

Allegan Township Land Division Application



In accordance with the State Land Division Act, Allegan Township approval of a division of land is required before it is sold. **If this application is not completed and approved, a separate tax parcel will not be created.**

This form is intended to assist land owners desiring to divide land in complying with applicable local zoning and land division ordinances and the Michigan Land Division Act (formerly the Subdivision Control Act). All questions **MUST** be answered and all attachments **MUST** be included, or the application will be returned to you. Bring or mail to:

Allegan Township
3037 118th Avenue
Allegan MI 49010
Phone - (269) 673-5051 Fax - (269) 686-2409

Please note that approval is not required if the new parcel is 40 acres or more or if the division is just a property line adjustment.

Return address (where approval notice should be sent)

Name: _____

Address: _____

City, State, Zip _____

Number of splits allowed by Statute: _____ Parcel Number _____
Number of splits requested _____ Name: _____
Control Number _____ Date _____

1. PROPERTY OWNER information:

Name _____

Phone (____) _____

Address _____

City _____ State _____ Zip Code _____

2. APPLICANT information (if not the property owner):

Contact Person's Name _____ Phone (____) _____

Business Name _____

Address _____

City _____ State _____ Zip Code _____

3. LOCATION of original parcel to be split:

Address _____ Road Name _____

Parent parcel number: 03-01 - _____ - _____ - _____

Legal description of original parcel (attach survey or copy of a recent tax bill):

4. PROPOSAL: Describe the divisions being proposed:
- A. Number of new parcels _____
- B. Proposed use (residential, commercial, etc.) _____
- C. The division of the parcel provides access to an existing road by: (check one)
- _____ each new division has frontage on an existing public road.
- _____ a new public road, proposed name: _____
 (cannot duplicate an existing road name)
- _____ a new private road, or easement, proposed name: _____
 (cannot duplicate an existing road name)
- _____ attached copy of easement approval from Steve Schulz, Allegan Township Supervisor

5. FUTURE DIVISIONS:
- A. Divisions that might be allowed but are not included in this application:
- _____
- _____
- B. The number of future divisions being transferred from the original parcel to any of the new parcels: _____

6. DEVELOPMENT SITE LIMITS: Check each that represents a condition which exists on any part of the original parcel.
- _____ it is a river or lake front parcel
- _____ it includes a wetland
- _____ it is within a flood plain
- _____ it includes slopes of 25% or steeper (a 1 on 4 pitch)
- _____ it contains muck soils or soils known to have severe limitations for septic tanks
- _____ it has an oil or gas well
- _____ it is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. ATTACHMENTS: (all attachments **MUST** be included if needed). Letter each attachment as shown here:
- _____ A. 1. A survey of the original (parent) parcel and the proposed division(s). The survey must be drawn to a scale of 1" = 200' or larger and be sealed by a professional surveyor.
- OR
2. A tentative property map of the original (parent) parcel and the proposed division(s) drawn to a scale of 1" = 200' or larger. **By submitting a tentative property map in place of a survey, the 45 day review time limit is hereby waived and we agree to the stipulation that the final approval of the proposed division(s) is contingent on submittal of a survey as described in #1 above.**
- Signature _____ Date ___/___/___

The survey or tentative property map must show the following:

- (1) current boundaries (as of March 31, 1997)
- (2) all previous divisions made after March 31, 1997 (indicate when made or none)
- (3) the layout and boundaries of the division(s)
- (4) dimensions and acres of the proposed division(s)
- (5) existing and proposed road rights-of-way or driveway easements
- (6) easements for public utilities from each parcel to existing public utilities facilities

- (7) any existing improvements (building, wells, septic systems, driveways, etc.)
- (8) all of the features checked in question number 6 above
- (9) attach a legal description for each proposed new parcel
- _____ B. Indication of approval from the Allegan Township Board and the Allegan County Road Commission for each proposed new public road.
- _____ C. Indication of approval, or a driveway permit from the Allegan County Road Commission, for each proposed new private road or joint driveway.
- _____ D. A legal description of the proposed new public or private road, easement or joint driveway (attach extra sheets if needed).
- _____ E. A copy of any transferred division rights to any of the new parcels.
- _____ F. A fee of \$100.00 for the first split and \$50.00 for each additional split.
- _____ G. Other (please describe) _____

8. IMPROVEMENTS: Describe any existing improvements (building, well, septic, etc.) which are on the original parcel.

9. 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 parcel division. Further, I agree to give permission for officials of the Township, County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct. I understand this is a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. I also understand that this approval when given does not include compliance with the Allegan Township zoning ordinance or Allegan County water and septic system codes. Finally, I understand that a decision approving a land division is effective for 90 days, after which it shall be considered revoked unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds and the Township Assessor. I also understand that zoning and other development regulations may change from time to time. If changed, the division approved under this application must comply with the new requirement as provided for under the law.

Property Owners Signature _____ Date ____ / ____ / ____

DO NOT WRITE BELOW THIS LINE:

Review's action: _____ Total \$ _____ Receipt # _____

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons (cite): _____

Signature _____ Date ____ / ____ / ____