



**Planning Commission**  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6440 Fax: (517) 437-6450

## **Planning Commission Agenda** **September 17, 2025**

- I. Call to Order 5:30 pm**
  - A. Pledge of Allegiance
  - B. Roll Call
- II. Public Comment**
  - Any agenda item – 3 min. limit
- III. Consent Items**
  - A. Approval of agenda
  - B. Approval of Planning Commission August 20, 2025 minutes
- IV. Public Hearing**
  - A. 124 S. Howell Street Rezoning
- V. Old Business**
  - A. Recreation Plan Update – Verbal Progress Report
- VI. New Business**
  - A. Land Division – 350 Hillsdale Street
- VII. Zoning Administrator Report**
- VIII. Commissioners' Comments**
- IX. Public Comment**
  - Any Commission related item – 3 min. limit
- X. Adjournment**
  - Next meeting: Wednesday, October 15, 2025 at 5:30 pm



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: September 17, 2025**

**RE: 124 S. Howell Street Rezoning Public Hearing**

**BACKGROUND:**

On July 8, 2025, Hospice of Hillsdale County, owner and occupant of 124 S. Howell Street, submitted a rezoning application to the Planning Commission. The property is currently zoned RD-1, One and Two Family Residential District, however, it is legal nonconforming having been utilized as an office for many years prior. The adjacent parcels are zoned RD-1, One and Two Family Residential. The rezoning application requests the parcel be rezoned to B-1, Local Business District.

**RECOMMENDATION:**

The rezoning of the above-mentioned parcel from RD-1, One and Two Family Residential to B-1, Local Business District, would not have an adverse effect to the neighborhood, as the rezoning is merely formalizing the current use of the property, avoiding continual nonconforming status, and improving the clarity and enforceability of the zoning map. Staff also note that at least two nearby properties within approximately 400 feet are similarly situated legal nonconforming offices. A rezoning of this parcel may serve as a model for future map amendments to better reflect existing conditions along this corridor. The B-1 district is an appropriate classification since it specifically allows for "offices for any of the following occupations; executive, administrative and professional" (Code of Ordinances, Chapter 36, Article 3, Division 6-Local Business District), which corresponds with the property's current and proposed use. Based on these findings, the Zoning Administrator requests the Planning Commission to recommend adoption of the rezoning to City Council.



# CITY OF HILLSDALE

**For Office Use Only**

Date Received:

Received By:

Amount Paid/Check #

**Fee: \$500.00**

## REZONING REQUEST PETITION FORM

Re-zoning may be requested by the property owner or at the request of Planning Commission. A public hearing must be set to be heard at the regular session of the City of Hillsdale Planning Commission, which meets on the third Tuesday of each month at 5:30 p.m. A \$500.00 filing fee must accompany the application. Return application to: **City Clerk, City Hall, 97 N. Broad St. Hillsdale, Michigan 49242** or email to: [abeeker@cityofhillsdale.org](mailto:abeeker@cityofhillsdale.org)

Shoshanna Finegan, Executive Dir.  
Applicant's Name

Hospice of Hillsdale County Inc.  
Owner's Name

124 S. Howell Street  
Mailing Address

124 S. Howell Street  
Mailing Address

Hillsdale MI 49242  
City, State, Zip

Hillsdale MI 49242  
City, State, Zip

517-437-5252  
Telephone Number

577-437-5252  
Telephone Number

**IF APPLICANT IS NOT THE PROPERTY OWNER, WHAT IS THE APPLICANT'S INTEREST IN THE PROPERTY? (LAND CONTRACT, LEASE, OPTION, ETC.)**

I am the Executive Director of the organization Hospice of Hillsdale County

Property Address: 124 S. Howell Street

Property Address: Hillsdale

Current Zoning District: RD-1

Proposed Zoning District: B-1

Explain the nature of the Practical Difficulty or Hardship with the current zoning:

Our current zoning negatively affects appraisal of the property since we are a place of business, but zoned residential. If we were to sell, this would inhibit future owners from doing business.

(Attach additional sheets, as needed)

Shoshanna Finegan  
Signature

7/8/2025  
Date

**BELOW FOR OFFICE USE ONLY**

Signature of City Clerk

Date of Hearing

Disposition of Planning Commission



**CITY OF HILLSDALE**  
97 N. BROAD ST  
HILLSDALE, MI 49242  
(517) 437-6441

**WWW.CITYOFHILLSDALE.ORG**

Receipt: 99118 07/18/25  
Cashier: KATY  
Received Of: HOSPICE OF HILLSDALE COUNTY INC  
The sum of: 500.00

124 S HOWELL ST  
HILLSDALE MI 49242  
ZONING MAP ORD AMENDMENT  
124 S HOWELL ST

<u>Receipt Code:</u>	<u>Description:</u>	<u>Distribution:</u>	
BD	00011862	101-000.000-476.000	500.00
			<hr/>
			Total 500.00
	TENDERED:	CHECK	40827

Signed: \_\_\_\_\_

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August 27, 2025

To Whom It May Concern,

PLEASE TAKE NOTICE that the City of Hillsdale Planning Commission has set a Public Hearing for September 17, 2025 at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, to consider the proposed rezoning of Parcel No. 006-327-480-24, known as 124 S. Howell Street.

The rezoning is an ordinance change to Section 36-143 of Division 1, of Article 3 of Chapter 36, the proposed rezoning of the property at 124 S. Howell Street from the R-1 One Family Residential District, to the B-1, Local Business District.

Legal Description as follows:

Commencing at a point on the West line of Howell Street in the City of Hillsdale, Hillsdale County, Michigan, that is 17 rods, 6 feet, 8 inches due South of the South line of Sharp Street, said point being the Southeast corner of land owned by MacNeal and running thence West along the South line of said MacNeal land 130 feet to land belonging to the Episcopal Church; thence South along the East line of the Episcopal Church land 77 feet; more or less, to the North line of the Elm Court roadway; thence East along the North line of said Elm Court roadway to the West line of Howell Street 78.87 feet to the Place of Beginning, being part of Out Lot "A" of Cook's Addition to the City of Hillsdale.

Subject to any easements and restrictions of record.

The Owner of 124 S. Howell Street is requesting a rezoning from R-1 to B-1. You are being notified as a property owner within a 300' radius of the property.

If you have any questions or wish to discuss the rezoning, please contact the Zoning Administrator by phone, email or USPS.

Thank you.

Hillsdale City Zoning Administrator  
97 N. Broad St.  
Hillsdale, MI 49247  
517-437-6426  
[planning@cityofhillsdale.org](mailto:planning@cityofhillsdale.org)



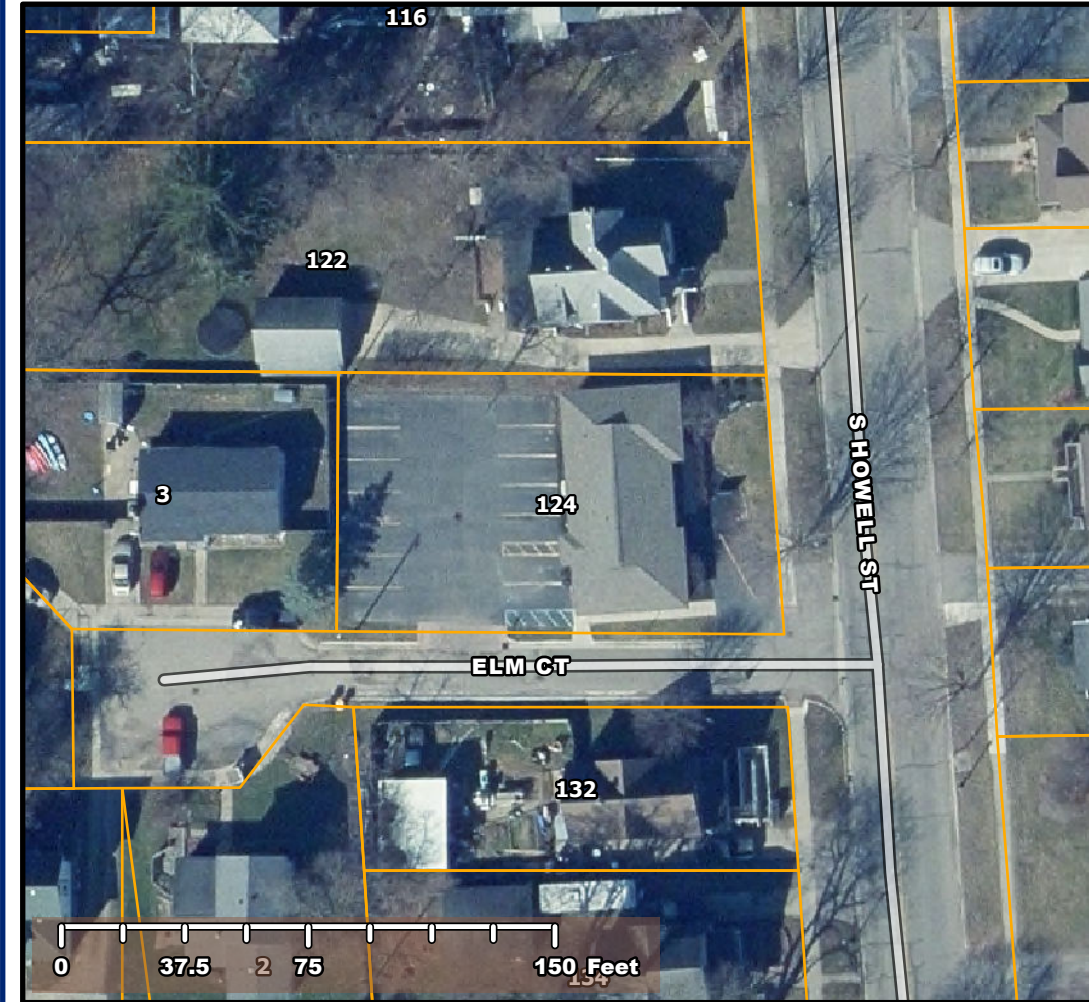


## General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

### Report and Property Data compiled as of July 3, 2025

Aerial Imagery: March 2024



Parcel ID: 30 006-327-480-24  
Property Address: 124 S HOWELL ST  
City/Township: CITY OF HILLSDALE  
Village (If Applicable):

Property Class Code: 201  
Property Class Desc: COMMERCIAL-IMPROVED  
School District Code: 30020  
School District Name: HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	0%	Last Recorded Deed/Document	State Equalized Value (S.E.V.)	Taxable Value
Assessed Acres:	0.24	Liber/Page: 1073/98		
Land Value:	62,312	Document Date: 4/17/2003	2025: 0	0
Land Imp Value:	0	Recorded Plat: 0061/0105	2024: 0	0
Building Value:	220,025	Click the link below to view recorded plat:	2023: 0	0
True Cash Value:	282,337	<a href="https://hillsdalecounty.gov/images/equalization/GIS/Plats/0061/0061_0105.pdf">https://hillsdalecounty.gov/images/equalization/GIS/Plats/0061/0061_0105.pdf</a>	2022: 0	0

### Tax Description

COM INT W LN HOWELL ST W/ S LN SHARP ST TH S 287.17 FOR POB TH W 130 FT (MEAS N89°36'43"W 130 FT) TH S 77 FT M/L (MEAS S00°23'17"W 78.64 FT) TO N LN ELM CT R/W TH E ALG N LN ELM CT R/W TO W LN HOWELL ST (MEAS S89°36'43"E 136 FT) TH NLY 78.87 FT ALG W LN HOWELL ST (MEAS N03°58'42"W 78.87 FT) TO POB 0.24A M/L PRT OUTLOT A COOKS ADDN SEC 27 T6S R3W FOURTH WARD (REDISTRICTED FROM THIRD WARD)

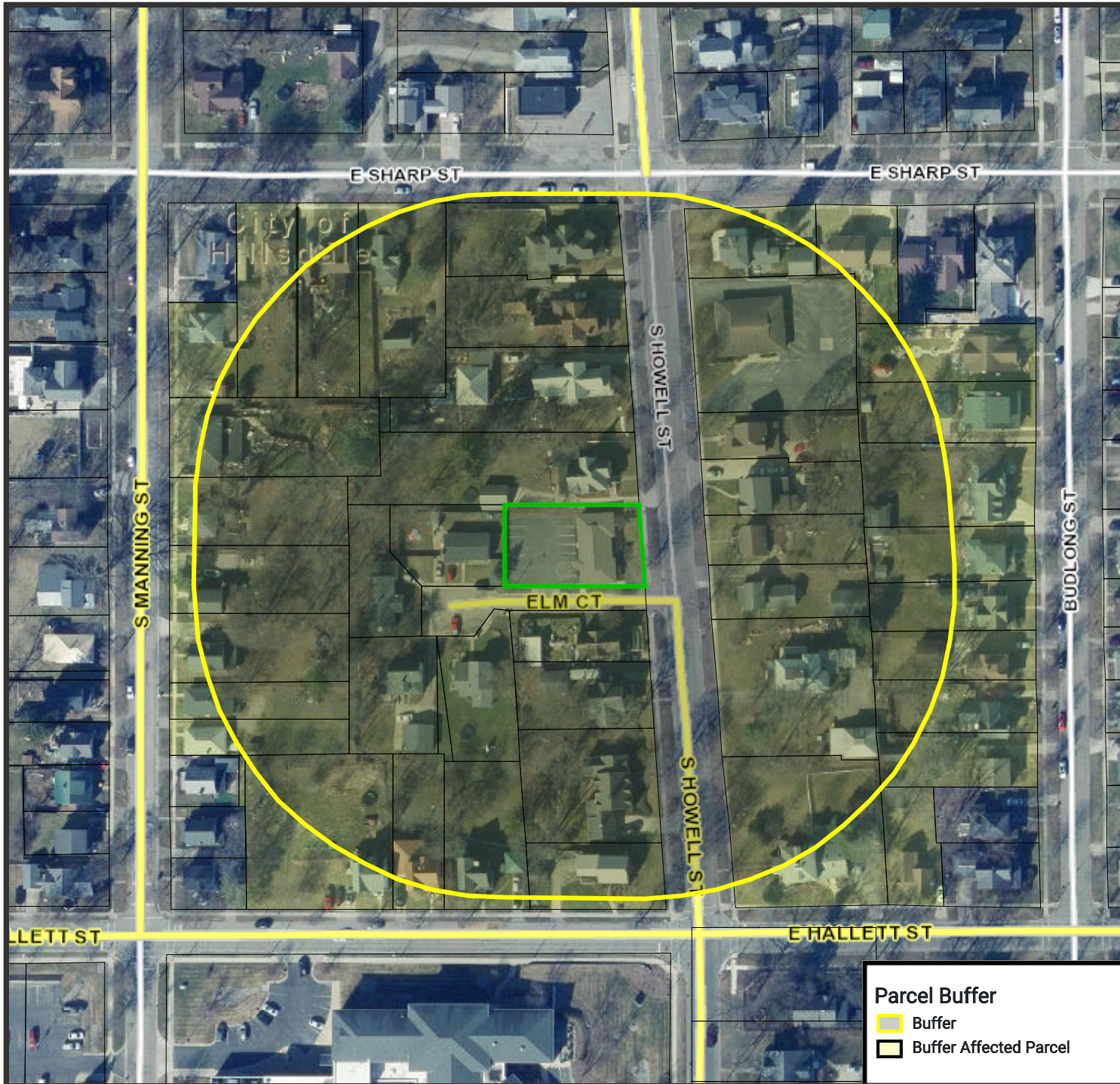
	Summer Taxes ** 2025	Winter Taxes ** 2024	Village Taxes ** 2025
Base Tax:	\$0.00	\$0.00	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$0.00	\$0.00	\$0.00
Total Tax:	\$0.00	\$0.00	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:			
Balance Due:	\$0.00	\$0.00	\$0.00

\* Total Delinquent Tax: \$0.00  
\* PRE Denial Amount Due: \$0.00

\* The amount of Delinquent Tax/PRE Denials above is as of: July 3, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

\*\* Contact the appropriate City/Village/Township Treasurer for up to date information.





# HILLSDALE CITY PLANNING

## REZONING MAP



Map Publication:  
09/15/2025 3:58 PM



powered by  
**FetchGIS** 

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

### Parcel Buffer

-  Buffer
-  Buffer Affected Parcel



JONES, JOANNA L  
32 E SHARP ST  
HILLSDALE, MI 49242

EASTERLING, NICKOLAS & AMBERLYNN  
36 E SHARP ST  
HILLSDALE, MI 49242

H&H MICHIGAN HOMES LLC  
8531 MENTRA CIR  
ANCHORAGE, AK 99518

KAS, ALAN  
119 S MANNING ST  
HILLSDALE, MI 49242

KOPE, BRANDI K  
127 S MANNING ST  
HILLSDALE, MI 49242

BORDNER, CHAD & NORTHRUP, MISTY  
135 S MANNING ST  
HILLSDALE, MI 49242

PLANK, ETHAN  
139 S MANNING ST  
HILLSDALE, MI 49242

NEVINS, CALVIN JR & JULIE  
145 S MANNING ST  
HILLSDALE, MI 49242

BIGELOW, HEATHER & ERIC  
2505 SYLVAN DR  
HILLSDALE, MI 49242

RODGERS, LORI M  
149 S MANNING ST  
HILLSDALE, MI 49242

WOODHOUSE REVOCABLE FAMILY TRUST  
8000 NE 211TH AVE  
VANCOUVER, WA 98682

SPENCER, DANIEL & MICHELE  
119 S HOWELL ST  
HILLSDALE, MI 49242

NOVAK, JOHN F III & GINGER P  
125 S HOWELL ST  
HILLSDALE, MI 49242

CRESS, SCOTT T & SHANA N  
129 S HOWELL ST  
HILLSDALE, MI 49242

JONES, RICHARD  
131 S HOWELL ST  
HILLSDALE, MI 49242

JOHNSON, LEE & NANCY FAMILY TRUST  
133 S HOWELL ST  
HILLSDALE, MI 49242

YACK, PAMELA SUE & YACK, TARA M  
147 S HOWELL ST  
HILLSDALE, MI 49242

PETER, MARY MARGARET  
70 E SHARP ST  
HILLSDALE, MI 49242

PEARL TREE PARK LLC  
96 BUDLONG ST  
HILLSDALE, MI 49242

GELZER, ANDREW & KELLY  
100 BUDLONG ST  
HILLSDALE, MI 49242

SIKORSKI, DEZIRAE J  
106 BUDLONG ST  
HILLSDALE, MI 49242

RICE, MARTIN  
108 BUDLONG ST  
HILLSDALE, MI 49242

HENRY, MARK & BETH  
6536 SWEET CLOVER HILLS DR  
JONESVILLE, MI 49250

NOLAN, MATTHEW  
116 BUDLONG ST  
HILLSDALE, MI 49242

MILES, STACY L  
286 EDGEWOOD CT  
JACKSON, MI 49201

WILLIAMS, ROBERT D  
120 BUDLONG ST  
HILLSDALE, MI 49242

PARKER, SUSAN L  
69 E HALLETT ST  
HILLSDALE, MI 49242

LEE, KENDAL J  
6444 19 MILE RD  
HOMER, MI 49245

DANGERFIELD, JOLENTA  
41 E HALLETT ST  
HILLSDALE, MI 49242

MCNEW, TOMMY ZEKE  
3556 CAMBRIA RD  
HILLSDALE, MI 49242



ROSENTHAL, CONNIE R ETAL  
108 S HOWELL ST  
HILLSDALE, MI 49242

LAVALLE, ROBERT F  
112 S HOWELL ST  
HILLSDALE, MI 49242

STACK, SUSAN L  
116 S HOWELL ST  
HILLSDALE, MI 49242

GARY, KEVIN & HEATHER  
3908 AUTUMN LN  
VALPARAISO, IN 46385

HOSPICE OF HILLSDALE COUNTY  
124 S HOWELL ST  
HILLSDALE, MI 49242

KINNEY, NATALIE KAY & TIMOTHY  
3 ELM CT  
HILLSDALE, MI 49242

HARRIS, BRANDY  
6 ELM CT  
HILLSDALE, MI 49242

VANDYKE, BRADEN J  
127 OAK ST  
HILLSDALE, MI 49242

HOWLAND, BRIAN  
13280 TAYLORD RD  
BROOKLYN, MI 49230

HARTLEY, KAREN  
132 S HOWELL ST  
HILLSDALE, MI 49242

GAINER, KEVIN & SHANNON  
134 S HOWELL ST  
HILLSDALE, MI 49242

KIMBALL, DUSTIN L & KAREN  
136 S HOWELL ST  
HILLSDALE, MI 49242

BARNES, GARY & SHERRY IRREV TRUST  
53 E HALLETT ST  
HILLSDALE, MI 49242

OATES, ROBERT SYLVESTER JR  
39 E HALLETT ST  
HILLSDALE, MI 49242

## Order Confirmation

Not an Invoice

<b>Account Number:</b>	875402
<b>Customer Name:</b>	City Of Hillsdale
<b>Customer Address:</b>	City Of Hillsdale 97 N Broad ST Attention to: City Clerk Hillsdale MI 49242-1617
<b>Contact Name:</b>	City Of Hillsdale
<b>Contact Phone:</b>	5174376490
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	08/27/2025
<b>Order Number:</b>	11616934
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	23.0000
<b>Height in Inches:</b>	2.3900

### Print

Product	#Insertions	Start - End	Category
HLD Hillsdale Daily News	1	08/30/2025 - 08/30/2025	Govt Public Notices
HLD hillsdale.net	1	08/30/2025 - 08/30/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$54.90
Tax Amount	\$0.00
Service Fee 3.99%	\$2.19
Cash/Check/ACH Discount	-\$2.19
Payment Amount by Cash/Check/ACH	\$54.90
Payment Amount by Credit Card	\$57.09

<b>Order Confirmation Amount</b>	<b>\$54.90</b>
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## **PUBLIC HEARING**

PLEASE TAKE NOTICE that the Hillsdale City Planning Commission has set a Public Hearing for September 17, 2025, at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, 97 N. Broad Street to consider the proposed re-zoning of Parcel No. 006-327-480-24, known as 124 S. Howell Street. You may view the proposed amendment in its entirety at [www.cityofhillsdale.org](http://www.cityofhillsdale.org).

Printed documents are available upon request at the Hillsdale City Hall Clerk's Office.

Katy Price,  
City Clerk  
517-437-6440

11616934



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: September 17, 2025**

**RE: Land Division – 350 Hillsdale Street**

**BACKGROUND:**

The owner of the parcel located at 350 Hillsdale Street has requested to divide the existing lot. Under City ordinance, platted lots may only be divided following review and approval by the Assessor, Zoning Administrator, Planning Commission, and City Council.

The parent parcel (30-006-222-229-24) is zoned B-1, Local Business District. The owner proposes to retain Parcel A for commercial use and create Parcel B for residential use.

**RECOMMENDATION:**

Because Parcel B is intended for residential use, staff recommend it be rezoned to an appropriate residential classification rather than remain in the B-1 district. Rezoning prior to the split will help prevent future issues, such as a mixed zoning designation if Parcel B is later combined with adjacent property, or a lot that is unusable for its intended purpose and must later be corrected.

The Assessor and Zoning Administrator recommend that the Planning Commission conditionally approve the proposed land division, subject to receipt of a rezoning application for Parcel B by the Assessing & Zoning Office prior to final land division approval. Upon completion of this conditional requirement, the matter should be referred to City Council for final adoption.



\_\_\_ Approved  
\_\_\_ Approved with Conditions  
\_\_\_ Denied

\* Please refer to the attached sheet  
for explanation behind the decision.

Date: \_\_\_\_\_



Application Fee: \$75.00

Receipt #: \_\_\_\_\_

Signature: \_\_\_\_\_

Date Received: 9/11/2025  
(by City Clerk or City Treasurer)

## LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments or this application will be returned to you.

**Bring or mail to:** City of Hillsdale  
City Clerk/Treasurer  
97 N Broad St  
Hillsdale, MI 49242

**Questions:** Hillsdale City Assessor  
(517) 437-6456  
[assessor@cityofhillsdale.org](mailto:assessor@cityofhillsdale.org)

This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 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) MCL 560.101 et seq. Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. **LOCATION** of Parent Parcel or Tract to be split:

*"Tract" means two (2) or more parcels that share a common property line and are under the same ownership.*

- a. Primary Address: 350 Hillsdale St.
- b. Parent Parcel Number: 30 - 006 - 222 - 229 - 24
- c. Attach Additional Sheets (if more than one parent parcel in the tract)

2. **PROPERTY OWNER** Information:

- a. Name: Alexis Zeiler
- b. Phone Number: (517) 881-3791
- c. Address: 3051 W. Card Rd.  
City: Hillsdale State: MI Zip Code: 49242
- d. Email: alexistzeiler@gmail.com

3. **PROPOSAL** – Describe the Division(s) being proposed:

- a. Reason for proposed division (i.e. sale, lease greater than one year, development, etc.):

land division for sale

- b. Number of New Parcels: 2 (this should include parcel(s) retained by the owner)

- c. Intended Use (i.e. Residential, Commercial, etc.): Parcel A - Commercial  
Parcel B - Residential

*\* Note: All resulting parcel must meet the minimum size requirements of the zoning district in which the parcel is located (refer to Hillsdale Municipal Code Section 36-411)*

- d. Access (check one):

☒ Each new division has frontage on an existing public street.

☐ A new public street, proposed name: \_\_\_\_\_ (street name cannot duplicate existing street)

☐ A private street or easement, proposed name: \_\_\_\_\_ (street name cannot duplicate existing street)

☐ A recorded easement (driveway)

- e. The proposed division will be added to an existing parcel (**complete below only if true**)

Parcel Address: \_\_\_\_\_

Parcel Number: 30 - 006 - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Legal Description (attach extra sheets as needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

*\* If approved, combination will be processed upon receipt of deed establishing identical ownership.*

4. **ATTACHMENTS** (all attachments **MUST** be included) *Letter each attachment as shown:*

- A. A scale drawing or survey that complies with the requirements of P.A. 591 of 1996 as amended for the proposed division(s) of the parent parcel showing:

- a) Current **boundaries**;  
b) All previous divisions **made after** March 31, 1997 (indicate when made or none);  
c) **Dimensions** of the proposed divisions;

- d) **Any existing improvements** (building, wells, septic system, driveways, house, garage, etc.) and setback(s) from proposed parcel lines, and
  - e) Proof of fee ownership (**most recent deed of parcel to be divided**)
  - B. A **certificate from the County Treasurer** that complies with the requirement of P.A. 23 of 2019, establishing that all property taxes and special assessments due on the parcel or tract subject to the proposed divisions for the 5 years preceding the date of the application have been paid.
  - C. Indication of approval, or **permit from City of Hillsdale Department of Public Services** that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards (Right of Way permit). (if applicable)
  - D. A copy of any transferred division rights (§109(2) of the Act) of the parent parcel (**Form L-4260a**)
  - E. A **\$75.00\*** application fee.  
*\* Checks should be made payable to the City of Hillsdale*
- 

## 5. ACKNOWLEDGMENT

The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other ordinances, rules, or regulations which may control the use or development of the parcels. Finally, even if this division is approved, I understand ordinances, laws, and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcel.

PROPERTY OWNER'S SIGNATURE: Alexis Ziehl DATE: 9-11-25

All complete application packages will be acted upon within 45 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refiling in accordance with same.

DATE: September 10, 2025

SURVEY NO.: HILLS-31554

# CERTIFIED SURVEY

RE: ALEXIS THERESA ZEILER  
350 HILLSDALE STREET  
CITY OF HILLSDALE  
HILLSDALE COUNTY, MI

## DESCRIPTIONS:

### PARCEL A:

ALL THAT PART OF LOT 12, BLOCK 8, OF E. MARTINDALE'S ADDITION TO THE VILLAGE, NOW CITY, OF HILLSDALE, AS RECORDED IN LIBER AV OF DEEDS, PAGE 389, HILLSDALE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE SOUTHEAST CORNER OF LOT 12 AND RUNNING THENCE N89°42'08"W, ALONG THE NORTH RIGHT OF WAY LINE OF DIVISION STREET, 147.37 FEET TO A CAPPED REBAR SET; THENCE N00°21'25"E 82.50 FEET TO A CAPPED REBAR SET ON THE NORTH LINE OF LOT 12 AS MONUMENTED; THENCE S89°42'08"E, ALONG SAID LINE, 147.27 FEET TO A BOAT SPIKE FOUND ON THE WEST LINE OF HILLSDALE STREET; THENCE S00°17'10"W, ALONG SAID LINE, 82.50 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12,154 SQUARE FEET, MORE OR LESS.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

### PARCEL B:

ALL THAT PART OF BLOCK B, OF E. MARTINDALE'S ADDITION TO THE VILLAGE, NOW CITY, OF HILLSDALE, AS RECORDED IN LIBER AV OF DEEDS, PAGE 389, HILLSDALE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID BLOCK B AND RUNNING THENCE N89°42'08"W, ALONG THE NORTH RIGHT OF WAY LINE OF DIVISION STREET, 147.37 FEET TO A CAPPED REBAR SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N89°42'08"W, ALONG SAID LINE, 79.00 FEET TO A CAPPED REBAR SET IN THE CENTERLINE OF THE VACATED ALLEY; THENCE N00°21'25"E, ALONG SAID CENTERLINE AS MONUMENTED, 82.50 FEET TO A CAPPED REBAR FOUND; THENCE S89°42'08"E, ALONG THE NORTH LINE OF LOT 12 AND ITS PROJECTION, 79.00 FEET TO A CAPPED REBAR SET; THENCE S00°21'25"W, 82.50 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 6,517 SQUARE FEET, MORE OR LESS.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

## SURVEYOR'S NOTES:

1. All new land divisions must be approved by the municipality and a certificate obtained from the County Treasurer stating that all taxes and special assessments have been paid for the subject property for the past five years prior to conveyance according to P.A. 591 of 1996.
2. Bearings are based on the State Plane Coordinate System - Michigan South Zone.
3. The aerial photography was provided by Mostrom & Assoc., Inc and was flown in 11/06/2024.
4. City Storm spillway assumed to spill into vacated alley and into parcel to the north.

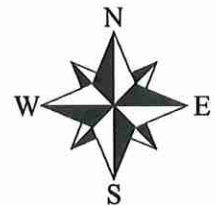


# CERTIFIED SURVEY

RE: ALEXIS THERESA ZEILER  
350 HILLSDALE STREET  
CITY OF HILLSDALE  
HILLSDALE COUNTY, MI

## LEGEND

- = MAG NAIL SET
- = MAG OR P.K. NAIL FOUND
- = CAPPED REBAR SET
- = REBAR FOUND
- △ = STAKE ON LINE
- = CONC. MONUMENT FOUND
- R = RECORDED DIMENSION
- M = MEASURED DIMENSION



Scale: 1" = 50 Feet  
0' 25' 50'

