



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: 165 Main St, Douglas, MI

Parcel Number: 03-59-300-024-00 Property Size: 0.503

Legal Property Description: See attached Survey Zoning District: R3

Size and Legal Dimensions of Proposed lot(s) to Be Created: Parcel 1- 8,963sf and Parcel 2- 8963sf

See attached survey - Parcel 1 and Parcel 2

Lots 24 & 25 ex Hwy ROW Gerber Plat

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: Jerome and Sarah Donovan

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

Mailing Address / PO Box [REDACTED] City: Douglas State: MI Zip: 49406

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.

6/26/2025

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 _____

P12292021PZ

165 N MAIN ST DOUGLAS, MI 49406 (Property Address)

Parcel Number: 59-300-024-00



Item 1 of 1

1 Image / 0 Sketches

Property Owner: DONOVAN JEROME & SARAH J

Summary Information

> Assessed Value: \$77,800 | Taxable Value: \$77,800

> Property Tax information found

Owner and Taxpayer Information

Owner

DONOVAN JEROME & SARAH J Taxpayer
PO BOX 107
DOUGLAS, MI 49406

SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	402 RESIDENTIAL-VACANT	Unit	59 DOUGLAS CITY
School District	SAUGATUCK PUBLIC SCHOOLS	Assessed Value	\$77,800
MAP #	235	Taxable Value	\$77,800
ACTION	0	State Equalized Value	\$77,800
USER ALPHA 1	Not Available	Date of Last Name Change	09/17/2024
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 12/14/2010

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$81,400	\$81,400	\$27,379
2023	\$76,900	\$76,900	\$26,076
2022	\$64,400	\$64,400	\$24,835

Land Information

Zoning Code	R-3 NBHD CONSER	Total Acres	0.503
Land Value	\$155,600	Land Improvements	\$0
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 - PIE LIKE	Neighborhood Enterprise Zone	No

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

Legal Description

LOTS 24 & 25 EX HWY R/O/W GERRER PI AT

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Privacy - Terms

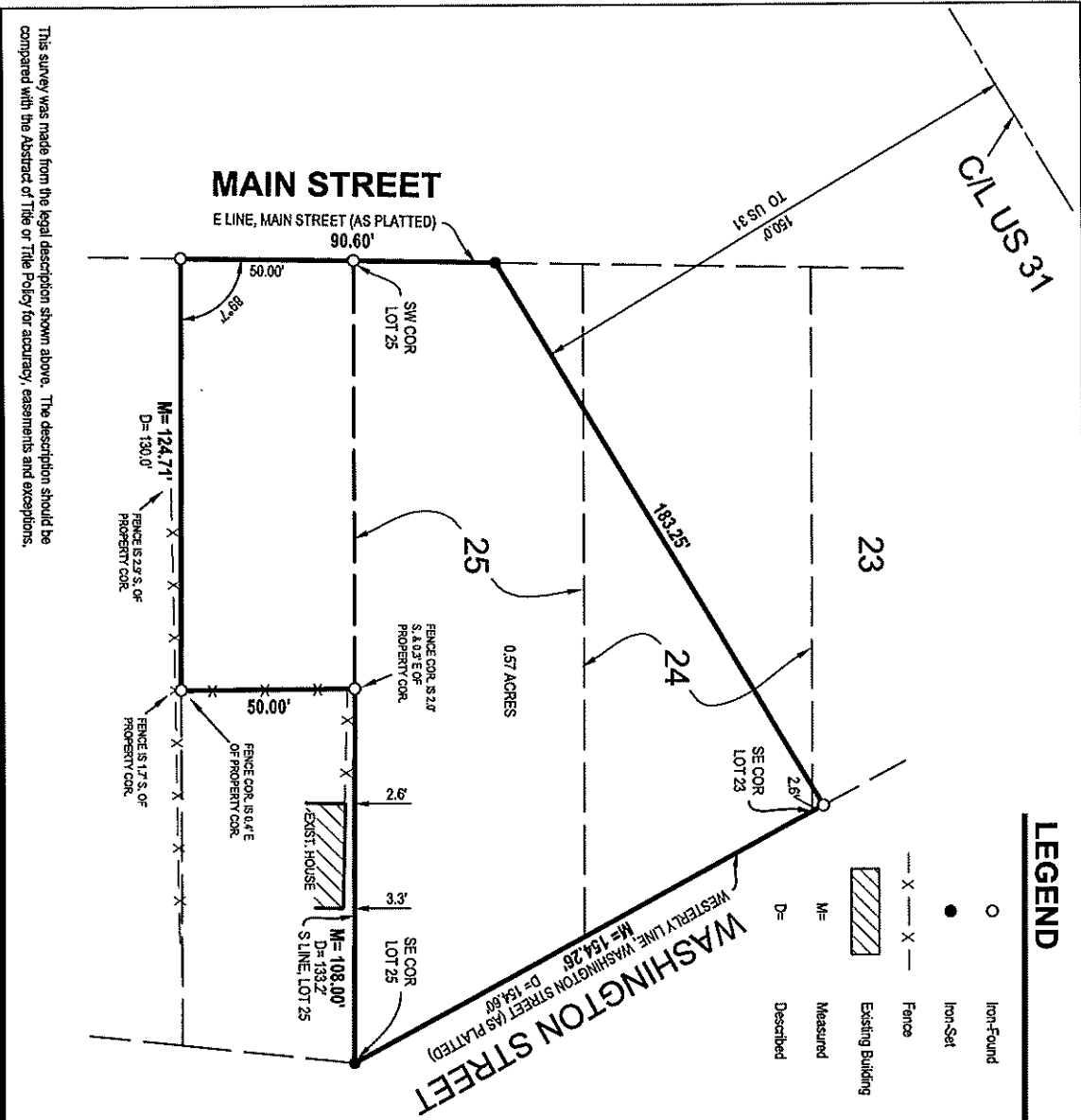
Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/10/2024	\$450,000.00	WD	BOMBASSEI TINA	DONOVAN JEROME & SARAH J	19-MULTI PARCEL ARM'S LENGTH	4972/729

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This survey was made from the legal description shown above. The description should be compared with the Abstract or Title or Title Policy for accuracy, easements and exceptions.

LEGEND

- Iron-Found
- Iron-Set
- X --- Fence
- Existing Building
- M= Measured
- D= Described

DESCRIPTION

Land Situated in the State of Michigan, County of Allegan, City of Douglas.

Part of Lots 23, 24 and 25 of Gerber Plat of the Village of Douglas, and part of the Northeast 1/4 of Section 16, Town 3 North, Range 16 West, in the Village of Douglas described as: Commencing on the East line of Main Street 50.0 feet South of the Southwest corner of said Lot 25 for a point of beginning, thence North along the East line of Main Street 90.6 feet to a point 150.0 feet Southeastly and at right angles to the center line of Highway U.S. 31, thence Northeastly and parallel with said Highway U.S. 31, 183.25 feet to a point on the West line of Washington Street 2.6 feet Northwestly from the Southeastly corner of said Lot 23, thence Southeastly along the West line of Washington Street 154.5 feet to the Southeastly corner of said Lot 25, thence West along the South line of said Lot 133.2 feet to a point 130.0 feet East of the Southwest corner of said Lot 25, thence South and parallel with the East line of Main Street 50.0 feet, thence West 130.0 feet to the point of beginning.

Also described for tax purposes as: Lots 24 & 25 except highway right-of-way Gerber Plat. Also described for tax purposes as: Commencing on East Line Main Street 50 feet South of Southwest Corner Lot 25, Gerber Plat, thence East 130 feet, thence North 50 feet, thence West 130 feet, thence South 50 feet to beginning, Section 16 Town 3 North, Range 16 West.

(Warranty Deed, recorded in Liber 4972, Page 729, dated September 11, 2024, Allegan County Register of Deeds)

By: *Scott A. Hendges*

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

STATE OF MICHIGAN
LICENSED PROFESSIONAL SURVEYOR
Scott A. Hendges
License No. 4001047953

SCALE: 1" = 40'

NORTH

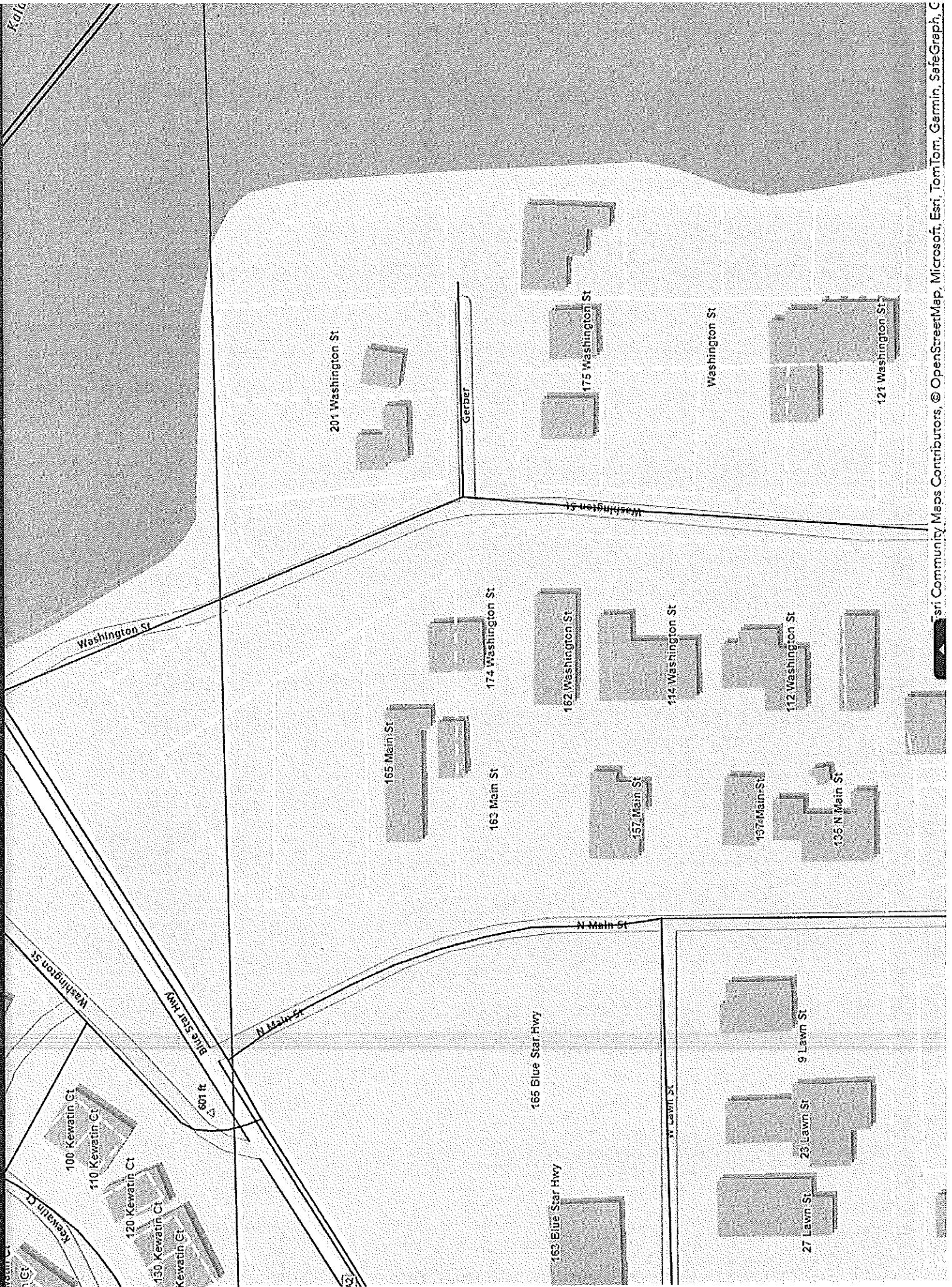
Jerry Donovan
163 & 165 Main St
Douglas, MI 49605

163 & 165 Main St

DRAWN BY: MLL DATE: 10.04.24
REV. BY: HM REV. DATE: 3-6-25
REV./ADDED LEGEND/LABELS

PRJ #: 24201633.1
1 OF 1

NEDERVELD
720 Chicago Dr.
Holland, MI 49423
Phone: 616.535.0449
Grand Rapids • Ann Arbor



**Note: Lightly shaded improvements shown hereon are from previous Nederveld, Inc. project no. 24201633, dated 03/06/25.

DESCRIPTION

Parcel 1.1: Part of Lots 24-25 of The Gerber Plat as recorded in Liber 2 of plats, Page 32, Allegan County Register of deeds, Section 16, Town 3 North, Range 16 West, City of Douglas Allegan County, Michigan, described as: Commencing at the Southeast corner of said Lot 25; thence N28°40'32"W 74.26 feet along the Westerly line of Washington Street to the Point of Beginning; thence S76°42'18"W 166.01 feet; thence N00°58'56"E 34.56 feet; thence N58°56'46"E 143.10 feet; thence S28°40'32"E 80.00 feet along said Westerly line to the Point of Beginning. Contains 8498 square feet. Subject to easements, restrictions and rights-of-way of record.

Parcel 2.1: Part of Lot 25 of The Gerber Plat as recorded in Liber 2 of plats, Page 32, Allegan County Register of deeds, Section 16, Town 3 North, Range 16 West, City of Douglas Allegan County, Michigan, described as: Beginning at the Southeast corner of said Lot 25; thence N89°56'01"W 108.00 feet; thence S90°00'00"W 89.65 feet (The previous 2 calls being along the South line of said Lot; thence N00°58'56"E 26.85 feet; thence N76°42'18"E 166.01 feet; thence S28°40'32"E 74.26 feet along the Westerly line of Washington Street to the Point of Beginning. Contains 8597 square feet. Subject to easements, restrictions and rights-of-way of record.

Parcel 3.1: Part of Lot 25 of The Gerber Plat as recorded in Liber 2 of plats, Page 32, Allegan County Register of deeds and part of the Northeast 1/4 of Section 16, Town 3 North, Range 16 West, City of Douglas Allegan County, Michigan, described as: Commencing at the Southeast corner of said Lot 25; thence N89°56'01"W 108.00 feet along the South line of said Lot to the Point of Beginning; thence S00°19'55"E 50.05 feet; thence N89°53'54"W 124.71 feet; thence N00°58'56"E 90.61 feet along the East line of Main Street; thence N58°56'46"E 40.00 feet; thence S00°58'56"W 61.41 feet; thence N90°00'00"E 89.65 feet along said South line to the Point of Beginning. Contains 7932 square feet. Subject to easements, restrictions and rights-of-way of record.

LEGEND

- X X Fence
- [Hatched Box] Existing Building
- M= Measured
- D= Described



By: *Scott A. Hendges*

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

SCALE: 1" = 40'



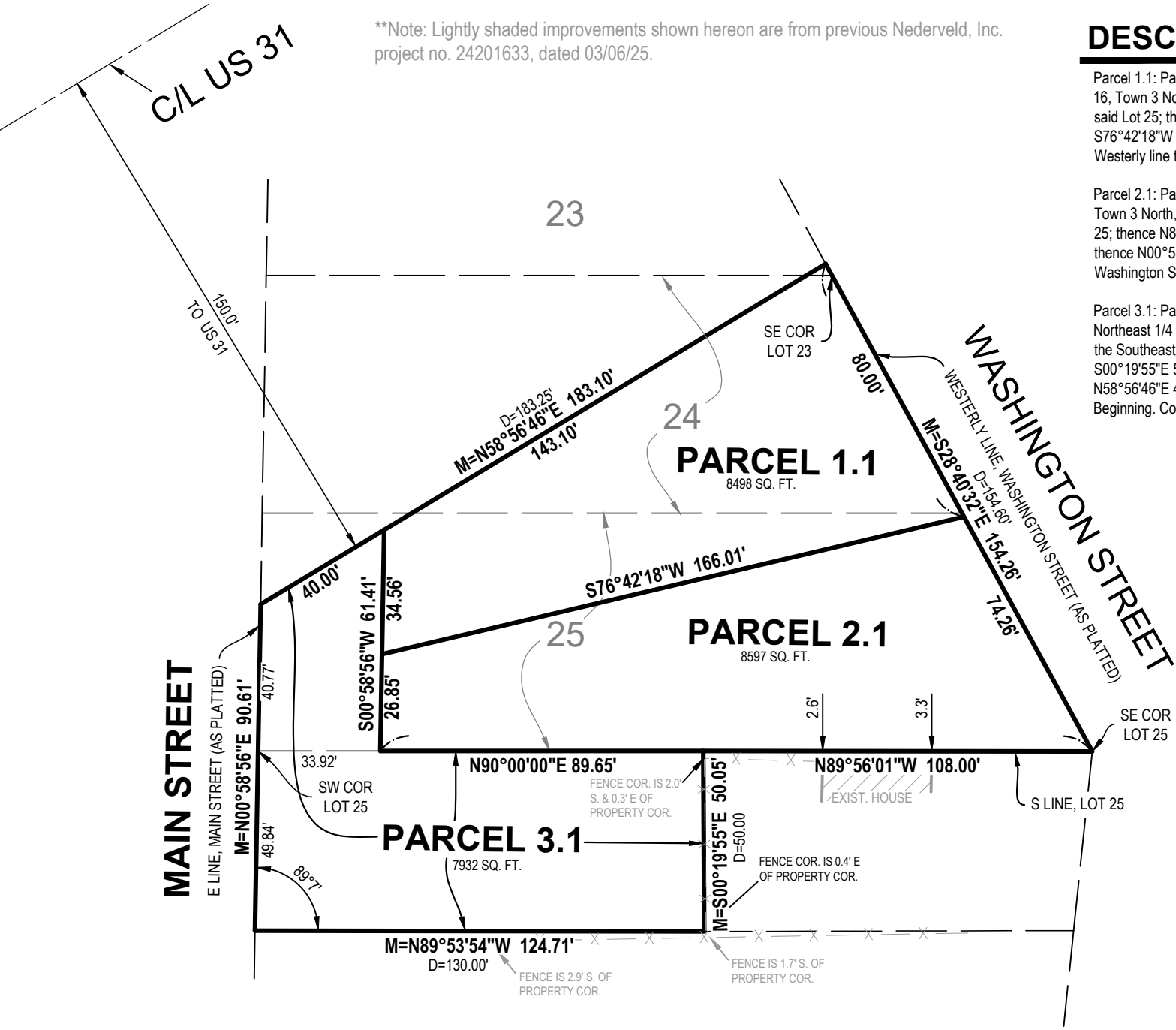
Coldwell Banker Woodland Schmidt
Nico Leo
P.O. Box 2717
2987 Blue Star Highway
Douglas, MI 49406-2717



DRAWN BY: HM DATE: 06-18-25
REV. BY: HM REV. DATE: 07-02-25
REV.: ADJUSTED PARCEL LAYOUT

PRJ #: 25200672DSC.2
1 OF 1

Holland
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449
Grand Rapids • Ann Arbor



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.