



Tyrone Township

8420 Runyan Lake Road, Fenton, MI 48430
(810)629-8631 / tyronetownship.us

LAND DIVISION / BOUNDARY REALIGNMENT APPLICATION

This form is designed to comply with Public Act No. 288 of 1967 (Michigan Land Division Act) as amended (Public Act 591 of 1996 and Public Act 87 of 1997) and with the Tyrone Township Land Division Ordinance.

Approval of a land division or boundary realignment is required before the newly described parcel, or portion thereof, is transferred to another party. Applicants must answer all questions and include all required documents and fees, or this application will be returned as incomplete.

FEE SCHEDULE	
<input type="checkbox"/> Boundary Realignment	\$50.00
<input type="checkbox"/> Additional Parcels _____ x \$50.00	\$ _____
<input type="checkbox"/> Land Division Resulting in 2 Parcels (Parent plus one new parcel)	\$100.00
<input type="checkbox"/> Additional Parcels _____ x \$50.00	\$ _____
Escrow for Township Attorney, Planner, and/or Engineering Review (as required by Township)	\$500.00 (min)
Total:	\$ _____

1. PROPERTY INFORMATION (Parent Parcel(s) to be split):

Parcel Number(s): 4704 - ____ - ____ - ____ 4704 - ____ - ____ - ____
4704 - ____ - ____ - ____ 4704 - ____ - ____ - ____

Property Address: _____

Parcels are: Metes & Bounds Platted Lots – Subdivision Name: _____

2. APPLICANT INFORMATION:

Applicant/Owner: _____

Address: _____

Phone: _____ Email: _____

Note: If applicant is not the owner, applicant must provide owners signed authorization to act on their behalf.

3. OWNER INFORMATION (IF OTHER THAN APPLICANT):

Owner(s): _____

Address: _____

Phone: _____ Email: _____

Note: All information for each property owner is required. Attach additional pages if necessary.

4. SURVEYOR/ENGINEER INFORMATION:

Company Name: _____

Address: _____

Phone: _____ Email: _____

Licensed Surveyor Name: _____ License Number: _____

5. DESCRIPTION OF PROPOSED DIVISION:

- a. Number of new parcels: _____
- b. Intended use (residential, commercial, etc.): _____
- c. The division of each parcel provides access as follows (check one):
 - Each new parcel has frontage on existing public road. Road name: _____
 - Each new parcel has frontage on a new road. Road name: _____
 - Each new parcel has frontage on private road. Road name: _____

6. FUTURE DIVISIONS:

- a. Is the subject parcel the result of a land division that occurred after March 31, 1997? Yes No
- b. Are there divisions available? Yes No If yes, how many? _____
- c. Please indicate the number of future divisions being transferred from the parent parcel to each new parcel ("zero, "all" or specific number): _____

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

7. DEVELOPMENTAL SITE LIMITS (Check each which represents a condition existing on the parent parcel):

- _____ Waterfront property (lake, river, pond, etc.)
- _____ Includes regulated wetlands
- _____ Is in the sewer district

8. IMPROVEMENTS (Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel):

9. ATTACHMENTS (All of the following attachments MUST be included prior to processing the application):

- a) A survey, signed and sealed by a registered land surveyor, with a scaled drawing for the proposed division(s) of the parent parcel showing the following:
 - North arrow and scale
 - Area of parcels
 - Existing parcel lines and dimensions (Parent)
 - Proposed parcel lines and dimensions (Child)
 - Existing and proposed road/easement right of ways
 - Location and dimensions of all existing buildings and other land improvements (buildings, well/septic, etc.)
 - Location and type of all easements and open space
 - Easements for public utilities from each parcel that is a development site to existing public utility facilities
- b) Legal descriptions of each parent and each proposed new parcel
- c) Legal description for portion of land being transferred to another parcel (boundary realignments only)
- d) Legal description of any proposed new road(s) or easement(s)
- e) Letter or permit from the Livingston County Road Commission and/or Michigan Department of Transportation, that a proposed easement provides vehicular access to an existing road or street and meets application location standards.

- f) Notice to Assessor of Transfer of the Right to Make a Division of Land (Form L-4260a)
- g) Certificate of Taxes Paid from Livingston County for all parcel(s)
- h) Applicable Fees

10. ACKNOWLEDGEMENT:

The applicant acknowledges that he/she has the sole responsibility of complying with the requirements of any applicable Tyrone Township Ordinances notwithstanding the signature or approval of any employee(s) or official(s) of Tyrone Township and that Tyrone Township is not bound to recognize the approval of other action of any employee(s) or official(s) which is not in compliance with any applicable Tyrone Township Ordinances.

Land Division approval does not guarantee that resulting parcels meet or conform to all applicable Township Ordinances and does not include representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. The owner further acknowledges that all the information provided in this application is true and accurate to the best of the owner's knowledge. The owner authorizes the Township and/or its representatives to do a site inspection.

Approved surveys must be recorded with the County within thirty (30) days of Township approval, unless a written extension is provided by the Township. Only the survey stamped APPROVED by the Township shall be recorded with the County. Tax identification numbers will not be assigned to a parcel until documentation of recording has been provided to the Township Assessor.

It is also understood that the new tax identification number(s) issued as a result of this split are temporary until the next assessment year following this division. **All taxes for the current year must be paid by year-end and will be based on the parent parcel(s).** Any non-payment of taxes or special assessments (if any) will be considered a default on the entire parent parcel(s) and may be subject to forfeiture. **Non-payment of taxes will void the land division at year end.**

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

Owner Signature: _____ Date: _____
 Owner Signature: _____ Date: _____

Note: If agent, authorized letter must be attached.

Amendment to Application:

The Township must approve or disapprove an application within 45 days after filing a complete application for the proposed division. If the property owner wishes to extend the 45-day requirement and amend the application date, they shall provide a letter requesting the amendment or sign the original application. The Township will process the application within 45 days of the date the amendment is submitted.

Signature: _____ Date: _____

FOR OFFICE USE ONLY

Assessing	Planning & Zoning	Treasury
Divisions Available: <input type="checkbox"/> Yes <input type="checkbox"/> No # of Divisions Available: _____ Accurate Legal Descriptions: <input type="checkbox"/> Yes <input type="checkbox"/> No Year child parcel active: _____ Assessor: _____ Date: _____	Dimensional Requirements Met: <input type="checkbox"/> Yes <input type="checkbox"/> No Sewer Connection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No Required REU's: _____ Planning: _____ Date: _____	Taxes Paid to Date: <input type="checkbox"/> Yes – Receipt Number: _____ <input type="checkbox"/> No – Amount Owed: \$ _____ Special Assessment District: _____ Treasurer: _____ Date: _____

DATE RECEIVED: _____

LAND DIVISION COMMITTEE DECISION: Approved Denied

COMMENTS: _____