



VILLAGE OF PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

APPLICATION FOR LAND DIVISION

Owner: James Oethloff
Address: 407 Stuart St
Phone: 989-915-1811
Email: insjedad@gmail.com

Applicant: _____
Address: _____
Phone: _____
Email: _____
Interest in property: Owner Other
Explain Interest: _____

Parent Parcel Address: 407 Stuart Tax Code: _____

Lot: A Subdivision: Village of Pinckney Zoning: Residential

Size of Parcel: 50' x 132'

Submission requirements:

- Proof of Ownership
- Statement of any deed restrictions and/or covenants that run with the land
- History of previous land divisions/combinations
- Proof that all taxes which are due and payable and all special assessments outstanding have been paid in full
- Survey map of the land proposed to be divided, prepared by a registered land surveyor or civil engineer licensed by the State of Michigan, which shows the dimensions and legal descriptions of the existing parcels or tracts, the location of all existing or proposed structures and other land improvements, the location of any existing easements and the accessibility of the parcels for vehicular traffic and utilities from the existing public roads.
- New Parcel Map drawn to scale is required. The new parcel map shall be prepared by a registered land surveyor or civil engineer licensed by the State of Michigan and shall include the following requirements:
 - a) Dated, north arrow, scale, and name of the individual or firm responsible for the completion of the tentative new parcel map;
 - b) Proposed lot lines and their dimensions;
 - c) Location and nature of proposed ingress and egress locations to any existing public streets;
 - d) The location of any public or private street, driveway, or any easements located or to be located within any proposed lot or parcel. Copies of the instruments describing and granting such easements shall be submitted with the application;
 - e) General topographical features including contour intervals no greater than ten feet and including a delineation of any wetland or floodplain areas;
 - f) The location of any existing buildings, structures, public or private streets, and driveways within 50 feet of all proposed property lines; and

The applicant agrees that the statements made in this document are true, and if found not to be true, the application and any approval will be void. Further, the applicant agrees to comply with the conditions and regulations provided under the State Land Division Act and the Village of Pinckney Land Division Ordinance.

I further understand that the approval of the land division is not a determination that the resulting parcels comply with the Village of Pinckney Zoning Ordinance or general ordinances and that the resulting parcels must comply with the Village of Pinckney Zoning Ordinance and all applicable general ordinances before any land use permit, special use permit or other permits will be issued by the Village to utilize said property.

Signature of Applicant: [Signature] Date 3-11-2025



VILLAGE OF
PINCKNEY

APPLICATION FOR LAND DIVISION

Parent Parcel Address/Parcel ID 4714-23-301-009

FOR OFFICE USE ONLY

Resulting Parcels:

Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____
Road Frontage _____	Size: _____	Can Meet setbacks: _____

Date of Submittal: _____

Fee Paid: \$ 500 00 Check # 218

Escrow Paid: _____

Escrow Amount Refunded: _____

Date Refunded: _____

Planning Commission Action:
(minutes shall be attached)

Recommend Approval: _____

Recommend Denial: _____

Reason for denial: _____

Village Council Action:
(minutes shall be attached)

Approved: _____

Denied: _____

Reason for denial: _____

2024 TAX NOTICE

Bill #: 01658

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>THE TREASURER'S OFFICE IS OPEN MONDAY THRU THURSDAY FOR TAX COLLECTION AND DOG LICENSING. IF YOU MAKE A PAYMENT ON FRIDAY, PLEASE PUT IT IN ONE OF OUR TWO DROP BOXES AND A RECEIPT WILL BE MAILED TO YOU. WE ARE CLOSED DEC. 25, 26, 31, AND JAN. 1, 2024. PAYMENTS ONLINE CAN BE MADE BY GOING TO PUTNAMTWP.US, THERE IS A 3% FEE FOR CREDIT CARDS AND \$1.50 FOR E-CHECKS. FOR QUESTIONS CALL 734-878-3131</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: center;">THIS TAX IS DUE BY: 02/14/2025</p> <p>Pay by mail to: PUTNAM TOWNSHIP 3280 W. M-36 PINCKNEY, MI 48169</p> <p style="text-align: center;">Add 1% interest per month after Feb. 14th, 2025</p>																																				
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: DETHLOFF, JAMES 407 STUART PINCKNEY, MI 48169</p> <p>Prop #: 4714-23-301-009 School: 47080 Prop. Addr.: 407 STUART</p> <p>Legal Description: SEC. 23 T1N. R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 8-R 7 LOTS 7 AND 8</p> <p style="font-size: 2em; font-family: cursive; margin-top: 20px;">PAID CK# 214 2-2-25</p>	<p style="text-align: center;">TAX DETAIL</p> <p>Taxable Value: 82,480 State Equalized Value: 85,214 Class: 401 PRE/MBT %: 100.0000</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center; font-size: 0.8em;">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>COUNTY AMBULANCE</td><td style="text-align: right;">0.28230</td><td style="text-align: right;">23.27</td></tr> <tr><td>HCMA PARKS</td><td style="text-align: right;">0.20620</td><td style="text-align: right;">17.00</td></tr> <tr><td>PUTNAM ALLOC</td><td style="text-align: right;">0.84760</td><td style="text-align: right;">69.89</td></tr> <tr><td>FIRE OPER</td><td style="text-align: right;">1.89210</td><td style="text-align: right;">156.02</td></tr> <tr><td>FIRE CAPITAL</td><td style="text-align: right;">0.48860</td><td style="text-align: right;">40.28</td></tr> <tr><td>PI SCHOOL DEBT</td><td style="text-align: right;">7.55000</td><td style="text-align: right;">622.57</td></tr> <tr><td>PI SCHOOL OP</td><td style="text-align: right;">18.00000</td><td style="text-align: right;">EXEMPT</td></tr> <tr><td>VETERANS RELIEF</td><td style="text-align: right;">0.09180</td><td style="text-align: right;">7.56</td></tr> <tr><td>LIVINGSTON ISD</td><td style="text-align: right;">3.17220</td><td style="text-align: right;">261.57</td></tr> <tr><td>PI LIBRARY OP</td><td style="text-align: right;">1.39210</td><td style="text-align: right;">114.79</td></tr> <tr><td>PI LIBRARY OPS</td><td style="text-align: right;">0.57110</td><td style="text-align: right;">47.09</td></tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	COUNTY AMBULANCE	0.28230	23.27	HCMA PARKS	0.20620	17.00	PUTNAM ALLOC	0.84760	69.89	FIRE OPER	1.89210	156.02	FIRE CAPITAL	0.48860	40.28	PI SCHOOL DEBT	7.55000	622.57	PI SCHOOL OP	18.00000	EXEMPT	VETERANS RELIEF	0.09180	7.56	LIVINGSTON ISD	3.17220	261.57	PI LIBRARY OP	1.39210	114.79	PI LIBRARY OPS	0.57110	47.09
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WHEN MAILING PLEASE DETACH ALONG PERFORATION. IF PAYING IN PERSON BRING IN ENTIRE BILL

PUTNAM TAX NOTICE

2020 Winter

Bill #: 03845

MESSAGE TO TAXPAYER

THE TREASURER'S OFFICE HOURS ARE MONDAY-THURSDAY, 9:00-12:00 AND 1:00-5:00. TAXES CAN BE PAID ONLINE BY GOING TO OUR WEBSITE PUTNAMTWP.US AND SELECTING PROPERTY INFO AND PAY TAXES ON THE HOME PAGE. A 3% CHARGE FOR CREDIT CARDS AND \$1.50 FOR E-CHECK. DROP BOX LOCATED IN THE LOBBY. THE TREASURER'S OFFICE IS CLOSED ON DEC. 24,25,28, 31 AND JAN. 1, 2021. PAT CARNEY, TREASURER

PAYMENT INFORMATION

THIS TAX IS DUE BY: 02/15/2021

Pay by mail to: PUTNAM TOWNSHIP
3280 W. M-36
PINCKNEY, MI 48169

**AFTER FEBRUARY 15, ADD 1% INTEREST
MARCH 1ST IS LAST DAY TO PAY TAXES AT TOWNSHIP**

PROPERTY INFORMATION

Property Assessed To:
PINCKNEY, DUANE & RAEDEANE
3799 CAPITOL WAY
HIGHLAND, MI 48356

Prop #: 4714-23-301-009 School: 47080
Prop Addr: 407 STUART

Legal Description:
SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 3-R 7 LOTS 7 AND 8

*Mailed
2/18/21
Check
4942*

TAX DETAIL

Taxable Value: 55,070
State Equalized Value: 58,360 Class: 401
PRE/MBT %: 0.0000

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
COUNTY AMBULANCE	0.28970	15.95
HCMA PARKS	0.21040	11.58
PUTNAM ALLOC	0.86730	47.76
FIRE OPER	1.66380	91.62
FIRE CAPITAL	0.45660	25.14
PI SCHOOL OPER	18.00000	991.26
PI SCHOOL DEBT	7.55000	415.77
VETERANS RELIEF	0.11270	6.20
LIVINGSTON ISD	3.26870	180.00
PI LIBRARY OP	1.42200	78.30
PI LIBRARY OPS	0.58350	32.13

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 1-01-2020 - 12-31-2020
Twn/Cty: 7-01-2020 - 6-30-2021
School: 7-01-2020 - 6-30-2021
State: 10-01-2020 - 9-30-2021

Does NOT affect when the tax is due or its amount

Total Tax	34.42470	1,895.71
Administration Fee		18.95
TOTAL AMOUNT DUE		1,914.66

WHEN MAILING PLEASE DETACH ALONG PERFORATION. IF PAYING IN PERSON BRING IN ENTIRE BILL.

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES are same as paid for five years previous to the date of this instrument or appear on the records in this office except as stated.

COPY

5-19-2021 Jennifer M. Nash, Treasurer

2021 Taxes not examined Certificate # 28385

WARRANTY DEED

Know All Men by These Presents:

The Grantor: Duane George Pinckney and RaeDeane Melanie Pinckney, husband and wife

Whose address is: 3799 Capitol Way, Highland, Michigan 48356-1611

Conveys and Warrants to: James S. Dethloff, single male

Whose address is: 9775 Whitewood, Pinckney, MI 48169

The following described premises situated in the Village of Pinckney, County of Livingston and State of Michigan, to-wit:

Lot(s) 7 and 8, Block 8, Range 7 of ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY, according to the plat thereof recorded in Liber 2 of Deeds, page 64 and in Liber 2516 of Deeds, page 365 and in Liber 2531 of Deeds, page 190 of Livingston County Records.

More commonly known as: 407 Stuart Street, Pinckney, Michigan, 48169-9039

For the full consideration of: Two Hundred Five Thousand and 00/100 Dollars (U.S. \$205,000.00)

SUBJECT TO: Building and use restrictions, reservations, and easements of record.

Dated this 19th day of May, 2021

Grantor: Duane George Pinckney [Signature]

Grantor: RaeDeane ~~Melanie~~ Pinckney [Signature]
RP

State of Michigan
County of Livingston

The foregoing instrument was acknowledged before me this 19th day of May, 2021 by Duane G Pinckney and RaeDeane M Pinckney, husband and wife.

My commission expires 10-1-24
[Signature] Notary Public

Katie Clark
Notary Public
Livingston County, Michigan
Comm Expires 10-1-24
Acting In Livingston County, Michigan

Drafted by: Duane G Pinckney, 3799 Capitol Way, Highland, Michigan 48356-1611

Return to and Send Tax Bills To: James S. Dethloff, 407 Stuart St, Pinckney, MI 48169-9039

Tax parcel #: 14-23-301-009-401-47080 Recording Fee: \$30.00 State Transfer Tax: \$1,537.5 County Transfer Tax: 225.50

ROAD

Village of Pinckney
Notice of Public Hearing

The following public hearing will be held at the regular Village Council meeting on Monday, April 7th, at 7:00pm. The meeting will be held in Council Chambers at 220 S. Howell Street, Pinckney, MI 48169, for the purpose of receiving public comment on a request to divide a lot of platted land in the village limits. The following is a summary of the proposed public hearing to be held.

The property owner has requested to divide parcel 4714-23-301-009 into two separate parcels. This parcel is at 407 N Stuart St. The property owner is selling the split to the owner at 323 E Hamburg St, parcel 4714-23-301-038.

The Village of Pinckney will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the hearing upon 5 days advance notice to the Village Clerk at the 220 S. Howell, Pinckney, MI 48169 or 734.878.6206

Andrea McCall, Village Clerk

