

# Watertown Township Parcel Division Application

831 South Sandusky Road

Sandusky, MI 48471

810.404.3359

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

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec. 102e & 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, MCL 560 et.seq.) Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. Location of Parent Parcel to be split: Complete Address \_\_\_\_\_

Parent Parcel Identification Number: \_\_\_\_\_

Parent Parcel Legal Description (Describe or Attach) \_\_\_\_\_

\_\_\_\_\_

2. Property Owner Information:

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: (\_\_\_\_\_) \_\_\_\_\_ Zip Code \_\_\_\_\_

3. Proposed Division(s) to Include the Following:

A. Acreage of Parent Parcel or Tract \_\_\_\_\_ Number of New Parcels \_\_\_\_\_

B. Intended use (residential, commercial, etc.) \_\_\_\_\_

C. Each proposed parcel of 10 acres or less, has a depth to width ratio of 4 to 1 or \_\_\_\_ to \_\_\_\_ as provided by ordinance.

D. Each parcel has a width of \_\_\_\_ (not less than required by ordinance)

E. Each parcel has an area of \_\_\_\_ (not less than required by ordinance)

F. The division of each parcel provides access as follows: (check one)

a. \_\_\_\_ Each new division has frontage on an existing public road. Road name: \_\_\_\_\_

b. \_\_\_\_ A new public road, proposed road name: \_\_\_\_\_ c. \_\_\_\_ A new private road, proposed road name: \_\_\_\_\_

G. Describe or attach a legal description of proposed new road, easement or shared driveway. \_\_\_\_\_

\_\_\_\_\_

H. Describe or attach a legal description for each proposed new parcel. \_\_\_\_\_

\_\_\_\_\_

4. Future Divisions being transferred from the parent parcel to another parcel. Indicate number transferred \_\_\_\_\_ (See Sec 109(2) of the Statute. Make sure that your deed includes both statements as required in 109(3 & 4) of the Statute.)

5. Development Site Limits (Check each which represents a condition that exists on the parent parcel:

\_\_\_\_\_ waterfront property (river, lake, pond, etc.) \_\_\_\_\_ includes wetlands

\_\_\_\_\_ is within a flood plain \_\_\_\_\_ includes a beach

\_\_\_\_\_ is on muck soils or soils known to have severe limitations for on site sewage systems

6. Attachments- All of the following attachments MUST be included. Letter each attachment as shown:

\_\_\_\_\_ A. A scale drawing 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 3-31-97 ), and

\_\_\_\_\_ 2. all previous divisions made after 3-31-97 (indicate when made, or none), and

\_\_\_\_\_ 3. the proposed division(s), and

\_\_\_\_\_ 4. dimensions of the proposed division(s), and

\_\_\_\_\_ 5. existing and proposed road/easement right-of-way(s), and

\_\_\_\_\_ 6. easements for public utilities from each parcel that is a development site to existing public utility facilities, and

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

\_\_\_\_\_ 8. any of the features checked in question number 5.

\_\_\_\_\_ B. Indication of approval, or permit from Sanilac County Road Commission, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.

\_\_\_\_\_ C. A copy of any reserved division rights (Sec. 109(4) of the act) in the parent parcel.

\_\_\_\_\_ D. A fee of \$50.00

7. Improvements- Describe any existing improvements (buildings, well, septic, etc. which are on the parent parcel or indicate none). \_\_\_\_\_

8. Affidavit- and permission for municipal, county, and state officials to enter the property for inspections:

I agree that 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 agree to give permission for officials of the municipality, county, or the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand that 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 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, build code, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved, I understand 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 deed 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 \_\_\_\_\_

\_\_\_\_\_ For

Office Use Only- Reviewer's Action: Total Fee \$ \_\_\_\_\_ Check # \_\_\_\_\_

Signature: \_\_\_\_\_ Application Completed: Date \_\_\_\_\_ Approval Date \_\_\_\_\_

Denial Date: \_\_\_\_\_ Reasons for denial \_\_\_\_\_ see attached