

Village of Webberville Application for Land Division

APPLICANT:

Name: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (daytime)(_____) _____ (evening) (_____) _____

(fax) (_____) _____ (other) (_____) _____

Applicant is the __ owner or __ authorized agent of the owner (check one, as applicable) of the parcel proposed to be divided. **Attach proof of ownership** of the land proposed to be divided, such as a copy of the deed or land contract conveying the property, and **if the applicant is a person or entity other than the legal owner(s) of record of the land proposed to be divided, written authorization from the owner(s)**, which may be an architectural, engineering or construction contract, power of attorney, or letter of authorization, signed by the owner and appointing the applicant as the agent of the owner(s).

LEGAL OWNER(S) OF RECORD(if different than applicant):

Name: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (daytime)(_____) _____ (evening) (_____) _____

(fax) (_____) _____ (other) (_____) _____

You **Must** answer all questions and include **All** attachments or this form will be returned to you.

Bring or mail to: Village of Webberville 115 S. Main St., Box 389 Webberville, MI 48892

This form is designed to comply with Sections 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 268 of 1967 as amended (particularly by P.A. 591 of 1996 and P.A. 878 of 1997, M.C.I. 560 et. seq.).

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

LOCATION of PARENT PARCEL to be split: Address: _____
Road Name: _____

PARENT PARCEL IDENTIFICATION NUMBER: 33-43-08- _____

PARENT PARCEL LEGAL DESCRIPTION (Describe or Attach): _____

PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- a) Number of new parcels: _____
- b) Intended use (residential, commercial, etc.): _____
- c) Each proposed parcel, if ten (10) acres or less, has a depth to width ratio not to exceed 4 to 1.
- 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 road, proposed road name: _____
- g) Describe or attach a legal description of any proposed new road, easement of shared driveway _____
- h) Driveway permit.

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.)

DEVELOPMENT SITE LIMITS (Check each which represent 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

ATTACHMENTS – All of the following attachments **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:
 - a) current boundaries (as of March 31, 1997), and
 - b) all previous divisions made after March 31, 1998 (indicate when made or none), and
 - c) the proposed division(s), and
 - d) dimensions of the proposed divisions, and
 - e) existing and proposed road/easement right-of-way(s), and
 - f) easements for public utilities from each parcel that is a development site to existing public utility facilities, and
 - g) any existing improvements (buildings, wells, septic system, driveways, pipelines, etc.), and
 - h) any of the features checked in Development Site Limit section

- B** Indication of approval, or permit from Village of Webberville – D.P.W. Supervisor 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.

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

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 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 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), M.C.L. 560.101 et.seq.) And does not include any representation or conveyance of rights in any other statute, building code, zoning ordinances, 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 division made here must comply with the new requirements (apply for division approval again) unless deeds representing disapproved 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** _____

For office use only. Date Application accepted: _____ By (initial): _____

Signature of approval: _____

Signature of approval: _____

Signature of approval: _____

NOTICE OF APPROVAL OF LAND DIVISION

TO: _____
Name of Applicant

Address

RE: Land Division Application dated _____ or identified as 33-43-08-_____

Your request for a land division under the Michigan Land Division Act, 1967 P.A. 288, as amended (the "Act") has been approved, according to the requirements of such law and based upon the representations contained in your application for a division.

Approval of a division under the Act is not a determination that any of the parcels that result from the division comply with any other ordinances or regulations, including but not limited to any applicable zoning ordinances. You should consult with the Village or with an attorney, planner, engineer, surveyor or other professional to ascertain compliance with such matters. Approval of a division is also not a determination by the township that any of the representations made in your application are accurate.

A BUILDING PERMIT MAY NOT BE ISSUED FOR ANY PARCEL UNTIL AND UNLESS THE PARCEL HAS ALL OF THE FOLLOWING: **A)** INGHAM COUNTY HEALTH DEPARTMENT APPROVAL FOR THE SUITABILITY OF AN ON-SITE WATER SUPPLY, AND/ OR VILLAGE WATER TAP IN PERMIT **B)** INGHAM COUNTY HEALTH DEPARTMENT APPROVAL FOR ON-SITE SEWAGE DISPOSAL, AND/OR VILLAGE TAP IN PERMIT **C)** INGHAM COUNTY DRAIN COMMISSION SOIL SEDIMENTATION PERMIT, **D)** 5 COPIES OF PLANS, **E)** SITE PLAN WITH SET BACKS INDICATED AND **F)** VILLAGE DRIVEWAY PERMIT

This division approval is not a determination that adequate facilities are available for on-site water supply and on-site sewage disposal. The Village and its officers and employees are not liable if a building permit is not issued for any parcel due to the inability of a parcel to obtain on-site water or sewage disposal.

Dated: _____

VILLAGE OF WEBBERVILLE

By: _____

LAND DIVISION CHECK LIST

1. Village of Webberville Application for Land Division
2. Proof of Ownership signed by fee owner(s)
3. A land title search, abstract of title, or other evidence of land title that the proposed division was lawfully in existence on March 31, 1997
4. A copy of deed that states right to make further divisions
5. A parcel map showing parent parcel or tract, the area, parcel lines, public utility easements and proposed access. Parcel map should include:
 - a) Date, north arrow, scale, and the name of the person or firm responsible for the preparation of the map.
 - b) Proposed boundary lines and dimensions of each parcel
 - c) Adequate and accurate legal descriptions of each resulting parcel
 - d) A drawing or written description of all previous land divisions from the same parent parcel or tract identifying the number, area and date of such divisions.
 - e) Location, dimensions and nature of proposed ingress to and egress from any existing public or private streets
 - f) Location of any public or private street, driveway or utility easement to be located within any resulting parcel. Copies of describing and granting such easements shall be submitted with the application.
 - g) Any existing building (s) shall be shown.
6. Driveway permit application.
7. Has this land ever been in P.A. 116? Is this land currently in P.A. 116?

An application shall not be considered filed with the Village until the requirements for application have been complied with.

The Administrator shall approve or disapprove a proposed land division within 45 days after the complete filing. A signed copy will be provided from the Village. A written appeal may be filed within 30 days of the decision.

A decision approving a land division shall be effective for not more than 180 days after such approval unless either of the following requirements is satisfied within such 180 days. 1) Deed of other recordable instrument of conveyance, shall be recorded with the county register of deeds and a true copy thereof showing proof of such recording shall be filed with the Administrator. 2) A survey accurately showing the resulting parcel(s) shall be recorded with the county register of deeds and a true copy thereof showing proof of such recording shall be filed with the Administrator.

If neither is satisfied, the land division shall be deemed revoked and of no further effect after the 180th day.