

Leavitt Township Parcel Division Application

Mail to LEAVITT TOWNSHIP, ASSESSOR, 915 Loudon St, Big Rapids, MI 49307

For questions regarding the application, please email (dan.r.kirwin@gmail.com) or call (231-796-1797)

Please answer all questions and include all attachments or your application will be returned to you.

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 (Sec 102 e & f)

This form is designed to comply with Sec. 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 PA 87 of 1997, MCL 560.101 et.seq.)

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

PARCEL IDENTIFICATION NUMBER: _____

DATE: _____ **NAME:** _____

Fill in the address where this application should be sent after the review is completed.

Name: _____

Address: _____

City, State, Zip Code: _____

1. LOCATION of PARENT PARCEL to be split:

Address: _____

Road Name _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH)

2. PROPERTY OWNER INFORMATION:

Name: _____ Address: _____

City: _____ State: _____ Zip Code: _____ Phone (____) _____

3. APPLICANT INFORMATION: (if not property owner)

Contact Person's Name: _____ Business Name: _____

Address: _____ City: _____ State: _____

Zip Code: _____ Phone (____) _____

4. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

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 parcel has frontage on an existing public road.

_____ A new public road. Proposed road name _____
(road name cannot duplicate an existing road name)

_____ A new private road. Proposed road name _____
(road name cannot duplicate an existing road name)

_____ A recorded easement (driveway). (cannot service more than two potential sites)

D. Describe or attach a legal description of proposed new road, easement or shared driveway.

_____ (attach extra sheets if needed)

E. Describe or attach a legal description for each **proposed new parcel**.

_____ (attach extra sheets if needed)

5. A. **FUTURE DIVISIONS:** that may be allowed but not included in this description. _____

B. Did the Parent Parcel have any unallocated divisions under the Land Division Act? _____

C. Were any unallocated divisions transferred to the newly created parcel(s)? _____

D. If so, how many? _____

Identify the other parcel future divisions are transferred to: _____

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

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 lakefront parcel)
- _____ is affected by 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° angle) or steeper.
- _____ is on muck soils or soils known to have severe limitations for onsite 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 attachments as shown here.

- _____ A. Map, drawn to scale of _____ (insert scale), of the proposed division(s) of the parent parcel, showing:
 - (1) boundaries as of March 31st, 1997 and
 - (2) all previous divisions made after March 31st, 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.) and,
 - (8) any of the features checked in question number 6.
- _____ B. A copy of the proposed deed(s) which contains the following statement: "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."
- _____ C. A copy of the proposed deed(s) which includes a statement that substantially reads: "The grantor grants to the grantee the right to make [*insert number*] division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967" or the right to make further divisions stays with the parent parcel.
- _____ D. A copy of the proposed deeds for any property which is 20, or more, acres in size and which is not accessible includes a statement that reads: "This parcel is not accessible as defined in the Land Division Act, PA 288, M.C.L. 560.101 to 560.293.
- _____ E. Indication of approval, or permit by the County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement, or shared driveway.
- _____ F. If the division includes a new public or private road; a copy of approval by the County Addressing authority.
- _____ G. A fee of \$ _____.
- _____ H. Other (please list) _____

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 county and state officials to enter the property for inspection:

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 to officials of the County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct. Finally, I understand this is only a parcel division which conveys only certain rights under the/a municipal land division ordinance, and the Michigan Land Division Act (formerly the Subdivision Control Act, P.A.288 of 1967, as amended (particularly by P.A. 591 of 1996), M.C.L 560.101 *et seq.*), is not a representation or determination the resulting parcels comply with other ordinances or regulation, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Property Owner's Signature _____ **Date:** _____

DO NOT WRITE BELOW THIS LINE:

Reviewer's Action TOTAL \$ _____ Receipt# _____

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons (cite §): _____

Signature: _____ **Date:** ____/____/____