

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) Dimension and acreage of the resulting parcels.
 - 4) Scaled locations of any improvements (buildings, wells, septic systems, etc.)
 - 5) Existing and proposed road right of ways.
- D) Legal descriptions of the parcels involved both prior to and after the boundary adjustment.
- E) Tax certification ensuring the past five years property taxes have been paid. The certificate can be obtained from the County Treasurer's office - a sample is included with this application.

Cass County Treasurer's phone: (269) 445-4468

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.

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

Submit payment and make check payable to: **Kevin Harris** **Fee: \$150**
67482 Coyote Trail
Edwardsburg, MI 49112

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

LOCAL GOVERNMENT USE ONLY (do not write below this line)	
_____ Approved:	Conditions, if any: _____
_____ Denied:	Reasons: _____

Township Assessor

Date

Township Supervisor/Zoning Adminisrtator

Date

Schedule of Regulations for “Uses Permitted by Right”

Zoning District	Minimum Area	Lot	Minimum Width & Frontage (in feet)	Lot & (in	Maximum Building Height		Minimum Yard Setback (Feet)			Maximum Lot Coverage
					Stories	Feet	Front Yard	Side Yard	Rear Yard	(%)
A-1: Agricultural	10		330' b		2 1/2	35 c	35	30	50	20 d
A-2: Rural Residential	2 acres		150 to 235' c		2 1/2	35 c	35	30	50	25
R-1: Low Density Residential	30,000 sq. ft.		100-150 f		2 1/2	35	35	15	40	35
R-2: Medium Density Residential	10,000 to 18,000 sq. ft. g		60-80 h,j,k		2 1/2	35	30	10 j	25	35
R-3: Lake Residential	12,000 to 30,000 sq. ft. o		100 to 150 p		2 1/2	35	30	10 j	30	35
C-1: General Commercial	2 acres		300		---	35	50	20 j	20 l	50
1-1: Light Industrial	2 acres l		300		---	35	50	25 m	20 n	50
R-4 Mobile Home Park	10 acres		330		Conformance to Michigan Mobile Home Commission Rules					

FOOTNOTES for Schedule of Regulations

- a) This schedule summarizes basic site development standards. The specific district regulations and other regulations should be consulted to identify additional standards and regulations, and clarifications of the above standards, and all other applicable site development provisions. Where this schedule contradicts the text of the ordinance, the ordinance text shall rule. See Article 16 for additional site development standards regarding special land uses, and Article 17 for the site development standards regarding planned unit developments.
- b) 330 feet for all dwelling units
- c) Maximum height for farm buildings is 100 feet.
- d) Twenty percent (20%) maximum lot coverage for all lots.
- e) 150 feet if lot gains direct access to a public or private road in a platted or condominium subdivision, other wise 235 feet required.
- f) Where public sewer is present, 10,000 sq. ft. for single family dwellings and 13,000 sq. ft. for two family dwellings. Where public sewer is no present, 15,000 sq. ft. for single family dwellings and 18,000 sq. ft. for two family dwellings.
- g) 60 feet if public sewer is available, otherwise 80 feet.
- h) 10 feet, except in the case of a corner lot, which shall have a minimum 30 foot side yard on the street and 10 foot side yard on the remaining side yard.
- i) 60 feet where side yard abuts a Residential or Agricultural District.
- j) 60 feet where side yard abuts a Residential or Agricultural District.
- k) 1 acre within an industrial park.
- l) 60 feet where side yard abuts a Residential or Agricultural District.
- m) 60 feet where side yard abuts a Residential or Agricultural District.
- n) 12,000 sq. ft. where public sewer is present, 30,000 sq. ft. where public sewer is not present.
- o) 100 feet where public sewer is provided, otherwise 150 feet.

MASON TOWNSHIP ZONING MAP

Adopted on June 10, 1997
Effective July 21, 1997

ZONING LEGEND

	A-1 Agriculture
	A-2 Rural Residential
	R-1 Residential Low Density
	R-2 Residential Medium Density
	R-3 Lake Residential
	R-4 Mobile Home Park
	C-1 General Commercial
	I-1 Light Industrial

Information contained herein is provided for reference purposes only and should be confirmed with the appropriate local agency. Cass County assumes no responsibility for errors and/or omissions.



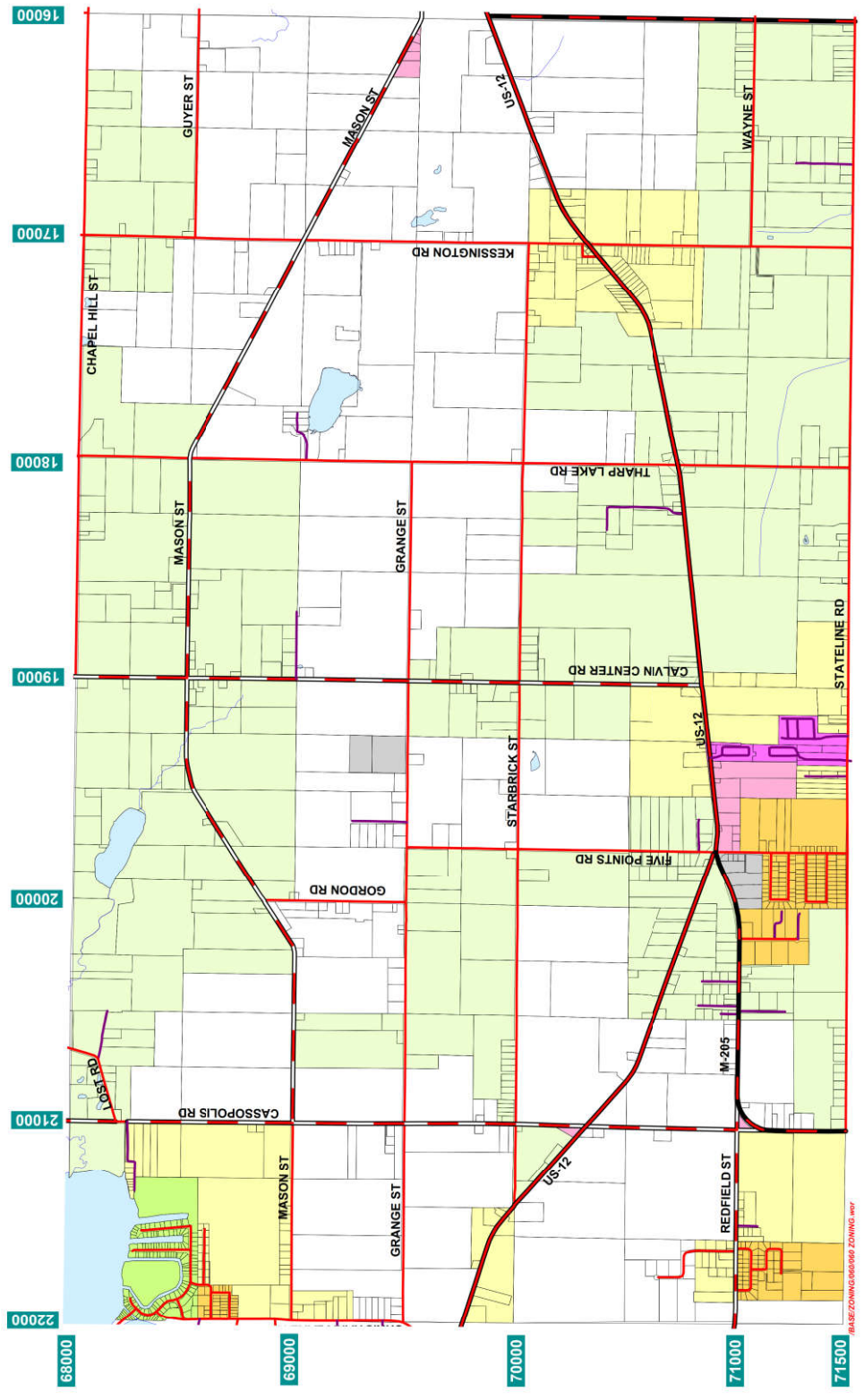
Scale: 1 inch equals 2,640 feet

Road/Rail Legend

	U.S. Highways
	State Highways
	County Primary Roads
	County Local Roads
	City/Village Major Roads
	City/Village Local Roads
	Not Defined
	Railroads

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Cass County
Information Systems
Kerry Collins, Director
(269) 445-4432



BASE ZONING DISTRICT ZONING.MXD



Hope Anderson

CASS COUNTY TREASURER

Telephone: (269) 445-4494
Email: HOPEA@CASS.ORG

120 N. Broadway
Suite 113
Cassopolis, MI 49031

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: 09/18/2019

Parcel Number:
14-160-110-042-70

OWNERS ADDRESS:
SUPERIOR AMERIHOTEL HOTEL LLC

29291 AMERIHOTEL DR
DOWAGIAC, MI 49047

PROPERTY ADDRESS:
POKAGON & AMERIHOTEL
DOWAGIAC, MI 49047

2019 LEGAL DESCRIPTION:

P42G COM N 87 DEG 15'37"W 1658.2 FT, N 2 DEG 44'23"E 68.29 FT, N 51 DEG 52'30"W 53.51 FT, N 46 DEG 10'2"W 203.78 FT, N 22 DEG 19'45"W 458.31 FT & N 1 DEG 30'33"E 74.96 FT FRM E 1/4 COR, TH N 1 DEG 30'33"E 260 FT, S 88 DEG 7'E 180 FT, S 1 DEG 30' 33"W 260 FT, N 88 DEG 7'W 180 FT TO BEG. SEC 2 1.07 A. UNPLATTED POKAGON TWP CITY OF DOWAGIAC SUBJECT TO 425 AGREEMENT WITH POKAGON TOWNSHIP EXPIRES 31 MARCH 2050

SEC. 135 ACT 206,1893 as Amended -(Sec C.L. 1929)Date 09/18/2019

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.

Cass County Treasurer _____

Certification Fee of \$5 collected: Check___ Cash___