

LAND DIVISION APPLICATION
COHOCTAH TOWNSHIP

DELIVER TO: COHOCTAH TOWNSHIP HALL 10518 ANTCLIFF RD

MAIL TO: COHOCTAH TOWNSHIP 6950 OWOSSO RD, FOWLERVILLE, MI 48836

Each proposed parcel shall have its own application. Deliver or mail to the above address. All questions must be answered, and all attachments must be included.

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 REGULATIONS.**

1. LOCATION OF PARENT PARCEL to be split:

Address: _____

Parent Parcel Identification Number: _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER INFORMATION:

Name: _____

Mailing Address: _____

Phone: _____

3. PROPOSED DIVISION TO INCLUDE THE FOLLOWING:

A. Total number of new parcels _____

B. Parcel number (letter) _____ on survey job number _____

C. Intended use (residential, commercial, etc.) _____

D. Proposed parcel has a depth to width ratio of not more than 4 to 1.

E. Parcel has a width of not less than _____ ft.

F. Parcel has an area of not less than _____

G. The parcel provides access as follows:

1) _____ frontage on an existing road

2) _____ frontage on a new public road. Road name: _____

3) _____ frontage on a new private road. Road name: _____

4) _____ easement or shared driveway

H. Describe or attach a legal description of proposed new road, easement or shared driveway: _____

I. Attach a survey showing a legal description for 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 represents a condition which exists on the parent parcel:

a) _____ Waterfront property (river, lake, pond, etc.) b) _____ Is within a flood plain

c) _____ Includes wetlands d) _____ Includes a beach

e) _____ Is on muck soils or soils known to have severe limits for on site sewage systems.

6. ATTACHMENTS. All the following attachments **MUST** be included. Letter and number each attachment as shown:

A. Proof of fee ownership of the land proposed to be divided, such as recorded deed, or other recorded instrument showing ownership.

- B. A scale survey that complies with the requirements of PA 132 of 1970 as amended for the proposed division of the parent parcel showing:
- 1) scale not less than 1" equal to 300'
 - 2) current boundaries (as of March 31, 1997), and
 - 3) all divisions made after March 31, 1997 (indicate when made or none), and
 - 4) the proposed division, including its legal description, and
 - 5) dimension of proposed division, and
 - 6) existing and proposed road easement right-of-way(s), and
 - 7) easements for public utilities from parcel that is a development site to existing public utility facilities, and
 - 8) any existing improvements (buildings, wells, septic systems, driveways, etc.), and
 - 9) any features checked in question #5 (development site limits).
- C. Indication of approval or permit from the Livingston County Road Commission or respective village street administrator, that a proposed easement provides vehicular access to an existing road, or street meets applicable location standards.
- D. A copy of any reserved division rights (sec. 109 (4)) of the statute in the parent parcel.
- E. Indication that taxes are paid up to date.
- F. A fee of \$50.00 per parcel.

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 municipal, 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 my 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, and the State of Michigan to enter the property where this parent parcel 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 PA 288 of 1967, as amended (particularly by PA 591 of 1996 and PA 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 the division is approved, I understand local ordinances and state acts change from time to time, and, if changed, the divisions made 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

Total fee paid\$ _____ Check number _____ Terms (from file) _____

Approved _____ Supervisor Signature: _____

Assessor Signature: _____

Denied: _____ Reason: _____

Signed: _____