

Doug Merchant
Pine River Township Assessor

TOWNSHIP PARCEL DIVISION APPLICATION
Pine River Township Hall
1495 W. Monroe Road, St. Louis, MI 48880
(989) 681-5523

You **MUST** answer all questions **and** include all attachments, **or this will be returned to you.** Bring or mail to Pine River 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 (Sect 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. 591 of 1996 and P.A. 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** to be split: Address: _____

Road Name: _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

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 of 10 acres or less, has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.
- 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 each parcel provides access as follows: (check one)
 - i. _____ Each new division has frontage on an existing public road.
Road name _____
 - ii. _____ A new public road,
Proposed road name: _____
 - iii. _____ 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: _____

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 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
- _____ Includes wet lands
- _____ Includes a beach
- _____ Is on muck soils or soils known to have severe limitations for on site sewage system

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

- a. A scale drawing (survey that complies with the requirement 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 (building, wells, septic system, driveways, etc.), and
 - (8) Any of the features checked in question number 5.

- b. If the splits will necessarily involve construction of a private road or drive for ingress and egress:
 - (1) Indication of approval or permit from the Gratiot County Road Commission that a proposed easement to provide vehicular access to an existing road or street and meets applicable location standards, and further that said road or drive to be constructed will conform to current Gratiot County Road Commission guidelines for road construction.
 - (2) A document acceptable to the Township which shall be recorded with the County Register of Deeds Office and filed with the assessor or designee, specifying the method of private financing of all maintenance, improvements, and snow removal, the apportionment of these costs among those benefited, and the right of the Township to assess such costs against those properties benefited, plus a 25% administrative fee, and to perform such improvements in the event of a failure of those benefited to privately perform these duties for the health safety and general welfare of the area.

- c. A copy of any reserved division rights (sec. 109(4) of the act) in the parent parcel.

- d. A fee of **\$ 75.00** per division.

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 and state officials to enter the property for inspections:

I agree the statements made above are true, and if found to be untrue, 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 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. 592 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 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 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: _____

FOR OFFICE USE ONLY - Reviewer's action: Total Fee: \$_____

Check # _____

Signature: _____

Application Completion Date: _____

Approval Date: _____

Denial Date: _____

Reasons for denial _____

See attached.