

ISABELLA COUNTY  
APPLICATION FOR PRIVATE ROAD SITE PLAN REVIEW

**Applicant**

Name: CHRIS SCHAFER Owner/Agent/Other interest (circle one)

Address: 1750 PRAINFIELD ROAD, MOUNT PLEASANT MI 48858

Phone: 989 560 0642 Email Address: CHRIS.SCHAFER@OUTLOOK.COM

**Property Owner (if different from applicant)**

Name: WAYNE YODER

Address: 11100 W. WALTON RD. BLANCHARD MI 49310

Phone: N/A Email Address: N/A

**Private Road Information & Location**

Township: ROLLAND Section: 8:9 Zoning District: AG-3

Tax ID Number: 12-008-20-001-00 Number of lots to be served by private road: 1

**Attachments**

The following items are required as part of your application

1. Site Plan, meeting the requirements of Article 11 of the Isabella County Zoning Ordinance
2. A detailed written description of the development to be served by the private road.
3. Private roads serving more than three (3) lots shall include construction specifications with cross sections that show, at a minimum, precise location, grade, route, elevation, dimensions, and design of the private road.
4. Proposed future extensions of the private road within the development and to adjacent lands.
5. Location and distance to any public roads which the private road is to intersect.
6. A survey of the right-of-way by a registered land surveyor, together with surveys for each parcel to be served by the private road.
7. The location of all public and private utilities located within or twenty (20) feet from the edge of the proposed right-of-way.

Signature: Chris J. H. Date: 9/22/25

Optional: I hereby grant permission for members of the Isabella County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

Signature: Chris J. H. Date: 9/22/25

NOTE: All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

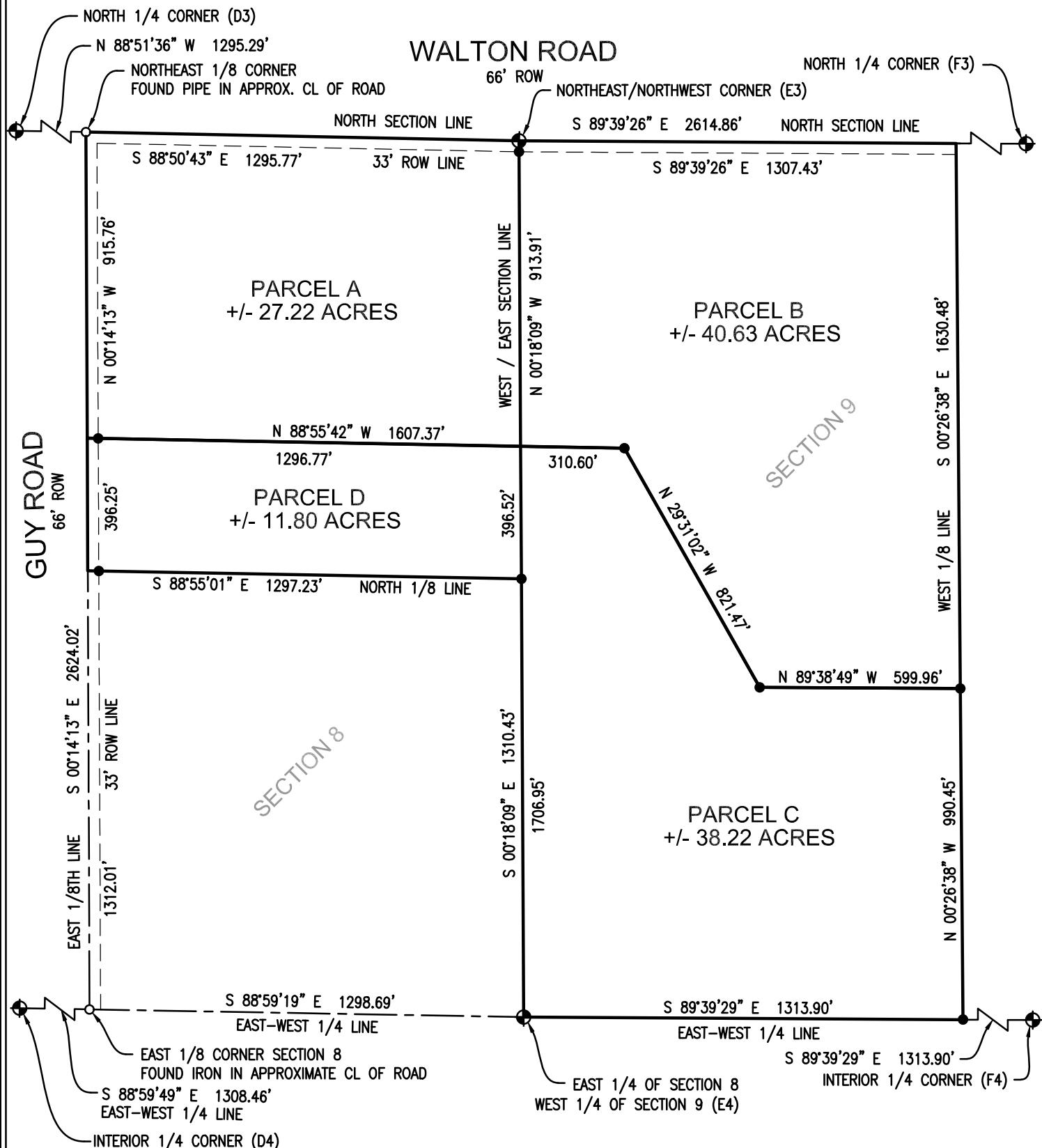
**\*OFFICE USE ONLY\***

File #: PSPR250011 Fee: \$225.00 Check #: 1062 Receipt #: 16350

Date Received: 9/24/25 Received by: MF: am's

# CERTIFICATE OF SURVEY

I CHRIS SCHAFER, HEREBY CERTIFY THAT ON JANUARY 31, 2025 I SURVEYED THE LAND DESCRIBED HEREON AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PROFESSIONAL PRACTICE OF SURVEYING AND THAT ALL THE REQUIREMENTS of 1970 PA 132, MCL 54.213, HAVE BEEN MET.



# SchaFour

SURVEYING & ENGINEERING

1750 Plainfield Road | Mt. Pleasant, MI 48858

**SECTIONS 8&9, T13N, R06W  
ROLLAND TOWNSHIP  
ISABELLA COUNTY, MICHIGAN**

0 200' 400' 800'

SCALE: 1" = 400'

CLIENT: WAYNE YODER

DRAWN BY: CJS

DATE: 1-31-25

REVISED: 7-2-25

SCALE: 1" = 400'

SHEET: 1 OF 3

# DESCRIPTIONS

## DESCRIPTION AS PROVIDED

Land situated in Rolland Township, Isabella County, Michigan to-wit:

Parcel 1: The West 1/2 of the Northwest 1/4 of Section 9, T13N, R6W, Rolland Township, Isabella County, Michigan.

Parcel 2: The Northeast 1/4 of the Northeast 1/4 of Section 8, T13N, R6W, Rolland Township, Isabella County, Michigan.

## PARCEL A – AS SURVEYED

Part of the Northeast 1/4 of the Northeast 1/4 of Section 8 Town 13 North, Range 06 West, Rolland Township, Isabella County, Michigan, more particularly described as; Beginning at the Northeast corner of Section 8; thence South 00°18'09" East along the East Section line, 913.91 feet; thence North 88°55'42" West, 1296.77 feet the East 1/8 line; thence North 00°14'13" West along the East 1/8 line, 915.76 feet to the North Section line; thence South 88°50'43" East along the North Section line, 1295.77 feet to the Northeast corner of said Section 8 and the Point of Beginning. Said parcel containing 27.22 acres more or less. Subject to any easements, right of ways, or restrictions of record.

## PARCEL B – AS SURVEYED

Part of the West 1/2 of the Northwest 1/4 of Section 9, Town 13 North, Range 06 West, Rolland Township, Isabella County, Michigan, more particularly described as; Beginning at the Northwest corner of Section 9; thence South 89°39'26" East along the North line of Section 9, 1307.43 feet the West 1/8 line; thence South 00°26'38" East along the West 1/8 line, 1630.48; thence North 89°38'49" West, 599.96 feet; thence North 29°31'02" West, 821.47 feet; thence North 88°55'42" West, 310.60 feet to the West section line; thence North 00°18'09" West along the West section line, 913.91 feet to the Northwest corner of Section 9 and the Point of Beginning. Said parcel containing 40.63 acres more or less. Subject to any easements, right of ways, or restrictions of record.

## PARCEL C – AS SURVEYED

Part of the West 1/2 of the Northwest 1/4 of Section 9, Town 13 North, Range 06 West, Rolland Township, Isabella County, Michigan, more particularly described as; Commencing at the Northwest corner of Section 9; thence South 89°39'26" East along the North line of Section 9, 1307.43 feet the West 1/8 line; thence South 00°26'38" East along the West 1/8 line, 1630.48 feet to the Point of Beginning; thence North 89°38'49" West, 599.96 feet; thence North 29°31'02" West, 821.47 feet; thence North 88°55'42" West, 310.60 feet to the West section line; thence South 00°18'09" East along the West section line, 1706.95 feet to the West 1/4 Corner of Section 9; thence South 89°39'29" East along the East-West 1/4 line of Section 9, 1313.90 feet the the West 1/8 line; thence North 00°26'38" West along the West 1/8 line, 990.45 feet to the Point of Beginning. Said parcel containing 38.22 acres more or less. Subject to any easements, right of ways, or restrictions of record.

## PARCEL D – AS SURVEYED

Part of the Northeast 1/4 of the Northeast 1/4 of Section 8 Town 13 North, Range 06 West, Rolland Township, Isabella County, Michigan, more particularly described as; Commencing at the Northeast corner of Section 8; thence North 88°50'43" West along the North section line, 1295.77 feet; thence South 00°14'13" East along the East 1/8 line, 915.76 feet to the Point of Beginning; thence continuing South 00°14'13" East along the East 1/8 line, 396.26 feet to the North 1/8 line; thence South 88°55'01" East along the North 1/8 line, 1297.23 feet to the East section line; thence North 00°18'09" West along the East section line, 396.52 feet; thence North 88°55'42" West, 1296.77 feet to the East 1/8 line and the Point of Beginning. Said parcel containing 11.80 acres more or less. Subject to any easements, right of ways, or restrictions of record.

 <b>SchaFour</b> SURVEYING & ENGINEERING 1750 Plainfield Road   Mt. Pleasant, MI 48858	<b>SECTIONS 8&amp;9, T13N, R06W ROLLAND TOWNSHIP ISABELLA COUNTY, MICHIGAN</b> 0 SCALE: 1" = -	
CLIENT: WAYNE YODER	DRAWN BY: CJS	
DATE: 1-31-25	REVISED: 7-2-25	
SCALE: NTS	SHEET: 2 OF 3	

# WITNESS SHEET

## NORTH 1/4 CORNER (D3)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN  
 FOUND ISABELLA COUNTY MONUMENT  
 SOUTH 49.87' FOUND NAIL IN 20" MAPLE  
 N88°W 13.34' FOUND IRON  
 N29°W 30.03' FOUND N&T IN 18" OAK  
 N21°E 32.54' FOUND N&T IN 18" OAK

## NORTHEAST / NORTHWEST CORNER (E3)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN  
 FOUND ISABELLA COUNTY MONUMENT  
 NORTH 32.96' FOUND CAPPED IRON  
 SOUTH 33.00' SET CAPPED IRON  
 S01°W 49.44' SET N&T IN 36" MAPLE  
 N16°W 19.67' SET N&T IN FENCE POST

## INTERIOR 1/4 CORNER (D4)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN  
 FOUND IRON WITH RIBBON AT APPROXIMATE INT. OF 1/4 LINES  
 S51°W 16.81' FOUND NAIL IN 12" CHERRY  
 N41°W 11.05' FOUND NAIL IN 8" CHERRY  
 NORTH DOWNED BARBED WIRE FENCE  
 EAST DOWNED BARBED WIRE FENCE

## EAST 1/4 / WEST 1/4 CORNER (E4)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN  
 FOUND STONE WITH ISABELLA COUNTY MONUMENT BESIDE IT  
 N29°W 21.81' FOUND PK AND TAG IN 16" TWIN MAPLE  
 N50°W 8.87' FOUND PK AND TAG 40" OAK  
 N90°W 3.26' FOUND PK AND TAG IN 8" ASH  
 N20°E 0.54' ISABELLA COUNTY REMON. CORNER

## NORTH 1/4 CORNER (F3)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN  
 FOUND ISABELLA COUNTY MONUMENT  
 S0°E 33.04' FOUND CAPPED IRON  
 N5°E 27.75' FOUND SCAFFOLD NAIL IN FENCE POST  
 N15°W 26.65' FOUND SCAFFOLD NAIL IN WALNUT  
 S45°E 24.40' FOUND NAIL IN 24" BOX ELDER

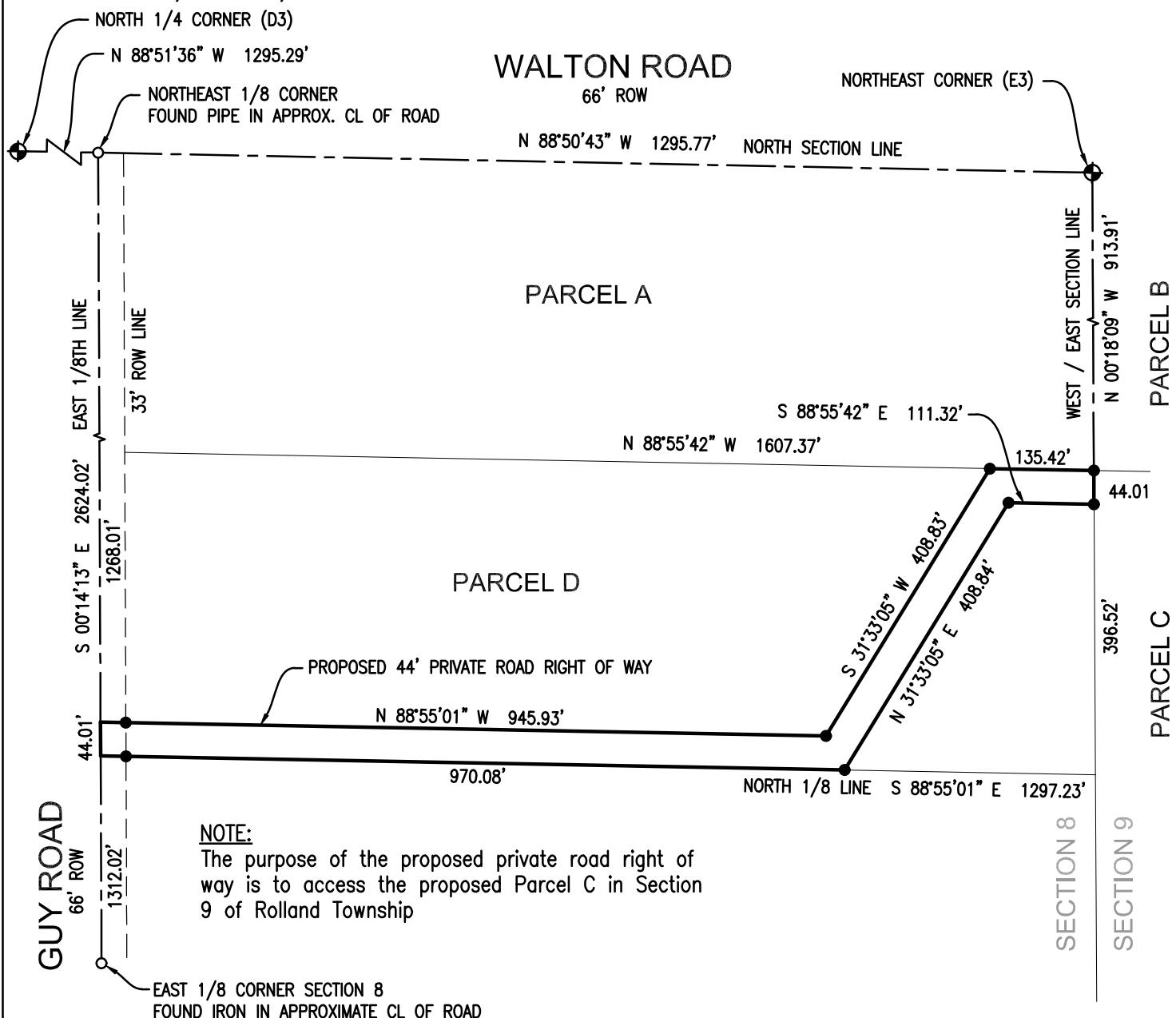
## INTERIOR CORNER (F4)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN  
 FOUND PK NAIL IN LARGE STONE PER SURVEY LIBER 8, PG 142  
 N10°E 17.32' FOUND N&T IN 6" CHERRY  
 S14°W 27.84' FOUND N&T IN 8" MAPLE  
 S70°E 2.44' FOUND N&T IN 10" MAPLE  
 N74°W 1.63' FOUND N&T IN 6" MAPLE

# CERTIFICATE OF SURVEY

I CHRIS SCHAFER, HEREBY CERTIFY THAT ON SEPTEMBER 22, 2025 I SURVEYED THE LAND DESCRIBED HEREON AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PROFESSIONAL PRACTICE OF SURVEYING AND THAT ALL THE REQUIREMENTS of 1970 PA 132, MCL 54.213, HAVE BEEN MET.

N



## PROPOSED PRIVATE ROAD DESCRIPTION:

A 44.00 feet wide Private Road Easement in the Northeast 1/4 of the Northeast 1/4 of Section 8, Town 13 North, Range 06 West, Rolland Township, Isabella County, Michigan, more particularly described as Commencing at the Northeast corner of Section 8; thence North 88°50'43" West along the North section line, 1295.77 feet to the Northeast 1/8 corner of said Section 8; thence South 00°14'13" East along the East 1/8 line, 1268.01 feet to the Point of Beginning; thence continuing along the East 1/8 line South 00°14'13" East, 44.01' to the North 1/8 line; thence South 88°55'01" East along the North 1/8 line, 970.08 feet; thence North 31°33'05" East, 408.84 feet; thence South 88°55'42" East, 111.32 feet to the East line of said Section 8; thence North 00°18'09" West along the said East line, 44.01 feet; thence North 88°55'42" West, 135.42 feet; thence South 31°33'05" West, 408.83 feet; thence North 88°55'01" West, parallel with the North 1/8 line, 945.93 feet to the East 1/8 line and the Point of Beginning.

### NORTH 1/4 CORNER (D3)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN. FOUND ISABELLA COUNTY MONUMENT  
 SOUTH 49.87' FOUND NAIL IN 20" MAPLE  
 N88°W 13.34' FOUND IRON  
 N29°W 30.03' FOUND N&T IN 18" OAK  
 N21°E 32.54' FOUND N&T IN 18" OAK

### NORTHEAST / NORTHWEST CORNER (E3)

T13N - R06W, ROLLAND TWP. ISABELLA COUNTY, MICHIGAN. FOUND ISABELLA COUNTY MONUMENT  
 NORTH 32.96' FOUND CAPPED IRON  
 SOUTH 33.00' SET CAPPED IRON  
 S01°W 49.44' SET N&T IN 36" MAPLE  
 N16°W 19.67' SET N&T IN FENCE POST

### LEGEND

- PUBLIC LAND CORNER
- FOUND CORNER
- SET IRON WITH PS CAP #63460

BASIS OF BEARINGS: MSPCS SOUTH ZONE



# SchaFour

SURVEYING & ENGINEERING

1750 Plainfield Road | Mt. Pleasant, MI 48858

### SECTIONS 8&9, T13N, R06W ROLLAND TOWNSHIP ISABELLA COUNTY, MICHIGAN

0 100' 200' 400'

SCALE: 1" = 200'

CLIENT: WAYNE YODER

DRAWN BY: CJS

DATE: 9-22-25

REVISED: -

SCALE: 1" = 200'

SHEET: 1 OF 2

NORTH 1/4 CORNER (D3)  
N 88°51'36" W 1295.29'  
NORTHEAST 1/8 CORNER  
FOUND PIPE IN APPROX. CL OF ROAD

WALTON ROAD  
66' ROW

S 88°50'43" E 1295.77'

NORTHEAST CORNER (E3)



NOTE:  
The purpose of the proposed private road right of way is to access the proposed Parcel C in Section 9 of Rolland Township

PARCEL A

GUY ROAD  
66' ROW S 00°14'13" E 2624.02'

EAST 1/8TH LINE  
1268.01'

PROPOSED 44' PRIVATE ROAD RIGHT OF WAY

N 88°55'01" W 945.93'

970.08'

24' OF 12" CMP PLACED IN  
NATURAL RUNNOFF LOCATION

NORTH 1/8 LINE S 88°55'01" E 1297.23'

PROPOSED PRIVATE DRIVE  
NAME TBD

1312.02'  
DRIVING SURFACE TO HAVE A  
MINIMUM 5% CROSS SLOPE AND  
MAXIMUM 7% LONG. SLOPE

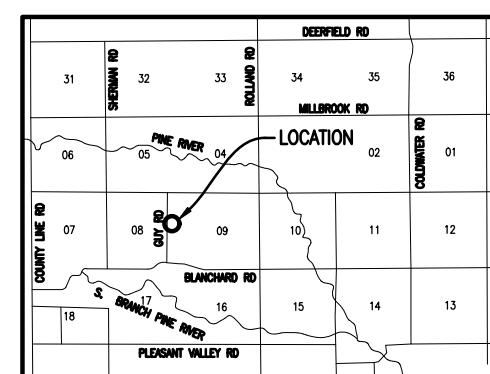
12.0'

4" OF MDOT 23A  
COMPACTED TO 98% TMD.

GRADED AND COMPACTED SUBBASE

PROPOSED TYPICAL SECTION

NTS



LOCATION MAP

NTS

DATE: 9-22-25

WAYNE YODER  
11100 WEST WALTON ROAD  
BLANCHARD, MI 49310

**A SchaFour**  
SURVEYING & ENGINEERING  
1750 Plainfield Road | Mt. Pleasant, MI 48856

SCALE:  
1" = 100'

**C1**

PROPOSED PRIVATE ROAD PLAN