

CHARTER TOWNSHIP of BREITUNG
ASSESSING OFFICE -
3851 Menominee Street, PO BOX 160 Quinnesec, MI 49876
(906) 779-2060 assessor@breitungtwp.org

PARCEL DIVISION APPLICATION

Please answer all questions and include all attachments. Return to the above address.

Be aware, if a mortgage is held on the property, authorization from the mortgage holder is required.

A recent relevant survey and legal description by a Michigan Licensed Professional Surveyor is required for EACH parcel. (Maybe waived by the Assessor)

Approval of a division of land is required before it is sold, this form is designed to comply with Sect 108 and 109 of Michigan Land Division act.

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

1. PROPERTY OWNER INFORMATION:

Name: _____ Email: _____
Telephone Number: _____
Mailing Address: _____

2. LOCATION OF PARENT PARCEL to be split: Address:

Property ID Number: _____
Legal Description: _____

Are property taxes paid in full: _____

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

- A. Number of new parcels NOT including Parent Parcel: _____
- B. Intended use (residential, commercial, etc): _____
- C. Each proposed parcel, has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.
- D. Each parcel has a width of _____ (not less than required by ordinance)
- E. Each parcel has an area of _____ (not less than required by ordinance)
- F. The division of each parcel provides access as follows: (check one)
 - a) Each new division has frontage on an existing public road.
 - b) A new public road, proposed road name: _____
 - c) A new private road, proposed road name: _____

G. Describe or attach a legal description of proposed new road, easement, or shared driveway. _____

H. Attach legal description for each proposed new (child) parcel;

I. Attach a legal description for the remaining parent parcel, the term except and excepting shall not be used. (maybe waived by Assessor);

J. Attach a survey or drawing to scale of division, showing existing structures.

4. FUTURE DIVISION being transferred from the parent parcel to another parcel. Indicate number transferred and to which parcel(s) being transferred.

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 on site sewage system.

6. ATTACHMENTS – All the following attachments **MUST** be included.

Letter each attachment as shown:

A. A survey for the proposed division(s) of the parent parcel showing:
 (1) current boundaries (as of 3/31/97) and
 (2) all previous divisions made after 3/31/97 (indicate when made)
 (3) the proposed division(s), and
 (4) dimensions of the proposed divisions, and
 (5) existing and proposed road/easement right-of-ways, and
 (6) easements for public utilities from each parcel that is in a development site to existing utility facilities, and
 (7) any existing improvements (buildings, wells, septic, driveways, etc)
 (8) any of the features checked in question number 5.

B. Indications of approval, or permit from Dickinson County Road Commission, Michigan Dept. of Transportation that a proposed easement provides access to an existing road, or street meets applicable location standards.

C. A copy of any reserved division rights in the parent parcel.

D. Authorization from mortgage holder.

7. ACKNOWLEDGMENT: The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other ordinances, rules or regulations which may control the use or development of the parcels. It is also understood ordinances, laws, and regulations are subject to change and that any approval parcel division is subject to such changes.

I AGREE the statements made above are true, and if found not to be true, this application and any approval will be void. I AGREE to give permission for officials of Breitung Township to enter the property where this parcel division is proposed for purposed of inspection.

Owner’s Signature: _____ Date: _____

For office use only: Reviewer’s action:

The recent relevant survey and legal description by a Michigan Licensed Professional Surveyor is required for the remaining parent and each child parcel. The survey is contained within
YES NO or waived by:

Assessor:

Date:

Reason:

Date Application submitted as complete: _____

Review by Zoning Administrator: please initial

Approval Date: _____ Denial Date: _____

Reasons for denial: _____

Review by Assessor: please initial

Approval Date: _____ Denial Date: _____

Reasons for denial: _____

Charter Township of Breitung

By: _____