail landscaping business for our Christmas Store. That store is open for approximately 9 weeks prior to Christmas. For the past 10 years, we have rented a building in the city of Charlotte to sell furniture. In August of this year, our lease was cancelled and all available retail property is too expensive for our needs. The Furniture Store, Thrift Store and Christmas Store covers one third of our Palliative Care program's operating budget needs. This fundraising revenue is vital to keeping our Palliative Care program operational.

We were recently informed all of these uses are in violation of the current Eaton County Zoning Ordinance. We have also been informed that the property is now Master Planned as Secondary Agricultural, which may be considered for Commercial Zoning. We truly believe our purpose as the only Eaton County Palliative Care/Hospice Residence would be better served on Commercially Zoned property.

100% of all sales from these events are used to assist with the cost of caring for those individuals unable to live safely in their home. We have recently had to change how we are doing business due to Covid. We were closed for 8 months in 2020. Upon reopening, our hours changed and in May of 2021, we were notified that our Hospice Furniture Store lease was being cancelled. It's very important for us to be able to sell and store items donated in our existing buildings to continue to provide the care we do.

The survey attached to this application shows a proposed lot line adjustment between parcels 110-030-300-11 and 110-030-300-030-13. Parcel 110-030-300-030 is currently 5.50 acres; it is proposed to be 7.05 acres if this application is approved.

We understand we are currently in non-compliance with our Conditional Use Permit. Approval of this application will assist with bringing our properties into compliance with the Zoning Ordinance. Our goal is to continue to serve the community by caring for the fragile elderly who are unable to be cared for in their homes as well as being compliant with the Zoning Ordinance.

District Change Amendment Application

Eaton County Community Development Department

III. Statement of Justification For Requested Action

B. What, if any, identifiable conditions related to this petition have changed since the adoption of the Eaton County Land development Code on October 13, 1981, which justify the proposed amendment?

An identifiable condition that has changed since the adoption of the Eaton County Land Development Code on October 13, 1998 is the aging population of Eaton County.

Our properties, 2615 & 2675 South Cochran Road are on a Michigan Department of Transportation Highway and is located approximately one-half mile from the I-69 interchange. This property was formally used by Emerald Real Estate for their offices and previous to that was a landscape business and gardening supply store.

We currently have to the north of our property a motel and a church. Located to the south of our property is a construction business and a veterinarian hospital.

We believe this stretch of highway, where we are located, should have been Master Planned or even rezoned to Commercial Zoning at the time I-69 was constructed.



September 16, 2021

To Whom It May Concern:

As President of the Eaton Community Palliative Care Board of Directors, I authorize our Executive Director, Margaret Kyser to sign any and all documents related to our Community Development applications for District Change Amendments.

Sincerely,

A handwritten signature in black ink, which appears to read "Rick Jones". The signature is fluid and cursive.

**Rick Jones, President
Eaton Community Palliative Care**

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2021 10:31 AM

Parcel: 110-030-300-030-11
Owner's Name: EATON COMMUNITY HOSPICE INC
Property Address: S COCHRAN RD
CHARLOTTE, MI 48813
Liber/Page: 2230/174
Split: 11/10/2008
Public Impr.: None
Topography: None

Current Class: 702.EXEMPT STATE PROP, 702
Previous Class: 702.EXEMPT STATE PROP, 702
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 110 110,EATON TOWNSHIP
SUB:
School: 23030 CHARL SCH 23030
Neighborhood:

Created: 12/29/2008
Active: Active

Mailing Address:

EATON COMMUNITY HOSPICE INC
2675 S COCHRAN RD
CHARLOTTE MI 48813-0000

Description:

COM SW COR SEC 30; N01°14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N 2176.1 FT TO POB; N 243 FT; N89°56'0"E 541.71 FT; S29°31'31"E 111.83 FT; N78°11'32"E 130.95 FT; S 248.72 FT; W 132.74 FT; N58°11'33"W 149.86 FT; S89°34'58"W 464.92 FT TO POB. SUBJ TO EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 11-10-08 R 11-10-08 (ADJUSTMENT) SPLIT FROM 110-030-300-030-06, 110-030-300-030-07 & 110-030-300-030-08 FOR 2009.

Most Recent Sale Information

Sold on 05/19/2009 for 0 by EATON COMMUNITY HOSPICE INC.

Terms of Sale: 21-NOT USED

Liber/Page: 2230/174

Most Recent Permit Information

None Found

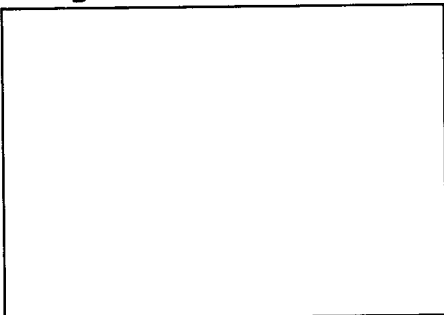
Physical Property Characteristics

2022 S.E.V.:	0	2022 Taxable:	0	Lot Dimensions:	
2021 S.E.V.:	0	2021 Taxable:	0	Acreage:	4.06
Zoning:	LA	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2021 10:31 AM

Parcel: 110-030-300-030-13
Owner's Name: EATON COMMUNITY HOSPICE INC
Property Address: 2615 S COCHRAN RD
CHARLOTTE, MI 48813

Liber/Page: 2340/1268
Split: 05/19/2009
Public Impr.: None
Topography: None

Created: 10/07/2009
Active: Active

Current Class: 702.EXEMPT STATE PROP, 702
Previous Class: 702.EXEMPT STATE PROP, 702
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 110 110,EATON TOWNSHIP
SUB:
School: 23030 CHARL SCH 23030
Neighborhood:

Mailing Address:

EATON COMMUNITY HOSPICE INC
2675 S COCHRAN RD
CHARLOTTE MI 48813-0000

Description:

COM SW COR SEC 30; N01°14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N ALONG W SEC LINE 1845.1 FT TO POB; N 331 FT; N89°34'58"E 464.92 FT; S58°11'33"E 149.86 FT; E 132.74 FT; S 175.55 FT; S41°06'14"W 304.22 FT; S89°56'0"W 75 FT; N14°33'22"W 222.91 FT; S72°27'03"W 219.1 FT; S89°56'0"W 185.07 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 5-19-09 R 5-19-09 (ADJUSTMENT) SPLIT FROM 110-030-300-030-10 FOR 2010.

Most Recent Sale Information

Sold on 05/31/2011 for 0 by EATON COMMUNITY HOSPICE INC.

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 2340/1268

Most Recent Permit Information

Permit 11-0692 on 10/27/2011 for \$0 category RESIDENCE.

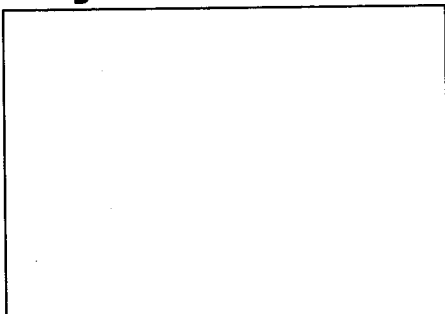
Physical Property Characteristics

2022 S.E.V.:	0	2022 Taxable:	0	Lot Dimensions:	
2021 S.E.V.:	0	2021 Taxable:	0	Acreage:	5.50
Zoning:	LA	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2021 10:32 AM

Parcel: 110-030-300-030-14
Owner's Name: EATON COMMUNITY HOSPICE INC
Property Address: 2675 S COCHRAN RD
CHARLOTTE, MI 48813
Liber/Page: 2230/174
Split: 05/19/2009
Public Impr.: None
Topography: None

Created: 10/07/2009
Active: Active

Current Class: 701.EXEMPT FEDERAL PROP, 701
Previous Class: 701.EXEMPT FEDERAL PROP, 701
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 110 110,EATON TOWNSHIP
SUB:
School: 23030 CHARL SCH 23030
Neighborhood:

Mailing Address:

EATON COMMUNITY HOSPICE INC
2675 S COCHRAN RD
CHARLOTTE MI 48813-0000

Description:

COM SW COR SEC 30; N01°14'46"W 46.2 FT TO SE COR SEC 25, T2N,R5W; N 1695.1 FT TO POB; N 150 FT; N89°56'0"E 185.07 FT; N72°27'03"E 219.1 FT; S14°33'22"E 222.91 FT; S89°56'0"W 450 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 30, T2N,R4W, EATON TWP. D 5-19-09 R 5-19-09 (ADJUSTMENT) SPLIT FROM 110-030-300-030-09 & 110-030-300-030-10 FOR 2010.

Most Recent Sale Information

Sold on 05/19/2009 for 0 by EATON COMMUNITY HOSPICE INC.

Terms of Sale: 21-NOT USED

Liber/Page: 2230/174

Most Recent Permit Information

None Found

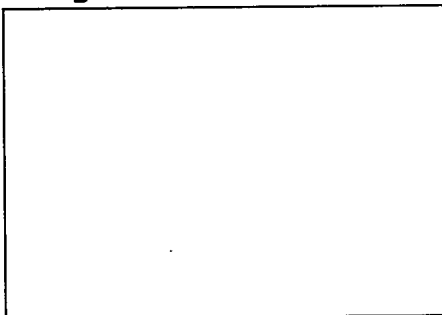
Physical Property Characteristics

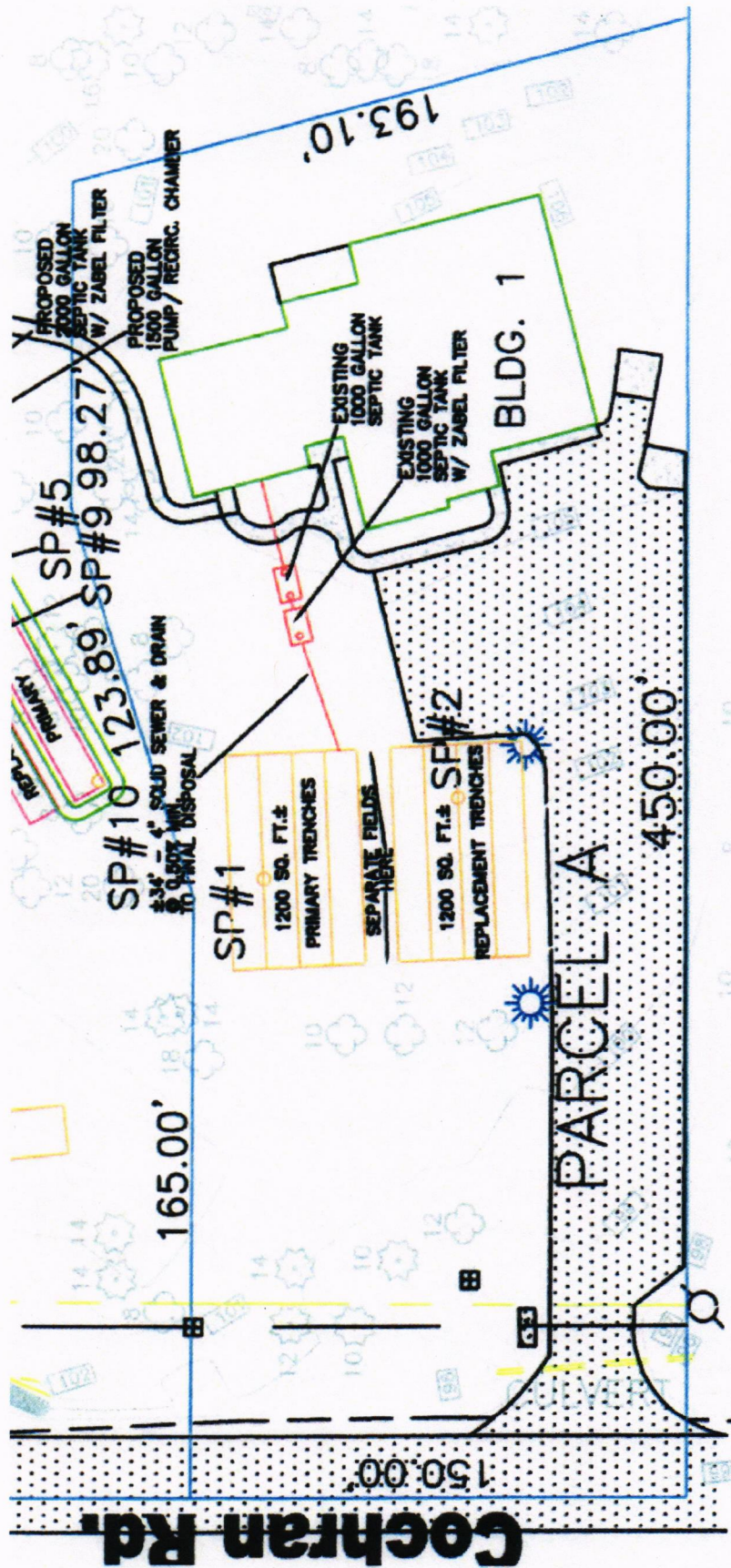
2022 S.E.V.:	0	2022 Taxable:	0	Lot Dimensions:	
2021 S.E.V.:	0	2021 Taxable:	0	Acreage:	1.65
Zoning:	LA	Land Value:	0	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image







Certificate of Survey

WEST 1/4 CORNER
SECTION 30, T2N, R4W

EAST-WEST 1/4 LINE

N89°56'00"E

110-030-300-030-12

WEST SECTION LINE

N89°56'00"E 541.71'

PARCEL C
±2.51 ACRES

110-030-300-030-11

PROPOSED LINE

S89°34'58"W 364.92'
N89°34'58"E 364.92'

EXISTING LINE

PARCEL B
±7.05 ACRES

110-030-300-030-13

(IMPROVEMENTS NOT SHOWN)

R/W

M-50 / Cochran Rd.

P.O.B. C

2176.10'

331.00'

P.O.B. B

1845.10'

NORTH

SOUTHEAST CORNER

SECTION 25, T2N, R5W

N01°14'46"W 46.20'

SOUTHWEST CORNER

SECTION 30, T2N, R4W

SOUTH

219.10'
S72°27'03"W

185.07'
S89°56'00"W

110-030-300-030-14

222.91'
N14°33'22"W

75.00'
S89°56'00"W

304.22'
S41°06'14"W



Scale 1" = 120'

0' 60' 120' 180'

I hereby certify to the parties named hereon that the attached survey has been completed in accordance with Public Act 132 of 1970, as amended and that the ratio of closure of unadjusted field observations does not exceed 1 in 5000.

Anthony Bumstead 8/31/21
Anthony Bumstead Date:
Professional Surveyor No. 41095

Legend:

- = Set Bar & Cap #41095
- = Previously Set Bar & Cap
- = Survey Boundary Line
- = Distance Not To Scale
- ⊕ = Section Corner
- *—* = Fence Line
- M = Measured Value
- R = Recorded Value

Bumstead Land Surveys

518 W. Lovett St. No. 3
Charlotte, Michigan 48813
Phone (517)543-0194 Fax (517)543-0258

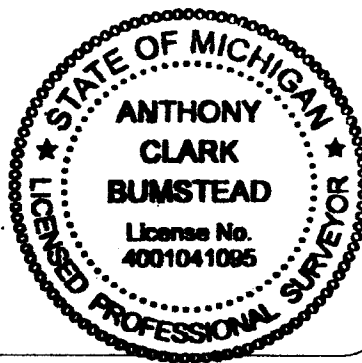
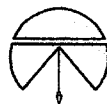
Client: Eaton Community Hospice

Revised: N/A

Scale: 1" = 120'

Sheet 1 of 2

Job No.: 21105



Certificate of Survey

Legal Descriptions as Surveyed:

Parcel B: A parcel of land in the Southwest fractional 1/4 of Section 30, T2N, R4W, Eaton Township, Eaton County, Michigan, described as: Commencing at the Southwest corner of said Section 30; thence N01°14'46"W along the West Section line 46.20 feet to the Southeast Corner of Section 25, T2N, R5W; thence North continuing along said West line 1845.10 to the point of beginning; thence North continuing along said West line 331.00 feet; thence N89°34'58"E 364.92 feet; thence N36°16'01"E 298.87 feet; thence S29°31'31"E 111.83 feet; thence N78°11'32"E 130.95 feet; thence South parallel with said West line 424.27 feet; thence S41°06'14"W 304.22 feet; thence S89°56'00"W parallel with the East-West 1/4 line 75.00 feet; thence N14°33'22"W 222.91 feet; thence S72°27'03"W 219.10 feet; thence S89°56'00"W parallel with said East-West 1/4 line 185.07 feet to the point of beginning; said parcel containing 7.05 acres more or less; said parcel subject to right of way for road purposes along M-50/Cochran Road; said parcel subject to all easements and restrictions if any.

Parcel C: A parcel of land in the Southwest fractional 1/4 of Section 30, T2N, R4W, Eaton Township, Eaton County, Michigan, described as: Commencing at the Southwest corner of said Section 30; thence N01°14'46"W along the West Section line 46.20 feet to the Southeast Corner of Section 25, T2N, R5W; thence North continuing along said West line 2176.10 feet to the point of beginning; thence North continuing along said West line 243.00 feet; thence N89°56'00"E parallel with the East-West 1/4 line 541.71 feet; thence S36°16'01"W 298.87 feet; thence S89°34'58"W 364.92 feet to the point of beginning; said parcel containing 2.51 acres more or less; said parcel subject to right of way for road purposes along M-50/Cochran Road; said parcel subject to all easements and restrictions if any.


Southwest corner Section 30, T2N, R4W
Bar & remon cap in mon. box 3' West of C/L
Nail & tag North side 44" maple, N80°W, 75.55'
Nail & tag Southwest side 40" maple, N35°W, 94.00'
Southwest corner concrete R/W marker, N30°W, 91.91'
Iron in mon. box, North 46.22'

West 1/4 Corner Section 30, T2N, R4W
Bar & cap in mon box
Nail & tag North side 24" maple, N45°E, 76.91'
Nail & tag Northwest side 20" maple, N30°E, 100.50'
Nail & tag Northwest side 20" maple, N27°E, 119.83'
3/4" bar & cap in mon. box, North, 63.19'

All bearings are derived from the West line of Section 30 which is recorded to bear North in Liber 10 of Surveys, Page 408, Eaton County Records.

I hereby certify to the parties named hereon that the attached survey has been completed in accordance with Public Act 132 of 1970, as amended and that the ratio of closure of unadjusted field observations does not exceed 1 in 5000.

Anthony Bumstead
Professional Surveyor No. 41095
Date: 8/31/21

<p>Legend:</p> <ul style="list-style-type: none">○ = Set Bar & Cap #41095● = Found Monument— = Survey Boundary Line- - - = Distance Not To Scale⊕ = Section Corner* - * = Fence LineM = Measured ValueR = Recorded Value	<p>Bumstead Land Surveys</p> <p>518 W. Lovett St. No. 3 Charlotte, Michigan 48813 Phone (517)543-0194 Fax (517)543-0258</p> <p>Client: Eaton Community Hospice</p> <table><tr><td>Revised: N/A</td><td>Scale: N / A</td></tr><tr><td>Sheet 2 of 2</td><td>Job No.: 21105</td></tr></table>	Revised: N/A	Scale: N / A	Sheet 2 of 2	Job No.: 21105	
Revised: N/A	Scale: N / A					
Sheet 2 of 2	Job No.: 21105					