

CITY OF NEGAUNEE PARCEL DIVISION APPLICATION

City of Negaunee
P.O. Box 70
Negaunee, Michigan 49866

You **MUST** answer all questions and include all attachments, or this will be returned to you. Bring or mail to the City at the above address.

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, such as zoning ordinances, building codes, County Health Department or similar ordinances or regulations.

1. **LOCATION OF PARENT** to be split: Address: _____
RoadName: _____

PARENT PARCEL IDENTIFICATION NUMBER: _____
Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. **PROPERTY OWNER INFORMATION:**
Name: _____
Address: _____
Telephone: (_____) _____ 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 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. Road name _____
 - b) _____ A new public road, proposed road name: _____
 - c) _____ A new private road, proposed road name: _____
 - d) _____ An easement, as described below.
- G. Describe or attach a legal description of proposed new road, easement or shared driveway: _____

- H. 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 section 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 represent 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 of the following attachments **MUST** be included. Letter each attachment as shown:

- A. A scale drawing that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - (1) current boundaries (as of March 31, 1997), and
 - (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
 - (3) the proposed division(s), and
 - (4) dimensions of the proposed divisions, and
 - (5) existing and proposed road/easement right-of-way(s), (by this application, applicant agrees that any proposed road or street will meet City standards), 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 5.
- B. A copy of any reserved division rights (section 109(4) of the Act) in the present parcel.
- C. A fee of \$ _____.

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 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. Finally, I understand this is only a parcel division which conveys only 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 and PA 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.
Finally, even if this division is approved, I understand local ordinances 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 representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made.

PROPERTY OWNER'S SIGNATURE _____ Date: _____

For office use only. Reviewer's action: Total fee: \$ _____ Check # _____

Signature: _____

Application Completed Date: _____ Approval: Date: _____

Denial Date: _____ Reasons for denial _____ (see attached)