

PARCEL DIVISION APPLICATION
ANN ARBOR CHARTER TOWNSHIP

You **MUST** answer all questions and include all attachments or this will be returned to you. Bring or mail the completed application to Ann Arbor Township, 3792 Pontiac Trail Ann Arbor, MI 48105 If you have any questions please contact the zoning administrator at 734-663-1855

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 P.A. 288 of 1967 MCL 560.102).

This form is designed to comply with Sec. 108 & 109 of the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967)

1. Location of parent parcel to be split:

Address _____

Parent Parcel ID _____ - _____ - _____ - _____ - _____

Legal Description of Parent Parcel _____
(attach if necessary)

2. Property Owner Information:

Name _____ Phone _____

Address _____ City, State, Zip _____

3. Describe the division(s) being proposed:

- A. Number of new parcels _____
- B. Intended use (residential, commercial, etc) _____
- C. Does each proposed parcel have a depth to width ratio of 4 to 1 or less? _____
- D. Does the area and width of each parcel comply with Township ordinances? _____
- E. The division of the parcel provides access to an existing public road by:
 - ___ 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: _____
 - ___ a recorded easement (driveway) (cannot service more than 2 sites)
- F. Describe or attach a legal description of proposed road or shared driveway

- G. Describe or attach a legal description for each proposed new parcel

4. Future Divisions that may be allowed but not included in this application:

- Did the parent parcel have any unallocated divisions under the Land Division Act? _____
 - Were any unallocated divisions transferred to the newly created parcel(s)? _____
 - 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 109 (3 &4) of the Statute.)

5. Development Site Limits (check each condition which exists on the parent parcel)

- ___ Waterfront property (river, lake, pond, etc.)
- ___ Wetland
- ___ Within a floodplain
- ___ Existing drainage easements
- ___ Includes slopes of 20% or greater
- ___ Is known or suspected to have an abandoned well, underground storage tank or contaminated soils

6. Attachments (all of the following MUST be included)

- A. A scale drawing of the proposed division(s) of the parent parcel showing:
 - 1. Boundaries as of March 31, 1997
 - 2. All previous divisions made after March 31, 1997 (indicate when made)
 - 3. The proposed divisions
 - 4. Dimensions of the proposed divisions
 - 5. Existing and proposed road/easement rights-of-way
 - 6. Easements for public utilities from each parcel to existing public utility facilities
 - 7. Any existing improvements (buildings, wells, septic systems, driveways, etc.)

8. Any of the features checked in question number 5
- 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, PA288 of 1967"
 - D. Indication of approval or permit from the Washtenaw County Road Commission or MDOT for each proposed new road, easement or shared driveway.
 - E. A fee of \$75.00 per parcel
 - F. Other (please list)

7. Improvements Describe any existing improvements (buildings, well, septic, etc.) which area on the parent parcel, or indicate none _____

8. Affidavit and permission for municipal, county and state officials to enter 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 Ann Arbor Township, Washtenaw 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 applicable local land division ordinance and the State Land Division Act and does not include any representation of conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights

Further, I understand Ann Arbor Township is not liable if a building permit is not issued for the parcel due to nonapprovable on-site water or on-site sewage disposal. Checking with the Washtenaw County Health Department for septic and well requirements is the landowner's responsibility.

Finally, even if this division is approved, I understand local ordinances and state acts change from time to time, and if changed the division 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 _____

Office Use Only

Total Fee \$ _____

_____ Approved: Conditions, if any _____

_____ Denied: Reasons _____

Signature and Date _____

New parcel property ID's:

1. _____
2. _____
3. _____
4. _____