

**BLUE LAKE TOWNSHIP
PARCEL DIVISION APPLICATION**

You **MUST** answer all questions and include all attachments, or this will be returned to you. Take or mail this application to the Blue Lake Township Hall at 10599 Twin Lake Road, NE, Mancelona, MI 49659.

Approval of a division of land is required before it is sold when a **new parcel is less than 40 acres**. Approval is also required when property is transferred from one parcel to an adjoining parcel.

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 P.A. 87 of 1997; MCL 560.101, *et seq*; MSA 26.430, *et seq*) and the Blue Lake Township Parcel Division Ordinance.

Approval of a division or property transfer is not a determination that the resulting parcels comply with other ordinances or regulations.

1. **LOCATION OF PARENT PARCEL** to be split: Street Address: _____
PARENT PARCEL TAX IDENTIFICATION NUMBER: _____
Parent Parcel Legal Description (describe or attach): _____

2. **PROPERTY OWNER INFORMATION (If more than one owner, attach separate sheet):**
Name: _____ Address: _____
Phone: (_____) _____

3. **ATTACHMENTS** - All the following attachments **MUST** be included for both divisions and property transfers. Letter each attachment as shown:
 - A. Unless waived under Section 5(b)(4) of the Blue Lake Township Parcel Division Ordinance, a survey map of the land proposed to be divided or the land involved in the property transfer showing:
 - (1) the dimensions of the lot, parcel, or tract of land to be divided, or the lots or parcels involved in a property transfer;
 - (2) the dimensions of the lots, parcels, or tracts of land that will result from the division or property transfer;
 - (3) the location of all current easements on the lot, parcel, or tract of land to be divided, or on the lots or parcels involved in a property transfer;
 - (4) the location of all proposed easements (both utility easements and ingress/egress easements) on the lots, parcels or tracts of land that will result from the division or property transfer;
 - (5) all buildings and structures on the lot, parcel, or tract of land to be divided, or on the lots or parcels involved in a property transfer and the distances between these buildings and structures and the original property lines of the lot, parcel, or tract of land to be divided, or the lots or parcels involved in a property transfer; and
 - (6) the distances between these buildings and structures and the property lines of the lots, parcels, or tracts of land that will result from the division or property transfer;

 - B. A map showing the location of the lot, parcel, or tract of land to be divided, or the lots or parcels involved in a property transfer within the township.

 - C. Legal descriptions, certified by a registered land surveyor licensed by the State of Michigan, of the lots, parcels, or tracts of land that will result from the division or property transfer.

 - D. If the lot, parcel, or tract of land that will result from the division or property transfer will be a development site, then indication of approval or permit from either MDOT or the Kalkaska

County Road Commission that each such resulting lot, parcel, or tract of land has or can have a driveway or easement that provides vehicular access to an existing road or street and meets all applicable MDOT or road commission location standards.

E. A statement of the intended use of the property to be divided or to be transferred.

F. A fee in the amount of \$_____.

4. **PROPOSED DIVISION(S):** In addition to the attachments required under paragraph 3 above, a proposed land division must also include or demonstrate the following:

A. Number of proposed lots or parcels _____

B. The history of the prior divisions of the parent parcel from which the Applicant's parcel or tract of land came and proof that the Applicant holds the right to divide the parcel or tract of land proposed for division.

C. That each proposed lot or parcel has a depth to width ratio of no more than 4 to 1.

D. That each proposed lot or parcel has a width of _____ (not less than required by Blue Lake Township Zoning Ordinance)

E. That each proposed lot or parcel has an area of _____ (not less than required by Blue Lake Township Zoning Ordinance)

F. If a proposed lot or parcel has structures located on it, that the new property boundaries are located to comply with all setback requirements of the Blue Lake Township Zoning Ordinance.

G. That each proposed lot or parcel is provided access as follows: (check one)

a) ___ By an existing public road. Road name _____

b) ___ By a new public road. Proposed road name: _____

c) ___ By an existing private road. Road name: _____

d) ___ By a new private road. Proposed road name: _____

H. Describe or attach a legal description of any proposed new road, easement or shared driveway.

I. _____
That any proposed lot or parcel does not isolate a cemetery so that it is no longer accessible.

J. A certificate from the Kankaska County Treasurer that the land to be divided has no outstanding property taxes or special assessments for the past 5 years, or that any unpaid property taxes or special assessments have been apportioned by the Township Assessor.

5. **PROPOSED PROPERTY TRANSFER(S):** In addition to the attachments required under paragraph 3 above, a proposed property transfer must also include or demonstrate the following:

A. Describe or attach a legal description of the property being transferred. _____

B. Describe or attach a legal description of the property from which the property will be transferred. _____

C. Describe or attach a legal description of the property to which the property will be transferred. _____

D. The lots or parcels remaining after the property transfer will each have a width of _____ (not less than required by Blue Lake Township Zoning Ordinance).

E. The lots or parcels remaining after the property transfer will each have an area of _____ (not less than required by Blue Lake Township Zoning Ordinance).

F. If the lots or parcels remaining after a property transfer have structures located on them, the new property boundaries must be located to comply with all setback requirements of the Blue Lake Township Zoning Ordinance.

6. **FUTURE DIVISIONS:** Indicate number of future divisions being conveyed from the parent parcel to another parcel. _____ See section 109(2) of the Land Division Act. Make sure your deed includes both statements as required in 109(3) and (4) of the Act. [Note: Future divisions do not apply to property transfers.]

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, driveways, etc.) which are on the parent parcel or indicate none. _____

8. **AFFIDAVIT** and permission for township, 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 conditions and regulations provided with this parent parcel division or property transfer. Further, I hereby give permission for officials of the township, county and the State of Michigan to enter the property where this land division or property transfer is proposed for purposes of inspection. Finally, I understand this is only a land division which conveys certain rights under the Blue Lake Township Parcel Division Ordinance and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997; MCL 560.101, *et seq*; MSA 26.430, *et seq*) and does not include any representation or conveyance of rights in any other statute, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division or property transfer is approved, I understand local ordinances and state acts change from time to time. Therefore, I hereby acknowledge that any approval of a division or property transfer shall expire and a new approval required after ninety (90) days from the date of the approval, unless I record in the Kalkaska County Register of Deeds Office an instrument of conveyance documenting the division of property transfer a file a copy of that recorded instrument with the Assessor.

Property Owner's Signature: _____ Date: _____

For office use only

Reviewer's action: Total Fee: _____ Check # _____ Date Received: _____

Approval Date: _____ Denial Date: _____

Reasons for denial: _____ See attached.

Signature: _____



Treasurer
County of Kalkaska

LAND DIVISION TAX PAYMENT CERTIFICATION

(To be completed by applicant requesting split certification)

NAME: _____ PHONE: _____

OWNERS ADDRESS: _____

OWNERS CITY, STATE, ZIP: _____

PROPERTY ADDRESS: _____

PROPERTY CITY, STATE AND ZIP: _____

CURRENT YEAR & 5 YEARS PRECEDING PARCEL ID NUMBER: _____

Email address: _____

ATTACH A LEGAL DESCRIPTION OF THE PARCEL TO BE DIVIDED

CERTIFICATION DENIED

The Kalkaska County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: \$ _____

CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Kalkaska County Treasurer's Office certifies that all property taxes and special assessments due on the above referenced parcel subject to the proposed division for five years preceding the date of the application have been paid. This certification does not include taxes or special assessments, if any, now in the process of collection by the Village or Township Treasurer.

Kalkaska County Treasurer _____ Date Certified: _____

Certification Fee of \$5.00 collected: Check _____ Cash _____ Credit Card _____

KALKASKA COUNTY TREASURER

605 N BIRCH ST, KALKASKA, MI 49646 Phone: 231.258.3310 / fax: 231-258-3318

Email: kalcountytreasurer@kalkaskacounty.org