

**FLYNN TOWNSHIP
LAND DIVISION APPLICATION**

You **MUST** answer all questions and include all attachments, or this will be returned to you. Enter N/A where question does not apply. **Return to:** Connie Lipka, Flynn Township Assessor, PO Box 277, Marlette, MI 48453.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment. (Sec. 102 e & f) Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. **LOCATION OF PARENT PARCEL** to be split: Address _____ Road Name _____
Parent Parcel Tax ID# and Legal Description (Describe or Attach) _____

2. **PROPERTY OWNER INFORMATION:**

Name: _____ Telephone: _____

Address: _____

City: _____ State: _____ Zip Code: _____

3. **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:**

- A. Number of new parcels _____
- B. Intended use (residential, commercial, etc.) _____
- C. Each proposed parcel if 10 acres or less, has a minimum lot width of 250' and a minimum two (2) acre lot area.
- D. Each proposed parcel has a width of _____ feet and a total area of _____.
- E. The division of each parcel provides access as follows: (check one)
 - a) Each new division has frontage on an existing public road. Road name _____
 - b) A new public road, proposed road name. _____
 - c) A new private road, proposed road name. _____
- F. Describe or attach a legal description of proposed new road, easement or shared driveway. _____
- G. Describe or attach a legal description for each **proposed new parcel**. _____

4. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel. Indicate number transferred _____ (See sec. 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3&4) of the statute.

5. **DEVELOPMENT SITE LIMITS** (Check each which represents a condition which exists on the parent parcel:
_____ Waterfront property (river, lake, pond, etc.) _____ Includes wetlands
_____ Is within a flood plain _____ Includes a beach
_____ Is on muck soils or soils known to have severe limitations for an 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) current boundaries (as of the last day of the prior fiscal year; fiscal year end on March 31), and
 - (2) all previous divisions made after the beginning of the current fiscal year (fiscal year starts on April 1); indicate when made or none, and
 - (3) the proposed division(s), and
 - (4) dimensions of the proposed divisions, and
 - (5) existing and proposed read/easement right-of-way(s), and
 - (6) easements for public utilities from each parcel that is a development site to existing public utility facilities, and
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc.), and
 - (8) any of the features checked in question number five (5).

- B. Indication of approval, or permit from Sanilac County Road Commission that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.
- C. A copy of any reserved division rights (Sec. 109 (4) of the act) in the parent parcel.
- D. A fee of \$100.00 for each split - made payable to Flynn Township.

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

8. **AFFIDAVIT** and permission for municipal, 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. Further, I agree to 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. Finally, I understand this is only a parcel division which conveys certain rights under the applicable local land 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 & P.A. 87 of 1997, MCL 560.101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights.

PROPERTY OWNER'S SIGNATURE _____

DATE _____

For office use only. Reviewer's action

Total Fee \$ _____ Check # _____

Application Completed: Date _____

Approval: Date _____

Denial: Date _____

Reason for denial _____

Signature _____ Date _____