



A RECOGNIZED BICENTENNIAL COMMUNITY
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www.crockery-township.org

CROCKERY TOWNSHIP LAND DIVISION APPLICATION

Bring or mail this application to: *Crockery Township Zoning Administrator*

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a Land Transfer.

This form is designed to comply with applicable local zoning ordinances and § 108 & 109 of the Michigan Land Division Act (formerly this 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 ct.seq.)

1. LOCATION OF PARENT PARCEL TO BE SPLIT:

Address or road name: _____
Permanent Parcel # of Parent Parcel: ____ - ____ - ____ - ____ - ____
Legal description of Parent Parcel: (Attach extra sheets if needed) _____

2. PROPERTY OWNER INFORMATION:

Name: _____ Telephone (____) _____ - _____
Address: _____
City, State, Zip: _____

3. APPLICANT INFORMATION: (If not the property owner)

Name: _____ Telephone (____) _____ - _____
Address: _____
City, State, Zip: _____

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

- A.** Number of new Parcels: _____
- B.** Intended use (residential, commercial, etc.): _____
- C.** 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.
____ A new public road; proposed road name: _____
(Road name cannot duplicate an existing road name)
____ A new private road; proposed road name: _____
(Road name cannot duplicate an existing road name)
- D.** Where a proposed private road provides access to new parcels, building permits for construction of any buildings will not be issued by the Crockery Township Building Official until the private road has been completed and proper road signs are in place. The Crockery Township Zoning Administrator will inspect and when appropriate, issue a certificate of approval for the road. Upon receipt of the certificate of approval for said private road, the Building Official is authorized to issue building permits.

I understand and agree to the preceding paragraph regarding approval of private roads in Crockery Township.

Signature

Date

E. Write here or attach a legal description of the proposed new road: (Attach extra sheets if needed)

5. FUTURE DIVISIONS:

A. Future divisions that might be allowed but not included in this application: _____

B. Please indicate to which parcels any remaining divisions will be allocated: _____

See section 109(2) of the Statute.

Make sure your deed included 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 or any part of the parcel.

_____ It is a river or lakefront parcel.

_____ It includes a wetland.

_____ It is within a flood plain.

_____ It includes slopes more than twenty-five percent (a 1:4 pitch or 14° angle) or steeper.

_____ It is on muck soils or soils known to have severe limitations for on site sewage systems.

_____ It is known/suspected to have an abandoned well, underground storage tank or contaminated soils.

7. ATTACHMENTS: (all attachments must be included). Check each of the attachments shown below.

A.

1. _____ A survey sealed by a professional surveyor with adequate and accurate legal descriptions.

2. _____ Instead of a survey by a professional surveyor an individual may submit the following:
Each resulting parcel must have an adequate and accurate legal description and must include a map drawn to scale showing the approximate dimensions of the parcels.

Whether the applicant chooses (1) or (2) above, the drawing must include the following information:

a. Current boundaries (as of March 31, 1997)

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

c. The proposed division(s)

d. Existing and proposed road/easement right-of-way(s)

e. Easements for public utilities

f. Any existing improvements (building, wells, septic system, driveways, etc.) on the parent parcel or on any of the proposed parcels.

g. Any of the features checked in number 6.

B. _____ Indication of approval or permit from the Ottawa County Road Commission for each proposed new road.

C. _____ A copy of any transferred division rights (§ 109(4) of the Act) in the parent parcel.

D. _____ A fee of \$100.00.

E. _____ Other (please list) _____

8. 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 the purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the Crockery Township 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 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.

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 and Ottawa County Register of Deeds or the division is built upon before the changes to laws are made.

Finally, I understand that approval of this division does not indicate conformance with the Crockery Township Zoning Ordinance and that the Township or any Township official cannot be held liable for failure to grant a building permit for any non conforming divisions.

Property Owners Signature

Date

Property Owners Signature

Date

DO NOT WRITE BELOW THIS LINE

REVIEWERS ACTION:

Fee Paid _____

Receipt # _____

_____ Approved: Conditions if any: _____

_____ Denied: Reason: _____

_____ Conforms to all Crockery Township Ordinances at the time of divisions.

Signature of Zoning Administrator

Date

Signature of Assessor

Date

LAND DIVISION APPLICATION FEE \$100.00

