

# VIENNA TOWNSHIP LAND DIVISION/ENHANCEMENT/COMBINATION APPLICATION

DATE: \_\_\_\_\_

You **MUST** answer all questions **and** include all attachments, or this will be returned to you. Bring or mail application to Vienna Township, 3400 W. Vienna Road, Clio, MI 48420. (810) 686-7676

## **Approval of a division of land is required BEFORE IT IS SOLD.**

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 by P.A. 591 of 1996 and P.A. 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 PARENTS to be split: (If more than 3, list on a separate page)

Address: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Legal Description (describe or attach): \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Legal Description (describe or attach): \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Legal Description (describe or attach): \_\_\_\_\_  
\_\_\_\_\_

### 2. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- a. Number of New Parcels \_\_\_\_\_
- b. Intended use (residential, commercial, etc.) \_\_\_\_\_
- c. Are any involved parcels enrolled on PA 116 Yes \_\_\_\_\_ No \_\_\_\_\_
- d. Each proposed parcel of 10 acres or less has a depth to width ratio of 4 to 1 Yes \_\_\_\_\_ No \_\_\_\_\_

e. Each proposed parcel conforms to the area and width requirements provided by Vienna Township Ordinance. Yes \_\_\_\_\_ No \_\_\_\_\_

f. The division of each parcel provides access as follows: (check one)

i. \_\_\_ Each new division has frontage on an existing public road. Road Name: \_\_\_\_\_

ii. \_\_\_ Each new division has frontage on a new public road. Proposed road Name: \_\_\_\_\_

iii. \_\_\_ Each new division has frontage on a new private road. Proposed road Name: \_\_\_\_\_

g. Attach an accurate legal description for each new proposed parcel, including a new legal for the remainder of the parent parcel(s)

3. **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.)

4. **DEVELOPMENT SITE VISITS** (check each which represent a condition which exists on the parent parcel):

\_\_\_\_\_ Water front property (pond, river, lake, etc.) \_\_\_\_\_ Includes wetlands

\_\_\_\_\_ Is within a flood plain \_\_\_\_\_ Includes a beach

\_\_\_\_\_ Is on muck soils or soils known to have severe limitations for onsite sewage system

\_\_\_\_\_ Is on soil known to have environmental contamination

5. **ATTACHMENTS – All** of the following attachments **MUST** be included. Letter each attachment as shown:

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

i. Current boundaries (as of March 31, 1997), and

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

iii. The proposed divisions, and

iv. Dimensions of the proposed divisions, and

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

vi. Easements for public utilities from each parcel that is a development site to existing public utility facilities, and

vii. Any existing improvements (buildings, wells, septic system, driveways, etc.), and

viii. Any of the features checked in question number 5

b. Land division permit from Genesee County Road Commission 810-767-4920 indicating availability of access to each parcel.

c. Land division tax payment certification form

d. A copy of any reserved division rights (sec 109 (4) of the act) in the parent parcel.

e. \$25.00 fee for each new legal description

**TOTAL FEE:** \_\_\_\_\_

6. **IMPROVEMENTS** – Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel or indicate none. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. AFFIDAVIT** and permission for municipal, 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 State of Michigan to enter the property where this parcel division is proposed for the purpose of inspections. 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 division made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Registrar of Deeds or the division is built upon before the changes of law are made.

Property Owners Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owners Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owners Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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*For office use only* – Reviewer’s action:                      Total Fee: \_\_\_\_\_ Check# \_\_\_\_\_

Signature: \_\_\_\_\_

Application completion date: \_\_\_\_\_ Application approval date: \_\_\_\_\_

Application denial date: \_\_\_\_\_ Reason(s) for denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_