

LAND DIVISION APPLICATION
PORT AUSTIN TOWNSHIP, HURON COUNTY, MICHIGAN

Return to: Wade Mazure, Assessor
8265 N. Van Dyke Rd., Suite 2; P.O. Box 747
Port Austin, MI 48467

Date: _____

You must answer all questions and include all attachments or this application will be returned to you. Bring or mail this application to 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)

1. location of parent parcel: Section _____ Address _____ Road Name _____
Parent Parcel Number: 32 ___ - _____ - _____ - ___ legal Description _____

(Attach extra page if needed).

2. Property Owner Information:
Name: _____ Phone: _____
Mailing Address: _____

3 Proposed divisions to include the following:

A. Number of new parcels _____ (Remainder of parent parcel is also considered a division/new parcel).

B. Intended use (residential, commercial, etc.): _____

C. Each proposed parcel, if 10 acres or less, has a depth to width ratio of not more than 4 to 1.

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 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: _____

 d) ___ An easement which provides access.

G. Describe or attach a legal description of proposed new road, easement, or shared driveway: _____

H. Describe or attach a legal description for each proposed new parcel: _____

4. Future Divisions being transferred from the parent parcel to each child parcel. Indicate number transferred to each: _____ [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 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 or soils known to have severe limitations for on-site sewage systems.

6. Attachments: (All of the following attachments MUST be included. Identify each attachment as shown).

- A. A scale drawing (survey, if available) 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 division(s), and
 - 5. Existing and proposed road/easement rights 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 systems, driveways, etc.), and
 - 8. Any of the features checked in question number 5 above.
- B. Indication of approval, or permit from the Huron 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 statement setting forth any reserved division rights [Sec. 109(2) of the Act] in the parent parcel. (Any such reservation should be included in your deed.)
- D. A fee of \$100.00 (Made payable to Port Austin Township).

7. Improvements: Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none, and on which child parcel any of these improvements are situated:

8. Affidavit and permission for municipal, county and state officials to enter the property for inspection:

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 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 time, and if changed, the divisions made herein 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 owner's signature: _____ Date: _____

FOR OFFICE USE ONLY Reviewer's action: Total fee \$ _____ Check # _____

Application Completed: Date _____

Signature of authorized official(s)

Approval Date: _____ Denial Date: _____

If denied, reason for denial: _____