

WELLS TOWNSHIP PARCEL DIVISION APPLICATION

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You **MUST** answer all questions and include all attachments or this application will be returned to you. Mail completed application including all attachments to **WELLS TOWNSHIP ASSESSOR** 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. (sec 102e & 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 P.A. 560 et. Seq.) Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. LOCATION of PARENT PARCEL to be split:

Address _____
Parent Parcel Identification Number: _____
Parent Parcel Legal Description (describe or attach) _____

2. PROPERTY OWNER INFORMATION:

Name: _____ Phone _____
Address: _____
City: _____ State: _____ Zip: _____

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

A. Number of new parcels _____
B. Intended use (residential, commercial, etc) _____
C. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1.
D. Each parcel has a width of _____ (not less than required by zoning)
E. Each parcel has an area of _____ (not less than required by zoning)
F. The division of each parcel provides access as follows: (check one)
_____ a. Each new division has frontage on an existing public road.
_____ b. A new public road (name of road _____)
_____ c. A new private road (name of road _____)
G. Describe or attach a legal description of proposed new road, easement or shared driveway

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

4. Is any portion of this property enrolled in PA 116? _____ If yes, please provide a copy of the contract – OR – provide paperwork for release of PA 116.
5. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate number transferred _____ (see section 109(2) of the Statute. Make sure your deed includes both statements as required in 109 (3&4) of the Statute.)
6. DEVELOPMENT SITE LIMITS (check each with represent a condition which exist on the parent parcel)
_____ Waterfront Property _____ 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

7. ATTACHMENTS: All of the following MUST be included. Letter each attachment as shown:
- A. A scale drawing that complies with the requirements of 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 division made after March 31, 1997 (indicate when made or none) and
 - 3. The proposed division(s) and
 - 4. Dimension 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 features checked in question number 5.
 - B. Indication of approval or permit from Tuscola County Road Commission or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.
 - C. A copy of any reserved division rights (sec 109(4) of the act) in the parent parcel.
 - D. DTE or Thumb Electric Land Split Service Application for all new development sites.
 - E. Land Division Tax Payment Certification Form from the Tuscola County Treasurer showing proof of payment for property taxes for five (5) years preceding date of application.
 - F. A fee of \$50 per land division. Make check payable to Wells Township.

8. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc) which are on the parent parcel or indicate none _____

9. *AFFIDAVIT and permission for municipal, county and state officials to enter 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 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. Finally, I understand this is only a parcel division with conveys only certain rights under the applicable local land division ordinance and the State Land Division act (formerly the subdivision control act P.A.Q. 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 of 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 the changes to laws are made.*

Property Owner(s) Signature _____ Date: _____
 _____ Date: _____

<p>For office use only-Review's action: Total Fee _____ Check # _____ Application Completed: Date _____ Approval Date _____ Denial Date _____ Reason for Denial _____ Assessor Signature: _____ Date _____</p>
