Dale Hutson, Land Division Official (269) 432-2834

60450 Farrand Rd. Colon, MI 49040

## **Land Division Application**

Name	Phone
Mailing Address	Property Number to be divided
City, State, Zip Code	Property Address (If different)

- 1. Review: A Land Division Review is only reviewing the information provided and issuing an opinion based on that information. A fee is charged for each review.
- 2. Application for Land Division Approval shall contain the following:
  - A. A completed application form.
  - B. Proof of fee simple ownership of the land.
  - C. A map drawn to scale of the land proposed to be divided <u>and any adjoining land under the same ownership</u>, and accompanying data showing the following with respect to all the parcels under the same ownership, and all the parcel(s) proposed to be created by the division:
    - 1. The dimensions with calculated area.
    - 2. Legal descriptions of parcels being created to include resulting parcel.
    - 3. The location of all existing structures and other land improvements in relation to new and existing lot lines.
    - 4. The location of public utility easements.
    - 5. The accessibility of the parcels for vehicular traffic from existing or proposed new roads.
    - 6. The accessibility of the parcels for public utilities from existing or proposed new roads.
  - D. Proof that all standards of the State Land Division Act and Local Ordinance have been met.
  - E. The history and specifications of any previous divisions of land of which the proposed division was a part, sufficient to establish whether the parcel proposed to be divided was lawfully in existence as of March 31, 1997, the effective date of the State Land Division Act.
  - F. If transfers of rights are proposed, detailed information about the terms and availability of the proposed division rights transfer.
  - G. If the proposed land transfer is acknowledged to create one or more parcels that are "non-buildable" the proposed affidavit or deed restriction referenced therein.

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All standards of the State Land Division Act and Local Ordinance must be met.

Approval of a division under the Act is not a determination that any of the parcels, which results from the division, comply with any other ordinances or regulations, including but not limited to any applicable zoning ordinances. You should consult with the Township or with an attorney, planner, engineer, surveyor or other professional to ascertain compliance with such matters. Approval of a division is also not a determination by the Township that any of the representations made in your application are accurate.

A building permit may not be issued for any parcel until and unless the parcel has all of the following:

- (a) Public water, or city, county or district health department approval for the suitability of an on-site water supply under the same standards as set forth for lots under section 105(g) of the Act, and
- (b) Public sewer, or city, county or district health department approval for the suitability of an on-site sewer supply under the same standards as set forth for lots under section 105(g) of the Act.

Approval is not a determination that adequate facilities are available for public water and/or sewer, nor a determination that any parcel, which results from the division, will satisfy any applicable standards for an onsite water supply or on-site sewer disposal. The Township and/or its officers and employees are not liable if a building permit is not issued for any parcel due to the inability of a parcel to be serviced by public water or sewer, nor due to the inability of a parcel to obtain approval for on-site water or sewer disposal.

I hereby certify the information supplied with this application is true, and if found not to be true this application and any approval will be void. Further, I agree to give permission for officials of the municipality, county, and State of Michigan to enter the property where this 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 and 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, 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

approval again) unless		comply with the new requirement oved divisions are recorded with s are made.	· 11 J
Applicant Signature	Date	email	
	cluded with the applicati rand Rd., Colon, MI 490	on. Make check payable to 40	: Hutson Assessing Inc.
Don't write below	this line		
Land Division Application	on #	Incomplete App. I	Date:
Fee Received \$	Check #	Date Received	