

**APPLICATION FOR PROPERTY COMBINATION
APPLICATION FOR PROPERTY LINE ADJUSTMENT
IRA TOWNSHIP
7085 MELDRUM ROAD
FAIR HAVEN, MI 48023
586-725-0207**

No fee required

Property Owner Information:

Name _____ Phone _____

Address: _____

Current Legal Description(s) Parent Parcel(s)

Current Legal Description(s) Subsequent Parcel(s)

New Combined or Property Line Adjustment Legal Description(s)

Date: _____

Property Owner's Signature

Application for property combination or property line adjustment must include attachment of property survey with all legal descriptions (*signed and sealed by a professional surveyor*) showing location of all buildings & improvements. Must have approval from Lands & Graphics (see attached sheet). **All taxes and special assessments must be current.** Property Combinations and Property Line Adjustments are checked by Building Official and approved by Township Supervisor.

For Office Use Only

Zoning Classification Parcel 1 _____ Parcel 2 _____

Land Improvements Parcel 1 _____

Parcel 2 _____

Checked by Building Official: _____ Date _____

Property Combination Authorized by Supervisor: _____ Date: _____

Property Line Adjustment Authorized by Supervisor: _____ Date _____

St. Clair County Lands & Graphics
REQUEST FOR PROPERTY SPLIT/COMBINATION/LINE ADJUSTMENT

810-989-6920

Tax Number of Parcel to be split 74

Signature Applicant _____ Date / /

Municipality Review

_____ Zoning Compliance for intended use (depth X width, acreage, access)

Municipality Signature _____ Date / /

Land Management Review for compliance of P.A. 591 of 1997 (Land Division Act of 1997)

> must provide a survey or drawing to scale with dimensions at time of review Reference #

Parent Parcel Tax Number(s) 74-

Total acreage of parcels _____ Number of available splits _____

_____ Platted Parcel existing divisions on parcels _____ requested divisions _____.

_____ Tract of Land

_____ New Taxable Parcel being created requesting number of divisions _____

_____ Combination/Adjustment of property lines

_____ Owner Note: _____

_____ Delinquent Taxes

Reviewer Signature _____ Date / /

_____ Approved _____ Disapproved w/notes

Notes: _____

The above review is for the compliance of P.A. 591 only.

Review and approval of property splits/combinations by the Municipality is still required.

***** THIS REVIEW EXPIRES AFTER A PERIOD OF ONE YEAR *****

MCL 560.109 Municipality shall approve/disapprove proposed division within 45 days after filing completed application of the proposed division with assessor or other municipality designated official.

Municipality Review and Approval

- Adequate and Accurate legal descriptions (must be provided & attached)
- Accessibility. Driveway or existing easement provides vehicular access to existing roads or streets.
- Public Utility Easements, (gas, electricity, water, sewer, telephone)
- Taxes Current (responsibility of municipality)
- Approved Disapproved

Notes: _____

Municipality Signature _____ Date ____ / ____ / ____

> The above signature authorizes for new parcel splits/combinations to be added to roll

Procedure for the Combining or Division of Land

Request for Property Split/Combination/line adjustment Form

Revised August 2005

The **Request for Property Split/Combination** form has space for ALL required approvals and signatures.

- Person requesting split must first go to the local municipal unit to obtain an Initial Zoning Review (IZR) to assure requested change in use meets local ordinance. (depth X width, access, size, use etc.)

**** Must be signed by local official*

- County staff will proceed with review after receiving **IZR** form signed and approved from local municipality along with required documentation and \$25.00 review fee.

Required Documents

Either a survey or drawing to scale w/dimensions & Proof of ownership

- Form will be returned to person requesting such action, signed by us with findings and notations, to be forwarded to the local municipality for **FINAL** review and approval
- When final approval from the local municipality is complete, the form and approval ALL documentation is then returned to the County, to be kept on file. The **Request for Property Split/Combination** form will be used as authorization to change assessment /tax roll.