

PINE RIVER TOWNSHIP

Gratiot County, Michigan

October 21, 2025

Agenda

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Brief Public Comments (3 Minutes)
5. Approval of Agenda
6. Approval of Minutes- September 16, 2025
7. Approval to Pay Bills
8. Reports by Boards, Committees & Agents
 - a. Treasurer's Report
 - b. Budget Report
 - c. Zoning & Blight Report
 - d. Assessor's Report
 - e. Fire Board Report
9. Business before the Board
 - a. Appoint Norbert Seleski- Planning Commission
 - b. Appoint Manjit Nannan – Zoning Board of Appeals
 - c. Resolution 2025-02 Energy Storage Facilities Fee Schedule
 - d. Resolution 2025-03 Solar PILT
 - e. Land Division- Lux
 - f. Phyllis Yost Resignation
 - g. Open Burning Regulations
10. Announcements and Upcoming Meetings
 - a. Next Board Meeting - November 18, 2025 @ 7 p.m.
11. Adjournment

**MINUTES OF THE PINE RIVER TOWNSHIP BOARD
MONTHLY MEETING
OCTOBER 21, 2025**

- 1) The regular monthly meeting of the Pine River Township Board was called to order at 7:00PM by Supervisor Beeson at the Township Hall.
- 2) Pledge to the Flag: The Board and the Public said the Pledge to the flag.
- 3) Roll Call: Best: present; Moeggenborg: present; Beeson: present; Whitmore: present; Baker: present. (5) Board members present, (0) absent.
- 4) Public Comments:
 - a) No comment
- 5) Approve the Agenda:
 - a) Motion made by Moeggenborg: second by Best: to approve the Agenda as presented. All present Board members approved. Motion carried 5-0.
- 6) Approval of Minutes:
 - a) Motion made by Best: second by Baker: to approve the Minutes of the regular meeting of September 16, 2025. All present Board members approved. Motion carried 5-0.
- 7) Approval to Pay Bills:
 - a) Motion made by Moeggenborg: second by Baker: to approve the payment of bills for the total \$34,898.70. All present Board members approved. Motion carried 5-0.
- 8) Reports by Boards, Committees, and Agents:
 - a) Treasurer's Report: Discussion: Board reviewed, bank reconciliations have been received and reviewed by all present. Placed on file.
 - b) Budget Report: Discussion: report placed on file.
 - c) Zoning and Blight Officer: Discussion: report placed on file.
 - d) Assessor Report: no report
 - e) Fire Services: no report
- 9) Business before the Board:
 - a) Appoint Norbert Seleski – Planning Commission
 - i) Motion made by Moeggenborg: second by Baker: to approve N. Seleski to the Planning Commission, replacing term of D. O'Boyle ending 12/26. All present Board members approved. Motion carried 5-0.
 - b) Appoint Manjit Nannan – Zoning Board of Appeals
 - i) Motion made by Baker: second by Best: to approve M. Nannan to the Zoning Board of Appeals, replacing term of Peckinpaugh ending 12/25. All present Board members approved. Motion carried 5-0.
 - c) Resolution 2025-02 – Energy Storage Facilities Fee Schedule
 - i) Motion made by Moeggenborg: second by Best: to approve resolution as presented. Roll Call vote: Baker: yes; Whitmore: yes; Beeson: yes; Moeggenborg: yes; Best: yes. All present Board members approved. Motion carried 5-0.
 - d) Resolution 2025-03 – Solar PILT
 - i) Motion made by Best: second by Moeggenborg: to approve resolution as presented. Roll Call vote: Baker: yes; Whitmore: yes; Beeson: yes; Moeggenborg: yes; Best: yes. All present Board members approved. Motion carried 5-0.
 - e) Land Division - Lux
 - i) Motion made by Baker: second by Best: to approve the land division of Parcel #2912-02-012-00 to become Residual #2912-029-012-01 and Child #2912-029-012-30. All present Board members approved. Motion carried 5-0.
 - f) Phyllis Yost Resignation
 - i) Discussion.

- g) Open Burning Regulations
 - i) Discussion; mailing being sent to residents in the 1400 ft zone

10) Announcements and Upcoming Meetings

- a) Next Board Meeting – November 18, 2025
- b) Beeson announced he is now the acting MTA President

11) Adjournment:

- a) Motion made by Baker: second by Whitmore: to adjourn the meeting at 7:29PM. All present Board members approved. Motion carried 5-0.

Submitted by Andi Whitmore, Clerk

**PINE RIVER TOWNSHIP BOARD
RESOLUTION TO AMEND FEE SCHEDULE
ENERGY STORAGE FACILITIES**

RESOLUTION NO. 2025-02

At a meeting of the Pine River Township Board, Gratiot County, Michigan, held at the Pine River Township Hall, 1495 West Monroe Road, Saint Louis, Michigan 48880 on the 21st day of October 2025, at 7 p.m., Eastern Standard Time.

PRESENT: Best, Moeggenborg, Beeson, Whitmore, Baker

ABSENT: ∅

The following resolution was offered by Moeggenborg and supported by Best:

WHEREAS, MCL 125.3406 and Sections 1530(2)(c) and 1707 of the Pine River Township Zoning Ordinance ("Zoning Ordinance") authorize the Township Board to establish a schedule of fees for review of any applications for special use permits, site plan reviews, and other land use permits for Energy Storage Facilities and other land uses within the Township. Such sections also expressly authorize the Township to request funds from an applicant to be held in escrow and used towards defraying Township expenses associated with reviewing a zoning application for Energy Storage Facilities such as costs for legal counsel and planning consultants; and

WHEREAS, such fees are intended to be based upon the Township's direct and indirect costs of review and oversight; and

WHEREAS, the Township has determined that the current schedule of fees under the Zoning Ordinance ("Schedule of Fees") should be updated to better reflect the Township's costs associated with the regulation of Energy Storage Facilities.

NOW, THEREFORE, BE IT RESOLVED by Pine River Township, Gratiot County, Michigan, as follows:

I. The Township's Schedule of Fees is hereby amended to add and amend the following fees for any Energy Storage Facilities:

- a. Application Fee for Special Use Permit, Site Plan Review and Land Use Permits for Energy Storage Facilities: Applicants shall pay to the Township Clerk a Base Application Fee of \$10,000.00 for each Energy Storage Facility as a combined application fee for the special use permit application review, site plan review, and any land use permits. The Base Application Fee shall be non-refundable.
- b. Application Escrow Deposit: In addition to the Base Application Fee, an escrow deposit shall be paid to the Township by the applicant when the applicant applies for a special use permit for Energy Storage Facilities. The monetary amount deposited by the applicant in escrow with the Township shall be \$15,000.00 or such greater amount estimated by the Township to cover all reasonable costs and expenses associated with the special use permit application review, site plan review, and land use permit review and approval process, which costs shall include, but are not limited to, reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any expert reports or studies that are reasonably related to the zoning review process for the Energy Storage Facilities. See Zoning Ordinance, Section 1530(2)(c). Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the zoning review process, the Township may require that the applicant place additional funds into escrow with the Township if the existing escrow amount deposited by the applicant is deemed insufficient by the Township. If the escrow account needs replenishing and the applicant refuses to do so promptly, the zoning review process shall cease unless and until the applicant makes the required additional escrow deposit. Any applicable zoning escrow resolutions or other ordinances adopted by the Township must also be complied with by the applicant.
- c. Continuing Restoration Security: Under Sections 1530(2)(w)(l) and 1708 of the Zoning Ordinance, if a special use permit is approved for Energy Storage Facilities, the Planning Commission shall require security in the form of a cash deposit, letter of credit, or surety bond acceptable to the Township, which will be furnished by the applicant to the Township in order to ensure full compliance with requirements of the Zoning Ordinance and all conditions of approval. When determining the amount of the required security, the Township may also require an annual escalator or increase based on the Consumer Price Index (or its equivalent or successor). Such financial guarantee shall be deposited or filed with the Township Clerk after a special use permit has been approved but before construction commences on the Energy Storage Facilities. At a minimum, the financial security shall be in an amount determined by the Township to be reasonably sufficient to restore the property to its previous condition

prior to construction and operation of the Energy Storage Facilities. Such financial security shall be kept in full force and effect during the entire time that the Energy Storage Facilities exists or is in place, and such financial security shall be irrevocable and non-cancelable. In addition, the party operating Energy Storage Facilities approved by the Township shall inform the Township in the event that system, or a material portion of that system is sold to a third party, and any such sale shall require the purchasing party to provide the Township with the security described by this provision, along with relevant contact information.

- d. Continuing Compliance and Enforcement Escrow Deposit: Under Section 1530(2) (w)(2) of the Zoning Ordinance, a continuing escrow deposit shall be held by the Township and shall be funded by a cash deposit, letter of credit, or surety bond by the applicant prior to the commencement of construction of any Energy Storage Facilities and shall be maintained by the owner or operator until the Energy Storage Facilities has been permanently decommissioned and removed. The monetary amount placed by the applicant in escrow with the Township shall be \$15,000.00 or such greater amount estimated by the Township to cover all reasonable costs and expenses associated with continuing enforcement of this Ordinance including any terms of a special use permit, which costs can include, but are not limited to, reasonable fees for the Township Attorney, Township Planner and Township Engineer, as well as costs for any expert reports or studies that the Township determines are reasonably related to enforcement of the Ordinance and the special use permit. If the Township is required to expend any portion of the escrow deposit or if the existing escrow amount paid by the applicant proves to be insufficient to cover the Township's enforcement costs, the applicant shall place additional monies into escrow with the Township.

2. All prior resolutions that are inconsistent herewith are hereby repealed.

Roll call vote:

Yeas: Best, Moeggenborg, Beeson, Whitmore, Baker

Nays: ∅

Absent/Abstain: ∅

ADOPTED

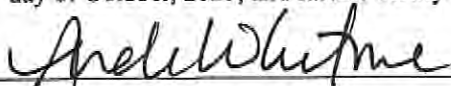


Kevin Beeson, Supervisor
Pine River Township

STATE OF MICHIGAN

COUNTY OF GRATIOT

I, the undersigned, the duly qualified and acting Clerk for Pine River Township, Gratiot County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Pine River Township Board at a meeting held on the 21st day of October, 2025, and further certify that the above Resolution was adopted at said meeting.



Andi Whitmore, Clerk
Pine River Township

Pine River Township
Gratiot County, Michigan

RESOLUTION 2025-03
DTE SOLAR PILT

At a meeting of the Pine River Township Board, Gratiot County, Michigan, held at the Pine River Township Hall, 1495 W Monroe Rd, Saint Louis, Michigan 48880 on the 21st day of October 2025, at 7:00 p.m., Eastern Standard Time.

PRESENT: Best, Mueggenborg, Beeson, Whitmore, Baker

ABSENT: ∅

WHEREAS, this is a resolution approving application for solar energy facility exemption certificate; and

WHEREAS, DTE Electric Company ("Applicant") is developing a Large Solar Energy System (collectively, the "Project") on lands location in the Township ("Property"); and

WHEREAS, in furtherance of the Applicant's Project, the Applicant would like to utilize the new Payment in Lieu of Tax program for Solar Energy projects created under the Solar Energy Facilities Taxation Act (2023) (the "Act"). MCL 211.1151 et. seq. The Act provides that a qualified solar energy facility for which an exemption certificate has been issued is exempt from ad valorem property taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155; and

WHEREAS, the Township held a public hearing on the Applicant's application under the Act to receive approval for the requested payment in lieu of taxes; and

WHEREAS, the Project is located in a solar energy district and is a qualified solar energy facility pursuant to the Act, which provides that one or more solar energy districts may be established where a local government unit has an existing zoning ordinance designating the area where a qualified solar energy facility can be located as a permitted or special use. MCL 211.1152(f) and MCL 211.1153(1)(b). Under MCL 211.1159(2), the solar energy facilities tax associated with the Project is \$7,000 per megawatt of nameplate capacity alternating current.

NOW, THEREFORE, IT IS RESOLVED THAT:

1. The Applicant's application ("Application") for the requested Solar Energy Facility Exemption Certificate ("Certificate") is approved. If it is discovered the Certificate would only provide for a tax amount lesser than \$7,000 per megawatt of nameplate alternating current (e.g., \$2,000 per megawatt), this approval shall be void and invalid unless subsequently approved by the Township Board.
2. The clerk shall forward a copy of the Application, this Resolution, and the assessed and taxable value estimate from the assessor under MCL 211.1154(4) to the State Tax Commission within 60 days from the date of this Resolution. The Township Supervisor (with assistance from the Township Attorney) is authorized to effectuate any further submittals to the State Tax Commission and/or require further application materials from Applicant necessary to grant the certificate and to coordinate with Applicant to meet any such application requirements. MCL 211.1155.
3. Severability; Paragraph Headings; Headings and Conflict. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution. The paragraph headings in this Resolution are furnished for convenience of reference only and shall not be considered to be part of this Resolution.
4. Payment of Fees. Applicant shall pay as an application fee for the granted Certificate all costs associated with processing the Application, including but not limited to, attorneys fees, publication fees, mailing fees, and other expenses associated with reviewing and processing the Application (not to exceed \$30,000). See MCL 211.1154(3). The Township shall provide such costs to Applicant.
5. Conflicting Resolutions. All resolutions and parts of resolutions in conflict with the foregoing and hereby rescinded.

The foregoing resolution offered by Board Member, Best. Second offered by Board Member, Moeggenborg.

A roll call vote on the foregoing resolution was taken, the result of which is as follows:

YES: Best, Moeggenborg, Beeson, Whitmore, Baker

NO: ∅

ABSTAIN: ∅

THE SUPERVISOR DECLARED THE RESOLUTION ADOPTED ON OCTOBER 21, 2025.




Kevin Beeson
Pine River Township Supervisor

STATE OF MICHIGAN

COUNTY OF GRATIOT

I, the undersigned, the duly qualified and acting Clerk for Pine River Township, Gratiot County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Pine River Township Board at a meeting held on the 21st day of October, 2025, and further certify that the above Resolution was adopted at said meeting.



Andi Whitmore, Clerk
Pine River Township

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: October 21, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Paul Lux

Regarding parcel number: 2912-029-012-00

I have reviewed the request to split a parcel of land referenced above and researched title history and maps of township and would recommend that the Township grant this application with the following Exceptions and/ or stipulations:

Taxes: Summer 25 pd Winter __. Tax Cert. Attached from County

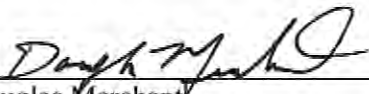
Maximum divisions allowed: six

Splits applied for in this application: one.

Summary: Splitting off North 16 acres with a 20ft easement on West side of Parcel

Stipulations: If parcel is enrolled in Public Act 116 it will be the Owners responsibility to make sure that all corrections have been made and approved by State of Michigan.


Must meet all other Zoning guidelines for any new construction.



Douglas Merchant

Pine River Township Assessor _____ Dated 10/21/25

TWP. BOARD VOTE Yeas 5 Nays 0 Dated: 10/21/25



Kevin Beeson

Supervisor

If approved new Parcel #'s will be

Residual # 2912-029-012-01

Child # 2912-029-012-30



PINE RIVER TOWNSHIP

PINE RIVER TOWNSHIP HALL
1495 W MONROE RD
SAINT LOUIS, MICHIGAN 48880

www.pinerivermi.gov

PHONE: (989) 681-5523

TOWNSHIP PARCEL DIVISION APPLICATION

You **MUST** answer all questions **and** include all attachments, or this will be returned to you. Bring or mail to Pine River Township at the above address.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sect 102 e & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560 et.seq.) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

1. LOCATION of PARENT to be split:

Address: 12-029-012-00

Road Name: Jackson

PARENT PARCEL IDENTIFICATION NUMBER: 12-029-012-00

Parent Parcel Legal Description (DESCRIBE OR ATTACH)

2. PROPERTY OWNER INFORMATION:

Name: Paul Lux

Address: 603 N. State Alma, Mi

Phone: (989) 576-1592 Zip Code: 48801

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:
- a. A scale drawing (survey that complies with the requirement of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - (1) Current boundaries (as of March 31, 1997), and
 - (2) All previous divisions made after March 31, 1997 (indicate when made or none, and
 - (3) The proposed division(s), and
 - (4) Dimensions of the proposed divisions, and
 - (5) Existing and proposed road/easement right-of-way(s), and
 - (6) Easements for public utilities from each parcel that is a development site to Existing public utility facilities, and
 - (7) Any existing improvements (building, wells, septic system, driveways, etc.), and
 - (8) Any of the features checked in question number 5.
 - b. If the splits will necessarily involve construction of a private road or drive for ingress and egress:
 - (1) Indication of approval or permit from the Gratiot County Road Commission that a proposed easement to provide vehicular access to an existing road or street and meets applicable location standards, and further that said road or drive to be constructed will comport with current Gratiot County Road Commission guidelines for road construction.
 - (2) A document acceptable to the Township which shall be recorded with the County Register of Deeds Office and filed with the assessor or designee, specifying the method of private financing of all maintenance, improvements, and snow removal, the apportionment of these costs among those benefited, and the right of the Township to assess such costs against those properties benefited, plus a 25% administrative fee, and to perform such improvements in the event of a failure of those benefited to privately perform these duties for the health safety and general welfare of the area.
 - c. A copy of any reserved division rights (sec. 109(4) of the act) in the parent parcel.
 - d. A fee of \$ 275.00 per division.
 - e. Obtain a Land Division Tax Payment Certification Form from Gratiot County Treasurer's Office.

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, etc. which are on the parent parcel or indicate none): _____
 _____ *None* _____

8. **AFFIDAVIT** and permission for municipal and state officials to enter the property for inspections:

I agree the statements made above are true, and if found no to be true, this application, and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the subdivision control act P.A. 288 of 1967, as amended (particularly by P.A. 592 of 1996 and P.A. 87 of 1997, MCL 560.101 et seq.) and does not include any representation or conveyance of rights in any other stature, building code, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved. I understand local ordinances and State Acts change from time to time, and if changed, the divisions made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNER'S SIGNATURE *Paul C. Rex*
 DATE: *10-7-2025*

FOR OFFICE USE ONLY - Reviewer's action: Total Fee \$ _____

Check # _____

Signature: _____

Application Completion Date: _____

Approval Date: _____

Parent Parcel Number (to be retired): _____

New Parent (Residual) Parcel Number: _____

Child/Children Parcel Number(s): _____

Denial Date: _____

Reasons for denial _____

See attached.



GRATIOT COUNTY TAX CERTIFICATION FOR LAND DIVISION/COMBINATION

GRATIOT COUNTY TREASURER
214 EAST CENTER STREET
ITHACA MI 48847
989-875-5220

Property Number: 12-029-012-00
PINE RIVER TOWNSHIP

Property Address: W JACKSON (4000) RD
ALMA MI 48801

TAX HISTORY

Current year taxes are not turned over to the county until March 1 of the following year. You may need to contact the local unit treasurer for current year tax payment information. If you are trying to certify after March 1, current year taxes are in Pre-Settlement and amounts are subject to final settlement in April.

TAX YEAR	PRE	TAX. VALUE	SEV	TAX AMOUNT	BASE TAX DUE	INTEREST/FEES DUE	TOTAL DUE	STATUS	LAST PMT
2024	0.00	58,139	66,800	3,179.84	0.00	0.00	0.00	PDC	02/11/25
2023	0.00	55,371	69,700	2,632.91	0.00	0.00	0.00	PDC	02/06/24
2022	0.00	52,735	69,700	2,619.29	0.00	0.00	0.00	PDC	02/10/23
2021	0.00	51,051	69,700	2,542.52	0.00	0.00	0.00	PDC	02/08/22
2020	0.00	50,347	69,700	2,494.74	0.00	0.00	0.00	PDD	03/09/21

DESCRIPTION OF PROPERTY:

OAPA & AR L 536 P 1183 COM 577.52 FT E OF SW COR OF SEC, TH E 519.14 FT, N 231 FT, E 190.36 FT, S 231 FT, E 32.85 FT, N 1984.99 FT, W 736.5 FT, S 663.01 FT, W 3.90 FT, S 1322.96 FT TO POB, SEC 29-12-3, 32.75 A M/L.

CERTIFICATION DENIED

The Gratiot County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

INTEREST/FEES DUE AS OF: 10/07/25 0.00
PRE Denial Amt: 0.00

CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Gratiot County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include current taxes or Pre-Settlement taxes as they are in the process of collection or settlement by the City or Township Treasurer.

Certified by: [Signature]

Date Certified: 10/7/2025

PROPERTY OWNER: PLUX PROPERTIES LLC
603 N STATE ST
ALMA MI 48801

Certification Fee of \$5 collected: Check Cash Credit/Debit Card

PINE RIVER TOWNSHIP

1495 W. MONROE
ST. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
12-029-012-00
LAND DIVISION

Receipt: 66369

10/08/25

Page

Cashier: KHOYT

Received Of:

HENRY MILLER

The sum of: \$275.00

PERMITS

275.00

Total

275.00

TENDERED:

CREDIT/DEBIT CAR 183759580

275.00

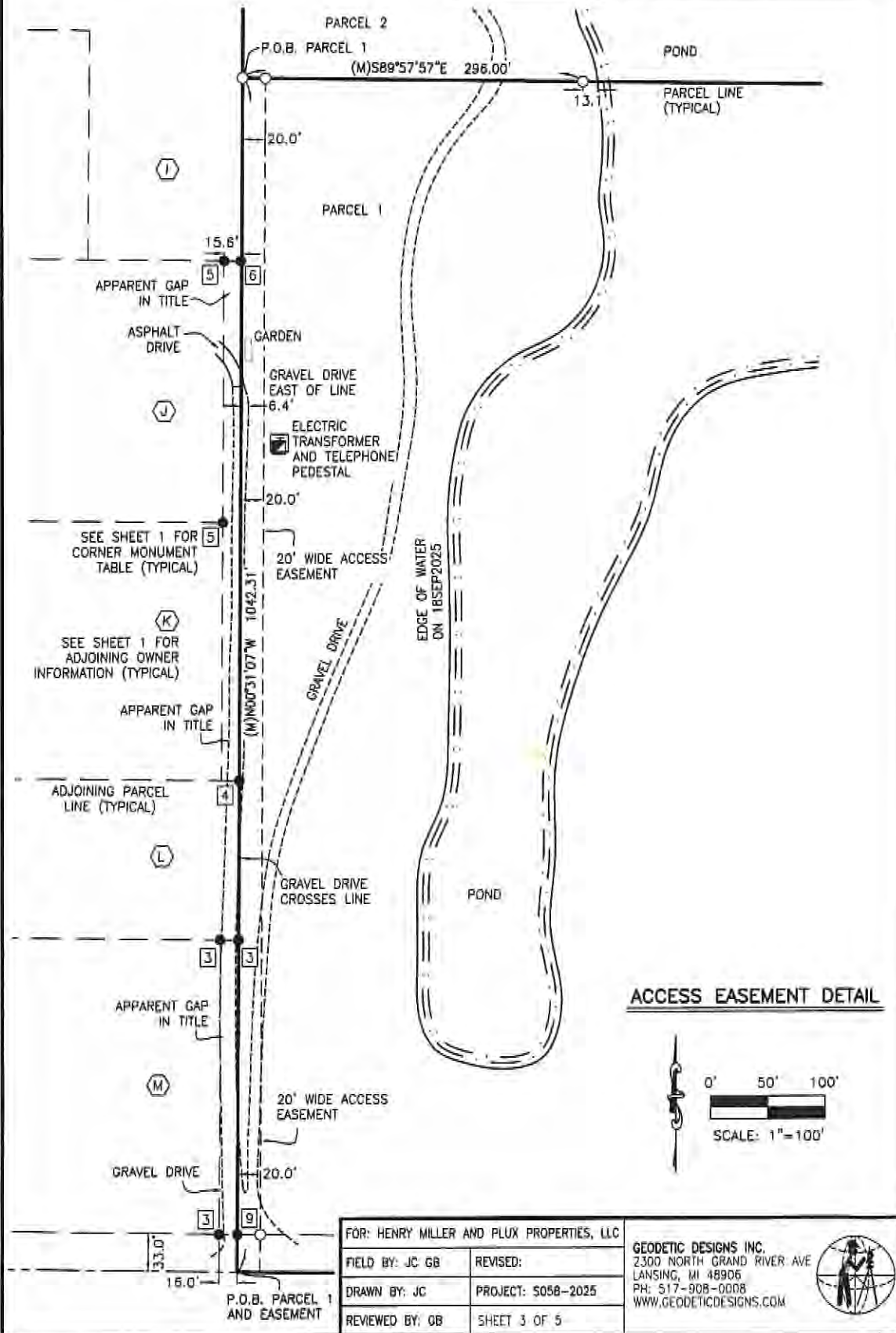
Credit Card Fee 183759580

8.25

Signed: _____

SURVEY MAP
 A PART OF THE SOUTHWEST ONE-QUARTER,
 SECTION 29, T. 12 N., R. 3 W., PINE RIVER
 TOWNSHIP, GRATIOT COUNTY, MICHIGAN.
 PIN: 12-029-012-00

REL. TO ADJ. LOTS & ADJ. AREAS

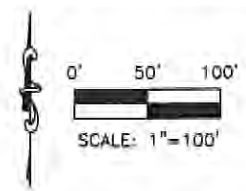


FOR: HENRY MILLER AND PLUX PROPERTIES, LLC
 FIELD BY: JC GB REVISED:
 DRAWN BY: JC PROJECT: 5058-2025
 REVIEWED BY: GB SHEET 3 OF 5

GEODETTIC DESIGNS INC.
 2300 NORTH GRAND RIVER AVE
 LANSING, MI 48906
 PH: 517-908-0008
 WWW.GEODETTICDESIGNS.COM



ACCESS EASEMENT DETAIL



Overall parcel description per Liber 1073, Page 1034

The following described premises located in the Township of Pine River, County of Gratiot, State of Michigan:

Commencing 577.52 feet East of the SW corner of Section, thence East 519.14 feet, North 231 feet, East 190.36 feet, South 231 feet, East 32.85 feet, North 1984.99 feet, West 736.5 feet, South 663.01 feet, West 3.90 feet, South 1322.96 feet to the point of beginning, Section 29, T12N, R3W, Pine River Township, Gratiot County Michigan.

Parcel 1 description (Remainder of parent parcel)

A parcel of land situated in the State of Michigan, County of Gratiot, Township of Pine River, (Township 12 North, Range 3 West), Section 29, within the southwest one-quarter of said section and described as follows:

Commencing at the Southwest corner of said Section 29, said point monumented by a 2-1/2" steel pipe and brass cap as recorded in Liber 729, Page 407 of Corners, Gratiot County Records;

thence along the South line of Section 29, North 90 Degrees 00 Minutes 00 Seconds East, 577.52 feet to the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29 and the POINT OF BEGINNING (said South line is a right line between the said pipe and cap at the Southwest corner of Section 29, and a 2-1/2" steel pipe and brass cap at the South one-quarter corner of Section 29 as recorded in Liber 758, Page 259 of Corners, Gratiot County Records);

thence along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 1042.31 feet to a 5/8" X 24" steel bar and cap #4001065910 (passing a steel t-bar at 32.81 feet);

thence South 89 Degrees 57 Minutes 57 Seconds East, 742.33 feet (passing 5/8" X 24" steel bars and caps #4001065910 at 20.00 feet and 296.00 feet);

thence South 00 Degrees 31 Minutes 19 Seconds East, 1041.87 feet to the South line of Section 29 (passing a steel t-bar and cap #14769 at 464.10 feet and 1009.10 feet);

thence along the said South line, South 90 Degrees 00 Minutes 00 Seconds West, 32.85 feet;

thence North 00 Degrees 33 Minutes 41 Seconds West, 230.81 feet (recorded as 231 feet) to a steel t-bar and cap #14769 (passing a steel t-bar at 32.73 feet);

thence parallel with the South line of Section 29, South 90 Degrees 00 Minutes 00 Seconds West, 190.36 feet to a steel t-bar and cap #14769;

thence South 00 Degrees 33 Minutes 41 Seconds East, 230.81 feet (recorded as 231 feet) to the South line of Section 29 (passing a steel t-bar and cap #14769 at 198.05 feet);

thence along the said South line, South 90 Degrees 00 Minutes 00 Seconds West, 519.18 feet (recorded as 519.14 feet) to the POINT OF BEGINNING;

Parcel contains 729637.49 Square Feet (16.7502 Acres), more or less, as surveyed and described by Justin J. Carroll, Professional Surveyor No. 4001065910 and is subject to statutory right of way per MCL 221.20 over the South 33 feet thereof for Jackson Road.

Parcel 2 description (New parcel)

A parcel of land situated in the State of Michigan, County of Gratiot, Township of Pine River, (Township 12 North, Range 3 West), Section 29, within the southwest one-quarter of said section and described as follows:

Commencing at the Southwest corner of said Section 29, said point monumented by a 2-1/2" steel pipe and brass cap as recorded in Liber 729, Page 407 of Corners, Gratiot County Records;

thence along the South line of Section 29, North 90 Degrees 00 Minutes 00 Seconds East, 577.52 feet to the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29 (said South line is a right line between the said pipe and cap at the Southwest corner of Section 29, and a 2-1/2" steel pipe and brass cap at the South one-quarter corner of Section 29 as recorded in Liber 758, Page 259 of Corners, Gratiot County Records);

thence along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 1042.31 feet to a 5/8" X 24" steel bar and cap #4001065910 and the POINT OF BEGINNING (passing a steel t-bar at 32.81 feet);

thence continuing along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 280.55 feet to a steel t-bar and cap #14769 on the north line of the south one-half of the southwest one-quarter of Section 29.

thence along the said north line, South 89 Degrees 57 Minutes 57 Seconds East, 3.82 feet (recorded as 3.90 feet) to a steel t-bar and cap #14769.

thence North 00 Degrees 21 Minutes 12 Seconds West, 663.00 feet (recorded as 663.01 feet) to a steel t-bar and cap #14769 on the south line of the north 660 feet of the southwest one-quarter of Section 29;

thence along the said south line, South 89 Degrees 54 Minutes 43 Seconds East, 736.55 feet to a steel T-bar and cap #14769 on the east line of the west 1/2 of the southwest 1/4 of Section 29;

thence along the said east line, South 00 Degrees 31 Minutes 19 Seconds East, 942.88 feet (passing a steel t-bar and cap #14769 at 662.33 feet);

Th North 89 Degrees 57 Minutes 57 Seconds West, 742.33 feet to the POINT OF BEGINNING (passing 5/8" X 24" steel bars and caps #4001065910 at 446.33 feet and 722.33 feet).

Parcel contains 696960.00 Square Feet (16.0000 Acres), more or less, as surveyed and described by Justin J. Carroll, Professional Surveyor No. 4001065910.

Access easement description

A description situated in the State of Michigan, County of Gratiot, Township of Pine River, (Township 12 North, Range 3 West), Section 29, within the southwest one-quarter of said section and described as follows:

Commencing at the Southwest corner of said Section 29, said point monumented by a 2-1/2" steel pipe and brass cap as recorded in Liber 729, Page 407 of Corners, Gratiot County Records.

thence along the South line of Section 29, North 90 Degrees 00 Minutes 00 Seconds East, 577.52 feet to the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29 and the POINT OF BEGINNING (said South line is a right line between the said pipe and cap at the Southwest corner of Section 29, and a 2-1/2" steel pipe and brass cap at the South one-quarter corner of Section 29 as recorded in Liber 758, Page 259 of Corners, Gratiot County Records);

thence along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 1042.31 feet;

thence South 89 Degrees 57 Minutes 57 Seconds East, 20.00 feet;

thence parallel with the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29, South 00 Degrees 31 Minutes 07 Seconds East, 1042.30 feet to the South line of Section 29;

thence along the South line of Section 29, South 90 Degrees 00 Minutes 00 Seconds West, 20.00 feet.
to the point of beginning.

SURVEY MAP
 A PART OF THE SOUTHWEST ONE-QUARTER,
 SECTION 29, T. 12 N., R. 3 W., PINE RIVER
 TOWNSHIP, GRATIOT COUNTY, MICHIGAN.
 PIN: 12-029-012-00

REGISTERED RECORDING AREA

PARCEL 2 DESCRIPTION

A parcel of land situated in the State of Michigan, County of Gratiot, Township of Pine River, (Township 12 North, Range 3 West), Section 29, within the southwest one-quarter of said section and described as follows:

Commencing at the Southwest corner of said Section 29, said point monumented by a 2-1/2" steel pipe and brass cap as recorded in Liber 729, Page 407 of Corners, Gratiot County Records;

thence along the South line of Section 29, North 90 Degrees 00 Minutes 00 Seconds East, 577.52 feet to the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29 (said South line is a right line between the said pipe and cap at the Southwest corner of Section 29, and a 2-1/2" steel pipe and brass cap at the South one-quarter corner of Section 29 as recorded in Liber 758, Page 259 of Corners, Gratiot County Records);

thence along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 1042.31 feet to a 5/8" X 24" steel bar and cap #4001065910 and the POINT OF BEGINNING (passing a steel t-bar at 32.81 feet);

thence continuing along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 280.55 feet to a steel t-bar and cap #14769 on the north line of the south one-half of the southwest one-quarter of Section 29;

thence along the said north line, South 89 Degrees 57 Minutes 57 Seconds East, 3.82 feet (recorded as 3.90 feet) to a steel t-bar and cap #14769;

thence North 00 Degrees 21 Minutes 12 Seconds West, 663.00 feet (recorded as 663.01 feet) to a steel t-bar and cap #14769 on the south line of the north 660 feet of the southwest one-quarter of Section 29;

thence along the said south line, South 89 Degrees 54 Minutes 43 Seconds East, 736.55 feet to a steel t-bar and cap #14769 on the east line of the west 1/2 of the southwest 1/4 of Section 29;

thence along the said east line, South 00 Degrees 31 Minutes 19 Seconds East, 942.88 feet (passing a steel t-bar and cap #14769 at 662.33 feet);

thence North 89 Degrees 57 Minutes 57 Seconds West, 742.33 feet to the POINT OF BEGINNING (passing 5/8" X 24" steel bars and caps #4001065910 at 446.33 feet and 722.33 feet).

Parcel contains 698960.00 Square Feet (16.0000 Acres), more or less, as surveyed and described by Justin J. Carroll, Professional Surveyor No. 4001065910.

ACCESS EASEMENT DESCRIPTION

An description situated in the State of Michigan, County of Gratiot, Township of Pine River, (Township 12 North, Range 3 West), Section 29, within the southwest one-quarter of said section and described as follows:

Commencing at the Southwest corner of said Section 29, said point monumented by a 2-1/2" steel pipe and brass cap as recorded in Liber 729, Page 407 of Corners, Gratiot County Records;

thence along the South line of Section 29, North 90 Degrees 00 Minutes 00 Seconds East, 577.52 feet to the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29 and the POINT OF BEGINNING (said South line is a right line between the said pipe and cap at the Southwest corner of Section 29, and a 2-1/2" steel pipe and brass cap at the South one-quarter corner of Section 29 as recorded in Liber 758, Page 259 of Corners, Gratiot County Records);

thence along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 1042.31 feet;

thence South 89 Degrees 57 Minutes 57 Seconds East, 20.00 feet;

thence parallel with the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29, South 00 Degrees 31 Minutes 07 Seconds East, 1042.30 feet to the South line of Section 29;

thence along the South line of Section 29, South 90 Degrees 00 Minutes 00 Seconds West, 20.00 feet, to the point of beginning.

FOR: HENRY MILLER AND PLUX PROPERTIES, LLC	
FIELD BY: JC GB	REVISED:
DRAWN BY: JC	PROJECT: S058-2025
REVIEWED BY: GB	SHEET 5 OF 5

GEODETIC DESIGNS INC.
 2300 NORTH GRAND RIVER AVE
 LANSING, MI 48906
 PH: 517-908-0008
 WWW.GEODETICDESIGNS.COM



SURVEY MAP
 A PART OF THE SOUTHWEST ONE-QUARTER,
 SECTION 29, T. 12 N., R. 3 W., PINE RIVER
 TOWNSHIP, GRATIOT COUNTY, MICHIGAN.
 PIN: 12-029-012-00


PLANS FOR THE BEGINNING RECORDING AREA

OVERALL PARCEL DESCRIPTION (PER LIBER 1073, PAGE 1034)

The following described premises located in the Township of Pine River, County of Gratiot, State of Michigan:
 Commencing 577.52 feet East of the SW corner of Section, thence East 519.14 feet, North 231 feet, East 190.36 feet, South 231 feet, East 32.85 feet, North 1984.99 feet, West 736.5 feet, South 663.01 feet, West 3.90 feet, South 1322.96 feet to the point of beginning, Section 29, T12N, R3W, Pine River Township, Gratiot County Michigan.

PARCEL 1 DESCRIPTION

A parcel of land situated in the State of Michigan, County of Gratiot, Township of Pine River, (Township 12 North, Range 3 West), Section 29, within the southwest one-quarter of said section and described as follows:
 Commencing at the Southwest corner of said Section 29, said point monumented by a 2-1/2" steel pipe and brass cap as recorded in Liber 729, Page 407 of Corners, Gratiot County Records;
 thence along the South line of Section 29, North 90 Degrees 00 Minutes 00 Seconds East, 577.52 feet to the west line of the east 45 rods of the south one-half of the southwest one-quarter of Section 29 and the POINT OF BEGINNING (said South line is a right line between the said pipe and cap at the Southwest corner of Section 29, and a 2-1/2" steel pipe and brass cap at the South one-quarter corner of Section 29 as recorded in Liber 758, Page 259 of Corners, Gratiot County Records);
 thence along the said west line, North 00 Degrees 31 Minutes 07 Seconds West, 1042.31 feet to a 5/8" X 24" steel bar and cap #4001065910 (passing a steel t-bar at 32.81 feet);
 thence South 89 Degrees 57 Minutes 57 Seconds East, 742.33 feet (passing 5/8" X 24" steel bars and caps #4001065910 at 20.00 feet and 296.00 feet);
 thence South 00 Degrees 31 Minutes 19 Seconds East, 1041.87 feet to the South line of Section 29 (passing a steel t-bar and cap #14769 at 464.10 feet and 1009.10 feet);
 thence along the said South line, South 90 Degrees 00 Minutes 00 Seconds West, 32.85 feet;
 thence North 00 Degrees 33 Minutes 41 Seconds West, 230.81 feet (recorded as 231 feet) to a steel t-bar and cap #14769 (passing a steel t-bar at 32.73 feet);
 thence parallel with the South line of Section 29, South 90 Degrees 00 Minutes 00 Seconds West, 190.36 feet to a steel t-bar and cap #14769;
 thence South 00 Degrees 33 Minutes 41 Seconds East, 230.81 feet (recorded as 231 feet) to the South line of Section 29 (passing a steel t-bar and cap #14769 at 198.05 feet);
 thence along the said South line, South 90 Degrees 00 Minutes 00 Seconds West, 519.18 feet (recorded as 519.14 feet) to the POINT OF BEGINNING;
 Parcel contains 729637.49 Square Feet (16.7502 Acres), more or less, as surveyed and described by Justin J. Carroll, Professional Surveyor No. 4001065910 and is subject to statutory right of way per MCL 221.20 over the South 33 feet thereof for Jackson Road.

FOR: HENRY MILLER AND PLUX PROPERTIES, LLC		GEODETIC DESIGNS INC. 2300 NORTH GRAND RIVER AVE LANSING, MI 48906 PH: 517-908-0008 WWW.GEODETICDESIGNS.COM	
FIELD BY: JC GB	REVISED:		
DRAWN BY: JC	PROJECT: S058-2025		
REVIEWED BY: GB	SHEET 4 OF 5		

lux/miller

SURVEY MAP
 A PART OF THE SOUTHWEST ONE-QUARTER,
 SECTION 29, T. 12 N., R. 3 W., PINE RIVER
 TOWNSHIP, GRATIOT COUNTY, MICHIGAN.
 PIN: 12-029-012-00

ADJOINING OWNER INFORMATION

- | | |
|---|--|
| (A) ANCEL, DEBRA
4760 W. JACKSON RD.
PIN: 12-029-020-10 | (H) SHOCK, ALAINE & VERNELL
7362 N. WINANS RD.
PIN: 12-029-016-01 |
| (B) SULLIVAN, MAYA I
4732 W. JACKSON RD.
PIN: 12-029-027-00 | (I) SORENSEN, CARRIE
7226 N. WINANS RD.
PIN: 12-029-021-00 |
| (C) MILLER, HENRY & SARA
7333 ANCEL DR.
PIN: 12-029-012-71 | (J) BRENNAN, MICHAEL
4884 W. JACKSON RD.
PIN: 12-029-019-00 |
| (D) BADER, PAUL & BRENDA
7333 ANCEL DR.
PIN: 12-029-012-80 | (K) PLUX PROPERTIES, LLC
4888 W. JACKSON RD.
PIN: 12-029-019-30 |
| (E) BRADY, JEFFREY & JOYCE
N. WINANS RD. (VACANT)
PIN: 12-029-018-00 | (L) DOWNING, SHERRI
W. JACKSON RD.
PIN: 12-029-019-50 |
| (F) BRADY, JEFFREY & JOYCE
7390 N. WINANS RD.
PIN: 12-029-013-00 | (M) DOWNING, SHERRI
4900 W. JACKSON RD.
PIN: 12-029-019-40 |
| (G) DICKMAN, STEVEN & JENNIFER
7372 N. WINANS RD.
PIN: 12-029-015-01 | |

PARCEL CORNER MONUMENT TABLE

- | | |
|--|--|
| 1 STEEL T-BAR AND CAP #14769 | 9 STEEL T-BAR (0.19' SOUTH) |
| 2 STEEL T-BAR | 10 STEEL T-BAR AND CAP #14769 (0.25' SOUTH) |
| 3 1/2" STEEL BAR AND CAP #17741 | 11 STEEL T-BAR (0.27' SOUTH) AND 1/2" STEEL BAR AND CAP (1.57' NORTH) |
| 4 1/2" STEEL BAR | 12 STEEL T-BAR AND CAP #14769 (0.23' SOUTH) AND 1/2" STEEL BAR AND CAP #19888 (1.60' NORTH) |
| 5 3/4" STEEL PIPE | |
| 6 3/4" STEEL PIPE (0.88' WEST OF LINE) | |
| 7A 1/2" STEEL BAR AND CAP #35989 (0.14' WEST) | |
| 7B 1/2" STEEL BAR AND CAP #35989 | |
| 8 3/4" STEEL PIPE (0.86' WEST) | |

LEGEND

- = SET 5/8" X 24" STEEL BAR AND CAP
- = FOUND EVIDENCE AS NOTED
- = SECTION CORNER AS NOTED
- = DISTANCE NOT TO SCALE
- = PARCEL LINE
- = ADJOINING PARCEL LINE

ABBREVIATIONS

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- T. = TOWNSHIP
- R. = RANGE
- SEC. = SECTION
- R.O.W. = RIGHT OF WAY
- OHUL = OVERHEAD UTILITY LINE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- (M) = MEASURED
- (R) = RECORDED (DEED)
- PIN = PARCEL IDENTIFICATION NUMBER
- SQ. FT. = SQUARE FEET

SURVEY NOTES

- 1) NOT ALL EASEMENTS OF PUBLIC RECORD MAY BE SHOWN.
- 2) NOT ALL IMPROVEMENTS MAY BE SHOWN.
- 3) REFERENCE SURVEY:
P.A. 132 SURVEY DATED 15-FEB-1994
BY WILLIAM B. RUDELL, P.S. #14769
RECORDED IN LIBER 536, PAGE 1331



I certify to the Parties named herein, that I have surveyed the above parcel of land and have met the requirements of MCL 54.213, also known as section 3 of 1970 PA 132, as amended.

Bearings are based on the South line of Section 29, per the survey recorded in Liber 536, Page 1331, recorded as bearing North 00°00'00" East.

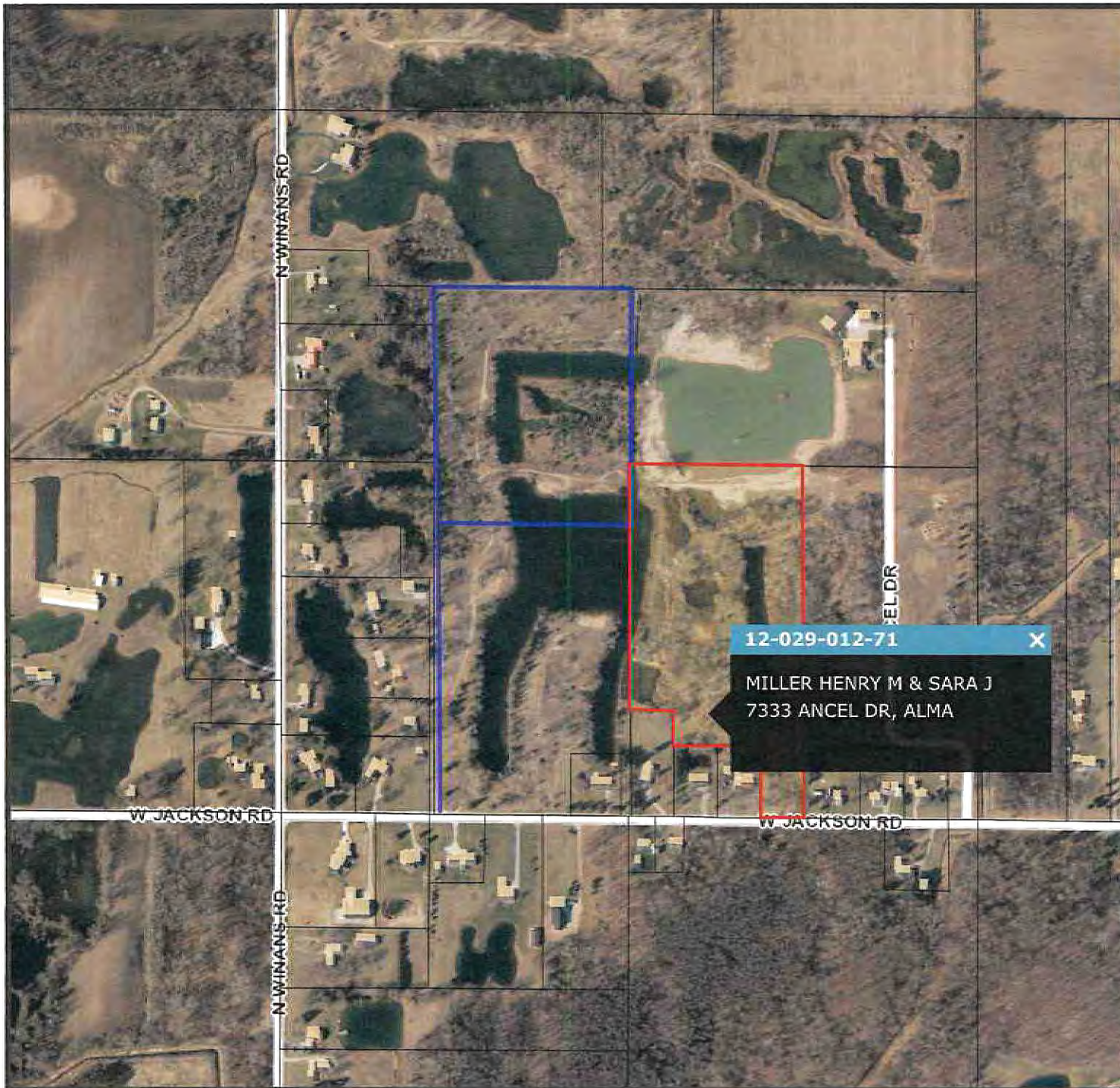
Linear dimensions are in international feet and decimals thereof.

Justin J. Carroll 18SEP2025
 JUSTIN J. CARROLL, P.S. DATE
 LICENSED PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 4001085910

FOR: HENRY MILLER AND PLUX PROPERTIES, LLC

PROJECT: 5058-2025	REVISED:
FIELD BY: JC GB	
DRAWN BY: JC	
REVIEWED BY: GB	SHEET 1 OF 5

GEODETIC DESIGNS INC.
 2300 NORTH GRAND RIVER AVE
 LANSING, MI 48906
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Gratior GIS Authority



Map Publication:
10/08/2025 10:56 AM



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FetchGIS 

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratior GIS Authority expresses no warranty for the information displayed on this map document.

Open Burning Regulations

State restrictions within Pine River Township

As a courtesy to Pine River Township residents we are notifying you of the prohibition of open burning of leaves, brush, and other materials within a 1,400 foot distance of any city limits. This notice serves to inform residents of regulations enforced to ensure public safety and environmental protection.

Open Burning Restrictions

By state law, open burning is strictly prohibited within 1,400 feet of any incorporated city or village (Alma or St. Louis). This restriction applies to all forms of open burning, including but not limited to:

- Leaves
- Brush
- Grass clippings
- Construction debris
- Household waste

Burning permits will not be issued for any location falling within this restricted zone. Residents residing within the 1,400-foot boundary are advised to seek alternative methods for disposing of yard waste and other prohibited materials.

Enforcement and Penalties

Violation of the open burning prohibition may result in a fine as prescribed by state law. The State of Michigan, through its Department of Environment, Great Lakes, and Energy (EGLE), reserves the right to take appropriate enforcement action against any individual or entity found to be in violation of these regulations. Please be aware that these fines can be substantial.

Alternative Disposal Methods

Residents are encouraged to utilize composting and/or mulching for disposing of yard waste.

- **Composting:** Composting is an environmentally friendly way to recycle yard waste and create nutrient-rich soil for your garden.
- **Mulching:** Almost all modern lawn mowers are capable of mulching grass and leaves. Mulching your grass clippings adds nutrients back into the soil, improves lawn health, and saves you time and money by reducing your need for fertilizer and less frequent watering. This practice, also known as "grasscycling," involves using a mulching mower to chop the clippings into tiny pieces that break down quickly and enrich the soil.

Contact Information

For questions or clarification regarding this notice, please contact:

Michigan Department of Environment, Great Lakes, and Energy
Phone (800) 662-9278, or see their website at www.michigan.gov/EGLE.