

BANKS TOWNSHIP PARCEL DIVISION APPLICATION

PO Box 68, Ellsworth, Michigan 49729 Phone (231) 588-6126, Fax (231) 588-2079

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to BANKS TOWNSHIP at the above address.

Approval of a division of land is required before it is sold, when a **new parcel of less than 40 acres** and not just a property line adjustment (Sec 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 P.A. 591 of 1996 and P.A. 87 of 1997) MCI 560 et.seq.)

Approval of this division is not a determination that the resulting parcels comply with other ordinances or regulation.

1. **LOCATION of PARENT** to be split: Address: _____ Road Name: _____
PARENT PARCEL NUMBER: 05-01- _____ - _____ - _____
Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. **PROPERTY OWNER INFORMATION:**

Name: _____
Address: _____
Phone: _____
Fax: _____

3. **APPLICANT INFORMATION** (If not the property owner)

Name: _____
Address: _____
Phone: _____
Fax: _____

4. **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:**

- A. Acreage of Parent Parcel _____
- B. Number of New Parcels _____
- C. Intended use (residential, commercial, etc.) _____
- D. The division of the parcel provides **access** as follows: (check one)
 - _____ 1). Each new division has frontage on an existing public road.
 - _____ 2). A new public road, proposed road name: _____
(must be approved by the Township)
 - _____ 3). A new private road, proposed road name: _____
 - _____ 4). A recorded easement – (describe or attach a legal description of proposed new road, easement or shared driveway)
- E. Describe or attach a legal description for each **proposed new parcel** _____
- F. Each proposed parcel must **NOT** exceed a depth to width ratio of 4 to 1.
- G. Each proposed division conforms with the minimum lot width & area requirements of the Banks Township Zoning Ordinance. Yes No, If no explain why it does not comply _____

5. **FUTURE DIVISION** being transferred from the parent parcel to another parcel. Indicate number being transferred ____
(See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3&4) of the Statute.)

6. **DEVELOPMENT SITE LIMITS** check each which represent a condition which exists on the parent parcel:
_____ Waterfront property (river, lake, pond, etc.) _____ Includes wetlands
_____ Includes a beach _____ Is within a flood plain
_____ is on muck soils or soils know to have severe limitations for on site sewage system
_____ is known or suspected to have an abandoned well, underground storage

7. **ATTACHMENTS** - All the following attachments **MUST** be included. Please letter each attachment as shown:
- * A. A survey 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 division 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 to existing public utility facilities, and
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
 - (8) any of the features checked in question number 6.
 - * B. A copy of any reserved division rights (sec. 109 (4) of the act) in the parent parcel (form attached L-4260a)
 - * C. A Fee of \$ _____
 - * D. Proof of payment of taxes or special assessments
 - * E. Proof of fee ownership of land.
 - * F. History and specifications of any previous divisions of Parcel to be divided to establish lawful existence as of March 31, 1997.

8. **IMPROVEMENTS** -Describe any existing improvements and which parcel the buildings, well, septic, etc. are on or indicate none. _____

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 regulation provided with this parent parcel division. Further, I agree to give permission for official of the township, 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 and P.A. 87 of 1997), 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 local ordinance 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:** _____

DO NOT WRITE BELOW THIS LINE

FOR OFFICE USE ONLY - Reviewer's action:

Application Completed: Date: _____ Total \$ _____ Check # _____

_____ Approved: _____ Conditions, if any: _____

_____ Denied _____ Reasons (cite Sec): _____

Signature: Assessor: _____ Date Approved: _____
 Amy Jenema

Signature: Zoning Approval: _____ Date Approved: _____
 circle one: Zoning Administrator/Planning Commission Chair/ Supervisor

Other Antrim County and Banks Township Ordinances may be associated with your parcel division request.