



Land Division Application

Number: _____

You MUST answer all questions and include all attachments, or this will be returned to you. Bring or mail to:

Richland Township
1180 N. Hemlock Rd.
Hemlock, MI 48626-9611

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 (Sec. 102(e&f)). In the box below, fill in where you want this form sent, when the review is completed.

	name
	address
	city, state, zip

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 188 of 1967 as amended (particularly by P.A. 591 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 of parent parcel to be split:

Address: _____, Road Name: _____

Parcel Number: ____ - ____ - ____ - ____ - ____ - ____

Legal description of Parent Parcel (attach extra sheets if needed): _____

2. PROPERTY OWNER Information

Name: _____

Phone: (____) ____ - ____

Address: _____ Road Name: _____

City: _____ State: _____ Zip: _____

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 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)

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 attached 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 that represents a condition which exists on the parent parcel. Any part of the parcel:
- _____ Includes a wetland.
 - _____ Is on muck soils or soils known to have severe limitations for on site sewage systems.
 - _____ Is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

6. ATTACHMENTS (all 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(s)-of-way, 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 system, driveways, etc.)
 - (8) any of the features checked in question number 5.
 - B. Indication of approval, or permit from Saginaw 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 fee of \$_____.

7. IMPROVEMENTS Describe any existing improvements (building, well, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if needed): _____

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 this parcel divisions proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning 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), MCL 560.101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand zoning, 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, land contracts, leases or surveys 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(s) _____ Date: _____
 _____ Date: _____
 _____ Date: _____
 _____ Date: _____

Must by signed by ALL property owners

For office use only. Total Fee Paid: \$ _____ Check # _____

REVIEWER'S ACTION:

APPROVED: Signature: _____ Approval Date _____

DENIED: Denial Date: _____
 Reasons for denial: _____