

PENN TOWNSHIP PARCEL DIVISION APPLICATION
(also use for Property Line Adjustments)
ASSESSING SOLUTIONS
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Three Rivers, MI 49093
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YOU **MUST** ANSWER ALL QUESTIONS AND INCLUDE ALL ATTACHMENTS, OR **THIS WILL BE RETURNED TO YOU.** MAIL TO 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 TO BE SPLIT:** ADDRESS/Road front _____

PARENT PARCEL IDENTIFICATION NUMBER _____

PARENT PARCEL LEGAL DESCRIPTION (DESCRIBE OR ATTACH)

2) **PROPERTY OWNER INFORMATION:** NAME _____

ADDRESS _____

PHONE _____

3) **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:**

A. NUMBER OF NEW PARCELS TO BE CREATED _____

B. INTENDED USE: _____

C. EACH PROPOSED PARCEL, IF 10 ACRES OR LESS NEEDS TO HAVE A DEPTH TO WIDTH RATIO OF 4:1.

D. EACH PARCEL HAS A WIDTH OF _____ (NOT LESS THAN REQUIRED BY TOWNSHIP ORDINANCE (RESIDENTIAL w/municipal sewer 70 ff; otherwise 75 ff; platted subdivision per plat; AG/RES 200 ff; AGRICULTURAL 300 ff; COMMERCIAL 80 ff w/municipal water & sewer & 120 ff otherwise; INDUSTRIAL 150 ff.

E. EACH PARCEL HAS AN AREA OF _____ (NOT LESS THAN REQUIRED BY TOWNSHIP ORDINANCE (RESIDENTIAL Low Density w/municipal sewer 10,000 sf

& without 15,000 sf; RESIDENTIAL High Density w/municipal sewer 6,000 sf & without 10,000 sf; AG/RES 2 acres; AGRICULTURAL 40 acres; COMMERCIAL 10,000 sf w/municipal water & sewer & ½ acre otherwise (26,780 sf); INDUSTRIAL 2 acres

- F. THE DIVISION OF EACH PARCEL PROVIDES ASSESS AS FOLLOWS:
1. _____ ' Frontage each new division as frontage on an existing public road.
 2. Road name: _____
 3. New Road Proposed Name _____
 4. New Private Road Proposed Name _____
- G. DESCRIBE OR ATTACH A LEGAL DESCRIPTION OF PROPOSED PARCEL.
- H. DESCRIBE OR ATTACH A LEGAL DESCRIPTION FOR EACH PROPOSED NEW ROAD, EASEMENT OR SHARED DRIVEWAY.
- I. FUTURE DIVISIONS BEING TRANSFERRED FROM PARENT PARCEL TO NEWLY CREATED PARCEL (S).
- (SEE SECTION 109(2) OF THE STATUTE. MAKE SURE YOUR DEED INCLUDES BOTH STATEMENTS AS REQUIRED IN 109 (3&4) OF THE STATUTE).
- J. DEVELOPMENT SITE LIMITS (CHECK EACH WHICH REPRESENT A CONDITION WHICH EXISTS ON THE PARENT PROPERTY).
- _____ Waterfront (lake, river, pond, creek, etc.)
- _____ Includes Wetland
- _____ Within a Flood Plain
- _____ Includes a beach or beach rights
- _____ Is on Muck Soils or Soils known to have severe limitations for sewage system
- K. ATTACHMENTS – All the following attachments must be included.
1. A scale drawing that complies with the requirements of P.A. 132 of 1970, as amended for the proposed division of the parent parcel showing:
 - a. Current boundaries (as of March 31, 1997)
 - b. All previous division made after March 31, 1997 (indicate when divided)
 - c. The proposed division (s)
 - d. Dimensions of the proposed division.
 - e. Existing & proposed road/easement right-of-way(s)
 - g. Easements for public utilities from each parcel that is a development site to existing public utility facilities.
 - h. Any existing improvements (building(s), well(s), septic system, driveways, etc.
- L. A DRIVEWAY / CURB CUT PERMIT FROM THE COUNTY ROAD COMMISSION OR MDOT IF ON A STATE HIGHWAY, APPROVING THAT ACCESS TO THE PARCEL FROM A DRIVE OR EASEMENT MEETS APPLICABLE LOCATION STANDARDS.
- M. IF ANY PARCEL IS LESS THAN 1 ACRE IN SIZE, A WELL & SEPTIC PERMIT IS

REQUIRED BEFORE DIVISION.

- N. IMPROVEMENTS – DESCRIBE ANY EXISTING IMPROVEMENTS (BUILDINGS, WELL, SEPTIC, ETC.) WHICH ARE ON THE PARENT PARCEL OR INDICATE NONE).

- O. PERMISSION FOR TOWNSHIP, COUNTY AND STATE OFFICIALS TO ENTER THE PROPERTY FOR INSPECTIONS.

- P. A COPY OF ANY RESERVED DIVISION RIGHTS (SEC 109 (4) OF THE ACT) IN THE PARENT PARCEL OF INDICATE NONE.

I AGREE THE STATEMENTS MADE ARE TRUE, AND IF FOUND NOT TO BE TRUE, THIS APPLICATION AND TOWNSHIP APPROVAL WILL BE VOID. FURTHER, I AGREE TO COMPLY WITH THE CONDITIONS AND REGULATIONS PROVIDED WITH THIS LAND DIVISION, TOWNSHIP ZONING AND ORDINANCE(S). FURTHER, I AGREE TO GIVE PERMISSION FOR OFFICIALS OF THE TOWNSHIP, COUNTY AND THE STATE TO ENTER THE PROPERTY WHERE THIS PARCEL DIVISION IS PROPOSED FOR THE PURPOSES OF INSPECTION. FINALLY, I UNDERSTAND THIS IS ONLY A PARCEL DIVISION WHICH CONVEYS 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, BUILD CODE, ZONING ORDINANCE, DEED RESTRICTIONS OR OTHER PROPERTY RIGHTS.

FINALLY, IF THIS DIVISION IS APPROVED, I UNDERSTAND LOCAL ORDINANCES AND STATE ACTS CHANGE FROM TIME TO TIME, AND IF CHANGED - THE DIVISION 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 _____
_____ DATE _____

REVIEWER: _____

APPROVAL _____ DATE _____

DENIAL _____ DATE _____

REASON _____