

Litchfield Township Land Division Application

You **MUST** answer all question and include all attachments or this will be returned to you. Please mail to
Jane Gallant
P.O. Box 188
Brooklyn, Mi 49230
Phone # 517-812-9106
Email janegallant1@hotmail.com

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 the 108 & 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 No: 30-01- _____ - _____ - _____ - _____

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

2) **Property Owner Information:**

Name: _____ Phone (517) _____

Address: _____

City: _____ State _____ Zip _____

3) Proposal: Describe the division (s) being proposed:

A. Number of new parcels _____ (this should include parcel (s) retained by owner)

B. Intended use (ie. Residential, commercial , etc) _____

C. Each proposed parcel has a depth to width ratio of ___ : ___ (Not greater than 4:1)

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

E. Each parcel has an area of _____ (not less than 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 cannot duplicate existing road

_____ A private road or easement, proposed name: _____

Road name cannot 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. Survey must be provided with Legal descriptions for every new parcel , including remainder parcel.

4) Number of future divisions being transferred from the parent to another? _____
Identify the other parcel _____ (Sec 109(2) of the statute. Make sure your deeds include both statements as required in sec 109 (3) and sec 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 divisions (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 (sec 109 (2) of the Act) of the parent parcel. (form L4260a)

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

7) **ACKNOWLEDGEMENT** 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 of 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:** ___/___/___

Land Division Fee: \$50.00 for 1st new parcel—\$35.00 for every parcel after
Payable to Jane Gallant

For office use only REVIEW'S action: Total \$ _____ Receipt _____ Date: ___/___/___

_____ Approved : Conditions if any: _____

_____ Denied: Reasons (site act): _____

SIGNATURE: _____ **DATE:** ___/___/___

Assessor

Public Act 87 of 1997 sec (2) further states: The municipally of 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.