

LAGRANGE TOWNSHIP
PARCEL DIVISION APPLICATION
William Kays – LaGrange Township Assessor
72883 CR 687 Hartford, MI 49057
(269) 621-3604

You MUST answer all questions and include all attachments, or this will be returned to you. Please mail to LaGrange Township 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. 102e & 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 to 1996 & P.A. 87. of 1997, MCL 560 et. Seq.) Approval of a division is not a determination that the resulting parcels comply with other ordinance or regulations.

(1.) Location of Parent Parcel to be split:

Address Number: _____ Road Name: _____
Parent Parcel Identification Number _____
Parent Parcel Legal Description (Describe or Attach) _____

(2.) Property Owner Information:

Name: _____
Address: _____
City & Zip Code: _____
Phone: _____

(3.) Proposed Division(s) to include the following:

- A. Number of new Parcels: _____
- B. Intended use (residential, commercial, industrial, agricultural, development) _____
- C. Each proposed parcel of 10 acres or less had a depth 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: (ANSWER ONE)
 - a) Road name: _____
 - b) A new public road, proposed road name: _____
 - c) Describe or attach a legal description of proposed new PUBLIC road, easement or shared driveway: _____
 - d) Describe or attach a legal description of 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)

LaGrange Township Parcel Division Application Continued.....

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

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

(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 division(s), 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, and
 - (7) any existing improvements (buildings, wells, septic system, sewer, driveways, etc), and
 - (8) any of the features checked in question number 5 above.
- B. Indication of approval or permit (copy attached) from Cass County Road Commission, 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 (sect. 109 (4) of the act) in the parent parcel.
- D. A fee of \$250.00 made payable to LaGrange Township.

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

(8.) AFFIDAVIT and permission for township, municipality, county, and state officials to enter the property for inspections:

I agree that 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 conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the township, municipality, county, and State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which convey 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 or conveyance of rights in any other statute zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved, I understand local ordinances and state acts change from time to time, and if changed, the divisions made must comply with the new requirements (apply for division approval again) unless deeds representing the approved division(s) are recorded with the Cass County Clerk/Register (Register of Deeds) and division is built upon before the changes to laws are made.

Property Owners Signature _____ Date _____

For office use only – Reviewer's action: Fee \$250.00 Additional Fees \$ _____ Total Fees \$ _____ Check # _____

Signature: _____ Date Application Completed: _____ Approval Date: _____

William Kays, Assessor