

Application Number _____

Revised 01-05

Clam Lake Township Land Division Application

Please answer all questions and include attachments. Incomplete applications will not be processed. Mail to: Molly Whetstone, Assessor, Clam Lake Township, PO Box 325, Cadillac, MI 46901. When a parcel is less than 40 acres, township approval of a land division is required before it is sold. This form is not required for property line adjustments.

1. Property Owner Information:

Name _____

Address _____

City _____ State _____ Zip _____

Daytime Phone (_____) _____

2. Applicant Information (if not property owner):

Contact Person's Name _____

Business Name _____ Phone (_____) _____

Address _____

City _____ State _____

Zip _____

3. Location of parent parcel to be divided:

Parent Parcel code Number _____ 2109-

Address and/or Road Name _____

Legal Description of parent parcel _____

4. Proposed Division(s):

- A. Number of **NEW** parcels _____
- B. Intended Use (residential, commercial, etc.) _____
- C. Proposed access:

Is frontage on existing public road? Yes _____ No _____

If yes, please state road name. _____

If no, please circle the new proposed access.

New Public Road *Please provide legal description.

New Private Road *Please provide legal description.

Recorded Easement *Please provide legal description.

Shared Driveway *Please provide legal description.

* Attach a legal description, certified by a land surveyor, licensed by the State of Michigan.

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5. Are you reserving any land division? YES _____
NO _____

If no, who will be receiving future Land Divisions?

6. Development site limits. Please complete the following:

Does any parcel have Lake Frontage? YES _____ NO _____

Does any parcel include a wetland? YES _____ NO _____

Is any parcel located in a flood plain? YES _____ NO _____

Does any parcel have slopes 25% or greater? YES _____ NO _____

Do all parcels meet the 4 to 1 length to width ratio? YES _____ NO _____

7. **REQUIRED ATTACHMENTS:**

A: **A map to scale** of the land proposed to be divided or the land involved in the property transfer prepared showing the following:

- (1) current boundaries of the parent parcel as of March 01, 1997, and all division made after March 01, 1997.
- (2) the proposed land division(s) and boundary dimensions
- (3) existing and proposed road easements from each parcel to public utility facilities
- (4) all existing improvements (buildings, structures, well and septic)
- (5) all features checked in item 6 above

B: **An accurate description** of both the parent parcel and the proposed parcel that is to be divided.

C: Approval from the County Road Commission, or MDOT for each proposed new road or road easement.
(A driveway permit is required at the time a building permit is applied for)

D: An application fee of **\$150.00, payable to Clam Lake Township.**

E: A Tax Certificate from the Wexford County Treasurers for the last 5 years.

8. Affidavit:

I (we) declare that the statements and information submitted in the application are in all respects true and correct to the best of my (our) knowledge. I (we) agree to comply with the conditions and regulations provided with this parent parcel division. I (we) give permission for officials of the township, county, or State of Michigan to enter the property for the purposes of inspections. I (we) understand that this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act and does not include any representation conveyance of rights in any other statute, building code zoning ordinances, deed restriction or other property rights. I (we) understand that, local zoning and ordinances, state acts change from time to time. If changed, the divisions made here must comply with the requirements in effect at the time of division unless deeds representing the approved division are recorded with the Register of Deeds or the division has been issued a building permit and built upon before the changes to the law are made.

Applicant's Signature _____ Date _____

Property owner(s) signature _____ Date _____

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Approved: Yes

Conditions if any: _____

Denied Yes

Reason(s) of denial: _____

_____ Date _____

Molly Whetstone, Assessor

TOWNSHIP PARCEL DIVISION APPLICATION DEED STATEMENTS

Senate Bill 345, Section 109(3)

A person shall not sell a parcel of unplatted land unless the deed contains a statement as to whether the right to make further divisions exempt from the platting requirements of this act under this section and section 108 is proposed to be conveyed. This statement shall be in substantially the following form:

"the grantor grants to the grantee the right to make I insert number} divisions under section 108 of the land division act, Act 288 of the Public Acts of 1967."

In the absence of statement conforming to the requirements of this subsection, the right to make such divisions stays with the remainder of the parent tract or parent parcel by the grantor.

Section 109, (4)

All deeds for parcels of unplatted land within the state of Michigan after the effective date of this act shall contain the following statement:

"This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act."