

CHARTER TOWNSHIP OF HARING
LAND DIVISION APPLICATION

Please answer all the questions and include required attachments. Incomplete applications will not be processed. Return the application and a \$75 application fee to: **CHARTER TOWNSHIP OF HARING, 515 BELL AVENUE, CADILLAC MICHIGAN 49601.**

If a parcel is less than 40 acres, approval of a land division is required before it is sold. This form is not required for property line adjustments.

1. PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

2. APPLICANT INFORMATION: (if not property owner)

Contact Persons Name: _____

Business Name: _____ Telephone: _____

Address: _____

City: _____ State: _____ Zip: _____

3. LOCATION OF PARCEL TO BE DIVIDED:

Address: _____

Parent Parcel Tax Code Number: _____

Legal Description of Parent Parcel: _____

Zoning Classification: R – A – FR – C – I – LI – LR – PUD – FI other: _____

4. PROPOSED LAND DIVISION:

Number of NEW parcels: _____

Proposed use (residential etc.): _____

Proposed access: _____

Frontage on existing public road? Road Name: _____

New public road? Provide legal description: _____

New private road? Provide legal description: _____

Record easement? Provide legal description: _____

Shared driveway? Provide legal description: _____

5. Are future land divisions being reserved? _____ For whom: _____
(Assure that your deed includes both statements as required in Section 109(3) and 109(4) of the Land Division Act. See attachment.)

6. DEVELOPMENT SITE LIMITS: (circle YES or NO for each of the following questions)

Does any parcel have lake or river frontage? YES – NO

Does any parcel include a wetland? YES – NO

Is any parcel located in a flood plain? YES – NO

Does any parcel have slopes of 25% or greater? YES - NO

7. REQUIRED ATTACHMENTS:

A. A survey drawing of the parent parcel with an accurate legal description of the proposed division(s) showing the following:

1. Current boundaries of the parent parcel as of March 1, 1997 and all divisions made after March 31, 1997
2. The proposed land division(s) and boundary dimensions.
3. Existing and proposed road(s) and/or easement(s) from each parcel to public utilities.
4. All existing improvements (buildings, structures, well, septic).
5. All features checked in number 6 above.

B. Approval of the County Road Commission and/or Michigan Dept. of Transportation for each proposed new road, road easement, driveway or shared driveway.

County: _____ Name/Title: _____

State: _____ Name/Title: _____

8. Describe any improvements (structures, well, septic, etc.) on the parent parcel or indicate "None": _____

9. AFFIDAVIT:

I (We) declare that the statements and information in this application are in all respects true and correct to the best of my (our) knowledge. I (we) agree to comply with the conditions and regulations provided with this parent parcel division. I (we) give permission for officials of the Township, County, or State of Michigan to enter the property for purposes of inspections. I (we) understand that this is only a parcel division that conveys only certain rights under the applicable local land division ordinance and the State Land Division Act and does not include any representations or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. I (we) understand that local zoning, ordinances, and/or State Acts are revised from time to time. If revised, the divisions made here must comply with the requirements in effect at the time of the division(s) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division has been issued a building permit and built upon before the changes to the law(s) became effective.

Applicants signature: _____ Date: _____

Property owner(s) signature: _____ Date: _____

REVIEWERS ACTION: (office use only)

APPROVED: Conditions (if any) _____

DENIED: (Reason and section of Act) _____

SIGNATURE: _____ Date: _____

CHARTER TOWNSHIP OF HARING
PARCEL DIVISION APPLICATION
DEED STATEMENTS

Senate Bill 345, Section 109 (3)

A person shall not sell a parcel of unplatted land unless the deed contains a statement as to whether the right to make further divisions exempt from the platting requirements of this act under this section and section 108 is proposed to be conveyed. The statement shall be in substantially the following form:

“The grantor grants to the grantee the right to make [insert number] division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.”

In the absence of a statement conforming to the requirements of this subsection, the right to make divisions under section 108(2), (3), and (4) stays with the remainder of the parent tract or parent parcel retained by the grantor.

Section 109 (4)

All deeds for parcels of unplatted land within the state of Michigan after the effective date of this act shall contain the following statement:

“This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.”