

MEMO

To: Northfield Township Board
From: Howard Fink
Date: 8/4/2016
Re: Domino's Farms Address Correction

Dear Township Board,

Mr. John Petz from Domino's Farms contacted us regarding correction of an address error. It appears that when the addresses were assigned to Parcels B-02-36-301-006 and B-02-36-301-009, the road names were somehow switched. They are attempting to get the official addresses/road names corrected, and are asking for the address assignment fee waived as this appears to be an administrative error from years ago.

Respectfully Submitted,



Howard Fink, Township Manager

Mary Bird

From: John Petz <jpetz@dominosfarms.com>
Sent: Tuesday, May 24, 2016 2:14 PM
To: birdm@twp.northfield.mi.us
Subject: Domino's Farms Address/Parcel Correction
Attachments: 20160524130903.pdf

Mary,

Thank you for your time on the phone concerning the address assignment – parcel ID correction we are seeking.

To review, the parcels in question are B-02-36-301-006 (listed as 4451 E. Joy Road) and B-02-36-301-009 (listed as 5252 Turtle Point Drive). We believe these addresses are inverted.

-301-009 is a 53.28-acre with E. Joy Road frontage. The property does have a residential structure on it which receives mail as 4451 E. Joy Road. Assessing records mistakenly indicate it is vacant.

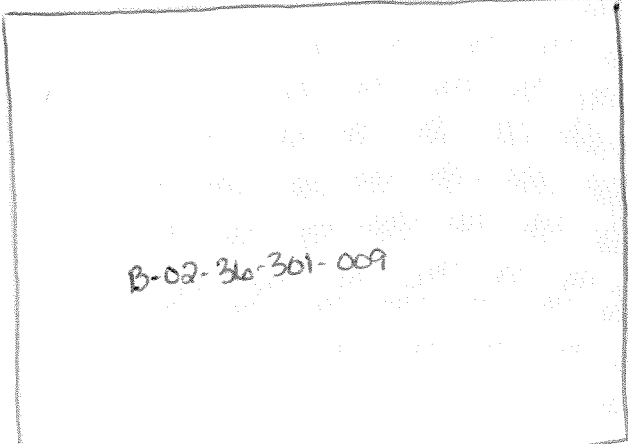
-301-006 is a 0.17-acre parcel within the Turtle Point Drive private road. The parcel does not have direct access to E. Joy and the parcel is vacant, but assessing records indicate a residential structure, namely the structure that actually exists on -301-009.

I've attached the MapWashtenaw file that may help with your review. Thank you for your assistance, my contact info is below.

John



John J. Petz
Director, Real Estate & Public Affairs
Domino's Farms Corporation
24 Frank Lloyd Wright Drive , Suite K3000
P.O. Box 445
Ann Arbor, Michigan 48106
734-930-4533
734-930-4776 Fax
www.dominosfarms.com



B-02-36-301-009

B-36-5W

Turtle Point Dr.

B-02-36-301-006

5210



5140

5200

5245

5105

4611

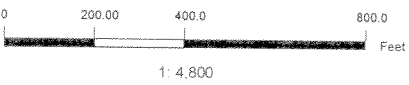
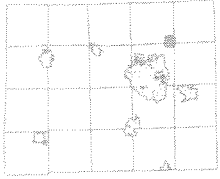
4225

4257

5282

Joy Rd.

4670



NOTE: Parcels may not be to scale.
The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



June 13, 2016

24 Frank Lloyd Wright Drive
P.O. Box 445
Ann Arbor, MI 48106-0445
www.dominofarms.com

Northfield Township
8350 Main Street
Whitmore Lake, Michigan 48189-0576

Re: Address Application & Address-Name Change Form for Parcels B-02-36-301-006 and
B-02-36-301-009

Dear Northfield Township:

This letter is to hereby submit the Address Application and Address-Name Change Form for Parcel B-02-36-301-006 and B-02-36-301-009.

Parcel B-02-36-301-009 currently has an address assignment of 5252 Turtle Point Drive. This parcel has frontage on East Joy Road and has a pre-war residence that has historically used the address of 4451 East Joy Road, at which they have received mail and deliveries for decades.

Parcel B-02-36-301-006 is a fractional parcel off of Turtle Point Drive currently listed as 4451 East Joy Road. This parcel has no connection or access to East Joy Road and can only be accessed from Turtle Point Drive.

We are requesting that the addresses for these two parcels be re-assigned on Township/County records and that B-02-36-301-009 be assigned 4451 East Joy Road and that B-02-36-301-006 be assigned 5252 Turtle Point Drive.

In addition, the assessing records indicate these parcels are owned by "Domino's Farms Development." There is no such entity. The proper entity who holds title is **DF Land Development, LLC**. The attached Warranty Deed indicates the ownership by DF Land Development related to the parcels owned in Northfield Township. I am also attaching the Michigan DCIS Certificate of Conversion from a Limited Partnership to a Limited Liability Corporation in December 1999. Deed transfers are not necessary for corporate conversions.

Finally, since we believe this is a correcting of records, we respectfully request a waiving of the related application fees.

Thank you for your attention and consideration of this matter. Should there be any questions, please do not hesitate to contact me at 734-930-4533.

Respectfully,

John J. Petz
Director, Real Estate & Public Affairs

Enclosures (5)

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

New Address Application

Received:

RECEIVED

JUN 13 2016

NORTHFIELD TOWNSHIP
ASSESSOR'S OFFICE

Paid (\$40 fee):

[Empty box for payment information]

Property Owner: DF LAND DEVELOPMENT, LLC

Phone #: 734.930.4533

Mailing Address: 24 FRANK LLOYD WRIGHT DR.

2nd Contact #: JOHN J. PETZ
DIRECTOR, REAL ESTATE & PUBLIC AFFAIRS

ANN ARBOR, MI 48105

Email Address: jpetz@dominosfarms.com

Must Submit: Proof of Ownership

Legal Description of Property

Plot Plan

Tax Code Number: B-02-36-301-009 + B 02-36-301-006

Subdivision Name: _____

Lot Number: _____

For Office Use Only

ADDRESS ASSIGNED: B-02-36-301-006 - 5252 - Turtle Point Drive
B-02-36-301-009 - 4451 EAST JOY RD.

Approvals:

Assessor:

[Signature]

Date: 7-22-16

Building Inspector:

N/A

Date: _____

Zoning Administrator:

N/A

Date: _____

Fire Department Official:

[Signature]

Date: 6-14-16

Copies to: Assessing Dept. _____
Date

Sewer Dept. _____
Date

Fire Dept. _____
Date

Is this info still accurate??:

Note: Detroit Edison will require this form along with property sketch, description, and proof of ownership.
Washtenaw County environmental health department will not issue any well or septic permit without this form.