

TOWNSHIP PARCEL DIVISION APPLICATION

Valley Township
2054 N. M-40
Allegan, MI 49010

You MUST answer all questions and include all attachments, or this will be returned to you. Bring in or mail to Valley Township at the above address.

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 (Sec. 102 e & f).

This form is designed to comply with Sec. 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. 596 of 1996 and P.A. 87 of 1997 MCI 560 et. Seq.) Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. LOCATION OR PARENT PARCEL to be split. Address: Road Name:
PARENT PARCEL IDENTIFICATION NUMBER: 0322-
Parent Parcel Legal Description (Describe or Attach)

2. PROPERTY OWNER INFORMATION
Name: Address:
Phone: Zip Code:

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:
A. Number of new parcels
B. Intended use (residential, commercial, etc.)
C. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 as provided by ordinance.
D. Each parcel has a minimum width of 100 feet.
E. Each parcel has a minimum of
F. The division of each parcel provides access as follows: (check one)
a) Each new division has frontage on an existing public road. Road name:
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 a legal description for each proposed new parcel from a licensed surveyor.

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

5. DEVELOPMENT SITE LIMITS (Check each which represent a condition which exists on the parent parcel:
Waterfront property (river, lake, pond, etc.)
Is within a flood plain
Include wetlands
Includes a beach
Is on a muck soils or soils known to have severe limitations for on site sewage system

6. ATTACHMENTS: All of the following attachments MUST be included. Letter each attachment as shown:

- A. A scale drawing that complies with the requirements of P.A. 132 of 1970 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 utility facilities, and
  - 7. any existing improvements (buildings, wells, septic systems, driveways, etc.)
  - 8. any of the features checked in questions number 5.
  
- B. Indication of approval, or permit from the Allegan County Road Commission, 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 non refundable fee of \$150.00 for the first split and \$50.00 for each additional split.

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

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 the 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 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, build code, zoning ordinance, deed restrictions 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 approval 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: \_\_\_\_\_

FOR OFFICE USE ONLY: Reviewer's Action: Total Fee: \_\_\_\_\_ Check No. \_\_\_\_\_

Signature: \_\_\_\_\_ Date Application Completed: \_\_\_\_\_

Denial Date: \_\_\_\_\_ Reason for denial: (See attached)

## SPLIT APPLICATION INSTRUCTIONS

Fill in name and mailing address of owner (and agent if applicant is not the owner).

The identifying number of the parcel contains 12 digits, begins with 0322 and can be found on a tax bill, an assessment notice, or can be obtained from your Assessor or Treasurer.

“Legal” descriptions may require the assistance of an attorney or someone who has knowledge of land description language. Descriptions of each new parcel are required. If additional room is required, you may attach a separate page.

Please provide a sketch of how the original (parent) parcel is to be divided. Show all “resulting” parcels. Show dimensions. Again, a separate page may be attached or attach a copy of the survey.

In order to process the applications, taxes on the original parcel must not be past due.

**IMPORTANT:** The tax bill for the original parcel will not be divided until the following year. The parties to the transaction should be in agreement on how to divide the current tax bill which will be mailed in December.

Upon completion of this application and receipt of the fee, the Township will issue approval or denial of the divisions within 45 days.