



Yankee Springs Township

PSD#:	_____
Date:	_____
Parcel Number:	_____
To Be Filled Out By Yankee Springs Township	

You MUST answer all questions and include all attachments, or this will be returned to you. Bring or mail to Yankee Springs Township Hall - 284 N. Briggs Rd., Middleville, MI 49333. Ph: (269) 795-9091. 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)).

In the box below, fill in where you want this form sent, when the review is completed.

Name:	_____
Address:	_____
City, State, Zip:	_____

This form is designed to comply with §108, 109, 109a, 109b 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.) December 31, 2012.

1. LOCATION of parent parcel to be split:

Address:	_____	Road Name:	_____
Parent Parcel Number:	_____		
Legal description of Parent Parcel (attach extra sheets if needed):	_____		

Township or Village Name:	Yankee Springs Township		

2. PROPERTY OWNER information:

Name:	_____	Phone:	_____
Address:	_____	Road Name:	_____
City	_____	State:	_____
		Zip Code:	_____

3. APPLICANT information (if not the property owner):

Contact Person's Name:	_____		
Business Name:	_____	Phone:	_____
Address:	_____	Road Name:	_____
City	_____	State:	_____
		Zip Code:	_____

4. PROPOSAL: Describe the division(s) being proposed:

A. Number of new Parcels _____

B. Intended use (residential, commercial, etc.) _____

C. 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 can not duplicate an existing road name.)

_____ A new private road, proposed road name: _____
(Road name can not duplicate an existing road name.)

_____ A recorded easement (driveway). (Can not service more than two potential sites)

4A. Write here, or attach a legal description of the proposed new road, easement or shared driveway (attach extra sheets if needed):

4B. Write here, or attach a legal description for each proposed new parcel (attach extra sheets if needed):

5A. FUTURE DIVISIONS that may be allowed but not included in this application:	_____
5B. Did the parent parcel have any unallocated divisions under the Land Division Act?	_____
5C. Were any unallocated divisions transferred to the newly created parcel(s)?	_____
5D. If so, how many? _____	_____
Identify the other parcel future divisions are transferred to:	_____

(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 190(3) and 109(4) of the Statute.)

6. DEVELOPMENT SITE LIMITS Check each that represents 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.
- _____ includes a wetland.
- _____ includes a beach.
- _____ is within a flood plain.
- _____ includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.
- _____ is on muck soils or soils known to have severe limitations for on site sewage systems
- _____ is known or suspected to have an abandoned well, underground storage tank or contaminated soils

7. ATTACHMENTS (all attachments **must** be included). Letter each attachment as shown here.

- _____ A. Map, drawn to scale of _____ (insert scale) of the proposed division(s) of the parent parcel showing:
 - (1) 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 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 from each parcel to existing public utility facilities, and
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
 - (8) any of the features checked in question number 6.
 - (9) any cemetery which is adjacent to, or may have had access through this parcel.
- _____ B. A copy of the proposed deed(s) which contains the following statement: "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."
- _____ C. A copy of the proposed deed(s) which includes a statement which substantially reads: "The grantor grants to the grantee the right to make [insert number] division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967" or the right to make further divisions stays with the parent parcel.
- _____ D. A copy of the proposed deed(s) for any parcel that is 20, or more, acres in size and which is not accessible includes a statement which reads: "This parcel is not accessible as defined in the Land Division Act, 1967 PA 288, M.C.L. 560.101 to 560.293."
- _____ E. Indication of approval, or permit from the County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
- _____ F. If the division includes a new public or private road; a copy of approval by the County Addressing authority
- _____ G. A fee of \$100.00.
- _____ H. Other (please list) _____

8. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if needed):

9. AFFIDAVIT and permission for township, 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 County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct. Finally, I understand this is only a parcel division which conveys only certain rights under the municipal land division ordinance, and 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.), is not a representation or determination the resulting parcels comply with other ordinances or regulations, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights

Further, I understand the municipality granting approval of this division(s) resulting in less than 1 acre in size is not liable if a building permit is not issued for the parcel due to non-approvable on-site water or on-site sewage disposal. Checking with the District Health Department for septic and water is the landowner's responsibility.

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 _____ Date: _____

DO NOT WRITE BELOW THIS LINE ON THIS PAGE:

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

Approved: Conditions, if any: _____

Denied: Reasons (cite §): _____

Signature/Date: _____ [county form January 11, 2013 FORMLTR\PARCELSP.APP]

NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND

Issued under authority of Land Division Act (P.A. 288 of
1967 as amended by P.A. 87 of 1997). Filing is mandatory.

This form must be filed by an owner of a parent parcel or parent tract of land when the owner creates a parcel from the parent parcel or parent tract and transfers the right to make a further division to the owner of the created parcel. This form must be filed within 45 days of the transfer of the right to make a division. This form must be filed with the assessor of the city or township where the property is located.

1. Street Address of Parent Parcel or Parent Tract		2. County	4. Date of Transfer or Right to Make a Division
3. City/Township/Village Where Real Estate Is Located		<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	
5. Property Identification Number (PIN) of Parent Parcel or Parent Tract. If you don't have a PIN, attach legal description.			
6. Name of Owner of Parent Parcel or Parent Tract		Address of Owner of Parent Parcel or Parent Tract	
7. Property Identification Number (PIN) of Created Parcel if PIN has already been assigned.			
8. Name of Owner of Created Parcel		Address of Owner of Created Parcel	

PIN, this number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.

THE FOLLOWING QUESTIONS MUST BE ANSWERED.

1. Did the parent parcel or parent tract have any unallocated divisions under the Land Division Act, P.A. 288 of 1967, MCL 560.101 to 560.293? Check appropriate box below:

YES

NO

If the YES box was checked, go to question 2. If the NO box was checked, go to question 3.

2. How many unallocated divisions did the parent parcel or parent tract have prior to this transfer?
Enter number here _____.

3. Were there any unallocated divisions transferred to the newly created parcel?

YES

NO

If the YES box was checked, go to question 4. If the NO box was checked, go to the signature area of the form.

4. How many unallocated divisions were transferred to the newly created parcel? Enter number here _____.

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature of Owner of Parent Parcel or Parent Tract	Date	If Signer is other than the owner, print name and title
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INSTRUCTIONS

This form must be filed by an owner of a parent parcel or parent tract of land when the owner creates a parcel from the parent parcel or parent tract and transfers the right to make a further division(s) to the owner of the created parcel.

Example: The owner of a parent parcel 10 acres in size is selling off a created parcel 2 1/2 acres in size. In this example the 10 acre parent parcel qualifies under the Land Division Act to make four (4) divisions before platting is required. Therefore, two (2) more divisions may be made before platting is required.



The owner of the parent parcel who sold the 2 1/2 acre parcel can keep the authority to make two (2) additional divisions or may convey the authority to make one or both of the additional divisions to the owner of the created parcel.

If the owner of the parent parcel conveys the authority to make one or both additional divisions to the owner of the 2 1/2 acre created parcel, this form (L-4280a) must be filed with the local assessor within 45 days of that action.

This form must also be filed when the owner of a parent parcel or parent tract conveys the parent parcel or parent tract, and also transfers the right to make further divisions to the new owner of the parent parcel or parent tract.

For more information about the Land Division Act, you may contact the Subdivision Control Section of the Department of Consumer and Industry Services at (517) 334-7750.

Excerpt from P.A. 87 of 1997

Sec. 109(2) The right to make divisions exempt from the platting requirements of the act under section 108 and this section can be transferred, but only from a parent parcel or parent tract to a parcel created from that parent parcel or parent tract. A proprietor transferring the right to make a division pursuant to this subsection shall within 45 days give written notice of the transfer to the assessor of the city or township where the property is located on the form prescribed by the state tax commission under section 27a of the general property tax act, P.A. 206 of 1993, MCL, 211.27a. The state tax commission shall revise the form to include substantially the following questions in the mandatory information portion of the form:

(a) "Did the parent parcel or parent tract have any unallocated divisions under the land division act, P.A. 288 of 1967, MCL 560.101 to 560.293? If so, how many?"

(b) "Were any unallocated divisions transferred to the newly created parcel? If so, how many?"