

**BATES TOWNSHIP LAND DIVISION APPLICATION**

Please answer all questions **and** include all attachments. Bring or mail to:  
**BATES TOWNSHIP, 3070 East Highway U.S. 2, Iron River, MI 49935.**

**Approval of a division of land is required before it is sold, when a *new parcel is less than 40 acres, and not a property line adjustment or transfer between adjacent parcels not resulting in a new building site. (MCL 560.102 e & f)***

*Approval of a division is not a determination that the resulting parcels comply with other ordinances or zoning regulations. 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 PA 87 of 1997, MCL 560.101 et.seq.)*

**1. LOCATION of PARCEL to be split:**

Address: \_\_\_\_\_

Road Name(s) \_\_\_\_\_

**PARENT PARCEL TAX ID NUMBER:** \_\_\_\_\_

**PARENT PARCEL LEGAL DESCRIPTION (attach deed copy) :** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. PROPERTY OWNER INFORMATION:**

**Name(s):** \_\_\_\_\_

**Address(s):** \_\_\_\_\_

**Phone (\_\_\_\_) \_\_\_\_\_ E-mail:** \_\_\_\_\_

**3. PROPOSED DIVISION(S):**

A. Number of new Parcels \_\_\_\_\_

B. Intended use (residential, commercial, etc.) \_\_\_\_\_

C. Does each proposed parcel have a depth to width ratio of 4 to 1 or less? \_\_\_\_\_

D. Does each parcel meet the minimum width required by the zoning ordinance? \_\_\_\_\_

E. Does each parcel meet the minimum (sq. ft.) area required by the zoning ordinance? \_\_\_\_\_

F. The division of each parcel provides access as follows:  
\_\_\_ Each new division has frontage on an existing public road. Road name \_\_\_\_\_  
\_\_\_ A new public road, proposed road name: \_\_\_\_\_  
\_\_\_ A new private road, proposed road name: \_\_\_\_\_

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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. FUTURE DIVISION RIGHTS:**

Are future division rights being reserved by the parent parcel? \_\_\_\_\_ (provide deed copy).

Are future division rights being transferred from the parent parcel to any created parcel? \_\_\_\_\_

Indicate number transferred and to which parcel(s): \_\_\_\_\_  
\_\_\_\_\_

(See Michigan Compiled Laws, MCL 560.109(2). Make sure your deeds include both statements as required in 109 (3 & 4) of the Statute. (ie: as to any division rights and the farmland statement)

**5. DEVELOPMENT SITE LIMITS** (Check each which represents a condition existing on the parent parcel):

- Waterfront property (river, lake, pond etc.)
- Includes wetlands
- Is within a flood plain (ie: adjoins a lake or any watercourse, etc.)
- Includes a beach
- Is on muck soils or soils known to have severe limitations for on site sewage system

**6. ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:

- A. A scale drawing for the proposed division(s) of the parent parcel showing:
  - (1) current boundaries (as of March 31, 1997),
  - (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
  - (3) the proposed division(s), (ie: copy of current survey),
  - (4) dimensions of the proposed divisions,
  - (5) existing and proposed road/easement right-of-way(s),
  - (6) easements for public utilities from each parcel that is a development site to existing public utility facilities,
  - (7) any existing improvements (buildings, wells, septic system, driveways, etc.),
  - (8) any of the features checked in question number 5.

B. Approval of, or permit from the Iron County road commission, Michigan Department of Transportation or respective city/village street administrator, that any proposed easement, road or driveway providing vehicular access to an existing road or street, meets applicable location standards.

C. A fee of \$ 100.00 per split.

**7. IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, etc.), currently on the parent parcel, or indicate none. \_\_\_\_\_

**8. Acknowledgment-**

The undersigned acknowledges that any approval of this application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

**Property Owner's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**For office use only: Reviewer's action: Total Fee \$** \_\_\_\_\_ **Check# :** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Application Completed Date:** \_\_\_\_\_ **Approval Date:** \_\_\_\_\_

**Denial Date:** \_\_\_\_\_ **Reasons for denial** \_\_\_\_\_ (or see attached)

**Zoning preliminary review:** \_\_\_\_\_

\_\_\_\_\_ (or see attached)

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

**Bates Twp. File # assigned:** \_\_\_\_\_ (year and #) Form date: 4/09