

PARCEL DIVISION APPLICATION

PULASKI TOWNSHIP

12363 FOLKS RD.

HANOVER, MI 49241

(517) 524-6061

You must answer all questions and include all attachments or this application will be returned to you. Return in person or by mail to the address listed above, attention: Assessor

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 Michigan Land Division Act).

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act.

Please Note: Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

DOCUMENTS REQUIRED TO BE SUBMITTED WITH THIS COMPLETED APPLICATION:

- Legal Descriptions of all parcels
- Jackson County Treasurer's certification of taxes paid (Must be obtained from the Jackson County Treasurer's office located at 120 W. Michigan Ave., Jackson (517) 788-4418.
- A fee of \$30.00 per parcel. Please make checks payable to Pulaski Township

1. PROPERTY OWNER IDENTIFICATION:

Name: _____ Phone _____
Address: _____

2. LOCATION of PARENT PARCEL TO BE SPLIT:

Address _____
Parent Parcel Tax Identification number _____
Parent Parcel Legal Description (Describe or attach) _____

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

- A. Number of new parcels _____
- B. Intended use (check one): _____ Residential _____ Commercial _____ Agricultural _____
_____ Other (describe) _____
- 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 has 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):
 - a. _____ Each new division has frontage on an existing public road.
Road name: _____
 - b. _____ A new public road, proposed name _____
 - c. _____ A new private road, proposed 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 that represents a condition which exists on the parent parcel:

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

_____ Is within a flood plain _____ Includes a beach

_____ 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 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 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 question number 5.

B. Indication of approval, or permit from Jackson County Department of Transportation, 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 (buildings, well, septic, etc. which are on the parent parcel) or indicate none _____

8. All property taxes on the parent parcel must be current and splits will not become effective until the following tax year

9. **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 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 or rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division as 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 _____ Date _____
Signature

Print name

Zoning Administrator/Assessor Review:

Total Fee Received _____ Cash _____ Check _____ Check number _____

_____ Approved Conditions, if any _____

_____ Denied Reasons according to P.A. 591 of 1996 _____

Signature/Title _____ Date _____

Number of Divisions Allowed by Statute _____ Number of Division Requested _____

Number of Divisions Transferred _____ Number of Divisions Remaining _____