

**BATES TOWNSHIP LAND DIVISION APPLICATION**

Please answer all questions **and** include all attachments.

Drop application off at **BATES TOWNSHIP HALL, 3070 East Highway U.S. 2, Iron River, MI 49935**; or mail application to **PO Box 264, Iron River, MI 49935**.

**Approval of a division of land is required before a divided parcel is sold, and is not solely a property line adjustment (unless all resulting parcels are greater than 40 acres in size). (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(S):** \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**2. PROPERTY OWNER INFORMATION:**

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

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

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

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

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

*(all divisions of property result in a minimum 2 parcels created, the piece split off, and the remainder)*

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

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

D. Is a cemetery contained within, adjacent to or does a cemetery have access through any portion of the parcel: \_\_\_\_\_

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** (minimum 2 descriptions):

\_\_\_\_\_  
\_\_\_\_\_

**4. FUTURE DIVISION RIGHTS:**

Are future division rights being reserved by the parent parcel (remainder)? \_\_\_\_\_

Are future division rights being transferred to other newly create parcels? \_\_\_\_\_

Submit Form 3278, L-4260a, Notice to Assessor of Transfer of the Right to Make a Division of Land for each parcel to which division rights will be transferred.

(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
- \_\_\_\_\_ Proximity to a cemetery
- \_\_\_\_\_ 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) 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 for the first division (resulting in 2 parcels), \$100 per additional 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:*** ***Total Fee \$*** \_\_\_\_\_ ***Check# :*** \_\_\_\_\_

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

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

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*This space for Township Land Division Administrator Use Only*

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*Date of Initial Receipt* \_\_\_\_\_ *Date Application Complete* \_\_\_\_\_

*Fee Received* \_\_\_\_\_

*Number of divisions available to parent parcel* \_\_\_\_\_

*See table below for number of divisions remaining after division*

*Parent Parcel Number* \_\_\_\_\_

*Parcel Numbers assigned for the next year's Assessment Roll*

*- use these numbers on the Property Transfer Affidavits, and reference on the Deeds*

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<i>Parcel Number</i>	<i>Lot # in division application</i>	<i>Acreage</i>	<i># of divisions allocated (available to parcel)</i>

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*Call to Office of County Treasurer - Date* \_\_\_\_\_ *there are no delinquent taxes held against the parent parcel for five years previous to the date of this approval as it appears by the records of the Office of County Treasurer, in the subject County. This does not apply to taxes for the current year.*

\_\_\_\_\_  
*Land Division Administrator Signature*                      *Date*   *Approved / Denied*

*If denied, reasons for denial:*

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*Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations §560.109(6).*

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