

Parcel Division Application

You MUST answer all questions and include all attachments, or this will be returned to you. Bring or mail to Valley Township. Approval of a division of land is required before it is sold.

Land Division Official
Valley Township
2054 North M-40
Allegan, MI 49010
Ph.# 269-673-5962

This form is designed to comply with §108, 109, 109a, 109b 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.) December 31, 2012.

1. LOCATION of parent parcel to be split:

Address: # _____, Road Name: _____

Parent parcel number: 33 - 22 - _____ - _____ - _____

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Check box if child parcel division,
previously divided after March 31 of
1997.

2. Applicant information: (if not the property owner)

Name: _____ Phone #: _____

Address: # _____, Road Name: _____

City: _____ State: _____ Zip Code _____

3. PROPERTY OWNER information:

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. Road Name: _____

_____ A private road, provide rights to the private road. Road Name: _____

_____ A shared driveway or recorded easement, provide approval.

_____ A recorded easement provide approval of the shared drive.

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

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 ("zero", "all", or specific number)? _____

E. Identify the other parcel(s) future divisions are transferred to: _____

(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 190(3) and 109(4) of the Statute.)

6. DEVELOPMENT SITE LIMITS

Is the property in a government program (PA116, PA260, Forestry, Conservation...)? Yes or No (circle one)

If yes what program? (PA116, PA260, Forestry, Conservation...) _____

Attach proof this property is removed from those programs.

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

- _____ A. Map, drawn to scale of _____ (insert scale), of proposed division(s) of the percent parcel showing:
- (1) 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), to include dimensions with calculated area of the proposed divisions, and
 - (4) legal descriptions of parcels being created to include resulting parcel, 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) location of any existing improvements (buildings, wells, septic system, driveways, etc.) in relation to existing and proposed lot lines, and
 - (8) any of the features checked in question number 6, and
 - (9) any cemetery which is adjacent to, or may have had access through this parcel.
- _____ B. Indication of approval, or permit from the County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
- _____ C. Tax Certification from County Treasurer (Land Division Act 288, 1967, MCL 560.109 (1)(i))
- _____ D. Proof of division rights and all standards of the State Land Division Act and Local Ordinance have been met.
- _____ E. Fee for application (See Fee Schedule) Make check payable to Aurelius Township.

8. AFFIDAVIT and permission for township 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 Township, 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), MCL 560.101 *et. seq.*), is not a representation or determination the resulting parcels comply with other ordinances or regulations, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. Further, I understand the municipality granting approval of this division(s) resulting in less than 1 acre in size is not liable if a building permit is not issued for the parcel due to non- approvable on-site water or on-site sewage disposal. Checking with the District Health Department for septic and water is the landowner's responsibility. 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!

Official use only!

stamp date rec'd

Fee Received: _____ CK# _____

Incomplete Application returned date: _____ Resolved date: _____

Signature: _____

Date: _____

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Approved

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Denied

See attached letter.