

BREVORT TOWNSHIP PARCEL DIVISION APPLICATION

BREVORT TOWNSHIP
Nick Couture,
Assessor
874 E.VFW Rd.
Cheboygan, MI
49721
(231) 420-3644

Please answer all questions and include all attachments.
Mail to the Brevort Township Assessor at the above address.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102 e & f)

This form is designed to comply with Sec. 108 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 and P.A. 87 of 1997, MCL 560.101 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: _____ Road Name: _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER(S) INFORMATION:

Name: _____ Address: _____

Phone (____) _____ City, State, Zip Code: _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels _____
- B. Intended use (residential, commercial, etc.) _____
- C. Each proposed parcel has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.
- D. Each parcel has a width of _____ (not less than required by ordinance)
- E. Each parcel has an area of _____ (not less than required by ordinance)
- F. The division of each parcel provides access as follows: (check one)
 - Each new division has frontage on an existing public road. Road name _____
 - A new public road, proposed road name: _____
 - A new private road, proposed road name: _____
- G. Describe or attach a legal description of proposed new road, easement or shared driveway.
- H. Describe or attach a legal description for each **proposed new parcel**.

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number transferred _____

(See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.)

5. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which exists on the parent parcel:

- _____ Waterfront property (river, lake, pond etc.) _____ Includes wetlands
- _____ Is within a flood plain _____ Includes a beach
- _____ Is on muck soils or soils known to have severe limitations for on site sewage system

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:

- A. A scale drawing for the proposed division(s) of the parent parcel showing:
 - (1) current boundaries (as of March 31,1997), and
 - (2) all previous divisions made after March 31,1997 (indicate when made or none), and
 - (3) the proposed divisions), and
 - (4) dimensions of the proposed divisions, and
 - (5) existing and proposed road/easement right-of-way(s), and
 - (6) easements for public utilities from each parcel that is a development site to existing public utility facilities
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
 - (8) any of the features checked in question number 5.
- B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.
- C. A copy of any reserved division rights (sec. 109 (2) of the act) in the parent parcel.
- D. A copy of the Certified County Tax Certification form. (see below).

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none). _____

8. Acknowledgment

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. It is also understood that ordinances, laws 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.

Property Owner's Signature _____ **Date:** _____

Authorized Signature: _____

Application Completed Date: _____

Approval Date: _____

Denial Date

Reason(s) for denial:

Land Division Application Attachment #1 :

Zoning Administrator's Review

- Will be sent to zoning administrator by reviewer upon receipt of application

The Brevort Township Land Division Ordinance No. 17 adopted October 7, 1997 states:

- **Section VII A :** All the parcels to be created by the proposed land division(s) fully comply with the applicable lot (parcel), yard and area requirements of the pertinent Zoning Ordinance, including, but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) coverage and minimum set-backs for existing buildings/structures or have received a variance from such requirement(s) from the appropriate Zoning Board of Appeals.

Property Owner/s: _____

Parcel: _____

Report Status as of :

Brevort Zoning Administrator: Approved: _____ Denied: _____

Variance required and attached: _____

Signed: _____

Date Request Sent:

Print name: _____

Date Returned: _____

Request sent to: County Treasurer via email: Date: _____ Returned: _____

Brevort Township Treasurer: Date: _____ Returned: _____

Land Division Application Addendum:

Property Owners:

Parcel/s:

The Brevort Township Land Division Ordinance No. 17 adopted October 7, 1997 states:

- **Section V (F): Proof that all due and payable taxes or installments of special assessments pertaining to the land proposed to be divided are paid in full.**

Report as of :

Mackinac County Treasurer:

Parcel Status: Delinquent Taxes: Paid in Full: _____ Amount due: _____

Signed: _____

Print name: _____

Brevort Township Treasurer:

Parcel Status : Local Taxes, Special Assessments Paid in Full: _____ Amount due: _____

Signed: _____

Print name: _____