

LAND DIVISION APPLICATION

Byron Township
8085 Byron Center Avenue
Byron Center, MI 49315
(616) 878-6033

You *must* answer all questions *and* include all attachments, or this form will be returned to you. Deliver or mail the form to Byron 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 (Section 102, e and f).

This form is designed to comply with Sections 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. MCL 560 *et seq.*)] Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. **Location of Parent to be Split.** Address: _____

Parent Parcel Identification Number (Tax ID. No.): _____

Parent Parcel Legal Description (attach): _____

2. **Property Owner Information.** Name: _____

Address: _____

Phone: _____

3. **Proposed Division(s) to Include the Following:**

A. Number of new parcels: _____

B. Each proposed parcel if 10 acres or less has a depth to width ratio of 4 to 1. (see Ordinance)

C. Each parcel has a width of _____ (not less than required by ordinance).

D. Each parcel has an area of _____ (not less than required by ordinance).

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

____ (1) Each new division has frontage on an existing public road (road name: _____)

____ (2) A new public road (proposed road name: _____)

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

G. 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 Section 109(2) of the Statute. Make sure your deed includes both statements as required in 109(3) and 109(4) of the Statute.]

5. **Development Site Limits** (check each which represents a condition which exists on the parent parcel):

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

_____ Property includes wetlands

_____ Property is within a flood plain

_____ Property includes a beach

_____ Property is on muck soils or soils known to have severe limitations for onsite sewage system.

6. Attachments. All of the following attachments *must* be included. Letter each attachment as shown:

- A. A scale drawing that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - (1) Boundaries of the parent parcel(s) 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 and proposed road/easement right(s)-of-way; 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.)
 - (8) Any of the features checked in Question number 5, above.
- B. Indication of approval, or permit from Kent County Road Commission, that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards.
- C. A copy of any reserved division rights [Section 109(4) of the Act] in the parent parcel.
- D. A fee of \$20.00. Please make checks payable to Byron Township.

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

8. Affidavit and permission for Township, County and State officials to enter the property for inspections:

I agree that the statements made above are true, and if found not to be true, this Application and any approval based thereon 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 that 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 in any other statute, building code, zoning ordinance, deed restriction 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 (application must be made again for division approval) 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: _____

Check No. _____

Signature: _____

Application completed ___/___/___ (date)

Approval ___/___/___ (date)

Denial ___/___/___ (date)

Reasons for denial _____ (see attached).

Rev. August 19, 1997