

(For Office Use Only) **APPLICATION NUMBER: LD**_____,**APPLICATION FEE \$**_____,

CK #_____

FREDERIC TOWNSHIP PARCEL DIVISION APPLICATION
7564 CO. RD. 612, P.O. BOX 78, FREDERIC, MICHIGAN, 49733 – (517) 348 – 8778

You **MUST** answer all questions and include all attachments, **or this will be returned to you.** Deliver or mail to FREDERIC TOWNSHIP at the above address.

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

This form is designed to comply with Sec. 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 this division is not a determination that the resulting
Parcels comply with other ordinances or regulation.**

1. LOCATION of PARENT to be split: Address:_____ Road Name _____
PARENT PARCEL NUMBER: 20-03 - _____ - _____ - _____
Parent Parcel Legal Description (DESCRIBE OR ATTACH)_____

2. PROPERTY OWNER INFORMATION:

3. APPLICANT INFORMATION

(If not the property owner)

Name:_____

Name:_____

Address:_____

Address:_____

Phone:_____ (Zip Code)

Phone:_____ (Zip Code)

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

A. Number of new Parcels_____

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:_____

Road name can not duplicate an existing 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**

F. Each proposed parcel if 10 acres or less, has a depth to width ratio not to exceed 8 to 1 (per Twp. Ordinance)

- G. Each proposed division conforms with the following minimum width, length & area requirements:
(check one) Also See Ordinance 98-2 section 20.0 for specific lot requirements and lot dimensions.

___a) R-1	width: 100 feet,	length: 200 feet	1:3 max. area:	15,000 sq. ft.
___b) R-2 two family	width: 100 feet,	length: 100 feet	1:3 max. area:	20,000 sq. ft.
___c) R-2 multi-family	width: 100 feet,	length: 100 feet	1:3 max. area:	11,000 per dwelling
___d) R-F	width: 150 feet,	length: 200 feet	1:3 max. area:	40,000 sq. ft.
___e) C-1	width: 130 feet,	length: not more than 1:3 area.		17,000 sq. ft.
___f) C-2	width: 175 feet,	not more than 1:3		26,000 sq. ft.
___g) I	width: 400 feet,	not more than 1:3		5 acres.
___h) NRD	width: 200 feet,	not more than 1:3		80,000 sq. ft.
___I) FMRD	width: 150 feet,	not more than 1:3		80,000 sq. ft.

5. **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 190 (3 & 4) of the Statute.

6. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which exists on the parent parcel:

=> _____ Waterfront property (river, lake, pond, etc.) _____ Includes wetlands
=> _____ Includes a beach _____ Is within a flood plain
=> _____ Is on muck soils or soils known 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. A survey that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:

- (1) current boundaries (as of March 31, 1997), and
- (2) 11 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-of-way(s) and
- (6) easements for public utilities from each parcel to existing public utility facilities, and
- (7) Any existing improvements (buildings, wells, septic system, driveways, etc.)
- (8) Any of the features checked in questions number 6.

- * B. Indication of approval, or permit from Crawford County Road Commission, or respective township street Administrator, for each proposed new road, easement or shared driveway.

- * C. A copy of any reserved division rights (sec. 109 (4) of the act) in the parent parcel.

- * D. A fee of \$40.00 for up to four splits; \$10.00 for each additional splits.

- * E. Proof of payment of taxes or special assessments

- * F. Proof of fee ownership of land.

- * G. History and specifications of any previous divisions of Parcel to be divided to establish lawful existence as of March 31, 1997.

- * H. **Proof of new survey with each parcel's division with legal description for each parcel.**

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

9. **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 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 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 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

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- Reviewer's action:

Application Completed: _____ Total \$ _____ Check # _____

_____ **Approved:** Conditions, if any: _____

_____ **Denied:** Reasons (cite Sec.): _____

Signature: Township Assessor _____ Date Approved: _____

Township Zoning Administrator _____ Date Approved: _____