

# LAND DIVISION APPLICATION

REV. 2/13/03

Fife Lake Township  
134 Morgan Street  
Fife Lake, MI 49633  
231-879-3963

You **must** answer all questions **and** include all attachments, or this form will be returned to you. Deliver or mail the form to Fife Lake 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 (Section 102, e and f).

This form is designed to comply with Sections 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 and neither Fife Lake Township, its officers, agents or employees shall be liable for damages in connection with the approval of a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or because any aspect of the land divided hereunder shall be found to fail to comply with any provision of the Township's Zoning Ordinance or any other state, county or local statute, ordinance or regulation.

1. Location of Parent to be Split. Address: \_\_\_\_\_  
Parent Parcel Identification Number (Tax ID. No.): \_\_\_\_\_  
Parent Parcel Legal Description (attach): \_\_\_\_\_
2. Property Owner Information. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_
3. Proposed Division(s) to Include the Following: (Note all land divisions must meet the requirements of Act 288, see attached.)
  - A. Number of new parcels: \_\_\_\_\_ B. Zoning District: \_\_\_\_\_
  - C. Each proposed parcel if 10 acres or less has a depth to width ratio of 4 to 1.
  - 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):
    - (1) Each new division has frontage on an existing public road, road name: \_\_\_\_\_
    - (2) A new public road, proposed road name: \_\_\_\_\_
    - (3) A new private road, proposed road name: \_\_\_\_\_
  - G. Describe or attach a legal description of proposed new public or private road, easement and right-of-way :  
\_\_\_\_\_
  - H. Describe or attach a legal description for each proposed new parcel and attach a survey with legal descriptions of new parcel(s) and the remaining portion of the parent parcel \_\_\_\_\_  
\_\_\_\_\_

4. Future Divisions being transferred from the parent parcel to another parcel. Indicate number transferred.

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

5. **Development Site Limits** (check any condition that exists on the parent parcel):

- Waterfront property (river, lake, pond, etc.)       Property includes wetlands
- Property includes a beach       Property is within a flood plain
- Property is on muck soils or soils known to have severe limitations for onsite sewage system.

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 March 31, 1997); and
  - (2) All previous divisions 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(s)-of-way; 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 Item 5, above.
- B. Indication of approval, or permit from Grand Traverse County Road Commission, that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards.
- C. A copy of any reserved division rights [Section 109(4) of the Act] in the parent parcel.
- D. A fee of \$ \_\_\_\_\_.

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

8. **Affidavit and permission for Township, 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 based thereon 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 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 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 ordinances and state acts change from time to time, and if changed, the divisions made here must comply with the new requirements (application must be made again for division approval) unless deeds representing the approved divisions are recorded with the Grand Traverse County Register of Deeds, or the division is built upon before the changes to laws are made.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

<b>For Office Use Only:</b>		Reviewer's Action: _____	Total Fee: \$ _____	Check No. _____
Signature: _____	Zoning Administrator	Application completed _____ (date)	Approval _____ (date)	
Signature: _____	Township Assessor	Application completed _____ (date)	Approval _____ (date)	

## REQUIREMENTS FOR LAND DIVISIONS

All land divisions in Fife Lake Township shall comply with the requirements of the State Land Division Act (Act 288 of 1967, as amended), called "the Act," as well as the requirements of the Fife Lake Township Land Division Ordinance (Article 4 of the General Law Ordinances of the Township), called "the Ordinance. The following standards are applied in the review of land division applications:

1. Any land division that results in one or more parcels of less than 40 acres or the equivalent, must meet the requirements of the Act and the Ordinance.
2. A non-exempt division that is not the result of a recorded subdivision, shall meet the following requirements:
  - a. The division shall not result in more parcels than permitted under Section 108 of the Act.
  - b. A complete legal description and survey shall be provided for proposed parcels and the remaining portion of the parent parcel.
  - c. Each resulting parcel and the remaining portion of the parent parcel shall have a depth of not more than four (4) times the width.
  - d. All resulting parcels and the remaining portion of the parent parcel shall have adequate accessibility.
  - e. Each resulting parcel and the remaining portion of the parent parcel shall have an area, width and depth not less than the minimum required by the Fife Lake Township Zoning Ordinance.
  - f. Each resulting parcel and the remaining portion of the parent parcel shall have public water and sewer or approval from the Grand Traverse County Health Department for on-site water and wastewater systems.
  - g. Each resulting parcel and the remaining portion of the parent parcel shall include adequate easements for public utilities from the parcel to existing public utility facilities, when and if provided.