

CONCORD TOWNSHIP PARCEL DIVISION APPLICATION
121 GROVE STREET, P.O. BOX 236
CONCORD, MICHIGAN 49237
517-524-6804

You must answer all questions and include all attachments, or this will be returned to you bring or mail to Concord Township Office 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).

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act PA of 1967 as amended (particularly by P.A. 591 of 1996 and PA 87 of 1997. HCI 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 INDENTIFICATION NUMBER _____
Parent Parcel Legal Description (Describe or attach) _____

2. **PROPERTY OWNER IDENTIFICATION:**
Name: _____
Address: _____
Phone: _____

3. **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:**
- a. Number of new parcel _____
 - b. Intended use (residential, commercial, etc. _____)
 - c. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 or _____
To _____ as provided by ordinance.
 - d. Each parcel had a width of _____ (not less than required by ordinance)
 - e. Each parcel has an area of _____ (not less than required by ordinance)
 - f. 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 _____.
 - 3. _____ A new private road, proposed road name _____.
 - g. Describe or attach a legal description of proposed new road, easement, or shared driveway _____
 - h. 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&4) of the Statute.)

5. **DEVELOPMENT SITE LIMITS** (Check each which represents a condition which exists on the parent land parcel:
_____ Waterfront property (river, lake or pond etc) _____ Includes wetlands
_____ Is within a flood plain _____ Includes wetlands
_____ Is on muck soils or known to have severe limitations for on site sewage system

6. **ATTACHMENT** – All 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) current boundaries (as of March 31, 1997), and
 - (2) all previous division made after March 31, 1997), 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 that is a development site 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 5.
- b. Indication of approval, or permit from Jackson County Road Commission, or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street meets 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 \$ _____

7. **IMPROVEMENTS:** Describe any existing improvements (building, well, septic, etc. which are on the parent parcel of indicate none. _____

8. **AFFIDAVIT** and permission for municipal, county or 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 enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this in only 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 PA 87 of 1997). MCL 560.101 et seq.) and does not include any representation or conveyance or rights in any other statute, build 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.

Also, I will be responsible for taxes due on the parent parcel for the year this division occurs.

Property Owner's Signature: _____

Date: _____

Zoning Administrator's Review:

_____ Approved: Conditions if any: _____

_____ Denied: Reason according to P.A. 591 of 1996 _____

Signature _____ Date: _____

Number of Division Allowed by statute _____ Number of Divisions requested _____ Number of Divisions Transferred _____ Number of Divisions Remaining _____
Application Number: _____ Survey Job Number: _____ Attachments: _____