

LAND DIVISION APPLICATION
POKAGON TOWNSHIP
CASS COUNTY, MICHIGAN

Applicant MUST answer all questions and include all attachments, or application will be returned. Bring completed application to the township hall on Monday nights from 6:30pm – 9:30pm, or Mail To:

William Kays, Assessor
72883 CR-687
Hartford, MI 49057

Parent Parcel Number: 14- _____ Application Date: _____

DO NOT WRITE INSIDE THIS BOX:

Number of splits requested: _____ Control #: _____

Application Fee, Total \$ _____ Receipt #: _____

Number of splits allowed by Statute: _____ Number of allowable splits remaining (allowable/additional): _____

_____ Approved: Conditions if any: _____

_____ Denied: Reasons (cite section): _____

Signature and Date: _____

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.(Sect. 102e & f).

This form is designed to comply with section 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, MCI 560 et. seq.) and used in conjunction with land division ordinances as adopted by each municipality. **APPROVAL OF A DIVISION IS NOT A DETERMINATION THAT THE RESULTING PARCELS COMPLY WITH OTHER ORDINANCES OR REGULATIONS.**

In the address section below, fill in where you want this form sent when the review is completed:

Name _____

Address _____

City, State, ZIP _____

Telephone Number of Applicant: () _____

1. LOCATION OF PARCEL TO BE SPLIT:

Address and/or description of location:

2. PROPERTY OWNER INFORMATION:

Name _____

Address _____

City, State ZIP _____

Telephone Number () _____

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

- A. Number of new parcels being created _____
- B. Intended use (residential, commercial, etc.) _____
- C. The division of the parcel provides access as follows: (check one)
 - a) _____ Each new division has frontage or legal access to a public road.
(Easement service subject to local zoning)
 - b) _____ A new public road; proposed road name _____
(Road name can not duplicate an existing road name)
 - c) _____ A new private road, proposed road name _____
(Road name can not duplicate an existing road name.)
- D. Describe or attach a legal description of the proposed new road or easement:

- E. Describe or attach a legal description for each proposed parcel (including all divisions and remaining parent parcels). (Attach extra sheets if needed.)

4. FUTURE DIVISIONS (splits) being transferred from the parent parcel to another parcel. Indicate number transferred to each proposed parcel. (Describe or attach extra sheets if needed) (Seller must notify township assessor of transfer of division rights to a buyer within 45 days of transaction, Form #L-4260A)

5. DEVELOPMENT SITE LIMITS: (Check each that represents a condition that exists on the parent parcel. Any part of the parcel)
- _____ Waterfront property (river, lake, pond, etc.)
 - _____ Includes a wetland
 - _____ Is within a flood plain
 - _____ Is on muck soils or soils known to have severe limitations for on-site sewage systems.
 - _____ Includes slopes more than twenty-five percent (a 1:4 pitch or 14 degree angle) or steeper.
 - _____ Is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

6. ATTACHMENTS - All attachments **MUST** be included. Letter each attachment as shown:

- A. A survey, sealed by a professional surveyor, or a map/drawing (contact township for scale) that complies with the requirements of P.A. 132 of 1970 as amended and/or in accordance with local ordinance, for all parcels (including original 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. Indication of approval, or permit from Cass County Road Commission, MDOT, or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street 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 \$ _____ (contact township/village/city office for fee schedule)
- E. Other: _____

7. Civil Infraction penalty may be issued for violation of the Land Division Act.

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 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. 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 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 restriction 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 the changes to laws are made.

Property Owner's Signature: _____ Date: _____

9. DISCLAIMER:

The municipality or county, and its officers and employees are not liable if a building permit is not issued because the County Health Department requirements for potable water and sewer/septic systems are not met.

10. ALL DEEDS FOR PARCELS OF UNPLATTED LAND MUST CONTAIN THE FOLLOWING STATEMENTS:

This property may be located within the vicinity of farmland 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.

The grantor grants to the grantee the right to make (_____ (number)) division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.