

LAND DIVISION APPLICATION
YORK CHARTER TOWNSHIP
11560 STONY CREEK ROAD
MILAN, MICHIGAN 48160 (734) 439-8842

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to YORK CHARTER 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 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 a 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 IDENTIFICATION NUMBER: S 19 - _____ - _____ - _____
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. Number of new Parcels _____
- B. Intended use (residential, commercial, etc.) _____
- 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: **150** feet if within A-1, A-2, R-1 or R-2 zoning district.
175 feet if within a C-P zoning district.
or not less than required by ordinance.
- E. Each parcel has a net area of: **One (1) Acre** if within A-1, A-2, R-1 or R-2 zoning district
Five (5) Acres if within a C-P zoning district.
or 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. 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 section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.)

5. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which 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 system

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:
- A. A parcel map drawn to a minimum scale of 1 inch per 100 feet for the proposed division(s) of the parent parcel showing:
- (1) current boundaries (as of March 31, 1997), with total area of parent parcel;
 - (2) all previous divisions made after March 31, 1997 (indicate when made or none);
 - (3) area, dimensions, legal descriptions and boundary lines of each resulting parcel;
 - (4) proposed use of each resulting parcel;
 - (5) location of proposed development sites;
 - (6) existing and proposed road/easement right-of-way(s);
 - (7) existing and proposed public utility easements;
 - (8) existing improvements (buildings, wells, septic system, driveways, etc.)
 - (9) any of the features checked in question number 5.
- B. Indication of approval, or permit from the Washtenaw County Road Commission that a proposed easement provides vehicular access to an existing road or street that meets applicable location standards.
- C. A copy of any reserved division rights (sec. 109 (4) of the act) in the parent parcel.
- D. Evidence that there are no unpaid taxes or special assessments upon the property.
- E. A fee as established by resolution of the Township Board.

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, 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 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 township, county and the state 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 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 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: _____

For office use only -

Reviewer's action: Total Fee \$ _____ Check # _____ Date Received _____

Signature: _____ Application Completed: Date: _____ Approval: Date _____

Denial Date: _____ Reasons for denial _____ see attached