

COLFAX TOWNSHIP
P.O. Box 68, Thompsonville, MI 49683
Phone: 231-378-2144 - Fax: 231-378-4665

COLFAX TOWNSHIP PARCEL DIVISION APPLICATION

All Sections of this Application **MUST** be completed. All attachments must be included with the Application or it will be returned. Mail the Application, attachments and fee to Colfax Township at the above address.

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 (Section 102 (e) and (f) of the Land Division Act, P.A. 288 of 1967, as amended).

1. LOCATION OF PARENT PARCEL to be split:

Address (if none, provide name of road and nearest cross roads where Parent is located):

PARENT PARCEL IDENTIFICATION NUMBER: _____:

Parent Parcel Legal Description (describe here or provide in an attachment): _____

2. PROPERTY OWNER INFORMATION: (please print)

Name: _____ Phone: _____

Mailing Address _____

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

A. Number of new parcels: _____

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

C. For proposed parcels less than ten (10) acres, the depth of the parcel shall not exceed four (4) times its width or shall meet the configuration requirements of the Greater Thompsonville Area Zoning Ordinance.

D. Each parcel has a width of _____ feet (meets Zoning Ordinance requirements)

E. Each parcel has an area of _____ acres or _____ square feet (meets Zoning Ordinance requirements)

F. The division of each parcel provides access as follows (*check one and include road name*):

_____ 1. Each new division has frontage on an existing public road named _____

_____ 2. A new public road, proposed road name: _____

_____ 3. A new private road, proposed road name: _____

G. Describe or attach a legal description of new road, easement or shared driveway:

H. Describe or attach a legal description for each **proposed new parcel**:

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel: indicate number transferred _____. (See Section 109 (2) of the Land Division Act. Make sure your deed includes both statements as required in Section 109 (3) and (4) of the Land Division Act.)

5. DEVELOPMENT SITE LIMITS: Check each that represents a condition which exists on the parent parcel:

_____ Waterfront property (river, lake, pond, etc.)

_____ Includes wetlands

_____ Includes a beach

_____ Is within a flood plain

_____ Is on muck soils or soils known to have severe limitations for the site sewage/septic system

- 6. ATTACHMENTS:** All the following attachments **MUST** be included. Letter each attachment as follows:
- A. A scale drawing that complies with the requirements of the Certified Surveys Act, P.A. 132 of 1970, as amended, for the proposed division(s) of the parent parcel showing:
 - 1. Current boundaries (as of March 31, 1997); and
 - 2. All previous divisions made after March 31, 1997 (indicate when made or none); and
 - 3. The proposed division(s); and
 - 4. Dimensions of the proposed division(s); and
 - 5. Existing and proposed road/easement right-of-way(s); and
 - 6. Easements for public utilities from each parcel that is a development site to existing public utility facilities; and
 - 7. Any existing improvements (buildings, wells, septic systems, driveways, etc.); and
 - 8. Any of the existing conditions checked in **Development Site Limits** (above).
 - B. Indication of approval, or permit from the Benzie County Road Commission or Village street administrator, that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards.
 - C. A copy of any reserved division rights (Section 109 (4) of the Land Division Act) in the parent parcel.
 - D. Payment of fee: \$100 for parent parcel (base fee) and \$20 for each newly created parcel.

7. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel. Indicate "None" if there are no improvements. _____

8. 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 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 the purpose 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 (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 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 changes to laws take effect.

 Property Owner's Signature Date

For office use only:

Reviewer's action: Total Fee \$ _____ Check # _____

Signature _____ **Application Received Date** _____

Approval Date _____ **Denial Date** _____

Reason for Denial _____

See Attachment _____ **Yes** _____ **No** _____

Fee Schedule: \$100 for Parent Parcel (base fee); \$20 for each newly created parcel