



October 11, 2024

Mackinac Island City Council
P.O. Box 455
Mackinac Island, MI 49757

RE: Lot split for 1274 Mission Street (Parcel # 051-500-008-00)

Dear Council Members:

I represent Mission Street, Mackinac Island, LLC as owner of the above referenced property. The property is also referred to as Lots 13 and 16, Assessors Plat No. 1 per the survey attached. When the owner purchased the property, Lot 13 and Lot 16 were combined for tax purposes which is why the two lots only have one tax identification number.

The City of Mackinac Island Planning Commission reviewed the owner's request to convey Lot 13 to Mission Street Cottage, LLC. The Planning Commission approved the request. We also understand this request was approved by the City Assessor.

The City's Engineer advised that the owner needs the approval of the City Council as does Mackinac County Equalization. We are asking, therefore, to place this matter on the Agenda of the next City Council meeting for its approval. Also, please refer to the attached Petition (Lot Split Form), Resolution, legal descriptions and the Survey.

We thank you for your consideration.

Very truly yours,

PLUNKETT COONEY

James J. Murray
Direct Dial: 231-348-6413

Open.30255.42118.35296809-1

ATTORNEYS & COUNSELORS AT LAW

406 Bay Street, Suite 300 • Petoskey, MI 49770 • T: (231) 347-1200 • F: 248-901-4040 • plunkettcooney.com

Petition for Platted Lot Split

Lots Known As: Lots 13 and 16, Assessor's Plat No. 1, City of Mackinac Island

The undersigned petitions the Council of the City of Mackinac Island to split (reconfigure) a platted lot, pursuant to MCI, 560.263, which lot is solely owned by Mission Street Mackinac Island, LLC.

- A. The Lot owned is described as follows:
Lots 13 and 16, Assessor's Plat No 1, City of Mackinac Island, MI.
- B. A Copy of a drawing showing the lot before and after the split is attached as Exhibit "A"
- C. The lot is in the following zone under the City Zoning Ordinance: MD – Market
- D. What is the purpose of the request to split the lot? To move the existing structure to Lot 16 and to construct a new residence on Lot 13.
- E. The undersigned represents that the land is not encumbered by any lien, mortgage or other interest, and that owner has approved this request to split in writing.

RESOLUTION

At a regular meeting of the City Council of the City of Mackinac Island, held the ____ of October, 2024, the following resolution was offered by Councilperson _____ and seconded by Councilperson _____

Pursuant to the request of Mission Street, Mackinac Island, LLC, (owner) for property located on Market Street, Mackinac Island, to split off a portion of Tax Parcel # 051-500-008-00, City of Mackinac Island, Michigan.

BE IT RESOLVED, (if applicable), that pursuant to Section 263 of the Subdivision Control Act (Act 288 of 1967) as amended, (MCLA 560.263), the following parcels, Tax Parcel # 051-500-008-00 City of Mackinac Island, Mackinac County, Michigan, may be split into two parcels. Said new parcels being set forth below:

Lot Remaining with Mackinac Street, Mackinac Island, LLC

Lot 16, Assessor's Plat No 1, City of Mackinac Island, Mackinac County, Michigan.
According to the recorded Plat thereof, recorded in Liber 2 of Plats, Page 41.
Subject to any Easements, Restrictions or Reservations of Record.

Lot Splitting off to Mission Street Cottage, LLC

Lot 13, Assessor's Plat No 1, City of Mackinac Island, Mackinac County, Michigan.
According to the recorded Plat thereof, recorded in Liber 2 of Plats, Page 41.
Subject to any Easements, Restrictions or Reservations of Record.

BE IT FURTHER RESOLVED that the authorized split in said Parcel shall not be further split without permission of the City of Mackinac Island.

Those voting yes: _____

Those voting no: _____

The Resolution was declared: Adopted / Denied.

Danielle Leach, City Clerk

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

I, Danielle Leach 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 at a meeting held on _____, 2024, 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 veto affixed my official signature this ____ day of _____, 2024.

Danielle Leach ,City Clerk

Lot Split Form

Submitted by: Mission Street, Mackinac Island, LLC

Date Submitted: _____

Owner Name: Mission Street, Mackinac Island, LLC

Parcel Number: 051-500-008-00

Brief Description of Proposed Split: Separate out the two Lots included in this parcel (i.e. Lots 13 and 16), Assessor's Plat No. 1

Parcel Numbers & New Descriptions OR attach documentation of correct description (RE: Survey, Real Estate Summary or Map): Separate parcel nos. for Lot 13, Assessor's Plat No. 1 and Lot 16, Assessor's Plat No. 1. Lot 13 will remain in the same ownership (Mission Street, Mackinac Island, LLC) and Lot 16 will be deeded to Mission Street Cottage, LLC.

Please check all boxes that apply:

X ☐ Retaining Ownership

X ☐ Change in ownership/Waiting on deed

☐ Five Year Property Tax Certificate (preceding the date of the form) from County Treasurer Attached. Per House Bill No. 4055 Effective 09/16/2019

The following section to be completed by the reviewer.

Date Received: _____

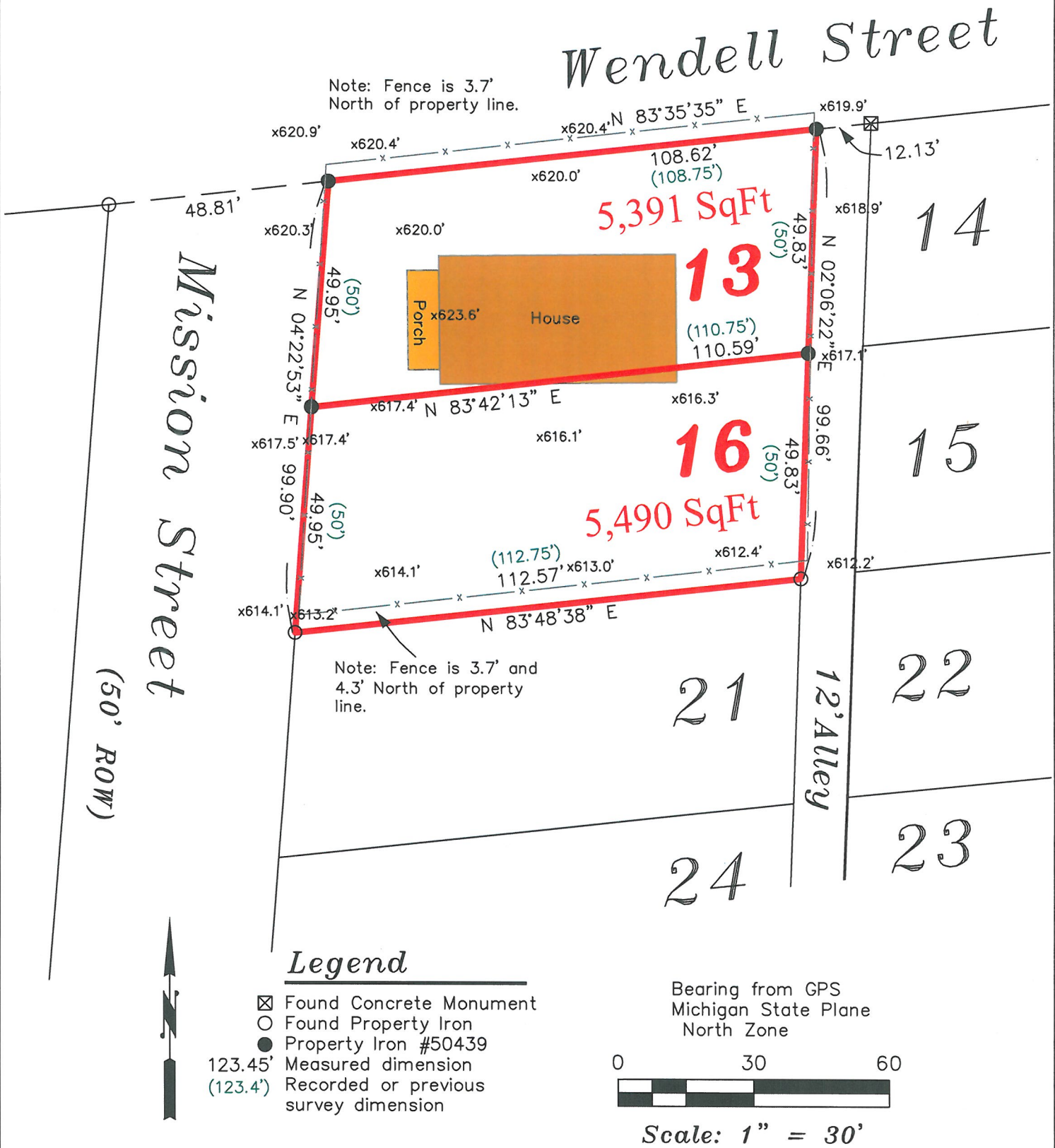
Date Reviewed: _____

Certified Survey

Client: Misson Street Mackinac Island LLC.

Description:

Lots 13 & 16, Assessors Plat 1, City of Mackinac Island, Michigan.



I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: *Neil W. Hill*
Neil W. Hill P.S. #50439

Registered Land Surveyor

Date: September 13, 2023

Order No.: 22084-MS-Lot13,16-P1

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429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone

info@mackinacsurveys.com



Remaining with Mackinac Street, Mackinac Island, LLC

Lot 16, Assessor's Plat No 1, City of Mackinac Island, Mackinac County, Michigan.

According to the recorded Plat thereof, recorded in Liber 2 of Plats, Page 41.

Subject to any Easements, Restrictions or Reservations of Record.

Splitting to Mission Street Cottage, LLC

Lot 13, Assessor's Plat No 1, City of Mackinac Island, Mackinac County, Michigan.

According to the recorded Plat thereof, recorded in Liber 2 of Plats, Page 41.

Subject to any Easements, Restrictions or Reservations of Record.

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