

LODI TOWNSHIP

3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

Telephone (734) 665-7583
Fax (734) 665-7982

TO WHOM IT MAY CONCERN LAND DIVISION APPLICATION

Attached is the application for a land division in Lodi Township. The cost for review of a land division will be \$200.00 for the first division. Each subsequent division on the same application is \$50.00 each. If the reviewer deems necessary, the application may be reviewed by a professional engineer or consultant. Fees for those consultations will be billed to you by the reviewer or Lodi Township. Payment for consulting fees must be received prior to the approval of the land division. All taxes must be current on the parcel.

Application fees are non-refundable. If your application has to be returned due to lack of or missing information, you will be required to re-file with a new application fee as stated above.

Signature of Owner _____ Date _____

Received at Lodi Township Office by _____ Date _____

Amount received \$ _____

Received from: _____ for Land Division application

Amount _____ Date _____

Lodi Township Clerk

LODI TOWNSHIP
APPLICATION FOR LAND DIVISIONS

You **MUST** answer all questions and include all attachments, or this will be returned to you.
Bring to: Lodi Township office, 3755 Pleasant Lake Road

1. LOCATION OF PARENT PARCEL TO BE SPLIT:

Address: _____

Parent parcel number M - 13 - ____ - ____ - ____

Legal Description of parent parcel (attach extra sheets if needed): _____

.....
2. The Name or names of all owners of the acreage parcel or parcels and their signatures:

Address: _____

Phone Number (day time) _____

(evening) _____

.....
3. Applicant if different from

Owner _____

Address _____ **City, State** _____

Phone Number (day time) _____ **(evening)** _____

.....
4. PROPOSAL: Describe the division(s) being proposed:

A. Number of new parcels _____

B. Intended use (residential, commercial, etc.) _____

C. The division of the parcel provides access to an existing public road by: (check one)

_____ Each new division has frontage on an existing public road.

_____ A new public road, proposed road name _____
(Road name can not duplicate an existing road name)

_____ A new private road proposed road name: _____
(Road name can not duplicate an existing road name)

_____ A recorded easement (driveway). (Can not service more than two potential sites.)

4A. Write here, or attach, a legal description of the proposed new road or shared driveway (attach extra sheets if needed) _____

4B. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if needed): _____

.....
5A. FUTURE DIVISIONS that might be allowed but not included in this application? _____

5B. The number of future divisions being transferred from the parent parcel to another parcel? _____

Identify the other parcel: _____

(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Statute.)

.....
6. DEVELOPMENT SITE LIMITS Check each item that represents a condition, which exists on the parent parcel. Any part of the parcel:

_____ Is riparian or littoral (it is a river or lake front parcel.)

_____ Includes a wetland.

_____ Is within a flood plain.

_____ Includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.

_____ Is on muck soils or soils known to have severe limitations for on site sewage systems.

_____ Is known or suspected to have an abandoned well, underground storage tank or contaminated soils.
.....

7. ATTACHMENTS (all attachments must be included). Letter each attachment as shown here.

- _____ A. A survey sealed by a professional surveyor of proposed division(s) of parent parcel
The survey **MUST SHOW:**
 - (1) Current boundaries (as of March 31, 1997)
 - (2) All previous divisions made after March 31, 1997 (indicate when made or none),
 - (3) The proposed division(s) with dimensions
 - (4) Existing and proposed road/easement rights-of-way
 - (5) Easements for public utilities from each parcel to existing public utility facilities
 - (6) Any existing improvements and their setbacks pertaining to boundary lines (buildings, well, septic system, driveways, etc.)
 - (7) Any of the features checked in question number 5
 - (8) North arrow, date and scale
 - (9) County drainage courses and or existing field tile.
- _____ B. A statement by the owner as to whether an application for division of the parcel has been denied by the township within 365 days of the date of the filing of the current application.
- _____ C. Written legal agreement for shared driveway on an unobstructed easement for board approval.
- _____ D. Indication of approval, or permit from County Road Commission, or Lodi Township for each proposed new road.
- _____ E. A copy of any transferred division rights (109(4) of the Act) in the parent parcel.
- _____ F. All taxes current on the parcel.
- _____ G. A fee of \$ _____.
- _____ H. Other (please list) _____

8. HOMESTEADS – *If there is a homestead on the parent parcel, after the division has been approved, a new homestead affidavit must be filed for the new parcel number assigned to the homestead.*

9. AFFIDAVIT giving 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 the 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 to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formally the Subdivision Control Act, P.A. 288 of 1967, as amended) particularly by P.A. 591 of 1996), MCL 560.191 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.

Finally even if this division is approved, I understand zoning, local ordinance and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature _____ Date _____

Lodi Township will approve a proposed division within 45 days after filing of the proposed division *if all of the above requirements are met.*

DO NOT WRITE BELOW THIS LINE:

Approved: Conditions, if any _____
 Denied: Reasons (cite): _____

PARENT PARCEL TAX I.D. # M -- 13 - _____ - _____ - _____			
New Parcel Tax I.D. #	Acreage	New Parcel Tax I.D. #	Acreage
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Number of New Parcels _____ Application Fee _____

LAW WEATHERS & RICHARDSON

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Attorneys and Counselors*

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LAND DIVISIONS ALLOWED

Miscellaneous	Parent Tract or Parcel (Acres)	Maximum Number (Parcels)	Plus Bonus (Parcels)
First 10 acres or fractions may be split into 4 parcels	19.99 or fewer	4	None allowed
	20 – 29.99	5	7
	30 – 39.99	6	8
	40 – 49.99	7	9
	50 – 59.99	8	10
	60 – 69.99	9	11
	70 – 79.00	10	12
	80 – 89.99	11	13
	90 – 99.99	12	14
	100 – 109.99	13	15
	110 – 119.99	14	16
	120 – 159.99	15	17
Each whole 40 acres in excess of 120 acres	160 – 199.99	16	18