

REQUEST for LOT SPLIT

Made pursuant to Section 58-32 (Division of Platted Lot),
Of Article II (Subdivision) of the City of Mackinac Island
Code of Ordinances

1. The Applicant, Mackinac Island School District, is the owner of a parcel of land in the City of Mackinac Island, Mackinac County, Michigan, commonly known as 7846 Main Street and is described as Out Lot 3, Block 10, Assessor's Plat #5 (EXC BEG AT THE SW COR OF LOT 2 BLOCK 7 ASSR'S PLAT NO. 4, TH N 52 DEG 32'00"W 79.00 FT ALG HURON ST, TH N 37 DEG 28'00"E 250.00 FT, TH S 52 DEG 32'00"E 79.00 FT, TH S 37 DEG 28'00"W 250.00 FT ALG LINE BET ASSR'S PLATS 4 AND 5 TO POB) (Tax Parcel No. 051-600-004-00). This parcel shall be referred to in this Request as "the School District Parcel."

2. A parcel of land immediately to the Southeast and adjacent to the School District Parcel is owned by Rosemary Lounsbury, is commonly known as 7736 and 7740 Mahoney Avenue and is described as Lot 5, Block 7, Assessor's Plat #4 (Tax Parcel No. 051-575-080-00). This parcel shall be referred to in this Request as "the Lounsbury Parcel."

3. The Applicant is requesting that a small portion of the School District Parcel be split from the School District Parcel so that it may be added to the Lounsbury Parcel. This 164 Square foot portion, which shall be referred to in this Request as "the Split Portion" is described as follows:

Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, City of Mackinac Island, Mackinac County, Michigan; thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning; containing 164 Sq Ft in Out Lot 3, Block 10, Assessor's Plat #5, City of Mackinac Island, Mackinac County, Michigan.

4. The purpose of this Request is to resolve an existing encroachment of Rosemary Lounsbury's residence approximately 2.6 feet onto the School District Parcel. Subject to certain conditions, the School District has approved the conveyance of the Split Portion to Rosemary Lounsbury. This lot split will not result in the change of any existing uses; the Applicant is not aware of any negative impact as a result of this lot split.

5. A survey sketch of the Split Portion is attached.

6. If this lot split were to be granted, allowing the Split Portion to be conveyed to Rosemary Lounsbury, the legal description of the resulting School District Parcel would then be as follows:

Out Lot 3, Block 10, Assessor's Plat #5 (EXC BEG AT THE SW COR OF LOT 2 BLOCK 7 ASSR'S PLAT NO. 4, TH N 52 DEG 32'00"W 79.00 FT ALG HURON ST, TH N 37 DEG 28'00"E 250.00 FT, TH S 52 DEG 32'00"E 79.00 FT, TH S 37 DEG 28'00"W 250.00 FT ALG LINE BET ASSR'S PLATS 4 AND 5 TO POB; and excluding Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, City of Mackinac Island, Mackinac County, Michigan; thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N

51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning).

The legal description of the resulting Lounsbury Parcel would then be as follows:

Lot 5, Block 7, Assessor's Plat #4; ALSO Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning; containing 164 Sq Ft in Out Lot 3, Block 10, Assessor's Plat #5, City of Mackinac Island, Mackinac County, Michigan.

Mackinac Island School District,
As Joint Applicant

By: _____
Jason St. Onge, Its President

Date:

The above Joint Request is approved:

City of Mackinac Island

By: _____
Name:
Title:
Date:

**PETITION FOR LOT RECOMBINATION
OF PART OF OUTLOT 3, ASSESSOR'S PLAT #5
AND LOT 5 OF BLOCK 7, ASSESSOR'S PLAT #4**

The undersigned Applicants petition the City Council of the City of Mackinac Island to recombine certain platted lots, pursuant to MCL 560.259 and MCL 560.263, which lots are solely owned by: Mackinac Island School District, 7846 Main Street, Mackinac Island, Michigan, 49757, and Rosemary Lounsbury, P.O. Box 387, Mackinac Island, Michigan, 49757 (the "Property Owners").

A. The lots owned by the Property Owners are referred to as the "Existing Parcels" and legally described and depicted on the Certified Survey attached hereto as Exhibit "A" (collectively, the "Lots") and as follows:

Mackinac Island School District Parcel (Part of Outlot 3) – Part of Tax Parcel ID: 051-600-004-00

Rosemary Lounsbury Parcel (Lot 5 of Block 7) – Tax Parcel ID: 051-575-080-00

B. The Lots after the completion of the recombination are referred to as the "Revised Parcels" and are legally described as follows:

Mackinac Island School District Parcel: Out Lot 3, Block 10, Assessor's Plat #5 (EXC BEG AT THE SW COR OF LOT 2 BLOCK 7 ASSR'S PLAT NO. 4, TH N 52 DEG 32'00"W 79.00 FT ALG HURON ST, TH N 37 DEG 28'00"E 250.00 FT, TH S 52 DEG 32'00"E 79.00 FT, TH S 37 DEG 28'00"W 250.00 FT ALG LINE BET ASSR'S PLATS 4 AND 5 TO POB; and excluding Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, City of Mackinac Island, Mackinac County, Michigan; thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning).

Lounsbury Parcel:

Lot 5, Block 7, Assessor's Plat #4; ALSO Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning; containing 164 Sq Ft in Out Lot 3, Block 10, Assessor's Plat #5, City of Mackinac Island, Mackinac County, Michigan.

C. The Lots are in the following zone under the City Zoning Ordinance:

Mackinac Island School District Parcel: ROS Recreation/Open Space

Lounsbury Parcel: R3 High Density Residential

D. What is the purpose of the request to recombine the Lots?

To resolve an existing encroachment of the Lounsbury residence approximately 2.6 feet on to the School District Parcel.

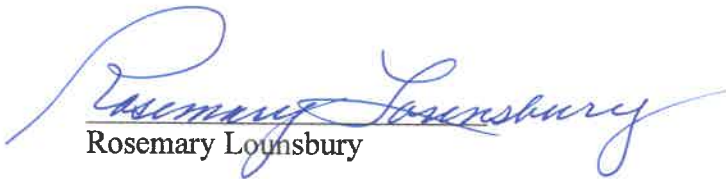
E. The undersigned represent that the Lots are not encumbered by a mortgage.

Dated this ____ day of _____, 2023

Applicants:

Mackinac Island School District

By: _____
Jason St. Onge, Its President


Rosemary Lounsbury

LAND DIVISION APPLICATION

Mail to:

Mackinac County Equalization Department
100 Marley street, Room 115
St. Ignace, MI 49781
(906)643-7310
(906)643-8123 fax

Fee Schedule:

\$100.00 Per requested division
Payable To: Mackinac County Equalization Dept.

Taxing Jurisdiction: City of Mackinac Island **Parcel Identification number:** 49-051-600-004-00

You must answer all questions and include all attachments and fees or application will be returned to you.

APPLICANT: Name: Mackinac Island School District

Address: 7846 Main Street
City, State, Zip: Mackinac Island, MI 49757
Contact phone no. : (906) 847-3376

application will be returned to
this address after processing unless
alternate address is provided

Location of parent parcel/tract to be split:

Address: 7846 Main Street

Legal Description of Parent Parcel/Tract: Out Lot 3, Block 10, Assessor's Plat #5 (EXC BEG AT THE SW COR OF LOT 2 BLOCK 7 ASSR'S PLAT NO. 4, TH N 52 DEG 32'00"W 79.00 FT ALG HURON ST, TH N 37 DEG 28'00"E 250.00 FT, TH S 52 DEG 32'00"E 79.00 FT, TH S 37 DEG 28'00"W 250.00 FT ALG LINE BET ASSR'S PLATS 4 AND 5 TO POB)

Property Owner (if different from applicant): same

Division(s) Proposed:

- A. Number of new parcels to be created: none, the parcel being split off of the Parent Parcel will be recombined with the existing Lounsbury parcel to the Southeast.
- B. Intended Use: Residential
- C. Is proposed division accessible by an existing public road? Yes, access will be through the existing Lounsbury parcel which is located on Mahoney Avenue.

Write or attach a legal description for each proposed division and its access road/easement.(identify each proposed division parcel, (i.e. Parcel "A" described as:, Parcel "B" described as:, access to parcel A described as: etc.) See attached sketch and legal descriptions. Access is not based on a recorded or described easement.

Are any division rights being conveyed to the proposed new parcel(s)? NO

If so, list the parcel which is receiving division rights and how many it will receive. (Ex: Parcel A will receive 2 additional division rights). Note: any division rights given to newly created parcels will be deducted from the maximum allowable divisions the parent parcel/tract had prior to application.

Parcel _____ Division Rights given: _____ Parcel _____ Division Rights Given _____
Parcel _____ Division Rights given: _____ Parcel _____ Division Rights Given _____

A. Development site limits: (check each which represents a condition which exists or may exist on the parent parcel and describe affected area on drawing or site map listed in item AB@ below)

- Any part of the parcel is in a DNR / DEQ designated critical sand dune area
- The parcel is riparian or littoral
- Any part of the parcel effected by a Lake Michigan high risk erosion setback
- Any part of the parcel includes a wetland
- Any part of the parcel includes a beach
- Any part of the parcel is within a flood plain
- Any part of the parcel slopes more than 20 percent

B. Attach a scale drawing or site map showing the following: Parent parcel or tract boundaries (as of 03/31/1997)

Boundaries of previous divisions made after 03/31/1997: (none)

Each proposed division, with dimensions: See attached

Access and utility easement to each division if necessary: n/a

Any existing buildings or improvements on parent parcel or tract: see attached

Any area subject to possible limitations listed in A above: none

C. Indication of permit from County Road Commission or MDOT for each proposed new road, easement, or shared driveway: n/a

AFFIDAVIT AND PERMISSION for municipal, county and state officials to enter the property for inspections: I agree the statements made are true, and if found not to be true, any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I give permission for officials of the municipality, county or State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys certain rights under the applicable local ordinance and the State of Michigan Land Division Act (formally PA 288 of 1967 as amended PA 591 of 1996) and does not include any representation or conveyance of certain rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

FINALLY, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed, the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature _____ **Date** _____

REVIEWERS ACTION

_____ **Approved - Conditions if any: Subject to local zoning**

_____ **Denied - Reasons:**

Reviewers Signature and date _____

RESOLUTION NO. 2023 - _____

At a regular meeting of the **City Council of the City of Mackinac Island**, held the ____ day of _____, 2023 at _____ a.m./p.m., the following resolution was offered by Council person _____ and seconded by Council person _____.

The Mackinac Island School District requests the City Council consider that certain Request For Lot Split of a portion of Out Lot 3, Block 10, Assessor's Plat #5 dated _____, 2023, and attached hereto as Exhibit "A";

The Mackinac Island Scoll District and Rosemary Lounsbury also request the City Council consider that certain Petition for Lot Recombination of said portion of Out Lot 3 with the Lounsbury Parcel Lot 5, Block 7, Assessor's Plat #4 dated _____, 2023 and attached hereto as Exhibit "B". Said Petition depicts the lots before and after the recombination.

BE IT RESOLVED, that pursuant to Section 263 of the Subdivision Control Act (Act 288 of 1967) as amended, the foregoing lots, currently known as said Out Lot 3 (Tax Parcel ID: 051-600-004-00) and said Lot 5 (Tax Parcel ID: 051-575-080-00), may be recombined and said new lots being set forth below:

Resulting Mackinac Island School District Parcel:

Out Lot 3, Block 10, Assessor's Plat #5 (EXC BEG AT THE SW COR OF LOT 2 BLOCK 7 ASSR'S PLAT NO. 4, TH N 52 DEG 32'00"W 79.00 FT ALG HURON ST, TH N 37 DEG 28'00"E 250.00 FT, TH S 52 DEG 32'00"E 79.00 FT, TH S 37 DEG 28'00"W 250.00 FT ALG LINE BET ASSR'S PLATS 4 AND 5 TO POB; and excluding Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, City of Mackinac Island, Mackinac County, Michigan; thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning).

Resulting Rosemary Lounsbury Parcel:

Lot 5, Block 7, Assessor's Plat #4; ALSO Commencing at the Northeast corner of Lot 5, Block 7, Assessor's Plat #4, thence N 52°15'49" W 119.54 feet, (119' rec.) to the Northwest corner of Lot 5, and the Point of Beginning of this description; thence S 38°41'55" W 45.07 feet along the Western boundary of said Lot 5; thence N 51°18'05" W 3.30 feet; thence N 37°48'30" E 45.01 feet, one foot Northwesterly of an existing building wall; thence S 52°15'49" E 4.00 feet along an extension of the Northern line of Lot 5 to the Point of Beginning; containing 164 Sq Ft in Out Lot 3, Block 10, Assessor's Plat #5, City of Mackinac Island, Mackinac County, Michigan.

Those voting "Yes":

Those voting "No":

Those abstaining:

The Resolution was declared adopted / denied.

CITY OF MACKINAC ISLAND
CITY COUNCIL

, City Clerk

I, _____, the duly qualified and acting Clerk of the City of Mackinac Island, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Mackinac Island at a meeting held on _____, 2023, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have affixed my official signature this ___ day of _____, 2023.

, City Clerk