

Parent Parcel # 61-13 _____

Approval # _____

245 S. Canada Rd.
 Casnovia, MI 49318
Phone (616)675-4064 Fax (616)675-5611

LAND DIVISION APPLICATION

(Print or type answers)

This application must be submitted to the Township Zoning Administrator for the approval of any division of land within Casnovia Township. All items must be completed and all required attachments (survey, legal descriptions, proof of ownership, application fee, etc.) must be included for processing of this application. The Zoning Administrator shall approve or deny a proposed division(s) within 45 days after filing of a **complete application**.

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (PA 288 of 1967 as amended particularly by PA 591 of 1996 and PA 87 of 1997, MCL560.101 et. seq.)

LOCATION OF EXISTING PARCEL:

Common Address _____ Zip Code _____

Parent Parcel Number **61-13-** _____ - _____

Legal descriptions of the parent parcel and all proposed parcels must be attached to this application (See Application Checklist for Required Attachments).

PROPERTY OWNER

Property Owner: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Cell Phone: _____ Fax: _____

Applicant: (if different than above) _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Cell Phone: _____ Fax: _____

LAND DIVISION REQUEST:

Size of existing parcel that is being divided (sq. ft. or acreage): _____

Number of new lots created: _____

Existing Zoning District: AG R-1 R-2 R-3 C-1 1-1

Each parcel has width of: A _____ B _____ C _____ D _____

Each parcel has area of: A _____ B _____ C _____ D _____

ACCESSIBILITY OF NEW PARCEL(S)

Each new division has:

a. Frontage on an existing public road.

b. Frontage on a new or existing private road. Private road name _____

(New private roads must meet Zoning Ordinance requirements.)

c. Easement for private driveway. [_____] (Attach legal description of easement)

EXISTING STRUCTURES ON PARCEL(S)

List all existing structures on properties (example: house, garage, accessory buildings):

A _____ C. _____

B. _____ D. _____

All existing structures and the distance they are set back from property lines must be shown to scale on the property survey drawing.

FUTURE LAND DIVISION RIGHTS & TRANSFERS

Is the owner making all divisions that are allowed for the parent parcel? YES NO
(If yes, continue to next section.)

If not all divisions are being made, how many **remaining** divisions are allowed?
 (Enter Number here) _____

If there are remaining future divisions that may still be made, how would you like the future splits to be allocated? _____

If rights are being transferred, how many rights are transferring? List the number of divisions to be transferred to each new parcel:

LOT # or LETTER	NUMBER OF DIVISIONS TRANSFERRED

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

DEVELOPMENT SITE LIMITS

Do any special environmental conditions exist? Check each that apply:

- a. Frontage on a lake.
- b. Portion of parcel(s) on flood plain.
- c. Frontage on a river.
- d. Portion of parcel(s) designated as wetlands.

PROPERTY TAXES AND ASSESSMENTS

Have all due property taxes been paid? YES NO

(This application will not be considered if there are unpaid or overdue property taxes.)

PROPERTY OWNER CONSENT.

By signature attached hereto, I certify that the information provided within this application and accompanying documentation is, to the best of my knowledge, true and accurate. Further I agree to comply with the conditions and regulations provided with this parent parcel division. I authorize township, county or State of Michigan personnel to enter the property associated with this application for the purposes of conducting site inspections as needed. Finally, I understand this is only a parcel division which conveys only certain rights under applicable subdivision control act, PA 288 of 1967, as amended (particularly by PA 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.

*Finally, even if this division is approved, I understand zoning, local ordinance and the State Acts change from time to time and, if changed, the divisions made here must comply with new requirements (reapply for the division 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.*

This application, if approved, expires one (1) year from approval date if legal conveyance has not been properly recorded.

Property Owner's Signature (Signature required)

Date

2. _____
Property Owner's Signature (Signature required)

Date

Applicant's Signature

Date

TOWNSHIP USE ONLY

Application Fee \$ _____ for first division+ \$ _____ for each additional resulting parcel.

Fee Paid: \$ _____ Cash Check # _____

_____ Date Received _____ Date Application Completed for review

_____ Date Approved by Reviewer Approval # _____

Approved with following condition(s): _____

_____ Date Denied

Denied for the following reason(s): _____

Sent To Applicant _____ To Assessor _____ To County _____

Reviewer's Signature _____

LAND DIVISION APPLICATION CHECKLIST

REQUIRED ATTACHMENTS

All applications should include the following:

- A. A survey sealed by a professional surveyor of the existing parcel showing:
 - a. all proposed division(s) and the dimensions of each.
 - b. location of all existing and proposed roads, easements or driveways.
 - c. any existing structures or improvements (buildings, well, septic system, driveways etc.) on any proposed parcel(s).
 - d. any structures on adjacent properties located within 50 feet of any side or back lot line.
 - e. any of the features checked in the above DEVELOPMENT SITE LIMITS.

- B Proposed legal descriptions for all proposed new parcels; and proposed roads, easements or driveways.

- C Soil evaluation or Septic permit for any new proposed parcel one (1) acre or less.

- D A well permit for each proposed parcel one (1) acre or less.

- E. An indication of access approval from either MDOT (State) or Muskegon County Road Commission for any proposed private road, easement or driveway.

- F. Proof of ownership by way of tax roll listing, property tax statement or copy of legal conveyance (deed, land contract).

- G A copy of any reserved division rights (Sec. 109 (4) of Land Division Act) of parent parcel.



Parent Parcel # 61-13 _____

Tony Moulatsiotis
Muskegon County
Treasurer
173 E. Apple Ave.,
Ste 104
Muskegon, MI 49442
Phone: (231) 724-6261

Land Division Tax Payment Certification Form

Name: _____ Phone: _____

Owner Address: _____ Owner City, State,

and Zip: _____ Property Address:

_____ Property City,

State, and Zip: _____

Parcel ID Number: _____

Attach a description of the parcel to be divided.

CERTIFICATION DENIED

The Muskegon County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Muskegon County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the local tax collecting unit.

EXCEPTION: This certification being subject to any Board of Review, Tribunal, and/or Principal Resident Exemption denial.

DATED ON OR AFTER MARCH 1"

The current year tax information is not available at this time.

Certified by: _____ Date Certified: _____