

CHARTER TOWNSHIP OF FENTON

12060 Mantawauka, Fenton MI 48430

Phone: 810-629-3445 Fax: 810-629-9736

LAND DIVISION APPLICATION or REPARTITION OF LOT LINES

You MUST answer all questions and include all attachments, or this application will be returned to you.

- The Township shall approve or disapprove the land division applied for within 45 days after receipt of a complete application conforming to the requirements of Fenton Township's Land Division Ordinance and the State Land Division Act.
- Approval of a land division is not a determination that the resulting parcels comply with other ordinances or regulations.
- If a land division is approved that results in a parcel less than one acre in size, Fenton Township and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in MCL 560.109a.

1. LOCATION of parent parcel proposed to be divided:

Address	Street
Parent Parcel Number 06-	
Legal Description of Parent Parcel: (attach extra sheets if needed)	

2. PROPERTY OWNER Information:

Name	Phone	
Address		
City	State	Zip Code

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

Contact Person	Phone	
Address		
City	State	Zip Code

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

Number of new parcels	Intended Use	
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		
New public road	Road Name	
Combination or Repartition of Lot Lines	YES	NO

Attach survey and legals for each division, remainder and parent parcel.
Under PA 132 "Survey Act" (revised 2018) The surveyor is now required to record said surveys completed for the purpose of a sale or land transfer with Register of Deeds.

5. FUTURE DIVISIONS:

Number of divisions allowed but not included in this request:
Number of divisions being transferred from the parent to another parcel:
Identify the other parcel:

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

6. DEVELOPMENT SITE LIMITS: (check each that represents a condition which exists on the parent parcel)

It is a river or lake front parcel
Includes a wetland
Includes a beach
Is within a flood plain
Includes slopes more than 25 % (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.** A survey, sealed by a professional surveyor, to scale, of proposed division(s) of the parent parcel. Not applicable on platted lots if taking back tot he original lotlines.

OR _____ A map/drawing drawn to scale, of proposed division(s) of parent parcel and the 45 day time limit is waved: _____

Signature

The survey or map must show:

_____ Current boundaries (as of March 31, 1997)

_____ All previous divisions made after March 31, 1997 (indicate when or none)

_____ Proposed division(s)

_____ Dimensions of the proposed divisions

_____ Existing and proposed road(s) and rights of way

_____ Easements for public utilities from each parcel to existing public utility facilities.

_____ **Any existing improvements (buildings, wells, septic systems, driveways, ect.)**

_____ Any of the features checked in number 6

_____ **B.** ndication of approval, or permit from County Road Commission or Township designate.

_____ **C.** PA 23 of 2019 Certificate from County Treasurer all property taxes and special assessments due on the parcel or tract for the preceding 5 years have been paid

_____ **D.** A copy of any transferred division rights in the parent parcel.

_____ **E.** Fee \$100.00

_____ **F.** Mortgage release from current Mortgage Company of parent parcel.

_____ **G.** Proof of Ownership

8. **AFFIDAVIT** and permission for municipal, 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 municipality, county and State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning 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) 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 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 County Register of Deeds or the division is built upon before the changes to laws are made.

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Property Owner's Signature

Date

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Assessor's Signature

Approved

Denied

Date

PLEASE NOTE: Lot Partitions and Combinations result in new parcel identification numbers.

ADDITIONAL INFORMATION REQUIRED: (CHECK LIST)

*Completed Application

*Land Division Fee

*A Survey as previously stated on application showing Improvements to ensure no encroachments

*Taxes must be current

*Certificate from County Treasurer all property taxes and special assessments due on the parcel or tract for the preceding 5 years have been paid. PA 23 of 2019

* Release from Mortgage Company

*Proof of Ownership

** If a lot line adjustment with another owner

*Both Signatures from both parties

*Deed of portion of the repartition with correct description

* If creating a new parcel: Indication of approval, or permit from the County Road Commission with assigned address