

CAMPBELL TOWNSHIP
LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments, or this will be returned to you. Mail to:

Campbell Township
Dennis Pepper, Supervisor
12400 Nash Highway
Clarksville, MI 48815
Office 616-693-2920 Cell 269-953-5556

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

In the box below, fill in where you want this form sent, when the review is completed.

	NAME	This form is designed to comply with applicable local zoning, land division ordinances 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), MCL 560.101 <u>et. seq.</u>)
	ADDRESS	
	CITY, STATE, ZIP	

1. LOCATION of parent parcel to be split:

Street # _____, Road Name: _____
Parent Parcel number: 34- _____
Legal description of Parent Parcel (attach extra sheet & identify) _____

2. PROPERTY OWNER Information: (full name(s) from deed for owners) -- Information must be provided for every owner of fee interest. In addition, if the property is subject to a land contract, provide information for the vendor and vendee. (attach extra sheets if needed)

Name: _____ Phone: (_____) _____
Street #: _____ Road Name: _____
City: _____ State: _____ Zip: _____

3. APPLICANT Information (if not the property owner):

Contact Persons Name: _____
Business Name: _____ Phone: (_____) _____
Street #: _____ Road Name: _____
City: _____ State: _____ Zip: _____

4. PROPOSAL: Describe the division(s) being proposed:

- A. Number of new Parcels: _____
- B. Attach a legal description for remaining parent parcel & identify: _____
- C. Attach a legal description for each proposed new parcel & identify: _____
- D. Intended use (residential, commercial, etc) _____
- E. The division of the parcel provides access to an existing public road by: (check one)
 - _____ Each new division has frontage on an existing public road.
 - _____ A new public road. (proposed road name): _____
(Road name can not duplicate an existing road name.)
 - _____ A new private road or easement. (proposed road name): _____
(Road name can not duplicate an existing road name.)
 - _____ A recorded easement (driveway). (Can not service more than one potential site.)
- F. Attach, a legal description of the proposed new road, easement or shared driveway: _____

DEVELOPMENT SITE LIMITS Check each that represents a condition which exists on any part of the parent parcel:

- is in a DNR-designated critical sand dune area.
- is riparian or littoral (it is a river or lake front parcel).
- is affected by a Lake Michigan High Risk Erosion setback.
- includes a wetland.
- includes a beach.
- is within a flood plain.
- includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.
- is on muck soils or soils known to have severe limitations for on site sewage systems.
- is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

ATTACHMENTS (all attachments must be included). Letter each attachment as shown here.

- A. Application fee of \$_____ (1 parcel split into 2 parcels=\$100.00 payable to "Campbell Township")
- B. A survey, sealed by a professional surveyor, of proposed division(s) and parent parcel.

The survey must show:

- (1) boundaries (as of March 31, 1997)
- (2) all previous divisions made after March 31, 1997 (indicate when made or none)
- (3) the proposed division(s), and remaining parent parcel
- (4) dimensions of the proposed division(s)
- (5) existing and proposed road/easement rights-of-way
- (6) easements for public utilities from each parcel to existing public utility facilities
- (7) drainage courses within 50 feet of the proposed parcels & method of storm water drainage
- (8) any existing improvements (buildings, wells, septic system, driveways, etc.), and location
- (9) any of the features checked in question number 6.

- C. Letter of approval, or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed easement, driveway or new road.
- D. A copy of any transferred division rights (§109(4) of the Act) of the parent parcel.

AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections & disclaimer:

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 the Land Division Act. Further, I give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division proposed for purposes of inspection to verify that the information on the application is correct. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.C. 288 of 1967, as amended particularly by P.C. 591 of 1996), 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.

Also even if this 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, land contracts, leases or surveys 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 the approval of the division is not a determination that the resulting parcels comply with other ordinances or regulations (MCL 560.109(6)). Also I understand that if this division is approved, it is only for the matters covered in this Application and State Tax Commission form L-4260a must be filed within 45 days of the transfer of the property to be divided when rights to make a land division are transferred. Finally, section 109(a) of the Land Division Act provides that when a division creates a parcel less than one acre in size, a building permit will not be issued unless certain water supply and sewage disposal standards are met. Campbell Township and its officers, employees and contracted companies are not liable of a building permit is not issued for the parcel by reason of failure to comply with all applicable building permit requirements of this unit of government.

Applicant & Property owner's Signature _____ **Date:** _____
DO NOT WRITE BELOW THIS LINE:

Reviewer's action: _____ **TOTAL \$** _____ **Check #** _____
_____ **Approved: Conditions, if any:** _____

_____ **Denied: Reasons:** _____

Reviewers Signature (if approved): _____ **Date:** _____

LAND DIVISION REVIEW WORK SHEET

Parcel Number _____ - _____ - _____ - _____ - _____

REVIEW CHECK LIST

- | Yes | No | Not
Applicable | |
|-------|-------|-------------------|--|
| _____ | _____ | _____ | A. Property owner, applicant, agent information provided. |
| _____ | _____ | _____ | B. Survey, drawn to scale, of the proposed division of the parcel showing
(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 divisions, and |
| _____ | _____ | _____ | (5) existing and proposed road/easement rights-of-way, 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 development site limitations checked in question number 6. |
| _____ | _____ | _____ | C. Each proposed parcel, 10 acres or less, does not exceed a width of 1 to a depth of 4. |
| _____ | _____ | _____ | D. Proposed legal description for a new road(s) or easement(s). |
| _____ | _____ | _____ | E. Review materials from the Road Commission, MDOT, or respective city/village street administrator, for each proposed road, easement or driveway. |
| _____ | _____ | _____ | F. Proposed legal description(s) for each new division. |
| _____ | _____ | _____ | G. Proposed legal description(s) for remaining parent parcel. |
| _____ | _____ | _____ | H. A copy of any transferred division rights (§109(4) of the Act) in the parent parcel. |
| _____ | _____ | _____ | I. Affidavit/application is signed by property owner and applicant. |
| _____ | _____ | _____ | J. A fee of \$ _____. (1 parcel split into 2 = \$100.00) |

If any of the above is check "NO"; return incomplete application for missing material.

A. Are any of the above marked "NO"?
Copy of this form sent to applicant.

B. Approved.
Conditions: _____

Date: _____, 19 ____ .

Reviewers initials _____.

Additional notes:

Worksheet to determine permissible number of splits

A division, together with any previous division of the same parent parcel or parent tract, shall result in a total number of parcels which does not exceed the following calculation.

TOTAL ACREAGE IN PARENT PARCEL OR TRACT: _____
60% OF PARCEL/TRACT: _____

Original formula for counted divisions:

For the first 10 acres or fraction thereof in the parent parcel or tract, 4 parcels

4 SPLITS
REMAINING WHOLE 10
ACRE PARCELS: _____

For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels (bonus formula may apply below)

_____ SPLITS
Remaining Whole 40 Acre Parcels
In Excess of the First 120
Acres: _____

For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.

_____ SPLITS

Bonus formula for counted divisions:

For a parent parcel or parent tract of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted above if either no new driveway access is created or required for any of the parcels, or if one of the resulting parcels under the original formula and this bonus provision comprises not less than 60% of the area of the parent parcel or tract.

No new access _____
60% resulting parcel _____

_____ 2 SPLITS

_____ NO SPLITS

*under 10 acres
Depth not more than
4 times width*

TOTAL COUNTED DIVISIONS _____

Any parcel resulting from a counted division which is more than 40 acres is not counted as a division. There may be an unlimited number of uncounted parcels in excess of 40 acres. Some of these uncounted parcels may be "exempt splits" if, when they were created, no resulting parcel of less than 40 acres was created.

To determine whether a proposed division qualifies under Section 108 of the Act, one must subtract the total counted divisions allowed for the parcel or tract from all divisions of the parent parcel or parent tract since the inception of the parent parcel or tract. Once all counted divisions have been taken, no further exempt divisions may be taken unless the parcel or tract is reconstituted (by the reconveyance of a parcel back into the parent parcel or tract --- an "undivision"), or the property qualifies for redivision. The property may be developed as a plat or condominium.

New parcels will not be on the tax role till January of the following year.

It is up to the seller and buyer on how the property taxes are going to be prorated.