

TYRONE TOWNSHIP BOARD

BOX 275, 28 E. MUSKEGON ST. * KENT CITY, MI. 49330 * PHONE 616-678-4779 * FAX 616-678-5513

TOWNSHIP PARCEL DIVISION APPLICATION

REVISED 6/19/2002

You **MUST** answer all questions and include all attachments, or this will be returned to you. When completed bring or mail to TYRONE TOWNSHIP at the address above.

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) of PA 591 of 1996.

This form is designed to comply with sec 108 & 109 of the Michigan Land Division Act (formerly the subdivision control act PA 288 of 1967 as amended (particularly by PA 87 of 1997 MCL 560 et. Seq.).

LOCATION OF PARENT to be split: Address _____ Road Name _____

PARENT PARCEL IDENTIFICATION NUMBER: 41-01-__ - ____ - ____
PARENT PARCEL LEGAL DESCRIPTION (attach or describe) _____

PROPERTY OWNER INFORMATION:

Name: _____ Address: _____
Phone: (____) _____ City: _____ Zip: _____

PROPOSED DIVISION (S) TO INCLUDE THE FOLLOWING:

- A. Zoning as per Township Zoning Map: _____
 - B. Number of new parcels: _____
 - C. Intended use (residential, commercial, etc.) _____
 - D. Each proposed parcel if 10 acres or less, has a depth to width ratio no more than 4 to 1.
 - E. Each parcel has a width of _____ (not less than required by ordinance)
 - F. Each parcel has an area of _____ (not less than required by ordinance)
- The division of each parcel provides access as follows: (check one)
- a) _____ Each new division has frontage on an existing public road. Road Name _____
 - b) _____ A new public 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: _____

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).

NUMBER OF SPLITS ALLOWED BY STATUTE: _____
NUMBER OF SPLITS REQUESTED: _____
CONTROL NUMBER: _____

PARCEL NUMBER 41-01- _____
NAME: _____
DATE: _____

DEVELOPMENT SITE LIMITS (Check each, which represent a condition, which exist on the parent parcel:

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

ATTACHMENTS - All the following attachments **MUST** be included. Letter each attachment as shown:
A scaled drawing that complies with the requirement of P.A. 132 of 1970 as amended 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 division (s), and
- (4) dimensions of the proposed division (s), and
- (5) existing and proposed road/easements right - of - way (s), and
- (6) easements for public utilities from each parcel that is a development site to existing public utility facilities, and
- (7) Any existing improvements (buildings, well, septic system, driveways etc.)
- (8) Any of the features checked in question of DEVELOPMENT SITE LIMITS.

Indication of approval, or permit from the Kent County Road Commission, or respective City/Village street administrator, that the proposed easement provides vehicular access to an existing road or street meets applicable location standards.

A copy of any reserved division rights (sec 109 (4) of the act) of the parent parcel.

A fee of \$50.00

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

AFFIDAVIT and permission for municipal and state official 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 the 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 purpose of inspection. Finally, I understand this is only a parcel division which conveys certain rights under the applicable local land division ordinance and the State 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.) and does not include any representation of 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 local ordinances and State Act change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deed representing the approved division are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

“APPROVAL OF THIS DIVISION DOES NOT AUTHORIZE VIOLATION OF OTHER TOWNSHIP ORDINANCES. APPROVAL IS NOT A DETERMINATION THAT THE RESULTING PARCEL COMPLIES WITH OTHER ORDINANCES OR REGULATIONS. ARE THERE ANY EXISTING PRIVATE COVENANTS OR DEED RESTRICTIONS? IF KNOWN INCLUDING THOSE CONTAINED IN AN INSTRUMENT RECORDED IN LIBER _____ AT PAGE _____.”

This application if approved expires one (1) year from approval date.

PROPERTY OWNERS SIGNATURE _____

DATE _____
