



CITY OF INKSTER

26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4267



PROCEDURES FOR LAND DIVISION / COMBINATION

The Land Division/Combination Application Must be Filled Out Completely and Include the Following:

1. Applicant must provide a recorded deed for each original parcel as proof of ownership (when ownership is not obvious).
2. Applicant requires the signature of legal owner(s), or authorized agent (with letter of authorization) of each original parcel, or an attachment showing Power of Attorney, or a purchase agreement contingent on approval.
3. If there is a mortgage on the property, the applicant must provide written approval from the mortgage company to proceed with the land division/combination.
4. If there is a Land Contract associated with the property, the applicant must provide written approval from the land contract holder to proceed with the land division/combination.
5. All Property Taxes, accounts receivables, and special assessments must be paid and up to date at the time of applications. **ALL TAXES MUST BE PAID AS OF JANUARY 31, 2022**
6. If the original parcel(s) contain metes and bounds or acreage legal descriptions, applicant must complete the supplemental DTE Energy land split application as required by Sec 109(a) & 109(g) of the Land Division Act.
7. If the original parcel(s) contain metes and bounds or acreage legal descriptions, applicant must provide two (2) copies of a land survey (not a mortgage survey) or plot plan drawn to scale (not less than 1" = 100' scale) by a registered engineer or surveyor showing the following:
 - a. Date, north arrow and scale.
 - b. Site dimensions including adjoining property for at least 100' in all directions from the subject property.
 - c. All existing and proposed buildings and structures and their dimensions and setbacks from proposed and existing property lines.
 - d. Street names, right-of-ways, and roadway widths of all existing and proposed streets within and adjacent to the proposed lot partition or division.
 - e. Location, width and purpose of easements.
 - f. Boundaries of any wetlands, watercourses, floodplains, wells, septic fields, and any water, sewer or drainage access encumbering the land.
8. A complete legal description of each new proposed parcel in recordable form.
9. If the original parcel(s) are an existing recorded plat and contain platted legal descriptions describing land by Lots and Blocks, then a survey is not required.
10. Proposed division/combination must meet all zoning requirements or a variance from the Zoning Board must be granted prior to approval.

Upon completion and approval of the Land Division/Combination Application, new parcel numbers will be assigned by the City of Inkster Assessing office to become Effective for the following Assessment Year.

APPLICATION FOR DIVISION / COMBINATION OF LAND



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Date: _____ Parcel Number(s) _____
(Original) _____

FEES: PARENT PARCEL CHILD PARCEL
\$50.00 per parcel \$50.00 per parcel
Plus 20% Administration fee (Fees must be paid prior to split/combination)

Are Property Taxes Paid? _____
Are Accounts Receivable paid? _____ Are Special Assessments Paid? _____
****All outstanding Taxes, Accounts payable, and Special Assessments Must be paid at time of Application****

The property is owned by:

Name: _____

Address: _____
City State Zip

Phone number: _____
(Proof of ownership (Warranty Dee, Quit Claim Deed) must be attached to this application)

Action Requested: _____

Intent / Purpose: _____

Do any of the Original parcel Numbers have a Principle Residence Exemption? _____

Is There a Mortgage of Land Contract Associated with Any of the original parcels? _____

Property Classification: _____ Property Zoning: _____

Have there been Any Previous Land Divisions of the Original Parcel(s) since March 31, 1997? _____
If Yes, Provide the year and description: _____

Owner's Name & Mailing Address of Each Proposed Parcel:

OWNER PARCEL "A"

OWNER PARCEL "B"

OWNER PARCEL "C"

OWNER PARCEL "D"

I, _____ being the legal owner of the above described original parcel(s)
Request the division/combination of said parcel(s) per this application.

Signature of Owner

Date