



Exhibit A

Land Division / Consolidation Permit Application

For Lot Splits, Line Adjustments, and Consolidations
Application Fee \$250



The Village of Friendliness—Since 1870

Submission of this Land Division / Consolidation Application for review shall be accompanied by the City of Douglas Zoning Review Application and may require Declaration of Lot Consolidation; to conform with the Michigan Land Division Act PA 288 of 1967, Village of Douglas Subdivision Ordinance No. 118, as well as, Article 17 of the City of Douglas Zoning Ordinance.

Property Information: ☒ Lot Split ☐ Line Adjustment ☐ Consolidation ☐ Other

Address or Location: 148 S. Union St

Parcel Number: 59-250-003-00 Property Size: 0.550

Legal Property Description: Please see attached Zoning District: R-3 NBHD CONSER

Size and Legal Dimensions of Proposed lot(s) to Be Created: Please see attached

If transfer of division rights are proposed in the land transfer, please provide the detailed information about the terms and availability of the proposed division.

Property Owner Information

Name: Peter C. Mark

Phone Number: [REDACTED] Email Address: [REDACTED]

Mailing Address / PO Box [REDACTED] City: Douglas State: MI Zip: 49506

Application Requirements

- ☐ Copy of Recorded Plat or Other Official Maps
- ☐ Affidavit Signed by Applicant with Purpose and Utilities Existing/Proposed
- ☒ Scaled Drawing Illustrating Proposed Land Division
- ☐ Proof That All Standards of the Land Division Act and the City Ordinance Has Been Met
- ☐ History and Specification of Any Previous Land Division

☒ **Yes, I have read the City of Douglas Zoning Ordinance Article 17 Land Division Regulations**

I hereby grant permission for City Administration, members of the Douglas City Council, Planning Commission, and/or Board of Appeals to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application/request/proposal.

I hereby attest that all due and payable taxes or installments of special assessments pertaining to the land proposed to be divided are paid in full.

[Redacted Signature]

Signature of Owner

12-15-2025
Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐ Permit Number _____

Rationale _____

Fee Paid ☐ Application Requirements Met ☐

Plans reviewed by Planning Commission on: _____ Approved on: _____ (Attach Minutes)

Plans reviewed by City Council on: _____ Approved on: _____ (Attach Minutes)

Signature of Planning & Zoning Administrator

Date

PLZ0901002

148 S UNION ST DOUGLAS, MI 49406 (Property Address)

Parcel Number: 59-250-003-00



Item 1 of 2

1 Image / 1 Sketch

Property Owner: MARK PETER C TRUST

Summary Information

> Residential Building Summary

- Year Built: 1867
- Full Baths: 3
- Sq. Feet: 2,845
- Bedrooms: 4
- Half Baths: 0
- Acres: 0.550

> Assessed Value: \$497,600 | Taxable Value: \$226,854

> Property Tax information found

Owner and Taxpayer Information

Owner

MARK PETER C TRUST
PO BOX 78
DOUGLAS, MI 49406

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED	Unit	59 DOUGLAS CITY
School District	SAUGATUCK PUBLIC SCHOOLS	Assessed Value	\$497,600
MAP #	227 SOLAR EX CER	Taxable Value	\$226,854
ACTION	0	State Equalized Value	\$497,600
USER ALPHA 1	Not Available	Date of Last Name Change	09/23/2021
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
ADDRESS CHANGE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 06/19/2020

Principal Residence Exemption	June 1st	Final
2025	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$457,400	\$457,400	\$220,033
2023	\$381,400	\$381,400	\$209,556
2022	\$302,700	\$302,700	\$199,578

Land Information

Zoning Code	R-3 NBHD CONSER	Total Acres	0.550
Land Value	\$240,400	Land Improvements	\$31,275
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	DOUGLAS CENTRAL EAST	Mortgage Code	No Data to Display
Lot Dimensions/Comments	IRREG	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	Not Available	Not Available
Lot 2	Not Available	Not Available
Lot 3	Not Available	Not Available
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

LOTS 3, 4, & 5 INC. FINLAY'S ADDITION ALSO COM AT CTR OF SEC TH S 982.11' TH CONT S 8' TH W 157.29' TH S 66.15' TH W 73.72' TH N 74.17' TH E 231.11' TO POB SEC 16 T3N R16W (09).

Land Division Act Information

Date of Last Split/Combine	12/31/2008	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	12/31/2008	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/25/2008	\$0.00	WD	MARK PETER C	MARK PETER C TRUST	14-INTO/OUT OF TRUST	3265/768
07/03/2008	\$50,000.00	WD	ARNOLDI HELEN	MARK PETER C	03-ARM'S LENGTH	3252/535
05/23/2003	\$0.00	QC	MARK PETER & CARRIER DWAYNE	MARK PETER C	21-NOT USED/OTHER	2496/406
11/22/2002	\$0.00	QC	MARK PETER C	MARK PETER & CARRIER DWAYNE	21-NOT USED/OTHER	2357/806
12/14/2001	\$195,000.00	WD	BARNES JOHN & ANNA E	MARK PETER C	03-ARM'S LENGTH	2171/404

Building Information - 2845 sq ft 2.5 STORY (Residential)

General

Floor Area	2,845 sq ft	Estimated TCV	Not Available
Garage Area	768 sq ft	Basement Area	0 sq ft
Foundation Size	1,138 sq ft		
Year Built	1867	Year Remodeled	1949
Occupancy	Single Family	Class	B
Effective Age	31 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Water Well
1st Floor Rooms	0	Sewer	Septic
2nd Floor Rooms	0	Style	2.5 STORY
Bedrooms	4		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2.5 Story	Crawl Space	Siding	1,138 sq ft	2.5 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	3
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Built-In Information

Appliance Allow.	1
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Fireplace Information

Interior 1 Story	1	Prefab 1 Story	2
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Garage Information

Area	768 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	Detached
Year Built	1985	Finished	No
Auto Doors	1	Mech Doors	1

Porch Information

CGEP (1 Story)	196 sq ft	Foundation	Standard
CCP (1 Story)	154 sq ft	Foundation	Standard

CGEP (1 Story)	80 sq ft	Foundation	Standard
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Deck Information

Treated Wood	154 sq ft
Treated Wood	80 sq ft

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