

# CHARTER TOWNSHIP OF SPRINGFIELD

## LAND DIVISION APPLICATION

You ***MUST*** answer all questions and include all attachments, or this application will be returned to you ***unapproved***. A proposed division shall not be considered filed until all the requirements for an application required by Ordinance No. 61, Sec. 4.1 have been complied with: Bring or mail to: Assessing Department, 12000 Davisburg Rd., Davisburg, MI 48350, for municipal review.

### Applicant Information:

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

This form is designed to comply with local zoning, land division ordinances and the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended.)

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### 1. COMPLETE PROPERTY OWNER INFORMATION for all parent parcels (use extra sheet if necessary).

#### (A.) PROPERTY OWNER Information:

Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_ Proof of ownership interest or Land title search or abstract of title

**LOCATION** of parent parcel to be split: Address: \_\_\_\_\_ Road Name: \_\_\_\_\_

Parent Parcel Number: \_\_\_\_\_

#### (B.) PROPERTY OWNER Information:

Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_ Proof of ownership interest or Land title search or abstract of title

**LOCATION** of parent parcel to be split : Address: \_\_\_\_\_ Road Name: \_\_\_\_\_

Parent Parcel Number: \_\_\_\_\_

#### (C.) PROPERTY OWNER Information:

Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_ Proof of ownership interest or Land title search or abstract of title

**LOCATION** of parent parcel to be split : Address: \_\_\_\_\_ Road Name: \_\_\_\_\_

Parent Parcel Number: \_\_\_\_\_

\_\_\_\_\_ Proof of ownership interest or Land title search or abstract of title

**2. PROPOSAL:** Describe the division(s) being proposed:

- A. Number of new Parcels \_\_\_\_\_
- B. Intended use (residential, commercial, etc.) \_\_\_\_\_
- C. Is the parcel to be divided a lot or outlot in a platted subdivision? (yes or no) \_\_\_\_\_
- D. Are all proposed new parcels greater than or equal to 40 acres? (yes or no) \_\_\_\_\_
- E. The division of the parcel provides access to an existing public road by: (check one)  
\_\_\_\_\_ Each new parcel has minimum frontage on an existing public road.  
\_\_\_\_\_ A new public road, proposed road name: \_\_\_\_\_  
(Road name cannot duplicate an existing road name.)  
\_\_\_\_\_ A recorded easement (driveway) (Cannot service more than one potential site.)
- F. The number of **future** divisions being transferred from the parent parcel to another parcel? \_\_\_\_\_  
If zero, enter -0-. If one or more, the attached form L-4260a must be filled out. See section 560.109(2) of the MI Land Division Act of 1967, Act 288 (see attached).  
Identify the other parcel(s): \_\_\_\_\_

**Note:** Make sure your deed includes both statements as required in section 560.109(3) and 560.109(4) of the MI Land Division Act of 1967). See Attached.

**3. PROPOSED** division for parcels lacking minimum road frontage per Ordinance 26, Sec. 16.20. Requires Zoning Board of Appeals approval. \_\_\_\_\_ Date of Approval (attach minutes).

**ATTACHMENTS** (all attachments **MUST** be included). Letter each attachment as shown here.

- \_\_\_ **A.** A scaled drawing of the proposed division(s) of the parent parcel.  
THE DRAWING MUST SHOW:  
(If not applicable please note.)
  - \_\_\_\_\_ Date, north arrow, scale, name of preparer
  - \_\_\_\_\_ Current boundaries (as of March 31, 1997)
  - \_\_\_\_\_ All previous divisions made after March 31, 1997 (indicate when made)
  - \_\_\_\_\_ Proposed division(s), dimensions and area of each proposed parcel
  - \_\_\_\_\_ Existing and proposed road/easement rights-of-way
  - \_\_\_\_\_ Location, dimensions and nature of proposed ingress and egress
  - \_\_\_\_\_ Easements for public utilities from each parcel to existing public utility facilities
  - \_\_\_\_\_ All existing improvements (building, wells, septic system, driveways, etc.)
  - \_\_\_\_\_ Locations of all recorded easements
- \_\_\_ **B.** Copies of all instruments describing and granting easements if applicable
- \_\_\_ **C.** A copy of any transferred division rights (Michigan Land Division Act) in the parent parcel. Form L-4260a
- \_\_\_ **D.** Proof all taxes are paid to date. (See attached)
- \_\_\_ **E.** Other (please list): \_\_\_\_\_

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**4. IMPROVEMENTS** describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if necessary): \_\_\_\_\_

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**5. A survey, sealed by a professional surveyor will be required after the scaled drawing is approved. The survey must show all easements and proposed legal descriptions.**

**6. 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 to enter the property where this parcel division is proposed for purpose of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. I understand that this parcel division conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 299 of 1967, as amended) (particularly by P.A. 87 of 1997), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand that zoning, 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, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

**(A.) Property Owner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**(B.) Property Owner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**(C.) Property Owner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**NOTARY** \_\_\_\_\_  
(print name)

\_\_\_\_\_  
(commission expires:)

\_\_\_\_\_  
Acting in the County of:

**DO NOT WRITE BELOW THIS LINE**

\_\_\_\_\_  
**Reviewer's action:** \_\_\_\_\_ **Fee \$** \_\_\_\_\_

\_\_\_\_\_  
**Approved:** Conditions if any: \_\_\_\_\_

\_\_\_\_\_  
**Denied:** Reason: \_\_\_\_\_

\_\_\_\_\_  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## **Land Division Act Act 288 of 1967**

560.109

(2) The right to make divisions exempt from the platting requirements of this act under section 108 and this section can be transferred, but only from a parent parcel or parent tract to a parcel created from that parent parcel or parent tract. A proprietor transferring the right to make a division pursuant to this subsection shall within 45 days give written notice of the transfer to the assessor of the city or township where the property is located on the form prescribed by the state tax commission under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a. The state tax commission shall revise the form to include substantially the following questions in the mandatory information portion of the form:

- (a) "Did the parent parcel or parent tract have any unallocated division under the land division act, 1967 PA 288, MCL 560.101 to 560.293? If so how many?"
- (b) "Were any allocated divisions transferred to the newly created parcel? If so, how many?"

(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.

(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".

**Verification of Taxes Paid**

**Complete this form for each parent parcel.**

(Note: this split/combination may be postponed if this page is not included with your application.)

Current owner of record: \_\_\_\_\_

Parcel number: \_\_\_\_\_

Summer: \_\_\_\_\_

Winter: \_\_\_\_\_

Special Assessments (Circle One): No / Yes:

Summer: \_\_\_\_\_

Winter: \_\_\_\_\_

Signature of Treasury personnel \_\_\_\_\_

***Taxpayer:***

I certify that all information contained within is true and correct.

Taxpayer signature: \_\_\_\_\_