

Application #:

White Pigeon Township

Boundary Adjustment Application

Name

Phone

Address

Property Number to be Divided

City, State, Zip

Email

Property Number(s) of adjoining property(s) to be Combined

An application shall contain the following:

- A) A completed application form
- B) Proof of fee ownership of the land proposed to be altered.
- C) A survey or map/drawing of parcels impacted drawn to a scale of 1"=20', 1"=50', 1"=100', 1"=400', or 1"=1000'. The scale used shall best represent the property and improvements. An insufficient map or drawing may cause the application to be refused or denied. The survey or map will include the following:
 - 1) Parcel boundaries prior to property exchange.
 - 2) Labeled proposed boundary adjustment.
 - 3) Dimensions and acreages of the resulting parcels.
 - 4) Scaled locations of any improvements (buildings, wells, septic systems, etc.)
 - 5) Existing and proposed road rights of way.
- D) Legal descriptions of the parcels involved both prior to and after the boundary adjustment.
- E) Tax certification ensuring the past five year's property taxes have been paid. The certificate can be obtained from the County Treasurer's office - a sample is included with this application.

St. Joseph County Treasurer's phone: (269) 467-5525

The fee must be included with the application (see fee schedule below for amounts owed). Fee is non-refundable for void or denied applications. Fee is payable to Kevin Harris.

Submit payment and make check payable to:

**Kevin Harris
67482 Coyote Trail
Edwardsburg, MI 49112**

Fee: \$150

COMPLETED APPLICATIONS - INCLUDING PAYMENT & TAX CERTIFICATES - RECEIVED AFTER DECEMBER 1ST MAY NOT BE PROCESSED FOR THE FOLLOWING YEAR'S ASSESSMENT ROLL.

Application #:

White Pigeon Township

I hereby certify the information supplied with this application is true to the best of my knowledge.

Applicant Signature of Taxpayer Releasing Land*

Date

Applicant Signature of Taxpayer Acquiring Land*

Date

***ANY AND ALL OWNERS OR POA's MUST SIGN THIS FORM IN FRONT OF A NOTARY.**

STATE OF MICHIGAN

COUNTY OF

The forgoing instrument was acknowledged before me on this

DATE day of

MONTH

YEAR

My commissoin expires

LOCAL GOVERNMENT USE ONLY (do not write below this line)

Approved: Conditions, if any

Denied: Reasons

Township Assessor

Date

Township Supervisor/Zoning Administrator

Date

Disclaimer:

The following is a representation of the Zoning Ordinances in effect in White Pigeon Township. It's intended use is to provide a guideline of what is permissible per zoning; however, any differences between what is represented below and the actual zoning, is an error made by the author and does not supersede what is actually in the ordinance.

	AG	RR	R-1	R-3	C	I	R-2
Min. Lot Area (sq ft)				15000	15000	10000	
Primary Farm Dwelling	35A						
Non-Farm Dwelling	1-5A						
Planned Residential or Site Condo Development	1/2A						
	1A						
Single-family Dwelling		1A	20000				
Duplex or Two-family Dwellings			20000				
Structures w/three or more Dwellings Units			8000 (each)				
Duplex or Multiple-family Residential Units			6 units per acre				
Minimum Lot Width (road frontage)					100	100	
Primary Farm Residence & Farm Buildings	660						
Non-Farm Residence	100						
Cluster/Open Space Development	80						
Single-family Dwelling (RR only)		120					
		100					
Single-family Dwelling (R-1 only)			100				
Duplex or Two-family Dwellings (R-1 only)			150				
Minimum Lot Width (water frontage)				80			
Min. Front Yard Setback (ft) *a	40	40	40	30	40	40	
Decks Less than 18 from Ground Level				4			
Min. Side Yard Setback (ft) *b	10	10	10	10	15	10	
Decks Less than 18 from Ground Level				4			
Min. Rear Yard Setback (ft) *c	20	20	20	20	20	20	
Decks Less than 18 from Ground Level				4			
Max. Building Height (ft)			35	35	40	40	
Dwelling	35	35					
Accessory Farm Buildings		50					
Accessory Buildings				16			
Min. Building Floor Area (sq ft) *d	1000	1000	*f	1000			
Max. Accessory Building Floor Area (sq ft)				960			
Max. Lot Coverage			*f			50%	

See Section 34-251

*a - measured from the nearest edge of the road or street right-of-way or easement upon which the lot or parcel principally fronts or water's edge in R-3 district.

*b - except for a corner lot, where the side yard on the street side shall not be less than the setback required for the front yard

*c - plus 5 feet for each additional unit over one on the parcel (R-1 only).

*d - exclusive of garage or basements, plus 150 sq ft for each additional bedroom exceeding 2. The minimum core area must be > or = 24 ft in width.

*f - The minimum core area must be > or = 24 ft in width. See section 34-224 for additional info, including minimum open space and parking regulations.

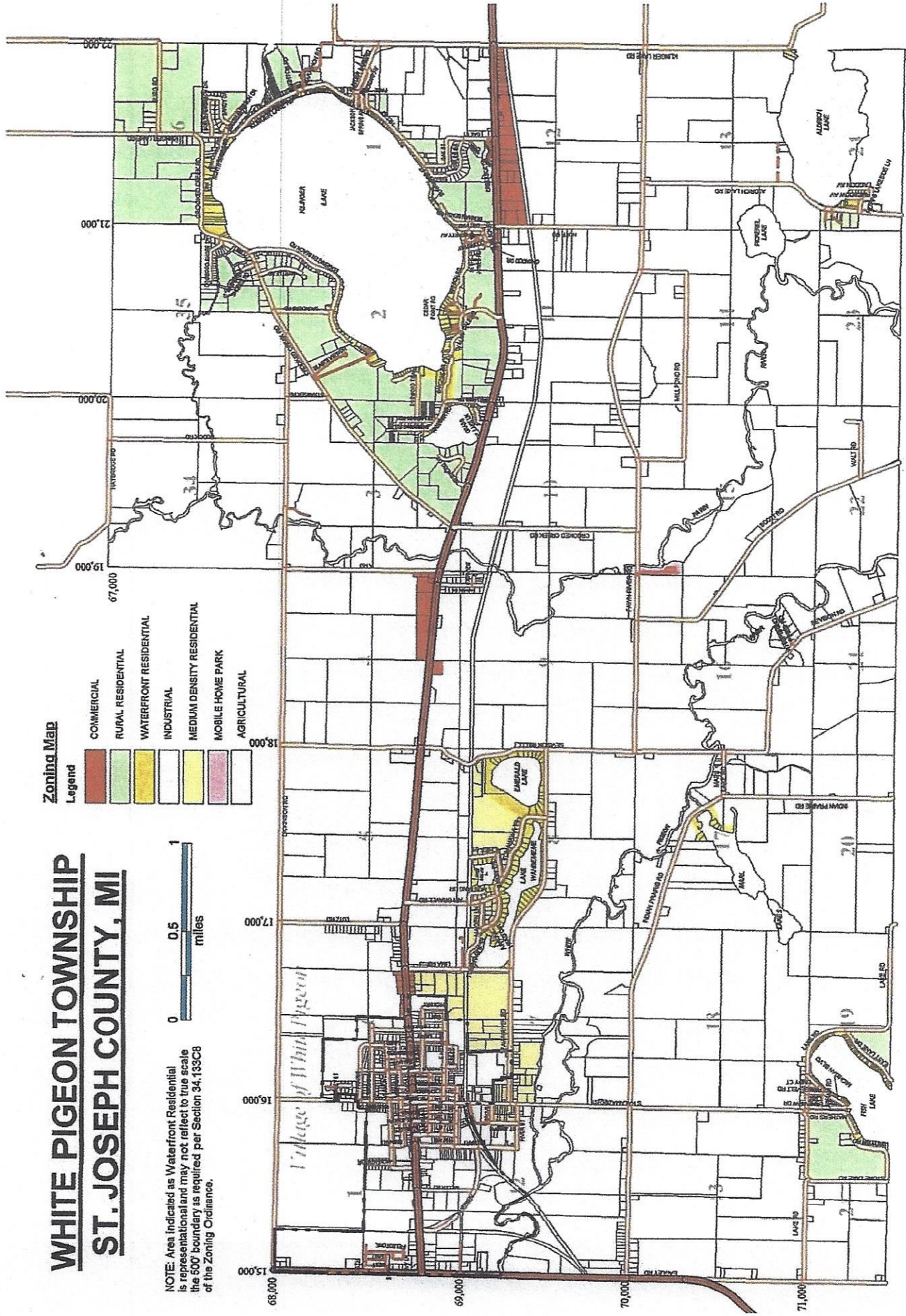
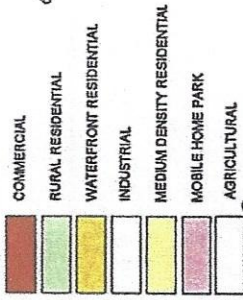
WHITE PIGEON TOWNSHIP ST. JOSEPH COUNTY, MI

NOTE: Area Indicated as Waterfront Residential is representational and may not reflect to true scale the 500' boundary is required per Section 34.133C8 of the Zoning Ordinance.



Zoning Map

Legend





Judith L. Ratering

ST. JOSEPH COUNTY TREASURER

Telephone: (269) 467-5525

Email: RateringJ@Stjosephcountymi.org

125 W. Main St.
P.O. Box 220
Centreville, MI 49032

CERTIFICATE OF PAID TAXES

Pursuant to the Land Division Act 288 of 1967, MCL 560.109(1)(i). This certificate is indicating the preceding 5 years of taxes on this date have been paid for the following parcel:

DATE PRINTED 09/17/2019

Parcel Number

75 014 009 027 00

OWNERS ADDRESS

FULBRIGHT JERRY & JILL REV TRU

23906 BUTTERNUT DR

STURGIS, MI 49091

PROPERTY ADDRESS

63633 FAIR RD

STURGIS, MI 49091

2019 LEGAL DESCRIPTION

COM W 1/4 COR SEC 9 T7S R10W TH E 520 FT TH S 133 FT TH E 140 FT TH S 460.93 FT TH E 108.44 FT TH S 69D E 100 FT TH S 21D W TH S 36D W 339.43 FT TH N 54D W 93.36 FT TH S 36D W 31.42 FT TH S 21D W 396.44 FT TH S 152.25 FT TH W 407.49 FT TH N 00D 25M W TO POB. EXC COM SLY COR LOT 16 LAKE SHORE SUB SEC 9 T7S R10W TH S 21D 06M 37S W (REC S 21D W) 31.15 FT (REC 31 FT) TH S 36D 23M 57S W (REC S 36D 00M W) 339.37 FT TH N 53D 31M 11S W 93.16 FT (REC N 54D W 93.36 FT) TH N 45D 18M 16S E 85 FT TH N 39D 05M 47S E 85 FT TH N 33D 42M 09S E 85 FT TH N 20D 43M 48S E 93.16 FT TH S 68D 30M 26S E 100.32 FT (REC S 69D E 100 FT) TO POB EXC. EST. 18 A +/- (SPLIT 014-009-027-40 SEPT/15)

SEC. 135 ACT 206, 1893 as Amended - (Sec C.L. 1929) Date 09/17/2019

I hereby certify that there are no tax liens of titles held by the state on lands described below, and that there are no tax liens or titles held by individuals on said lands for five years proceeding 1st day September and that the taxes for said period of five years are paid.

This certificate does not apply to taxes if any now in process of collection by township, city or village collecting officers.

St. Joseph County Treasurer _____

Certification Fee of \$5 collected: Check ___ Cash ___