



GROVELAND TOWNSHIP
 4695 Grange Hall Road
 Holly, MI 48442
 Office (248) 634-4152
 Fax (248) 634-1351

LAND DIVISION APPLICATION

BRING IN, OR SUBMIT BY MAIL WITH PAYMENT

Rev. 04-21-15

APPLICATION DATE

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

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). All outstanding gas assessments must be paid in full before a land division can be recorded at the County. Outstanding property taxes must be paid in full prior to any land division application to be processed by the Township.

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 188 of 1967 as amended – particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCI 560 at seq.) Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

“The grantor grants to the grantee the right to make [insert number] Division(s) under section 108 of the land division act, Act No. 288 of The Public Acts of 1967.”

In the absence of a statement conforming to the requirements of this subsection, the right to make such divisions stays with the remainder of the parent tract “or parent parcel retained by the grantor”.

I. LOCATION OF PARENT PARCEL (to be split)

FULL ADDRESS		CITY	STATE	ZIP CODE
PARENT PARCEL IDENTIFICATION NUMBER				
PARENT PARCEL LEGAL DESCRIPTION (attach if it doesn't fit)				
PARENT	PARCEL	TRACT	(Select One)	

II. PROPERTY OWNER INFORMATION

NAME		EMAIL		
ADDRESS		CITY	STATE	ZIP CODE
TELEPHONE NUMBER (include area code)		CELL PHONE (include area code)		
* Copy of Deed Submitted	Yes	No		

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

A.	Number of new parcels		
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 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: (Select One)		
	1.	Each new division has a frontage on an existing public road.	
		Road Name:	
	2.	A new public road, proposed road name:	
G.	Describe or attach a legal description of proposed new road, deed strip or shared driveway.		
H.	Describe or attach a legal description for each proposed new parcel.		

IV. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate number transferred:

(See section 109 (2) of the Statue. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statue.)

V. DEVELOPMENT SITE LIMITS: Check each which represents a condition which exists on the parent parcel.

Includes wetlands	Waterfront property (river, lake, pond, etc.)
Is within a flood plain	Includes a beach
Is on muck soils or soils known to have severe limitations for on-site sewage system.	

VI. ATTACHMENTS: 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:																
	<table border="1"> <tr> <td data-bbox="267 193 365 252">1.</td> <td data-bbox="365 193 1565 252">current boundaries (as of March 31, 1997), and</td> </tr> <tr> <td data-bbox="267 252 365 310">2.</td> <td data-bbox="365 252 1565 310">all previous divisions made after March 31, 1997 (indicate when made or done),</td> </tr> <tr> <td data-bbox="267 310 365 369">3.</td> <td data-bbox="365 310 1565 369">the proposed division(s), and</td> </tr> <tr> <td data-bbox="267 369 365 428">4.</td> <td data-bbox="365 369 1565 428">dimensions of the proposed divisions, and</td> </tr> <tr> <td data-bbox="267 428 365 487">5.</td> <td data-bbox="365 428 1565 487">existing and proposed road/easement right-of-way(s), and</td> </tr> <tr> <td data-bbox="267 487 365 546">6.</td> <td data-bbox="365 487 1565 546">easements for public utilities from each parcel that is a development site to existing public utility facilities, and</td> </tr> <tr> <td data-bbox="267 546 365 604">7.</td> <td data-bbox="365 546 1565 604">any existing improvements (buildings, wells, septic system, driveways, etc.) and</td> </tr> <tr> <td data-bbox="267 604 365 682">8.</td> <td data-bbox="365 604 1565 682">any of the features checked in question number 5</td> </tr> </table>	1.	current boundaries (as of March 31, 1997), and	2.	all previous divisions made after March 31, 1997 (indicate when made or done),	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.) and	8.	any of the features checked in question number 5
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B.	Indication of approval, or permit from County Road Commission, or respective city/village street administrator, that a proposed easement provided 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 \$																

VII. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc. which are on the parent parcel or indicate none)

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VIII. 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 (formally the subdivision control act P.A. 218 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 (apply for division approval again) unless deed representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Evidence that all due and payable taxes pertaining to the land proposed to be divided and/or combined are paid in full.

PROPERTY OWNER'S SIGNATURE	DATE
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For Office use only:

Reviewer Fees*	Fee	per parcel	Check #
Signature			
Date Application Completed			
Approval Date		Denial Date	
Reason for denial			

***Fees for review by either the Township Planner and/or Engineer and billed to the Township, are the responsibility of the Applicant.**