

All Delinquent taxes must be paid or the divisions will not be completed even if approved previously. Proof of all prior year taxes paid must be submitted with the application. Land Division descriptions are not split until the following year.

INVERNESS TOWNSHIP

Parcel Division Application

You Must answer all questions and include all attachments or this will be returned to you. Bring or mail to:

**CLAYTON MCGOVERN
223 S HURON ST
CHEBOYGAN, MI 49721**

**Email address
CLAYM1952@GMAIL.COM**

Approval of a proposed application division of land when the new parcel is less than 40 acres and not just a property line adjustment (sec 102 E&F)

Name _____

Address _____

City , State & Zip _____ **MI**

Email Address: _____

This form is designed to comply with applicable zoning, land division ordinances and sec 19 of the Michigan Land Division (formally the subdivision control act, P.A. 288 of 1967 as amended particularly by P.A. 591 of 1996, MCL 560.101 et.seq and any subsection amendments.

1. Location of Parcel to be split: Parent Parcel/tract _____ Redivision _____

Parcel Number _____ Sec. _____ T _____ R _____

Address of property _____

2. PROPERTY OWNER: Information if different than above

Name _____ Phone # (____) _____

email _____

Address _____ City & State & Zip _____

3. APPLICANT: information if different than property owner:

Name _____ Phone # (____) _____ email _____

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(s) of the parcel has access by (check one)

_____ Each new division has frontage on an existing public road.

_____ A new public road- Proposed road name _____
(Road name can not duplicate an existing road name)

_____ A new private road- Proposed road name _____
(Road name can not duplicate an existing road name)

_____ A recorded easement

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5. FUTURE DIVISIONS being reserved? _____ For Whom _____

See section 109(2) of the Statute. Make sure your deed includes both statements as required by Sections 109(3) and 109 (4) of the Statute.

6. DEVELOPEMENT SITE LIMITS- Check each which represent a condition which exist on the parcel/tract:

- _____ Any part of the parcel is in a DNR- desingated critical sand dune area
- _____ The parcel is riparian or littoral (is river of lake front parcel)
- _____ Any part of the parcel is effected by Lake Michigan High Risk Erosion setback
- _____ Any part of the parcel includes a wetland
- _____ Any part of the parcel includes a beach
- _____ Any part of the parcel is within a flood plain
- _____ Any part of the parcel includes a slope more than twenty five percent
(a 1:4 pitch or 14 degree angle or steeper)

7. Attachments (all atachments must be included). Letter each attachment as shown here.

_____ A. Map, drawn to scale of the proposed division(s) of the parent parcel/tract or if redivision per Sec 108(5) showing:

- 1. Current boundries as of March 31, 1997
- 2 All previous divisions after March 31, 1997 (indicate when made or none)
- 3. Required items from Township Ordinance if any.
- 4. Legal descriptions of all proposed divisions
- 5. any features checked in question number 6 above

_____ B Indication of approval, or permit from the County Road Commission, MDOT or respective city/village street administrator, for each new public road and or easement.

_____ C. A copy of any reserved division rights (Sec 109(4) of the act) in the Parent Parcel

_____ A fee may apply for the divisions, please verify with the township clerk.

_____ E. Other (Please List) _____

Land division applications will only be approved when the final survey is completed. Any change to the final survey must be resubmitted for approval. If the division application has a preliminary survey only, it will be considered for preliminary approval only.

8. IMPROVEMENTS- Describe any existing improvements (buildings, well or septic, etc) which are on the parent parcel and where they are in relationship to the divisions requested.

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9 AFFIDAVIT and permission for the municipal, county and state officials to enter the property for inspections:

I agree the statements 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 parcel division. Further I agree to give permission for officials of the township, county or State of Michigan to enter the property where the 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 (formally the subdivision control act, P.A. 288 of 1967, as amended particularly by P.A. 591 1996), MCL 560.101 et. seq. and does not include any representation or conveyance of rights in any statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, 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 division are recorded with the Register of Deeds or the division is upon before the changes to laws are made.

I agree that all deeds will reflect the division(s) enclosed as approved by the township or the township assessor or the division will not be split. All descriptions, assessments and taxable values will remain with the parent parcel.

Please provide an overview of the entire property with proposed divisions incorporated within the site. This only needs to be relatively close for location purposes.

If Delinquent taxes due: I agree this property will not be split until all delinquent taxes are paid or other arrangements are made to pay the delinquent taxes.

I also give permission to the "Land Surveyor" of my land division to supply the Township Official or Assessor "in digital format" a drawing of the property along with the legal description(s) in a word document format if available. Any information provided by the surveyor is for internal use only within the Township or Assessor's offices and not to be released to other parties.

Owners signature _____ Date _____

Applicants signature _____ Date _____

DO NOT FAX APPLICATION, AS THESE ARE USUALLY UNREADABLE.

DO NOT WRITE BELOW THIS LINE

Reviewers Action

____ Approved: Conditions if any

____ Denied: Reasons (cite Sec)

Signature: _____ Date _____

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**INVERNESS TOWNSHIP
Land Division Requirements**

The township will not be responsible for divisions that do not meet the minimum lot size requirements for building purposes and access requirements enforced by the Cheboygan County Zoning Department.

Minimum lot size: Forestry Ag Zoning	150 feet of road frontage and 1 acre in the site.
Lake and Stream	100 feet of frontage and 15000 sq ft in the site
Residential	75 feet of road frontage and 12000 sq ft in the site

All new easement that access a dwelling unit must be a minimum of 30 feet in width to comply with zoning.

Lot depth to width ratio established by Public Act 591 "LAND DIVISION ACT" and the township is a maximum of 4 feet of depth to 1 foot width also the township Plat lot ordinances are in effect as adopted.

Please provide an overview of the entire property with proposed divisions incorporated within the site. This only needs to be realtively close for location purposes.

Township Guidelines Governing Acceptance of Application:

1. All divisions rights deeded must be presented with the application.
2. Completed survey or scaled drawing of the parent parcel with all divisions incorporated with all access roads included on the drawing. All prior divisions if any to the parent also to be shown.
3. Location of all buildings on the property and land improvements noted on the drawing.
4. Descriptions of all parcels to be divided must be included.
5. Need proof of fee simple ownership. "Warranty Deed"
6. Need proof there are no delinquent taxes due from the Cheboygan County Treasurers office.

If all of the above requirements are not received with the land division application, the division application may be rejected.

BE AWARE THAT ALL PARCEL LAND DIVISION APPLICATIONS SUBMITTED TO THE TOWNSHIP WILL BE REVIEWED AND RESPONDED TO WITHIN 45 DAYS. PLEASE SUBMIT IN A TIMLEY FASHION TO ALLOW AMPLE TIME FOR ANALYZING PRIOR TO ANY SALES.

I AGREE THAT ALL DEEDS WILL REFLECT THE DIVISIONS ENCLOSED AS APPROVED BY THE TOWNSHIP OR THE TOWNSHIP ASSESSOR WILL NOT SPLIT THE PROPERTY AND THAT ALL DESCRIPTIONS, ASSESSMENTS AND TAXABLE VALUES WILL REMAIN WITH THE PARENT PARCEL.

Land division applications will only be approved when the final survey is completed. Any change to the final survey must be resubmitted for approval. If the division application has a preliminary survey only, it will be consider incomplete.

I also give permission to the "Land Surveyor" of my land division to supply the Township Official or Assessor "in digital format" a drawing of the property along with the legal description(s) in a word document format if available.

Signature of property owner

Phone # (____) _____ - _____

Cell Phone # (____) _____ - _____

Email _____

Do Not Write in this Space 092-R20-000-008-01	
Office Information: Taxable Value adjustment info	
Land _____	Value _____
Bldg 1 _____	Bldg 2 _____
Yd Imp _____	TCV _____
TXV _____	Ass'd _____