

Land Division Application

Owner

Name: _____

Address: _____

City, State, Zip: _____

Home Phone: _____ Cell Phone: _____

Applicant (If different from owner)

Name: _____

Address: _____

City, State, Zip: _____

Home Phone: _____ Cell Phone: _____

Parent Parcel to be Divided:

Parent Parcel #(s): _____

Property Address: _____

Dimensions including Acreage: _____

Legal Description: _____

Proposed Divisions:

A. Number of proposed parcels: _____

B. Legal Description and Dimensions for each proposed new parcel: _____

C. Intended use (residential, commercial) _____

D. Does each proposed parcel have access by: (Existing public & private easements)

Existing Public Road – Name: _____

New Public Road – Proposed Name: _____

New Private Road – Proposed Name: _____

E. Are any future divisions expected: Yes No

If yes, please identify parcels and explain _____

Previous Divisions:

A. Has parcel(s) been involved in previous land division: Yes No

If yes, please explain _____

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 the parent parcel division. Further, I agree to give permission for officials of the Municipality, County and State to enter my property where the parcel division is proposed for the purposes of inspection to verify that the information on the application is correct.

I understand this is only a parcel division which conveys only certain rights under applicable local land division ordinance, the local zoning ordinance and the State Land Division Act (formally the Subdivision Control Act P.A. 288 of 1967, as amended by P.A. 591 of 1996), 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 ordinance and State Acts change from time to time, and if changed prior to the recording of the described division(s) above with the Register of Deeds, the divisions must be approved again.

Property Owner(s) Signature:

Date: _____

Date: _____

Date: _____

(For City Use Only)

Planning Commission Approval

Meeting Date: _____

Approved Conditions: _____

Denied Reasons: _____

Signature: _____

Date: _____

Attachments:

Please submit a drawing for the proposed division(s) of the parent parcel showing:

- A. A survey or scaled map/drawing of the proposed division(s) of the parent parcel.
 - Surveys shall be at least 8½” x 14” and at a scale of not less than 1” – 100’ and show all property irons and monuments found or placed on the parcel(s).
 - Surveys shall include accurate legal descriptions. Parcel areas shall be shown to the nearest 100th of an acre. For parcels less than one acre, parcel area shall be shown to the nearest square foot.
 - Surveys shall show the existing zoning and the front, rear and sideyard setbacks of each parcel.
 - Surveys shall show all existing structures, roadways, bodies of water, floodplains, and easements within fifty (50) feet of the parcel(s) to be divided. Distances from existing structures to proposed parcel lines shall be shown.
 - Location of minimum setbacks on proposed parcel
- B. Proof of ownership (i.e., deed) for all of the property to be divided and a current title insurance commitment for all of the parent parcels.
- C. Existing improvements including: buildings, wells, septic system, driveways, etc.
- D. Easements for public utilities from each parcel that is a development site to existing public utility facilities.
- E. Development Site Limits including Waterfront property, flood plain, wetlands, beach, muck soil or soils known to have severe limitations for on-site sewage system.
- F. Indication of approval, or permit from the Oakland County Road Commission, for each proposed new road.
- G. If a transfer of division rights is proposed, information about the terms and availability of transfer must be submitted.
- H. If any portion of the land is subject to a farmland development rights agreement, a copy of the agreement must be provided.