

ADAMS TOWNSHIP LAND DIVISION APPLICATION

You **MUST** answer all questions *and* include all attachments *or this will be returned to you.*

Bring or Mail to: Joyce McCallister Phone # 517-567-4304
 6560 E. Burt Rd
 Waldron, MI 49288

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 (§102 e&f). This form is designed to comply with §108 and §109 of the Michigan Land Division Act, formally the Subdivision Control Act, PA 288 of 1967, as amended (particularly PA 591 of 1996 and PA 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 of parent parcel to be split:

Address: _____

Parent parcel number: 30-08- _____ - _____ - _____ - _____ - 6-2

Legal description of Parent Parcel (attach extra sheets as needed): _____

2. PROPERTY OWNER Information:

Name: _____ phone: (____) _____

Address: _____

City: _____ State: _____ Zip Code: _____

3. PROPOSAL: Describe the division(s) being proposed:

A. Number of new Parcels _____ (This should include parcel(s) retained by owner)

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

C. Each proposed parcel has a depth to width ratio of not greater than 3 : 1 .

D. Each parcel has a width of not less than 250 ft as required by ordinance.

E. Each parcel has an area of not less than 2 acres as required by ordinance.

F. 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.

_____ A new public road, proposed name: _____
(Road name can't duplicate existing road)

_____ A private road or easement, proposed road name: _____
(Road name can't duplicate existing road)

_____ A recorded easement (driveway)

G. Write here, or attach, a legal description of the proposed new road, easement or shared driveway
attach Extra sheets if needed _____

H. Write here, or attach, a legal description for each proposed new parcel, including any parcels
retained by owner (attach extra sheets if needed):

4. NUMBER of future divisions being transferred from the parent parcel to another? _____
Identify the other parcel: _____ (See §109(2) of the Statute.
Make sure your deed includes both statements as required in §109(3) and §109(4) of the Statute.)

5. ATTACHMENTS (all attachments **MUST** be included) Letter each attachment as shown here.
(A.) A scale drawing that complies with the requirements of PA 591 of 1996 as amended 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) **any existing improvements** (buildings, wells, septic system, driveways, etc), and
- (6) proof of fee ownership (**deed of original parcel**)

(B.) Indication of approval, or **permit from Hillsdale County Road Commission**, or respective street administrator, that a proposed easement provides vehicular access to an existing road or street, meets applicable location standards. (driveway permit) (if applicable)

(C.) A copy of any transferred division rights (§109(2) of the Act) of the parent parcel. (form L-4260a)

(D.) A fee of \$25.00 per resulting split. **Make check payable to Joyce McCallister.** Amount \$ _____

6. **IMPROVEMENTS** Describe any existing improvements (buildings, well, septic, etc.) that are on the parent parcel or indicate none. _____

7. **ACKNOWLEDGMENT** The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. Finally, even if this division is approved, I understand ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

PROPERTY OWNER'S SIGNATURE _____ DATE: ____/____/____

For office use only – REVIEWER'S action: TOTAL \$ _____ Receipt _____ Date: ____/____/____
or check# _____

Approved: Conditions if any: _____

Denied: Reasons(cite§): _____

SIGNATURE: _____ Date ____/____/____

Public Act 87 of 1997 §(2) further states: The municipality or county approving a proposed division resulting in a parcel less than 1 acre in size and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in this section. A notice of approval of a division resulting in a parcel of less than 1 acre in size shall include a statement to this effect.

NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND

Issued under authority of Land Division Act (P.A. 288 of 1967 as amended by P.A. 87 of 1997) . Filing is mandatory.

This form must be filed by an owner of a parent parcel or parent tract of land when the owner creates a parcel from the parent parcel or parent tract and transfers the right to make a further division to the owner of the created parcel. This form must be filed within 45 days of the transfer of the right to make a division. This form must be filed with the assessor of the city or township where the property is located.

1. Street Address of Parent Parcel or Parent Tract	2. County	4. Date of Transfer of Right to Make a Division
3. City/Township/Village Where Real Estate is Located		<p>PIN, this number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.</p>
<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		
5. Property Identification Number (PIN) of Parent Parcel or Parent Tract. If you don't have a PIN, attach legal description.		
6. Name of Owner of Parent Parcel or Parent Tract	Address of Owner of Parent Parcel or Parent Tract	
7. Property Identification Number (PIN) of Created Parcel if PIN has already been assigned.		
8. Name of Owner of Created Parcel	Address of Owner of Created Parcel	

THE FOLLOWING QUESTIONS MUST BE ANSWERED.

1. Did the parent parcel or parent tract have any unallocated divisions under the Land Division Act, P.A. 288 of 1967, MCL 560.101 to 560.293? Check appropriate box below:

YES

NO

If the YES box was checked, go to question 2. If the NO box was checked, go to question 3.

2. How many unallocated divisions did the parent parcel or parent tract have prior to this transfer?

Enter number here _____.

3. Were there any unallocated divisions transferred to the newly created parcel?

YES

NO

If the YES box was checked, go to question 4. If the NO box was checked, go to the signature area of the form.

4. How many unallocated divisions were transferred to the newly created parcel? Enter number here _____.

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature of Owner of Parent Parcel or Parent Tract	Date	If Signer is other than the owner, print name and title
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INSTRUCTIONS

This form must be filed by an owner of a parent parcel or parent tract of land when the owner creates a parcel from the parent parcel or parent tract and transfers the right to make a further division(s) to the owner of the created parcel.

Example: The owner of a parent parcel 10 acres in size is selling off a created parcel 2 1/2 acres in size. In this example the 10 acre parent parcel qualifies under the Land Division Act to make four (4) divisions before platting is required. Therefore, two (2) more divisions may be made before platting is required.



The owner of the parent parcel who sold the 2 1/2 acre parcel can keep the authority to make two (2) additional divisions or may convey the authority to make one or both of the additional divisions to the owner of the created parcel.

If the owner of the parent parcel conveys the authority to make one or both additional divisions to the owner of the 2 1/2 acre created parcel, this form (L-4260a) must be filed with the local assessor within 45 days of that action.

This form must also be filed when the owner of a parent parcel or parent tract conveys the parent parcel or parent tract, and also transfers the right to make further divisions to the new owner of the parent parcel or parent tract.

For more information about the Land Division Act, you may contact the Subdivision Control Section of the Department of Consumer and Industry Services at (517) 334-7750.

Excerpt from P.A. 87 of 1997

Sec. 109(2) The right to make divisions exempt from the platting requirements of the act under section 108 and this section can be transferred, but only from a parent parcel or parent tract to a parcel created from that parent parcel or parent tract. A proprietor transferring the right to make a division pursuant to this subsection shall within 45 days give written notice of the transfer to the assessor of the city or township where the property is located on the form prescribed by the state tax commission under section 27a of the general property tax act, P.A. 206 of 1893, MCL, 211.27a. The state tax commission shall revise the form to include substantially the following questions in the mandatory information portion of the form:

(a) "Did the parent parcel or parent tract have any unallocated divisions under the land division act, P.A. 288 of 1967, MCL 560.101 to 560.293? If so, how many?"

(b) "Were any unallocated divisions transferred to the newly created parcel? If so, how many?"