

BLAIR TOWNSHIP
PARCEL DIVISION and
PARCEL LINE ADJUSTMENT APPLICATION

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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 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 PA 87 of 1997, MCL 560.101 et.seq.)

(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

LOCATION of PARENT to be split: _____

PARENT PARCEL IDENTIFICATION NUMBER: 28-02-_____

Parent Parcel Legal Description – Attach

2. PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

City, State: _____

Phone (____) _____ Zip Code: _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

A. Number of new Parcels _____

B. Intended use (residential, commercial, etc.) _____

C. Each proposed parcel has a width to depth ratio less than 4:1(over 1 acre) or 3:1 (under 1 acre).

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

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

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

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

___ A new public/private road, proposed road name: _____

G . Attach a legal description of proposed new road, easement or shared driveway including certified survey.

H. Attach a legal description for each **proposed new parcel**.

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. _____

5. DEVELOPMENT SITE LIMITS - Check each which represents a condition which 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 on site sewage system

_____ within Blair water district _____ within Blair sewer district

6. ATTACHMENTS - All the following attachments **shall** be included.

A.) A scale drawing for the proposed division(s) of the parent parcel showing:

- (1) current boundaries
- (2) the proposed division(s) including dimensions
- (3) existing and proposed road/easement right-of-way(s)
- (4) easements for public utilities from each parcel that is a development site to existing public utility facilities
- (5) any existing improvements (buildings, wells, septic system, driveways, etc.)

B.) Indication of approval from the Grand Traverse County Road Commission or Michigan Department of Transportation for a proposed driveway location or location of a proposed easement that provides vehicular access to an existing road or street.

C.) If parcel(s) is/are One (1) acre in size or smaller, a letter from the Grand Traverse County Health Department indicating that said properties will accommodate a drain field as required by Statute.

D.) Soil Erosion Department review

E.) A copy of a "Road Maintenance Agreement" (if new easement)

F.) A copy of any reserved division rights (sec. 109 (2) of the act) in the parent parcel.

G.) A fee of \$ 75.00 will be due upon submittal of a complete application with all attachments.

8. Acknowledgment-

The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels. Blair township officials and staff are not liable if a building permit is not issued for a parcel that resulted from an approved land division.

Property Owner's Signature _____

Date _____

Date _____