

PARK TOWNSHIP
Ottawa County

LAND DIVISION APPLICATION

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

Park Township Office
Al Nykamp, Assessor
52 S.152nd Avenue
Holland MI 49424

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 [§102(e&f)]. On the lines below, fill in where you want a response sent when the review is completed.

Name _____
Address _____

City, State, Zip _____

This form is designed to comply with applicable local zoning, land division ordinances and 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). 560.101.et.seq.) It does not purport, however, to meet all issues that a local unit may want to address.

1. LOCATION of Parent Parcel to be divided:

Address: _____
Parent Parcel Number ____-____-____-____-_____
Legal description of Parent Parcel: (attach extra sheets if needed)

Township, City or Village name: _____

2. PROPERTY OWNER Information: (full name from deed)

Name: _____ Phone: (____) ____-_____
Address: _____
City: _____ State: _____ Zip Code: _____

3. APPLICANT Information: (if not the property owner)

Contact Person's Name: _____
Business Name: _____ Phone: (____) ____-_____
Address: _____
City: _____ State: _____ Zip Code: _____

4. PROPOSAL: Describe the division(s) being proposed:

- A. Number of New Parcels: _____
- B. Intended Use (residential, commercial, etc.) _____
- C. The division of the parcel provides access to an existing public road by: (check one)
- ____ Each new division has frontage on an existing road name.
- ____ A new public road, proposed road name: _____
 (road name cannot duplicate an existing public road)
- ____ A new private road or easement, proposed road name: _____

 (road name cannot duplicate an existing public road)
- ____ A recorded easement (driveway).

5. Write here, or attach, a legal description of the proposed new road, easement or shared driveway (attach extra sheets if needed):

6. Write here, or attach, a legal description for each new proposed parcel (attach extra sheets if needed):

7. FUTURE DIVISIONS that might be allowed but not included in this application? _____
 The number of Future Divisions being transferred from the Parent Parcel to another parcel? _____ Identify the other parcel: _____

[see Section 109(2) of the Act.]

Make sure your deed includes both statements as required in Section 109(3) and 109(4) of the Act]. If a roadway maintenance agreement is required, provide a copy of that Agreement.

8. DEVELOPMENT SITE LIMITS. Check each that represents a condition that exists on the Parent Parcel.

Any part of the parcel:

____ is in a DNR-designated critical sand dune area.

____ is riparian or littoral (it is a river or lake front parcel).

____ is affected by a Lake Michigan High Risk Erosion setback.

____ includes a wetland.

____ includes a beach.

____ is within a flood plain.

____ includes slopes more than twenty-five percent (a 1:4 pitch or 14° angle) or steeper.

____ is on muck soils or soils known to have severe limitations of on-site sewage systems.

____ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

9. ATTACHMENTS (all attachments must be included) Letter each attachment as shown here.

____ 1. A survey, sealed by a professional surveyor at a scale of _____ (insert scale) of proposed division(s) of Parent Parcel; **OR**

____ 2. A map/drawing drawn to scale of _____ (insert scale) of _____

proposed division(s) of Parent Parcel and the forty-five (45) day time limit is waived.

The survey or map must show:

- (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, **and**
- (6) easements for public utilities from each parcel to existing public utility facilities, **and**
- (7) any existing improvements (buildings, wells, septic systems, driveways, etc.)
- (8) any of the features checked in question number 8.

10. _____ A. Indication of approval, or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
_____ B. A copy of any transferred division rights [§109(4) of the Act] in the Parent Parcel.
_____ C. A fee of \$ N/A.
_____ D. Other (please list) _____

11. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc.) that are on the Parent Parcel or indicate NONE (attach extra sheets if needed): _____

11. 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 division is 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 that 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: _____ Date: _____

DO NOT WRITE BELOW THIS LINE:

Reviewer's action:

Approved: Yes No

Conditions, if any: _____

Denied: Reason(s) (cite §): _____

Building & Zoning Official's Signature & date: _____

Assessor's Signature & date: _____