

**CALEDONIA TOWNSHIP LAND DIVISION/COMBINATION
APPLICATION
P.O. BOX 517
RIVERS EDGE ASSESSING INC
HILLMAN MI 49746
(989)255-9361**

Please answer **all** questions **and** include **all** attachments. *Applications not completely filled out will be RETURNED.* Bring or mail to **RIVERS EDGE ASSESSING** 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 (Sec 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 PA 87 of 1997, MCL 560.101 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 _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Full 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.) **Residential** _____
- C. **Each proposed parcel, 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)
 - _____ Each new division has frontage on an existing
 - _____ A new public road, proposed road name: _____
 - _____ A new private road, proposed road name: _____

A. Describe or attach a legal description of proposed new road, easement or shared driveway. ____

H. Describe or attach a legal description for each _____

A. Must attach a copy of certified survey *and* drawing. (See section 6, A. of this form) to show description of NEW CHILD and NEW PARENT

B. On irregular parcel, minimum width on road is minimum required by road commission for culvert, or 30 feet.

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.
Indicate number transferred. _____

5. DEVELOPMENT SITE LIMITS (Check each which represent a condition which exists on the parent parcel:)

_____ Waterfront property (river, lake, pond etc.) _____ Includes wetlands
_____ Is within a flood plain _____ Includes a beach
_____ Is on muck soils known to have severe limitations for a site sewage system

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

- A. **A scale drawing for the proposed division(s) of the parent parcel showing:**
0. current boundaries (as of March 31, 1997), and
 1. all previous divisions made after March 31, 1997 (indicate when made or none), and
 2. the proposed division(s), and
 3. dimensions of the proposed divisions, and
 4. **existing and proposed road/easement right-of-way(s)**, and
 5. easements for public utilities from each parcel that is a development site to existing public utility facilities, and
 6. **any existing improvements (buildings, wells, septic system, driveways.)**
 7. any of the features checked in question number 5.

A. Indication of approval, or permit from 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.

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

- A. A fee of \$70.00 Payable to Rivers Edge Assessing Inc
- B. Please include any buildings on property and which parcels they are located on. Also allow UP TO- 45 days for processing. (Any missing forms or paperwork will delay processing time) Any applications received between Decmeber1 and May 1 will not be processed until after tax roll rollover to next year.

1. IMPROVEMENTS – Describe any existing improvements (buildings, well, septic, etc., which are on
2. the parent parcel or indicate none) _____

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 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 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. 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 statue, build code, zoning ordinance, deed restriction of 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 Owners Signature _____

Date: _____

For office use only – Reviewer’s action: Total Fee \$ _____ Check # _____

Assessor’s Signature: _____

Application Completed: Date: _____

Zoning Administrator’s Signature: _____

Approval: Date _____

Denial: Date: _____ Reason for Denial: _____ see attached:

Original or Parent Parcel#: _____ **(RETIRED)**

New Parent Parcel#: _____

New Land Division Parcel#: _____

Land Division Application
Revised 10/28/2019 GLB