

**KINROSS CHARTER TOWNSHIP
LAND DIVISION APPLICATION**

Fee: \$60.00 Date Paid _____

4884 West Curtis St
P.O. Box 175
Kinross, MI 49752
906-495-5381

You must answer all questions and include all attachments, or this will be returned to you. Bring or mail to Kinross Charter Township at 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 of the land division act).

This form is designed to comply with Sec. 108 & 109 of the Michigan Land Division Act (formerly known as the Subdivision Control Act P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

- 1. Location of parent parcel to be split:

Address: _____

Parent parcel description (Attach or describe):

- 2. Property owner information: (Attach proof of ownership or proof of owner designation)

Name: _____

Address: _____

Phone: _____

- 3. Proposed division(s) to include the following:

A. Number of new parcels _____ (including remainder of parent parcel).

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

C. Each proposed parcel if 10 acres or less has a depth of not more than 4 times the frontage.

D. Each parcel meets the minimum lot size requirements of 100 feet by 150 feet per Ordinance # 44 section 5.03.

E. The division of each parcel provides access as follows: **(check one)**

a) Each new 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 _____

F. Describe or attach a legal description for each proposed new parcel and a description for the remaining portion of the original parcel.

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

4. Future divisions rights being transferred from the parent parcel to another parcel. Indicate number of splits transferred _____ and retained _____. (See section 109 (2) of the statute).

a) All deeds must contain the following statements: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted Agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act".

b) The grantor grants to the grantee the right to make (insert number) division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. (Make sure your deed(s) include both statements as required in 109 (3 and 4) of the statute.)

5. Development site limits (check each that represent a condition which exists on the parent parcel):

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

Includes wetlands

Is on muck soils or soils known to have severe limitations for on site sewage disposal

Is within a flood plain

6. Attachments - All the following attachments MUST be included. Letter each attachment as shown:

A. A certificate of survey that complies with the requirements of P.A. 132 of 1970 as amended or scale drawing (whichever is deemed necessary), for the division(s) of the parent parcel, showing all the following:

- (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 right-of-way(s), 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.) indicate or none if none exist.
- (8) any of the features checked in question number 5.

B. Indication of approval, or permit from Chippewa County Road Commission, that a proposed easement(s) provides vehicular access to an existing road street meets or 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 \$60.00 per child parcel created.

7. Improvements - Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none). _____

8. 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 this parent parcel division. Further, I agree to give permission for officials of the municipality, county or 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 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 here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded prior to changes with the Register of Deeds. (Recording must be within 90 days after board approval or approval is void).

Property Owner's Signature _____ Date: _____

***** DO NOT WRITE BELOW THIS LINE *****

***** FOR OFFICE USE ONLY *****

**KINROSS CHARTER TOWNSHIP
NOTICE OF APPROVAL/DENIAL OF LAND DIVISION**

APPLICATION RECEIVED: _____

TO: _____

ADDRESS: _____

RE: Land division application for parcel #

Approved _____ Denied _____ (See reasons below)

In regards to your request for a land division under the Michigan Land Division Act, 1967 P.A. 288, as amended, the above mentioned action has been taken according to the requirements of such law and/or applicable ordinances, and based upon the representations contained in your application for divisions.

However, an approval of a division under the Act is not a determination that any or all parcels which result from the divisions comply with any other ordinances or regulations, including but not limited to applicable zoning ordinances. You should consult with the Township or with an attorney, planner, engineer, surveyor, or other professional to ascertain compliance with such matters. Approval of a division is also not a determination by the township that any of the representations made in your application are accurate.

A building permit may not be issued for any parcel of less than one acre in size until and unless the parcel has all of the following: (a) public water, or county health dept. Approval for the suitability of an on-site water supply under the same standards as set forth for lots under section 105(g) of the Act, and (b) public sewer, or county health dept. Approval for on-site sewage disposal under the same standards as set forth for lots under section 105(8) of the Act.

This division approval is not a determination that adequate facilities are available for public water and sewer, nor a determination that any parcels that results from the divisions will satisfy any applicable standards for on-site water supply or sewage disposal. The Township and it's officers and employees are not liable if a building permit is not issued for any parcel due to the inability of a parcel to be serviced by public water and sewer or the inability to obtain approval for on-site water and sewage disposal.

Sincerely,

Richard A. Oliver Twp. Assessor
Denial reasons are as follows:

DIVISION RESTRICTION & APPROVAL RESOLUTION

(DIVISIONS)

WHEREAS, at a regular meeting of the Kinross Township Board held on _____ an application was received and approved, for division of a parcel of unplatted land in Kinross Charter Township described in the township's current assessment rolls under parcel number _____, and:

(RESTRICTIONS ON REAL ESTATE)

WHEREAS, the owner(s) of a parcel of land, have requested a division of land described as stated above, and

WHEREAS, any of the following said divisions are designated by the owner(s), per the application submitted, as "not buildable" and does not comply with the provisions of the State Land Division Act (P.A. 288 of 1967, as amended, and P.A. 246 of 1945, as amended) for a development site,

A parcel of land located in Kinross Township, Chippewa County, Michigan, T45N, R _____ W, Section _____, _____

(Described per description furnished with application)

NOW, THEREFORE BE IT RESOLVED, that the proposed division(s) complies with the Michigan P.A. 591 of 1996, as amended, and the division(s) of the parcel/tract of land noted above is hereby granted with the above noted restrictions, if any, so noted above.

CLERKS CERTIFICATION

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by the Kinross Charter Township Board at a regular board meeting held on _____

Marvin Besteman Jr., Clerk