

# Wilson Twp Parcel Division Application

Return to:

Assessing Department Attn: Land Division  
P.O. Box 25, Rogers City, MI 49779

(989) 734-3555 Office [info@assessingoffice.com](mailto:info@assessingoffice.com) <http://www.assessingoffice.com>

- \*Are all resulting parcels 40.00 acres or greater? No land division approval is required\*
- \*All the parcels located in a platted subdivision? If so, this is the wrong application\*
- \* PLEASE COMPLETE AND RETURN ALL PAGES OF THIS APPLICATION \*

## APPLICATION

- 1) Township/City: Wilson Township
- 2) Parent Parcel Number: 084-022-000-501-00
- 3) Owner Name: Alpena County
- 4) Owner Address: 720 W Chisholm St
- 5) City/State/Zip: Alpena MI 49707
- 6) Phone Number: \_\_\_\_\_
- 7) Number of New Parcels: 7
- 8) Number of Transferred Division Rights: \_\_\_\_\_ (attach additional sheets if necessary)
- 9) Email Address\*: hannahme@alpenacounty.org  
\*your email address may be used to send status letters for this application.
- 10) Contact Name\*: Mary Catherine Hannah  
\*for multiple owners, identify a single contact person for all communications.

## ATTACHMENTS – (all items are REQUIRED)

- Attachment #1, include the **COMPLETED** attachment on page 3 of this application entitled "Zoning Information"
- Attachment #2, include **PROPERTY TAX** payment status certificate (must be completed by County Treasurer). (see page 4)
- Attachment #3, include a copy of a survey/drawing of parcels requested with **legal descriptions for all parcels, including the remaining parcel**. Drawing must comply with the requirements of P.A. 132 of 1970 as amended. *The drawing must show the current boundaries, all previous divisions made after March 31, 1997 (indicate date when made), proposed divisions, dimensions of the divisions, existing or proposed road/easement right-of-ways, any other easements, and existing improvements.* (surveys are required for parcels two acres or less, be aware of MCL 54.211 for possibly recording your survey)
- Attachment #4, include your deed for the parent parcel and all deeds from previous owners from March 31, 1997 to the present. If your parcel was created/split after March 31, 1997, include the deeds of all child parcel owners. (see page 6)
- Processing Fee (Page 8)
- Boundary Line Adjustment/Exempt Split per MCL 560.102 (d) & (e) (see addendum #A1, Pg. 9)

**\*\* Checks with insufficient funds are subject to a collection fee.**



**NOTICES & ADVISEMENTS – (all must be initialed by property owner)**

- Initials \_\_\_\_\_ New Property ID numbers are issued upon a completed division. If you receive a Principal Residence Exemption you will need to **REFILE** on the new number.
- Initials \_\_\_\_\_ Upon approval of this division, the division will be completed with appropriate office and will be activated on next years assessment roll. All billings of Tax bills for the **CURRENT** year will be issued on the parent parcels. The current year ends 12/31.
- Initials \_\_\_\_\_ The information requested on this application is not inclusive. **At any time during the approval phase, additional information/documentation may be REQUIRED.** Without the additional requested documents, the approval is considered **PENDING**. If application is incomplete, notice will be sent and a \$25.00 additional fee may be charged.
- Initials \_\_\_\_\_ **The only official approval is WRITTEN. The owner understands that any verbal communications are NOT binding. The ONLY official approval will be mailed to the owner of record ONLY. The owner will have to forward the Approval notice to applicable agencies.**

Initial one of the following:

- \_\_\_\_\_ Initial here if you desire to have these parcels divided for the next assessment cycle. This will result in separating the tax bills for the **NEXT** assessment cycle.
- \_\_\_\_\_ Initial here if you do **NOT** desire to have these parcels divided for the next assessment cycle at this time. In the event this option is checked, the approval will be valid for one (1) year from approval date; and for the division to be executed for the next assessment cycle, the property owner **MUST** submit in writing their intention to have the parcels divided.

**AFFIDAVIT OF UNDERSTANDING**

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county, and the State of Michigan to enter the property where this parcel division is proposed for the purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the subdivision control act P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996 and P.A. 87 of 1997), MCL 560.101 et. Seq.) and does not include and representation or conveyance of rights in any other statute, building code, zoning ordinance, or deed restrictions of other property rights.

Finally, even if this division is approved, I understand local ordinances and state Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made. Also, I understand that the issuing local governmental unit and its officers and employees are not liable if a land use permit/building permit are not issued for a resulting parcel because the parcel is less than one acre in size, lacks either public water and sewers or health department approval for on-site water supply and on-site sewage disposal. The approval of this division is not a determination that the resulting parcel complies with any applicable zoning ordinance or other ordinances. The Local Unit and its officers and employees are not liable if a permit for construction is subsequently denied for construction because of inadequate water supply, sewage disposal, or failure to meet other zoning ordinances or general ordinances. Specifically, this does not indicate zoning review or compliance.

**Property Owners Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

*\*\* Only valid if ALL current property owners of record sign this application. Letter of authorization must accompany all agent signatures.*



**DESCRIPTION FURNISHED BY CLIENT:**

THE SW 1/4 OF SECTION 22 AND PART OF THE SE 1/4 OF SECTION 22 LYING WESTERLY OF THE CENTERLINE OF AIRPORT ROAD ALL IN T31N, R7E, WILSON TOWNSHIP, ALPENA COUNTY, MICHIGAN. BEING SUBJECT TO A CONSERVATION EASEMENT ON THE NORTH 700 FEET OF THE SW 1/4 OF SECTION 22, T31N, R7E, LESS THE NORTH, WEST AND EAST 75 FEET THEREOF.

ALSO

FROM LEASE AGREEMENT NO. DA-11-032-ENG-12807 BETWEEN ALPENA COUNTY AND THE UNITED STATES OF AMERICA:

EXHIBIT C - ALL THAT LAND LYING WEST OF THE PROPOSED RELOCATED AIRPORT ENTRANCE ROAD OF PHELPS-COLLINS AIRPORT AND BOUNDED ON THE NORTH BY A LINE INSURING NECESSARY APPROACH CLEARANCE TO THE NORTHEAST-SOUTHWEST RUNWAY, AND BEING A PART OF THE WEST 1/2 OF SECTION 22, T31N, R7E, WILSON TOWNSHIP, ALPENA COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22; THENCE S 1°58'40" E 1442.34 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE S 1°58'40" E 2509.76 FEET ALONG THE SECTION LINE; THENCE N 89°10' E 1341.0 FEET ALONG THE ONE-EIGHTH LINE TO A POINT 120 FEET WEST OF THE CENTERLINE OF THE AIRPORT ENTRANCE ROAD; THENCE N 00°17'30" E 1654.87 FEET PARALLEL TO AND 120 FEET WEST OF THE AIRPORT ENTRANCE ROAD; THENCE N 29°02'30" W 1525.60 FEET PARALLEL AND 120 FEET WEST OF THE ENTRANCE ROAD TO A POINT 100 FEET SOUTH OF THE CLEARANCE LINE OF THE NORTHEAST-SOUTHWEST RUNWAY; THENCE S 54°17'30" W 856.3 FEET PARALLEL TO AND 100 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE CLEARANCE LINE OF SAID RUNWAY. SAID PARCEL CONTAINS 80.87 ACRES.

**DESCRIPTION FOR THIS SURVEY:**

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 22, T31N, R7E, WILSON TOWNSHIP, ALPENA COUNTY, MICHIGAN, LYING WESTERLY OF THE CENTERLINE OF THE AIRPORT ENTRANCE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, T31N, R7E; THENCE S 02°07'50" E 1420.29 FEET ALONG THE WEST LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING; THENCE CONTINUING S 02°07'50" E 1216.60 FEET ALONG THE WEST LINE OF SAID SECTION 22 TO THE WEST 1/2 CORNER OF SAID SECTION 22; THENCE S 02°10'57" E 2633.28 FEET ALONG THE WEST LINE OF SAID SECTION 22 TO THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N 88°55'32" E 1442.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 TO THE CENTERLINE OF THE AIRPORT ENTRANCE ROAD; THENCE N 01°17'59" W 454.13 FEET ALONG SAID ROAD CENTERLINE; THENCE S 88°37'07" W 213.78 FEET; THENCE N 01°23'43" W 137.98 FEET; THENCE N 88°37'07" E 214.02 FEET TO THE CENTERLINE OF SAID AIRPORT ENTRANCE ROAD; THENCE N 01°17'59" W 1681.87 FEET ALONG SAID ROAD CENTERLINE; THENCE S 88°42'01" W 278.00 FEET; THENCE N 01°17'59" W 150.00 FEET PARALLEL WITH SAID ROAD CENTERLINE; THENCE N 88°42'01" E 278.00 FEET TO SAID ROAD CENTERLINE; THENCE N 01°17'59" W 260.50 FEET ALONG SAID ROAD CENTERLINE; THENCE S 88°42'01" W 550.00 FEET; THENCE N 01°17'59" W 200.00 FEET PARALLEL WITH SAID ROAD CENTERLINE; THENCE N 88°42'01" E 541.38 FEET TO SAID ROAD CENTERLINE; THENCE (304.68) FEET ALONG THE CENTERLINE OF SAID ROAD AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET A DELTA ANGLE OF 21°09'39" AND LONG CHORD BEARING N 20°10'10" W 302.97 FEET; THENCE N 30°44'58" W 371.11 FEET ALONG SAID ROAD CENTERLINE TO THE SOUTHERLY LINE OF THE EXCLUSIVE USE LEASE PARCEL OF THE UNITED STATE OF AMERICA; THENCE S 58°55'22" W 32.43 FEET ALONG SAID LEASE LINE TO THE RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE N 30°46'02" W 994.76 FEET ALONG SAID LEASE LINE AND THE 33 FOOT RIGHT OF WAY LINE OF AIRPORT ROAD TO A POINT 100 FEET SOUTH OF AND AT A RIGHT ANGLE TO THE SOUTHERLY LINE OF THE APPROACH CLEARANCE AREA TO RUNWAY 7-25 AS EXTENDED; THENCE S 53°31'18" W 849.07 FEET PARALLEL TO AND 100 FEET SOUTHERLY OF AND AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF THE APPROACH CLEARANCE AREA TO RUNWAY 7-25 AS EXTENDED, BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 126.12 ACRES, MORE OR LESS, BEING SUBJECT TO A CONSERVATION EASEMENT ON THE NORTH 700 FEET OF THE SW 1/4 OF SAID SECTION 22, T31N, R7E, LESS THE NORTH, WEST AND EAST 75 FEET THEREOF, ALSO SUBJECT TO A RIGHT OF WAY OVER AND UPON THE SOUTH FOR STATE HIGHWAY M-32. ALSO SUBJECT TO A RIGHT OF WAY OVER AND UPON THE EASTERLY 50 FEET OF THE SOUTHERLY 3,494 FEET THEREOF FOR AIRPORT ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS, RESERVATIONS AND RESTRICTIONS, IF ANY.

**CORNER REFERENCES:**

West 1/2 Corner Section 22, T31N, R7E.  
Found 1" Pips of Record  
Record Witnesses:  
N 23' W 14.25' 7" Maple  
N 62' W 13.50' 7" Maple  
S 05' W 21.55' 12" Birch  
S 80' W 27.11' 8" Ash

NW Corner Section 22, T31N, R7E.  
Found 6" x 6" Conc. Mon. of Record  
Witnesses:  
N 01' W 70.00' 1/2" Bar & Cep  
S 45' W 77.18' 18" J. Pine  
N 45' E 4.15' Fe. Post  
S 03' E 7.15' 20" Tw. W. Pins

SW Corner Section 22,  
T31N, R7E,  
Exist. Remon. Cor. in Mon. Bor.  
LCRC Rec. L 1, P. 308,  
Alpena Co. Records

South 1/2 Corner Section 22,  
T31N, R7E,  
Exist. Remon. Cor. in Mon. Bor.  
LCRC Rec. L 1, P. 307,  
Alpena Co. Records



I, Mark V. Herman, a Professional Surveyor in the State of Michigan, hereby certify; that I have surveyed the parcel of land described and delineated hereon; that said plot is a true representation of the survey performed; and that the survey was performed with a field error of closure "of 1 in 5000 or greater"; and that I have fully complied with the requirements of Section #3, Act #132, P.A. 1970.

BY: Mark V. Herman  
Professional Surveyor No. 50438

DATE: 2-10-2011

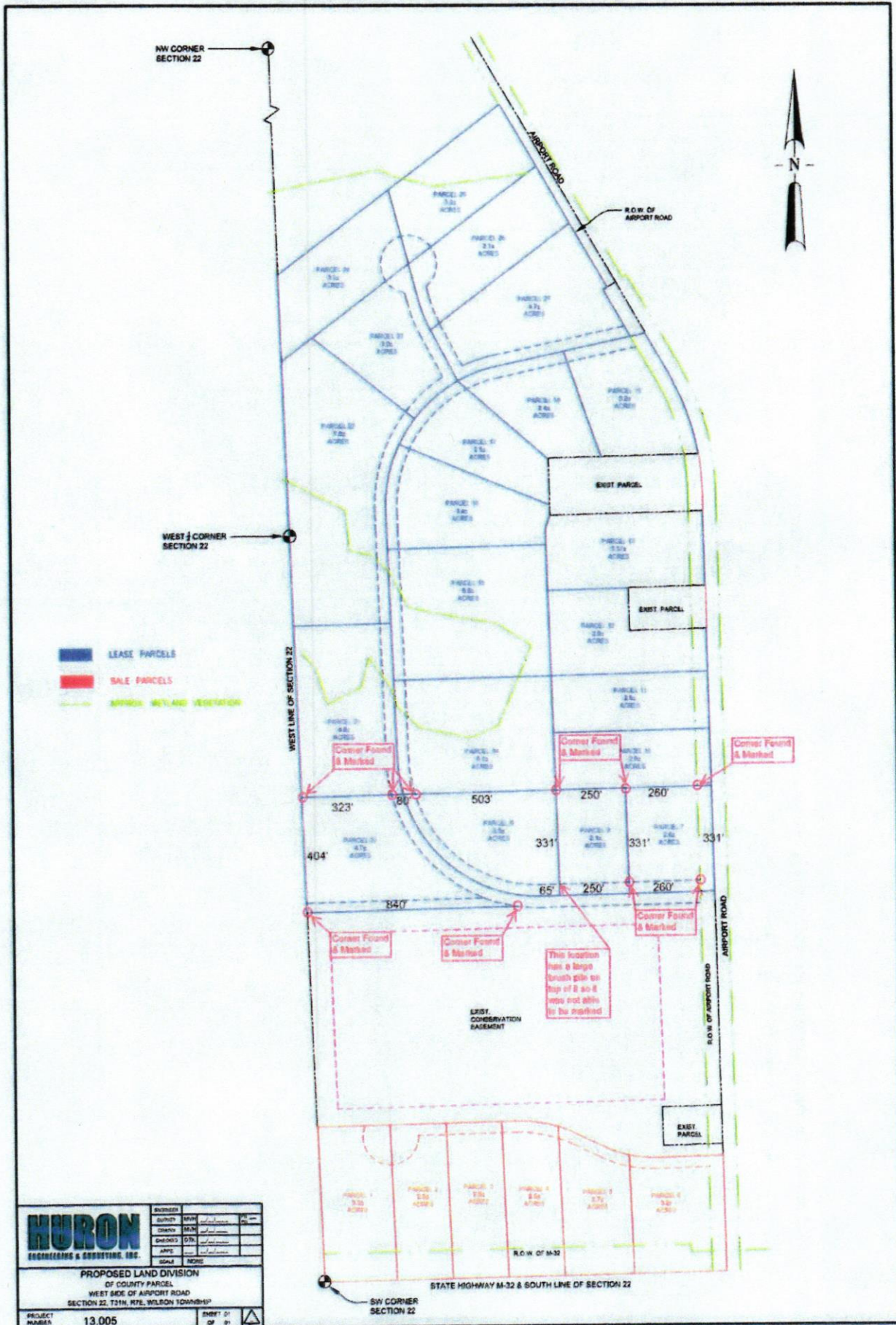
LEGEND	
•	EXIST. PARCEL CORNER
o	IRON SET
(R)	RECORDED
(M)	MEASURED
(C)	CALCULATED

**CERTIFICATE OF SURVEY**  
SURVEY OF ALPENA CO. PROPERTY  
SECTION 22, T31N, R7E,  
WILSON TOWNSHIP  
CLIENT: ALPENA COUNTY BOARD OF COMMISSIONERS

DATE	02/02/2011	<b>Wilcox</b> Professional Services		
DRN	MVH			
CHD	DTK			
SCALE	1" = 800'	F.B. PC.	SHEET 02 OF 02	JOB NO. 21832.00021

P:\PROJECTS\1032-Alpena\Collins\1032-Collins.dwg





- LEASE PARCELS
- SALE PARCELS
- APPROX. WETLAND VEGETATION



<b>PROPOSED LAND DIVISION</b>	
OF COUNTY PARCELS	
WEST SIDE OF AIRPORT ROAD	
SECTION 22, T21N, R7E, WILSON TOWNSHIP	
PROJECT NUMBER	13.005
SHEET #	OF 3

DATE	BY	CHKD
08/11/11	MW	AW
08/11/11	MW	AW
08/11/11	DTR	AW
08/11/11	AW	AW
SCALE	NONE	

This location has a large brush pile on top of it so it was not able to be marked

Corner Found & Marked

Corner Found & Marked

Corner Found & Marked

Corner Found & Marked

Corner Found & Marked

Corner Found & Marked

EXIST. CONSERVATION EASEMENT

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

EXIST. PARCEL

WEST LINE OF SECTION 22

NW CORNER SECTION 22

WEST CORNER SECTION 22

STATE HIGHWAY M-32 & SOUTH LINE OF SECTION 22

SW CORNER SECTION 22

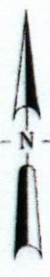
AIRPORT ROAD

R.O.W. OF AIRPORT ROAD

AIRPORT ROAD

R.O.W. OF AIRPORT ROAD

R.O.W. OF M-32



# Wilson Twp Land Division – Application Fee

Initial one of the following:

## **APPLICATION / PROCESSING FEE STRUCTURE**

~~MC~~ \$75.00 for first division / \$25.00 for each additional division (45 calendar days for processing)

**\*\* MAKE CHECK PAYABLE TO “ WILSON TOWNSHIP ” \*\***

\* All divisions are subject to an incomplete application fee of \$25.00 per division. See attachment for details.

\*\* This application fee is non-refundable

**Special Township Requirements: None**

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## **County Treasurer’s Offices:**

Alpena County  
720 W. Chisholm St  
Alpena, Mi 49707  
989-354-9534

## **Local Zoning Officials:**

Wilson Twp Zoning  
Tim Sosser  
989-255-9457