

# **Parcel Division Application- Beaverton Township**

**Return completed application to:**

Beaverton Township Assessor

5671 Reilly Rd.

Houghton Lake, MI 48629

[beavertonassessor@yahoo.com](mailto:beavertonassessor@yahoo.com)

**Please note that all questions and attachments must be completed. Incomplete applications will not be returned unprocessed.**

Approval of a division of land is required before it is sold, when the new parcel is less than 40. Michigan Land Division Act, as amended PA 591 of 1996. MCL 560.101 and must be compliant with applicable local zoning, land division ordinances.

## **1. PROPERTY OWNER INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## **2. APPLICANT INFORMATION**

☐ Applicant is property owner.

Name: \_\_\_\_\_

Relationship to owner: \_\_\_\_\_

**ATTACH:** Letter of Authorization, Power of Attorney form, or other documentation of authorization.

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## **3. PROPERTY TO BE SPLIT INFORMATION**

A. Parent Parcel Number: **26-010-**\_\_\_\_\_

B. ATTACH: the legal description of parent parcel(s) listed above

C. Number of New Parcels: \_\_\_\_\_

D. Intended use of new parcel(s) (Residential, Commercial, Agricultural) \_\_\_\_\_

E. The Division of the parcel will provide 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, proposed, road name: \_\_\_\_\_

\_\_\_\_\_ A recorded easement (Driveway)

*Attach a legal description of the proposed new road, easement or shared driveway.*

**ATTACH A SURVEY WITH NEW LEGAL DESCRIPTIONS FOR EACH PROPOSED NEW PARCEL. Legal descriptions are prepared by a licensed Surveyor.**

**4. DIVISIONS**

\_\_\_\_\_ Number of divisions available with/without bonuses.

\_\_\_\_\_ Number of Divisions used for this application. Section 109(2) of the Land Division Act

Deeds must include both statements as required in section 190(3) and 109(4) of the Act.

**5. DEVELOPMENT SITE LIMITS**

\_\_\_\_\_ The parcel is riparian or littoral (river or lake front parcel)

\_\_\_\_\_ Any part of the parcel includes a wetland.

\_\_\_\_\_ Any part of the parcel is within a flood plain.

\_\_\_\_\_ Any part of the parcel includes slopes more than 25% (a 1:4 pitch or 14' angle)

**6. ATTACHMENTS (All attachments must be included)**

A. Survey Map, drawn to scale, of the proposed divisions of the parent parcel showing.

i. Current boundaries (as of March 31, 1997)

ii. All divisions made after March 31, 1997

iii. The proposed divisions

iv. Dimensions of the proposed divisions

v. Existing and proposed road/easement right of ways

vi. Easements for public utilities from each parcel to existing facilities

vii. Any existing improvements (buildings, wells, septic systems, driveways, others)

viii. Any of the features checked in question 5

B. Proof from the County Treasurer that all, due and payable, taxes or installments of special assessments pertaining to the land proposed to be divided are paid in full.

C. Indication of approval, or permit from Gladwin County Road Commission, MDOT, or respective road administrator, for each proposed new road, easement or shared driveway.

D. A copy of any reserved division rights (109(4) of the Act) in the parent parcel.

E. A fee of \$150.00 must accompany this application; an additional fee of \$50.00 will apply per each additional new parcel above 2 parcels. Example: 2 new parcels= \$200 3 new parcels= \$250 4 new parcels \$350

**PAYABLE TO: BEAVERTON TOWNSHIP**

**7. IMPROVEMENTS** (Describe any existing improvements (buildings, well, septic, shed ect) which will be located on the new parcels.

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**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 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 Municipality, County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand that 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 28 of 1967, as amended (particularly by PA591 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 Act 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.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature (if different than owner) \_\_\_\_\_ Date: \_\_\_\_\_

From date application is received with all information and attachments, Assessor will notify applicant of the decision within 45 days.

DO NOT WRITE BELOW THIS LINE:

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**Zoning Administrator's Recommendation:**

\_\_\_\_\_ APPROVAL, yes this proposed land division abides by the current zoning regulations.

\_\_\_\_\_ DENIAL, no this proposed land division does not abide by the current zoning regulations.

Reason: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**Township Assessor's Recommendation (Section 109):**

\_\_\_\_\_ APPROVAL: Conditions, if any, and Under the condition that divisions are recorded with the Gladwin County Register of Deeds within 90 days.

\_\_\_\_\_

\_\_\_\_\_ DENIAL: Reasons

\_\_\_\_\_

ASSESSOR SIGNATURE \_\_\_\_\_ Date: \_\_\_\_\_

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For office use only.

Check Number: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

Date decision was mailed or emailed to owner/applicant: \_\_\_\_\_