

**BOYNE VALLEY TOWNSHIP
PARCEL DIVISION APPLICATION
PO BOX 191, 2489 RAILROAD ST
BOYNE FALLS, MI 49713**

You must answer all questions and include all attachments, or this will be returned to you.
Return to the above address via US Mail.

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).

This form is designed to comply with Section 108 and 109 of the Michigan 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, M.C.I. 560 ET. Seq.) Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

Location of Parent Parcel to be Split:

Address: _____

City and Zip Code: _____

Parent Parcel: _____

Legal description (Describe or Attach): _____

Property Owner Information:

Name: _____ Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Cell: _____

Proposed Division(s) to Include the Following:

A. Number of new parcels: _____

B. Intended Use (residential, commercial, etc.): _____

C. Each proposed parcel, if 10 acres or less, has a depth to width ration 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 a depth of _____ (Not less than required by ordinance)

F. Each parcel has an area of _____ (Not less than required by ordinance)

G. The division of each parcel provides access as follows: (Check one)

a) _____ each new division has frontage on an existing public road.
Road Name: _____

b) _____ each new public road, proposed name: _____

c) _____ a new private road, proposed name: _____

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H. Describe or attach a legal description of proposed new road, easement or shared driveway. _____

I. Describe or attach a legal description for each proposed new parcel. _____

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).

Development Site Limits: Check all that represent a condition which exists on the parent parcel:

_____ Waterfront Property (River, Lake, Pond, etc)

_____ Is within a flood plain

_____ Includes wetlands

_____ Includes a beach

_____ Is on muck soil or soils unknown to have severe limitations for on-site sewage system.

Improvements:

Describe any existing improvements (buildings, well, septic, etc.) on the parent parcel or indicate none:

Attachments: All the following attachments MUST be included. Letter each attachment as shown:

A. A scale drawing that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:

- (1) Current boundaries as of March 31, 1997
- (2) All previous divisions made after March 31, 1997 (indicate when made or none)
- (3) The proposed division(s)
- (4) Dimensions of the proposed divisions
- (5) Existing and proposed road/easement right-of way(s)
- (6) Easements for public utilities from each parcel that is a development site 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 (If none, no attachment is required)

B. Indication of approval or permit from Charlevoix County Road Commission, that a proposed easement provides vehicular access to an existing road and meets applicable location standards.

C. A copy of any reserved division rights (Sec. 109(4) of the Act) in the parent parcel.

Affidavit and Permission for Municipal 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 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 purposed 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 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, building code, 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 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.

Property Owner's Signature: _____ ***Date:*** _____

Subscribed and sworn before me this _____ ***Day of*** _____, _____

Printed name of Notary Public _____

Signature of Notary Public _____

County of _____ ***My Commission Expires on*** _____

Property owner shall file with the Register of Deeds within 30 days and return a copy of the receipt to Boyne Valley Township.

FOR OFFICE USE ONLY – REVIEWER'S ACTION: Total Fee \$ _____ **Check #** _____

Approval Date: _____

Signatures: _____
Sue Hobbs, Supervisor Lynn Sparks, Clerk

Date _____ **Reason for denial** _____ (see attached)