

Parcel Division Application- Beaverton Township

Return completed application to:

Beaverton Township Assessor

5671 Reilly Rd.

Houghton Lake, MI 48629

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 includes 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= \$150 3 new parcels= \$200 4 new parcels \$250

PAYABLE TO: BEAVERTON TOWNSHIP

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

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:

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: _____

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: _____

For office use only.

Check Number: _____ Amount Paid: _____

Date decision was mailed or emailed to owner/applicant: _____