

PENINSULA TOWNSHIP PARCEL LAND DIVISION APPLICATION

LAND DIVISION ACT FILE NO. \_\_\_\_\_

1. PARENT PARCEL NUMBERS: 28-11-... REMAINDER/CHILD PARCEL NUMBERS: 28-11-...

\_\_\_\_\_  
\_\_\_\_\_

All land divisions are processed by the Peninsula Township Land Division Review Committee  
Attention: Township Assessor  
13235 Center Road  
Traverse City, MI 49686  
231.223.7313

1. PROPERTY OWNER(S):

Name: \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Email: \_\_\_\_\_

2. APPLICANT:

Name: \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Email: \_\_\_\_\_

3. DIVISIONS

\_\_\_\_\_ Total Divisions allowed (Not including bonus divisions).  
\_\_\_\_\_ Divisions being reserved for parent parcel.  
\_\_\_\_\_ Additional Divisions Transferred to created parcels:  
\_\_\_\_\_  
\_\_\_\_\_ Divisions Approved with this Application.

4. PARCEL ACCESS

The division of this parcel provides access to an existing public/private road by:  
\_\_\_\_\_ Each new division has frontage on an existing public/private road.  
\_\_\_\_\_ A new public road (proposed road name): \_\_\_\_\_  
(ROAD NAME CAN NOT DUPLICATE AN EXISTING ROAD NAME)  
\_\_\_\_\_ A recorded easement (Liber and Page Number) \_\_\_\_\_  
\_\_\_\_\_ Attach a legal description of the proposed new road or easement, if any.

5. LEGAL DESCRIPTIONS/DEEDS

\_\_\_\_\_ Number of new parcels. Intended use (Residential/Commercial, etc.) \_\_\_\_\_  
\_\_\_\_\_ A legal description for the parent parcel is attached.  
\_\_\_\_\_ A legal description for each proposed new parcel is attached.  
\_\_\_\_\_ Deeds shall include both statements as required in Section 109(3) and 109 (4) of the State Statute.

6. DEVELOPMENT SITE LIMITS: Check each which represent a condition which exists on the parent parcel:

\_\_\_\_\_ The parcel is a river or lake front parcel.  
\_\_\_\_\_ The parcel is affected by a Lake Michigan High Risk Erosion setback.  
\_\_\_\_\_ The parcel includes wet lands.  
\_\_\_\_\_ Any part of the parcel is within a flood plain.  
\_\_\_\_\_ Any part of the parcel includes slopes steeper than twenty five percent (a 1:4 pitch).

7. **ATTACHMENTS:** All attachments must be included. Letter each attachment as shown here.

7A. Certified survey of the proposed parent parcel showing:

- \_\_\_\_\_ (1) Current boundaries of the parent parcel (as of March 31, 1997).
- \_\_\_\_\_ (2) Area of parent parcel.
- \_\_\_\_\_ (3) All previous divisions made after March 31, 1997.
- \_\_\_\_\_ (4) The proposed division(s).
- \_\_\_\_\_ (5) Dimensions of the proposed divisions, including both net and gross acreages.
- \_\_\_\_\_ (6) Existing and proposed road/easement rights-of-way.
- \_\_\_\_\_ (7) Easements for public utilities from each parcel to existing public utility facilities.
- \_\_\_\_\_ (8) Any existing improvements (buildings, wells, septic system, driveways, etc.).
- \_\_\_\_\_ (9) Any of the features checked yes in question number 6.

\_\_\_\_\_ 7B. Approval of the Department of Environmental/Quality/Grand Traverse County Health Department, unless each proposed parcel is serviced by a public sewer.

\_\_\_\_\_ 7C. Approval, or a well permit for potable water for each proposed parcel prepared By Department of Environmental Quality/Grand Traverse County Health Department, unless each proposed parcel is serviced by a public water system.

\_\_\_\_\_ 7D. Approval, or permit from Grand Traverse County Road Commission, Michigan Department of Transportation, or Peninsula Township Zoning Administrator For each proposed new road or easement.

\_\_\_\_\_ 7E. Letter from Township Zoning Administrator stating that proposed parcel(s) meet the Peninsula Township Zoning Ordinance.

\_\_\_\_\_ 7F. Grand Traverse County Treasurer Certification of Taxes Paid

\_\_\_\_\_ 7G. A copy of any reserved division rights in the parent parcel (Sec 109 (4) of the Act).

\_\_\_\_\_ 7H. Peninsula Township Attorney review

\_\_\_\_\_ 7I. A fee of \$ 500.00, payable to Peninsula Township **(additional attorney fees to be invoiced to the applicant).**

\_\_\_\_\_ 7J. Other (please list): \_\_\_\_\_

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 the conditions and regulations provided with this parent parcel division. Further, I agree, to give permission for officials of Peninsula Township, Grand Traverse County and the State of Michigan to enter the property where this parcel division is proposed for purpose of inspection. Further, I understand this is only a parcel division which conveys only certain rights under the Peninsula Township Land Division and the State Land Division (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), M.C.L. 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.

I understand zoning, local ordinances and State Acts change from time to time, and the divisions made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Grand Traverse County Register of Deeds before the changes to laws are made. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewer's action: Application Fee \$ \_\_\_\_\_ Check/Receipt # \_\_\_\_\_ Date: \_\_\_\_\_ Application Completion Date \_\_\_\_\_

\_\_\_\_\_ Approved: Conditions, if any: \_\_\_\_\_

\_\_\_\_\_ Denied: Reasons (cite section #): \_\_\_\_\_

**Land Division Review Committee**

Sally Murray \_\_\_\_\_ Date \_\_\_\_\_

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Jennifer Cram \_\_\_\_\_ Date \_\_\_\_\_

Township Attorney \_\_\_\_\_ Date \_\_\_\_\_