

**Land Division Administrator
Pleasantview Township
2982 S. Pleasantview Road
Harbor Springs, MI 49740
(231)526-8140**

You must answer all questions and include all attachments, or this will be returned unapproved to you. **Approval of a division is required before it's sold or transferred.** 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 & 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 regulations.**

1. Location of parent parcel to be split: Address: _____
Road Name: _____

Parent Parcel Identification Number(s) _____
Parent Parcel Legal Description(s) (Describe or attach) _____

2. Property Owner Information:

Name: _____ Phone: _____
Address: _____

3. Proposed Division(s) To include the Following:

- A. Total number of new parcels _____
- B. Intended use (residential, commercial, etc.) _____
- C. Each Proposal parcel if 10 acres or less has a maximum depth to width ratio of 4 to 1.
- D. Each parcel has a width of _____ (not less than required by zoning ordinance)
- E. Each parcel has an area of _____ (not less than required by zoning ordinance)

F. The division of each parcel provides access as follows:

- a) _____ Each new division has frontage on an existing public road. Road name: _____
- b) _____ A new public road, proposed name: _____
- c) _____ A new private road, proposed 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 parcel**. Including description for parent parcel remainder. _____

4. Future Divisions being transferred from parent parcel to another parcel. Indicate number of future 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 represents 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 onsite sewage system | |

6. Attachments: All the following **must be included.**

- 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 and
 - (4) Dimensions of the proposed divisions, and
 - (5) Existing 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) All existing improvements (buildings, wells, septic systems, driveways, etc.)
 - (8) Any features checked in questions number 5
- B.
 - (1) Indications of approval or permit from Emmet County Road Commission, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.
 - (2) Indication of approval or permit from Michigan Department of Transportation if vehicular access is located on a state highway.
- C. A copy of any reserved division rights (9 sec 109(4) of the Act) in the parent parcel.
- D. Approved and signed copy of the tentative parcel division or letter from Pleasantview Township Planning and Zoning indicating that any necessary zoning or land use approvals has been granted.
- E. A per application fee payable to Pleasantview Township of \$125.00 when total number of parcels that results from the division is 3 or less and \$175.00 when total number of parcels that results from the division exceeds 3.

7. Improvements: Describe all 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 property for inspections: I agree the statements made above are true, and if found not to be true this application will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel divisions. Further, I agree to give permission for Pleasantview Township, Emmet County and 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 land division ordinance and the State Land Division Act (formerly known as 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 doesn't include any representative 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 divisions are recorded with the Register of Deeds or the division is built upon before the changes to law are made.

Property Owners Signature: _____ **Date:** _____

For Office Use Only

Reviewer's Action:

Total Fee _____ Check# _____

Application Complete: Date: _____

Application Approval Date: _____

Application Denial: Date: _____

Denial Reasons: _____

Assessors Signature: _____ **Date:** _____

Tim Grimm
Pleasantview Township Assessor