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| BENZONIA TOWNSHIP<br>1020 MICHIGAN AVE.<br>BENZONIA, MI 49616<br>PHONE: (231) 882-4411<br>Fax: (231) 882 5778 | <b>FOR OFFICE USE ONLY</b><br>PARCEL # : 10-02- - -<br>DATE (rec'd complete): _____<br>FEE: _____<br>APPLICATION #: _____ |
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This form is designed to comply with applicable local zoning, land division ordinances and Section 109 of the Michigan Land Division Act (formerly) the Subdivision Control Act, PA 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. Seq.

**LAND DIVISION APPLICATION**

YOU MUST ANSWER ALL QUESTIONS AND INCLUDE ALL ATTACHMENTS, OR THIS WILL BE RETURNED TO YOU AS INCOMPLETE. PLEASE BRING OR MAIL COMPLETED APPLICATION AND ALL ATTACHMENTS TO:

Benzonia Township Assessor  
 P. O. Box 224  
 1020 Michigan Ave.  
 Benzonia, MI 49616

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment. (Section 102 (e & f))

**1. PROPERTY OWNER INFORMATION:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
(street no.) (street name)

\_\_\_\_\_ (city) (state) (zip code)

PHONE: (\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_

**2. APPLICANT INFORMATION (If not the property owner):**

APPLICANT'S NAME: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
(street no.) (street name)

\_\_\_\_\_ (city) (state) (zip code)

PHONE: (\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_

FINAL ACTION TO BE SENT TO: OWNER \_\_\_\_\_ APPLICANT \_\_\_\_\_

**3. LOCATION OF PARENT PARCEL/TRACT TO BE SPLIT:**

ADDRESS: \_\_\_\_\_

ROAD NAME: \_\_\_\_\_

PARENT PARCEL NUMBER: 10-02- - - \_\_\_\_\_

Legal description of parent parcel (attach extra sheet if necessary):

APPLICATION # \_\_\_\_\_

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**4. PROPOSAL:**

Describe the division(s) being proposed

a. Number of new parcels (remainder counts as 1 split): \_\_\_\_\_

legal description of each proposed new parcel (attach an extra sheet if necessary):

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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 public road.

A new public road, proposed road name: \_\_\_\_\_

(Road name cannot duplicate an existing road name)

A new private road or easement, proposed road name: \_\_\_\_\_

(Road name cannot duplicate an existing road name)

A recorded driveway (cannot service more than one potential site):

legal description of the proposed road, easement or shared driveway (attach extra sheet if necessary):

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**5. FUTURE DIVISIONS:**

a. Future divisions that might be allowed but not included in this application? \_\_\_\_\_

b. The number of future divisions being transferred from the parent parcel to another parcel? \_\_\_\_\_

Identify the other parcel: \_\_\_\_\_

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See S109(2) of the Statute. Your deed must include both statements as required in S109 (3) and 109(4) of the Statute.

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**6. DEVELOPMENT SITE LIMITS:**

Check each condition that exists on the current parent parcel, if non-applicable, indicate with "none" or "no".

- \_\_\_ Is in a DNR designated critical sand dune area.
- \_\_\_ Is riparian or littoral (contains river, creek or lake frontage).
- \_\_\_ Is affected by a Lake Michigan High Risk Erosion setback.
- \_\_\_ Includes a wetland (any amount).
- \_\_\_ Includes a beach.
- \_\_\_ Is within a flood plain.
- \_\_\_ Includes slopes more than twenty five percent (25%) (a 1:4 pitch).
- \_\_\_ Is on soils known to have limitations for on-site sewage systems.
- \_\_\_ Is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

**7. ATTACHMENTS: (must be included)**

a.

1. \_\_\_ A survey, sealed by a professional surveyor (at a scale of not more than 200' to the inch) of proposed division(s) and parent parcel.

**OR**

2. \_\_\_ A map/drawing, (at a scale of not more than 200'to the inch) of proposed division(s) and parent parcel.

The survey or map must show:

- (a) Current boundaries (as of March 31, 1997)
  - (b) All previous divisions made after March 31, 1997.
  - (c) The proposed division(s)
  - (d) Dimensions of the proposed division(s).
  - (e) Existing and proposed road/easement right-of-way.
  - (f) Easement for public utilities to each parcel.
  - (g) All existing improvements (building, wells, septic systems, driveways, etc.)
- b. \_\_\_ Approval, or permit from the County Road Commission or MDOT for each proposed new road, easement or shared driveway.
  - c. \_\_\_ Proof of fee ownership of the land proposed to be divided. (ie: deed)
  - d. \_\_\_ A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department or verification that each proposed parcel is serviced by a public sewer system (if less than 1 acre).
  - e. \_\_\_ An evaluation/indiction that approval will occur or a well permit for potable water for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public water system (if less than 1 acre).
  - f. \_\_\_ A copy of any transferred division right(s) in the parent parcel (Sect 109(4) of the Act).
  - g. \_\_\_ A fee of \$\_\_\_\_\_
  - h. \_\_\_ Current paid tax receipt.
  - i. \_\_\_ Private Road Application/Approval (if applicable).

j. \_\_\_ Other (please list) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. IMPROVEMENTS:**

Describe all existing improvements (building, wells, septic etc.) which are on the parent parcel or indicate none (attach extra sheets if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. AFFIDAVIT** and permission for municipal, county, and state officials to enter the property for inspections:

I agree the statements made above are true, 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. Finally, I understand this is only a parcel division which 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 1966), 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, surveys representing approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Owner

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: 560.267 Sale of lands in violation of act; voidability of sale.

Sec. 267.

Any sale of lands subdivided or otherwise partitioned or split in violation of this act is voidable at the option of the purchaser, and shall subject the seller to the forfeiture of all consideration received or pledged therefore, together with any damages sustained by the purchaser, recoverable in an action at law.

DO NOT WRITE BELOW THIS LINE

**REVIEWER'S ACTION:**

\_\_\_\_\_ Approved: Conditions (if any) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Denied: Reasons (cite Section#) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TOTAL \$ \_\_\_\_\_

RECEIPT \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Original Parent Parcel ID#: \_\_\_\_\_

Remainder Parent Parcel ID#: \_\_\_\_\_

Child Parcel ID#: \_\_\_\_\_

# of Division Rights Transferred to Child: \_\_\_\_\_

REVIEWER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Christy M Brow

Township Assessor/Michigan Assessing Service, Inc.

P O Box 224

1020 Michigan Ave.

Benzonia, Mi. 49616

231-882-4411 Ph

231-882-5778 Fx

TOWNSHIP LAND DIVISION FEE SCHEDULE

|                    |                            |         |
|--------------------|----------------------------|---------|
| LAND DIVISION..... | One Split.....             | \$70.00 |
|                    | Each Additional Split..... | \$20.00 |