

ELY TOWNSHIP LAND DIVISION APPLICATION

When completed return with fee to:

Ely Township
 1555 County Road 496
 Ishpeming, MI 49849
 Phone 906-486-6802
 Fax 906-486-6620

You **MUST** answer all questions and include all attachments, along with the application fee of \$100 for the first split and \$50 for each additional split, or this application will be returned to you. If you need assistance with the forms, please contact the Township Assessor, Dylan Jurasin, at 906-361-6787 prior to submission.

This form is designed to comply with the Township Zoning Ordinance, Land Division Ordinance and § 108, 109, 109a, 109b 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,) MCL 560.101 et. seq.)

Approval of a division of land is required before it is sold, whenever a new parcel is less than 40 acres in size and not just a property line adjustment (§ 102(e&f)).

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

1. LOCATION of Parent Parcel to be split:

Street Address: _____

Parcel Number: 52-03-_____-_____-_____-_____

2. PROPERTY OWNER information:

Name: _____

Phone: (_____) _____ - _____

Street Address: _____

City: _____

State: _____ Zip Code: _____

3. APPLICANT information (if not the property owner):

Contact Person's Name: _____

Business Name: _____

Phone: (_____) _____ - _____

Street Address: _____

City: _____

State: _____ Zip Code: _____

Applicants for Land Division Approval are responsible for:

- A fully completed application form;
- Compliance with Ely Township Zoning District requirements For minimum lot width, lot area and accessibility:
- Compliance with a depth to width ratio of not more than 4 to 1 for each division:
- Furnishing **all** required recorded information to insure that the proposed land divisions will not create more parcels than allowed by the Michigan Land Division Act.

4. PROPOSAL Describe the division(s) being proposed:

A. Number of new parcels (including residual): _____

B. Intended use (residential, commercial, etc.): _____

C. The division of the parcel provides access to an existing public road by: **(check one)**

- Each new division has frontage on an existing public road.
- A new public road, proposed road name: _____
- A new private road or easement, proposed road name: _____
- A recorded easement (driveway). (US-41 subject to MDOT limitations / access controls)

D. **Attach** a legal description of the proposed new road, easement or shared driveway. (List as attachment 4D)

E. **Attach** a legal description for each proposed new parcel and Parent Parcel remainder, if applicable. (List as attachment 4E)

5. DIVISION RIGHTS:

A. Total number of permitted division rights of the current parcel: _____

B. Number of division rights transferred to the new parcel(s): _____

C. Number of division rights retained with the current parcel: _____

(See Section 109(2) of the Statute. Make sure your deed includes both statements as required in Section 109(3) and 109(4) of the Statute.)

6. DEVELOPMENT SITE LIMITS Check each item that represents a condition which exists on any part of the parent / current parcel:

- is in a critical sand dune area.
- is a river or lake front parcel.
- includes a wetland.
- is within a flood plain.
- includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.
- is on muck soils or soils know to have sever limitations for on-site sewage disposal systems.
- is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. **ATTACHMENTS** (all attachments **must** be included). Letter each attachment as shown here:

A. A sealed survey drawn to scale of _____ (insert scale), of the proposed division(s) of the Parent Parcel:

OR

A map/drawing drawn to scale of _____ (insert scale), of proposed division(s) of parent/current parcel and the 45 day time limit is waived:

Signature: _____

The survey or map **must** show:

- (1) accurate area and boundaries as of March 31, 1997, and
- (2) all divisions made after March 31, 1997 (indicate date(s) or none), and
- (3) all proposed division(s), and
- (4) all dimensions of the proposed divisions and
- (5) existing and proposed road/easement rights-of-way, and
- (6) easements for public utilities from each parcel to existing facilities, and
- (7) all existing on-site improvements (buildings, wells, septic system, driveways, etc.)
- (8) any of the development site limits checked in Section Number 6.

B. If required, a soil evaluation or septic system permit for each proposed parcel as prepared by the Health Department, or for each proposed parcel if serviced by a public sewer system.

C. If required, an evaluation/indication of approval that will occur, or a well permit for potable water supply for each proposed parcel as prepared by the Health Department, or for each proposed parcel if serviced by a public water supply.

D. Indication of approval, or driveway/access permit from the MCRC or MDOT for each proposed new road, easement or shared driveway.

E. A copy of any transferred division rights (§ 109(3) of the Act) from the Parent Parcel.

F. A fee of \$ _____.

G. Other (please list) _____

8. **IMPROVEMENTS** Describe any existing improvements (buildings, well, sept, etc.) which are on the parent parcel or indicate none (attach extra sheets if needed): _____

9. **AFFIDAVIT** and permission for Township and County 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 parcel division. Further, I agree to give permission for officials of the Township and County to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct. Finally, I understand this is only a parcel division which conveys only certain rights un the Township Land Division Ordinance, and the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996,) MCL 560.101 *et. seq.*), is not a representation or determination the resulting parcels comply with other ordinances or regulations, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Further, I understand the municipality granting approval of this division(s) resulting in a parcel less than 1 acre in size is not liable if a building permit is not issued for the parcel due to non-approval of on-site water or on-site sewage disposal. Checking with the District Health Department for septic and water is the landowner's responsibility.

Finally, even if this division is approved, I understand 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.

Property Owner's/Agents Signature: _____ Date: _____

DO NOT WRITE BELOW THIS LINE:

Reviewer's Action: TOTAL \$ _____ RECEIPT # _____

___ **Approved:** Conditions, if any: _____

___ **Denied:** Reasons (cite §): _____

Signature/Title: _____ Date: _____