

PINE RIVER TOWNSHIP

Gratiot County, Michigan

September 16, 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 – August 19, 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. Land Division-12-033-011-02-McConnell
 - b. Land Division-12-017-014-00-Inosencio
 - c. PA 116 Release of Part of an Agreement-12-017-014-00-Inosencio
 - d. Planning Commission Appointment
 - e. Accept Audit Report
10. Announcements and Upcoming Meetings
 - a. October 21, 2025
11. Adjournment

**MINUTES OF THE PINE RIVER TOWNSHIP BOARD
MONTHLY MEETING
SEPTEMBER 16 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 with addition of 9e. All present Board members approved. Motion carried 5-0.
- 6) Approval of Minutes:
 - a) Motion made by Baker: second by Moeggenborg: to approve the Minutes of the regular meeting of August 19, 2025. All present Board members approved. Motion carried 5-0.
- 7) Approval to Pay Bills:
 - a) Motion made by Baker: second by Best: to approve the payment of bills for the total \$29,297.06. 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: field work caught up; working with DTE and Solar Farms to solidify assessed values
 - e) Fire Services: St. Louis chassis complete in Grand Haven to be built; Alma's truck due later this fall
- 9) Business before the Board:
 - a) Land Division – 12-033-011-02 - McConnell
 - i) Motion made by Baker: second by Best: to the land division to make Parcel #12-033-011-02 Residual #2912-033-011-03 and Child #2912-033-011-11 after a combination with #2912-033-010-00. All present Board members approved. Motion carried 5-0.
 - b) Land Division – 12-017-014-00 - Inosencio
 - i) Motion made by Moeggenborg: second by Baker: to approve the land division to make Parcel #12-017-014-00 Residual #2912-017-014-01 and Child #2912-017-014-10 with the understanding Inosencio will remove dangerous building within six (6) months of this being approved. All present Board members approved. Motion carried 5-0.
 - c) PA 116 Release of Part of an Agreement – 12-017-014-00 - Inosencio
 - i) Motion made by Baker: second by Best: to approve the release from PA 116. Roll Call vote: Baker: yes; Whitmore: yes; Beeson: yes; Moeggenborg: yes; Best: yes. All present Board members approved. Motion carried 5-0.
 - d) Planning Commission Appointment
 - i) Motion made by Moeggenborg: second by Best: to approve the appointment of Tyler Saxton to replace Kerry Cena with term ending 12/2027. All present Board members approved. Motion carried 5-0.
 - e) Accept Audit Report
 - i) Motion made by Best: second by Baker: to accept the audit report done by Berthiaume & Company. All present Board members approved. Motion carried 5-0.
- 10) Announcements and Upcoming Meetings

a) Next Board Meeting – October 21, 2025

ii) Adjournment:

a) Motion made by Baker: second by Whitmore: to adjourn the meeting at 7:55PM. All present Board members approved. Motion carried 5-0.

Submitted by Andi Whitmore, Clerk

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: September 10, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Justin McConnell/ Alma Abstract

Regarding parcel number: 2912-033-011-02

The original application was denied on June 17, 2025, due to not having an easement to parcel being split off. The purchaser of the split parcel has granted an easement across their parcel and being recorded at Register of Deeds. They are also Applying for a land combination with a new legal description (see attached).

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:

Taxes: Summer 24 pd Winter 24 pd __. Tax Cert. Attached from County


Maximum divisions allowed---4

Splits applied for in this application: 1

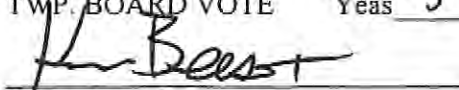
Summary: Splitting off:

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

TWP. BOARD VOTE Yeas 5 Nays 0 Dated: 9/16/25


Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-033-011-03

Child # 2912-033-011-11 after combination with 2912-033-010-00

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: June 9, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Justin McConnell

Regarding parcel number: 2912-033-011-02

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 24 pd Winter 24 pd __ Tax Cert. Attached from County

Maximum divisions allowed---4

Splits applied for in this application: 1

Summary: Splitting off: 1 acre to the neighbor Steven Litwiller to the east and combining with his 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

TWP. BOARD VOTE Yeas 0 Nays 4 Dated: 6/17/25

Kevin Beeson
Supervisor

motion failed. eh

If approved new Parcel #'s will be

Residual # 2912-033-011-03

Child # 2912-033-011-11 after combination with 033-011-10



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: 6529 N. Smith rd.

Road Name: N. Smith rd.

PARENT PARCEL IDENTIFICATION NUMBER: 12-033-011-02

Parent Parcel Legal Description (DESCRIBE OR ATTACH) residential home and acreage

2. **PROPERTY OWNER INFORMATION:**

Name: Justin & Brandi McConnell

Address: 6529 N. Smith Rd.

Phone: (616) 834-3723 Zip Code: 48801

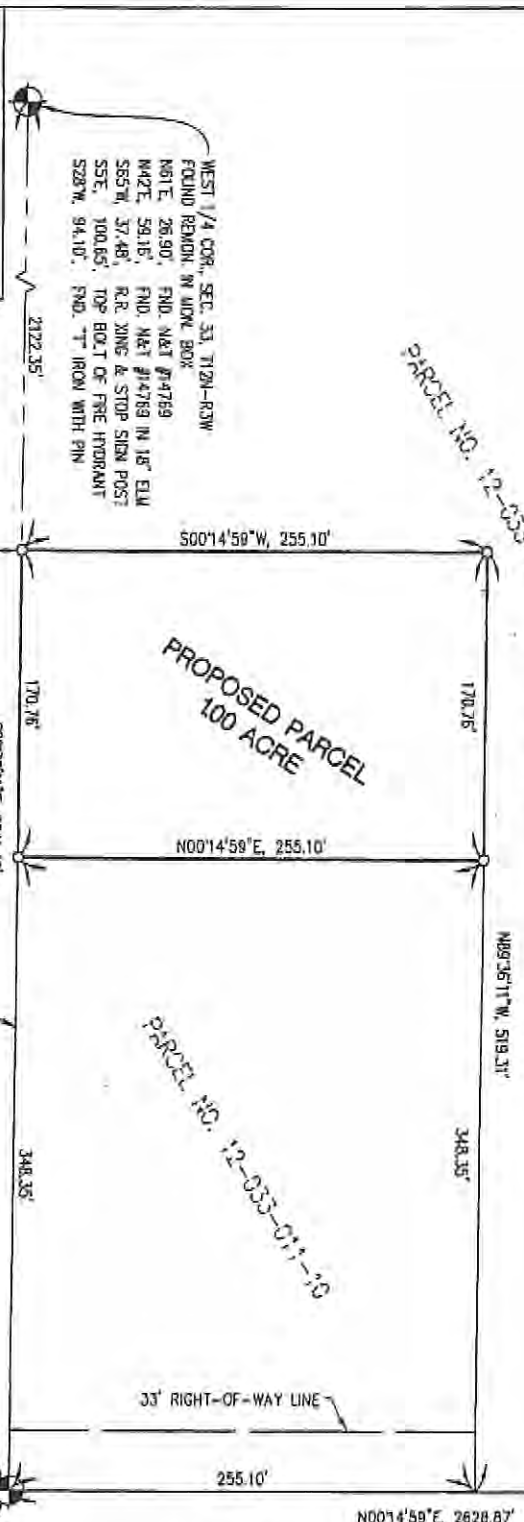
6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:
- a. A scale drawing (survey that complies with the requirement of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - (1) Current boundaries (as of March 31, 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.

CERTIFIED SURVEY

1. GUY A. STICKLER, BEING A SURVEYOR LICENSED IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED.

LEGAL DESCRIPTION OF PROPOSED PARCEL:
 PART OF THE SOUTHEAST 1/4 OF SECTION 33, T12N-R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE E-W 1/4 LINE OF SAID SECTION 33 WHICH IS 589.2611'E, ALONG SAID E-W 1/4 LINE, 2122.35 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 33, THENCE CONTAINING 589.2611'E, 170.76 FEET, THENCE N00°14'59"E, PARALLEL TO THE N-S 1/4 LINE OF SAID SECTION 33, 255.10 FEET, THENCE N89°26'11"W, PARALLEL TO SAID E-W 1/4 LINE, 170.76 FEET; THENCE S00°14'59"W, 255.10 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.00 ACRE OF LAND AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

NORTH LINE OF THE SOUTH 20 ROADS OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33



NORTH 1/4 COR., SEC. 33, T12N-R3W
 FOUND REMON. IN MON. BOX
 N35°W, 76.65', FND. N&T #14789 IN W&P.E.
 S40°W, 52.97', FND. N&T IN N. FACE P. POLE
 N89°E, 33.00', FND. W&H TAG IN P. POLE
 N15°W, 120.80', FND. N&T IN P. POLE

WEST 1/4 COR., SEC. 33, T12N-R3W
 FOUND REMON. IN MON. BOX
 N81°E, 26.90', FND. N&T #14789
 N42°E, 59.15', FND. N&T #14789 IN 18\" ELW
 S55°W, 37.48', R.R. XING & STOP SIGN POST
 S5°E, 100.65', TOP BOLT OF FIRE HYDRANT
 S28°W, 94.10', FND. T. IRON WITH PIN

NORTH SMITH ROAD



LEGEND:
 ○ = IRON SET
 ● = IRON FOUND

INT. 1/4 COR., SEC. 33, T12N-R3W
 FND. R/R SPIKE, NOT IN MON. BOX
 N50°E, 34.58', FND. N&T IN POWER POLE
 S80°W, 32.65', FND. N&T IN POWER POLE
 S30°W, 95.30', FND. N&T IN POWER POLE
 EAST, 22.80', FND. N&T IN POWER POLE



BEARINGS ARE REFERENCED TO NAD83/CONSON11, MICHIGAN COORDINATE SYSTEM, SOUTH ZONE. DISTANCES REDUCED TO GROUND.

FIELD:	MMM
DRAWN:	GAS
CHECKED:	GAS
DATE:	JUNE 6, 2025
SCALE:	1" = 80'
REVISED:	

JUSTIN MCCONNELL

SECTION 33 T12N-R3W PINE RIVER TOWNSHIP
 GRATIOT COUNTY, MICHIGAN

ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
 Mt. Pleasant, MI 48858

O: (989) 772-2138
 www.rowespc.com

SHEET: 1 OF 1

0 40 80 FEET

JOB NO.: 2500402

Part of the Southeast ¼ of the Northwest ¼ of Section 33, T12N, R3W, Pine River Township, Gratiot County, Michigan, more particularly described as beginning at a point on the East-West ¼ line of said Section 33 which is South 89°36'11" East, along said East-West ¼ line, 2122.35 feet from the West ¼ corner of said Section 33; thence continuing South 89°36'11" East, 170.76 feet; thence North 00°14'59" East, parallel to the North-South ¼ line of said Section 33, 255.10 feet; thence North 89°36'11" West, parallel to said East ¼ line, 170.76 feet; thence South 00°14'59" West, 255.10 feet to the point of beginning. To include an easement along the North line of Parcel 2912-033-011-10 described as

- West

PINE RIVER TOWNSHIP

1495 W. MONROE
ST. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
LAND DIVISION - 12-033-011-10

Receipt: 65106 06/09/25
Page
Cashier: KHOYT
Received Of:
JUSTIN MCCONNELL

The sum of: \$275.00

LS		275.00
	Total	<u>275.00</u>

TENDERED:

CASH

275.00

Signed: _____

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: September 10, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Travis Inosencio II

Regarding parcel number: 2912-017-014-00

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:

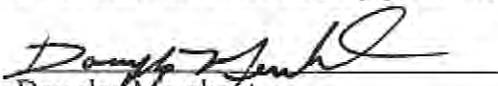
Taxes: Summer 24 pd Winter 24 pd __. Tax Cert. Attached from County

Maximum divisions allowed---8

Splits applied for in this application: 1

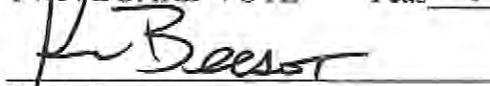
Summary: Splitting off: 2.15-acre w/buildings

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

TWP. BOARD VOTE Yeas 5 Nays 0 Dated: 9/16/25



Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-017-014-01

Child # 2912-017-014-10

RECEIVED
AUG 21 2025
BY: _____



PINE RIVER TOWNSHIP

PINE RIVER TOWNSHIP HALL
1495 W MONROE RD
SAINT LOUIS, MICHIGAN 48860

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: 9019 N. Ennis Rd. Alma Mi. 48801

Road Name: Ennis

PARENT PARCEL IDENTIFICATION NUMBER: 12-017-014-00

Parent Parcel Legal Description (DESCRIBE OR ATTACH)

PA 116 L 1015 P 1159 CONTRACT NO 29-26477B-123180
SE 1/4 OF SW 1/4 SEC. 17-12-3 HOA.

2. **PROPERTY OWNER INFORMATION:**

Name: Travis J. Inosencio II

Address: 2150 W. Jefferson Rd. Saint Louis MI.

Phone: (989) 444-8401 Zip Code: 48880

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING

- a. Number of new Parcels: one
- b. Intended use (residential, commercial, etc.) Residential
- c. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.
- d. Each parcel has a width of _____ (not less than required by ordinance).
- e. Each parcel has an area of _____ (not less than required by ordinance).
- f. The division of each parcel provides access as follows: (check one)
 - i. Each new division has frontage on an existing public road.
Road name Ennis Road
 - ii. _____ A new public road,
proposed road name: _____
 - iii. _____ A new private road,
proposed road name: _____
- g. Describe or attach a legal description of proposed new road, easement or shared driveway:

- h. Describe or attach a legal description for each proposed new parcel: _____

4. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel. Indicate number transferred _____ (See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.

5. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which exists on the parent parcel).

- _____ Waterfront property (river, lake, pond, etc.)
- _____ Is within a flood plain
- _____ Includes wet lands
- _____ Includes a beach
- _____ Is on muck soils or soils known to have severe limitations for on site sewage system

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): _____

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 

DATE: 8/19/25

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 GIS Authority



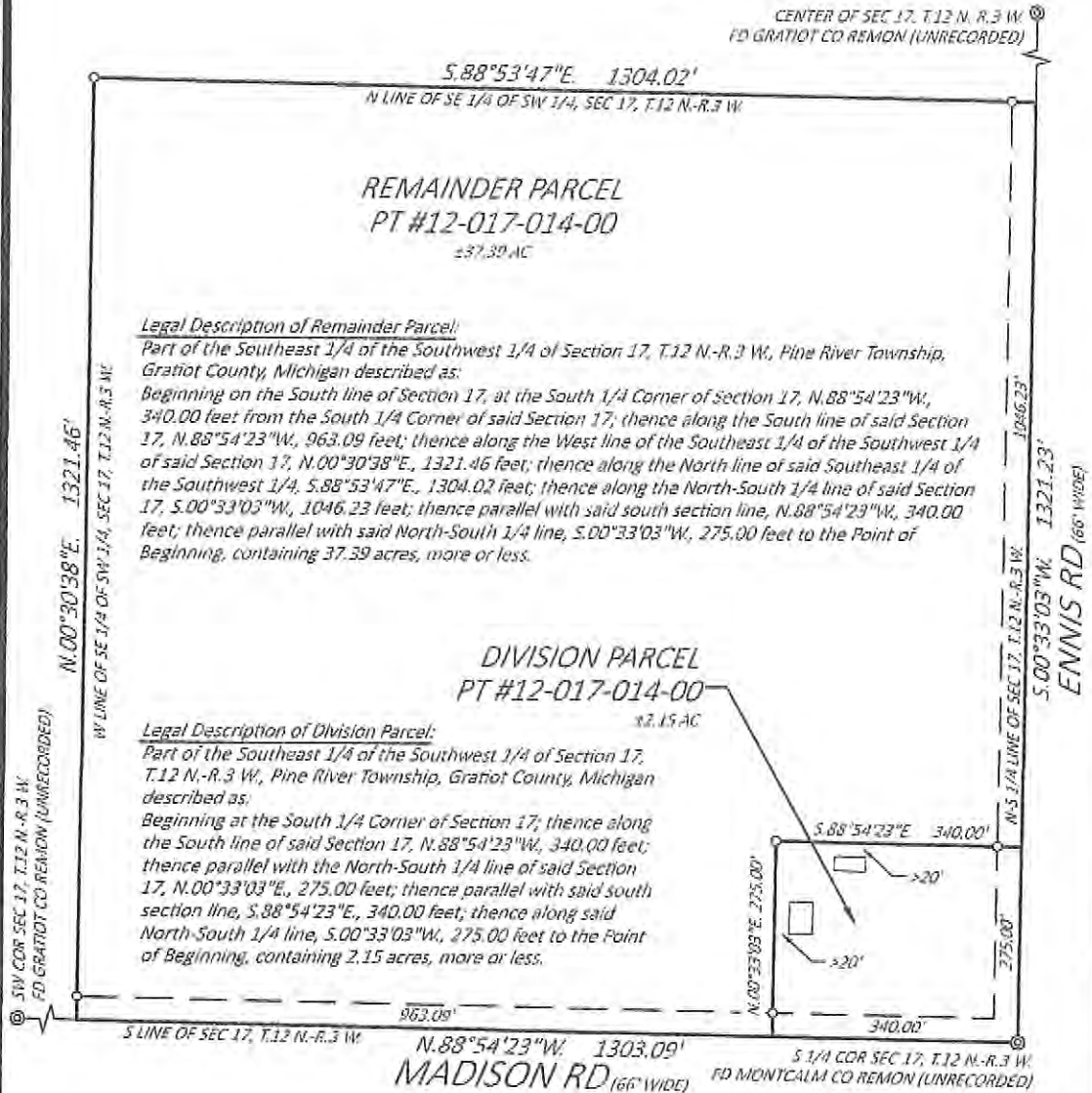
Map Publication:
09/10/2025 9:46 AM



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

CERTIFICATE OF SURVEY

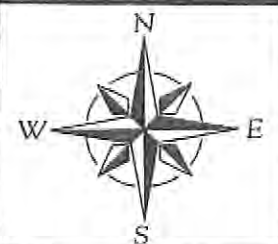
BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
M.D.O.T. C.O.R.S. NETWORK



I hereby certify that I have surveyed and mapped the land above platted and/or described on AUG 6, 2025, that the relative positional precision of each corner shown is within the limits accepted by the practice of professional surveying, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

Samuel J. Clark
Samuel J. Clark

Professional Surveyor No. 4001041096



SURVEY FOR: TRAVIS INSOCENSIO
2150 W JEFFERSON RD
ST LOUIS, MI 48880

SAMUEL J CLARK, PS
420 MINER ST
CARSON CITY, MI 48811
PH (989) 388-9565

samclarkps@gmail.com

© - FOUND SURVEY CORNER (M) - MEASURED (R) - RECORDED
○ - SET 1/2" DIA IRON REBAR WITH CAP No. 4001041096



Legal Description of Division Parcel:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:

Beginning at the South 1/4 Corner of Section 17; thence along the South line of said Section 17, N.88°54'23"W., 340.00 feet; thence parallel with the North-South 1/4 line of said Section 17, N.00°33'03"E., 275.00 feet; thence parallel with said south section line, S.88°54'23"E., 340.00 feet; thence along said North-South 1/4 line, S.00°33'03"W., 275.00 feet to the Point of Beginning, containing 2.15 acres, more or less.

Legal Description of Remainder Parcel:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:

Beginning on the South line of Section 17, at the South 1/4 Corner of Section 17, N.88°54'23"W., 340.00 feet from the South 1/4 Corner of said Section 17; thence along the South line of said Section 17, N.88°54'23"W., 963.09 feet; thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 17, N.00°30'38"E., 1321.46 feet; thence along the North line of said Southeast 1/4 of the Southwest 1/4, S.88°53'47"E., 1304.02 feet; thence along the North-South 1/4 line of said Section 17, S.00°33'03"W., 1046.23 feet; thence parallel with said south section line, N.88°54'23"W., 340.00 feet; thence parallel with said North-South 1/4 line, S.00°33'03"W., 275.00 feet to the Point of Beginning, containing 37.39 acres, more or less.



GRATIOT COUNTY TAX CERTIFICATION FOR LAND DIVISION/COMBINATION

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

Property Number: 12-017-014-00
PINE RIVER TOWNSHIP

Property Address: 9019 N ENNIS 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	100.00	52,678	167,900	2,249.00	0.00	0.00	0.00	PDC	02/14/25
2023	100.00	50,170	153,500	1,683.82	0.00	0.00	0.00	PDC	02/16/24
2022	100.00	47,781	155,700	1,752.00	0.00	0.00	0.00	PDC	02/13/23
2021	100.00	46,255	140,000	1,713.42	0.00	0.00	0.00	PDC	02/14/22
2020	100.00	45,617	138,500	1,436.82	0.00	0.00	0.00	PDC	02/15/21

DESCRIPTION OF PROPERTY:

PA 116 L 1015 P 1159 CONTRACT NO 29-26477B-123180 SE 1/4 OF SW 1/4 SEC. 17-12-3 40 A.

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: 08/28/25 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: 

Date Certified: 8-28-2025

PROPERTY OWNER: WILK THEODORE J & KATHRYN S
4611 W JEFFERSON RD
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
12-017-014-00

Receipt: 65746

08/21/25

Page

Cashier: KHOYT

Received Of:

TRAVIS INOSENCO

The sum of: \$275.00

LS

275.00

Total

275.00

TENDERED:

CHECKS

114

275.00

Signed: _____



P.A. 116 Farmland Preservation

Request for Release of PART OF AN AGREEMENT Prior to Expiration

Find the type of release that best fits your situation, check that box, then gather the documentation required and submit entire request packet to address shown at the end of this section.

- Releasing a parcel up to two acres with at least one structure that was present prior to the start date of the Agreement.**
 - Include items 1, 4, 7, 9 from the list below; also include item 8 if request is for more than 2 acres (can't exceed 5 acres).
- Releasing a parcel up to two acres with Existing Buildings - Due to Death of a Named Person on the Agreement**
 - Include items 1, 2, 7, 9, 10 from the list below; also include item 8 if request is for more than 2 acres (can't exceed 5 acres).
- Releasing a parcel up to two acres with Existing Buildings - Due to Disability of a Named Person on the Agreement**
 - Include items 1, 3, 7, 9, 10 from the list below; also include item 8 if request is for more than 2 acres (can't exceed 5 acres).
- Releasing a parcel up to two acres for Someone Essential to the Farm**
 - Include items 1, 5, 7, 9 from the list below
- Releasing a parcel - public interest is served by the release**
 - Include items 1, 6, 7, 9 from the list below

LIST OF ITEMS THAT MAY BE REQUIRED WITH REQUEST

1. The Farmland Development Rights Agreement number or a copy of the Agreement.
2. Copy of the death certificate (request must be within 3 years of date of death).
3. Signed statement from a physician stating the type and severity of the disability, and that the condition represents a total and permanent disability.
4. A resolution of approval from the zoning authority (usually the township board) that indicates at least one structure on the parcel to be removed predates the Farmland Agreement.
5. A resolution of approval from the zoning authority (usually the township board) that indicates the release is for someone essential to the farm according to the definition in the law governing the program.
6. A resolution of approval from the zoning authority (usually the township board) that indicates the release is for Public Interest and meets one or more conditions of 36111a.(1)(b) of Part 361 of the Natural Resources and Environmental Protection Act.

Sample resolutions may be found here

7. Legal description of parcel to be released.
8. Documentation for need for excess of 2 acres.
9. A listing of the taxable value of the parcel to be released, including all buildings, for the past seven years on official letterhead, signed by the tax assessor.
10. Signed statement from the tax assessor that indicates at least one structure on the parcel to be removed predates the Farmland Agreement.
11. Documentation of public interest.

INCOMPLETE REQUESTS WILL BE RETURNED TO SENDER

**FARMLAND PROGRAM
MDA-ESD
P.O. Box 30449
LANSING, MI 48909**

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

September 10, 2025

To: Farmland and Open Space Preservation
Real Estate Division
Michigan Department of Natural Resources
Lansing Michigan 48889

From: Douglas Merchant
Pine River Township Assessor
1495 W. Monroe Rd.
St. Louis MI. 48880

Parcel # 2912-017-014-00
PA 116 # 29-26477B-123180

The following are the taxable values for the past 7 years on the land and buildings to be partially terminated from PA 116. The information is being requested by the New owner Travis Inosencio II. The owner is splitting off 2.15 acres along with home and buildings. A legal description and map are attached.

Total Taxable Value Of parent parcel	TV--Land and Buildings to be Excluded 2.15 Acres
2025 54,311	16,293
2024 52,678	15,803
2023 50,170	15,510
2022 47,781	14,384
2021 46,265	13,880
2020 45,617	13,685
2019 44,767	13,430
2018 43,718	13,115

If you have any questions, please feel free to contact me.

Douglas Merchant
Pine River Township Assessor
1495 W Monroe Rd.
St. Louis MI 48880

Office 989-681-5523
e-mail: assessor@pinerivermi.gov



STATE OF MICHIGAN - GRATIOT COUNTY
 RECEIVED
 01/16/2018 12:04:37 PM
 MARY MEACHANT - REGISTER OF DEEDS



LIBER 1015 PAGE 1159



STATE OF MICHIGAN - GRATIOT COUNTY
 RECORDED
 01/16/2018 3:26:53 PM
 MARY MEACHANT - REGISTER OF DEEDS
 RECEIPT# 0600, STATION 1
 \$30.00 FARM LAND DEVELOPME



STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT

AGREEMENT #29-26477B-123180

THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 14th day of December AD, 2017, by and between Theodore J Wilk Trust dated January 17, 2013; AND Kathryn S Wilk Trust dated January 17, 2013; hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan; WITNESSETH WHEREAS, the Owner owns real property in the County of Gratiot, State of Michigan, hereinafter referred to as the "Subject Property", which is described as follows:
 SE 1/4 of SW 1/4 of Section 17, T12N R3W, Pine River Township, Gratiot County, Michigan. (40)

This Agreement shall serve notice of the removal and replacement of the property described above from a similar Agreement recorded in the Gratiot County Register of Deeds Office in Liber 900, Pages 828 and 829, on April 25, 2011.

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and State of Michigan desire to limit the use of Subject Property to agricultural uses and uses compatible thereto in order to preserve a maximum of agricultural land, to conserve Michigan's economic resources, to maintain the agricultural economy, to assure a supply of food and fiber for future residents of the State and to discourage the premature and unnecessary conversion of agricultural land to more intensive uses, recognizing that such land has public value as agricultural land and constitutes an important physical, social, aesthetic and economic asset to the Owner and the State; and WHEREAS, both the Owner and the State of Michigan intend that the terms, conditions and restrictions of this Agreement be consistent with those Agreements authorized by Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 (being Sections 324.36101 to 324.36117 of Michigan Compiled Laws annotated).

NOW, THEREFORE, the parties hereto for and in consideration of benefits to each of them accruing by virtue hereof AGREE that:

1. This Agreement is made and entered into pursuant to the provisions of Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 and all of the provisions of said Act are incorporated herein by reference and made a part thereof.
2. A structure shall not be built on the Subject Property except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm under section 36111(2)(b), or lines for utility transmission or distribution purposes or with the approval of the local governing body and the state land use agency,
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the local governing body and the state land use agency.
4. Any interest in the subject property shall not be sold except a scenic, access or utility easement which does not substantially hinder farm operations.
5. Public access is not permitted on the land unless agreed to by the owner.
6. The exploration and extraction for natural gas and oil is hereby permitted provided the Department of Agriculture and Rural Development shall be notified by the owner when such activity takes place. The extraction of other surface and sub-surface minerals is hereby prohibited unless specifically approved by the Department of Agriculture and Rural Development, and the Pine River Township Board
7. The term of this Agreement shall be for ninety-nine (99) years, commencing on the 1st day of January, 1982, and ending on the 31st day of December, 2080.
8. This agreement may be terminated subject to the same provisions and with like penalties as set forth in Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 for the termination of said Agreements.
9. If the Subject Property is sold to another party whose name does not appear on this Agreement, the seller must obtain a signed statement from the purchaser which declares that the purchaser will honor all conditions and restrictions contained in this Agreement and declares that the purchaser will assume responsibilities for all payback and/or penalty provisions provided by law.
10. This Agreement shall constitute a covenant running with the land and shall be binding upon and inures to the benefit of the heirs, executors, administrators, successors, trustees and assigns to the parties.

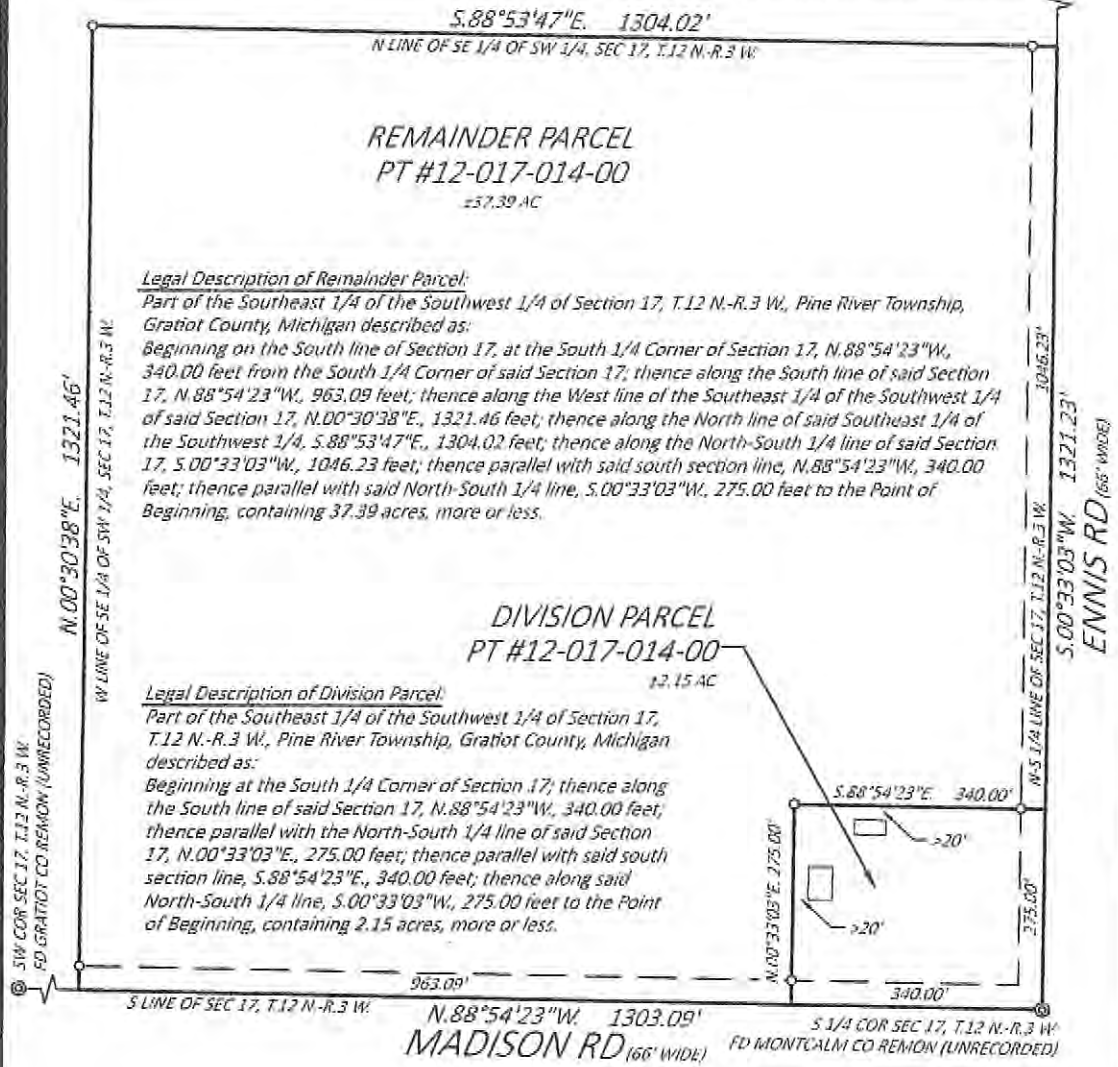
Landowner Contact:
 Theodore J Wilk Trust dated January 17, 2013
 4611 W Jefferson Rd
 Alma MI 48801
 AGREEMENT# 29-26477B-123180
 Split-Transfer (W) 3/3 ERKL

Prepared by Return to:
 Richard A Harlow, Program Manager
 MDARD-ESD Farmland Program
 PO Box 30449 J. Wilk
 Lansing, MI 48909

CERTIFICATE OF SURVEY

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
M.D.O.T. C.O.R.S. NETWORK

CENTER OF SEC 17, T.12 N.-R.3 W.
FD GRATIOT CO REMON (UNRECORDED)



REMAINDER PARCEL
PT #12-017-014-00
±57.39 AC

Legal Description of Remainder Parcel:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:
Beginning on the South line of Section 17, at the South 1/4 Corner of Section 17, N.88°54'23"W, 340.00 feet from the South 1/4 Corner of said Section 17; thence along the South line of said Section 17, N.88°54'23"W, 963.09 feet; thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 17, N.00°30'38"E, 1321.46 feet; thence along the North line of said Southeast 1/4 of the Southwest 1/4, S.88°53'47"E, 1304.02 feet; thence along the North-South 1/4 line of said Section 17, S.00°33'03"W, 1046.23 feet; thence parallel with said south section line, N.88°54'23"W, 340.00 feet; thence parallel with said North-South 1/4 line, S.00°33'03"W, 275.00 feet to the Point of Beginning, containing 37.39 acres, more or less.

DIVISION PARCEL
PT #12-017-014-00
±2.15 AC

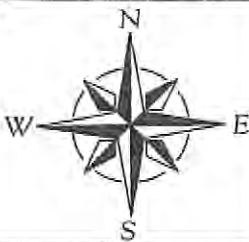
Legal Description of Division Parcel:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:
Beginning at the South 1/4 Corner of Section 17; thence along the South line of said Section 17, N.88°54'23"W, 340.00 feet; thence parallel with the North-South 1/4 line of said Section 17, N.00°33'03"E, 275.00 feet; thence parallel with said south section line, S.88°54'23"E, 340.00 feet; thence along said North-South 1/4 line, S.00°33'03"W, 275.00 feet to the Point of Beginning, containing 2.15 acres, more or less.

I hereby certify that I have surveyed and mapped the land above platted and/or described on AUG 6, 2025, that the relative positional precision of each corner shown is within the limits accepted by the practice of professional surveying, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

Samuel J. Clark
Samuel J. Clark

Professional Surveyor No. 4001041096



SURVEY FOR: TRAVIS INSOCENSIO
2150 W JEFFERSON RD
ST LOUIS, MI 48880

SAMUEL J CLARK, PS
420 MINER ST
CARSON CITY, MI 48811
PH (989) 388-3565

samclarkps@gmail.com

- ⊙ - FOUND SURVEY CORNER (M) - MEASURED (R) - RECORDED
- - SET 1/2" DIA IRON REBAR WITH CAP No. 4001041096



Legal Description of Division Parcel:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:

Beginning at the South 1/4 Corner of Section 17; thence along the South line of said Section 17, N.88°54'23"W., 340.00 feet; thence parallel with the North-South 1/4 line of said Section 17, N.00°33'03"E., 275.00 feet; thence parallel with said south section line, S.88°54'23"E., 340.00 feet; thence along said North-South 1/4 line, S.00°33'03"W., 275.00 feet to the Point of Beginning, containing 2.15 acres, more or less.

Legal Description of Remainder Parcel:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:

Beginning on the South line of Section 17, at the South 1/4 Corner of Section 17, N.88°54'23"W., 340.00 feet from the South 1/4 Corner of said Section 17; thence along the South line of said Section 17, N.88°54'23"W., 963.09 feet; thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 17, N.00°30'38"E., 1321.46 feet; thence along the North line of said Southeast 1/4 of the Southwest 1/4, S.88°53'47"E., 1304.02 feet; thence along the North-South 1/4 line of said Section 17, S.00°33'03"W., 1046.23 feet; thence parallel with said south section line, N.88°54'23"W., 340.00 feet; thence parallel with said North-South 1/4 line, S.00°33'03"W., 275.00 feet to the Point of Beginning, containing 37.39 acres, more or less.



Gratiot GIS Authority



Map Publication:
09/10/2025 9:46 AM



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