

TOWNSHIP PARCEL DIVISION APPLICATION
VASSAR TOWNSHIP
4504 W. SAGINAW RD.
VASSAR, MI. 48768

You *MUST* answer all questions and include all attachments, or this will be returned to you. Bring or mail to Vassar Township 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(See 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 PA 591 of 1996 and PA 87 of 1997. MCI 360 et. seq.) (Approval of a division is not determination the resulting parcels comply with other ordinances or regulations.)

1. **LOCATION of PARENT** to be split: Address:_____ Road Name_____

PARENT PARCEL IDENTIFICATION NUMBER: _____
Parent Parcel Legal Description (*DESCRIBE OR ATTACH*) _____

2. **PROPERTY OWNER INFORMATION:**

Name: _____ Address: _____

Phone: (_____) _____

3. **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 with ratio of 4 to 1 or ____ to ____ as provided by Vassar Township 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 road name:** _____

c) _____ **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 Statue. Make sure your deed includes both statements as required in 109(3&4) of the Statue.*)

5. **DEVELOPMENT SITE LIMITS** (*Check each which represents a condition which exists on parent parcel*)

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

6. **ATTACHMENTS:** All the following attachments MUST be included. Letter each attachment as shown:
- 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 questions numbered (5).
 - B. Indication of approval, or permit from Tuscola 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 (buildings, well, septic, etc. which are on the parent parcel or indicate none). _____

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 1997), MCL. 560.101 et seq.) and does not include and 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:** _____

For Office use only- Reviewer's action: Total Fee \$ _____ **Check #** _____

Signature: _____ **Application Completed: Date** _____ **Approval: Date** _____

Denial Date: _____ **Reasons for denial** _____ **see attached**

Land division application