

28 E. Muskegon Kent City, MI 49330

Telephone: 616-678-4779

Facsimile: 616-678-5513

tyronetownship.org



LAND DIVISION APPLICATION

Approval of a division of land is required before the conveyance of real estate or issuance of building permits for a new parcel or changes in legal descriptions including boundary adjustments. (Approval of any land division or boundary adjustment must comply with all local and county ordinances and regulations.). Approval is contingent on an inspection of the premises by the Assessor. Any late filing will be subject to an additional \$150 fee.

This application is for:

- Land Division Creating New Parcels
- Boundary Adjustment
- Other _____

PARENT PARCEL(S) IDENTIFICATION:

41-01-____ - _____ - _____

Name of Owner(s): _____

Address _____

41-01-____ - _____ - _____

Name of Owner(s): _____

Address _____

41-01-____ - _____ - _____

Name of Owner(s): _____

Address _____

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To avoid unnecessary expense, it is recommended that the applicant submit a concept plan.

Date Concept Approved _____ / _____ / _____ Assessor Initials _____

Date Concept Approved _____ / _____ / _____ Zoning Initials _____

The following are required:

- A survey with all legal descriptions of all proposed parcels or boundary adjustments as well as easements and private roads must be submitted.***
- All property taxes must be paid to date before approval of this application.***

PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels _____ (include the remainder parcel)
- B. Intended use (residential, commercial, etc.) _____
- C. Each proposed parcel, has a depth to width ratio of not more than 4 to 1 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: _____

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
- ___ Other limitations _____

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

Authorization and 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. Furthermore, the undersigned authorizes the changes in parcel configurations and boundaries as requested in this application.

Property Owner's Signature _____

Date: _____

Property Co-Owner's Signature _____

Date: _____

Contact Information:

Telephone Number _____ - _____ - _____

Mailing Address _____

City _____ State _____ Zip Code _____

e-mail address _____

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FOR OFFICE USE ONLY - - - - -

Parent Parcel(s) 41-01- _____ - _____ - _____ (List additional parcels below)

Date Application Received _____ / _____ / _____ Initials _____

Total Fee	Check#	Cash	Receipt#
\$ _____	_____	\$ _____	_____

Zoning Administrator - Initials _____

Approved as submitted Date _____ / _____ / _____

Denied as submitted Date _____ / _____ / _____

Comments _____

Township Treasurer - Initials _____ (if applicable Village Treasurer - Initials _____)

All property taxes are paid to date Date _____ / _____ / _____

Property taxes are unpaid Date _____ / _____ / _____

Comments _____

Land Division Officer - Initials _____

Approved as submitted Date _____ / _____ / _____

Denied as submitted Date _____ / _____ / _____

Comments _____

Important: The reviewer has not been made aware of any private covenants or deed restrictions _____.

The reviewer has been made aware of any private covenants or deed restrictions referenced in document number _____.

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Tyrone Township

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Checklist

- Yes No You must allow for an inspection of the premises by the Assessor's Office.
- Yes No If the property is encumbered by a mortgage or other financing, you may need a lien release for the proposed sale of the parcels.
- Yes No If the property is encumbered by a Property Development Rights Agreement, Farmland and Open Space Agreement, or other restrictions, you will need a release prior to the approval of the application.
- Yes No If you are creating new independent parcels, you may want to apply for a septic permit from the Kent County Health Department for tentative approval before the application.
- Yes No A complete boundary survey by a licensed surveyor showing the size, location, and setback distances of all structures must be submitted with the application.
- Yes No All property taxes must be paid to the date of the application.