

**VILLAGE OF FOWLER
LAND DIVISION APPLICATION**

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

Mail to: Village of Fowler, PO Box 197, Fowler, MI 48835

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

In the box below, fill in where you want this form sent, when the review is completed.

NAME	This form is designed to comply with applicable local zoning, land division ordinances 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), MCL 560.101 <u>et. seq.</u>)
ADDRESS	
CITY, STATE, ZIP	

1. LOCATION of parent parcel to be split:

Street # _____, Street Name: _____
 Parent Parcel number: 19 - 041 - - - - -
 Legal description of Parent Parcel (attach extra sheet & identify)

2. PROPERTY OWNER INFORMATION: (full name(s) from deed for owners) -- Information must be provided for every owner of a fee interest. In addition, if the property is subject to a land contract, provide information for the vendor and vendee. (attach extra sheets if needed)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____

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

Contact Persons Name: _____
 Business Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____

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

- A. Number of new Parcels:
- B. Attach a legal description for remaining parent parcel & identify:
- C. Attach a legal description for each proposed new parcel & identify:
- D. Intended use (residential, commercial, etc)
- E. 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): _____
(Road name can not duplicate an existing road name.)
 - _____ A new private road or easement. (proposed road name): _____
(Road name can not duplicate an existing road name.)
 - _____ A recorded easement (driveway). (Can not service more than one potential site.)
- F. Attach, a legal description of the proposed new road, easement or shared driveway:

5. FUTURE DIVISIONS:

A. The number of future divisions being transferred from the parent parcel to another parcel? _____ and identify the other parcel: _____ (See section 109(2) of the Act. (Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Act.)

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

- _____ is in a DNR-designated critical sand dune area.
- _____ is riparian or littoral (it is a river or lake front parcel).
- _____ is affected by a Lake Michigan High Risk Erosion setback.
- _____ includes a wetland.
- _____ includes a beach.
- _____ 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 known to have severe limitations for on site sewage 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. Application fee of \$ _____.
- B. A survey, sealed by a professional surveyor, of proposed division(s) and parent parcel.
The survey or map must show:
 - (1) boundaries (as of March 31, 1997)
 - (2) all previous divisions made after March 31, 1997 (indicate when made or none)
 - (3) the proposed division(s), and remaining parent parcel
 - (4) dimensions of the proposed division(s)
 - (5) existing and proposed road/easement rights-of-way
 - (6) easements for public utilities from each parcel to existing public utility facilities
 - (7) drainage courses within 50 feet of the proposed parcels & method of storm water drainage
 - (8) any existing improvements (buildings, wells, septic system, driveways, etc.), and location
 - (9) any of the features checked in question number 6.
- C. A soil evaluation or septic system permit **for each proposed parcel 1 acre or less** prepared by the Health Department, or each proposed parcel is serviced by a public sewer system.
- D. An evaluation/indication of approval will occur, or well permit for potable water **for each proposed parcel 1 acre or less** prepared by the Health Department, or each proposed parcel is serviced by a public water system.
- E. Letter of approval, or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed easement, driveway or new road.
- F. A copy of any transferred division rights (§109(4) of the Act) of the parent parcel.
- G. Other (please list)

8. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc.) with sizes, and location on the parent or child parcel, or indicate none (attach extra sheets if needed):

9. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections & disclaimer:

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 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 to verify that the information on the application is correct. Finally, I understand this is only a parcel division which 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.C. 288 of 1967, as amended (particularly by P.C. 591 of 1996), MCL 560.101 *et. seq.*), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Also 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. Also the approval of the division is not a determination that the resulting parcels comply with other ordinances or regulations (MCL 560.109(6)). Finally, to hold harmless, Village, is not liable if a building permit is not issued for the parcel(s).

Applicant & Property owner's Signature _____ **Date:** _____

DO NOT WRITE BELOW THIS LINE:

Reviewer's action:	TOTAL \$	CHECK #
_____ Approved: Conditions, if any:		
_____ Denied: Reasons :		
Reviewers Signature (if approved): _____		Date: _____