

Mecosta Township

19729 11 Mile Road, Big Rapids, MI 49307

Phone: 231-796-8935 Fax 231-796-9185

Website: www.mecostatwp.org

PARCEL DIVISION/LOT LINE ADJUSTMENT APPLICATION

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 P.A. 87 of 1997, MCL et. .seq.).

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations. 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 (Sec 102 e & f).

Mail completed application to Mecosta Township at the above address.

1. LOCATION OF PARENT to be split:

PARENT PARCEL IDENTIFICATION NUMBER (PIN): 54-09-_____ - _____ - _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER INFORMATION:

Name: _____ Phone: _____

Address: _____

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

A. Number of new parcels _____

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

C. Each proposed parcel if 20 acres or less has a depth to width ratio of 3 to 1 or less

D. Each proposed parcel has a width of _____ (not less than permitted by ordinance)

E. Each proposed parcel has an area of _____ (not less than permitted by ordinance)

F. The division of each parcel provides access as follows: (check one)

a) ___ Each new division has frontage on an existing public road; road name _____

b) ___ A new public road; proposed road name _____

c) ___ A new easement

G. Describe or attach a legal description of proposed new road or easement.

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

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate number transferred _____ (See section 109(2) of the statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the statute.)

5. DEVELOPMENT SITE LIMITS (Check each one that represents a condition which exists on the parent parcel):

_____ Waterfront property (river, lake, pond, etc.) _____ Includes wetlands _____ Is within a flood plain _____
Includes a beach _____ Is on muck soils or soils known to have severe limitations for on site sewage system

6. ATTACHMENTS - All of the following attachments MUST be included if applicable. Letter each attachment as shown:

A. A survey that complies with the requirements of P.A. 132 of 1970 as amended, P.A. 591 of 1996 and P.A. 87 of 1997 for the proposed division(s) of the parent parcel showing:

- (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 right-of-way(s), and
- (6) easements for public utilities from each parcel that is a development site 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 5.

B. A driveway I Curb Cut permit from the County Road Commission (or MDOT if on a state highway), approving that access to the parcel from a drive or easement meets applicable location standards.

C. A copy of any reserved division rights (sec 109 (4) of the act) in the parent parcel.

D. A fee of \$50 for the first parcel and \$10 for each additional parcel and \$20 for zoning.

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, 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 parcel division. Further I agree to give permission for officials of the municipality, county, and State to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable, local and 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, even if this division is approved, I understand 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 representing the approved divisions are recorded with the Register of Deeds or the division is built upon before changes to the laws are made.

PROPERTY OWNERS SIGNATURE DATE _____

FOR OFFICE USE Fee Received \$ _____ Check # _____

Supervisor Action _____ Approved _____ Not Approved Date: _____

Reasons for Denial: _____

Stipulations/Conditions: _____

Supervisor Signature: _____

Zoning Administrator Action: _____ Approved _____ Not Approved Date: _____

Reasons for Denial: _____

Stipulations/Conditions: _____

Zoning Administrator Signature: _____