

ALMIRA TOWNSHIP LAND DIVISION APPLICATION

OFFICIAL USE ONLY:

Project Case No. LD _____

SURVEYOR: _____

SURVEY # AND DATE: _____

SUBMIT TO:

ALMIRA TOWNSHIP
LAND DIVISION COMMITTEE
7276 Ole White Drive
Lake Ann, MI 49650

You **MUST** answer all questions and include all attachments or the application will be considered incomplete.

A. Property Owner: _____
Address: _____
Phone Number(s): _____
Applicant (If not property owner): _____
Address: _____
Phone Number(s): _____
Proof of ownership: _____ Deed

PROPERTY ID. NO. 10-01- _____ - _____ - _____

Property Address _____

B. ATTACHMENTS TO THE APPLICATION FOR PROPOSED PARCEL DIVISION(S) TO INCLUDE THE FOLLOWING:

- _____ 1. A SURVEY, [meeting map requirements of Act 132 of P.A. 1970] drawn to scale, showing (attach and label accordingly):
- (a) boundaries as of March 31, 1997, and
 - (b) all parcel divisions made after March 31, 1997, indicate when made or none,
 - (c) the proposed parcel division(s)
 - (d) dimensions of the proposed parcel division(s), and net acreage of each division
 - (e) existing and proposed road/easement right-of-way (public or private)
 - (f) Easements for public utilities from each proposed parcel to existing public utility facilities
 - (g) Any existing improvements (buildings, wells, septic system(s) driveway(s), etc. including setbacks.
 - (h) is the parcel riparian or littoral (a river or lakefront parcel(s)
 - (i) legal description of all proposed parcel(s) and remainder of parent parcel
 - (j) legal description of all existing and proposed road/easements/ROWS (public or private)
 - (k) 4:1 Ratio for parcels over 1 acre & less than 40 acres
 - 1) On waterfront property, 125 feet on the water (frontage) and 25,000 square feet minimum lot area.
- _____ 2. Does the site(s) have any of the following TOPOGRAPHICAL/DEVELOPMENT site limits, as per township, county; and/or state agencies?
_____ a wetland(s) _____ a flood plain _____ slopes of more than 18%
- _____ 3. Approval or permit from the Benzie County Road Commission, MDOT or other applicable agencies, for each road, easement or driveway existing or new.
- _____ 4. A fee of \$ _____. (See fee schedule, attached) **(FEE NON-REFUNDABLE)**

- C. 1. A list of any transferred division rights (109(4) of the Act) from the parent parcel to the resulting parcels.
2. How many **FUTURE** regular, divisions that may be allowed but are being reserved? _____
(See section 102(2) of the Statute).

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D. Instrument (s) of conveyance documenting the division or property transfer or otherwise proves actual delivery of the instruments **MUST** be supplied to the Township within 90 days of a Land Division Approval.

ALL CONVEYANCES OF UNPLATTED LAND MUST CONTAIN THE FOLLOWING STATEMENTS IN THE DEED WORK, AS REQUIRED IN SECTION 109(3) & 109(4) OF THE STATUTE.

THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO MAKE _____ DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT, ACT NO. 288 OF PUBLIC ACTS OF 1967, AS AMENDED; AND THIS PROPERTY MAY BE LOCATED WITHIN THE VICINITY OF FARMLAND OR FARM OPERATIONS GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES, WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

E. 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 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 1996), MCL 560.101 et. seq.) and does not include any representation that they meet the requirements 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, a land division does not occur unless a recorded conveyance is supplied to the municipality within 90 days of said approval.

PROPERTY OWNER'S SIGNATURE: _____ DATE: _____
(Required)

APPLICANT'S SIGNATURE: _____, DATE: _____
(If applicable)

ALMIRA TOWNSHIP LAND DIVISION COMMITTEE'S ACTION:

____ Approved
____ Approved (with conditions attached to this application)
____ Denied (Reasons for denial attached to this application)

____ YES - ____ NO _____ Date: _____ 20____
(Zoning Administrator's signature)

____ YES - ____ NO _____ Date: _____ 20____
(Assessor's signature)

____ YES - ____ NO _____ Date: _____ 20____
(Supervisor's signature)

"ALMIRA TOWNSHIP" ITS OFFICERS AND EMPLOYEES ARE NOT LIABLE IF A BUILDING PERMIT IS NOT ISSUED PURSUANT TO SECTION 109A OF THE LAND DIVISION ACT, AS AMENDED, FOR A PARCEL LESS THAN (1) ACRE IN SIZE THAT RESULTED FROM AN APPROVED DIVISION UNDER THE ALMIRA TOWNSHIP LAND DIVISION ORDINANCE.