

Land Division Application

Montmorency
Township
P.O. Box 457
Hillman, MI 49746

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to:
Insert here, mailing address
for the municipal reviewing agent.

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment (§102(c&f)).
In the box, below, fill in where you want this form sent, when the review is completed.

This form is designed to comply with applicable local zoning, land division ordinances and §109 of the Michigan Land Division Act (formerly the subdivision control act, P.A.288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.)

Number of splits allowed by Statute: _____ Parcel Number _____
Number of splits requested: _____ Name: _____
Control Number _____ Date: _____

1. LOCATION of parent parcel to be split:

Address: _____, Road Name: _____

Parent parcel number: _____

Legal description of Parent Parcel (attach extra sheets if needed): _____

Township, City or Village Name: _____

2. PROPERTY OWNER information:

Name: _____ Phone: (_____) _____

Address: _____ Road Name: _____

City: _____ State: _____ Zip Code _____

3. APPLICANT information (if not the property owner):

Contact Person's Name: _____

Business Name: _____ Phone: (_____) _____

Address: _____ Road Name: _____

City: _____ State: _____ Zip Code _____

4. PROPOSAL: Describe the division(s) being proposed:

A. Number of new Parcels _____

B. Intended use (residential, commercial, etc.) _____

C. The division of the parcel provides access to an existing public road by: (check one)

_____ Each new division has frontage on an existing public road.

_____ A new public road, proposed road name: _____

(Road name can not duplicate an existing road name.)

_____ A new private road or easement, proposed road name: _____

(Road name can not duplicate an existing road name.)

_____ A recorded easement (driveway). (Can not service more than one potential site.)

4A. Write here, or attach, a legal description of the proposed new road, easement or shared driveway (attach extra sheets if needed): _____

4B. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if needed): _____

5A. FUTURE DIVISIONS that might be allowed but not included in this application? _____

5B. The number of future divisions being transferred from the parent parcel to another parcel? _____

Identify the other parcel: _____
(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Statute.)

6. DEVELOPMENT SITE LIMITS Check each that represents a condition which exists on the parent parcel. Any part of the parcel:

- is in a DNR-designated critical sand dune area.
- is riparian or littoral (it is a river or lake front parcel).
- is affected by a Great Lake High Risk Erosion setback.
- includes a wetland.
- includes a beach.
- is within a flood plain.
- includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.
- is on muck soils or soils known to have severe limitations for on site sewage systems.
- is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. ATTACHMENTS (all attachments must be included). Letter each attachment as shown here.

- A. 1. A survey, sealed by a professional surveyor at a scale of _____ (insert scale), of proposed division(s) of parent parcel;
- OR** 2. A map/drawing drawn to scale of _____ (insert scale), of proposed division(s) of parent parcel and the 30 day time limit is waived: Signature: _____
- The survey or map must show:
 - (1) current boundaries (as of March 31, 1997), and
 - (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
 - (3) the proposed division(s), and
 - (4) dimensions of the proposed divisions, and
 - (5) existing and proposed road/easement rights-of-way, and
 - (6) easements for public utilities from each parcel to existing public utility facilities, and
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
 - (8) any of the features checked in question number 6.
- B. A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public sewer system.
- C. An evaluation/indication of approval will occur, or a well permit for potable water for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public water system.
- D. Indication of approval, or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
- E. A copy of any transferred division rights (§109(4) of the Act) in the parent parcel.
- F. A fee of \$ _____.
- G. Survey must include the new and remaining parcels legal descriptions, if applicable.

8. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if needed): _____

9. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

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 purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning 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), MCL 560.101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature _____ Date: _____

DO NOT WRITE BELOW THIS LINE:

Reviewer's action: _____ TOTAL \$ _____ Receipt # _____

Approved: Conditions, if any: _____

Denied: Reasons (cite §): _____

Signature and date: _____