

COLDWATER TOWNSHIP

LAND DIVISION APPLICATION

You **MUST** answer **ALL** questions and include **ALL** attachments, or this will be returned to you. Bring or mail to the TOWNSHIP at: 319 SPRAGUE RD, COLDWATER, MI 49036

PRIOR to Township approval of this request for a lands division, you must obtain a PROPERTY TAX PAYMENT CERTIFICATION from the Branch County Treasurer's Office and present it with this application.

When a new parcel is less than 40 acres, and not just a property line adjustment (Sec. 102 e & f), **APPROVAL** of a Division of Land is required before it is sold.

This form is designed to comply with applicable local zoning, land division ordinance and Sec. 109 of the Michigan Land Division Act (formally 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 & P.A. 23 of 2019).

1. LOCATION of PARENT PARCEL to be split-Address: _____
 Road Name: _____
PARENT PARCEL NUMBER: 070- _____ - _____ - _____
 Parent Parcel Legal Description (Describe or Attach) _____

2. PROPERTY OWNER INFORMATION

Name: _____
 Address: _____

 (CITY) (STATE) (ZIP CODE)
 Phone: (_____) _____

3. APPLICANT INFORMATION (If not the owner)

Name: _____
 Address: _____

 (CITY) (STATE) (ZIP CODE)
 Phone: (_____) _____

4. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

A. Number of new Parcels Requested: _____
 B. Intended use (Residential, Commercial etc.): _____
 C. The Division of the parcel provides access as follows: (Check one)
 a. _____ Each new division has frontage on an existing public road
 b. _____ A new public road. Proposed road name: _____
 c. _____ A new private road. Proposed road name: _____
 D. A recorded easement--(Describe or attach a legal description of proposed new road, easement or shared driveway): _____
 E. Describe or attach a legal description for **EACH** proposed new parcel: _____

5. FUTURE DIVISIONS being transferred from the parent parcel to another parcel, # _____ (See Sec. 109(2) of the Statute. Make sure your deed includes both statements as required in 109(3&4) of the statute.)

6. DEVELOPMENT SITE LIMITS (Check each which represents a condition, which exists on the parent parcel, if any):

_____ Waterfront Property (river, lake, pond, swamp, drainage ditch, etc.)
 _____ Includes Wetlands _____ Includes a Beach _____ Is within a Flood Plain
 _____ Is on muck soils know to have severe limitations for on site sewage system
 _____ Is known or suspected to have an abandoned well, underground storage

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

- A. **PROPERTY TAX PAYMENT CERTIFICATION from the Branch County Treasurer’s Office. HB # 4055**
- B. A Scale drawing for the proposed division(s) of both the CHILD & RESIDUAL parent parcels showing:
 - 1. Current boundaries (as of March 31, 1997)
 - 2. All previous divisions made since March 31, 1997 (indicate when made or indicate none)
 - 3. The proposed divisions(s) (Drawings with dimensions for ALL resulting parcels.
 - 4. Dimensions/Legal(s) of the proposed divisions, including a revised legal for RESIDUAL PARENT PARCEL
 - 5. Existing and proposed road/easement right-of-way(s)
 - 6. Easements for public utilities from each parcel to existing public utility facilities
 - 7. Any existing improvements (buildings, wells, septic system, driveways, etc.)
 - 8. Any of the features checked in question number 6.
- C. Indication of approval or permit(s) from Branch County Road Commission.
- D. A copy of any reserved division right (sec. 109(4) of the act) in the parent parcel.
- E. A fee of \$100.00 for 1-2 parcel splits. \$50.00 for each additional parcel.

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

Who will retain the home? _____

Who will retain the building(s)? _____

9. 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, any other stature, building code, zoning ordinance, deed restrictions or other property rights.

Finally, even if the 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 representing the approval 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:** _____

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

REVIEWERS’ ACTION

____ Maximum Splits Allowed ____ Number of Splits Requested ____ Number of Splits Remaining

____ BOUNDARY ADJUSTMENT (Yes / No) Total \$ _____ Check # _____

____ **PROPERTY TAX PAYMENT CERTIFICATION from Branch County Treasurer’s Office HB #4055**

____ APPROVED Conditions, if any: _____

____ DENIED Reason(s) (cite sec.): _____

Signature – Township Assessor: _____ **Date:** _____

LAND DIVISION APPLICATION RUSSELL E. SILER