

**LAND DIVISION APPLICATION
LEROY TOWNSHIP**

You MUST answer all questions and include all attachments,
Or this will be returned to you for completion. Mail or bring to:

Land Division Administrator
Chris Elder
1893 80th Ave.
Ewart, MI 49631

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustments (&102(e&f)). The township's zoning ordinances may require even larger parcels of more than 40 acres to also be approved.

This form is designed to comply with applicable local zoning, land division ordinances 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. MCL 560.101 et. seq.).

LOCATION of the parent parcel to be split:

Address: _____

Parent Parcel Tax I.D. number: 67- _____ - _____ - _____ - _____

Legal description of Parent Parcel (attach extra sheets if needed) : _____

PROPERTY OWNER Information:

Name: _____

Address: _____

APPLICANT information **(if not the property owner) :**

Name: _____

Address: _____

PROPOSAL: Describe the divisions(s) being proposed:

- a. Number of new parcels _____
- b. Intended use (residential, commercial, industrial, etc.) _____
- c. The division of the parcel provides access to an existing public road by:

_____ Each new division has frontage on an existing public road.

_____ A new public road, proposed road name: _____

_____ A new private road or easement, proposed name: _____

_____ A recorded easement.

- d. Write here, or attach, a legal description of the proposed new road, easement or access, or driveway:

- e. Write here, or attach, a legal description for each new proposed parcel including the parent and all child parcels:

- f. The number of future divisions being transferred from the parent parcel to each child parcel. To complete this assignment it will be necessary to complete an L-4260a (Michigan Department of Treasury form). This can be obtained on-line or from the Land Division Administrator. _____

DEVEOLEMENT SITE LIMITS: Check each that may represent a condition which exists on the parent parcel. Any part of the parcel:

- _____ is in a DNR-designated critical sand dune area.
_____ is riparian or littoral (it is a river or lake front parcel).
_____ is affected by a Lake Michigan High Risk Erosion setback (Natural Rivers Act).
_____ includes a wetland.
_____ includes a beach.
_____ includes slopes more than 25% (a 1:4 pich or 14 degree angle) or steeper.
_____ is on muck soils or soils known to have severe limitations for on site sewage.
_____ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

ATTACHMENTS (all attachments must be included). Letter/number each attachment as shown.

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- A. 1. A survey, sealed by a professional surveyor, of proposed division of the parent parcel, OR
2. A map/drawing drawn to scale of proposed divisions of parent parcel.

- B. The survey or scale map must show:

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- (1) current boundaries and
(2) all previous divisions made after March 31, 1997
(3) the proposed division(s), and
(4) dimensions of the proposed divisions, and
(5) existing and proposed road/easement rights-of-way, and
(6) easements for public utilities on each parcel parent and child
(7) any existing improvements (buildings, wells, septic systems, driveways, etc.)
(8) any other features (example-towers, billboards, etc.)
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- C. Indication of approval, or permit from the Osceola County Road Commission, MDOT, or village for each proposed new road, easement, or driveway.
- D. Osceola County Treasurer Tax Certification for paid up taxes.
- E. A copy of any transferred division rights (completion of L-4260a).
- F. A fee of \$50/resulting parcel. Minimum fee is \$130.00 payable to the Township of LeRoy. Plus a GIS fee of \$15 per resulting parcel.

IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc. which are on the ORIGINAL PARENT PARCEL, or if vacant indicate none.

AFFIDAVIT and permission for township/village to enter the property to determine the correctness and accuracy of information contained in this application:

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/village to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local Land Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996, MCL 560.101 et seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, 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, land contracts, leases or surveys 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(s) _____

Date: _____

DO NOT WRITE BELOW THIS LINE (official use only):

Reviewer's action: TOTAL \$ _____ Receipt# _____

_____ Approved: Conditions, in any: _____

_____ Denied: Reasons (cite&): _____

Signature of LDA and date: _____
