

Land Division Application

You MUST answer all questions and include all attachments, and include the application fee in the amount of \$25 payable to Akron Township, or this will be returned to you. Bring or mail to: Akron Township Supervisor, Akron Township Hall, 4280 Bay City Forestville Rd, Unionville, MI 48767, 989-674-2280.

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 P.A. 87 of 1997, MCI 560 et. seq.) (Approval of a division is not a determination that the resulting parcels comply with ordinances or regulations.)

1. LOCATION OF PARENT to be split:

Address: _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Legal Description (Describe or Attach) _____

2. PROPERTY OWNER INFORMATION:

Name: _____

Address: _____ Phone: _____

_____ Email: _____

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 a 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:

a) _____ Each New division has frontage on an existing public road

- b) _____ A new public road
- c) _____ A new private road

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 another parcel. Indicate number transferred _____ (See Sec 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 and 4) of the Statute.)

5. **DEVELOPMENT SIZE LIMITS** (Check each which represents a condition which exists on the parent parcel):

_____ Waterfront property (river, lake, pond, etc.)

_____ Is within a flood plain

_____ Is on muck soils or soils known to have severe limitations for onsite sewage system

_____ Includes wetlands

_____ Includes a beach

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

A. A scale drawing that complies with the requirements of [PA 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 public utility facilities, and
6. easement 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 Questions Number 5.

B. Indication of approval or permit from Tuscola County Road Commission 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 \$25.00

7. **IMPROVEMENTS** – Describe any existing improvements (buildings, wells, septic, etc., which are on the parent parcel or indicate none). _____

8. **AFFIDAVIT** and permission for township, county and state officials to enter property for inspections: I agree that 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 township, 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 land division ordinance and the State Land Division Act (formerly the Subdivision Control Act PA 288 of 1967, as amended (particularly by PA 591 of 1996 and PA 87 of 1997, MCL 560.101 et. Seq.) and does not include any representation or conveyances 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 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 Owner's Signature: _____

Date: _____

For Office use only – Reviewer's action: Total Fee \$ _____ Check # _____

Signature: _____

Application Completed Date: _____

Approval Date: _____

Denial Date: _____

Reasons for denial _____

See Attached