

Columbia Township Parcel Division/Combination Application

You **must** answer all questions **and** include all attachments, **or this will be returned to you.**
Mail to COLUMBIA TOWNSHIP at this address, 6398 Graf Rd, Unionville, MI 48767.
Email questions to supervisor@columbiatownshipmi.com.

Approval of a land division/combination 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). New Property must be at minimum 2 acres.

This form is designed to comply with Sec 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P. A. 288 of 1967 as amended (particularly by P. A. 591 of 1996 and P. A. 87 of 1997, MCI 560 et. seq.) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

1. LOCATION OF PARENT to be split or combined: Address: _____ Road Name _____
UNIONVILLE MI 48767

PARENT PARCEL IDENTIFICATION NUMBER or multiple numbers:

Parent Parcel Legal Description (DESCRIBE OR ATTACH)

2. PROPERTY OWNER INFORMATION:

Name: _____ Address _____
Phone: () _____

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

- A Number of new parcels _____.
- B Intended uses (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 or combination 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: _____ .
- 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 _____

I A land survey is required by the Assessor.

J. A Tuscola County. [Land Division Tax Payment Certification Form .pdf \(tuscolacounty.org\)](#)

4. **FUTURE DIVISION** is being transferred from the parent parcel to another parcel. Indicate number transferred _____ (See sec 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.)

5 **DEVELOPMENTS 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 serve limitations for on site sewage system

6 **ATTACHMENTS:** All the following attachments **MUST** be included. Letter each attachment as shown:

A. A scale drawing that complies with the requirement 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/combinayions made after March 31, 1997 (indicate when made or none), and
- 3) the proposed division(s)/combination, and
- 4) dimensions of the proposed division/combination, and
- 5) existing and proposed road/easements right-of-way(s), 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.)
- 8) any of the features checked in questions number 5.

B. Indication of approval, or permit from Tuscola County Road Commission, or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.

C. A copy of any reserved division rights (sec. 109 (4) of the act) in the parent parcel or other parcels.

D. A fee of \$ 150.00.

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 under stand 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 P. A. 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 laws are made.

PROPERTY OWNER’S SIGATURE _____ Date:_____ .

FOR OFFICE USE ONLY-REVIEWER’S ACTION: TOTAL FEE \$ _____ CHECK# _____ .

Signature: _____ Application Completed: Date _____ .

Approval: Date _____ .

Denial Date: _____ Reason for denial _____ see attach