

# WHEATLAND TOWNSHIP

## LAND DIVISION & LOT LINE ADJUSTMENT APPLICATION

You must answer all questions and include all attachments or this will be returned to you.

Mail Complete Application to:	Contact Information:
Quality Assessing Services PO Box 436 Leslie, MI 49251	Jason Yoakam, Township Assessor Phone: 517-250-7382 Email: <a href="mailto:Jason@qualityassessing.com">Jason@qualityassessing.com</a>

*\*\*\*Emailed requests need to be in .pdf format, no pictures of documents please\*\*\**

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 adjustment (§102 e&f). This form is designed to comply with §108 and §109 of the Michigan Land Division Act, formally the Subdivision Control Act, PA 288 of 1967, as amended (particularly PA 591 of 1996 and PA 87 of 1997, MCL 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 number: 30--09-- \_\_\_\_\_ --6--1

Proof of fee ownership (copy of warranty deed or complete land contract, not a quit claim deed)

**2. Property owner information:**

Name: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**3. Attachments (all attachments must be included) Letter each attachment as shown here.**

A. A scale drawing of the parent parcel showing:

- (1) current boundaries (as of March 31, 1997) (before divisions are made) highlighted and
- (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
- (3) the proposed division(s) with dimensions each one outlined in a different color and
- (4) highlight remaining parcel, after division
- (5) any existing improvements (buildings, wells, septic system, driveways, etc), and

B. \_\_\_\_\_ Driveway approval, or permit from Hillsdale County Road Commission, 1915 Hudson Rd or

\_\_\_\_\_ Has existing approved driveway or

\_\_\_\_\_ No egress onto public road.

C. \_\_\_\_\_ A copy of any transferred division rights of the parent parcel. (L-4260a enclosed)

D. \_\_\_\_\_ A **certificate from the County Treasurer** that complies with the requirement of PA 23 of 2019, establishing all property taxes and special assessments due on the parcel or tract subject to the proposed division have been paid for 5 years preceding the date of the application.

E. \_\_\_\_\_ A fee of \$75 for the application and \$35 for each resulting division, **made payable to Wheatland Township**.

**4. Proposal: Describe the division(s) being proposed:**

A. \_\_\_\_\_ Number of new Parcels

B. \_\_\_\_\_ Intended use (i.e. residential, commercial, etc)

C. \_\_\_\_\_ Each proposed parcel, if 10 acres or less, has a depth to width ratio of not greater than 4 to 1 .

D. \_\_\_\_\_ Each parcel has a width of 200 feet (not less than required by ordinance)

E. \_\_\_\_\_ Each parcel has an area of 2 acres (not less than required by ordinance)

F. The division of the parcel provides access to an existing public road by: (check one)

\_\_\_\_\_ Each new division has frontage on an existing public road.

\_\_\_\_\_ A new public road, proposed road name: \_\_\_\_\_  
(Road name cannot duplicate an existing road name.)

\_\_\_\_\_ A new private road or easement, proposed road name: \_\_\_\_\_  
(Road name cannot duplicate an existing road name.)

A recorded easement (driveway).

G. Write here, or attach, a legal description of the proposed new road, easement or shared driveway (attach extra sheets if needed): \_\_\_\_\_

H. Write here, or attach, a legal description for each new proposed new parcel : \_\_\_\_\_

I. Write here, or attach, a legal description for the remaining parent parcel. \_\_\_\_\_

5. Number of future divisions being transferred from the parent parcel to another? \_\_\_\_\_

6. Acknowledgement: The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. Finally even if this division is approved, I understand ordinance, laws, zoning, and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels. \_\_\_\_\_ (initial after reading)

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Public Act 87 of 1997 §(2) further states: The municipality or county approving a proposed division resulting in a parcel less than 1 acre in size and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in this section. A notice of approval of a proposed division resulting in a parcel of less than 1 acre in size shall include a statement to this effect. \_\_\_\_\_ (initial after reading)

For office use only    TOTAL \$ \_\_\_\_\_ Receipt \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Application Completed: Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_ or check # \_\_\_\_\_

\_\_\_\_ Approved: Conditions if any: \_\_\_\_\_ Approval: Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\_\_\_\_ Approved Township Board: Conditions if any: \_\_\_\_\_ Approval: Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\_\_\_\_ Approved Township Zoning Officer: Conditions if any: \_\_\_\_\_ Approval: Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\_\_\_\_ Denied: Reasons: \_\_\_\_\_ Denied: Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

SIGNATURE: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Check to Treasurer \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Copy to Equalization \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Copy to Applicant \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Copy to Zoning Administrator \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Land Division Map \_\_\_\_ / \_\_\_\_ / \_\_\_\_