

GAASTRA LAND DIVISION APPLICATION

APPLICANT INFORMATION

Name:

Business Name:

Phone:

Address:

City:

State:

ZIP Code:

PARENT PARCEL INFORMATION

Address of parent parcel to be split:

Parent parcel number: - - - -

Legal description of Parent Parcel (attach extra sheets if needed):

Township, City, or Village Name:

Important: Are there any parcels above that are included in a mortgage:

Circle one:

Yes

No

If Yes, please list which parcel(s):

DIVISION(S) BEING PROPOSED

Number of new parcels:

Intended use (residential, commercial, etc.):

Write here, or attach a legal description for each proposed new parcel including parent parcel: (attach extra sheets if needed):

The division of the parcel provides access to an existing public road by: (check one)

Each new division has frontage on an existing public road.

A recorded easement (driveway) for each potential site

A new public road, proposed road name:

Write here, or attach a legal description of the proposed new road (attach extra sheets if needed):

FUTURE DIVISIONS

The number of future divisions being transferred from the parent parcel to another parcel?

Identify the other parcel:

(see section 109(2) of the Statute. Make sure your deed includes both statements as required in section 109(3) AND 109(4) of the statute.)

DEVELOPMENT SITE LIMITS

Check each that represents a condition, which exists on any part of the parent parcel:

Waterfront parcel

Includes wetlands

Includes a beach

Is within a flood plain

Includes slopes more than 25% (a 1:4 pitch or 14° angle) or steeper

Is on muck soils or soils known to have severe limitations for on site sewage systems

Is known or suspected to have an abandoned well, underground storage tank or contaminated soils

Office Use Only
 Application Number: _____
 Date Application Rec: _____
 Application Rec by: _____
 Fee Paid Amt. & Check #: _____

Parcel #: _____
 Date: _____
 Name: _____

MASTODON TOWNSHIP LAND DIVISION APPLICATION

ATTACHMENTS

(all attachments must be included). Letter each attachment as shown here.

A.1. A survey, sealed by a professional surveyor (per PA 132 of 1970) at a scale of 1" = 200' of proposed division(s) of parent parcel;

and A.2. A map/drawing drawn with specific dimensions of proposed division(s) of parent parcel

The survey and map must show:

- o (1) current boundaries (as of March 31,1997), and
- o (2) all previous divisions made after March 31, 1997 (indicated when made or none), and
- o (3) all proposed division(s), and
- o (4) dimensions of the proposed division(s), and
- o (5) existing and proposed road/easement rights-of-ways, and
- o (6) Easements for public utilities from each parcel to existing public utility facilities, and
- o (7) any existing improvements (buildings, wells, septic systems, driveways, etc.)
- o (8) any of the features checked in Development Site Limits

B. Indication of approval, or permit from Country Road Commission, MDOT, for each proposed new road designed to service said proposed parcel(s).

C. A copy of any transferred division rights (109(4) of the Act) in the parent parcel.

D. A fee of \$

E. A certificate from the county treasurer of the county in which the parcel or tract is located, that states all property taxes and special assessments due on the parcel or tract subject to the proposed division for the 5 years preceding the date of the application have been paid.

F. Other (please list)

IMPROVEMENTS

Describe any existing improvement (building, wells, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if necessary)

AFFIDAVIT AND PERMISSION FOR MUNICIPAL, COUNTY AND STATE OFFICIALS TO ENTER THE PROPERTY FOR INSPECTIONS:

I agree that 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 purpose of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only 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 (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (partially by P.A. 591 of the 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 ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, lands contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds and the division is built upon before the changes to laws are made.

Date:	Property Owner's Signature:
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DO NOT WRITE BELOW THIS LINE

Reviewer's Action:	Total \$	Receipt #
Approved		Conditions, if any:
Denied		Reasons:

Date:	Reviewer's Signature:
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Land Division Application Instructions:

- 1. You MUST answer all questions and include all attachments, or this application will be returned to you.**
2. Bring this application to the township hall or mail to the above address, attention to: Mastodon Township Zoning Administrator.
3. Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment [§102 (e&f)].
4. This form is designed to comply with applicable local zoning, land division ordinances and §109 of the Michigan Land Division Act [formerly the subdivision control act, P.A. 288 or 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.]
5. A parent parcel is a parcel of land from which smaller parcels have been subdivided.

PARENT PARCEL NUMBER IS THE SAME AS THE PROPERTY NUMBER
FOUND ON YOUR PROPERTY TAX BILL.

LEGAL DESCRIPTION CAN BE FOUND UNDER THE PROPERTY NUMBER ON
YOUR PROPERTY TAX BILL.