

LAND DIVISION APPLICATION

In accordance with the State Land Division Act, Heath Township approval of a division of land is required before it is sold. **IF THIS APPLICATION IS NOT COMPLETED AND APPROVED A SEPARATE TAX PARCEL WILL NOT BE CREATED.** Approval is not required if the new parcel is 40 acres or more or if the division is just a property line adjustment.

This form is intended to assist land owners desiring to divide land in complying with applicable local zoning and land division ordinances and the Michigan Land Division Act (formerly the Subdivision Control Act. All questions **MUST** be answered and all required attachments **MUST** be included, or the application will be returned to you. **Return completed packet to: Heath Township Assessor, Robert L. Jones, P.O. Box 103, Burnips, MI 49314**

Return address (where approval notice should be sent)
Name: _____
Address _____
City, State, Zip _____

1. OWNER information:
Name: _____
Address: _____
City: _____
State: _____
Zip Code: _____
Phone (_____) _____

2. APPLICANT information (if not the property owner)
Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____

3. LOCATION of original parcel of land to be divided
Original parcel number (tax bill computer number): 0309-_____-_____
Address of property or approximate location: _____

Legal description of original parcel(attach survey or copy of a recent tax bill): _____

4. PROPOSAL: Describe the divisions being proposed:
A. Number of new parcels _____
B. Proposed use(residential, commercial, ect.) _____
C. The division of the parcel provides access to an existing road by: (check one)
____ Each new division has frontage on an existing public road.
____ A new public road, proposed name: _____
____ A new private road or easement, proposed road name: _____
____ Attached copy of easement approval from Randy Reimink, Heath Township Zoning Administrator
phone 616-751-5951

5. FUTURE DIVISIONS:

A. Divisions that might be allowed but are not included in this application?

B. The number of future divisions being transferred from the original parcel to any of the new parcels. Identify parcels and number of splits given.

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

it is a river or lake front parcel

it includes a wetland

it is within a flood plain

it includes slopes of 25% or steeper (a 1 on 4 pitch).

it contains muck soils or soils known to have severe limitations for septic tanks.

it has an oil or gas well.

it is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. ATTACHMENTS (all attachments MUST be included if needed). Letter each attachment as shown here.

A. 1. A survey of the parent parcel and the proposed division(s). The survey must be drawn to a scale of 1" = 200' or larger and be sealed by a professional surveyor.

OR;

2. A tentative property map of the original parcel and the proposed division(s) drawn to a scale of 1" = 200' or larger. By submitting a tentative property map in place of a survey, the 45 day review time limit is hereby waived and we agree to the stipulation that the final approval of the proposed division(s) is contingent on submittal of a survey as described in #1 above.

Signature: _____ Date: _____

The survey or tentative property map must show the following:

(1) current boundaries (as of March 31, 1997)

(2) all previous divisions made after March 31, 1997 (indicate when made or none)

(3) the layout and boundaries of the division(s)

(4) dimensions and acres of the proposed division(s)

(5) existing and proposed road rights of way or driveway easements

(6) easements for public utilities from each parcel to existing public utilities facilities

(7) any existing improvements (buildings, wells, septic systems, driveways, etc.)

(8) all of the features checked in question number 6 above

(9) Attach a legal description for each proposed new parcel

B. Indication of approval from the Heath Township Board and the Allegan County Road Commission for each proposed new public road.

C. Indication of approval, or a driveway permit from the Allegan County Road Commission, for each proposed new private road or joint driveway.

D. A legal description of the proposed new public or private road, easement or joint driveway (attach extra sheets if needed)

- ___ E. A copy of any transferred division rights to any of the new parcels
- ___ F. A fee of \$_____ (at present time no fee is being charged)
- ___ G. Other (please describe)_____

8. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.) which are on the original parcel.

9. AFFIDAVIT and permission for Township, 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 parcel division. Further, I agree to give permission for officials of the Township, County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct. I understand this is 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 and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. **I ALSO UNDERSTAND THAT THIS APPROVAL WHEN GIVEN DOES NOT INCLUDE COMPLIANCE WITH THE HEATH TOWNSHIP ZONING ORDINANCE, OR ALLEGAN COUNTY WATER AND SEPTIC SYSTEM CODES.**

Finally, I understand that a decision approving a land division is effective for 90 days, after which it shall be considered revoked unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds and the Township Assessor. I also understand that zoning and other development regulations may change from time to time. If changed, the divisions approved under this application must comply with the new requirements as provided for under the law.

PROPERTY OWNER'S SIGNATURE _____ **DATE** _____