

PORT SHELDON TOWNSHIP LAND DIVISION APPLICATION

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 650.101, et. seq.) It does not purport, however to meet all issues that a local unit may want to address.

You **must** answer all questions and include all attachments, or this will be returned to you.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment [102 (e &f)].

1. **LOCATION** of Parent Parcel to be divided:

Address: _____ Road Name: _____

Parent Parcel Number: _____ - _____ - _____ - _____

2. **PROPERTY OWNER** Information: (full name from deed)

Name: _____ Phone _____

Mailing Address: _____

3. **APPLICANT** Information: (if not the PROPERTY OWNER)

Contact Person's Name: _____

Business Name: _____ Phone _____

Mailing Address: _____

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 private road, proposed road name: _____
(cannot duplicate an existing road name in county, and must be approved by county)

_____ Other _____

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

B. The number of Future Divisions being transferred from the Parent Parcel to another parcel? _____
Identify the other parcel: _____
[See Section 109(2) of the Act. Make sure your deed includes both statements as required in Section 109(3) and 109(4) of the Act]. If a roadway maintenance agreement is required, provide a copy of that agreement.

6. **DEVELOPMENT SITE LIMITS.** Check each that represents a condition that exists on the Parent Parcel. Any part of the parcel:

_____ is in a D.E.Q. designated Critical Dunes Area.

_____ is riparian or littoral (it is a river or lake front parcel).

_____ is affected by a Lake Michigan 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 degree angle) or steeper.

_____ is on muck soils or soils known to have severe limitations or on site sewage systems.

_____ is known/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 _____ of proposed division(s) of Parent Parcel: OR
 2. A map/drawing drawn to scale of _____ of proposed division(s) of Parent parcel and the thirty-(30) day time limit is waived. **Signature required if choosing this option.**

Signature: _____
I understand that the 30 day time limit is waived if option 2 is chosen.

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) Size of proposed divisions (in acres or square feet), and,
- 6) Existing and proposed road/easement rights-of-way, and
- 7) Easements for public utilities from each parcel to existing public utility facilities, and
- 8) Any existing improvements (buildings, wells, septic system, driveways, etc.) and,
- 9) Distance of improvements from property lines
- 10) Any of the features checked in question number 6 (see above).

- _____ **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 for each proposed new road or driveway.
- _____ **E.** A copy of any transferred division rights [109(4) of the Act] in the Parent Parcel.
- _____ **F.** Legal Description of proposed lots.

8. **IMPROVEMENTS:** Describe any existing improvements (buildings, well, septic, etc.) that 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 OWNERS
SIGNATURE _____

DATE _____