

**TOWNSHIP PARCEL DIVISION APPLICATION**

You must answer all questions and include all attachments, or this document will be returned to you. Bring or mail to your designated township official.

**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 line adjustment (Section 102, e & f).**

*This form is designed to comply with Sections 108 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 and P.A. 87 of 1997, MCL 560 et. seq.)*

**Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.**

1. Location (address) of parent parcel or tract: \_\_\_\_\_  
\_\_\_\_\_

Parent parcel identification number:  
\_\_\_\_\_

Parent parcel legal description (describe or attach): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Property owner information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

3. Proposed division(s) to include the following:

a. Number of acres currently included in parent parcel: \_\_\_\_\_

b. Number of new parcels: \_\_\_\_\_

c. Intended use (residential, commercial, etc.): \_\_\_\_\_

d. Each proposed parcel, if 10 acres or less, has a depth to width ratio of 4 to 1 or \_\_\_\_\_ to \_\_\_\_\_ as provided by ordinance.

e. Each parcel has a width of \_\_\_\_\_ (not less than required by ordinance).

f. Each parcel has an area of \_\_\_\_\_ (not less than required by ordinance).

g. The division of each parcel provides access as follows:

1. \_\_\_\_\_ Each new division has frontage on an existing public road.

Road name \_\_\_\_\_

2. \_\_\_\_\_ A new public road.

Proposed road name \_\_\_\_\_

3. \_\_\_\_\_ A new private road.

Proposed road name \_\_\_\_\_

h. Describe or attach a legal description of proposed new road, easement or shared drive: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

i. Describe or attach a legal description for each proposed new parcel: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Future Divisions being transferred from the parent parcel to another parcel. Indicate the number transferred \_\_\_\_\_. If proposed division will result in more than one new parcel please indicate parcel gaining future division rights \_\_\_\_\_

See Section 109, (2) of the Statute. Deed must contain statements required in Section 109 (3&4) of the Statute.

5. Development site limitations (check each which represents a condition which currently exists on the parent parcel):

\_\_\_\_\_ Waterfront property (River, Lake, Pond, Etc.)

\_\_\_\_\_ Within a Flood Plain

\_\_\_\_\_ Includes Wetlands

\_\_\_\_\_ Includes a Beach

\_\_\_\_\_ Is located on muck soils or soils known to have severe limitations for an on site sewage system

6. Attachments - All of the following attachments **MUST** be included:

1. A scale drawing that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:

1. Current boundaries (as of March 31, 1997)

2. All previous divisions made after March 31, 1997 (indicate when made or none)

3. *The proposed divisions*
4. *Dimensions of proposed divisions*
5. *Existing and proposed road/easement right-of-ways*
6. *Easements for public utilities from each parcel that is a development site to existing public utility facilities*
7. *Any existing improvements (buildings, wells, drives, etc.)*

B. *If the splits necessarily involve construction of a private road or drive for ingress and egress:*

1. *Indication of approval or permit from the Gratiot County Road Commission that a proposed easement to provide vehicular access to an existing road or street meets applicable location standards, and further that said road or drive to be constructed will comply with current Gratiot County Road Commission guidelines for road construction.*
2. *A document acceptable to the township which shall be recorded with the County Register of Deeds Office and filed with the assessor, or designee, which allows the township a 25% administrative fee and also specifies the method of private financing of all maintenance, improvements and snow removal, the apportionment of these costs among those benefitted, the right of the township to assess such costs against those properties benefitted and the right of the township to assess and charge such costs required to perform such improvements in the event of a failure of those benefitted to privately perform these duties for the health, safety and general welfare of the area.*

C. *A copy of any reserved division rights (Section 109 (4) of the statute) of the parent parcel.*

D. *A fee of \$ \_\_\_\_\_*

7. *Improvements - Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel or indicate none: \_\_\_\_\_*  
 \_\_\_\_\_  
 \_\_\_\_\_

8. *Affidavit and permission for municipal and state officials to enter the property for reason of inspections:*

*I agree the statements made above are true, if any are found not to be true this application and any approval will then be null and void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give my 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. 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 any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights.*

*Finally, pending approval of this division, I understand that any revisions in local ordinances or state acts which occur prior to the registering of said proposed division with the County Register of Deeds must be complied with fully.*

*Property owner s signature* \_\_\_\_\_

*Date* \_\_\_\_\_ *Total Fee \$* \_\_\_\_\_ *Check #* \_\_\_\_\_

**FOR OFFICE USE ONLY**

***Signature*** \_\_\_\_\_

***Date Application Completed*** \_\_\_\_\_

***Approval Date*** \_\_\_\_\_

***Denial Date*** \_\_\_\_\_

***Reason For Denial*** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_