*Birch Run Township*

*8425 Main Street \* PO Box 152 \* Birch Run, MI 48415*

*Phone: (989) 624-9773 \* Fax: (989) 624-1177 \* Email:* Assessor@birchruntwp.com

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring, mail, or email to **BIRCH RUN TOWNSHIP ASSESSOR** 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, PA 288 of 1967 as amended particularly by PA 591 of 1996 and PA 87 of 1997, MCL 560 et. Seq.) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

1. LOCATION of PARENT to be split:
	1. Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Road Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	2. PARENT PARCEL (S) IDENTIFICATION NUMBER:
	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	3. Parent Parcel Legal Description (Describe or Attach):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. PROPERTY OWNER INFORMATION – LIST ALL OWNERS:
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Zip Code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Fax: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:
	1. # of new parcels (including remainder of Parent Parcel): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	2. Intended use (residential, commercial, etc.): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	3. Each proposed parcel if it has a depth to width ratio of 4:1 or 2:1 in A-1 Zoning
	4. Each parcel has a width of \_\_\_\_\_\_\_\_\_\_\_ (not less than required by Ordinance).
	5. Each parcel has an area of \_\_\_\_\_\_\_\_\_\_\_ (not less than required by Ordinance).
	6. The division of each parcel provides access as follows: (Check one)
		1. [ ]  Each new division has frontage on an existing public road.
		Road Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
		2. [ ]  A new public road, proposed road name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	7. Describe or attach a legal description of proposed new road: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	8. Describe or attach a legal description for each proposed new parcel: \_\_\_\_\_\_\_
	9. Copy of Deed
4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.
Indicate number transferred: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
See Section 109(2) if the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.
5. DEVLOPMENT SITE LIMITS (check each which represent a condition which exists on the parent parcel):
[ ]  Waterfront property (drains, river, lake, pond, etc.)
[ ]  Is within a flood plain
[ ]  Is on muck soils or soils known to have severe limitations for on-site
 sewage system
[ ]  Includes wetlands
[ ]  Includes a beach
[ ]  Includes oil wells
6. ATTACHMENTS – All the following attachments MUST be included. Letter each
 attachment as shown:
7. A scale drawing that complies with the requirements of PA 132 of 1970 as amended for the proposed division(s) of the parent parcel, showing:
(1) Current boundaries (as of March 31st, 1997), and
(2) All previous divisions made after March 31st, 1997 (indicate when made
 or none), and
(3) The proposed division(s), and
(4) Dimensions of the proposed divisions, and
(5) Existing and proposed divisions, and
(6) Easements for public utilities from each parcel that is a development site
 to existing public utility facilities, and
(7) Any existing improvements (e.g. building
(8) Any of the features checked in questions number 5.
(9) North arrow, date, and scale
(10) Zoning classification of the lot(s) to be split and all abutting lots.
(11) All required front, rear and side yard setbacks resulting from the
 requested split.
(12) Buildable Area
8. Indication of approval or permit from Saginaw County Road Commission
(Joe Periard \*752-6140\*), or MDOT, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.
9. A copy of any reserved division rights (Sec. 109(4) of the Act) in the parent parcel.
10. A fee of $35.00 per parcel created (including parent parcel) or $35.00 per parcel involved in property line adjustment.
11. IMPROVEMENTS – Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel, or indicate none)
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
12. INDICATE if parcel is under Public Act 116 (Farmland & Open Space) [ ]  YES [ ]  NO
13. AFFIDAVIT and permission for Township, 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 the 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 conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the subdivision control act PA 288 of 1967 as amended (particularly by PA 591 of 1996 and PA 87 of 1997), MCL 560.101 et. Seq.) and does not include any representation or conveyance of rights in any other statute, build code, zoning ordinance, deed restrictions or other property rights.

The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

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 here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

*X*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
*Signature, Property Owner* *Date*

*X*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
*Signature, Property Owner* *Date*

**FOR OFFICE USE ONLY**

*Reviewer’s Action*

Total Fee: $\_\_\_\_\_\_\_\_\_\_\_\_\_ Check #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Receipt #: \_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Application Completed: \_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_

*Signature* *Date* Approval Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (*see attached*)

*Denial Date* *Reason for Denial*