



LAND DIVISION APPLICATION

Please answer all questions and include all attachments; incomplete applications will be rejected. Bring or mail to the Springfield City Office at 601 Avenue A, Springfield, MI 49037. Questions regarding this form can be directed to the Assessor's Office at 269-965-2354.

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. 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 _____

Parcel ID Number _____

Legal Description (attach if needed) _____

Property Owner Information

Name _____ Phone _____

Address _____ Fax _____

Proposed Division

Number of New Parcels _____

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

Each proposed parcel, if 10 acres or less, has a depth-to-width ratio of ___ to ___ as provided by ordinance

Each parcel has a width of _____ (not less than required by ordinance).

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

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

Each new division has frontage on an existing road: (Road name) _____

A new public road – Proposed Road Name: _____

A new private road – Proposed Road Name: _____

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

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

DEVELOPMENT SITE LIMITS (Check each condition that currently exists on the parent parcel)

- Waterfront property (river, lake, pond 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 systems

ATTACHMENTS (All of the following must be included)

1. 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:
 - 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), and
 - D. Dimensions of the proposed divisions
 - E. Existing and proposed road/easement right-of-way(s)
 - F. Easements for public utilities from development site(s) to existing public utility facilities
 - G. Any existing improvements (buildings, wells, septic systems, driveways, etc)
 - H. Any of the features checked in question number 5
2. Indication of approval from the Springfield Department of Public Works that any proposed easement that provides vehicular access to an existing road or street meets applicable local standards.
3. A \$50 application fee plus \$20 per additional split after the first split.

IMPROVEMENTS (Describe any existing improvements on the parent parcel or indicate none)

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. 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.

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.

Signature of Applicant

Date

OFFICIAL USE ONLY

Application Completed Date _____

Total Fees _____

Zoning Administrator Approved Denied

Zoning Administrator Signature

Date

Reason(s) for Denial _____

Assessor Approved Denied

Assessor Signature

Date

Reason(s) for Denial _____