MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 4, 2026
Re: ZBA26-23
5680 N Tipsico Lake Rd
11-06-300-019
Applicant: Darrian L Jozwik
Owner: Mary M Blackstock, Trustee

The subject parcel is zoned ARR – Agricultural & Rural Residential (5-acre min). The total parcel size is approximately 82.88 acres. Proposed parcel "B" meets the minimum lot size.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road: 75 ft
Rear yard for Primary Structures: 100 ft
Rear yard for Detached Accessory Structures: 50 ft
Side yards: 40 ft / 40ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

An 8.65-foot variance from the required 330-foot minimum lot width to 321.35-feet provided for the completion of a land division request. This request is for a reduction of the variance from Sec. Sec. 4.15. Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a certified survey of the proposed parcels. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Section 4.15 of the Zoning Ordinance Sec.

Highland Township

205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

Hearing Date: 11/4/26
Case Number: 26-23
Fee: $325.00
Date Applied: 9/18/26

APPLICANT NAME: Darrian L. Jozwik

PROPERTY OWNER NAME (if different): Mary M. Blackstock, Trustee of the Mary Blackstock Revocable Trust dated April 28, 2015

TYPE OF APPEAL
DIMENSIONAL VARIANCE? (Y) N ADMINISTRATIVE REVIEW? Y (N) Z.O. INTERPRETATION? Y (N)

ORDINANCE SECTION(S) BEING APPEALED: Sec. 4.15, Schedule of Regulations - ARR minimum lot width (330 ft)

PROPERTY ADDRESS: 5680 N. Tipsico Lake Rd, Holly, MI ZIP: 48442

ZONING DISTRICT: ARR PARCEL ID NUMBER: 11 - 06 - 300 - 019

DIMENSIONAL VARIANCE(S) BEING REQUESTED:
An 8.65-foot variance from the required 330-foot minimum lot width to 321.35 feet provided for proposed Parcel B, for the completion of a land division. (Proposed Parcel B is a 5.21-acre vacant parcel fronting on N. Tipsico Lake Rd; the retained parcel is 77.67 acres.)

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, unusual topography, vegetation, or other similar characteristics?

Exceptional narrowness of frontage. Proposed Parcel B has 321.35 feet of frontage on N. Tipsico Lake Rd - 8.65 feet, or 2.6%, short of the 330-foot ARR minimum lot width. That 321.35 feet is the entire frontage the parent parcel has at this location, and the division takes every foot of it. North of Parcel B's north line the road frontage belongs to a separate parcel in the northwest 1/4 of Section 6; south of Parcel B is an existing, separately owned parcel (11-06-300-012). The parent's only other frontage on N. Tipsico Lake Rd is a separate 189.92-foot stretch south of that parcel, which is not contiguous and cannot be added. The width is fixed by the land and the surrounding ownership, not by how the division is drawn. Parcel B is 5.21 acres and meets every other ARR standard, including the 5-acre area minimum and the 2-acre buildable area.

2. Can the project be redesigned to meet zoning requirements without the need for a variance?

No. Lot width here is set by road frontage, and the frontage is capped at 321.35 feet by the adjoining ownerships. Moving the side lines, or pushing the parcel deeper into the parent parcel, adds depth and area but cannot add width at the road. No layout of this division produces 330 feet. Short of abandoning the division entirely, there is no redesign that meets the standard.

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.)

No. The shortfall comes from the geometry of the land - the frontage that exists between the adjoining ownerships to the north and south. It has nothing to do with the finances, convenience, or personal circumstances of the owner or the applicant. Any owner dividing this part of the parent parcel would face the same 321.35 feet.

4. Has the difficulty been self-created by the current owner?

No. Neither the current owner nor a predecessor took any action that created the shortfall. The 321.35 feet is simply the full width of the parent parcel's frontage at this location, and the abutting parcels that fix it were already in place. The division is laid out to capture every foot of frontage available. The one prior division related to this parent parcel created a separate 5-acre parcel (11-06-300-020) at the Clyde Rd end of the property, well away from this frontage and with no effect on it.

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?

No. This is a dimensional variance only; the use remains single-family residential, which is permitted in the ARR district. Parcel B is vacant, exceeds the 5-acre ARR area minimum, will meet all building setbacks, and will have its own frontage and driveway onto N. Tipsico Lake Rd - no shared access. It has no wetlands, floodplain, steep slopes, or septic limitations, and its soil evaluation for an on-site septic system has been approved. An 8.65-foot reduction in lot width has no effect on light, air, traffic, fire safety, or drainage.

6. Will the proposal alter the essential character of the area/neighborhood?

No. N. Tipsico Lake Rd is lined with large rural-residential parcels. A 5.21-acre parcel with 321 feet of frontage fits that pattern; the 8.65-foot difference is not visible on the ground and changes nothing about density, land use, or appearance. On April 16, 2025, in Case 25-05 (6040 N. Tipsico Lake Rd, parcel 11-06-100-019, ARR), the Board granted lot width variances of 56.12 feet and 35.57 feet under this same section, for a land division on this same road.

7. Will the proposed variance be the minimum necessary?

Yes. The request is the exact shortfall and nothing more: 8.65 feet, leaving Parcel B at the full 321.35 feet the land provides. A lesser variance would not permit the division, and none greater is sought. It is also the only relief the division needs - the retained 77.67-acre parcel keeps 988.47 feet of conforming frontage on Clyde Rd. For scale, the lot width variances the Board granted in Case 25-05 on this same road were roughly six times and four times larger than this request.

Sec. 4.15. Schedule of Regulations.

TABLE 4.1. SCHEDULE OF REGULATIONS

	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P, R, S)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
Zoning District	Area	Lot width	Stories	Feet	Front	Least Side	Total Side	Rear	Ordinary High Water Mark	Percent	Square Feet
ARR Q	5 acres (L)	330 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-3	3 acres (L)	200 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. (M)	150 ft.	2	28 (A)	50 ft. (G)	30 ft.	60 ft.	50 ft.	65 ft.	15%	1,000 (750 first floor)
LV (H)	—-	—-	—-	—-	—-	—-	—-	—-	65 ft.	—-	—-
RM (I)	—-	—-	—-	—-	—-	—-	—-	—-	65 ft.	—-	—-
MH (J)	—-	—-	—-	—-	—-	—-	—-	—-	65 ft.	—-	—-
OS	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-1	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-2	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-3	30,000 sq. ft[N]	150 ft	2	25	80 ft.[F]	20 ft.[S]	50 ft.[S,T]	50 ft.[S,T]	65 ft.	varies[U]	N/A
HS (K)	—-	—-	—-	—-	—-	—-	—-	—-	65 ft.	—-	—-
TR (O)	30,000 sq. ft. (N)	150 ft.	2	30	40 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.

B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.

C. Non-residential accessory buildings, structures and uses shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building, structure or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).

D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.

E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot and fifty (50) feet from any building or structure on an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties, and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.

F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.

G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.

H. Refer to Section 9.02 for Lake and Village Residential District regulation.

I. Refer to Section 9.03 for Multiple-family Residential regulations.

J. Refer to Section 9.04 for Manufactured Home Park District regulations.

K. Refer to Section 9.05 for Highland Station District regulations.

L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.

M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.

N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.

O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.

P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.

Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.

R. For accessory buildings and structures in the ARR and R-3 Zoning District, the rear yard setback shall be fifty (50) feet.

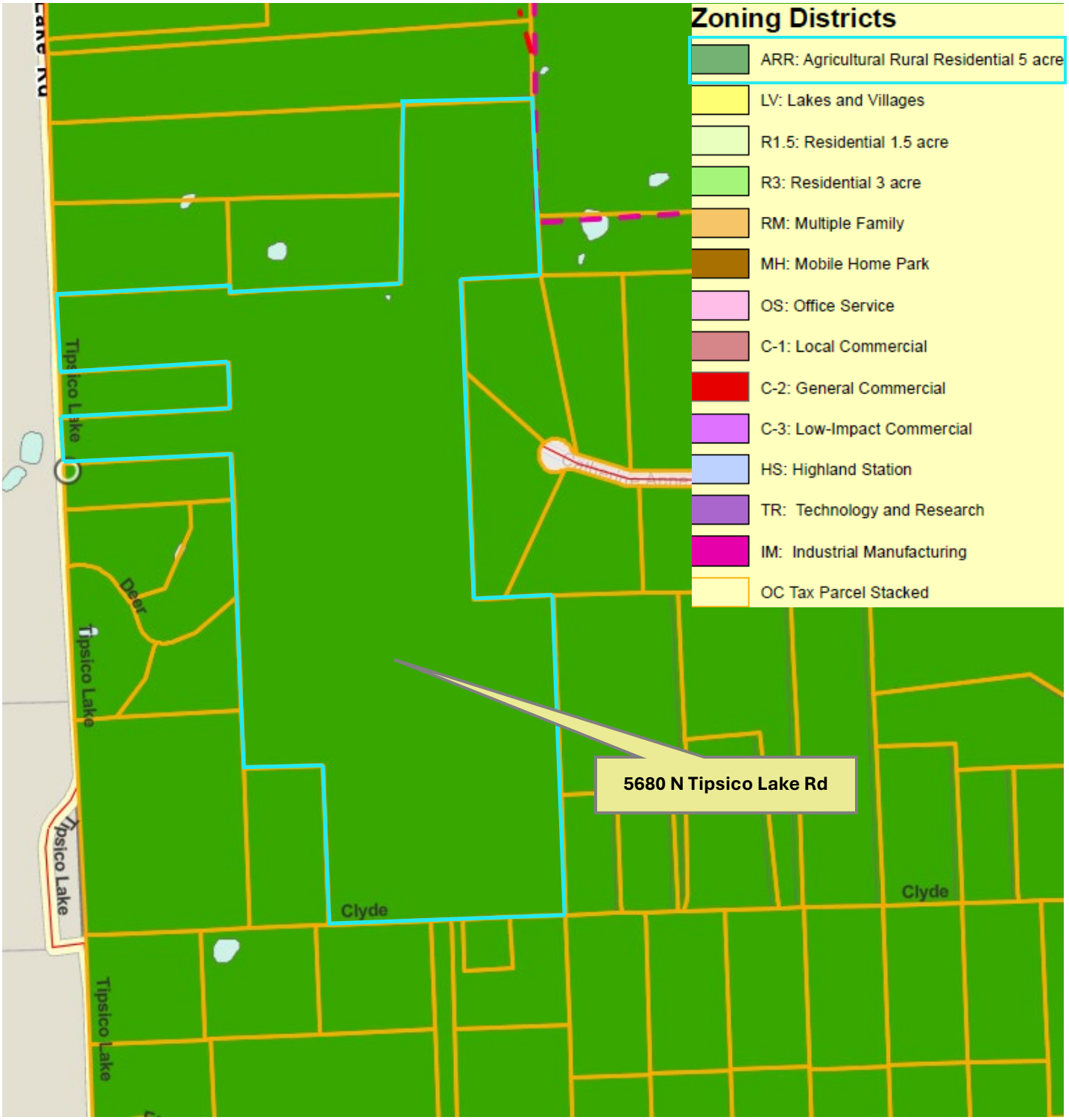
S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.

T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.

U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

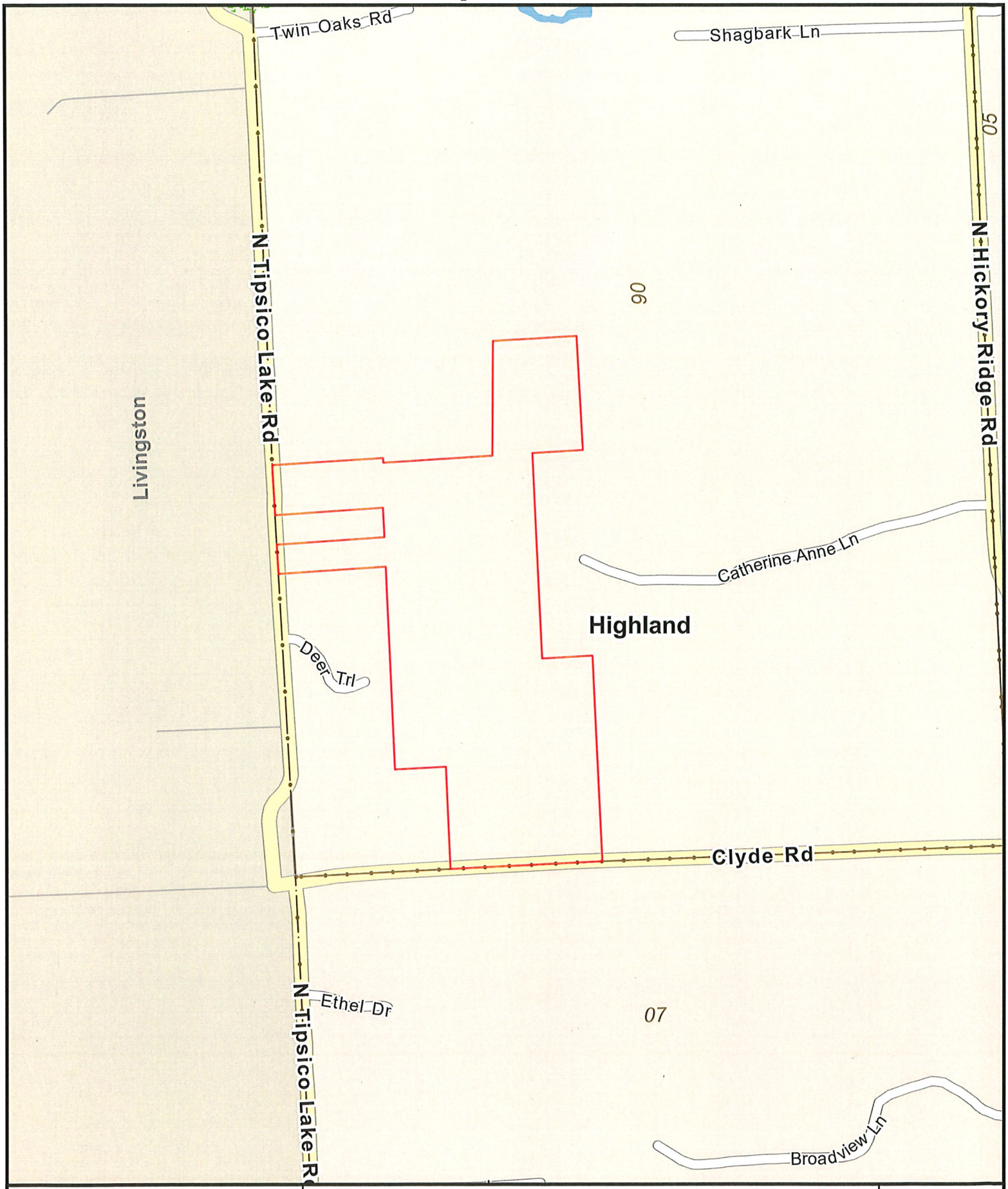
(Ord. No. Z-006, § 1, 10-14-2015; Ord. No. Z-013, § 1, 10-9-2019; Ord. No. Z-029, § 1, 9-11-2023)

CHARTER TOWNSHIP OF HIGHLAND
ZONING MAP



N

5680 N Tipsico Lake Rd



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
FEMA Cross Sections
100 yr - FEMA Floodplain
100 yr (detailed) - FEMA Floodplain
500 yr - FEMA Floodplain
FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

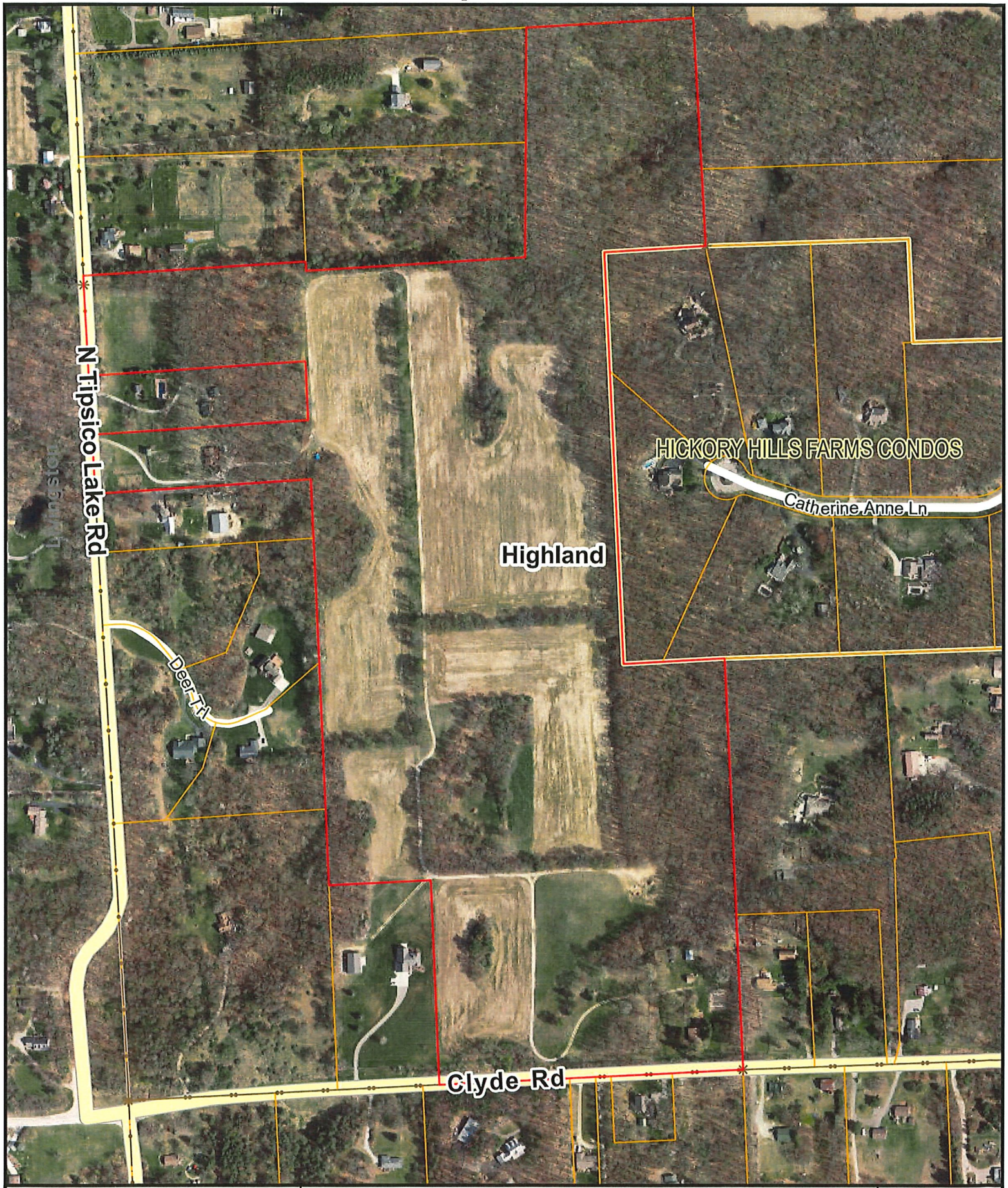
David Coulter
Oakland County Executive

Date Created: 9/28/2026

NORTH

1 inch = 800 feet

5680 N Tipsico Lake Rd



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
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100 yr - FEMA Floodplain
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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

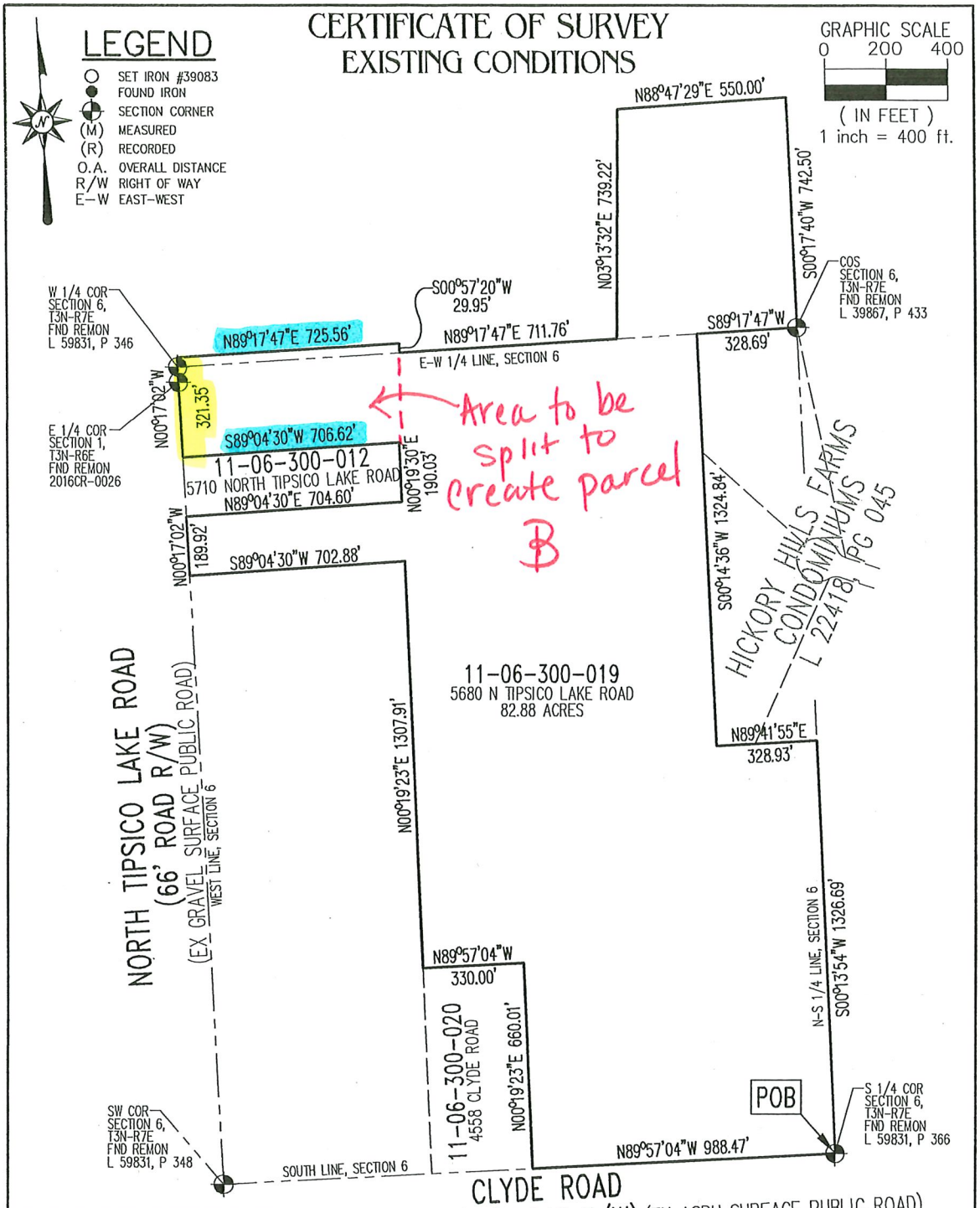
Date Created: 9/28/2026

NORTH

1 inch = 400 feet

Oakland County 2100 Pontiac Lake Road Bldg. 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.oaklandcountymi.gov

CERTIFICATE OF SURVEY
EXISTING CONDITIONS



SURVEYORS CERTIFICATE:

I, DAVID J. KENNEY, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND EACH CORNER SHOWN ON THE SURVEY HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN (0.07 FEET PLUS 50 PARTS PER MILLION), AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

PARCEL SPLIT FOR:
NICHOLAS & DARRIAN JOZWIK & MARY BLACKSTOCK
5680 NORTH TIPSICO LAKE ROAD
HOLLY, MI 48442

SCALE:	JOB NO.	DATE:	REV:
1"=400'	26-203	08.28.2026	09.15.2026
DRN. BY: J.R.M.		APPR BY: D.J.K.	PAGE: 1 of 4

STATE OF MICHIGAN
David James Kenney
License No. 4001039083
LICENSED PROFESSIONAL SURVEYOR

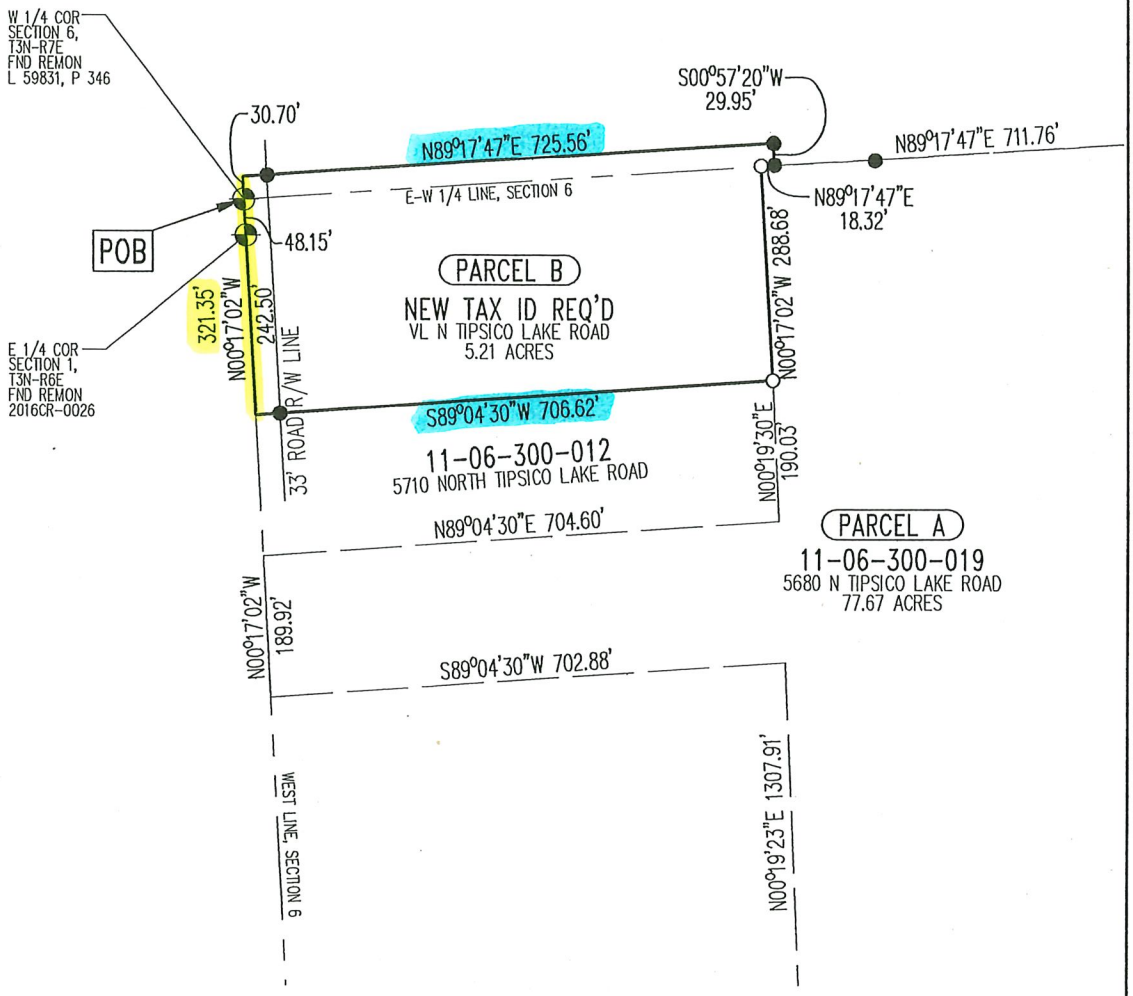
Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM

CERTIFICATE OF SURVEY
PARCEL SPLIT

LEGEND

- ○ SET IRON #39083
- ● FOUND IRON
- ⊕ SECTION CORNER
- (M) MEASURED
- (R) RECORDED
- O.A. OVERALL DISTANCE
- R/W RIGHT OF WAY
- E—W EAST—WEST

GRAPHIC SCALE
0 100 200
(IN FEET)
1 inch = 200 ft.



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PARCEL SPLIT FOR:
NICHOLAS & DARRIAN JOZWIK & MARY BLACKSTOCK
V/L NORTH TIPSICO LAKE ROAD
HOLLY, MI 48442

SCALE:	JOB NO.	DATE:	REV:
1"=200'	26-203	08.28.2026	09.15.2026
DRN. BY: J.R.M.		APPR BY: D.J.K.	PAGE: 3 of 4

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PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM

CERTIFICATE OF SURVEY
PARCEL SPLIT

EXISTING DESCRIPTION:

EX PARCEL: (5680 NORTH TIPSICO LAKE ROAD-TAX ID 11-06-300-019):

LAND IN THE N.W. & S.W. 1/4 OF SECTION 6, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, N.89°57'04"W. 988.47 FT.; THENCE N.00°19'23"E. 660.01 FT.; THENCE N.89°57'04"W. 330.00 FT.; THENCE N.00°19'23"E. 1307.91 FT.; THENCE S.89°04'30"W. 702.88 FT. TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION 6, N.00°17'02"W. 189.92 FT.; THENCE N.89°04'30"E. 704.60 FT.; THENCE N.00°19'30"E. 190.03 FT.; THENCE S.89°04'30"W. 706.62 FT. TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE ALONG SAID WEST LINE OF SAID SECTION 6, N.00°17'02"W. 321.35 FT.; THENCE N.89°17'47"E. 725.56 FT.; THENCE S.00°57'20"W. 29.95 FT. (30.00 FT. RECORDED) TO THE EAST-WEST 1/4 LINE OF SAID SECTION 6; THENCE ALONG SAID LINE, N.89°17'47"E. 711.76 FT.; THENCE N.03°13'32"E. 739.22 FT.; THENCE N.88°47'29"E. 550.00 FT.; THENCE S.00°17'40"W. 742.50 FT. TO THE CENTER OF SAID SECTION 6 AND TO A POINT ON THE NORTH LINE OF "HICKORY HILLS FARMS CONDOMINIUMS (O.C.C.P. No. 1140); THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 6, S.89°17'47"W. 328.69 FT.; THENCE ALONG THE WEST LINE OF SAID "HICKORY HILLS FARMS CONDOMINIUMS", S.00°14'36"W. 1324.84 FT.; THENCE N.89°41'55"E. 328.93 FT. TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 6; THENCE ALONG SAID LINE, S.00°13'54"W. 1326.69 FT. TO THE POINT OF BEGINNING. CONTAINING 3,610,182.9 SQ. FT. AND/OR 82.88 ACRES OF LAND. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING A RIGHT OF WAY ALONG THE SOUTH LINE FOR CLYDE ROAD AND ALONG A PORTION OF THE WEST LINE FOR NORTH TIPSICO LAKE ROAD.

PROPOSED DESCRIPTIONS:

PROPOSED PARCEL A: (5680 NORTH TIPSICO LAKE ROAD-EXISTING HOUSE-NEW TAX ID):

LAND IN THE NW & SW 1/4 OF SECTION 6, T3N-R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, N89°57'04"W 988.47 FEET; THENCE N00°19'23"E 660.01 FEET; THENCE N89°57'04"W 330.00 FEET; THENCE N00°19'23"E 1307.91 FEET; THENCE S89°04'30"W 702.88 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION 6, N00°17'02"W 189.92 FEET; THENCE N89°04'30"E 704.60 FEET; THENCE N00°19'30"E 190.03 FEET; THENCE N00°17'02"W 288.68 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 6; THENCE ALONG SAID LINE, N89°17'47"E 730.08 FEET; THENCE N03°13'32"E 739.22 FEET; THENCE N88°47'29"E 550.00 FEET; THENCE S00°17'40"W 742.50 FEET TO THE CENTER OF SAID SECTION 6 AND TO A POINT ON THE NORTH LINE OF "HICKORY HILLS FARMS CONDOMINIUMS (O.C.C.P. No. 1140); THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 6, S89°17'47"W 328.69 FEET; THENCE ALONG THE WEST LINE OF SAID "HICKORY HILLS FARMS CONDOMINIUMS", S00°14'36"W 1324.84 FEET; THENCE N89°41'55"E 328.93 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 6; THENCE ALONG SAID LINE, S00°13'54"W 1326.69 FEET TO THE POINT OF BEGINNING. CONTAINING 77.67 ACRES OF LAND. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING A RIGHT OF WAY ALONG THE SOUTH LINE FOR CLYDE ROAD AND ALONG A PORTION OF THE WEST LINE FOR NORTH TIPSICO LAKE ROAD.

PROPOSED PARCEL B: (NEW TAX ID REQUIRED):

LAND IN THE NW & SW 1/4 OF SECTION 6, T3N-R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE WEST 1/4 CORNER OF SECTION 6, T3N-R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, THENCE N00°17'02"W, ALONG THE WEST LINE OF SAID SECTION 6, 30.70 FEET; THENCE N89°17'47"E, 725.56 FEET; THENCE S00°57'20"W, 29.95 FEET TO A POINT ON THE E-W 1/4 LINE OF SAID SECTION 6; THENCE S89°17'47"W, ALONG SAID E-W 1/4 LINE, 18.32 FEET; THENCE S00°17'02"E, PARALLEL WITH THE WEST LINE OF SAID SECTION, 288.68 FEET; THENCE S89°04'30"W, 706.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE N00°17'02"W, ALONG SAID WEST LINE PASSING THE EAST 1/4 CORNER OF SECTION 1, T3N-R6E AT 242.50 FEET AND CONTINUING 48.15 FEET TO THE POINT OF BEGINNING. CONTAINING 5.21 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE USE OF THE WESTERLY PORTION THEREOF AS NORTH TIPSICO LAKE ROAD. ALSO SUBJECT TO ANY EASEMENTS, CONDITIONS, OR RESTRICTIONS, IF ANY.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK 08.06.2026.
2. THE PROPERTY DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. THE BEARINGS ARE RELATIVE TO "HICKORY HILLS FARMS CONDOMINIUMS" (O.C.C.P No. 1140).
4) REFERENCE SURVEYS: JOSEPH L. BISHOP R.L.S., P.C., JOB No. 06-041, DATED: 08.01.2006; TRI-COUNTY SURVEYING, JOB No. 0403, DATED: 01.13.2004; DPS&A, JOB No. 12-010100, DATED: 12.27.2012.

SURVEYORS CERTIFICATE:

I, DAVID J. KENNEY, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND EACH CORNER SHOWN ON THE SURVEY HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN (0.07 FEET PLUS 50 PARTS PER MILLION), AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

PARCEL SPLIT FOR:
NICHOLAS & DARRIAN JOZWIK & MARY BLACKSTOCK
V/L HICKORY RIDGE ROAD
HOLLY, MI 48442

SCALE:	JOB NO.	DATE:	REV:
NONE	26-203	08.28.2026	09.15.2026
DRN. BY: J.R.M.		APPR BY: D.J.K.	PAGE: 4 of 4

STATE OF MICHIGAN
David James Kenney
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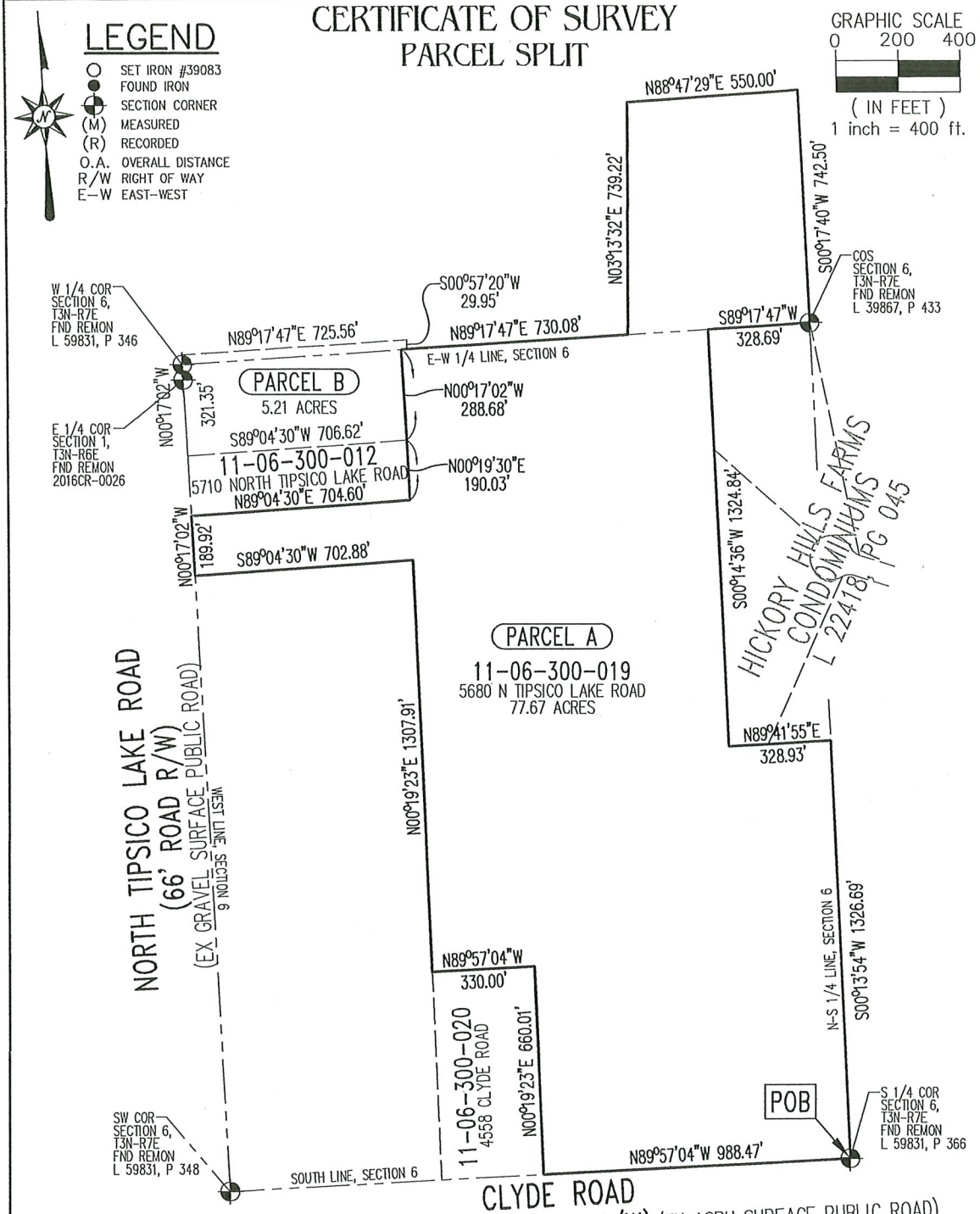
CERTIFICATE OF SURVEY
PARCEL SPLIT



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Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM

OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-06-300-019 Active

Print Layout: 2 per page

Print Date: Date:

5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Primary **Photo Date:** 04/04/2013



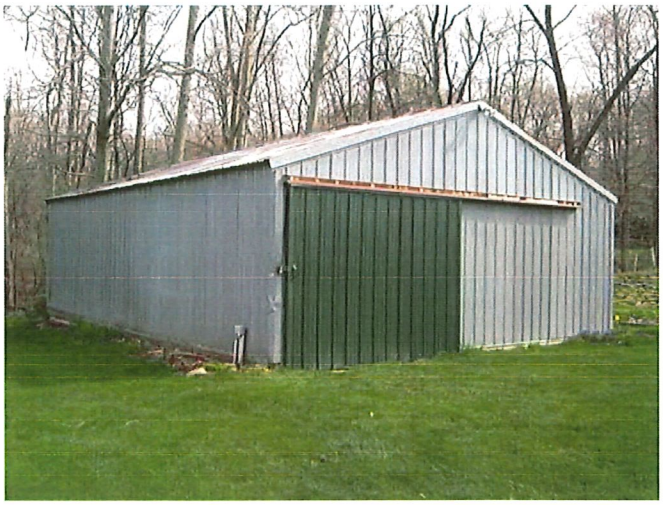
5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Out-Building **Photo Date:** 07/21/2014



5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Out-Building **Photo Date:** 07/21/2014



5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Out-Building **Photo Date:** 07/21/2014



5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Out-Building **Photo Date:** 07/21/2014



5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Out-Building **Photo Date:** 07/21/2014



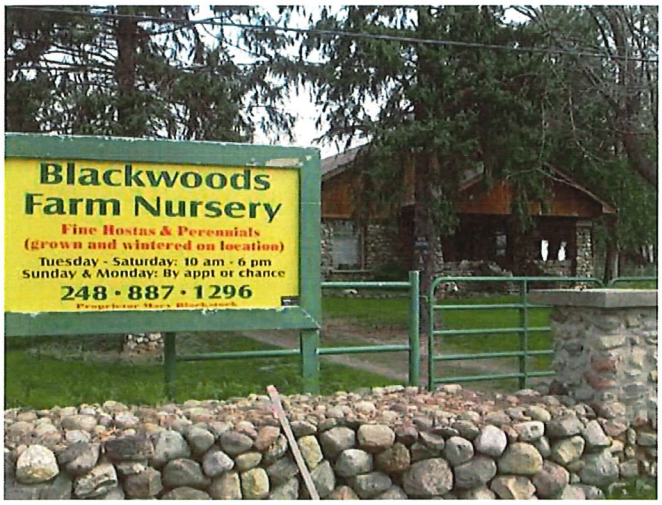
5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Out-Building **Photo Date:** 07/21/2014



5680 N Tipsico Lake Rd
Holly MI 48442

View: Front **Structure:** Other **Photo Date:** 07/21/2014



OAKLAND COUNTY MICHIGAN

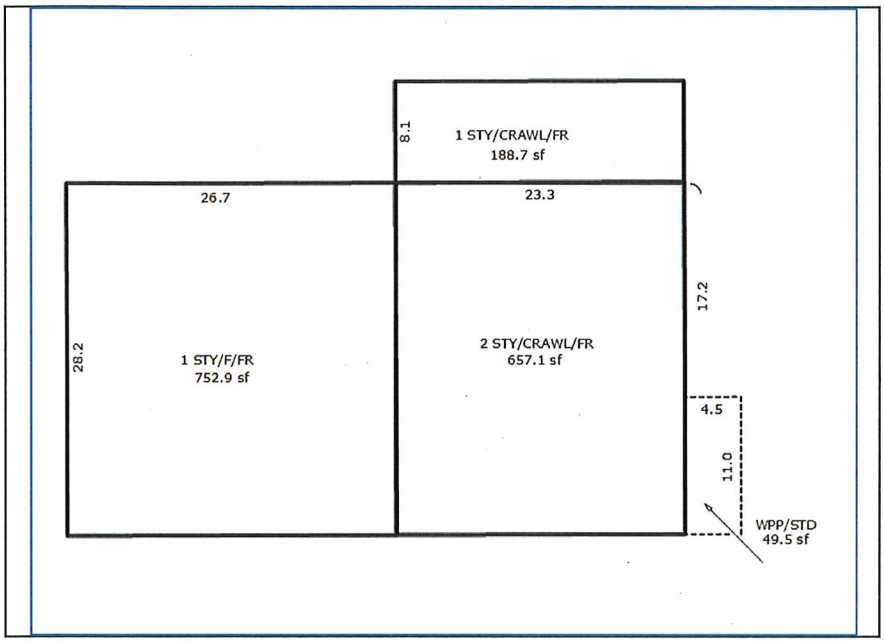
Parcel Sketch View

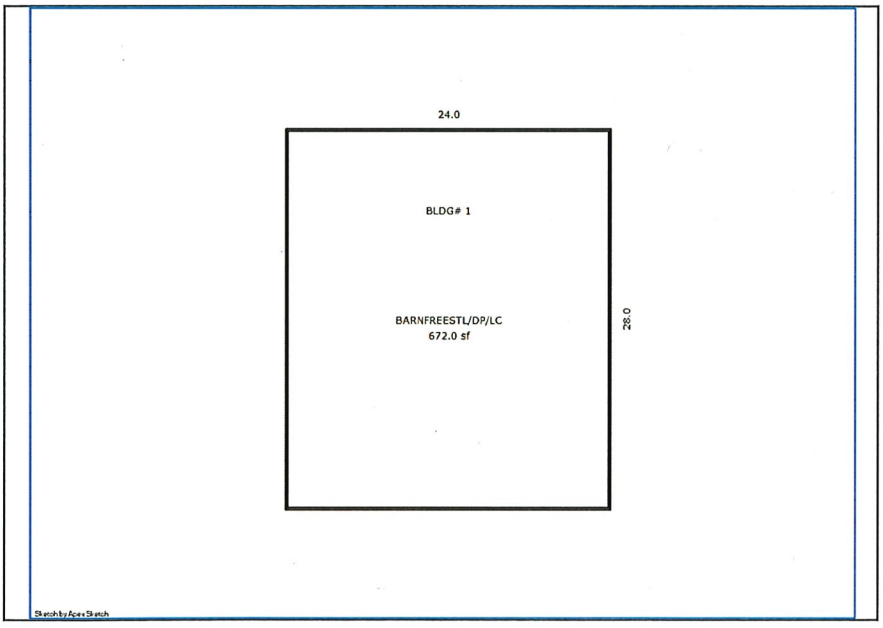
Charter Township of Highland (H)

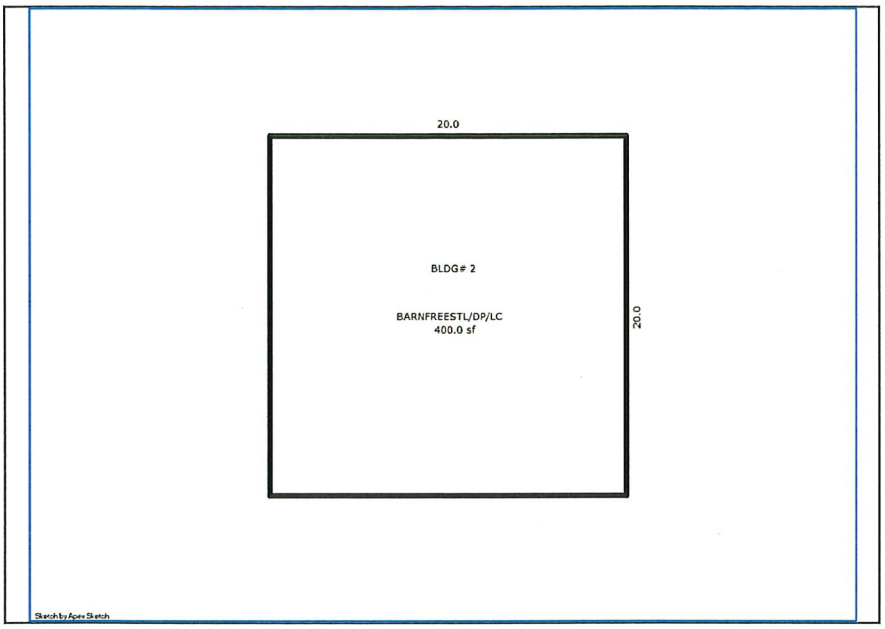
Page Print Layout: 2 per page

PIN: 11-06-300-019

PRINT DATE: 9/28/2026



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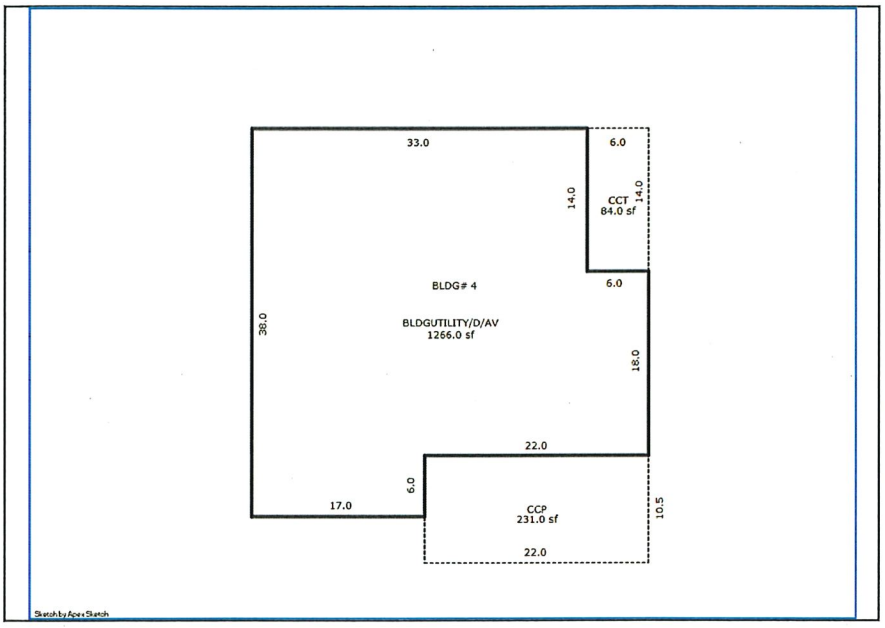
BLDG# 2
BARNFREESTL/DP/LC
400.0 sf
20.0
Sketch by Apex Sketch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6.0
14.0
14.0
CCT
84.0 sf
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BLDG# 4
38.0
BLDGUTILITY/D/AV
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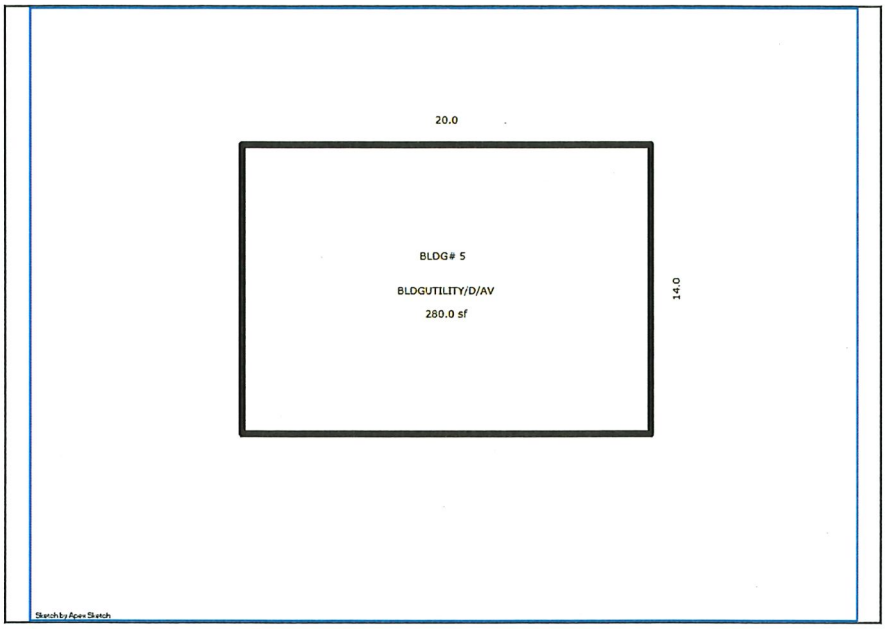
18.0
22.0
6.0
17.0
CCP
231.0 sf
10.5
22.0
Sketch by Apex Sketch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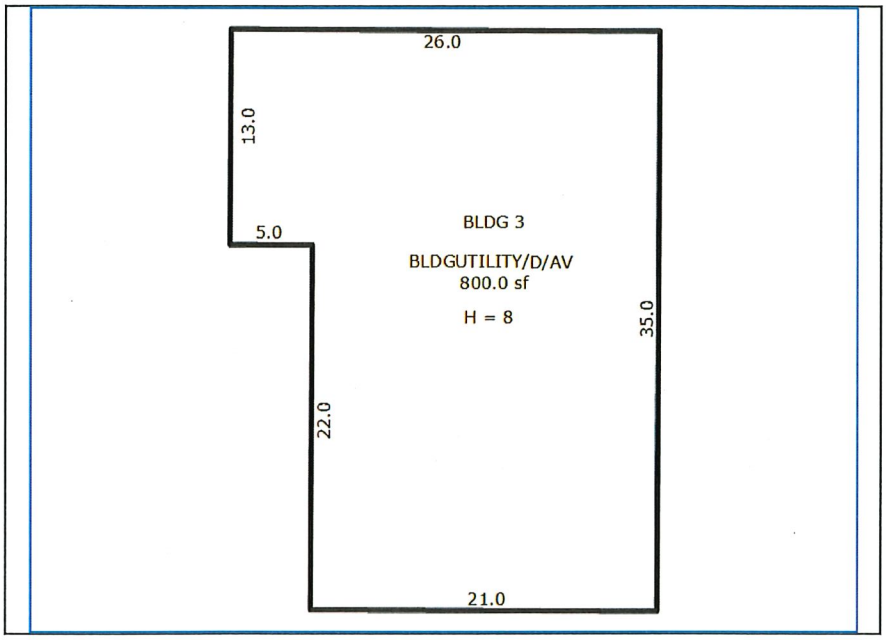
BLDG# 5
BLDGUTILITY/D/AV
280.0 sf
14.0
Sketch by Apex Sketch


26.0
13.0
5.0
BLDG 3
BLDGUTILITY/D/AV
800.0 sf
H = 8
35.0
22.0
21.0

5680 N TIPSICO LAKE RD HOLLY MI 48442

1 beds / 2 full baths / 0 half baths / 2256 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-06-300-019

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Tax Information

Taxable Value	: $311,033	State Equalized Value	: $430,570
Current Assessed Value	: $430,570	Capped Value	: $311,033
Effective Date For Taxes	: 07/01/2026	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2025 Taxes		**2026 Taxes**	
Summer	: $6,789.37	Summer	: $6,950.07
Winter	: $3,301.43	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING	Area	: 82.88 ACRES

Primary Structure

Structure	: SingleFamily	Living Area	: 2256 SQ FT
Ground Floor	: 1599 SQ FT	Year Built	: 1977
Effective Year	: 1982	Remodel Year	: 0
Stories	: 2 Story	Rooms	: 4
Bedrooms	: 1	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
Garage	: None	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT

Porch Information

Type	Area
WPP	49 SQ FT
CCP (1 Story)	231 SQ FT

5680 N TIPSICO LAKE RD HOLLY MI 48442

1 beds / 2 full baths / 0 half baths / 2256 sq ft

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Owner Information

Owner(s)	: BLACKSTOCK, MARY M., REVOC TRST
Postal Address	: 5680 N TIPSICO LAKE RD HOLLY MI 48442

Location Information

Site Address	: 5680 N TIPSICO LAKE RD HOLLY MI 48442		
PIN	: 11-06-300-019	Neighborhood Code	: RN1
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R7E, SEC 6 PART OF NW 1/4, ALSO PART OF SW 1/4 BEG AT S 1/4 COR, TH N 89-57-04 W 988.47 FT, TH N 00-19-23 E 660.01 FT, TH N 89-57-04 W 330 FT, TH N 00-19-23 E 1307.91 FT, TH S 89-04-30 W 702.88 FT, TH N 00-17-02 W 189.92 FT, TH N 89-04-30 E 704.60 FT, TH N 00-19-30 E 190.03 FT, TH S 89-04-30 W 706.62 FT, TH N 00-17-02 W 321.35 FT, TH N 89-17-47 E 725.56 FT, TH S 00-57-20 W 29.95 FT, TH N 89-17-47 E 711.76 FT, TH N 03-13-32 E 739.22 FT, TH N 88-47-29 E 550 FT, TH S 00-17-30 W 742.50 FT, TH S 89-17-47 W 328.69 FT, TH S 00-14-36 W 1324.84 FT, TH N 89-41-55 E 328.93 FT, TH S 00-13-54 W 1326.69 FT TO BEG 82.88 A 10-30-06 FR 018

Split/Combination Information

Added Status	: Added Parcel		
Added Date	: 10/31/2006	Added From	: FR 018

Most Recent Sale Since 1994

Date	: 05/01/2015		
Amount	: $0	Liber	: 48140:898
Grantor	: BLACKSTOCK, MARY M	Grantee	: MARY BLACKSTOCK TR