

Cambria Township Parcel Division Application

Mail to: Cambria Township Board
Land Division Application
7287 Cambria Rd
Hillsdale, MI 49242

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to CAMBRIA TOWNSHIP at the above address.

Approval of this 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 (see 102e & f).

This form is designed to comply with Sec 108 and 109 of the Michigan Land Division Act (formerly the Subdivision Control Act PA 288 of 1967 as amended (particularly PA 591 of 1996 and PA 87 of 1997, MCI 560.100 et. seq.) **Approval of the division is not a determination that the resulting parcels comply with other ordinance or regulations.**

1. LOCATION of Parent Parcel to be split:
Address: _____
Road Name: _____
Parent Parcel Identification No: 30-11- _____ - _____ - _____ - _____ - 7-3
Parent Parcel Legal Description (Describe or Attach) _____

2. PROPERTY OWNER INFORMATION:
Name: _____ Phone (_____) _____
Address: _____ State: _____ Zip Code: _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:
A. Number of new Parcels: _____
B. Intended use (residential, commercial, Agriculture, etc.) _____
C. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 as provided by the ordinance.
D. Each parcel has a width of not less than 104 feet as required by ordinance.
E. Each parcel has a area of not less than 1 acre as required by ordinance.
F. The division of each parcel provides assess as follows: (check one)
a. _____ Each new division has frontage on the existing public road.
b. _____ A new public road, Proposed road name: _____
c. _____ A new private road, Proposed road name: _____
G. Describe or attach a legal description of proposed new road, easement or shared driveway

H. Describe or attach legal description of each Proposed New Parcel.

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

5. DEVELOPMENT SITE LIMITES (check each which represents a condition which exists on the parent parcel:
_____ Waterfront Property _____ Include wetlands
_____ is within a flood plane _____ Includes a beach
_____ is on muck soils known to have severe limitations for on-site sewage system

6. 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) 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 facilities, and
- (7) **any existing improvements** (buildings, wells, septic system, driveways, etc), and
- (8) any of the features checked in question number 5.

(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 reserved division rights (§109(4) of the Act of the parent parcel.

(D.) A fee of \$25.00 for each new parcel with a maximum of \$75.00, **made payable to Cambria Township**.

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

8. 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 fees \$ _____ Check# _____

Authorized Board Member Signature: _____

Application completed Date: _____

Approval Date: _____

Denial Date: _____

Reason for denial:

