

ALLEN TOWNSHIP LAND DIVISION APPLICATION

IMPORTANT: You **MUST** answer all questions **and** include all attachments **or this will be returned to you.** To avoid delays in the Land Division Application process please provide all required documents and payment with this application. Land Division Agent must make a determination of the application within 45 days from date received.

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. PROPERTY OWNER Information:

Name: _____ Phone: (_____) _____

Address: _____ E-mail: _____

City: _____ State: _____ Zip: _____

2. LOCATION of parent parcel to be split:

Address: _____

Parent parcel number: 30-05- _____

3. ATTACHMENTS (all attachments **MUST** be included) Letter each attachment as shown here.

- A. Attach a copy of proof of fee ownership (copy of warranty deed or completed land contract, not a quit claim deed)
- B. A certificate from the County Treasurer that complies with the requirement of PA 23 of 2019, establishing all property taxes and special assessments due on the parcel or tract subject to the proposed division have been paid for 5 years preceding the date of the application.
- C. A survey and/or scale drawing (aerial with overlay can be purchased from Mapping at the Courthouse) that complies with requirements of PA 59 of 1996 as amended for the proposed division(s) of the parent parcel **showing:** proposed division(s) of the parent parcel showing:
 - (1) current **boundaries** and
 - (2) all previous divisions **made after** March 31, 1997 (indicate when made **or none**), and
 - (3) the proposed division(s) with dimensions each one outlined in a different color and
 - (4) highlight remaining parcel, after division
 - (5) **any existing improvements** (buildings, wells, septic system, driveways, etc), and
- D. Driveway approval, or permit from Hillsdale County Road Commission (or provide information on section 5f)
- E. A copy of any transferred division rights (§109(2) of the Act) of the parent parcel. (**STC Form L-4260a**)
- F. A fee of \$25 for each resulting division. Make check payable to: **Ben Wheeler Company**
- G. Other (please list) _____

4. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.,)

5. PROPOSAL: Describe the division being proposed:

- A. Number of new Parcels _____
- B. Intended use(s) (check all that apply) __Residential__ Agricultural __Commercial/Industrial__ Recreation
- C. Each proposed parcel, if 10 acres or less, has a depth to width ratio not greater than 4 to 1 __Yes__ No
- D. Each parcel has a minimum width of _____ feet
- E. Each parcel has a minimum area of _____ square feet and/or _____ acre(s)
- F. Each new division of the parcel provides access to an existing public or private road __Yes__ No
(Check all that apply) __Has existing approved driveway__ No egress onto public road __Recorded easement__
__Proposed easement__ __A new public road__ __A new private road__

G. Write here or attach a legal description for EACH proposed new parcel (attach extra sheet if necessary)

H. Write here or attach a legal description for the remaining parent parcel (attach extra sheet if necessary)

6. 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.) (see 3.e of this application)

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 ordinance, laws, zoning, 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 _____ (initial after reading.) and,

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 proposed division resulting in a parcel of less than 1 acre in size shall include a statement to this effect. _____ (initial after reading.) and,

Applicant further acknowledges: The tax bill for the original parcel will not be divided until the following tax year. The Parties involved in a transaction of resulting parcels from this land division shall be in agreement as to the responsibility of payment for the most current tax bill(s). _____ (initial after reading.)

PROPERTY OWNER SIGNATURE _____

DATE _____

Mail completed application to Ben Wheeler Company, PO Box 541, Reading, MI 49274

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

FEE _____ CASH or CHECK# _____ DATE RECEIVED _____

APPROVED conditions if any: _____

DENIED for reason of: _____

SIGNATURE _____ DATE _____
Land Division Agent

EFFECTIVE TAX YEAR _____

Allocation of most current assessed values:

COPIES TO:		CHILD#1 _____	_____ %
TWP CLERK	Date: _____	CHILD#2 _____	_____ %
COUNTY MAPPING	Date: _____	CHILD#3 _____	_____ %
APPLICANT	Date: _____	CHILD#4 _____	_____ %
		CHILD#5 _____	_____ %
		CHILD#6 _____	_____ %
		CHILD#7 _____	_____ %